TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, August 06, 2026 at 6:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

Written comments may be submitted to the Historic District Commission via regular mail addressed to: Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

Application packets can be found online at: https://bristol-ri.municodemeetings.com/

1. **Pledge of Allegiance**

2. **Staff Report**

   2A. **Staff Report**

3. **Review of Previous Month's Meeting Minutes**

   1. **Review of Previous Month's Minutes**

4. **Review of Previous Month's Meeting Minutes**

   1. **Standards Guide**

      Discuss and Act on Final Draft of Standards Guide

5. **Application Reviews**

   1. **26-97: 260 High St/Walley School, Town of Bristol**

      Discuss and act on installation of chain link shielding/security fence and gate around HVAC equipment.

   2. **26-33: 145 High St, Danny Ferreira**

      Discuss and Act on modification to approved design to meet zoning requirements.

   3. **26-53: 224 Hope St, Gregory Leonetti**

      Discuss and act on issues with windows.

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4. **26-54: 244 Metacom Ave, Andrew Broten**

Discuss and act on demolition of stone structure.

5. **26-94: 399 Hope St, St. Michael's Church**

Discuss and act on shortening of bell tower, repairs, and change to roof profile.

6. **26-81: 1200 Hope St, Infinity 1217 LLC**

Discuss and act on addition of well house, change of previously approved siding on new construction buildings.

7. **26-85: 348 High St, Todd Jarem**

Discuss and act on replacement of shed.

8. **26-89: 70 Griswold Ave, Constance Laflamme**

Discuss and act on enlarging previously approved pool plans by 10 feet.

9. **26-90: 5 Thames St, Robin Allister**

Discuss and act on replacement of damaged railing, replacement of decking.

10. **26-91: 27 Cottage St, Sara Miles**

Discuss and act on replacement of porch decking, change of skirting from lattice to solid slats, installation iron hand rail to match existing, repairs/replacements of footings.

11. **26-93: 66 Poppasquash Rd, James Yess**

Discuss and act on replacement of skylights in kind.

12. **26-95: 44 State St, Nicole Martel**

Discuss and act on addition of window to previously closed window opening.

13. **26-96: 19 Byfield St, Heath Robbins**

Discuss and Act on addition of windows to carriage house.

14. **26-98: 48 Constitution St, Stacy Stevens**

Discuss and act on addition of new skylight and exhaust port.

15. **26-100: 132 High St, Susan and Dean Morris**

Discuss and act on new light fixtures, changes to 2nd floor guardrail/porch, replacement of fencing and gates.

6. **Concept Review**

1. **CRHD-26-5: 64 High St, Hope-High Realty Trust, LLC**

Discuss proposal to reconstruct front porch based on historical evidence.

7. **Monitor Reports & Project Updates**

8. **HDC Coordinator Reports & Project Updates**

9. **HDC Coordinator Approvals**

10. **Other Business**

1. **Letter regarding 224 Hope St**

Discussion of letter regarding 224 Hope St.

11. **Adjourn**

HDC Staff Report

August 6, 2026

Application Reviews

26-97, Walley School
Report
The Town seeks to install a chain link fence to shield the HVAC equipment at the Walley Building on the Town Common. Chain link is being requested for cost, security, and vandalism resistance over a wood fence. There is also a precedent for chain link fencing on the Town Common, as the Baseball Field and Tennis Court both have chain link enclosures. Previously, the HDC approved a similar system at Reynolds School, with the addition of sound-deadening. The Reynolds fence was also approved to be taller than the proposed
Relevant Standards
Interior Standards #9 DRAFT Standards Guide pg. 52 - Standards for Fences and Gates

26-33, 145 High St
Report
The ZBR has denied the dimensional relief for the addition, requiring the site plan to shift slightly. The applicant is suggesting a similar addition, merely with the addition shifted approximately 4 feet to the south to meet the side yard setback. This also better conforms to standards.
Relevant Standards
#2, #9, #10 DRAFT Standards New Construction - It is most appropriate to set new additions back slightly from existing construction to create a visual break between new and old construction. This might mean siting a new addition a few inches to a foot back instead of creating an unbroken wall.

26-53, 224 Hope St
Report
Commission is continuing discussion on windows.
Relevant Standards
9

26-54, 244 Metacom Ave
Report
The State, after conducting a site visit, has provided additional guidance regarding the stone dairy barn. Their determination is that the building is the building does appear to be rare for Bristol, and while preservation should be explored, it should be looked at by a mason. A professional was recommended, and the suggestion of building a roof to stabilize the walls or preserving some of the building if not all.

Relevant Standards
2

26-94, 399 Hope St
Report
St. Michael's Church is proposing changes to its 1961 free-standing bell tower to address some maintenance issues, reduce the number of bells, and change the style of roof. The proposed change to the roof would reduce the total height of the tower and add a copper pitched roof. The current design of the tower mirrors to an extent the main bell tower in the old church. The proposed change, however, does have precedent in town - the proposed new tower roof would bear some similarity to the Our Lady of Mount Carmel bell tower on State Street, which is outside the district but is still a prominent downtown building. The commission should determine appropriateness based on the tower's location on Hope St and in relation to the St. Micheal's main church and parish house, both older buildings.
Relevant Standards
1, 9

26-81, 1200 Hope St
Report
Applicant is applying to reconstruct wellhouse and is looking to have previously approved siding on the carriage houses. The well house is designed to replace previously demolished one in kind. Commissioners should confirm materials if needed. The previously approved siding material is clapboard, and the applicant wishes to change the siding on the upper levels of the carriage houses to shingles. This would be done entirely in wood.
Relevant Standards
9

26-85, 348 High St
Report
Applicant is looking to replace a garage/shed on the property with a similar one, as shown in the drawings. The project would involve demolition and replacement of the outbuilding, which is of indeterminant age but not particularly recent. The Applicant's proposal, however, does bear strong resemblance to the existing garage and would likely not have significant impact on the appearance of the property. The commission may wish to check on what the condition of the current garage is, as the provided plans are extremely similar, and it is not clear what the major changes would be over retaining the existing garage. The front swinging doors also appear to be of some historic quality, and the commission should clarify if those are to be replicated or retained.
Relevant Standards
9

26-89, 70 Griswold Ave
Report
Applicant is proposing increasing the area of the previously approved pool, making it longer than approved. The location, materials, and other approved features will not change. Lot coverage is also not going to change significantly, as the lot in question is especially large
Relevant Standards
9

26-90, 5 Thames St
Report
Applicant wishes to replace railings due to damage and decking nearly in kind. Proposed deck is a roof deck, and therefore not visible from the street, and it is in the rear of the home, which is visible partially from the street as this is a corner lot, and from the waterfront. Based on the original use of this building the deck is very unlikely to be original.
Relevant Standards
9

26-91, 27 Cottage St
Report
Applicant seeks to do repair work and some modifications to deck. Primary repairs will be done to the footings, which will be mostly hidden, and involve replacement of current decking. Changes proposed include the replacement of the existing lattice with solid shielding and the installation of a second handrail to match the existing handrail on the stairs. Applicant originally applied to use a PVC composite material for the skirting, however, staff advised them that this was not typically allowable. The applicant has confirmed that they are open to using natural wood skirting.
Relevant Standards
9

26-93, 66 Poppasquash Rd
Report
Applicant proposes replacing skylights in kind as part of roof replacement. Roof work can be considered administratively approved, and all skylights are existing and will not increase in size.
Relevant Standards
9

26-95, 44 State St
Report
Applicant seeks to reopen a previously filled window opening, installing a modern clad window to match the other existing windows.
Relevant Standards
9

26-96, 19 Byfield St
Report
Applicant wishes to re-approve previously approved items on a carriage house renovation.
Relevant Standards
9

26-98, 48 Constitution St
Report
Applicant is proposing a new skylight and dryer vent cap. Roof is pitched, so commissioners may wish to confirm placement.
Relevant Standards
9

26-100, 132 High St
Report
Applicant seeks new light fixtures and changes to guardrails, porch deck, and fencing. Proposed deck is on second floor balcony, meaning decking is not visible from the street. Proposed railing are similar to existing.
Relevant Standards

Concept Review

CR-26-5
Report
Applicant is looking for input on reconstruction of porches that appear in historical records. The applicant is hoping to get the commission's input on the project before hiring an architect.

Staff Approvals

Record #	Applicant Name	Address	Description of Proposed Work
HDC-26-99	Martin Reynolds	500 HOPE ST, BRISTOL, RI 02809	Repair Brick piers oat courtyard and drivewy entrance
HDC-26-92	Tim Howland	423 HOPE ST, BRISTOL, RI 02809	Stucco repairs for water intrusion prevention at penthouse level.
HDC-26-88	Paul Temple	701 HOPE ST, BRISTOL, RI 02809	Install a Mitsubishi ductless heat pump system consisting of 2 interior wall units and 1 outside condensor unit. Â The Mitsubishi condensor will be installed at the NW backwall corner of house next to the basement entrance.

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Monday, June 29, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

1. Pledge of Allegiance

The meeting was called to order at 7:00PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Lima, Allen, Church, Millard, Bergenholtz, Page, and Camara

Also in attendance: Town Solicitor Teitz, and Toth

Absent: Ponder

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the June 4, 2026 meeting.

Chairperson Allen's corrections were as follows: Page 16, under "5B", 2nd paragraph down, first paragraph should read "Member Bergenholtz stated that" not "Member Bergenholtz state"; and on page 38, under "5H", the 3rd paragraph, the beginning of the sentence should read "Chairperson Allen asked" not "Chairperson Allen aside". With no other correction or comments from any other Commission Members, a motion was made.

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Motion made by Member Lima to accept the minutes of the June 4, 2026 meeting as amended; Seconded by Member Page.

Voting Yea: Lima, Page, Allen, Millard, Church, Bergenholtz, and Camara

Opposed: None

Motion carries

4. Application Reviews

4A. 26-83: 61 Court St, Caitlin Frumerie Discuss and act on addition of wood fence to property along rear of driveway.

Sebastian Wordell and Caitlin Frumerie were present.

Ms. Frumerie and Mr. Wordell presented the application to the Commission. The Commission then discussed the same. Member Church asked Ms. Frumerie to indicate on the photograph provided where the fence was to be located. Ms. Frumerie approached Member Church and showed her the location of the fence. Ms. Frumerie stated there would be a small gate that would look exactly like the picket fence. Chairperson Allen asked if it was going to be all pressure treated wood. Ms. Frumerie said yes and she was going to paint it.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward, he asked for a motion.

Motion made by Member Church to approve application #26-83 as presented for the installation of a pressure treated picket fence to be located in the back yard as shown in the diagram of Item 1 on Page 58; Seconded by Member Page.

Voting Yea: Church, Page, Allen, Millard, Lima, Camara, and Bergenholtz

Opposed: None

Motion carries

Secretary of Interior Standards: 10

Project Monitor: Susan Church

Nick advised Ms. Frumerie that the permit would be issued through online portal and to post it in the front of the house where visible.

4B. 26-62: 15 Church St, Deborah Appleyard Discuss and act on permanent removal of shutters.

Member Bergenholtz recused.

Deb Appleyard present.

Ms. Appleyard presented the application, and the Commission had a discussion thereafter. Chairperson Allen asked if there was any proof that the shutters were not historic to the home. Ms. Appleyard stated Nate Bergenholtz was going to speak on that point, but that other houses in the area that were federal style didn't have shutters on them.

Chairperson Allen asked if anyone else on the Commission had any questions.

Ms. Appleyard stated that the shutters were not working shutters. Member Church asked if the shutters were wide enough to close and asked about the hardware. She asked Ms. Appleyard if she removed the hardware would she be willing to store it. Ms. Appleyard said she didn't know if there was any hardware there. Member Church said she noticed hinges in the photographs. Ms. Appleyard said it was done by a handyman rather quickly because it was windy and there were pieces flying around and they needed to be removed. Member Church asked Ms. Appleyard if she understood what Member Church was referring to and Ms. Appleyard said she did, but that she wasn't sure if all of it was there or not. Member Church asked if the shutters had been removed already and Ms. Appleyard said yes. Member Page stated the hardware was there the day before the meeting. Ms. Appleyard said she hadn't climbed up onto the house to remove the shutters herself.

Member Lima said that Ms. Appleyard had removed the shutters before she came to the Commission meeting. Ms. Appleyard said that the shutters were removed by a

handyman because there were pieces falling off and she was concerned that someone passing on the street was going to get hurt. Member Lima asked what was done with the shutters after they were removed and Ms. Appleyard wasn't sure. Chairperson Allen said if something like that were to happen again, Ms. Appleyard should get a hold of Nick before proceeding.

Nick stated he was aware of it and went out to the property during the process of the shutters being removed and had noted it in the Staff Report. He advised the Commission that the approval that was given administratively was for the removal and repair of the shutters as that was Ms. Appleyard's original intention. Nick stated that, as the applicant said earlier, the applicant didn't believe it made sense to replace them. He said it was approved to remove and replace, but in the process of doing so, the contractor couldn't repair them once they were down. Ms. Appleyard said the shutters weren't in any condition to repair and replace them. Nick stated that was her original intent and Ms. Appleyard said yes.

Chairperson Allen asked Nick if he felt the shutters weren't able to be repaired. Nick said a few were in okay shape and a few were in really rough shape. He stated that as the contractor was loading them in his truck, the shutters were coming apart. Nick said it was about 50/50, some were salvageable and some were not.

Member Millard said it was her understanding that shutters were more of a Victorian feature on houses. She said people with earlier houses in Town had shutters because they liked them. Member Millard felt it was a Victorian feature and was okay with Ms. Appleyard not having shutters.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application.

Nate Bergenholtz came up to speak. Mr. Bergenholtz stated that according to Timberlane's Old House Journal for federal style houses around the same time period, shutters were present in some and absent in others. He said they were mostly present in warmer, wet climates in the south. Mr. Bergenholtz said that Antique's Home Magazine stated that federal home exterior shutters were

only seen in rural houses with prime examples that had shutters which folded into the interior of the window jams. He stated when Ms. Appleyard's home was built in 1807, Bristol was not considered rural and was a busy seaport. Mr. Bergenholtz said many federal homes in Town didn't have shutters and gave examples. He asked the Commission to grant Ms. Appleyard's petition to keep the shutters off the house.

Chairperson Allen asked Attorney Teitz if the Commission needed a standard and Attorney Teitz said yes. Attorney Teitz said that the Commission was finding that the shutters were not an original character feature, so it was not violating Standard 5. He stated the Commission would be in conformance with Standard 5 because the feature, i.e. the shutters, that were being removed was not an original feature to the home.

Motion made by Alternate Member Camara to approve application #26-62 as presented with a finding of fact that research showed that the shutters were not original to the house; Seconded by Member Page.

Voting Yea: Camara, Page, Allen, Lima, Church, and Millard

Opposed: None

Motion carries

Secretary of Interior Standards: 5

Project Monitor: (Not indicated)

4C. 26-67: 99 Bradford St, Carl Pearson Discuss and act on continued door.

Carl Pearson was present.

Mr. Pearson presented the application to the Commission. The Commission then discussed the same. Chairperson Allen asked Mr. Pearson if the door was going to be a custom door and Mr. Pearson said yes. Member Bergenholtz said the door was very nice and appropriate.

With no further questions or comments, a motion was made.

Motion made by Member Church to approve application #26-67 as presented on Exhibit 1; Seconded by Alternate Member Camara.

Voting Yea: Church, Camara, Bergenholtz, Page, Millard, Lima, and Allen

Opposed: None

Motion carries

Secretary of Interior Standards: 9

Project Monitor: John Allen

Chairperson Allen asked Mr. Pearson to put the certificate in the front where visible when it was ready.

4D. 26-53: 224 Hope St, Gregory Leonetti Discuss and act on bulkhead, changes to stairs if not approved at site visit, windows.

Nick advised the Commission that Mr. Leonetti requested a continuance.

Motion made by Member Lima to continue application #26-53 to the August meeting; Seconded by Member Page.

Voting Yea: Lima, Page, Camara, Bergenholtz, Millard, Church, and Allen

Opposed: None

Motion carries

4E. 26-74: 570 Hope St, BWRSD Discuss and act on replacement of door in kind.

Nick advised the Commission that School Department requested a continuance.

Motion made by Member Lima to continue application #26-74 to the August meeting; Seconded by Member Page.

Voting Yea: Lima, Page, Camara, Bergenholtz, Millard, Church, and Allen

Opposed: None

Motion carries

4F. 26-72: 142 High St, Nina Murphy & Bart Ferris
Discuss and act on installation of Solar Panels.

Bart Farris, Nina Murphy, and Mike Soldon(?) of NEC Solar, were present.

Mr. Ferris and Mr. Soldon presented the application. The Commission had a discussion thereafter. Chairperson Allen asked if the solar panels were going to power both the brick house and the back house. Mr. Ferris said it would power the back house which would give them credits which would be sold back and then they get credits for the front house which would provide more power to the front house. Member Church asked where all of the mechanics were going to be located. Mr. Soldon said they were planning to install everything to the right of the bulkhead. He said 2 of the boxes would be located there and there would be a conduit which would go up to the roof surface which would be located on the north side of the building which would be against a fence line with 10-15ft arborvitaes. Mr. Soldon approached Member Church to show her the location on the plan.

Chairperson Allen asked if anyone else had any questions or comments. He then asked for a motion.

Motion made by Member Bergenholtz to approve application #26-72 as presented. If the mechanical components become obsolete or inoperable it is to be removed within 1 year; Seconded by Member Lima.

Voting Yea: Bergenholtz, Lima, Church, Millard, Allen, Page, and Camara

Opposed: None

Motion carries

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

4G. 26-76: 250 Metacom Ave, Mount Hope Farm Discuss and act on replacement of garage door with barn door.

Brenda Turchetta and Jon Feinstein were present.

Ms. Turchetta presented the application to the Commission. The Commission then had a discussion regarding the application. Chairperson Allen asked the Commission members if anyone had any comments or questions. Alternate Member Camara asked Ms. Turchetta if the design of the proposed barn door was reminiscent of the style that would have been on the barn at that time. Ms. Turchetta wasn't sure but felt it was more appropriate for the barn. Alternate Member Camara stated the picture in the packet was of the existing door on the barn and Ms. Turchetta said yes. Mr. Feinstein said the existing door wasn't in keeping with the barn and it wasn't efficient from an energy point of view. He stated it would also allow for light to come into the room in the winter months when the door is closed. Mr. Feinstein stated they tried to find a wooden door that would look appropriate as they had spent a lot of money to restore the barn and replacing the door would be the final touch.

Member Bergenholtz asked if they were going to drop the transom that was on the top. Ms. Turchetta said the measurements allowed for the transom to stay. She spoke with FT Construction and the measurements allowed for it to stay. Member Bergenholtz said the arch looked a little busy and suggested the New Orleans style door. Member Church asked if it was natural wood and Ms. Turchetta said yes, western red cedar.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward, Chairperson Allen asked for a motion.

Motion made by Alternate Member Camara to approve application #26-76 as presented; Seconded by Page.

Voting Yea: Camara, Page, Allen, Church, Bergenholtz, Millard, and Lima

Opposed: None

Motion carries

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Nick asked the applicants that the green sheet would be available online.

4H. 26-79: 301 Hope St, Eli Dunn Discuss and act on painting of sign on side of building.

Eli Dunn was present.

Mr. Dunn presented the application, and the Commission had a discussion thereafter. Chairperson Allen asked if there was any concern regarding the size of the mural. Nick advised Mr. Dunn to run it by zoning to make sure the dimensions were okay with zoning. Mr. Dunn stated he would work within the constraints of zoning. Attorney Teitz said the constraint may be 8sq.ft. and Mr. Dunn's proposed mural was much larger. He said Mr. Dunn could apply for relief. Nick said if the Commission was just approving the design, then they could approve it based on zoning. Attorney Teitz stated it could be subject to zoning approval.

Mr. Dunn asked Nick what the zoning process was. Nick advised Mr. Dunn to speak with Ed Tanner as he could help him with the application process. Nick said if it needed to go before the Zoning Board, it would be a similar process to the HDC.

Chairperson Allen asked the Commission members if anyone else had any other questions or comments. Attorney Teitz advised the Commission to make it clear that: 1) they were approving it, but it was subject to zoning; and 2) if a smaller sized mural was approved by zoning, then that would also be approved by the Commission and Mr. Dunn wouldn't have to come back. Attorney Teitz said if, for any reason, the mural was to be larger, then Mr. Dunn would have to come back for the Commission's approval.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. No one came forward, so a motion was made.

Motion made by Member Lima to approve application #26-79 for the installation painting of a sign/mural as presented, subject to the approval of the Zoning Board regarding the dimensions. If the Zoning Board approves a smaller sign/mural, the Commission also approves of the same. If the Zoning Board, for whatever reason, approves or requires a larger sign, then application will have to return to the Commission for further approval; Seconded by Member Page.

Voting Yea: Lima, Page, Camara, Church, Millard, Allen, and Bergenholtz

Opposed: None

Motion carries

Secretary of Interior Standards: 9 and 10

Project Monitor: Ory Lima

4I. 26-80: 799 Hope St, Bristol Garden Club Discuss and act on installation of information kiosk signage at Thomas Park.

Lucy Perkin was present.

Ms. Perkin presented the application to the Commission, and the Commission discussed the same. Chairperson Allen asked Ms. Perkin to tell the Commission about the story boards. Ms. Perkin said it was a collaboration with Bill Buzza to design the story boards. They did a tremendous amount of research for Mrs. Perry's story board, as well as for the garden club story board.

Chairperson Allen asked the Commission members if anyone had any questions or comments. Alternate Member Camara asked Ms. Perkin if the story boards were roughly the same size as the other story boards existing in the Town. Ms. Perkin said they were designed to mirror the style and design of the other story boards in the Town. Member Lima asked where the story boards would be located. Ms. Perkin said the boards would be located in Mrs. Perry's garden to the left of the rain catch.

Chairperson Allen stated the Commission has had some reluctance to continue to approve story boards as there seemed to be a lot of them in the Town, but those were going to be in a good location. Member Bergenholtz agreed with Chairperson Allen. Chairperson Allen said that Johnson & Wales had their story boards printed on 2 sides so when one side wore out, they just flipped it over and used the other side. He suggested to Ms. Perkin that it might be something to consider doing for the club's boards.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward, Chairperson Allen asked for a motion.

Motion made by Member Church to approve application #26-80 for the installation of 2 story boards as presented; Seconded by Alternate Member Camara.

Voting Yea: Church, Camara, Bergenholtz, Allen, Lima, Millard, and Page

Opposed: None

Motion carries

Secretary of Interior Standards: 10

Project Monitor: Robert Page

4J. 26-81: 1200 Hope St, Infinity 1217 LLC Discuss and act on construction of well house, change of previously approved siding materials for carriage houses.

No one present.

Motion made by Member Lima to continue application #26-81 to the August meeting; Seconded by Chairperson Allen.

Voting Yea: Lima, Allen, Millard, Bergenholtz, Church, Page, and Camara

Opposed: None

Motion carries

4K. 26-82: 8 Constitution St, John Marshall Discuss and act on replacement of denied sliding glass door with window on rear of garage.

Attorney Alfred R. Rego, Jr., John Marshall, and Peter Dwyer were present.

Attorney Rego presented the application to the Commission. The Commission then had a discussion. Attorney Rego approached the Commission and presents a mock-up to the members. Member Church asked Attorney Rego what the dimensions were that they were requesting. Chairperson Allen stated for clarification the slider doors were going to be taken out and 2 double hung windows were going to be put in. Attorney Rego said that was correct.

Attorney Teitz asked if they had a plan or the dimensions of the windows that would be installed. Mr. Marshall said no one would be able to walk out through the window. Attorney Teitz asked Mr. Marshall if he had a plan showing what it would look like with the window. Mr. Marshall said only what was in the packet. Attorney Teitz said that the dimension of the windows was going to be the exact dimension of the sliding glass door. Mr. Marshall said that was correct.

Member Church said the object was to recreate a window that was appropriate for the period. Attorney Rego said there wasn't a window there, so they weren't recreating anything. Member Church stated to create an opening to let in light that would be appropriate to the period and scale of the building. Mr. Marshall stated his main concern was that his neighbor didn't want him to go on her property and Member Church stated that was immaterial.

Member Lima clarified that Mr. Marshall was going to have 2 8 pane windows that would fill the space. Attorney Rego stated it would fill the upper portion of the space, and the bottom will be siding. Member Church said nothing gave them any dimensions of the windows, *i.e.*, how high or wide the windows were going to be. Member Lima said it wasn't going to be any bigger than the existing sliding glass door. Attorney Rego agreed and said it wasn't going to be any bigger in width, but half the height as the bottom was going to be siding. Member

Lima advised Attorney Rego they needed to amend the application to include the dimensions of the window for the record. Attorney Rego said it would be filled in. Mr. Marshall stated it was going to be a 2ft high knee wall and 6ft wide. Member Lima advised them to put it in writing and give the information to Nick so it could be put on the record. Member Church stated it should be on the record before the Commission voted on it. Member Lima didn't want to have the applicant come back again.

Chairperson Allen asked Mr. Marshall for a cut sheet showing the size of the window. Mr. Marshall stated he would drop it off to Nick the following day. Member Bergenholtz asked to clarify if it was a total of 4 lights and not 8 lights. Mr. Marshall said that was correct. Attorney Rego stated it was 4ft high and 6ft wide. Chairperson Allen said it would be better for the Commission to have a cut sheet of the windows. Mr. Marshall stated he would bring it in the following day.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. No one came forward to speak, so a motion was made.

Motion made by Alternate Member Camara to approve application #26-82 for the removal of the sliding glass door at the rear of the garage and to be replaced with a window and 2ft high knee wall as presented subject to the appropriate cut sheet with dimensions for the window being submitted; Seconded by Member Lima.

Voting Yea: Camara, Lima, Millard, Church, Allen, Page, and Bergenholtz

Opposed: None

Motion carries

Secretary of Interior Standards: 9

Project Monitor: Ben Bergenholtz

4L. 26-54: 244 Metacom Ave, Andrew Broten Discuss and act on demolition of stone structure based on recommendations from RIHPHC.

Mr. Broten was present.

Nick advised the Commission that the application would need to be continued pending receiving advice from RIHPC. He said the RIHPHC had visited the site, conducted a walk through, and were now looking into the history of the structure. Nick stated that they were now waiting to hear back from RIHPHC.

Attorney Teitz suggested continuing the application to the September meeting, so it didn't get lost.

Motion made by Member Lima to continue application #26-54 to the September meeting; Seconded by Member Church.

Voting Yea: Lima, Church, Bergenholtz, Millard, Allen, Camara, and Page

Opposed: None

Motion carries

4M. 26-84: 244 Metacom Ave, Andrew Broten Discuss and act on addition of multi-sport court area with fences and lighting on property, previously presented as HDC-25-65.

Mr. Broten was present.

Mr. Broten presented the application to the Commission. The Commission then discussed the same. Member Bergenholtz asked if the Commission had approved the lighting at the last meeting. Mr. Broten stated the lighting was approved over a year ago. Nick said the Commission had approved the project pending the receipt of the lighting specifications and Mr. Broten had changed his mind on a few things, so the Commission hadn't received that information originally. He stated the Commission hadn't seen the lighting specifications, but Mr. Broten had provided it at this time. Member Bergenholtz stated the Commission hadn't approved it. Nick said the Commission had approved everything else but the lighting at the previous meeting.

Member Bergenholtz asked if it was an LED light or a cold light, a blue or warm light? Mr. Broten stated it was an LED 120-watt fixture but didn't see the color of the light. He said if the Commission wanted a specific

warmth, he could change the color of LED. Member Bergenholtz said the Commission had approved 2700 lumens for exterior lights which was a warm light. Alternate Member Camara said there was a 120-watt and a 240-watt and asked which one Mr. Broten was proposing. Mr. Broten stated it was the 120-watt option. Chairperson Allen asked Mr. Broten how many lights he was asking for and Mr. Broten said just 1.

Member Millard asked Mr. Broten where the light was going to be located. Mr. Broten stated it was going to be located opposite from the hoop on the 60ft side of the court. Alternate Member Camara asked if it had a solar panel. Mr. Broten said it did have a solar panel, and it was also connected to electricity if the solar panel wasn't working. Alternate Member Camara asked Mr. Broten which option (A, B, or C) proposed was the one that he wanted. Mr. Broten stated he wanted option A as the location of the light would be furthest from any property line. Member Millard asked which side of the house it was on. Mr. Broten said it would be located on the north side of the house. Member Bergenholtz asked if the light would be seen when it was on. Mr. Broten said it could be seen from Metacom Avenue when it was lit, but when it was off, no one could see it unless they were to come into the yard and specifically look for it. Member Bergenholtz stated he didn't want it looking like a prison yard. Mr. Broten said it wouldn't be lit at 10pm, only when the court was being used.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. Matthew White came forward to speak.

Mr. White voiced his concerns about the size of the court, and the lighting not being overly bright and affecting the neighbors. Mr. Broten answered Mr. White's questions. Mr. White wanted to clarify that Mr. Broten was no longer moving forward with the outdoor kitchen, pool house, and fire pit projects. Nick advised Mr. White that the HDC's approval was an upper limit and if Mr. Broten was reducing or changing things, Mr. Broten would have to appear before the Commission again. Nick stated if Mr. Broten wasn't changing anything, then that would be a conversation with the Project Monitor. He stated there was a conversation to change the mudroom around which would come back before the Commission. Mr. White said that nothing else has been approved on the

project because Mr. Broten has taken it off the table for now. Nick said that Mr. Broten was able to do what he had been approved for, but if Mr. Broten wasn't doing segments, he wouldn't have to come back for them. If Mr. Broten was doing the pool but not the pool house, that wouldn't require any additional approval by the Commission. Nick advised Mr. White that any changes to original plan would have to come back to the Commission.

Chairperson Allen asked if there was anyone else in the audience who wanted to speak for or against the application. No one else came forward to speak, so a motion was made.

Motion made by Alternate Member Camara to approve application #26-84 re-approval to include the LED light fixture; Seconded by Member Page.

Voting Yea: Page, Camara, Lima, Bergenholtz, Allen, Church, and Millard

Opposed: None

Motion carries

Secretary of Interior Standards: 9 and 10

Project Monitor: Robert Page

4N. 26-33: 145 High St, Danny Ferreira Discuss and act on demolition of garage, rehabilitation of home and construction of addition, additional site work.

David Sisson and Danny Ferreira were present.

Mr. Sisson presented the application to the Commission. A discussion commenced between the Commission and Mr. Sisson. Member Bergenholtz asked if the dormers had been scaled back as it was one of his concerns and Mr. Sisson said they were scaled back. Mr. Sisson said it was now a doghouse style dormer. Member Church asked how many units there were and Mr. Sisson said it would be 2 units. Member Bergenholtz said it was everything that the Commission had asked for.

Chairperson Allen said that the main house would have a wood exterior and the addition would have a Hardie board

exterior. Mr. Sisson said that was correct. Chairperson Allen asked which doors would be the JELD-WEN doors and Mr. Sisson said the doors would be used in all locations except for the front door as it could be salvaged. Chairperson Allen stated that if the front door couldn't be restored, they would have to come back. Mr. Sisson said it was his goal to restore it.

Member Lima asked where the second residence would be. Mr. Sisson said it would be located above the garage. Member Lima asked if the garage and the main house would be attached. Mr. Sisson stated it would be attached by a breezeway.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. Neighbors, Lenny Pansa, Greg Carleu, Sebastian Wordell, Nina Murphy, June Veraguard, and Cindy Fanning spoke against the project. Their concerns consisted of the massing, setbacks, possible addition of an ADU in the future, and parking issues.

Attorney Teitz addressed Mr. Carleu's request that it be approved with the condition that there be no additional mass added in the future. He said by the very nature of the approval, the Commission was approving what's currently presented to them. There was no way to condition whatever may happen in the future. Attorney Teitz said someone would have to come back before the Commission and obtain the appropriate approvals. He stated there was no way to condition something now and say "never again" as everyone always had the right to come back before the Commission.

Attorney Teitz also addressed Mr. Carleu's question about what happens with the existing Commission approval on the property if the back part of the property is split off and sold to someone else. Attorney Teitz if someone wanted to do anything, even if there's an approval for a separate lot and they wanted to build something on it, they would have to come before the Commission to get approval before doing so. He said the existing approval and plan didn't go away. Attorney Teitz said the subdivision itself might need the Commission's approval.

Vincent Pacifico, a registered architect, reviewed the applicant's submission and looked at the design issue he was facing. Mr. Pacifico suggested a book for Mr.

Ferreira that talked about the New England connected farmhouse. He said showed examples of how to add small additions, so it wasn't a big, long box. Mr. Pacifico said that Mr. Ferreira could pull it in from the property line and just wanted to make that suggestion to him.

Chairperson Allen stated at the last meeting there was somewhat of a consensus from the Commission that they wanted to see the house more linear and he wanted to make sure that's what everyone still wanted. Member Lima asked Attorney Teitz if he could stake out the site and the Commission could do a site visit. Member Bergenholtz said it was suggested at the last meeting as well. Attorney Teitz stated if the majority of the Commission wanted it, it could be something the Commission required. Member Page stated he didn't need it. Member Bergenholtz said he was prepared to vote. Member Lima said she would like to see it. Alternate Member Camara stated he didn't need to see it. Member Millard wanted to see it.

Member Millard suggested to Mr. Ferreira that he move the garage out and away and also move the addition a little bit away from the house. She referred to Mr. Pacifico's earlier suggestion of referring to the book examples. She said if the addition was moved a bit in from the property line maybe it would be more appealing to the neighbors.

Member Church asked if any consideration had been given to move the house to the south. Mr. Ferreira said that had not been considered and it was not in the plans. Member Church asked about the dimension from east to west of each of the buildings. Mr. Sisson said for the existing structures that were less than 3ft from the property line, they were going to be shortening the total length because the existing 10-car garage was very long. He said if you add the existing house, addition, and 10-car garage, it was longer than what was being proposed.

Chairperson Allen said the Commission was asking was what was the depth of the original house plus the addition. Mr. Sisson stated the existing house was approximately 28½ ft deep and the addition was about another 21ft. He said they were proposing taking the existing house at about 28.6ft, putting on a breezeway of about 7ft, adding an addition roughly or slightly smaller than the existing addition of about 21ft putting another breezeway of about 10ft and then the garage at 28ft. Mr. Sisson said they

lengthened it by about 45ft. Chairperson Allen stated that was almost double of the existing home. Member Bergenholtz said that wasn't including the garage, and Mr. Sisson said that wasn't including the 10-car garage. Mr. Ferreira said the garage was approximately 120ft in length. Mr. Sisson said the garage was 3ft from the property line.

Member Millard said it was her understanding that the 10-car garage was not going to be used. She asked Mr. Ferreira if he was keeping the garage and Mr. Ferreira said no. Nick said the application for total demolition of the garage. Mr. Ferreira said they would be reducing the amount of building on that side yard setback substantially. He said the surrounding properties were all within the property setbacks as well.

Mr. Sisson said in terms of lot coverage, they were reducing the footprint by approximately 1,000sq.ft. in the current proposal from what was existing on the site. Member Millard asked if that included the garage and Mr. Sisson said yes. Member Millard asked how that was relevant to what was actually happening. Mr. Ferreira said it was a building he could put back up in its existing location in the exact form as a 10-car garage. He was trying hard to satisfy everyone but continued to get pushback. Mr. Ferreira advised the Commission that the property was on the market to be sold. He said it was going to go to someone who wanted it as a single-family home or a single-family home with an additional unit. Mr. Ferreira had a local family interested in it and the only way they could get it was to have the multi-family use on the site, and he would like the property to go to that family. If that didn't get approved, then it might go to another bidder from Connecticut. He wanted to keep it local.

Mr. Ferreira said he could stake out the site, if necessary, but wanted to get a definitive answer from the Commission. Member Bergenholtz asked Mr. Ferreira if he was going to be doing the build out. Mr. Ferreira said he was trying to sell it as a package deal and then he would be involved with the build. He wanted it done right and good for everyone and the Town.

Member Lima asked, in terms of the property line, was the distance between one house and the other going to be decreased? Mr. Ferreira said he would be moving away

from Mr. Pansa's property line. He would be improving the side yard setback. He stated he could break up the massing by facing the garage forward, but he showed that at the last meeting and no one liked it.

Member Lima said in terms of the 10-car garage, the new garage wasn't going to extend that far west, and Mr. Sisson said it wasn't even close. Member Lima said the cinder blocks would come down and there would be a grass space and Mr. Ferreira said yes. Mr. Sisson, while looking at the site plan, said on the drawing everything was stopping about 15ft before where the existing 10-car garage started. He said the length of the 10-car garage was about the length of the entire structure they were proposing which included the existing home.

Member Lima said the location of the proposed breezeway is where the previous part that fell into itself was located and Mr. Sisson said that was the location of the 1st breezeway. Mr. Sisson said it was designed with 2 breezeways to break up the mass of the house.

Chairperson Allen asked if anyone else wanted to speak.

Cindy Fanning came up and expressed her concern about whether there was going to be enough parking for everyone that would be living on the property. Nick said that was a zoning issue and of no relevance to the Commission. Mr. Ferreira stated there was a 2-car garage for the single-family home and 1 space for the other unit. He said the Town only requires him to provide 2 spaces for the main house and 1 for the ADU, essentially 1 per bedroom. Mr. Ferreira was providing 4 parking spaces on the site plus the remaining portion of the driveway.

Mr. Wordell came back up and asked why Mr. Ferreira kept calling the other unit and ADU. Mr. Ferreira said it was not; it was a single-family. Mr. Wordell said that's what Mr. Ferreira called it, an ADU. Nick said that it was a zoning matter and not relevant to the Commission. Mr. Ferreira said that he wanted it as a multi-family because he didn't know who was going to be taking over the property and didn't want to have any restrictions on how the property is rented out. He said it would be over 16,000sqft. Mr. Ferreira said per zoning they were allowed 3 full units plus an ADU. He stated the people that most of the people that viewed the home wanted to keep it as a single-family so it may not be an issue.

However, the way Mr. Ferreira was trying to have it done as he wanted to sell it to the people he knew who were Bristolians, they didn't want the restrictions so they could do what they wanted with the property. He stated they would be living on the site.

Chairperson Allen asked for a motion. He asked if the Commission should do the motion for the demolition first. Attorney Teitz said to do the new build motion first and then the demolition motion second.

Motion made by Page to approve application #26-33 for the remodeling of the existing home and proposed addition as presented. Finding of fact as to Standard #6 the restoration of the front building is based on the deterioration including the removal of the collapsed section. Finding of fact as to Standards #9 and #10, the addition will fill for the section that collapsed and the new addition beyond that going to the west. Further, the minutes of the June 4, 2026 meeting regarding this application are hereby incorporated by reference; Seconded by Member Bergenholtz.

Voting Yea: Bergenholtz, Page, Millard, Lima, Church, and Camara

Opposed: Allen

Motion carries 6 to 1.

Secretary of Interior Standards: 6, 9, and 10

Project Monitor: Ben Bergenholtz

Motion made by Page to approve application #26-33 as to the demolition of the original 10-car garage to the rear west of the property using case concrete block structure which has collapsed, and it is appropriate at this time to remove the remaining corner of the structure. Finding of fact that placement of the 10-car garage was not a contributing factor to the district and the garage does not show on any historic surveys; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Page, Millard, Lima, Church, Allen, and Camara

Opposed: None

Motion carries

Secretary of Interior Standards: 5

Project Monitor: Ben Bergenholtz

Mr. Ferreira said he would salvage what he could of the concrete bricks and save them for the Historic Society. He would also put out a posting for the rest of the salvaged bricks so if anyone else wanted them, they could go by and get them.

Nick advised Mr. Ferreira that the green sheet would be available online and to post it in the front where visible.

4O. 25-12: 125 Hope St, Nancy DiPrete Laurienzo Discuss and act on demolition of existing structure and replacement.

Alfred R. Rego, Jr., Madeline Melchert, and Greg Spiess were present.

Mr. Spiess presented the application to the Commission. A discussion by the Commission then followed. Chairperson Allen asked how much less glass window surface there was on the new design as opposed to the previous design. Mr. Spiess said the window size has been reduced approximately 20% than what was previously shown as they tried to look for what was appropriate. He stated the biggest impact was to get rid of the vertical alignment. Chairperson Allen remembered that most of the ones on the previous rendering were glass doors or large windows. Chairperson Allen said the new renderings were a vast improvement. Member Bergenholtz agreed with Chairperson Allen.

Chairperson Allen asked if anyone else had comments. Member Page said it was good. Alternate Member Camara also said it was good. Member Millard liked it as well. Member Church liked the new design.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the application. No one came forward, so a motion was made.

Attorney Teitz stated that the Commission needed to make the motion in 2 parts. First one is for the new construction, and the second motion is for the demolition.

Motion made by Alternate Member Camara to approve application #25-12 for the construction of new house and garage as presented. The minutes of previous meetings with regard to this application on multiple dates are hereby incorporate by reference; Seconded by Member Bergenholtz.

Voting Yea: Camara, Bergenholtz, Allen, Lima, Church, Millard, and Page

Opposed: None

Motion carries

Secretary of Interior Standards: 2, 3, 9, and 10

Project Monitor: Robert Page

Motion made by Alternate Member Camara for application #25-12 for the demolition of the existing structure. Findings of fact based on the Commission's site visit of the property, the flood velocity codes, and the determination of Rhode Island Historic Preservation Commission (RIHPC) that it is not feasible to restore the property based on the condition of the property and its setting within the velocity flood zone. The decision letter of RIHPC is also incorporated by reference herein; Seconded by Member Lima.

Voting Yea: Camara, Bergenholtz, Allen, Lima, Church, Millard, and Page

Opposed: None

Motion carries

Secretary of Interior Standards: (standard # wasn't stated, if applicable)

Project Monitor: Robert Page

5. Concept Review

6. Monitor Reports & Project Updates

Alternate Member Camara, regarding 248 Hope Street, the sky light placement was not clearly visible from street as it was on the back portion, not the main portion of the house. He said he was waiting for final dimensions on the dome versus the flat and once he had that, he would offer a decision. Chairperson Allen said it was not visible from street at all. Alternate Member Camara said someone would have to really approach the property from a certain angle to see it. He didn't believe it was visible to someone casually going by. Chairperson Allen stated it needed to be documented that it's not visible from the street as the person who did the flat one did so because it was visible from the street. Alternate Member Camara said the drawing stated the height of the dome was 2½ inches, but he was waiting for clarification. Chairperson Allen asked if that was something that was delegated to the Project Monitor and Alternate Member Camara said yes.

Chairperson Allen wanted to share that Nick did an excellent job with the reference letter on Peggy Frederick's house. If she didn't win after that, no one would and thanked Nick for his efforts.

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Nick asked the Commission about their thoughts about reducing the length of the agendas. He said there were discussions in the past about putting a limit, but his concern was if a number limit was placed, then it might create a problem of a backlog. Nick said with the standard's guide which he hoped could be presented to the Commission in a completed form at the August meeting as Arnold's section done and Nick's part will be completed soon. He is hoping potentially they can add a few common things to the administrative approvals. Nick suggested that sheds, as long as they're under the footprint size, *i.e.*, 64sqft. could be approved administratively. He said if it's a 200sqft shed, then it would be treated

like an outbuilding, and the applicant would have to come before the Commission. Member Bergenholtz thought that was a great idea. He was also interested in how the standards guide could be applied to the new applications. Nick was hoping to send it directly to the applicants.

Member Church stated making sure the applications were complete and including a materials list, dimensions, elevations, location, etc., was important. Nick said he would try to put something together to address the common issues.

Member Bergenholtz asked if he could address the letter the Commission received today about that particular property at 224 Hope Street. Attorney Teitz said it wasn't appropriate as it was continued to another meeting and the owner wasn't present. He didn't think it was appropriate to address it in the absence of the owner. He said it could be put on as part of the agenda for next meeting and if the owner isn't present at the next meeting, the Commission could still address it then.

Member Bergenholtz said he was supposed to be at the meeting this evening. Nick stated the owner did notify him that he couldn't get a babysitter. Member Bergenholtz stated he has been disturbed by the situation. Attorney Teitz said to put it on the agenda for the next meeting as separate item to discuss and act on whether the applicant appeared or not.

Alternate Member Camara asked if there was a reason why the Commission meeting started at 7 and not earlier. Nick said it was the standard time for Town meetings. Attorney Teitz said an earlier start could be done but recommended against it and to just keep it, unless there was a specific reason to start a meeting earlier on a particular day.

10. Adjourned at 9:05PM

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-97	Contributing	July 16, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
220 HIGH ST , BRISTOL, RI, 02809	018-0051-000

Applicant	Architect/Engineer	Contractor
Town of Bristol	BTGA	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	10 Court Street, Bristol, RI 02809

Work Category:	Sign(s)/Landscaping

Description of proposed work:

The Town of Bristol proposes installing chain link shielding fence around the HVAC units recently installed near The Walley building. The proposed fence will be 6' and have the option of screening slats, with the further screening to be done by plantings. The Town considers chain link fencing to be the best option in this instance for the following reasons: Maintenance, Vandalism resistance, security, and consistency with a number of other chain link fences on the Town Common.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

TOWN OF BRISTOL
Applicant's Digital Signature
Date: July 16, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 220 HIGH ST
ACRES: 7.08
PARCEL ID: 018-0051-000
LAND USE CODE: 78
CONDO COMPLEX:
OWNER: TOWN OF BRISTOL
CO - OWNER:
MAILING ADDRESS: 10 COURT ST

ZONING: PI
PATRIOT ACCOUNT #: 1257

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 51183
FINISHED BUILDING AREA: 36515
BASEMENT AREA: 10614
 # OF PRINCIPAL BUILDINGS: 3

ASSESSED VALUES

LAND: $405,300
YARD: $168,800
BUILDING: $4,545,500
TOTAL: $5,119,600

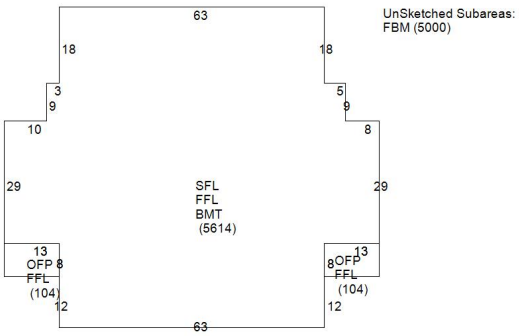
BUILDING EXTERIOR

BUILDING STYLE: Schools
UNITS: 1
YEAR BUILT: 1896
FRAME: Masonry
EXTERIOR WALL COVER: Brick
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

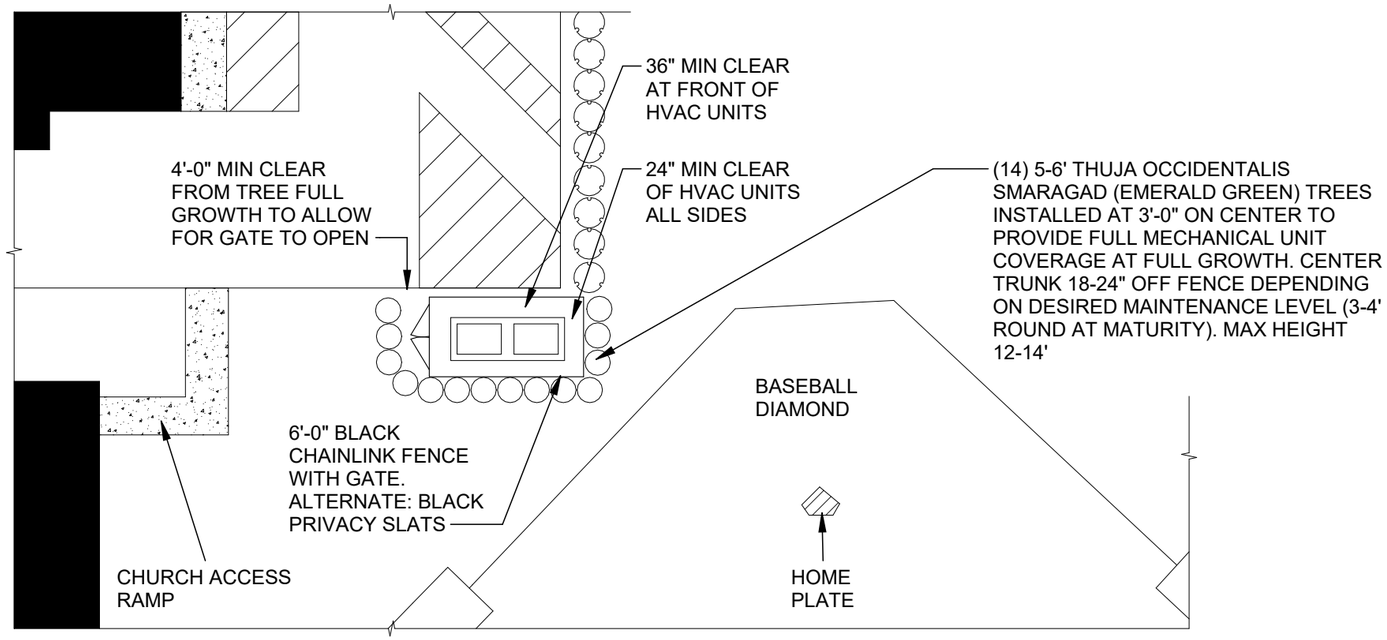
INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Steam w/Boil
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

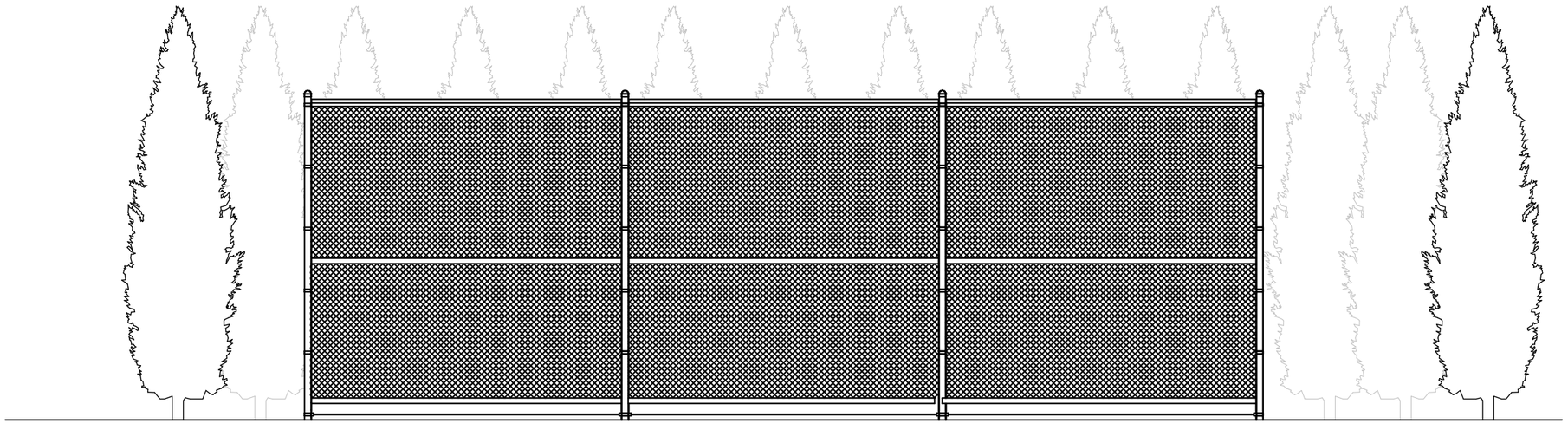


PHOTO





PARTIAL PLAN



ELEVATION

From the Walley School Building Parking Lot



PLANTINGS

Emerald Green trees spaced for full coverage of HVAC units



FENCE MATERIAL

Black chain link with options black privacy slats

BREWSTER THORNTON GROUP ARCHITECTS LLP

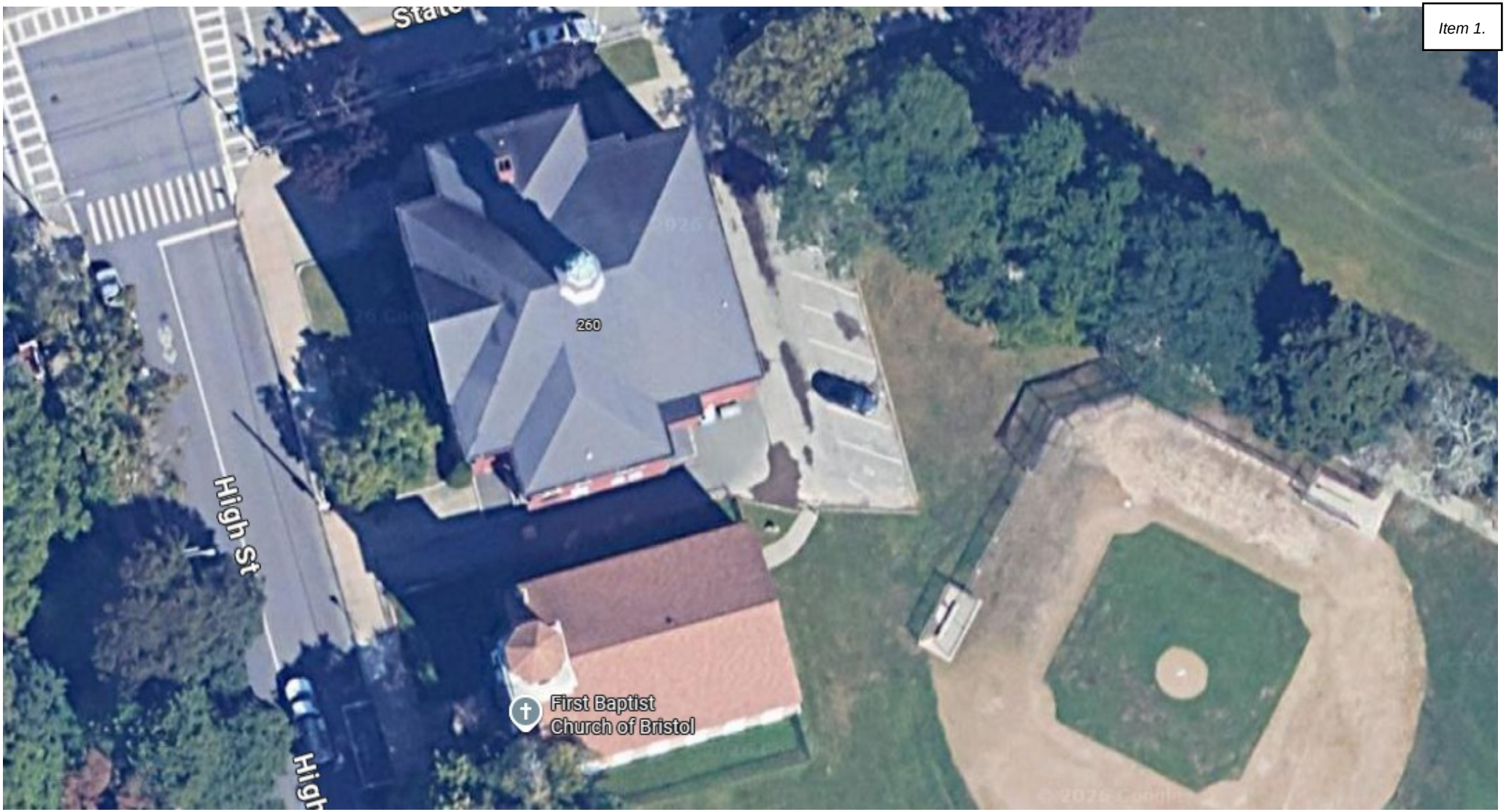
317 Iron Horse Way
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

WALLEY SCHOOL

260 HIGH STREET, BRISTOL, RI 02809

HDC HVAC SCREENING

07/14/26


260
High St
First Baptist
Church of Bristol

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-33	Contributing	March 13, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
145 HIGH ST , BRISTOL, RI, 02809	015-0021-000

Applicant	Architect/Engineer	Contractor
Danny Ferreira	DAVID SISSON	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	204 Poppasquash Rd Bristol, RI 02809

Work Category:	Addition to Structure(s)

Description of proposed work:
REMODEL OF EXISTING HOME. ADDITION OF THREE TOWNHOMES. RENOVATION OF EXISTING GARAGE

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00149
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1845 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

DAVID SISSON
Applicant's Digital Signature
Date: March 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 145 HIGH ST
ACRES: 0.5223
PARCEL ID: 015-0021-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: FWP HIGH STREET LLC
CO - OWNER:
MAILING ADDRESS: P.O. BOX 333

ZONING: R-6
PATRIOT ACCOUNT #: 930

SALE INFORMATION

SALE DATE: 2/6/2026
BOOK & PAGE: 2311-1
SALE PRICE: 435,000
SALE DESCRIPTION:
SELLER: SOUSA, JULIANN EXECUTRIX OF

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2942
FINISHED BUILDING AREA: 1440
BASEMENT AREA: 1164
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $275,700
YARD: $0
BUILDING: $218,200
TOTAL: $493,900

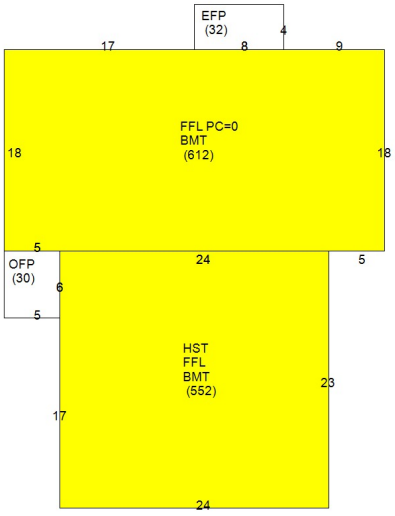
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1820
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



d a v i d s i s s o n a r c h i t e c t u r e p c

1 2 3 4 5 6 7 | | #

345 Taunton Ave East Providence RI 02914 www.ds-arch.com info@ds-arch.com tel: 401.595.7070

Project: 26022 145 High

Date: 07-24-2026

Attn.: Historic District Commission – Bristol, RI

Dear members of the Historic District Commission,

We are proposing redeveloping the site at 145 High Street. This is an existing historic single-family home, in very poor condition, with a very large (10 car) garage in the back yard, also in very poor condition.

We propose the following:

- Demolition of the existing 10 car garage (already collapsed)
- Demolition of the existing addition and deck towards the rear of the existing home (already collapsed)
- Renovation and remodel of the existing single family home
- Additions to the rear of the single family home to include a 2 car garage and ADU above the garage (1 family + ADU proposed)

Our goals are:

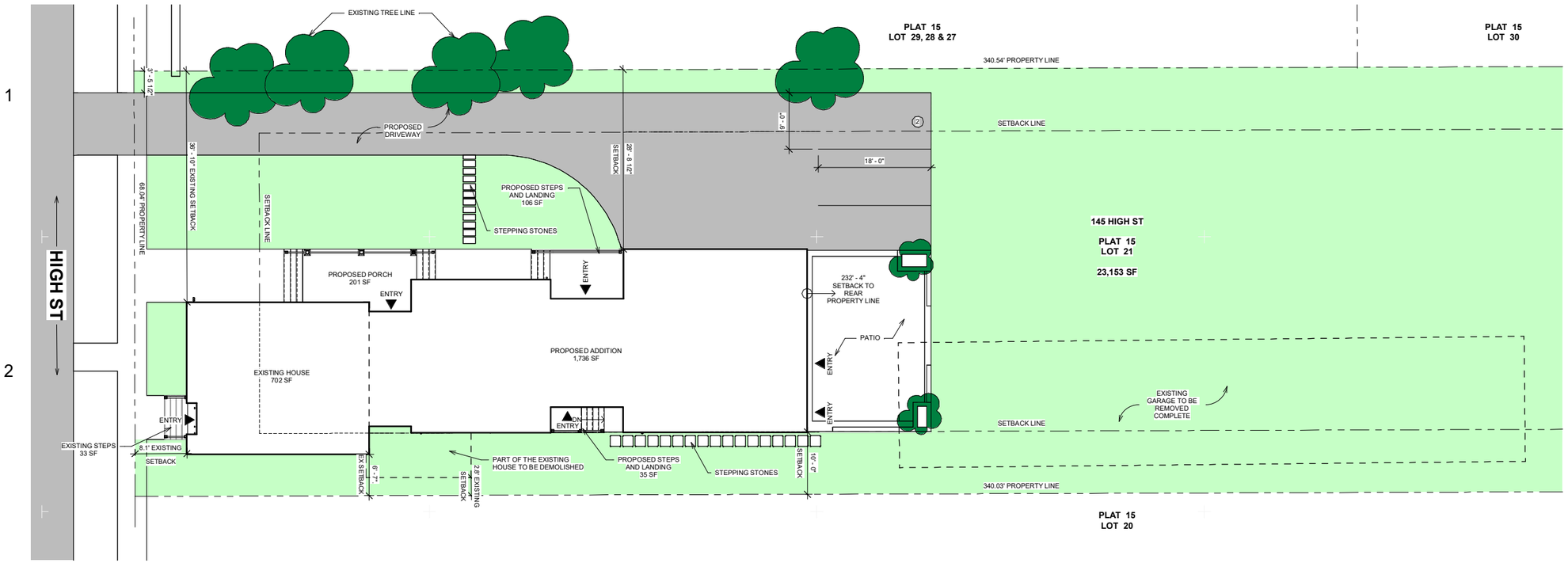
- To save the existing historic home
- We intend to keep the addition to the same height at the existing single-family home. This is quite a bit shorter than what is allowed in the zone (27’ where 35’ is allowed)
- The garage will be even shorter than the existing home.
- We intend to align the addition to the required 10 foot side setback, keeping its mass and bulk similar to the existing home
- We intend to provide the same roofline and shape at the addition and existing home. Note that we are including adding dormers to the existing home. These dormers will be the same size and configuration as the existing dormers.
- We intend to provide similar trim, siding, and exterior detailing at the additions and the existing home, to create a cohesive design

If you have any questions or requests, please do not hesitate to call.

Sincerely,



David Sisson



A3 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	23,153 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		MAX 5 UNITS (1 UNIT + ADU PROVIDED)	NO
LOT WIDTH	80'	68.04'	NO
FRONTAGE	60'	68.04'	NO
LOT COVERAGE	30% (6,945.9 SF)	16.5% (3,821 SF) EXISTING	NO
		12.1% (2,811 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	8.1' EXISTING	NO EXISTING NON-CONFORMING
SIDE SETBACK	10'	36' -10" EXISTING	
		28' - 8 1/2" PROPOSED	NO
SIDE SETBACK	10'	2.8' EXISTING	
		6' - 7" PROPOSED	NO EXISTING NON-CONFORMING
REAR SETBACK	20'	230' - 4" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT + 1 FOR ADU = 3 REQUIRED, 4 PROVIDED
10' X 18' WITH 24' AISLE

LOT COVERAGE CALCULATIONS:

EXISTING:

EXISTING HOUSE	1,280 SF
EXISTING PORCH	494 SF
EXISTING STEPS	33 SF
EXISTING STEPS	11 SF
EXISTING GARAGE	2,003 SF
TOTAL:	3,821 SF

PROPOSED:

EXISTING HOUSE	702 SF
EXISTING STEPS	33 SF
PROPOSED ADDITION	1,734 SF
PROPOSED PORCH	201 SF
PROPOSED STEPS AND LANDING	35 SF
PROPOSED STEPS AND LANDING	106 SF
TOTAL:	2,811 SF

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE:	ISSUED FOR:
	2020-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

SITE PLAN

ZONING REVIEW ONLY
DATE SIGNED:
2021-08-27

A0.1

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

A B C D

1



2

3

4

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.dsarch.com Info@ds-arch.com 401-566-7070

REV. #	DATE:	ISSUED FOR:
	2025-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

3D

DAVID C. SISSON
ZONING REVIEW ONLY
REGISTERED ARCHITECT
DATE SIGNED:

A10.0

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.dsi-arch.com Info@dsi-arch.com 401-566-7070

REV. #	DATE:	ISSUED FOR:
	2026-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

ZONING REVIEW ONLY
DAVID C. SISSON REGISTERED ARCHITECT
DATE SIGNED:

A10.1

DAVID SISSON ARCHITECTURE PC – ALL RIGHTS RESERVED

A B C D

1



2

3

4

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.dsi-arch.com Info@dsi-arch.com 401-566-7070

REV. #	DATE:	ISSUED FOR:
	2026-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

ZONING REVIEW ONLY
DATE SIGNED:

A10.2

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

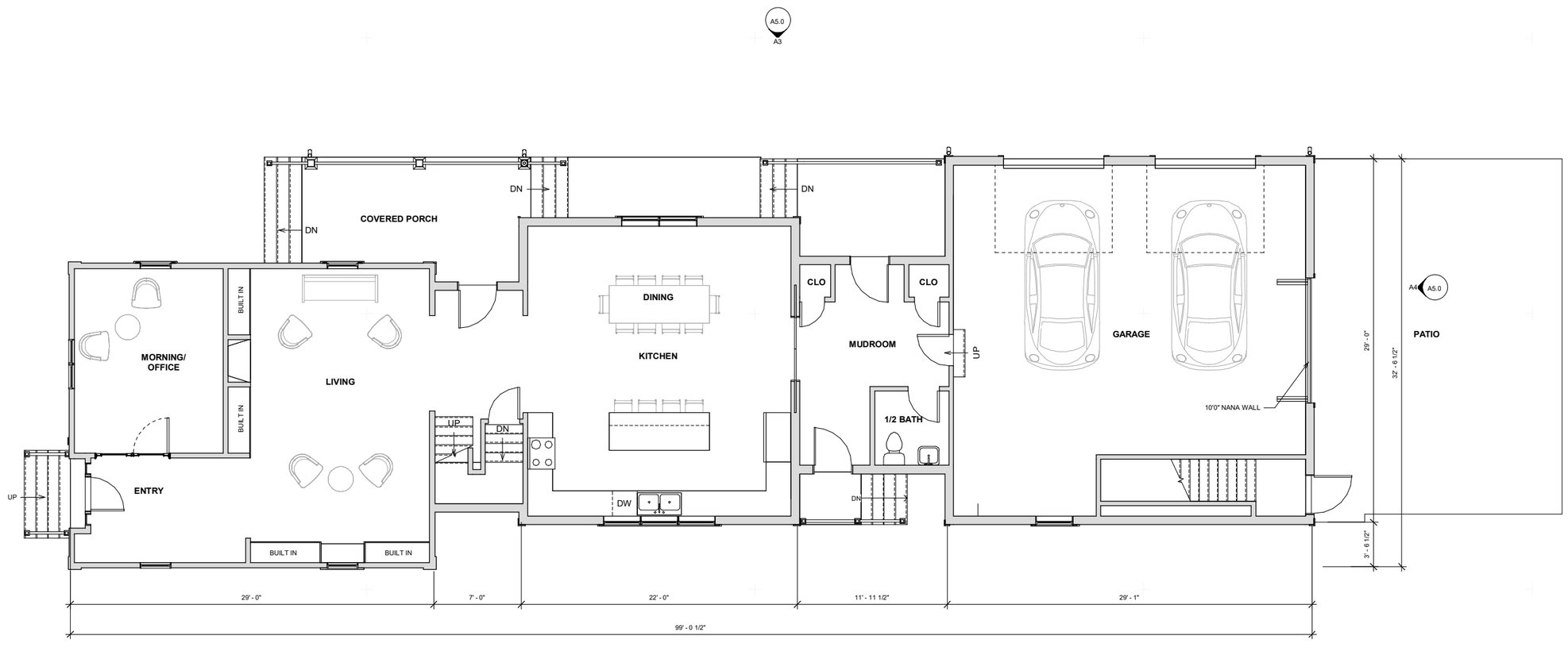
A B C D

1

2

3

4



A4 FLOOR PLAN - 1ST FL
1/4" = 1'-0"

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE:	ISSUED FOR:
	2020-07-24	ZONING REVIEW

145 High St
Bristol RI 02809

PROJECT NUMBER 26022

PLANS 1ST FL

ZONING REVIEW ONLY
DATE APPROVED:
2021-08-27

A4.1

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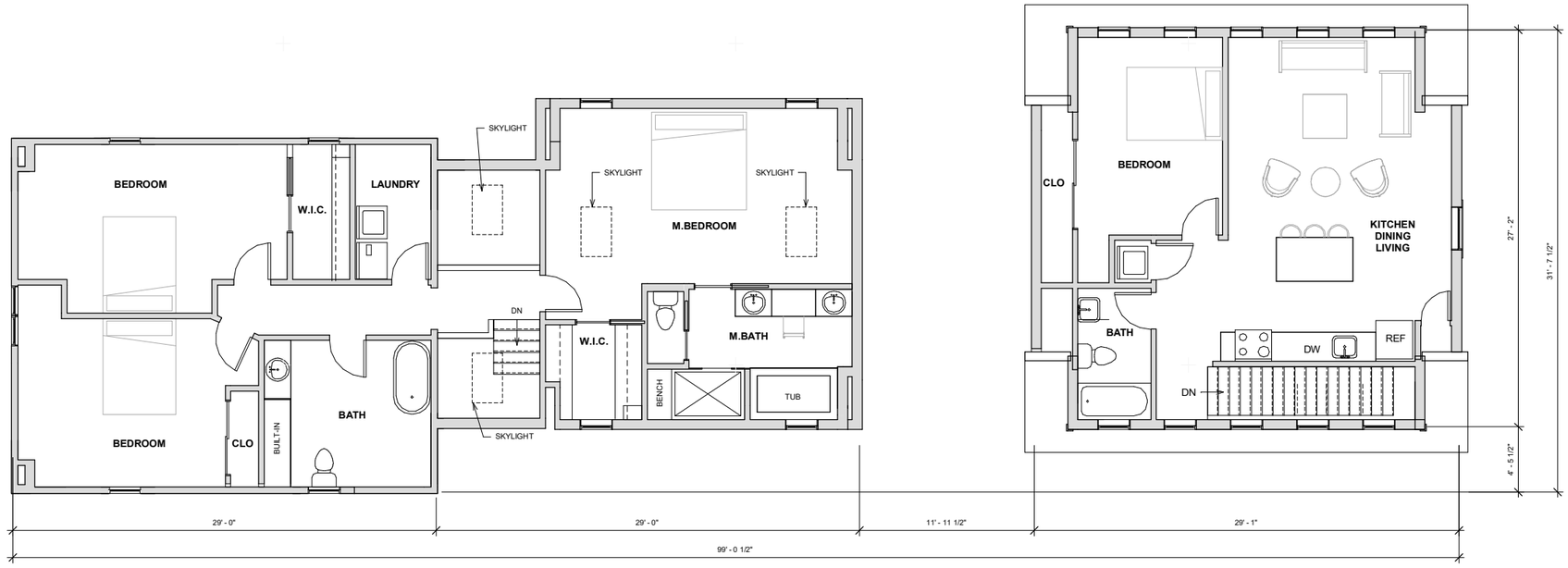
A5.0
A3



A5.0 A4

A1
A5.0

A4 FLOOR PLAN - 2ND FL
1/4" = 1'-0"

DAVID SISSON ARCHITECTURE PC --- ALL RIGHTS RESERVED

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV. #	DATE:	ISSUED FOR:
	2020-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

PLANS 2ND FL

ZONING REVIEW ONLY
DATE APPROVED:
2021-08-27

A4.2

A B C D

1



A1 NORTH ELEVATION
1/4" = 1'-0"

2



3

A3 SOUTH ELEVATION
1/4" = 1'-0"

4



A4 WEST ELEVATION
1/4" = 1'-0"



A4 EAST ELEVATION
1/4" = 1'-0"

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV.#	DATE:	ISSUED FOR:
	2020-07-24	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

ELEVATIONS

ZONING REVIEW ONLY
DATE SIGNED:
2021-08-27

A5.0

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-53	Contributing	April 17, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
224 HOPE ST , BRISTOL, RI, 02809	015-0038-000

Applicant	Architect/Engineer	Contractor
Gregory Leonetti		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	4480 Post Road Unit 4 East Greenwich, RI 02818

Work Category:	Replacing in Kind

Description of proposed work:
- Addition of black wood shutters around each window
- Repair of brick chimney that does not currently have brick
- Repair of cement stairs with rounded stone to match the current foundation, black iron rail to remain
- Addition of Bilco basement door in back left corner of house parallel to Hope Street

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00626
HISTORIC NAME:	French, Timothy, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1803
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Gregory Leonetti
Applicant's Digital Signature
Date: April 17, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 224 HOPE ST
ACRES: 0.0574
PARCEL ID: 015-0038-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: LEONETTI, GREGORY M. & JULIA C. TE
CO - OWNER:
MAILING ADDRESS: 4480 POST RD

ZONING: R-6
PATRIOT ACCOUNT #: 947

SALE INFORMATION

SALE DATE: 12/30/2024
BOOK & PAGE: 2269-95
SALE PRICE: 605,000
SALE DESCRIPTION:
SELLER: WHITE, GEORGE H TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3769
FINISHED BUILDING AREA: 1872
BASEMENT AREA: 936
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $176,200
YARD: $0
BUILDING: $319,800
TOTAL: $496,000

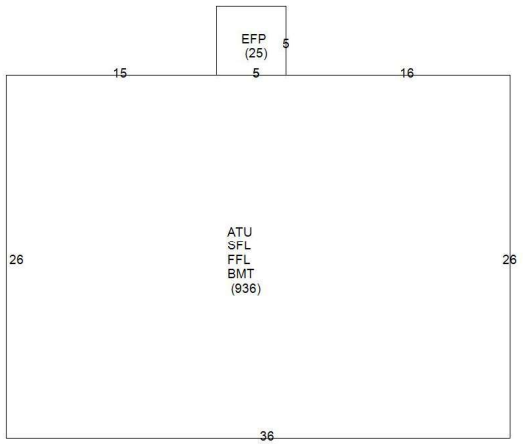
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1803
FRAME: Wood Frame
EXTERIOR WALL COVER: Masonry
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO







Hover Image to Zoom



SHOP SPRING BLACK FRIDAY DEALS ›

Ekena Millwork

15 in. W x 66 in. H Americraft 2 Equal Louver Exterior Real Wood Shutters (Per Pair), Black

(48) Questions & Answers (25)

$299.00 /pair

Pay $274 after $25 OFF your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

- View More Details

Color/Finish: **Black**

Shutter Height (in.): **66**

66

Shutter Width (in.): **15**

12 | 15 | 18



Hover Image to Zoom



SHOP SPRING BLACK FRIDAY DEALS ›

Ekena Millwork

15 in. W x 64 in. H Americraft 2 Equal Louver Exterior Real Wood Shutters Per Pair in Unfinished

(49) Questions & Answers (25)

$209.00 /pair

Pay $184 after $25 OFF your total qualifying purchase upon opening a new card.

Apply for a Home Depot Consumer Card

- View More Details

Color/Finish: **Unfinished**

Shutter Height (in.): **64**

64

Shutter Width (in.): **15**

Specifications

Dimensions

Shutter Height (in.)	64
Shutter Width (in.)	15

Details

Color Family	Brown
Color/Finish	Unfinished
Features	Paintable, Stainable
Material	Wood
Returnable	90-Day
Shape	Rectangular
Shutter Top Shape	Straight Top
Shutter Type	Louvered
Shutter Usage	Functional

Warranty / Certifications

Manufacturer Warranty	N/A

Product Details

About This Product

Hawaiian mango wood shutters are an eco-friendly hand-crafted decorative wood product. Produced from the high-quality mango wood tree, a distinctive textured wood grain offers golden-brown pattern variations. These durable, hardwood exterior shutters age beautifully, while offering a sustainable building product. Available in stunning unfinished stain grade, primed, or one of our long-lasting solid color wood stains, that offer durability against cracking and peeling. Hawaiian mango wood is a highly desired artisan wood and is now available in affordable, durable, and environmentally friendly exterior shutters.

Highlights

- Hawaiian mango wood is both eco-friendly and durable
- Distinctive textures and patterns offer a beautiful pair of exterior shutters
- Strength, density, and attractive looks will instantly upgrade your house
- Available in both stain grade and a variety of beautiful, hand-stained finishes
- Sustainable mango wood offers affordable and environmentally friendly shutter product
- Choose from classic and modern shutter designs
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 322801235
Model # RW101LV15X64UNH





Specs

Cuts

Corners

Thickness

Applications

Installation

Available types

- Thinstone 3/4" – 1 1/4"
- 3" – 5" Veneer

DISCLAIMER FOR NATURAL STONE VARIATION:

Natural stone varies in color, veining, and pattern from piece to piece. La Pietra is not responsible for photos used in color literature, websites, or emails, as they may not accurately reflect actual material. Photos are used to reflect the general aesthetic of the material and should not be used for color matching. Always request a free sample from your dealer.


CT NATURAL ROUNDS


WEATHERED ROUNDS - SM & MED

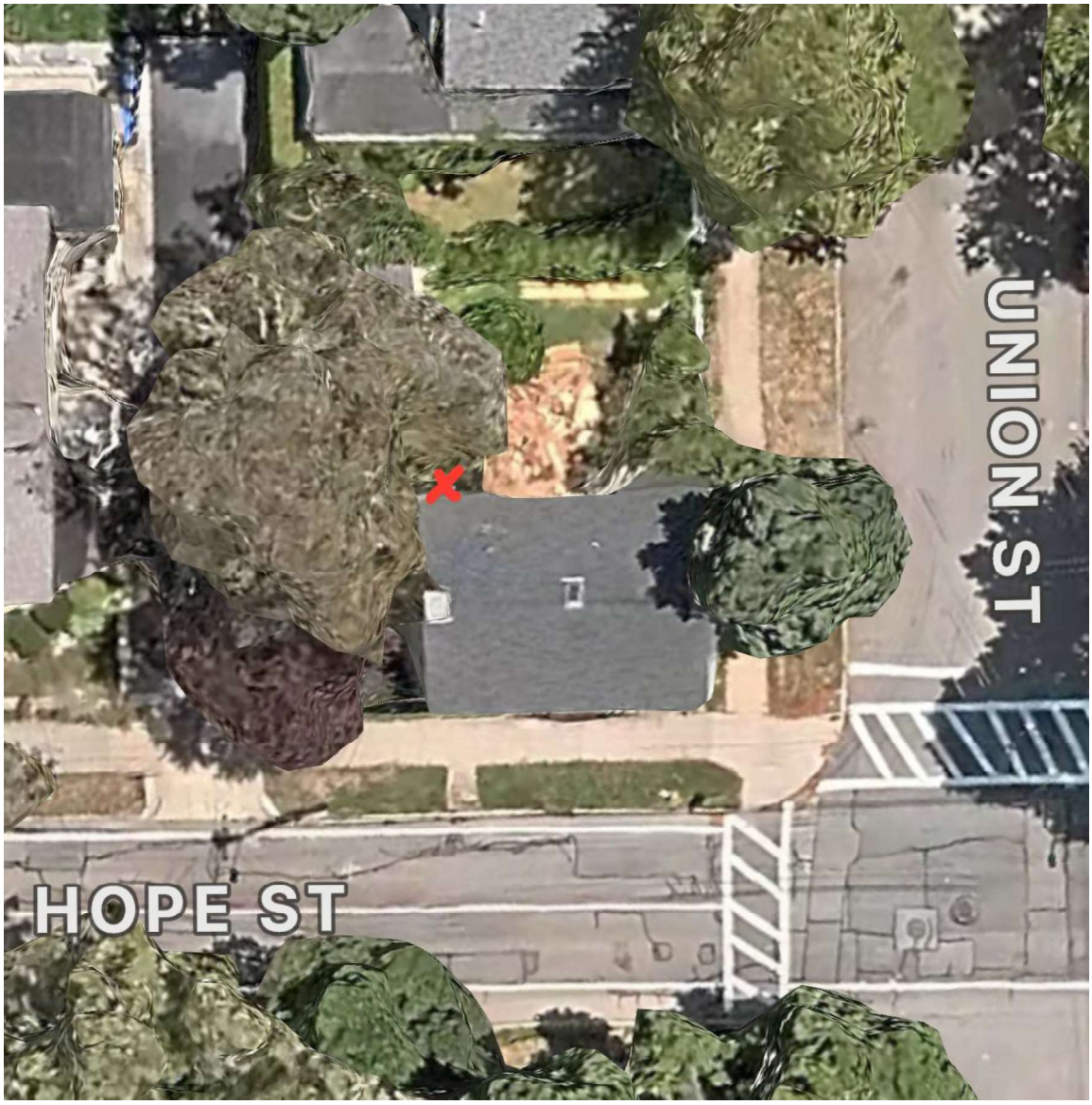

WEATHERED ROUNDS - SM & MED


WEATHERED ROUNDS - MED








UNION ST
HOPE ST



BILCO
TYMAN group

Basement Doors

Basement doors are ideal for access to basement storage areas and for moving large items into finished basement areas. The wide opening allows storage items such as deck and patio furniture, and large items such as pool tables and furniture, to be easily moved in and out of a basement. Doors meet IRC 2023 building code requirements for emergency egress in finished basement living areas and feature weather resistant construction.



Classic Series
Steel Sided

Features:

- Patented gas spring lift assistance for improved operation
- Baked-on Sherwin Williams primer provides durable base for finish paint
- Slide bolt locking mechanism (optional keyed lock kit available)
- Flanged construction and J-channel header shed water and prevent binding due to ice and snow, permitting all-season use
- BILCO also offers a basement door weatherstrip kit and keyed lock kit. *(See page 11 for all basement door accessories)*

Skip the paint!

Order your door prefinished to match your home. The factory-applied polyester resin finish provides a durable, weather-resistant coating and eliminates the need to paint your door after installation.

(See page 4 for more information)



BILCO TYMAN group

Basement Doors

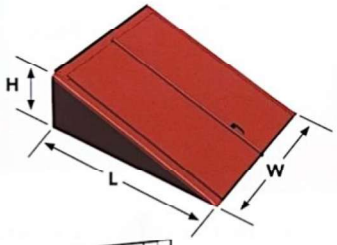
Basement Door Measuring Guide

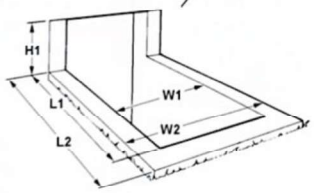
Follow the instructions below to calculate the proper size door for your areaway. An electronic version of this sizing guide is also available at BILCO.com. Please contact BILCO if you are unable to find a standard door to fit your areaway.

Areaway — Flat Foundation

Ultra Series and Classic Series Doors

1. Discard your old door and measure (in inches) the dimensions of the areaway foundation.
2. Measure dimension W1, the inside width, and dimension W2, the outside width of the areaway foundation walls. Record your dimensions below and make the calculation shown.
3. Measure dimension L1, the inside length, and dimension L2, the outside length of the areaway foundation walls. Record your dimensions and make the calculation shown.
4. Measure dimension H1, the height from the top of the areaway foundation to the top of the opening in the house foundation.
5. Select the door from the table to the right with a width between W1 and W2 and length between L1 and L2.





Basement Door Dimensions

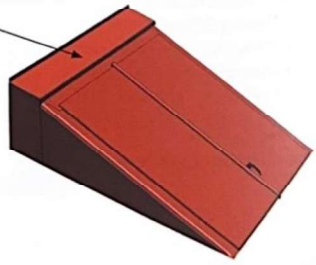
Door Size	Width (W) (inches)	Length (L) (inches)	Height (H) (inches)	Door Opening	
				Length (inches)	Width (inches)
B	51	64	22	60	44
C*	55	72	19½	67	48
O	47	58	30	58	40
SL	51	43¼	52	60	44

*Ultra Series Doors are available in Size C only

Record your foundation dimensions here

Width	Length	Height
W1 + 4" = _____ W2 = _____	L1 + 2" = _____ L2 = _____	H1 = _____

Extensions are available to increase the door length for Size C Ultra and Size C Classic Series doors. Classic Series extensions are available in 6", 12", 18", 24" and 30" lengths and two or more can be mounted back to back to increase the door length. Ultra Series extensions are available in 6" and 12" lengths and two extensions can be combined to increase the door length.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-54		April 17, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
244 METACOM AVE , BRISTOL, RI, 02809	160-0017-000

Applicant	Architect/Engineer	Contractor
Andrew Broten	JPS Construction and Design	JPS Construction and Design

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Sign(s)/Landscaping

Description of proposed work:

This application reflects minor updates to the previous approved application. The new scope includes the following:

- Extended hardscaping north of the pool house for a cooking space. There will be no built-in kitchen/ appliances, only the client's existing freestanding, typical rolling grill and smoker.
- A stained wood pergola over this cooking area.
- A bocce court, which is located directly south of the existing stone wall.
- A freestanding hot tub adjacent to the house, west of the pool
- The pool house outdoor seating area (under cover via the pool house roof) has been extended by 2 ft. The pool house footprint (interior space) has not changed, nor has it been extended. To accommodate the extra 2 ft of outdoor seating width, the pool has been shifted closer to the house, and the originally proposed setback from the pool house to the lot line remains unchanged.
- The existing front porch wraps around the southeast side of the house, and a new stair has been added for access to the rear yard and new pool.
- The applicant requests a continued discussion on whether the old diary building can be demolished

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Sue Horwitz
Applicant's Digital Signature

Date: April 17, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 244 METACOM AVE
ACRES: 4.111
PARCEL ID: 160-0017-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: BROTEN, ANDREW JAMES &
CO - OWNER: NICOLE, ANNIE ELIZABETH TE
MAILING ADDRESS: 244 METACOM AVE

ZONING: PUD
PATRIOT ACCOUNT #: 9097

SALE INFORMATION

SALE DATE: 11/24/2021
BOOK & PAGE: 2146-70
SALE PRICE: 1,485,000
SALE DESCRIPTION:
SELLER: BYRNES, MICHAEL T.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9676
FINISHED BUILDING AREA: 6091
BASEMENT AREA: 2042
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $233,400
YARD: $23,100
BUILDING: $1,068,200
TOTAL: $1,324,700

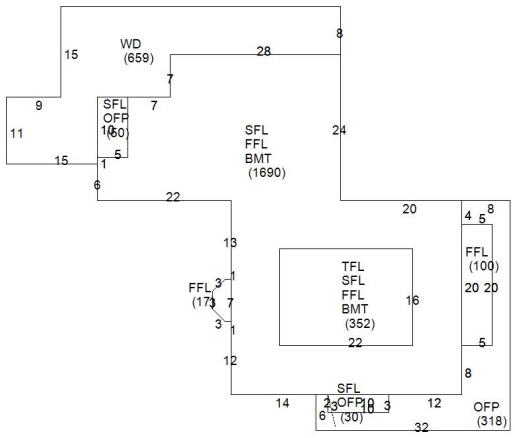
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1811
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Wood Joist
HEAT TYPE: Reg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 11
 # OF BEDROOMS: 5
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 3
 # OF KITCHENS: 1
 # OF FIREPLACES: 5
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Nick Toth

From: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Sent: Wednesday, July 15, 2026 3:19 PM
To: Totten, Elizabeth (HPHC); Nick Toth
Subject: RE: Bristol Assistance - Scheduling

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Hi Nick,

Bob Major is with Preservation Cooperative. He has a good mason that he uses. He is right in Warren and his contact number is 331-4350. Joe at Gnazzo Construction is also very good. His contact is 860-684-2334. They do all the masonry work at Fort Adams.

Roberta

Roberta Randall
Principal Historical Architect
RI Hstorical Preservation and Heritage Commission
150 Benefit Street
Providence, RI 02903
401-222-4333

From: Totten, Elizabeth (HPHC) <Elizabeth.Totten@preservation.ri.gov>
Sent: Tuesday, July 7, 2026 12:47 PM
To: Nick Toth <ntoth@bristolri.gov>
Cc: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Subject: RE: Bristol Assistance - Scheduling

Hello Nick,

I shared the information that we have for the former dairy/milk house at 244 Metacom Avenue with our three historians. They agreed that this appears to be a rare building type and that it was likely built in the late 19th century when the farm was owned by Mark Anthony DeWolf Howe.

As far as condition, anything can be preserved but we typically must weigh if it is prudent and feasible. Roberta had mentioned a mason that may come and look at it – **Roberta can you share their name**? We both think that the best way to stabilize it would be to add a roof since this would help to anchor the walls.

If it is neither prudent nor feasible to preserve the structure as is, we would ask can it be preserved in any iteration? For example, could it be filled in to ground level and the gables taken down to the wall/window level, or something similar?

Best,

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-94	Contributing	July 12, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
399 HOPE ST, BRISTOL, RI, 02809	010-0082-000

Applicant	Architect/Engineer	Contractor
Saint Michael's Church	None	None

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Remove 12 bells from bell tower The upper structure from the bell tower deck will be removed. The six remaining bells will be sent to Verdin Bell company in Ohio to be reconditioned with a digital striker and shipped back to Bristol for reinstallation An 8 pitch standing seam cooper roof will be installed. The original cast iron grating will be reused and the existing brick will be repointed, sealed and have weep holes installed. This is the Memorial Garden located on the grounds of the Parish House.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Frank Munro
Applicant's Digital Signature
Date: July 12, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 378 HOPE ST
ACRES: 0.0707
PARCEL ID: 014-0049-000
LAND USE CODE: 72
CONDO COMPLEX:
OWNER: ST MICHAELS CHURCH
CO - OWNER: P.O. BOX 414
MAILING ADDRESS: 399 HOPE ST

ZONING: D
PATRIOT ACCOUNT #: 846

SALE INFORMATION

SALE DATE: 1/1/1889
BOOK & PAGE: 49-415
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA:
FINISHED BUILDING AREA:
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS:

ASSESSED VALUES

LAND: $68,400
YARD: $0
BUILDING: $0
TOTAL: $68,400

BUILDING EXTERIOR

BUILDING STYLE:
UNITS: 0
YEAR BUILT: 0
FRAME:
EXTERIOR WALL COVER:
ROOF STYLE:
ROOF COVER:

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE:
FUEL TYPE:
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

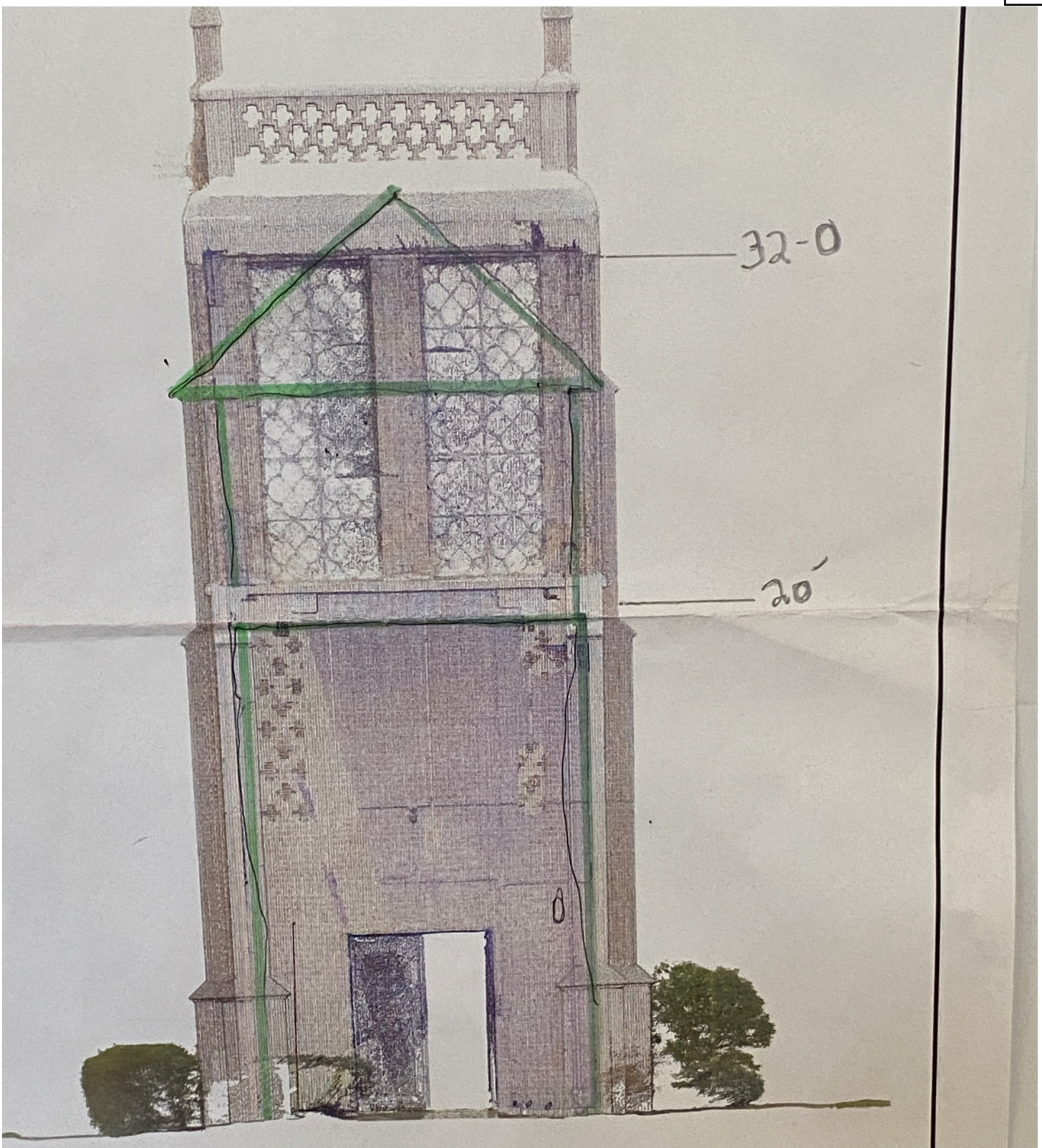
SKETCH

NO SKETCH AVAILABLE

PHOTO

NO PHOTO AVAILABLE


CONCEPT MODEL
299 HOPE STREET
BRISTOL, RHODE ISLAND
GRADY CONSULTING, L.L.C.



0 4

Scale 1" = 4'

GRADY CONSULTING, L.L.C.

◆ Civil Engineers Land Surveyors & Landscape Architects ◆

71 EVERGREEN STREET – KINGSTON, MA 02364
Tel. (781)585-2300 – Fax. (781) 585-2378

PARED FOR:
NK MUNRO
HOPE STREET
STOL, RHODE ISLAND 02809

APRIL 16, 2021
SCALE: 1" = 4'
JOB NO. 21-081




HIGH VOLTAGE





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-81		June 11, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
1200 HOPE ST , BRISTOL, RI, 02809	103-0002-000

Applicant	Architect/Engineer	Contractor
Kyle Ritchie		Build with Confidence LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Infinity 1217 LLC	

Work Category:	Addition to Structure(s)

Description of proposed work:

To ensure proper ongoing maintenance and management of the site, we propose replacing the original exterior well house (which has been demolished and was in a pile on sitew when we took it over and I have included a picture as it once existed and gave us the parameters of what we are looking to build). The new well house will be located in the front yard behind the privet hedge, as indicated on the plan, directly over the existing shallow well. This well, which dates back to the original structure, provides a reliable flow of over 10 gallons per minute (GPM) of continuous water.

This replacement will support the long-term care and longevity of the site.

We also respectfully request administrative approval for all hardscaping and landscaping improvements on the property, including walkways, the bocce court, putting greens, and any and all associated landscaping enhancements.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Kyle V Ritchie
Applicant's Digital Signature
Date: June 11, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1200 HOPE ST
ACRES: 1.7609
PARCEL ID: 103-0002-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: INFINITY 1217, LLC
CO - OWNER:
MAILING ADDRESS: 545 CAMP DIXIE RD

ZONING: R-10
PATRIOT ACCOUNT #: 5652

SALE INFORMATION

SALE DATE: 11/15/2024
BOOK & PAGE: 2264-175
SALE PRICE: 2,572,700
SALE DESCRIPTION: Building in
SELLER: MI 1200 HOPE ST LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9412
FINISHED BUILDING AREA: 5235
BASEMENT AREA: 2120
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $191,200
YARD: $0
BUILDING: $572,700
TOTAL: $763,900

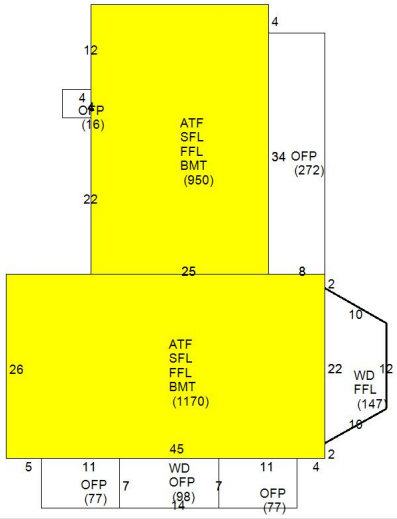
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 4
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

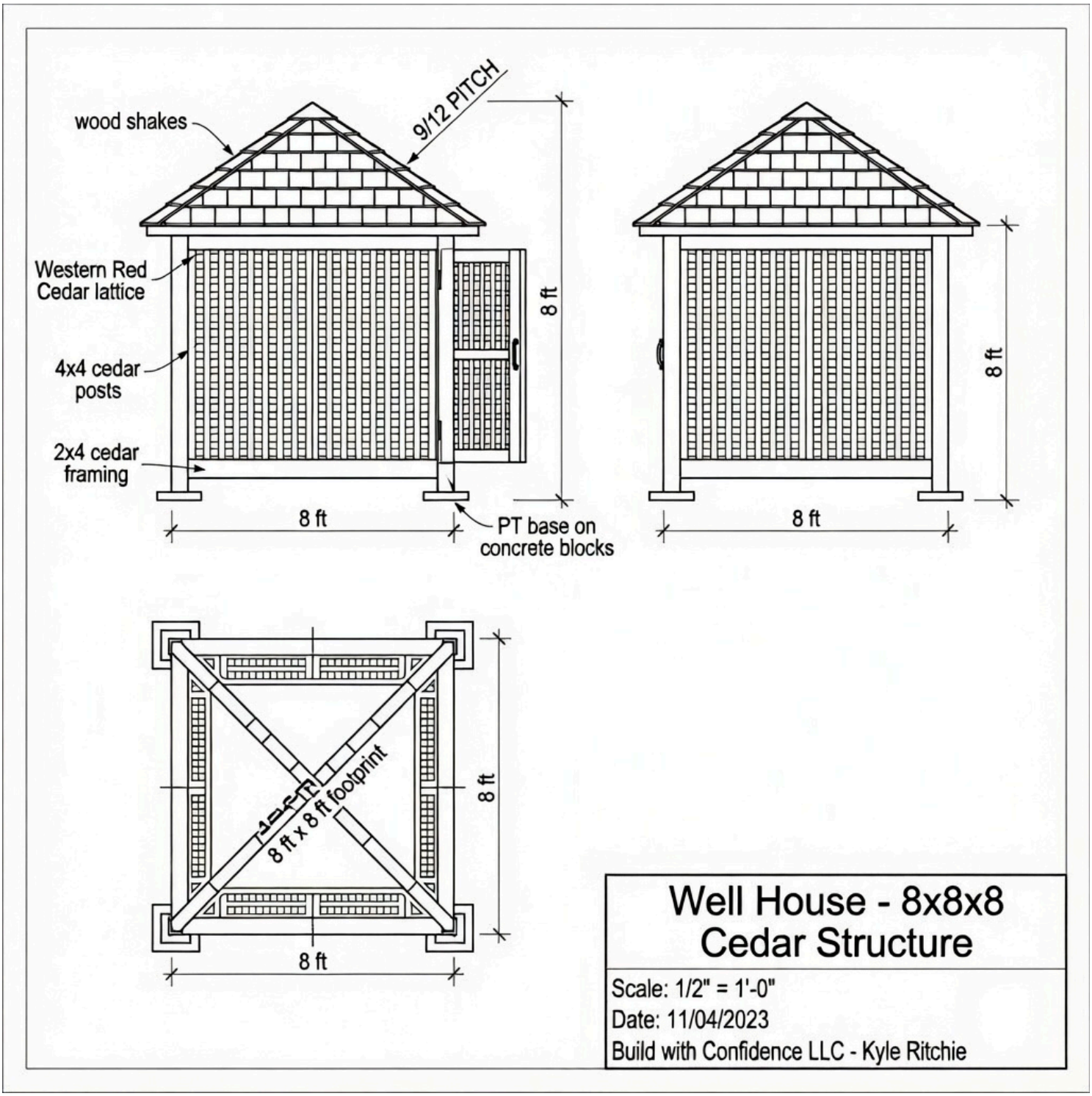
SKETCH

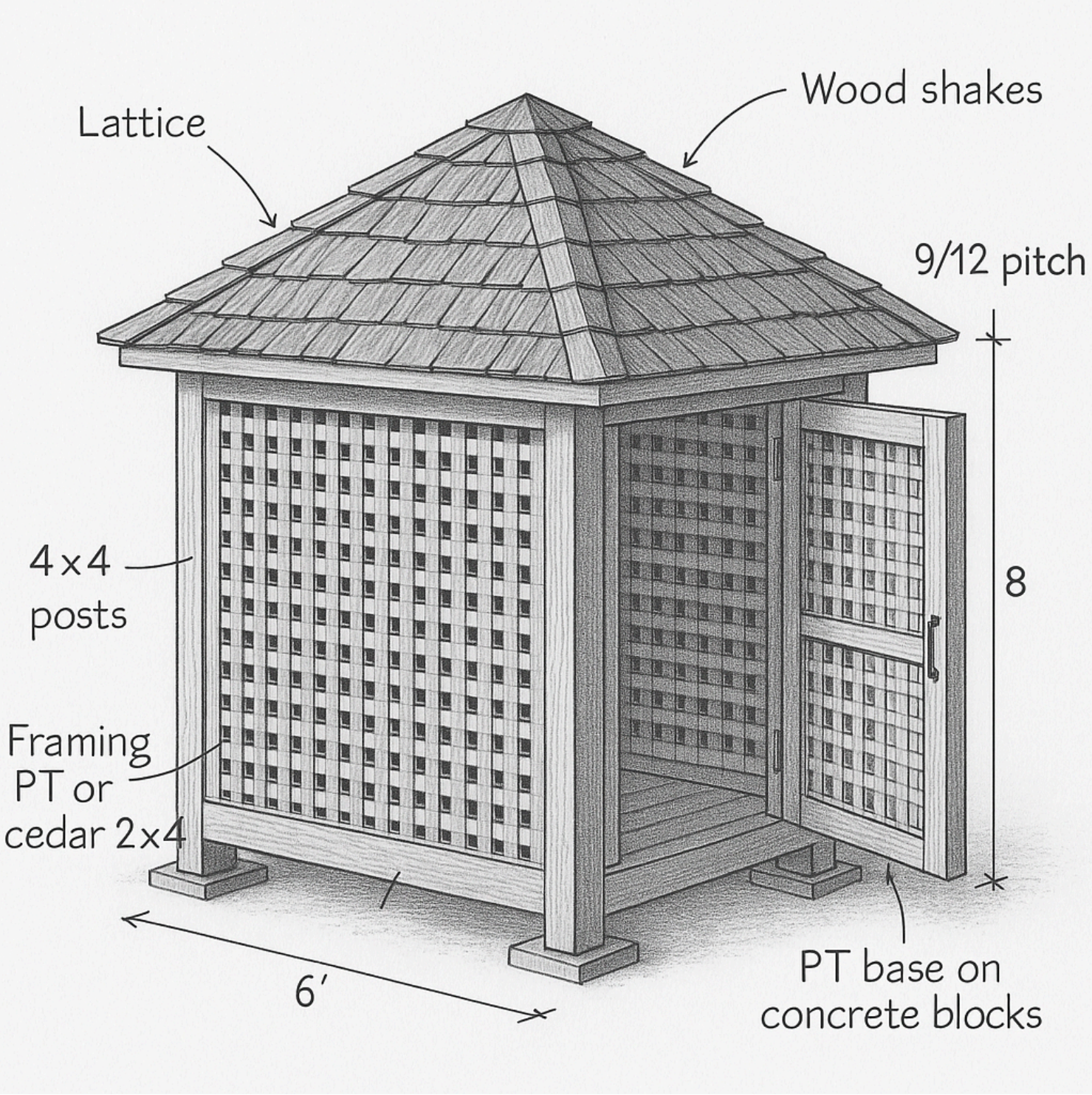


PHOTO






wood shakes
9/12 PITCH
Western Red Cedar lattice
4x4 cedar posts
2x4 cedar framing
8 ft
8 ft
PT base on concrete blocks
8 ft
8 ft
8 ft
8 ft x 8 ft footprint
8 ft
Well House - 8x8x8 Cedar Structure
Scale: 1/2" = 1'-0"
Date: 11/04/2023
Build with Confidence LLC - Kyle Ritchie


Lattice
Wood shakes
9/12 pitch
4x4
posts
8
Framing
PT or
cedar 2x4
6′
PT base on
concrete blocks

SITE PLAN

Address:
1200 Hope St
Bristol, RI 02809

Assessor's Parcel Number:
BRIS M:103 L:2

Parcel Area:
1.76 Acres

Land Use:
Residential
Single Family Residence

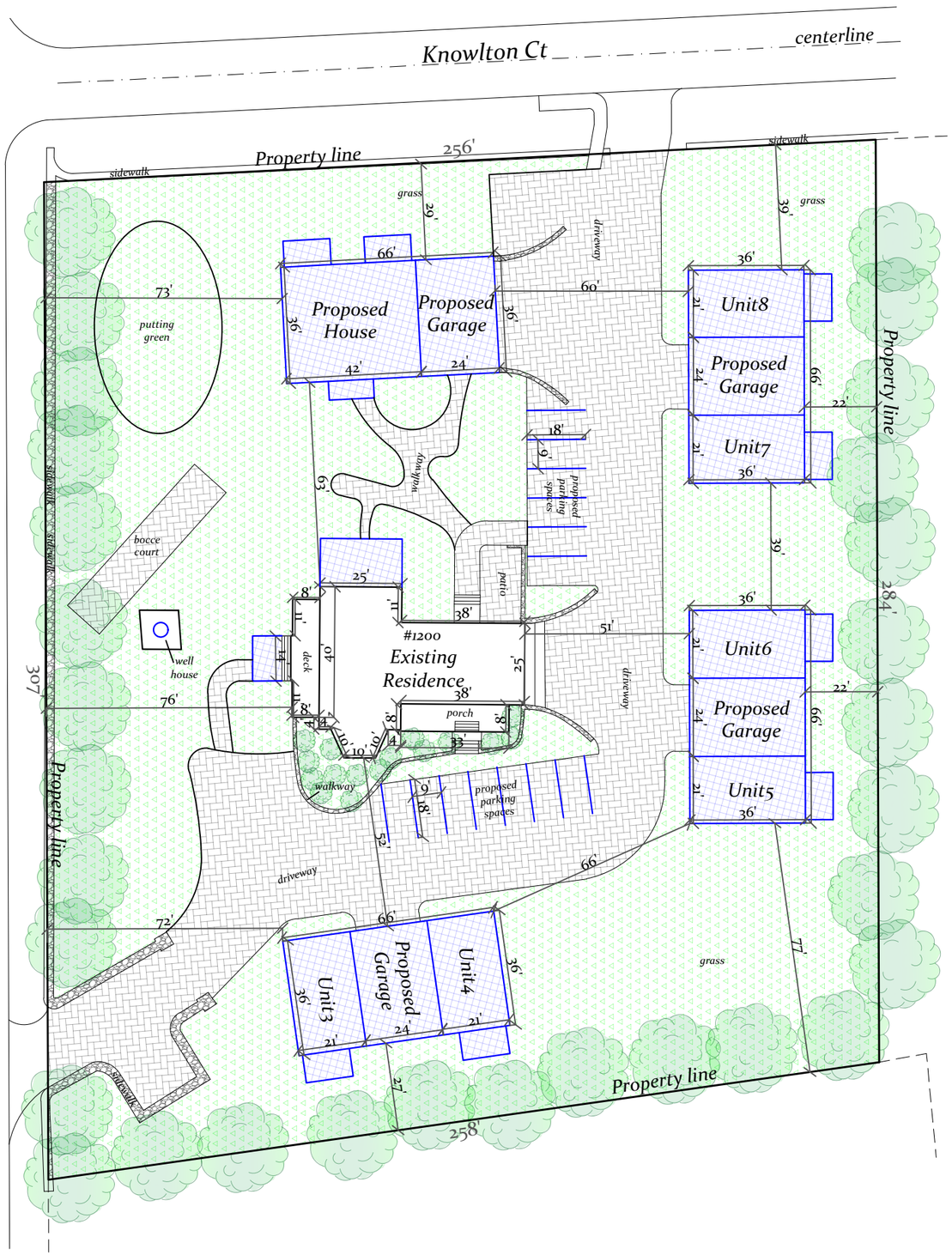
Zoning: R-10

Legal Description: /

Subdivision: /

Owner: INFINITY 1217 LLC

Date: June, 2026



Scale:
1"=40'
Paper size:
11"x 17"

Legend

- Property line
- Topography line
- Wall line
- Roof line
- Retaining wall
- Fence
- Proposed addition

SITEPLAN4YOU.com

Graphic scale
0 20' 40' 80'

Disclaimer: *This is not a Legal Survey, nor is it intended to be or replace one. These measurements are approx[illegible] are for illustrative purposes only. This work product represents only generalized location of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, objects or boundary.*

Bristol Historic District Commission

Application for Review of Proposed Work - Printable App

HDC-26-85	Contributing	

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIG DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK

Project Address	Assessor's Pl
348 HIGH ST , BRISTOL, RI, 02809	017-0094-

Applicant	Architect/Engineer	
Todd Jarem	Anthony Guida	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different

Work Category:	New Structure(s)

Description of proposed work:

Remove existing shed and replace with new shed to be built with main house details present in deisgn a

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00554
HISTORIC NAME:	
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Por

Post-1988: aluminum siding removed, clapboards and wood cornerboards installed/uncovered. 2 gable 6/6 windows added on front roof slope. Small shed-roofed projection on S side elev. removed, new doo

Todd Jarem
Applicant's Digital Signature
Date: June 14, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 348 HIGH ST
ACRES: 0.0495
PARCEL ID: 017-0094-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: JAREM, TODD S.
CO - OWNER:
MAILING ADDRESS: 348 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1148

SALE INFORMATION

SALE DATE: 12/29/2006
BOOK & PAGE: 1346-283
SALE PRICE: 229,000
SALE DESCRIPTION:
SELLER: CHABOT, DONNA M.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2380
FINISHED BUILDING AREA: 1170
BASEMENT AREA: 780
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $56,200
YARD: $1,900
BUILDING: $179,300
TOTAL: $237,400

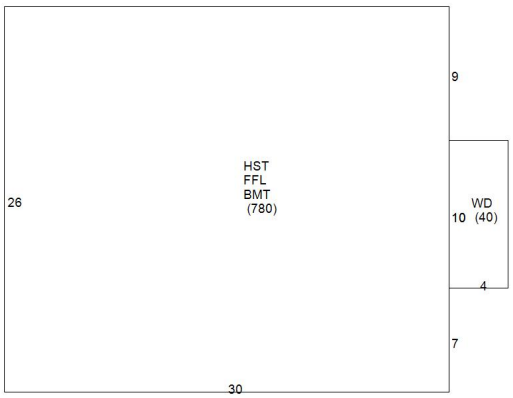
BUILDING EXTERIOR

BUILDING STYLE: Cape
UNITS: 1
YEAR BUILT: 1880
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 6
 # OF BEDROOMS: 3
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

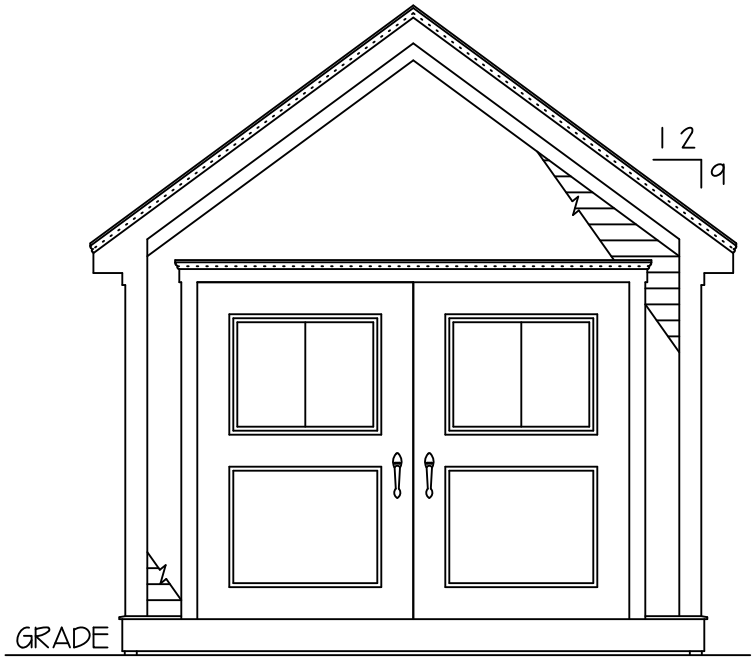
SKETCH



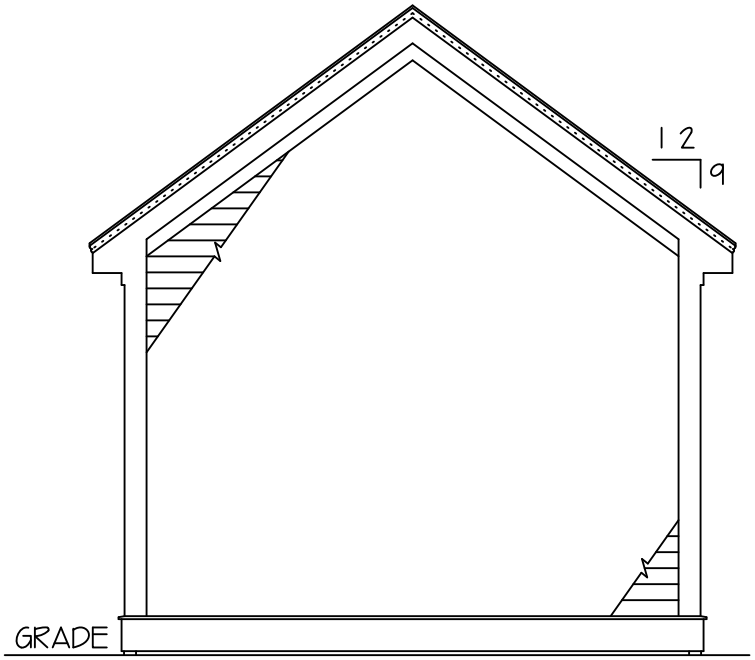
PHOTO



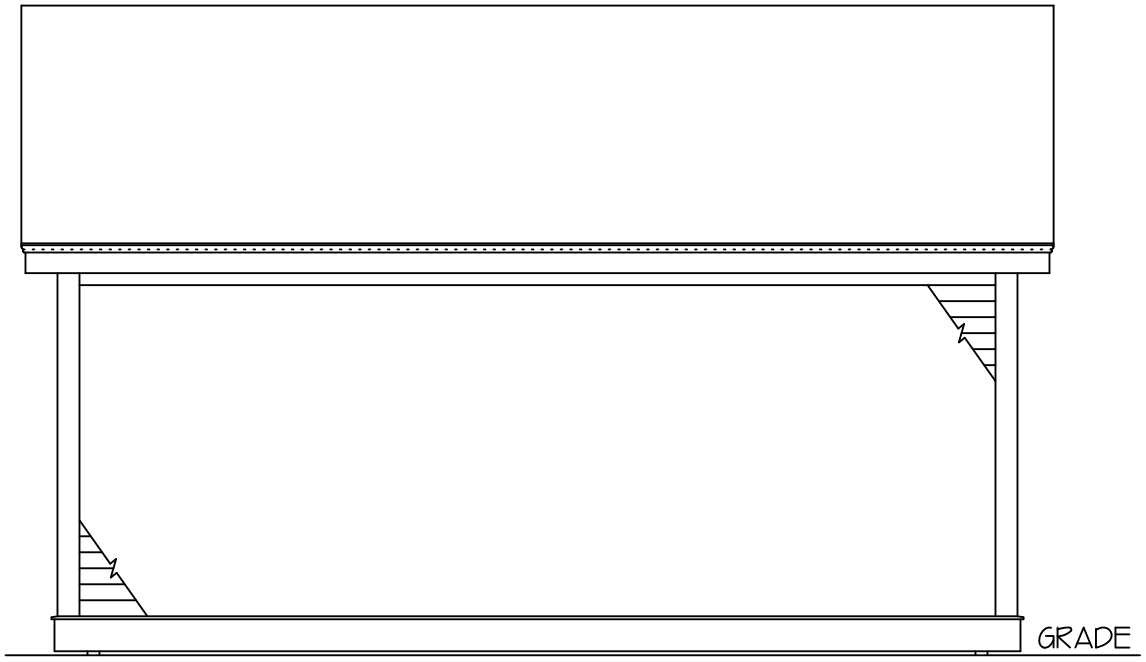




FRONT ELEVATION



REAR ELEVATION



RIGHT ELEVATION

TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, CLAPBOARDS, 5/4" x 6" CORNER BOARDS, #8180 BAND MOULDING ON 1" x 8" FASCIA BOARDS, 1" x 8" SOFFIT BOARDS, SOFFITT VENT, 1" x 3" FRIEZE BOARD, 8" GABLE OVERHANG, #8180 BAND MOULDING ON 1" x 8" RAKE BOARDS, 1" x 3" RAKE FRIEZE BOARD, WATER TABLE MOULDING ON 5/4" x 10" WATER TABLE TRIM BOARD, 5/4" x 4" DOOR CASING, 5/4" x 6" HEADER W/ #B660 BASE MOULDING & 1" x 2" DRIP CAP

PROPOSED 12' x 20' SHED

MR. JAREM		
FRONT, RIGHT & REAR ELEVATIONS		
DATE: 5-21-26	SCALE: 1/4"=1'-0"	PAGE: 1 OF 4

TYPICAL ROOF RAFTER CONSTRUCTION
2" x 8" RIDGE BOARD, RIDGE VENT, 2" x 6" @ 16" O.C. RAFTERS, SIMPSON H2.5 HURRICANE TIE (EACH RAFTER), 2" x 6" x 3'-0" @ 16" O.C. COLLAR TIES, 5/8" T+G "ADVANTECH" PLYWOOD ROOF SHEATHING, FELT PAPER, ARCHITECTURAL ROOF SHINGLES & (APPLY ICE / WATER SHIELD BARRIER ALONG THE EAVES) (SEE APPENDIX "AA" FOR CODE DETAILS)

TYPICAL SOFFIT CONSTRUCTION
1" x 8" FASCIA BOARD, 1" x 8" SOFFIT BOARD & SOFFIT VENT

TYPICAL EXTERIOR WALL CONSTRUCTION
2" x 6" @ 16" O.C. STUDS, W/ 1/2" CDX PLYSCORE SHEATHING, TYPAR VAPOR PAPER, CLAPBOARD, 2 - 2" x 6" TOP PLATES, 2" x 6" BOTTOM PLATE & 3 - 2" x 12" HEADERS

TYPICAL INTERIOR WALL CONSTRUCTION
UNFINISHED

TYPICAL FLOOR CONSTRUCTION
2" x 8" @ 16" O.C. P.T. FLOOR JOISTS & 3/4" T+G "ADVANTECH" OSB SHEATHING SUB-FLOORING (GLUED + NAILED)

TYPICAL SONO TUBE CONSTRUCTION
SIMPSON ABA44Z POST ANCHOR BASE, 1/2" Ø x 6" MASONARY ANCHOR BOLT, 12" SONO TUBE FILLED W/ CONCRETE (40" MINIMUM BELOW GRADE - TYPICAL OF 6).

TYPICAL MEASUREMENTS FOR CONSTRUCTION
FIELD VERIFY ALL MEASUREMENTS. VERIFY ALL TRIMS & MOULDINGS TO MATCH EXISTING DWELLING

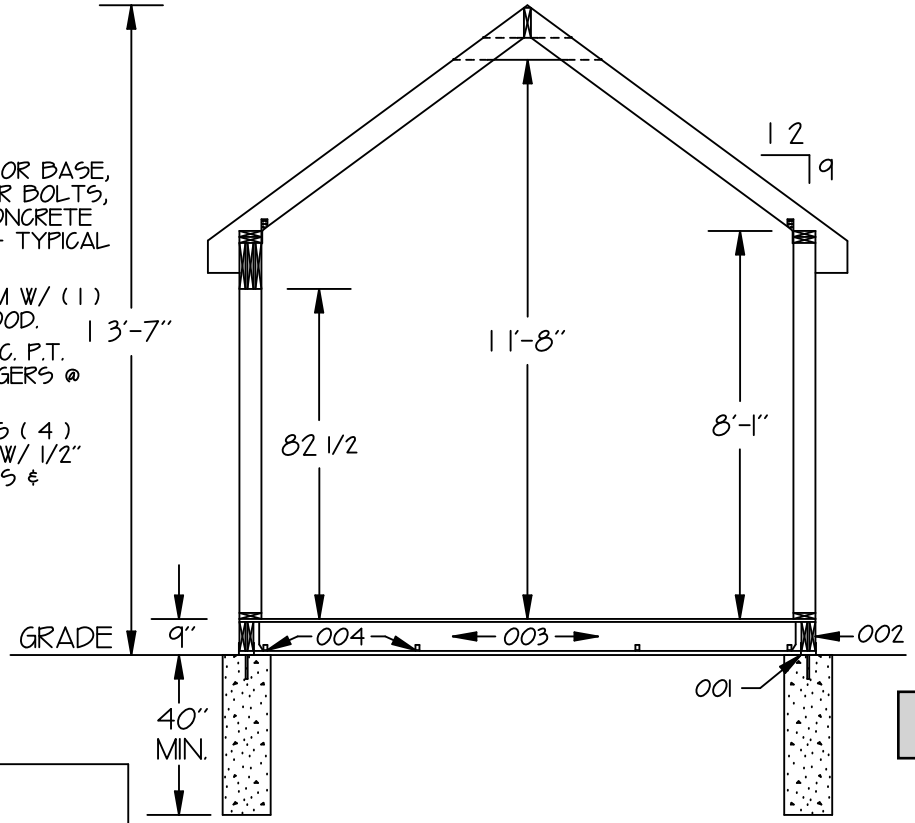
KEY NOTES:

001 SIMPSON ABA44Z POST ANCHOR BASE, 1/2" Ø x 6" MASONARY ANCHOR BOLTS, 12" SONO TUBE FILLED W/ CONCRETE (40" MINIMUM BELOW GRADE - TYPICAL OF 6).

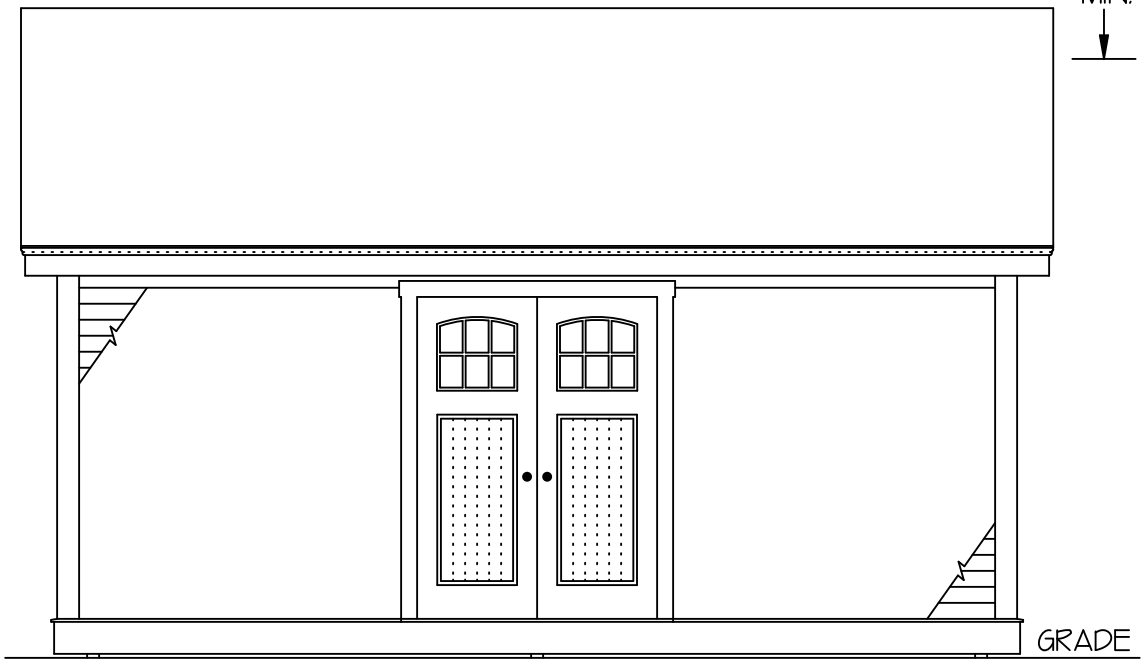
002 (DOUBLE) - 2" x 8" P.T. BEAM W/ (1) PLY 1/2" P.T. EXTERIOR PLYWOOD.

003 DIRECTION OF 2" x 8" @ 16" O.C. P.T. FLOOR JOISTS W/ JOIST HANGERS @ EACH END.

004 1-1/2" x 1-1/2" ANGLE BRACKETS (4) EACH SIDE @ BASE OF JOIST W/ 1/2" P.T PLYWOOD BETWEEN JOISTS & GLUED TO ANGLE BRACKETS.



CROSS-SECTION PLAN

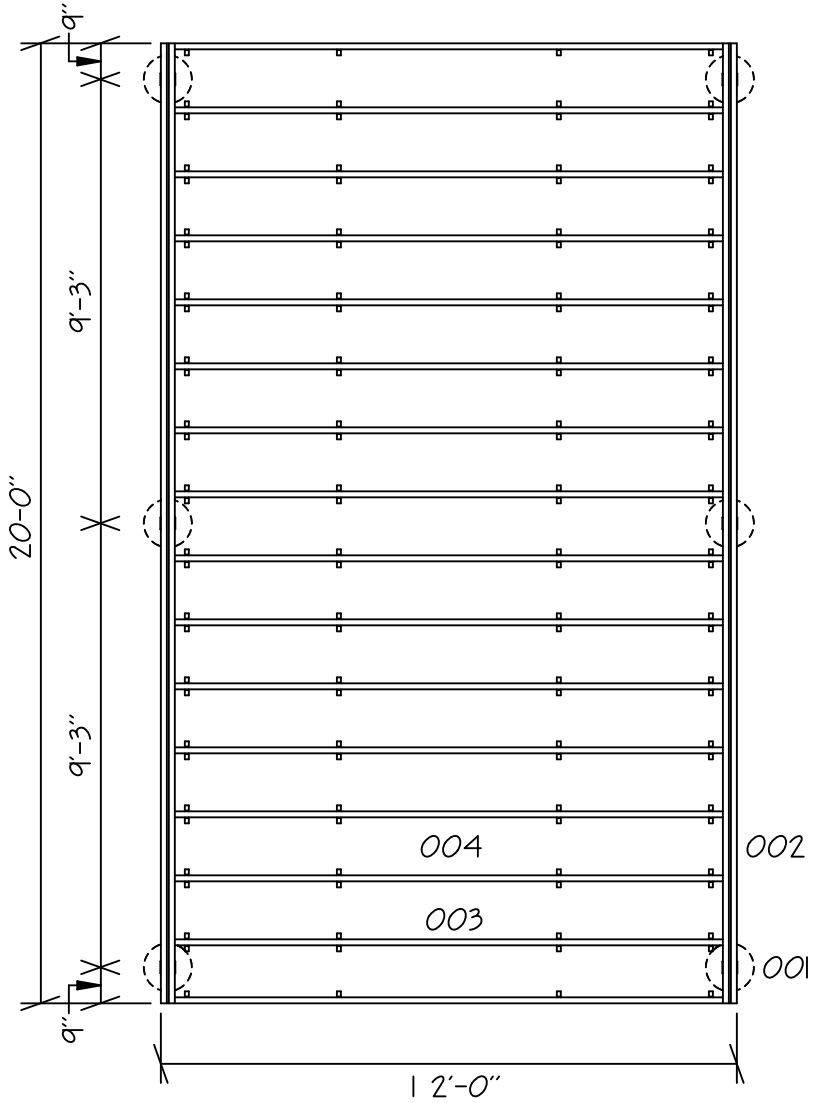


LEFT ELEVATION

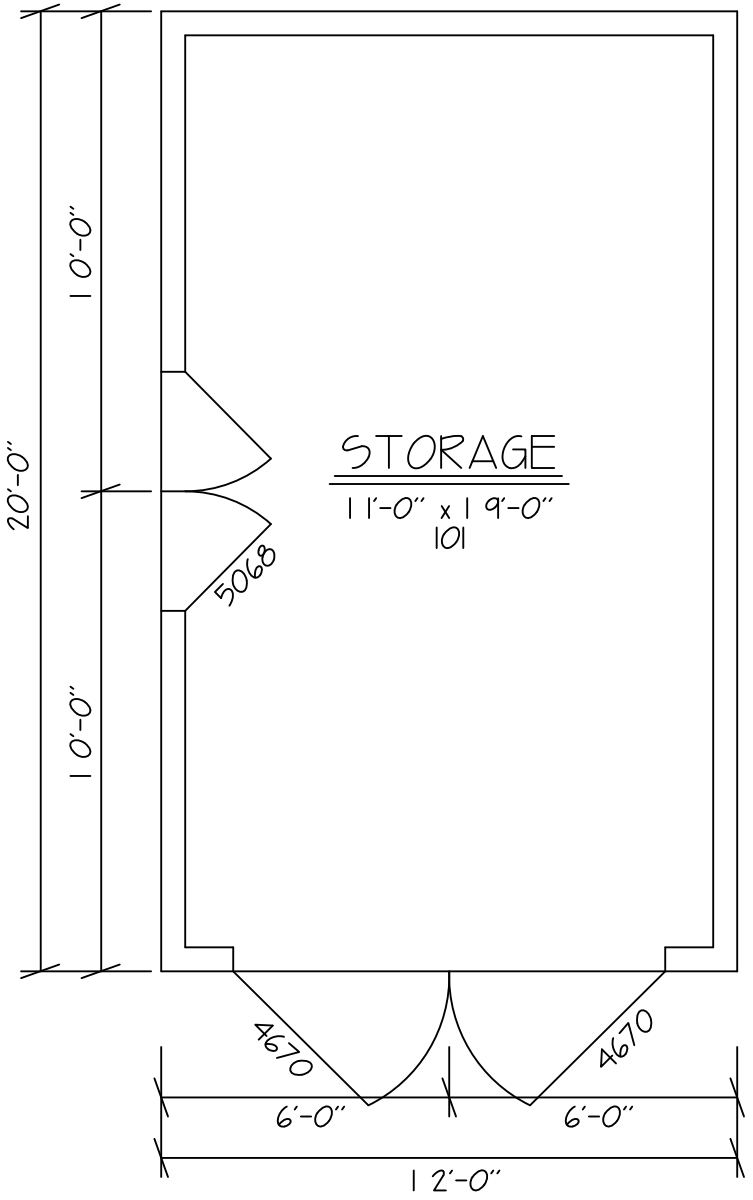
TYPICAL EXTERIOR SPECIFICATIONS
ARCHITECTURAL ROOF SHINGLES, RIDGE VENT, CLAPBOARDS, 5/4" x 6" CORNER BOARDS, #8180 BAND MOULDING ON 1" x 8" FASCIA BOARDS, 1" x 8" SOFFIT BOARDS, SOFFITT VENT, 1" x 3" FRIEZE BOARD, 8" GABLE OVERHANG, #8180 BAND MOULDING ON 1" x 8" RAKE BOARDS, 1" x 3" RAKE FRIEZE BOARD, WATER TABLE MOULDING ON 5/4" x 10" WATER TABLE TRIM BOARD, 5/4" x 4" DOOR CASING, 5/4" x 6" HEADER W/ #B660 BASE MOULDING & 1" x 2" DRIP CAP

PROPOSED 12' x 20' SHED

MR. JAREM		
LEFT ELEVATION & CROSS-SECTION PLAN		
DATE: 5 - 21 - 26	SCALE: 1/4"=1'-0"	PAGE: 2 OF 4



FRAMING / FOUNDATION PLAN



FLOOR PLAN

KEY NOTES:

001 SIMPSON ABA44Z POST ANCHOR BASE, 1/2" Ø x 6" MASONARY ANCHOR BOLTS, 12" SONO TUBE FILLED W/ CONCRETE (40" MINIMUM BELOW GRADE - TYPICAL OF 6).

002 (DOUBLE) - 2" x 8" P.T. BEAM W/ (1) PLY 1/2" P.T. EXTERIOR PLYWOOD.

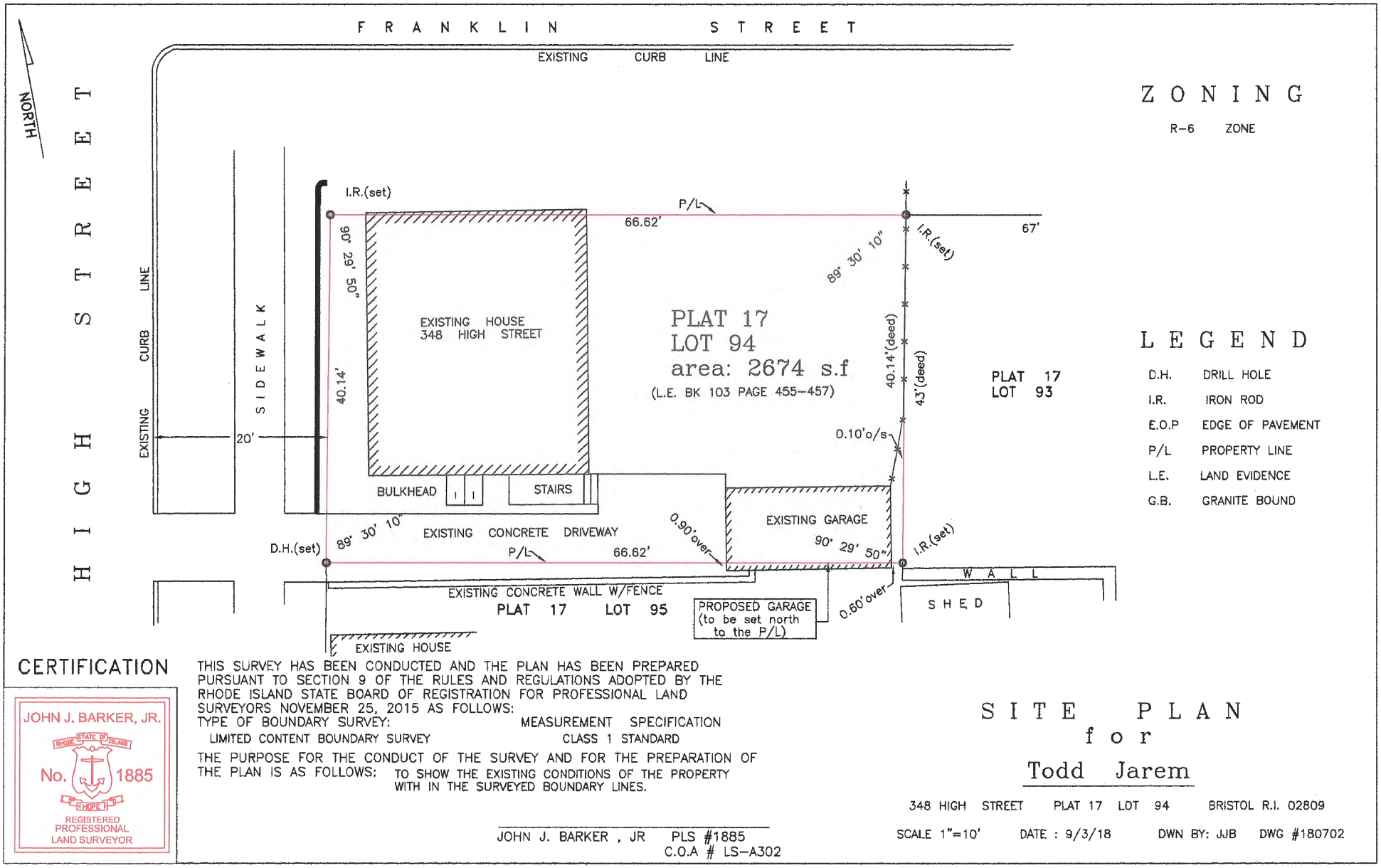
003 DIRECTION OF 2" x 8" @ 16" O.C. P.T. FLOOR JOISTS W/ JOIST HANGERS @ EACH END.

004 1-1/2" x 1-1/2" ANGLE BRACKETS (4) EACH SIDE @ BASE OF JOIST W/ 1/2" P.T PLYWOOD BETWEEN JOISTS & GLUED TO ANGLE BRACKETS.

101 REMOVE EXISTING 9' x 19' GARAGE. INSTALL NEW 12' x 20' SHED.

PROPOSED 12' x 20' SHED

MR. JAREM		
FRAMING / FOUNDATION & FLOOR PLANS		
DATE: 5 - 21 - 26	SCALE: 1/4"=1'-0"	PAGE: 3 OF 4



ZONING

R-6 ZONE

LEGEND

D.H.	DRILL HOLE
I.R.	IRON ROD
E.O.P	EDGE OF PAVEMENT
P/L	PROPERTY LINE
L.E.	LAND EVIDENCE
G.B.	GRANITE BOUND

CERTIFICATION

JOHN J. BARKER, JR.
STATE OF RHODE ISLAND
No. 1885
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY WITH IN THE SURVEYED BOUNDARY LINES.

JOHN J. BARKER , JR PLS #1885
C.O.A # LS-A302

SITE PLAN
for
Todd Jarem

348 HIGH STREET PLAT 17 LOT 94 BRISTOL R.I. 02809

SCALE 1"=10' DATE : 9/3/18 DWN BY: JJB DWG #180702



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-89		July 1, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
70 GRISWOLD AVE , BRISTOL, RI, 02809	163-0003-000

Applicant	Architect/Engineer	Contractor
Constance Laflamme	Jessalyn Jarest	Scott Gallo

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	30 Chattanooga Street

Work Category:	Sign(s)/Landscaping

Description of proposed work:
We would like to enlarge the approved 20'x40' pool design to 20'x50'.

Property History

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

Jessalyn L Jarest
Applicant's Digital Signature
Date: July 1, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 70 GRISWOLD AVE
ACRES: 2.8352
PARCEL ID: 163-0003-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: LAFLAMME, CONSTANCE GAIL &
CO - OWNER: LAFLAMME, MICHAEL SCOTT CO-TRUSTEES
MAILING ADDRESS: 1225 4TH ST BOX 363
ZONING: R-15
PATRIOT ACCOUNT #: 9161

SALE INFORMATION

SALE DATE: 9/14/2023
BOOK & PAGE: 2223-110
SALE PRICE: 1,050,000
SALE DESCRIPTION:
SELLER: BUTLIN, RODERICK W

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6752
FINISHED BUILDING AREA: 3255
BASEMENT AREA: 1140
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $313,100
YARD: $13,500
BUILDING: $593,900
TOTAL: $920,500

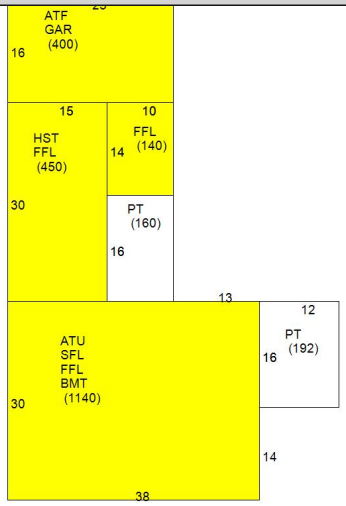
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1798
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Pine
HEAT TYPE: Forced Warm
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 8
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



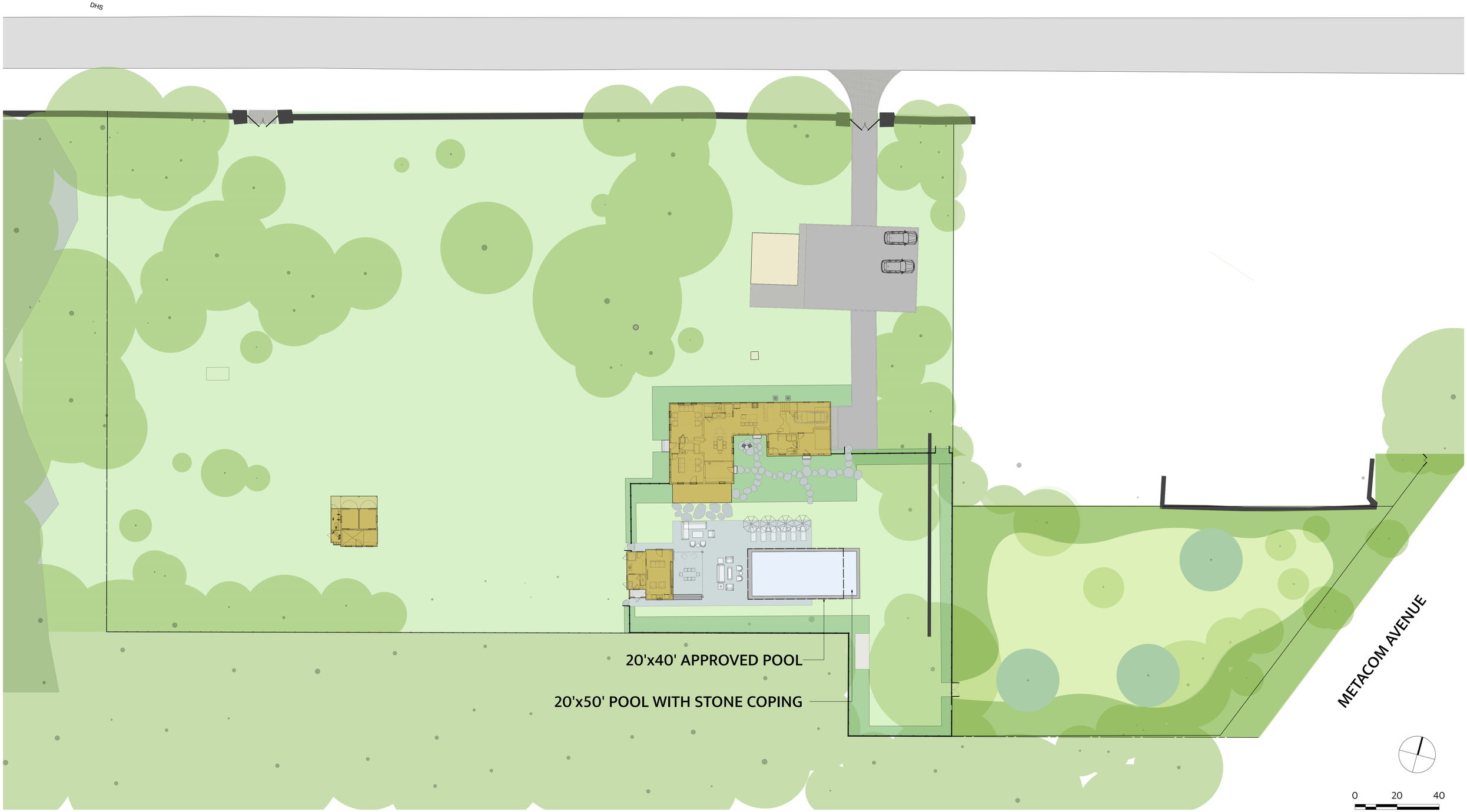
PHOTO

CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.



DESIGN PLAN

1 July 2026



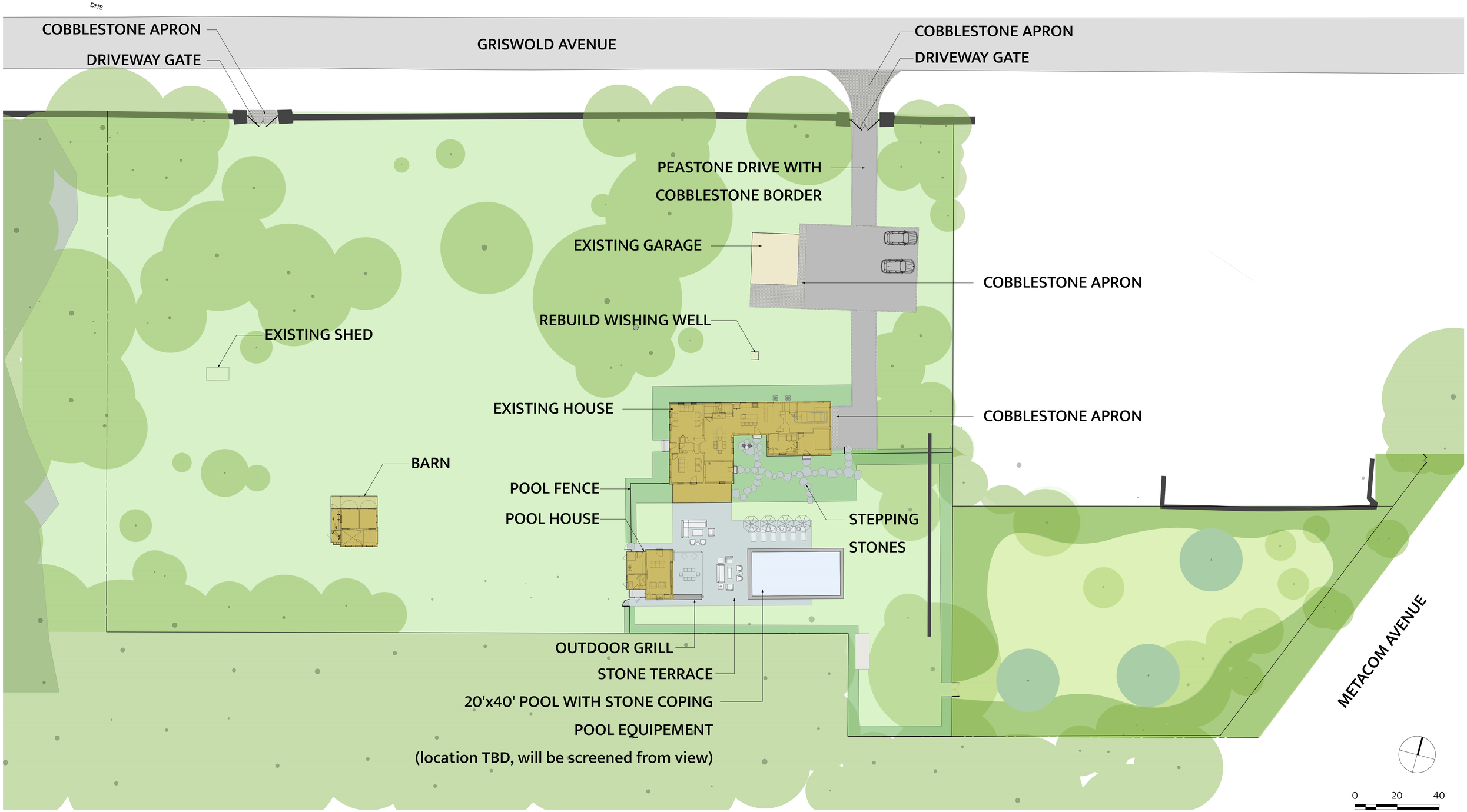
Laflamme, Bristol, RI

CDA CORDTSEN DESIGN + ARCHITECTURE

Jessalyn Jarest Landscape Architecture LLC

DESIGN PLAN

7 May 2026

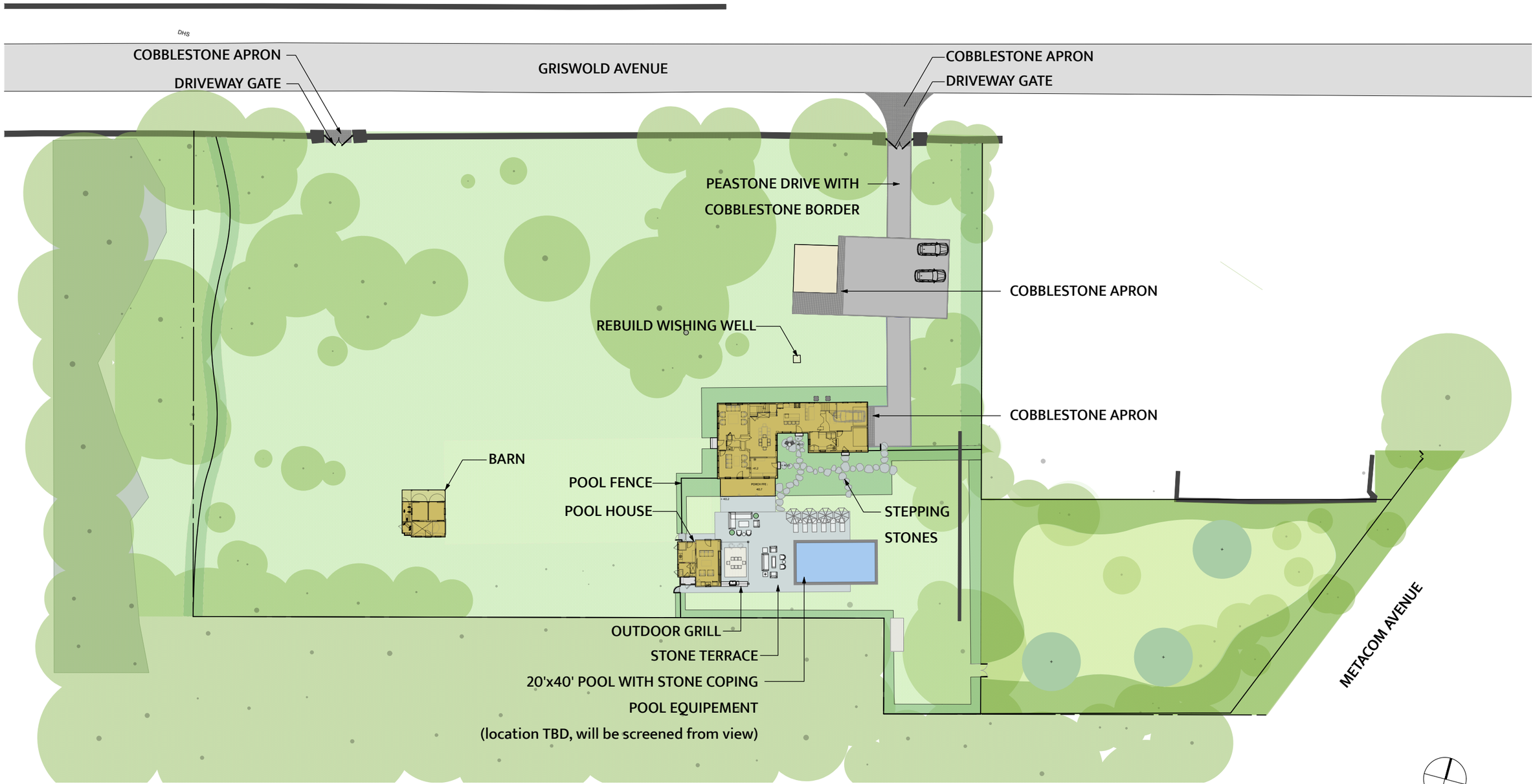


Laflamme, Bristol, RI

CDA CORDTSEN DESIGN + ARCHITECTURE

Jessalyn Jarest Landscape Architecture LLC

DESIGN PLAN


GRISWOLD AVENUE
COBBLESTONE APRON
DRIVEWAY GATE
COBBLESTONE APRON
DRIVEWAY GATE
PEASTONE DRIVE WITH
COBBLESTONE BORDER
COBBLESTONE APRON
REBUILD WISHING WELL
COBBLESTONE APRON
BARN
POOL FENCE
POOL HOUSE
STEPPING
STONES
METACOM AVENUE
OUTDOOR GRILL
STONE TERRACE
20'x40' POOL WITH STONE COPING
POOL EQUIPEMENT
(location TBD, will be screened from view)
0
25
50
100



Cobble Apron & Edging



Outdoor Kitchen

Hardscape

Harscape will be built using natural materials. Cobblestones create a buffer betweent the street and the property and between the driveway and garages. The driveway will be peastone. Stone terraces will provide ease in walking between the pool area and the house and stone steps and stepping stones will be utilized as necessary.

The outdoor grill area is still in design, but we are looking at using cabinetry under the pergola to give the area a more relaxed and comfortable feel. The pool details are still being worked out but will have a stone coping to match the terraces.



Rustic Granite Pool Deck



Granite Pool Deck

Laflamme, Bristol, RI

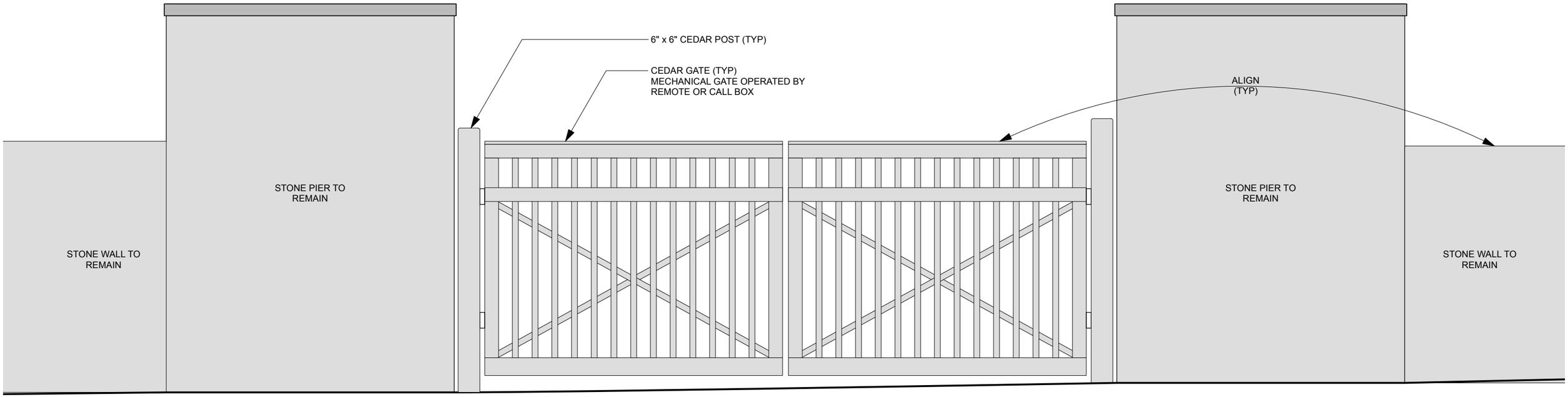
DESIGN ELEVATION



Inspiration

Gates

The vehicular gates will be wooden and are modeled after gates found at The Blue Garden in Newport. The main gates will have a call box and will be motorized. The second set of gates will be manual.



0 1 2 4

JLA | Jessalyn Jarest Landscape Architecture LLC



Fencing Character



Fencing and Planting Character

Fencing

Fencing through the property should have the ability to disappear. The use of welded wire mesh in planting is the most effective way to do this. This helps us to blend the agrarian history of the property with the modern uses for the property.

Below are 2 examples found in town.



Coggshall Farm



Mt Hope Farm

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-90		July 2, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
5 THAMES ST , BRISTOL, RI, 02809	011-0008-000

Applicant	Architect/Engineer	Contractor
Robin Allister		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Replacing in Kind

Description of proposed work:
The railing on the back second story deck was destroyed as a result of the tenant hoisting heavy furniture during the move in process. The railing was attached to the decking which was destroyed/dismantled. We are proposing to replacement and restory the deck and railing exactly as they were. There will be no design or aesthetic changes to the property. This project is intended to restore the deck fo safety and occupant use.

Property History

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

Robin Allister
Applicant's Digital Signature
Date: July 2, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 5 THAMES ST
ACRES: 0.0692
PARCEL ID: 011-0008-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: KARIAN, ROBIN & ALLISTER, ALEXANDER T. CO-TRUSTEES
CO - OWNER:
MAILING ADDRESS: 37 FACTORY POND CIRCLE

ZONING: R-6
PATRIOT ACCOUNT #: 606

SALE INFORMATION

SALE DATE: 9/25/2024
BOOK & PAGE: 2258-43
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: KARIAN, ROBIN K. (AKA ALLISTER, ROBIN K.)

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2601
FINISHED BUILDING AREA: 1062
BASEMENT AREA: 819
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $234,700
YARD: $0
BUILDING: $145,900
TOTAL: $380,600

BUILDING EXTERIOR

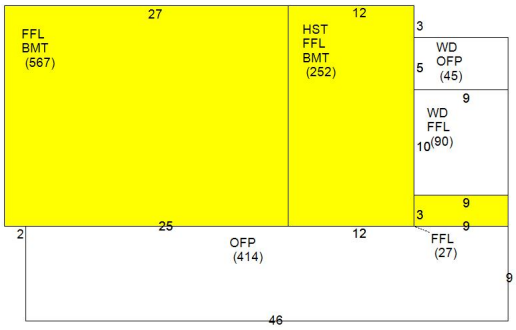
BUILDING STYLE: Ranch
UNITS: 1
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip

ROOF COVER: Asphalt Shin

BUILDING INTERIOR

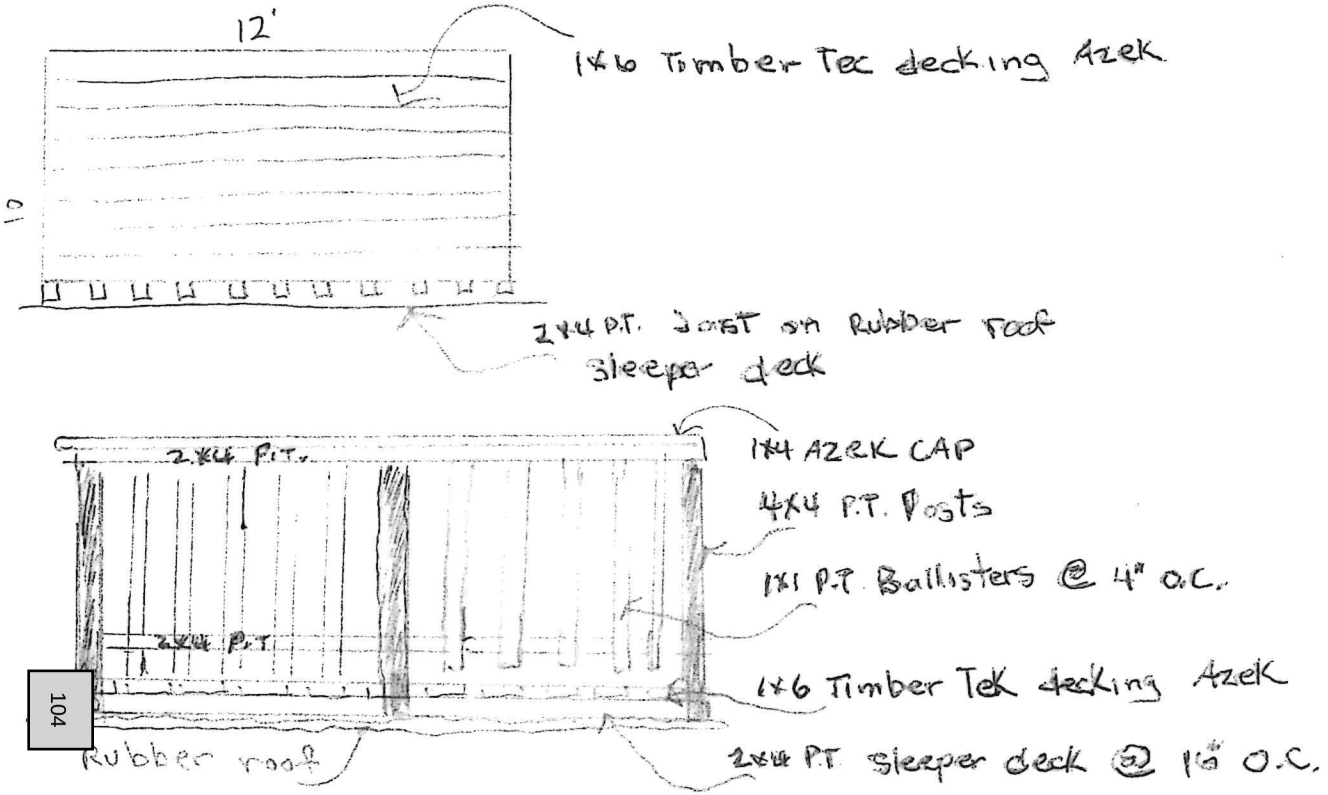
INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Electric
FUEL TYPE: Electric
PERCENT A/C: False
 # OF ROOMS: 4
 # OF BEDROOMS: 1
 # OF FULL BATHS: 1
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





104

5 Thames CT.

SCALE:	APPROVED BY:	DRAWN BY
DATE: 7/7/26		REVISED

12' X 10' Roof Deck

DRAWING NUMBER

Item 9.

This Product MasterSpec Section is licensed by Deltek, Inc. to AZEK Building Products ("Licensee").

This independent MasterSpec Section uses original MasterSpec text.

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For more information, contact AZEK Building Products, 1330 W. Fulton St., Suite #350, Chicago, IL 60607; Phone: (877) 275-2935; Fax: (570)558-8266; Website: www.azek.com; Email: Dave.Whitlock@azekco.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 067300 - COMPOSITE DECKING

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com.>

Access BIM Content on BIMsmith Market:

<Double click here to view products on BIMsmith Market.>

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. [**Plastic**] [**Composite**] decking.
2. Decking fastening system.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood framing, furring, blocking, and other carpentry work not exposed to view[**and for framing exposed to view**].
2. Section 062013 "Exterior Finish Carpentry" for cellular PVC trim and mouldings.
3. Section 072500 "Weather Barriers" for flexible flashing used with decking.
4. Section 076200 "Sheet Metal Flashing and Trim" for sheet metal flashing used with decking.

1.3 ACTION SUBMITTALS

A. Product Data: For [**plastic**] [**composite**] decking and decking fastening system components. Include installation instructions.

B. Samples: For decking, not less than 24 inches (600 mm) long, showing the range of variation to be expected in appearance of decking, including surface texture.

1.4 INFORMATIONAL SUBMITTALS

A. Evaluation Reports: For the following, from ICC-ES:

1. [**Plastic**] [**Composite**] decking.
2. Decking fastening system.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Store materials under cover and protected from weather and contact with damp or wet surfaces. Stack materials flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

B. Handle and store decking materials to comply with manufacturer's written instructions.

1.6 WARRANTY

A. Special Warranty: Manufacturer agrees to repair or replace components of decking system that fail in materials or workmanship within specified warranty period.

1. Failures include, but are not limited to, the following:

a. Structural failures, including cracking, splitting, and deforming.

2. Warranty Period: [**20**] [**10**] years from date of Substantial Completion.

B. Fade and Stain Warranty: Provide manufacturer's warranty against color fade and permanent staining within warranty period.

1. Fading is defined as loss of color of more than [**4**] [**5**] Hunter color-difference units as measured in accordance with ASTM D2244.
2. Warranty Period: [**50**] [**25**] [**20**] years from date of Substantial Completion.

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PART 2 - PRODUCTS

2.1 DIMENSION LUMBER FRAMING

A. Deck[**and Stair**] Framing: As specified in Section 061000.

2.2 PLASTIC DECKING

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech AZEK [**Arbor**] [**Harvest**] [**Porch**] [**Vintage**] Collection or comparable product by one of the following:

1. CertainTeed Corporation.
2. Crawford Industries, LLC.
3. Deceuninck North America.
4. Fiberon.
5. Green Bay Decking.
6. Midwest Manufacturing Extrusion.
7. Millennium Decking Inc.
8. Premium Composites LLC.
9. Rhino Deck.
10. Tamko Building Products, Inc.
11. Thermal Industries, Inc.
12. TimberTech.
13. Trex Company, Inc.
14. Universal Forest Products, Inc.
15. Weyerhaeuser Company.
16. **<Insert manufacturer's name>**.

B. All-Plastic Decking: Solid capped four-sided shapes made from HDPE, PVC, polystyrene, or cellular PVC; with no cellulose fiber.

1. Decking Standard: ICC-ES AC174.
2. Decking Size: [**1 by 3-1/8 inches** (25 by 79 mm) **actual**] [**1 by 3-1/2 inches** (25 by 88 mm) **actual**] [**1 by 5-1/2 inches** (25 by 140 mm) **actual**] [**1 by 7-1/4 inches** (25 by 188 mm) **actual**].
3. Decking Length: [**10 ft.** (3.05 m) **actual**] [**12 ft.** (3.66 m) **actual**] [**16 ft.** (4.88 m) **actual**] [**20 ft.** (6.10 m) **actual**].
4. Configuration: Provide product with [**grooved edges designed for fastening with concealed decking fasteners**] [**or**] [**square edges**].
5. Surface Texture: [**Brushed**] [**Embossed woodgrain**].
6. Color: [**As indicated by manufacturer's designations**] [**Match Architect's Sample**] [**As selected by Architect from manufacturer's full range**] **<Insert color>**.
7. Fascia Board: 1/2 by 11-3/4 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m) actual matching decking color.

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PRODUCT MASTERSPEC LICENSED BY DELTEK, INC. TO AZEK BUILDING PRODUCTS

2.3 COMPOSITE DECKING

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech [**EDGE Premier**] [**EDGE Prime**] [**EDGE Prime+**] [**PRO Legacy**] [**PRO Reserve**] [**PRO Terrain**] or comparable product by one of the following:

1. CertainTeed Corporation.
2. Crawford Industries, LLC.
3. Deceuninck North America.
4. Fiberon.
5. Green Bay Decking.
6. Midwest Manufacturing Extrusion.
7. Millennium Decking Inc.
8. Premium Composites LLC.
9. Rhino Deck.
10. Tamko Building Products, Inc.
11. Thermal Industries, Inc.
12. TimberTech.
13. Trex Company, Inc.
14. Universal Forest Products, Inc.
15. Weyerhaeuser Company.
16. **<Insert manufacturer's name>**.

B. Composite Decking: Solid capped [**four**] [**three**]-sided shapes made from a mixture of cellulose fiber and polyethylene or polypropylene.

1. Decking Standard: ICC-ES AC174.
2. Decking Size: [**0.94 by 5.36 inches** (24 by 136 mm) **actual**] [**0.89 by 5.36 inches** (23 by 136 mm) **actual**] **<Insert dimensions>**.
3. Decking Length: [**10 ft.** (3.05 m) **actual**] [**12 ft.** (3.66 m) **actual**] [**16 ft.** (4.88 m) **actual**] [**20 ft.** (6.10 m) **actual**].
4. Configuration: Provide product with [**grooved edges designed for fastening with concealed decking fasteners**] [**square shouldered edges designed for face connectors**] and [**full**] [**scalloped**] profile.
5. Surface Texture: [**Brushed**] [**Embossed woodgrain**].
6. Color: [**As indicated by manufacturer's designations**] [**Match Architect's Sample**] [**As selected by Architect from manufacturer's full range**] **<Insert color>**.
7. Fascia Board: 0.94 by 12 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m) matching decking color.
8. Stair Riser Board: 0.94 by 7.25 inches by 12 ft. (24 by 184 mm by 3.67 m) actual matching decking color.

2.4 DECKING FASTENING SYSTEM

A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; [**CONCEALoc**] [**Cortex**] [**FUSIONLoc**] [**SIDELoc**] [**TOPLoc**] or comparable product by one of the following:

1. Blue Heron Enterprises, LLC.
2. Grabber Construction Products.
3. Ipe Clip Fastener Company Inc. (The).
4. KK Mfg. Co., Inc.

5. M. M. Products, Inc.
6. Titan Metal Werks, Inc.
7. Ty-Lan Enterprises Inc.
8. **<Insert manufacturer's name>**.

B. Concealed Decking Clips: Black-oxide-coated, stainless steel clips designed to secure decking material and provide uniform spacing of decking material.

C. Fasteners: Stainless steel screws, minimum #7 size, in sufficient length to penetrate not less than 1-1/4 inches (31 mm) into wood framing substrate.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

A. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit work to other construction; scribe and cope as needed for accurate fit.

B. Install decking[**and stair treads**] in accordance with manufacturer's written instructions.

C. Secure decking to wood framing with [**concealed deck clips and screws**] [**exposed fasteners**].

D. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.

E. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced and with adjacent rows staggered.

END OF SECTION 067300






TimberTech
ADVANCED PVC
BY AZEK
50 YEAR
LIMITED LIFETIME
SLATE GRAY
HARVEST COLLECTION®
Refined Cathedral Grain
TOP-RATED FIRE RESISTANCE Ignition Resistant designation, Class A Flame Spread Rating, and WUI Compliant*
SUPER DURABLE Highly moisture resistant & won't splinter, crack, peel, or rot
LOW MAINTENANCE No sanding, staining, or sealing — ever
FADE RESISTANT Maintains its rich color for decades*
FRIENDLIER TO BARE FEET Splinter-free & up to 40% better traction than the competition
COOL TOUCH TECHNOLOGY Up to 30° cooler than the competition*
*DETAILS AT TIMBERTECH.COM/DISCLAIMERS
This board is made from ~ 60% recycled material.
Learn more at TIMBERTECH.COM | 1.877.275.2935

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-91		July 6, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
27 COTTAGE ST , BRISTOL, RI, 02809	020-0019-000

Applicant	Architect/Engineer	Contractor
Sara Miles		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Replacing in Kind

Description of proposed work:
Reinforce/replace the brick footings supporting the two left hand side columns which have settled so much that the porch is sinking o from underneath the columns. Replace the porch decking and skirting, replace the stairs, there is currently one iron hand rail on the le of the stairs and an identical one will be added to the right side.

Property History

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

Sara Miles
Applicant's Digital Signature
Date: July 6, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 27 COTTAGE ST
ACRES: 0.1033
PARCEL ID: 020-0019-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: MILES, SARA H. TRUSTEE
CO - OWNER:
MAILING ADDRESS: 27 COTTAGE ST

ZONING: R-6
PATRIOT ACCOUNT #: 1400

SALE INFORMATION

SALE DATE: 3/20/2024
BOOK & PAGE: 2239-185
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: MILES, SARA H

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3576
FINISHED BUILDING AREA: 1648
BASEMENT AREA: 1312
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $105,800
YARD: $0
BUILDING: $305,600
TOTAL: $411,400

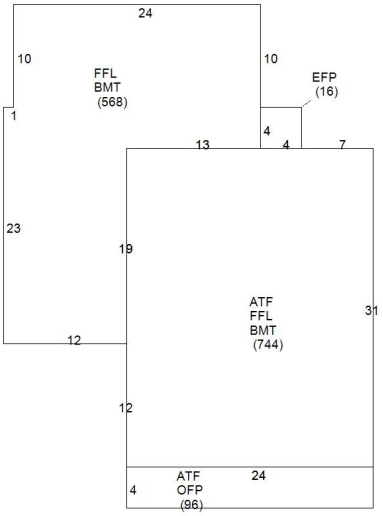
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1834
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Carpet
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 2
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Hi Nick,

Thanks for reviewing my application so quickly. I've attached better photos of the porch deck and the hand rail. I plan to use red balau for the decking and the stairs. The current railing is iron and the identical one that is being made will be the same. The skirting will be composite, I think it's called cellular PVC. One of my neighbors told me that despite being synthetic it's still ok to use on a historic home. If that's not the case please let me know and I'll find a suitable alternative. Also, I really hate the lattice look so I plan to do vertical slats instead.

Many thanks,
Sara




2


27










27


27





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-93		July 10, 2026

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Project Address	Assessor's Plat/Lot
66 POPPASQUASH RD , BRISTOL, RI, 02809	130-0003-000

Applicant	Architect/Engineer	Contractor
James Yess		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Strip and re-roof. Strip all layers of roofing material. Inspect and repair roof deck if necessary. Replace pipe boots. Install new ridge ve system. Install new chimney lead flashing. Replace 4 existing skylights with a new ones. Install new shingle roofing system. Clean up th job site.

Property History

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

EUGENIY KUNTSEVSKIY
Applicant's Digital Signature
Date: July 10, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 66 POPPASQUASH RD
ACRES: 1.91
PARCEL ID: 130-0003-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: LUSSIER, MARY L. & YESS, JAMES P. TE
CO - OWNER:
MAILING ADDRESS: 66 POPPASQUASH RD

ZONING: R-20
PATRIOT ACCOUNT #: 6960

SALE INFORMATION

SALE DATE: 1/26/2004
BOOK & PAGE: 1089-328
SALE PRICE: 750,000
SALE DESCRIPTION:
SELLER: CANZONE, PETER J JR & KI

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6046
FINISHED BUILDING AREA: 3926
BASEMENT AREA: 1248
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $633,100
YARD: $1,600
BUILDING: $677,600
TOTAL: $1,312,300

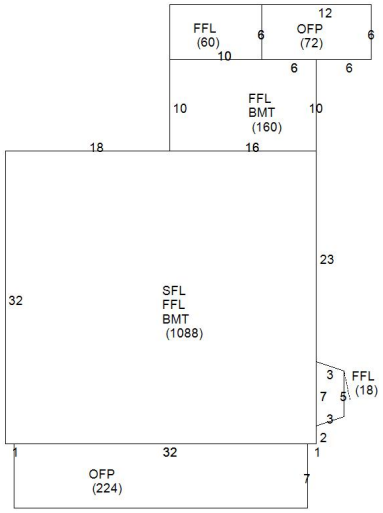
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1881
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 9
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



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Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

DOCUMENT

Mr. Roof. Inc
829 Newport Ave
Attleboro, MA 02703
misterroof@gmail.com
(508) 342-5373

For: JAMES YESS
Job Address: 66 Poppasquash Road
Bristol, RI 02809
YESSJ@VERIZON.NET
(401) 862-4939 EXT - MARY (1st)

Salesman/Customer Rep
Eugene Kuntsevskiy
eugene@misterroof.net
(508) 409-1516

Document # 5554 **Document Date** 06/25/2026

Document Amount **$71,250.00**

Contractor license # MA LIC : 105954 , REG: MA 157914 , RI REG 27661, CR-362, Estimate Valid 60 Days, Dumpster is Included, We don't Accept C/C --, / QUALITY ROOFING, SIDING, WINDOWS AND FLAT ROOF /

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	CertainTeed Highland Slate Lifetime Roofing System	($900.00 / Sq.) x 42.00	$37,800.00

Trade Type: ROOFING

Description: Estimate for installing CertainTeed Highland Slate roofing system with lifetime warranty. Color: Black Granite. Unless otherwise specified all work described herein applies to both the carriage house and main house (except B-window and flat roof portion).
Protect Main House and Carriage House with the heavy duty tarps, protect bushes, decks and other goods. Strip All existing layers of roofing material . Inspect wood for water or any other damage, repair if necessary. Install 1/2 Inch CDX plywood over the existing roof boards (use 8d Hot Dipped galvanized ring nails). Install High Temperature Winter Guard Waterproofing under new valleys. Install Grace Ice and Watershield over the north slope of the carriage house. Apply 6 ft. of CertainTeed "Winter guard PRO" Ice & Water barrier to Eaves, 3 ft in the valleys, 18 in. around all raised structures. Apply CertainTeed "Diamond Deck" synthetic roofing underlayment. White 8-inch drip edge for entire perimeter on rakes and eaves. Ring-Shanked, stainless steel with 3/8-inch head and 1.5 inches long, Six nails per shingle to code (Storm nailing). CertainTeed "High Performance " starter strip to all perimeter and "CertainTeed's Shangle® Ridge" caps . Replace pipe boots. All work to be performed professionally , in workmanlike manner and free of defect. Clean up all gutters. Clean up job site throughout, remove all job related debris and dispose of all existing roof materials in accordance with all applicable federal, state, and municipal regulations. Walk with rolled magnet to pick up most of the nails daily, make sure all the ladders are down and stored overnight. Make sure no roof open areas are left overnight.
All materials will be new and free of defects.
No work on the B-Window metal roof or rubber roofs.
Copies of all permits will be provided to the customer.

2	ACTIVITY	Ridge Vent	($15.00 / In.ft.) x 40.00	$600.00

Trade Type: ROOFING

Description: Install GAF "Shingle Vent" ridge vent. Helps reduce damaging heat and moisture and reduces the risk of ice damming.

3	ACTIVITY	Chimney New Lead Flashing	($2,000.00 / Unit) x 1.00	$2,000.00

Trade Type: ROOFING

Description: All new chimney lead flashing. (cut in 3/4 inch). Seal with mortar based sealer. Step Way. All 3 chimneys.

4	ACTIVITY	Vents	($0.00 / 0) x 0.00	$0.00

Trade Type: ROOFING

Description: Replace existing with new 4-inch "Broan" exhaust bathroom vent. Replace pipe boots , new flashing on the flagpole at

5	ACTIVITY	Plywood	($100.00 / Ea.) x 130.00	$13,000.00

Trade Type: ROOFING

Description: Fir 15/32 4 x 8 CDX (4-PLY) Plywood Installation over the existing roof board due to the aged wood a, cracks and spacing between existing boards. Use 8D hot Dipped Galvanized Rink Shark Nails.
Main Roof and Carriage House.

6	ACTIVITY	Skylight: Replacement	($4,000.00 / Ea.) x 2.00	$8,000.00

Trade Type: ROOFING

Description: Carriage House.
Replace existing skylights with new Velux deck-mounted (Vented Solar + Blind) skylights with Laminated Low-E3 glass and primed white interior, Model Velux VSS S06 with flashing kits. No interior work, but inside furniture should be protected with protective drop cloth.
The opening is 45x55, and skylights are 45x45 so downsize the opening 5 inches on the top and 5 on the bottom. Frame and wrap with primed pine.

Mr. Roof skylight Installation comes with 10 year "No leak Guaranteed" Velux warranty, as a certified contractor and standard 10 year Mr. Roof workmanship warranty.

7	ACTIVITY	Skylight: Replacement	($3,000.00 / Ea.) x 2.00	$6,000.00

Trade Type: ROOFING

Description: Main House.
Replace existing skylights with new Velux deck-mounted (Solar-Vented + Blind) skylights with Laminated Low-E3 glass and primed white interior, Model Velux VSS C06 with flashing kits. No interior finish work. Molding by the customer request.

Mr. Roof skylight Installation comes with 10 year "No leak Guaranteed" Velux warranty, as a certified contractor and standard 10 years Mr. Roof workmanship warranty.

8	ACTIVITY	Valley	($70.00 / Units) x 30.00	$2,100.00

Trade Type: ROOFING

Description: Fabricate and install aluminum valleys , color to choice (Probably Black).

9	MISC	Warranty: Certanteed "4-STAR"	($500.00 / Ea.) x 1.00	$500.00

Trade Type: ROOFING

Description: Job Covered with 20-year Mr.RooF. Inc. workmanship warranty and with extended CertainTeed " 4-Star" Non-Prorated warranty that covers material, labor and removal for 50 years. (Comes by mail within 30 days once completed).

10	MISC	Building Permit	($500.00 / Ea.) x 1.00	$500.00

Trade Type: ROOFING

Description: Building permit fees is included.

11	MISC	Coastal Resources Management	($750.00 / Units) x 1.00	$750.00

Trade Type: ROOFING

Description: Coastal Resources Management fees are included.

12	MISC	Wood Repairs Allowance	($0.00 / Unit) x 0.00	$0.00

Trade Type: ROOFING

Description: Plywood work is included in the contract. Up to 32f of roof deck wood replacement is included (if needed) , whatever above this should be charged at additional of 8$ per ln/f. Aluminum fascia wrap and flashing comes at 8$ per ln.ft. Fascia or Rake board replacement will be $12 per ln.ft. for PRIMED Pine and $18 per ln.ft. for PVC.
Any extra work will be at additional charge.

13	OTHER	Contract RI	($0.00 / Ea.) x 0.00	$0.00

Trade Type: ROOFING

Description: You, the customer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, without any penalty or obligation (after this period cancelation penalty will be 10% from the total contract amount). We are a registered home improvement contractor in the state of Rhode Island, any inquiries about a contractor registration should be directed to: Contractors' Registration and Licensing Board, One Capitol Hill Providence, RI 02908-5859, tel: 401-222-1268. The final contract amount should be paid within 15 days once the invoice has been issued. If not paid by the due date, we may charge a $100 late fee for each additional day that past due. An E-signed contract should be valid as the original. By signing below, you agree that YOU READ TERM & CONDITIONS PAGE.

Total **$71,250.00**

Customer Rep Signature:

Eugene Kuntsevskiy

06/25/2026

Customer Signature:

James P. Yore

Signature Date

06/26/2026

Note:

Customer notes / request for consideration.

-Order Porta Potty for the job.
-Take care not to create ruts in lawns.
-We prefer that no lawn signs be placed on the property.
-At all times keep the common driveway clear of any obstructions.
-We do not want any vehicles or equipment placed on any paved surface. Parking is permitted on the front lawn adjacent to and parallel with Poppasquash Road and also north of the doghouse.
-We will discuss and agree to the location of the dumpster and other equipment left overnight.
-Before work begins, I will once again show you the location of the underground pipes and leaching field for our septic system. No heavy vehicles or equipment will be placed near these underground structures.
-At the completion of the work and upon final payment, you will issue to me a final release or waiver of any liens.

Mr. Roof Inc
829 Newport Ave
Attleboro, MA 02703
(508) 342-5373

JAMES YESS/2605-866330
66 Poppasquash Road
Bristol, RI 02809

Attached Images

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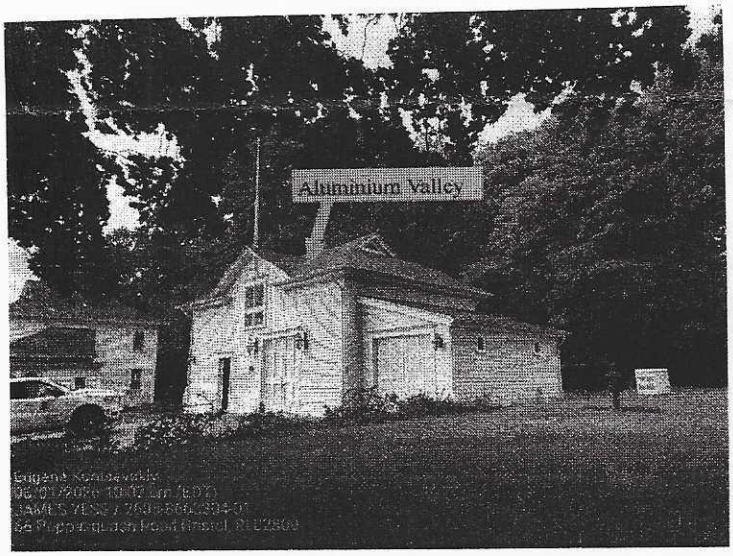

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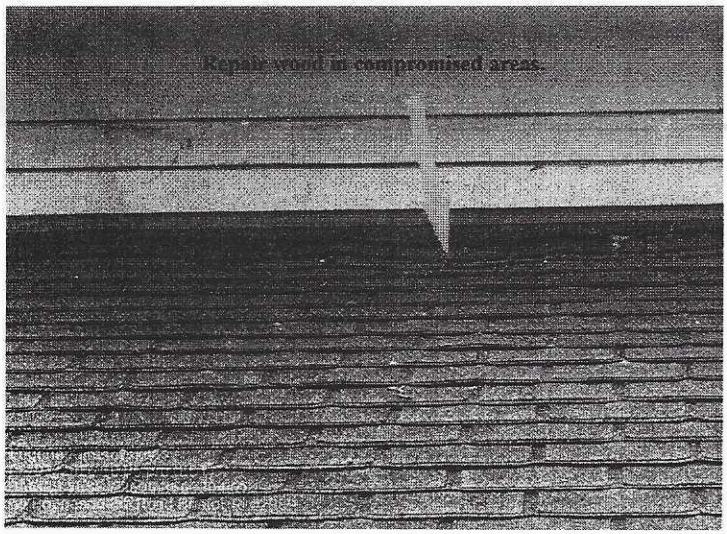

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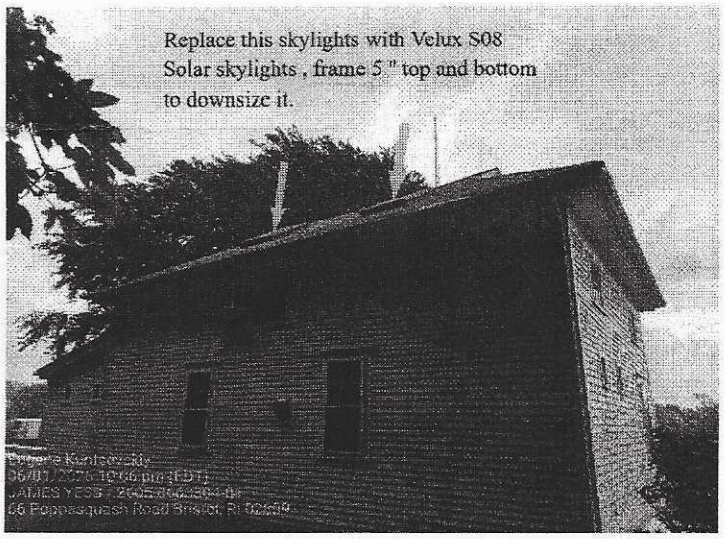
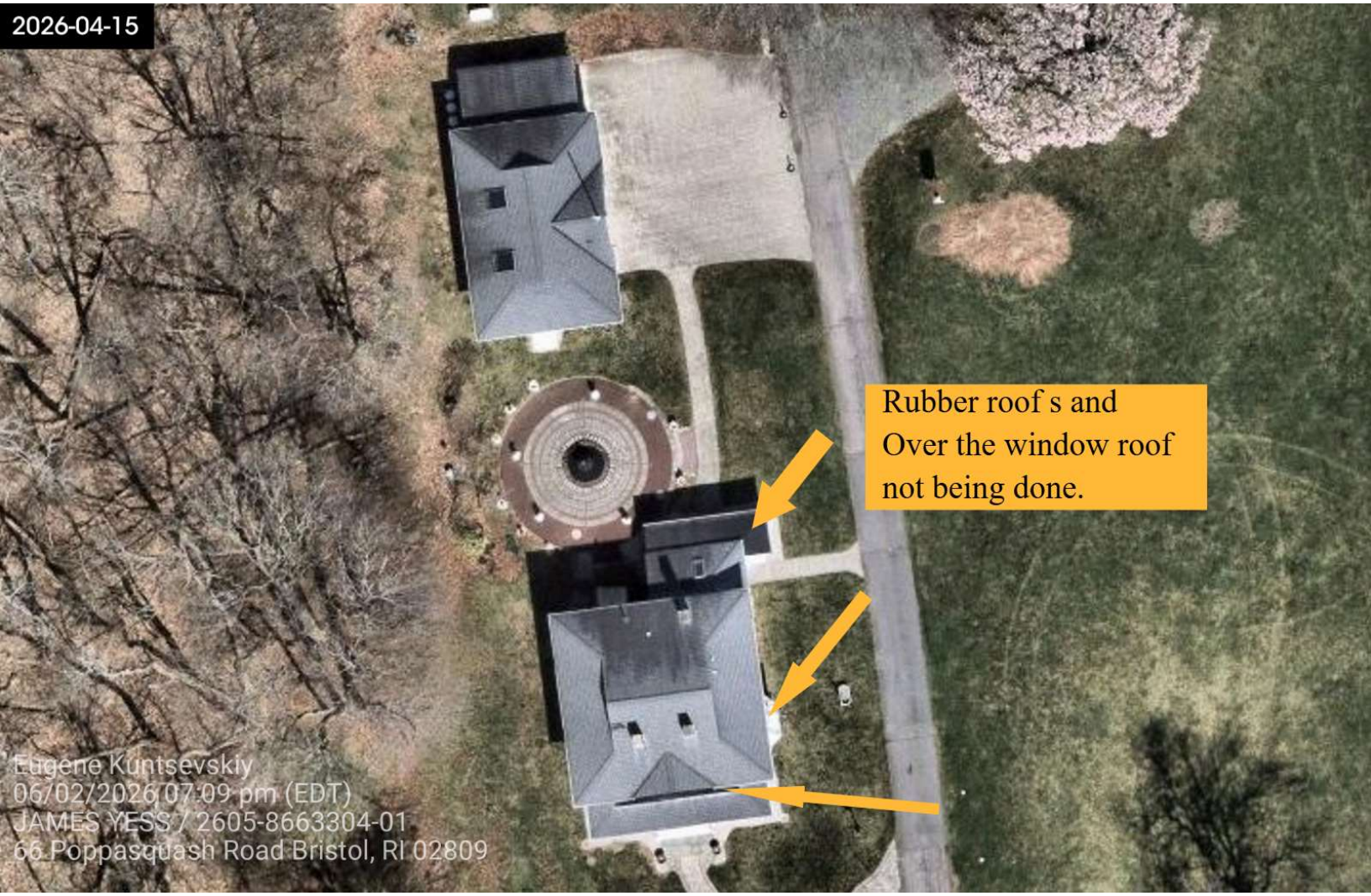



2026-04-15
Rubber roof s and
Over the window roof
not being done.
Eugene Kuntsevskiy
06/02/2026 07:09 pm (EDT)
JAMES YESS / 2605-8663304-01
66 Poppasquash Road Bristol, RI 02809

VS/VSE/VSS Tested Performance Information

Glass Description (VELUX Glazing Code)	Laminated (04)	Impact (06)	White-Laminated (08)	Snowload (10)	Laminated i89 (89)
Thermal Performance (All listed thermal performance values are NFRC certified)					
U-Factor (Btu/hr·ft²·°F)	0.43	0.41	0.43	0.42	0.38
SHGC	0.23	0.23	0.23	0.23	0.22
VT	0.53	0.53	0.47	0.52	0.52
UV Protection % (300-380 nm)	99.9	99.9	99.9	99.9	99.9
Fading Protection % Krochmann Damage Function (300-600 nm)	83.1	84.6	88.4	83.2	85.1
Accoustical Ratings					
STC (Sound Transmission Class)	33	n.r.	33	n.r.	33
OITC (Outdoor-Indoor Transmission Class)	28	n.r.	28	n.r.	28
Certified Air Infiltration/Exfiltration					
CFM/ft²	0.05	0.01	0.05	0.01	0.05
Certified Water Resistance					
Lbs/ft²	15	15	15	15	15
Certified Structural Performance (lbs/ft²) Performance Grade or DP in accordance with AAMA/WDMA/CSA 101/I.S.2/A440-17					
Tested Size	**Negative Design Pressure - Uplift** (Hurricane)				
S06	65	65	65	80	65
M08	105	65	105	150	105
C06	n.r.	n.r.	n.r.	150	n.r.
Tested Size	**Positive Design Pressure - Download** (Snowload)				
S06	300	200	300	800	300
M08	400	230	400	1150	400
C06	n.r.	n.r.	n.r.	1300	n.r.
Fall Protection Testing Results Tested Size — Testing is 200 lb sandbag dropped from indicated height to middle of glass without glass breakage.					
S06	1600 lbf-ft (8' drop)	1600 lbf-ft* (8' drop)	1600 lbf-ft* (8' drop)	n.r.	1600 lbf-ft* (8' drop)
M08	n.r.	n.r.	n.r.	n.r.	n.r.
Wind-Borne Debris Impact Ratings for Impact (06) Glazing					
Tested Size	**Cycle Pressure** (psf)	**Missile Level**	**Maximum Wind Zone**	**Florida Product Approval**	**High Velocity Hurricane Zone**
S06	+/- 50	C	3	Yes	No
M08	+/- 50	C	3	Yes	No

04 glass: Tempered with LoE 366 over clear laminated heat strengthened (0.030" interlayer)
06 glass: Tempered with LoE 366 over clear laminated heat strengthened (0.090" interlayer)
08 glass: Same as **04**, with white interlayer
10 glass: Tempered with LoE 366 over clear laminated tempered (0.030" interlayer)
89 glass: Same as **04**, with i89 coating on interior laminated surface

* Indicates that the Laminated glass (04) test report should also cover this indicated glazing as it is equal to or stronger than the Laminated glazing
n.r. = No report

VELUX WEBSITE


Eugene Kuntsevskiy
06/01/2026 10:07 pm (EDT)
JAMES YESS / 2605-8663304-01
66 Poppasquash Road Bristol, RI 02809

DOCUMENT

Mr. Roof. Inc
829 Newport Ave
Attleboro, MA 02703
misterroof@gmail.com
(508) 342-5373

For: JAMES YESS
Job Address: 66 Poppasquash Road
Bristol, RI 02809
YESSJ@VERIZON.NET
(401) 862-4939 EXT - MARY (1st)

Salesman/Customer Rep
Eugene Kuntsevskiy
eugene@misterroof.net
(508) 409-1516

Document # 5554 **Document Date** 06/25/2026

Document Amount **$71,250.00**

Contractor license # MA LIC : 105954 , REG: MA 157914 , RI REG 27661, CR-362, Estimate Valid 60 Days, Dumpster is Included, We don't Accept C/C --, / QUALITY ROOFING, SIDING, WINDOWS AND FLAT ROOF /

#	Type	Name	(Price / Unit) x Qty	Line Total
1	ACTIVITY	CertainTeed Highland Slate Lifetime Roofing System	($900.00 / Sq.) x 42.00	$37,800.00

Trade Type: ROOFING

Description: Estimate for installing CertainTeed Highland Slate roofing system with lifetime warranty. Color: Black Granite. Unless otherwise specified all work described herein applies to both the carriage house and main house (except B-window and flat roof portion).
Protect Main House and Carriage House with the heavy duty tarps, protect bushes, decks and other goods. Strip All existing layers of roofing material . Inspect wood for water or any other damage, repair if necessary. Install 1/2 Inch CDX plywood over the existing roof boards (use 8d Hot Dipped galvanized ring nails). Install High Temperature Winter Guard Waterproofing under new valleys. Install Grace Ice and Watershield over the north slope of the carriage house. Apply 6 ft. of CertainTeed "Winter guard PRO" Ice & Water barrier to Eaves, 3 ft in the valleys, 18 in. around all raised structures. Apply CertainTeed "Diamond Deck" synthetic roofing underlayment. White 8-inch drip edge for entire perimeter on rakes and eaves. Ring-Shanked, stainless steel with 3/8-inch head and 1.5 inches long, Six nails per shingle to code (Storm nailing). CertainTeed "High Performance " starter strip to all perimeter and "CertainTeed's Shangle® Ridge" caps . Replace pipe boots. All work to be performed professionally , in workmanlike manner and free of defect. Clean up all gutters. Clean up job site throughout, remove all job related debris and dispose of all existing roof materials in accordance with all applicable federal, state, and municipal regulations. Walk with rolled magnet to pick up most of the nails daily, make sure all the ladders are down and stored overnight. Make sure no roof open areas are left overnight.
All materials will be new and free of defects.
No work on the B-Window metal roof or rubber roofs.
Copies of all permits will be provided to the customer.

2	ACTIVITY	Ridge Vent	($15.00 / ln.ft.) x 40.00	$600.00

Trade Type: ROOFING

Description: Install GAF "Shingle Vent" ridge vent. Helps reduce damaging heat and moisture and reduces the risk of ice damming.

3	ACTIVITY	Chimney New Lead Flashing	($2,000.00 / Unit) x 1.00	$2,000.00

Trade Type: ROOFING

Description: All new chimney lead flashing. (cut in 3/4 inch). Seal with mortar based sealer. Step Way. All 3 chimneys.

4	ACTIVITY	Vents	($0.00 / 0) x 0.00	$0.00

Trade Type: ROOFING

Description: Replace existing with new 4-inch "Broan" exhaust bathroom vent. Replace pipe boots , new flashing on the flagpole at

5	ACTIVITY	Plywood	($100.00 / Ea.) x 130.00	$13,000.00

Trade Type: ROOFING

Description: Fir 15/32 4 x 8 CDX (4-PLY) Plywood Installation over the existing roof board due to the aged wood a, cracks and spacing between existing boards. Use 8D hot Dipped Galvanized Rink Shark Nails.
Main Roof and Carriage House.

6	ACTIVITY	Skylight: Replacement	($4,000.00 / Ea.) x 2.00	$8,000.00

Trade Type: ROOFING

Description: Carriage House.
Replace existing skylights with new Velux deck-mounted (Vented Solar + Blind) skylights with Laminated Low-E3 glass and primed white interior, Model Velux VSS S06 with flashing kits. No interior work, but inside furniture should be protected with protective drop cloth.
The opening is 45x55, and skylights are 45x45 so downsize the opening 5 inches on the top and 5 on the bottom. Frame and wrap with primed pine.

Mr. Roof skylight Installation comes with 10 year "No leak Guaranteed" Velux warranty, as a certified contractor and standard 10 year Mr. Roof workmanship warranty.

7	ACTIVITY	Skylight: Replacement	($3,000.00 / Ea.) x 2.00	$6,000.00

Trade Type: ROOFING

Description: Main House.
Replace existing skylights with new Velux deck-mounted (Solar-Vented + Blind) skylights with Laminated Low-E3 glass and primed white interior, Model Velux VSS C06 with flashing kits. No interior finish work. Molding by the customer request.

Mr. Roof skylight Installation comes with 10 year "No leak Guaranteed" Velux warranty, as a certified contractor and standard 10 years Mr. Roof workmanship warranty.

8	ACTIVITY	Valley	($70.00 / Units) x 30.00	$2,100.00

Trade Type: ROOFING

Description: Fabricate and install aluminum valleys , color to choice (Probably Black).

9	MISC	Warranty: Certanteed "4-STAR"	($500.00 / Ea.) x 1.00	$500.00

Trade Type: ROOFING

Description: Job Covered with 20-year Mr.RooF. Inc. workmanship warranty and with extended CertainTeed " 4-Star" Non-Prorated warranty that covers material, labor and removal for 50 years. (Comes by mail within 30 days once completed).

10	MISC	Building Permit	($500.00 / Ea.) x 1.00	$500.00

Trade Type: ROOFING

Description: Building permit fees is included.

11	MISC	Coastal Resources Management	($750.00 / Units) x 1.00	$750.00

Trade Type: ROOFING

Description: Coastal Resources Management fees are included.

12	MISC	Wood Repairs Allowance	($0.00 / Unit) x 0.00	$0.00

Trade Type: ROOFING

Description: Plywood work is included in the contract. Up to 32f of roof deck wood replacement is included (if needed) , whatever above this should be charged at additional of 8$ per ln/f. Aluminum fascia wrap and flashing comes at 8$ per ln.ft. Fascia or Rake board replacement will be $12 per ln.ft. for PRIMED Pine and $18 per ln.ft. for PVC.
Any extra work will be at additional charge.

13	OTHER	Contract RI	($0.00 / Ea.) x 0.00	$0.00

Trade Type: ROOFING

Description: You, the customer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction, without any penalty or obligation (after this period cancelation penalty will be 10% from the total contract amount). We are a registered home improvement contractor in the state of Rhode Island, any inquiries about a contractor registration should be directed to: Contractors' Registration and Licensing Board, One Capitol Hill Providence, RI 02908-5859, tel: 401-222-1268. The final contract amount should be paid within 15 days once the invoice has been issued. If not paid by the due date, we may charge a $100 late fee for each additional day that past due. An E-signed contract should be valid as the original. By signing below, you agree that YOU READ TERM & CONDITIONS PAGE.

Total **$71,250.00**

Customer Rep Signature:

Eugene Kuntsevskiy

06/25/2026

Customer Signature:

James P. Yore

Signature Date

06/26/2026

Note:

Customer notes / request for consideration.

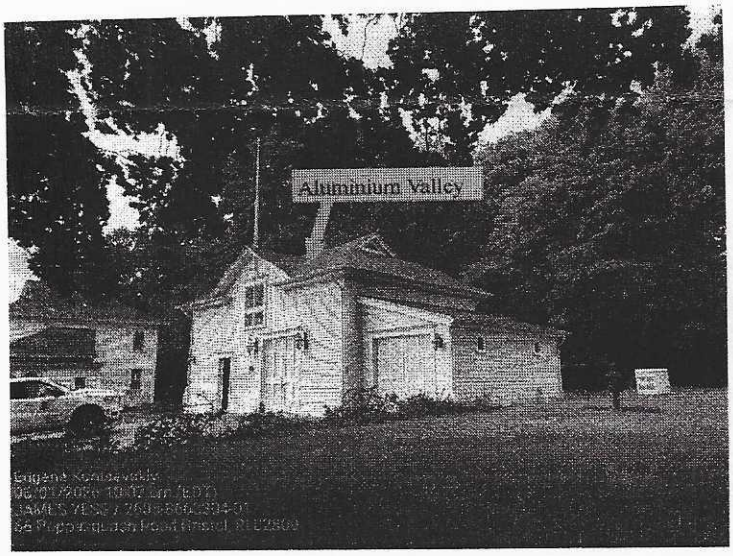
-Order Porta Potty for the job.
-Take care not to create ruts in lawns.
-We prefer that no lawn signs be placed on the property.
-At all times keep the common driveway clear of any obstructions.
-We do not want any vehicles or equipment placed on any paved surface. Parking is permitted on the front lawn adjacent to and parallel with Poppasquash Road and also north of the doghouse.
-We will discuss and agree to the location of the dumpster and other equipment left overnight.
-Before work begins, I will once again show you the location of the underground pipes and leaching field for our septic system. No heavy vehicles or equipment will be placed near these underground structures.
-At the completion of the work and upon final payment, you will issue to me a final release or waiver of any liens.

Mr. Roof Inc
829 Newport Ave
Attleboro, MA 02703
(508) 342-5373

JAMES YESS/2605-866330
66 Poppasquash Road
Bristol, RI 02809

Attached Images

IMG_5795.jpeg



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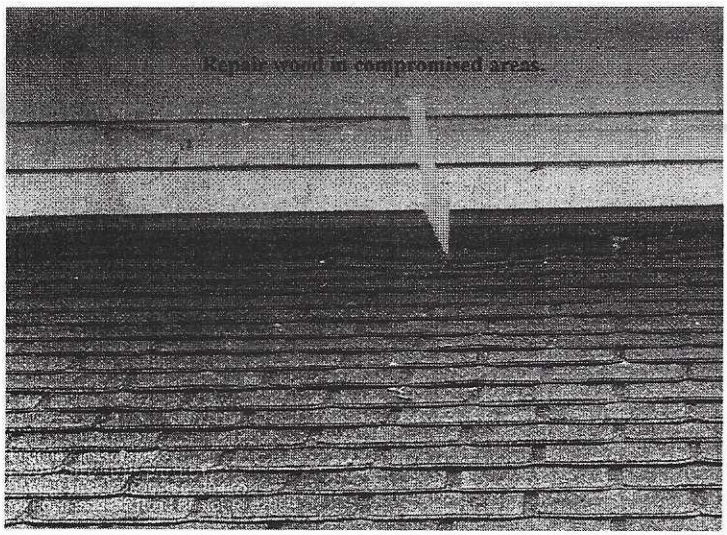

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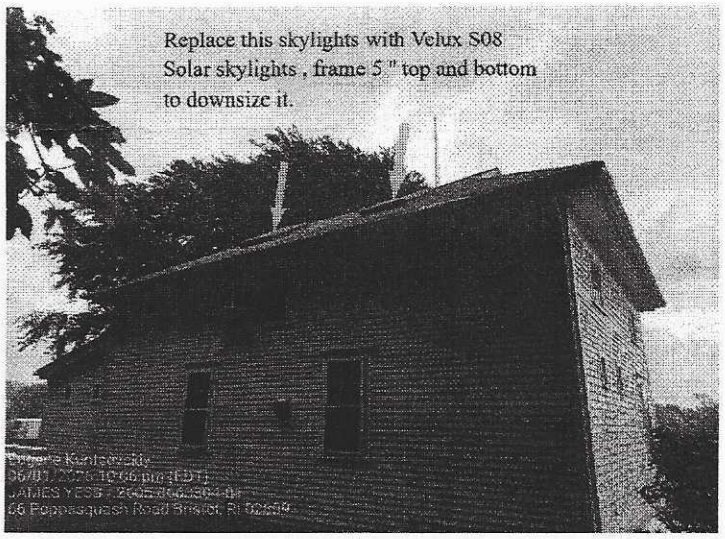



Eugene Kuntsevskiy
06/01/2026 10:06 pm (EDT)
JAMES YESS / 2605-8663304-01
66 Poppasquash Road Bristol, RI 02809


Eugene Kuntsevskiy
07/01/2026 10:05 pm (EDT)
JAMES YESS / 2605 8663304-01
66 Poppasquash Road Bristol, RI 02809


2026-04-15
Rubber roof s and
Over the window roof
not being done.
Eugene Kuntsevskiy
06/02/2026 07:09 pm (EDT)
JAMES YESS / 2605-8663304-01
66 Poppasquash Road Bristol, RI 02809


New Lead
Flashing
Replace Skylights
Eugene Kantsevskiy
06/01/2026 10:05 pm (EDT)
JAMES YESS / 2605-8663304-01
66 Poppasquash Road Bristol, RI 02809

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-95	Contributing	July 13, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
44 STATE ST , BRISTOL, RI, 02809	010-0002-000

Applicant	Architect/Engineer	Contractor
Nicole Martel		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	167 Touisset Rd Warren, RI 02885

Work Category:	Remodeling of Structure(s)

Description of proposed work:
EAST WINDOW, 1st FLOOR- ADD BACK - There is a window on the 1st floor on the east side of the building that has been filled in ar covered with clapboard on the exterior. Our proposal is to install Anderson Woodwright New Construction window, with a wood fra with full divided lights, 6 over 6 to match the windows above (Anderson Woodwright replacement windows) in the original location. Pictures below, and specs attached

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00463
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1850 c.
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl-clad 6/6 replacement windows on facade and W side elev.; 2/2 and 1/1 on E side, materials unk.	

Nicole Martel
Applicant's Digital Signature
Date: July 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 44 STATE ST
ACRES: 0.1384
PARCEL ID: 010-0002-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: 1719 PROJECT LLC
CO - OWNER:
MAILING ADDRESS: 167 TOUISSET RD

ZONING: D
PATRIOT ACCOUNT #: 490

SALE INFORMATION

SALE DATE: 12/15/2022
BOOK & PAGE: 2197-192
SALE PRICE: 510,000
SALE DESCRIPTION:
SELLER: STONE FAMILY ASSOCIATES

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4818
FINISHED BUILDING AREA: 2885
BASEMENT AREA: 1092
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $225,400
YARD: $0
BUILDING: $162,200
TOTAL: $387,600

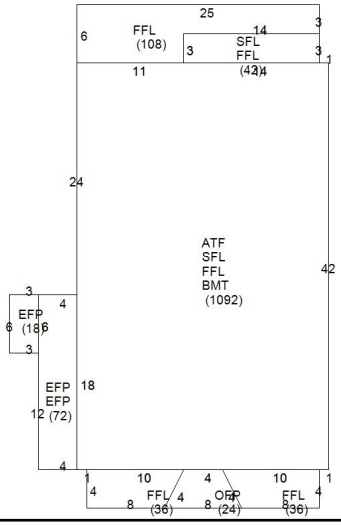
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 1
YEAR BUILT: 1719
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 6
 # OF BEDROOMS: 4
 # OF FULL BATHS: 1
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



44-46 State Street | Nicole and Matthew Martel
650-451-8014
nicole@threesparrowshome.com

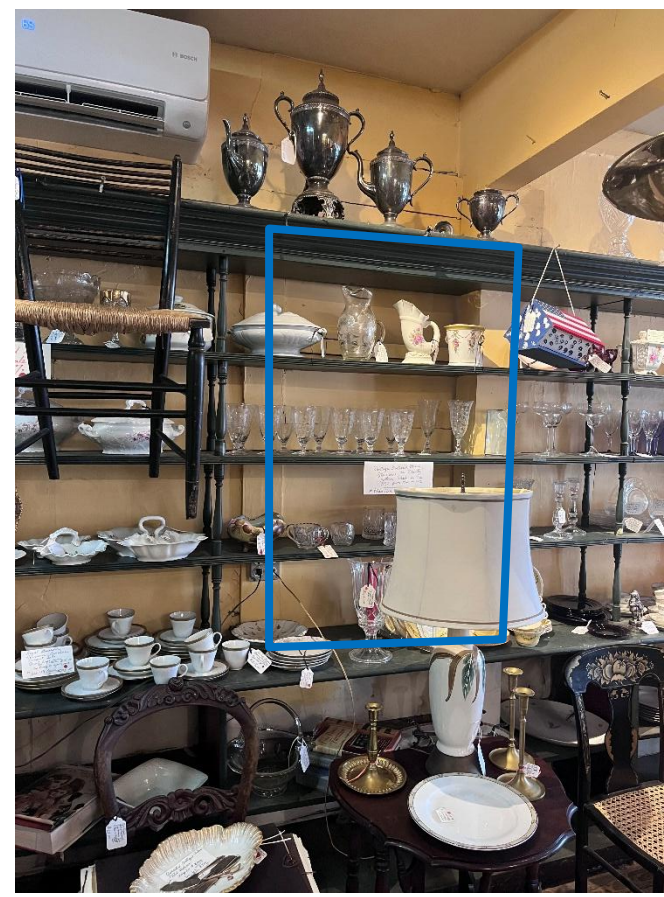
August 6th Application Review Meeting

- EAST WINDOW, 1st FLOOR- ADD BACK

..... Pages -2-5

There is a window on the 1st floor on the east side of the building that has been filled in and covered with clapboard on the exterior. Our proposal is to install **Anderson Woodwright** New Construction window, with a **wood frame with full divided lights, 6 over 6** to match the windows above (Anderson Woodwright replacement windows) in the original location. Pictures below, and specs attached





44-46 State Street | Nicole and Matthew Martel

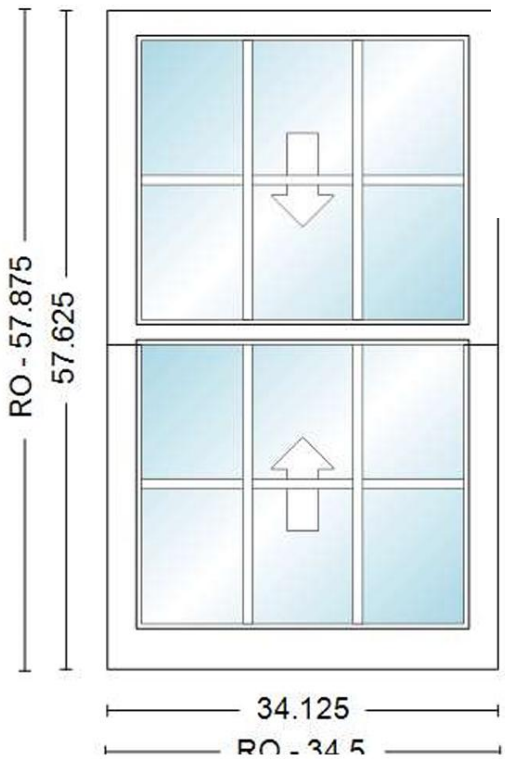
Add window back in original location





ANDERSEN WINDOWS & DOORS

400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW



BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

QTY 1

Location: 1st Floor

Matches windows above on the east side of the home

- White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame Pine w/White - Painted Interior Sash/Panel
- Dual Pane Low-E4 Standard
- Full Divided Light (FDL) 3 Wide, 2 High, Specified Equal Light Pattern,
- White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, 1 Sash Locks White, White/White Jamb Liner,
- Full Screen, Aluminum Insect Screen

ANDERSON 400 SERIES WOODWRIGHT FEATURES

FEATURES

FRAME

Ⓐ A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

Ⓑ For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex material exterior.

Ⓒ Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

Ⓓ Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

Ⓔ Exterior stop covers are specially designed to allow easy application of high-quality sealant.

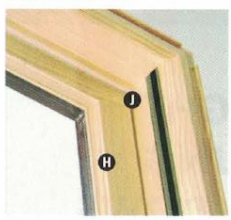
3 ¼" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

Ⓕ For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

Ⓖ Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

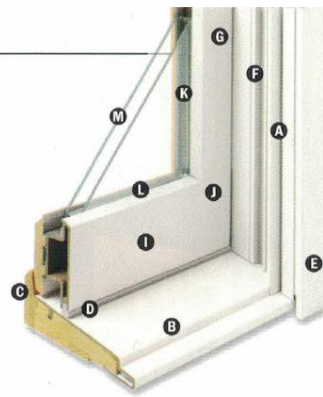
Wood Jamb Liner



Ⓗ Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

Ⓘ Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

Ⓙ Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

Ⓚ In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

Ⓛ Silicone bed glazing provides superior weathertightness and durability.

Ⓜ High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

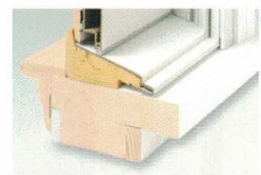
HARDWARE



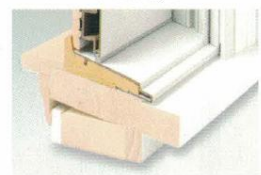
Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

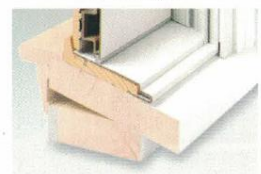
Three sill angles are available – 0,° 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage Reverse Cottage

ANDERSON 400 SERIES WOODWRIGHT- CUSTOMIZABLE OPTIONS

ANDERSEN WINDOWS & DOORS

400 SERIES

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



White | Canvas | Sandtone | Terratone



Dark Bronze | Forest Green | Black

INTERIOR OPTIONS



Pine | Maple



Oak | White

HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes. Shown in **Distressed Nickel**.

ESTATE™



Hand Lift | Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift | Hand Lift | Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift | Hand Lift | Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel



Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24' (610) x 50' (15240) rolls. Color-matched 1 ¼" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

400 Series Woodwright® Double-Hung Insert Windows

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

69

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-96		July 13, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
19 BYFIELD ST , BRISTOL, RI, 02809	014-0067-000

Applicant	Architect/Engineer	Contractor
Elena Bao & Heath Robbins	John Lusk - JHL Tecture	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Updates to the previously approved proposed renovations for the existing carriage house at 19 Byfield Street will include two new windows at the second floor of the southern facade to bring more natural light into the new second floor, in addition to simple wood L-brackets for the new metal overhang roofs on the southern and eastern facades, per the request of the HDC at the May 7, 2026 meeting. The two new windows will be the same as previously approved units: double-hungs of the Marvin Elevate Series, with an insulated wood interior and Ultrex fiberglass exterior, 6-over-6 divided lites with wood trim painted white matching the rest of the windows on the property.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00287
HISTORIC NAME:	Tilley-Williams House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1833 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Lusk
Applicant's Digital Signature
Date: July 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 19 BYFIELD ST
ACRES: 0.159
PARCEL ID: 014-0067-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: BAO, ELENA M - TRUSTEE
CO - OWNER: ELENA M BAO REVOCABLE TRUST
MAILING ADDRESS: 19 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 864

SALE INFORMATION

SALE DATE: 3/29/2022
BOOK & PAGE: 2165-297
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: BAO, ELENA M

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3751
FINISHED BUILDING AREA: 1768
BASEMENT AREA: 884
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $227,000
YARD: $4,500
BUILDING: $351,300
TOTAL: $582,800

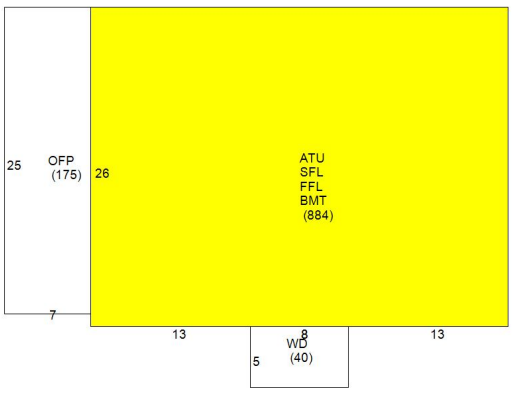
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1830
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Gas
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO

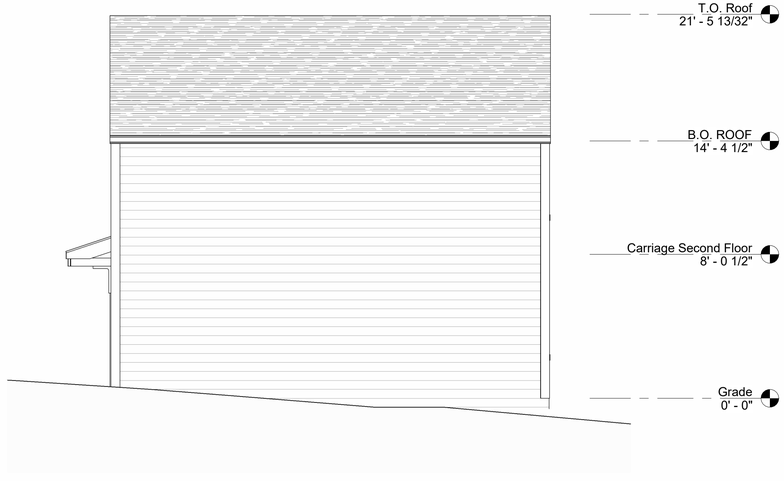




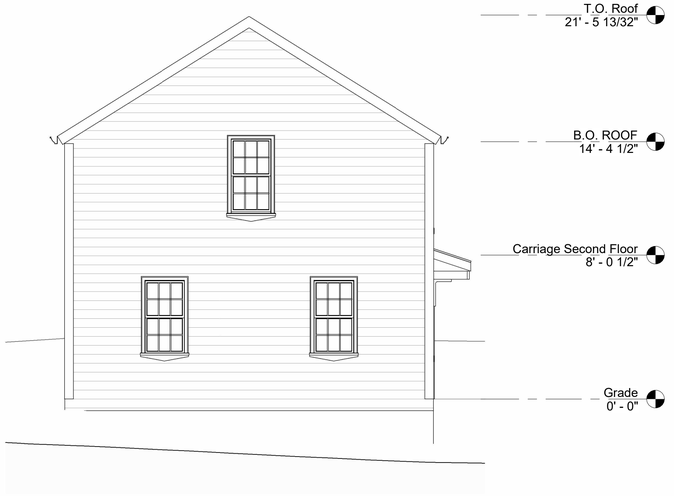
1 Proposed Carriage House South Elevation
1/4" = 1'-0"



2 Proposed Carriage House East Elevation
1/4" = 1'-0"



3 Proposed Carriage House North Elevation
1/4" = 1'-0"



4 Proposed Carriage House West Elevation
1/4" = 1'-0"

0 2' 4' 8'
0 2"
1/4" = 1'-0"

GENERAL NOTES:
1: DO NOTE SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
3: The Contractor shall be provided all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Archtiect of any discrepancies in identification of the materials required.
4: Large scale plans of detatils shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

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DRAWING ALTERATION:
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

#	REVISIONS DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2			
1			

J · H · L

TECTURE
ARCHITECT• ENGINEER, P. C.

ISSUED FOR HDC REVIEW (06-24-26)

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

THIS PLAN HAS NOT RECIEVED FINAL APPROVAL OF ALL REVIEWING AGENCIES. THIS PLAN IS FOR PROBABLE COST OF CONSTRUCTION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED PLANS FOR:

Bao Residence Renovation

Elena M. Bao

19 Byfield Street, Bristol, RI 02809

PROPOSED CARRIAGE HOUSE ELEVATIONS

DATE: APRIL 10, 2026
SCALE: AS NOTED
DRAWN BY: JHL
PROJECT NUMBER: 7478

DRAWING NUMBER: **A2.01**

Unit Features

Elevate Double Hung: ELDH
Elevate Double Hung Picture: ELDH P
Elevate Double Hung Transom: ELDH TR
Elevate Double Hung IZ3: ELDH IZ3
Elevate Double Hung Picture IZ3: ELDH P IZ3

For applicable certification and code information, refer to the Introduction and Product Performance chapter.

Frame and Sash:

- The frame and sash exteriors are made of Ultrex® and meets all the requirements of AAMA 624-10.
- Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony. Frame and sash color may be selected independently.
- The interior is non finger-jointed pine, kiln dried to a moisture content of 6-12% at time of fabrication. Water-repellent, preservative treated.
- Interior wood is available as Pine bare wood or factory-applied white, clear, and designer black interior finish. Frame and sash color may be selected independently.

Frame:

- Composite frame thickness is 1 9/16", (40). Frame width is 4 9/16", (116). Flat bottom sill with 13 degree bevel. Non finger-jointed pine interior frame liner is applied to all units. Ultrex is .075" (2) thick.

Sash:

- Composite sash thickness is 1 17/32" (39). Ultrex is .070" (2) thick.

Jamb Extension:

- Extension Thickness: 9/16" (14)
- Multiple depths available from 1/8" (3), 1/4"(6), and depths varying between 1/2"(13) and 4"(102) at 1/16" (2) increments
- Maximum jamb depth is 8 9/16". (217)
- 6 13/16" (173) or 6 13/16" (173) jamb extension - factory-applied
- All other jamb depth options are available shipped loose.
- Material: Bare Pine
- Option: factory applied white, designer black and clear lacquer interior finish

Hardware:

- The balance system is a coil spring block and tackle system, with nylon cord and zinc locking shoe.
- Both sash tilt into the room for cleaning or removal for painting without removing the screen.
- High-pressure zinc die cast check rail lock and keeper.
- Lock employs a cam-lock mechanism.
  - Color: Almond Frost, White, or Matte Black. Optional Bright Brass, Oil Rubbed Bronze, and Satin Nickel.
- Each sash employs spring loaded tilt latches to allow for easy tilting or sash.
- On IZ3 units CN32 widths and wider, two locks are mounted.
- Optional factory applied Window Opening Control Device is available on all sizes. A system consisting of an acetal lever housed in an acetal shell on each stile of the top sash. This device works in accordance to ASTM F2090-10 standard specification for window fall prevention devices with emergency escape.
  - Color: White, Beige, and Black.

Installation:

- Factory applied folding nailing fin and drip cap system
  - Optional installation brackets for masonry available
  - Optional through jamb installation method with brackets
  - Factory supplied field mulling kits are available for standard assemblies, or 30° and 45° Bay assemblies.
- Recommended method for IZ3 glazed units is installation clips and nailing fin.

Unit Features Continued

Glazing:

- Dual-pane units are manufactured with an 11/16" (17) IG with Low E1, E2, E3, or E3/ERS coatings including argon gas or air fill. Clear (uncoated) glass available with air fill only.
  - Tripane not available.
- Tempered glass and/or obscure glass, and California Fire glass (annealed exterior and tempered interior glazing configuration) are available as an option.
- The glazing seal is a silicone bedding on both interior and exterior surfaces utilized in a sandwich style sash.
- STC/OITC values are available for standard 3.1 mm glass thickness.
  - Optional 3.1/4.7 STC/OITC Upgrade glass is available. See the Product Performance chapter for STC and OITC ratings.
- Decorative glass options include glue chip, rain, reed, narrow reed, frost, and tinted (bronze, gray, or green). Decorative glass is not available with Low E1, Low E3/ERS or STC/OITC Upgrade options.

IZ3 Glazing:

- Optional IZ3 available on selected sizes.
  - IZ3 for winds up to 140 miles per hour.
- Glass is laminated insulated Low E2 or E3 Argon, consisting of annealed or tempered glass exterior and laminated glass interior.
- The laminated glass is comprised of two pieces of glass with either a SGP or PVB laminate layer between.
  - Interior and exterior glazing compound is silicone, in a sandwich style glazing system.

Weather Strip:

- All units are dual weather stripped.
- All weather strip is beige, black, or white in color.
- Jamb weather strip is a robust foam weather strip that is inserted into a rigid vinyl jamb carrier and used to seal sash to jambs. An additional jamb weather strip is inserted into Ultrex/wood and seals bottom sash to jamb.
- Parting stop is vinyl with a flexible leaf to seal between the header and the upper sash.
- Check rail weather strip is a hollow bulb weather strip attached to bottom of sash.
- Flat foam gasket is used between the jamb and sill.
- Picture and transom units is a hollow bulb weather strip that is inserted into rigid vinyl jamb carrier and head jamb carrier to seal sash. Operator units have a hollow-bulb bottom rail weather strip that seals against the sill.

Screen:

- Full screen is standard. Half-screen option is available.
- Screen Frame: Aluminum Screen Frame. Option: None
  - Color to match exterior frame color
- Marvin BrightView™, Options: None.
- Spring loaded pins for installation.
- A screen cross bar will be added when Frame OM (height) is equal to or greater than 47 1/2" (1207).

Interior Jamb Cap:

- Units with Designer Black or White interior finishes are assembled with Interior Jamb Caps and use Jamb Liners with kerfs on the jambs and head jamb.
- Interior Jamb Caps are color matched to the interior finish.

Unit Features Continued

Interior / Exterior Simulated Divided Lites (SDL):

- Interior bar: 7/8" (22) wide bars
  - Pine bare wood with optional white, clear, or designer black interior finish
- Exterior bar: 7/8" (22) wide bars Ultrex, finish to match exterior
  - Patterns available: Rectangle, Cottage style cut, 9 lite Prairie cut or 6 lite Prairie for top sash, bottom sash, or both.
- ELDHP Only: Simulated check rail option: 2 11/32" (60).
  - Patterns available: simulated rail in standard center or customer specified location with 7/8"' (22) patterns above, below or both in patterns of rectangular equal lite or prairie lite cut.
- SDL is unavailable with rain, reed, and narrow reed decorative glass patterns. Glue chip pattern requires tempered glass. Available for tinted glass without spacer bars only.

Grilles-Between-The-Glass (GBG):

- 23/32" (18) contoured aluminum bar placed between two panes of glass
- Pattern: Standard rectangular pattern, 6 or 9 lite Prairie cut, or Cottage style cut
  - Exterior colors: Stone White, Pebble Gray, Bronze, Cashmere, Gunmetal, or Ebony
  - Interior Colors: White, Bronze or Black
- GBGs are not available on IZ3 units or tinted glass.

NOTE: Direct Glaze Round Top with GBG or SDL will only align with the default lite cut of the unit it is intended to be mulled with. NFRC values are now located on www.marvin.com.

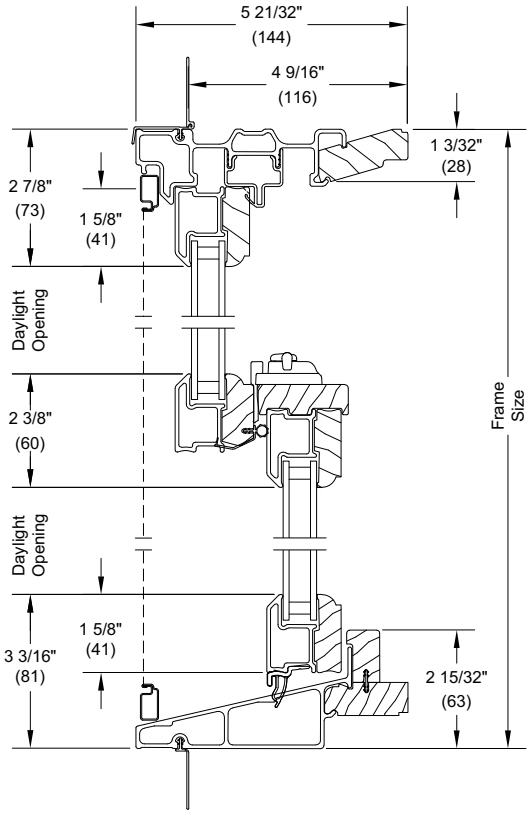
Section Details: Operating - Double Hung (4 9/16" Jambs)

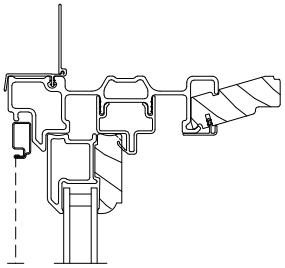
Scale: 3" = 1' 0"

Head Jamb

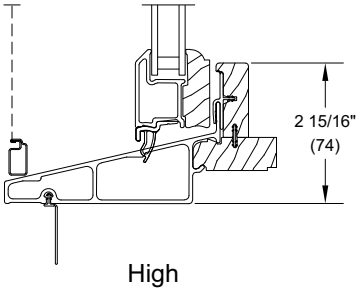
Check Rail

Sill



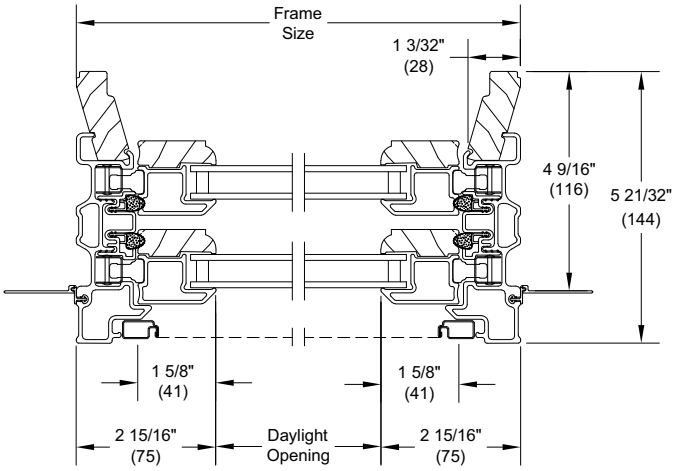


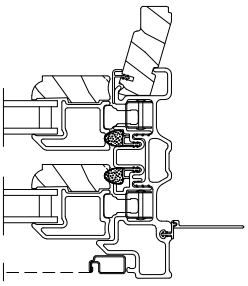
Head Jamb
Interior Painted
Units Only



High
Performance
Sill

Jamb



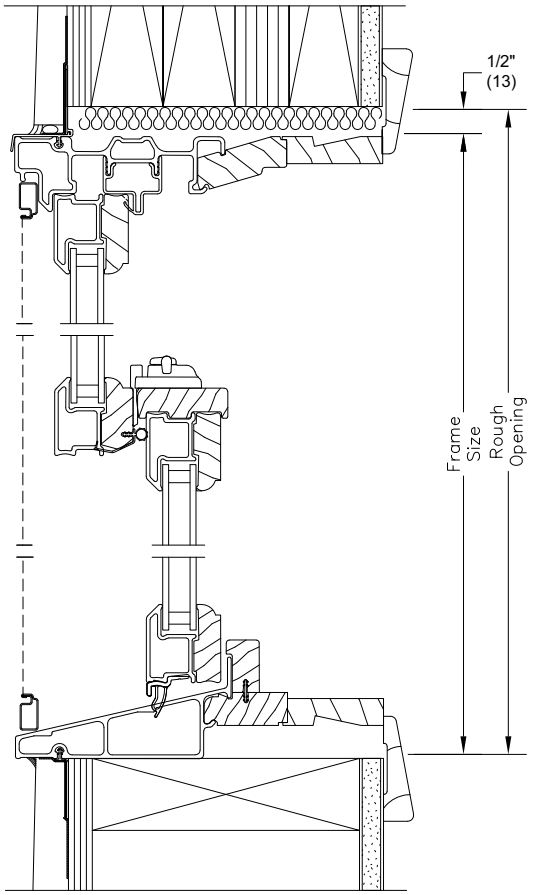


Jamb
Interior Painted
Units Only

Section Details: Installation Suggestion - Wood Siding With 2x6 Frame Construction

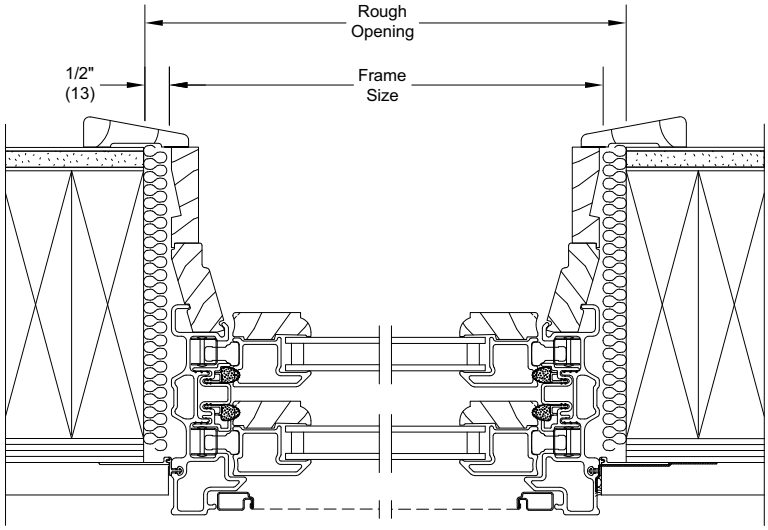
Scale: 1 1/2" - 1' 0"

Head
Jamb



Sill

Jambs

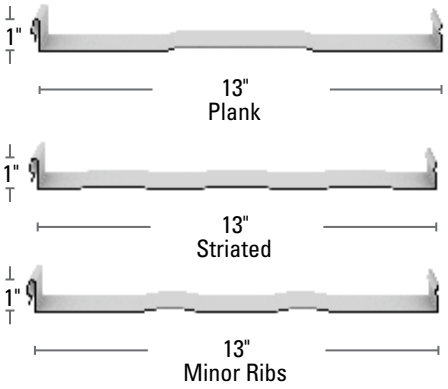


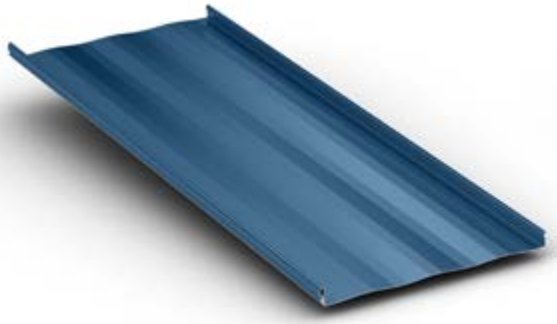
NOTES:

- *The above wall sections represent typical wall conditions, these details are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.*
- *Picture unit installation similar. Picture units may require both nailing fin and installation brackets.*
- *Double Hung unit shown with jamb extension.*

Instaloc

Instaloc is a snap-together standing seam that features a 1" seam and is installed with concealed clips. Instaloc is an excellent selection for applications where greater uplift characteristics are required than achieved with Meridian.





Instaloc Clip



Seam Detail



Details

- Minimum Slope: 3:12
- Must be installed over solid deck
- Factory applied sealant
- Instaloc is produced in Houston, TX

Panel Options

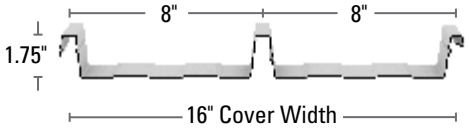
- Panel width: 13"
- Panel configurations: striated, plank and minor rib (striated recommended)
- Coating: Kynar 500® (PVDF)
- Substrate: Standard 24 gauge Galvalume

Testing Data

- For any available Test Data, Section Properties or Load Tables, please visit our download section at www.mcelroymetal.com

Mirage II

Mirage II is a concealed fastener roofing panel with 1 3/4" high ribs spaced 8" on center. Mirage II can be installed over solid deck or substructural members.





Mirage II Clip



Seam Detail



Mirage II Details

- Minimum slope: 1/4:12
- Factory applied sealant is required on slopes less than 3:12
- Can be installed over solid deck or open framing
- Mirage II is produced in Adelanto, CA

Panel Options

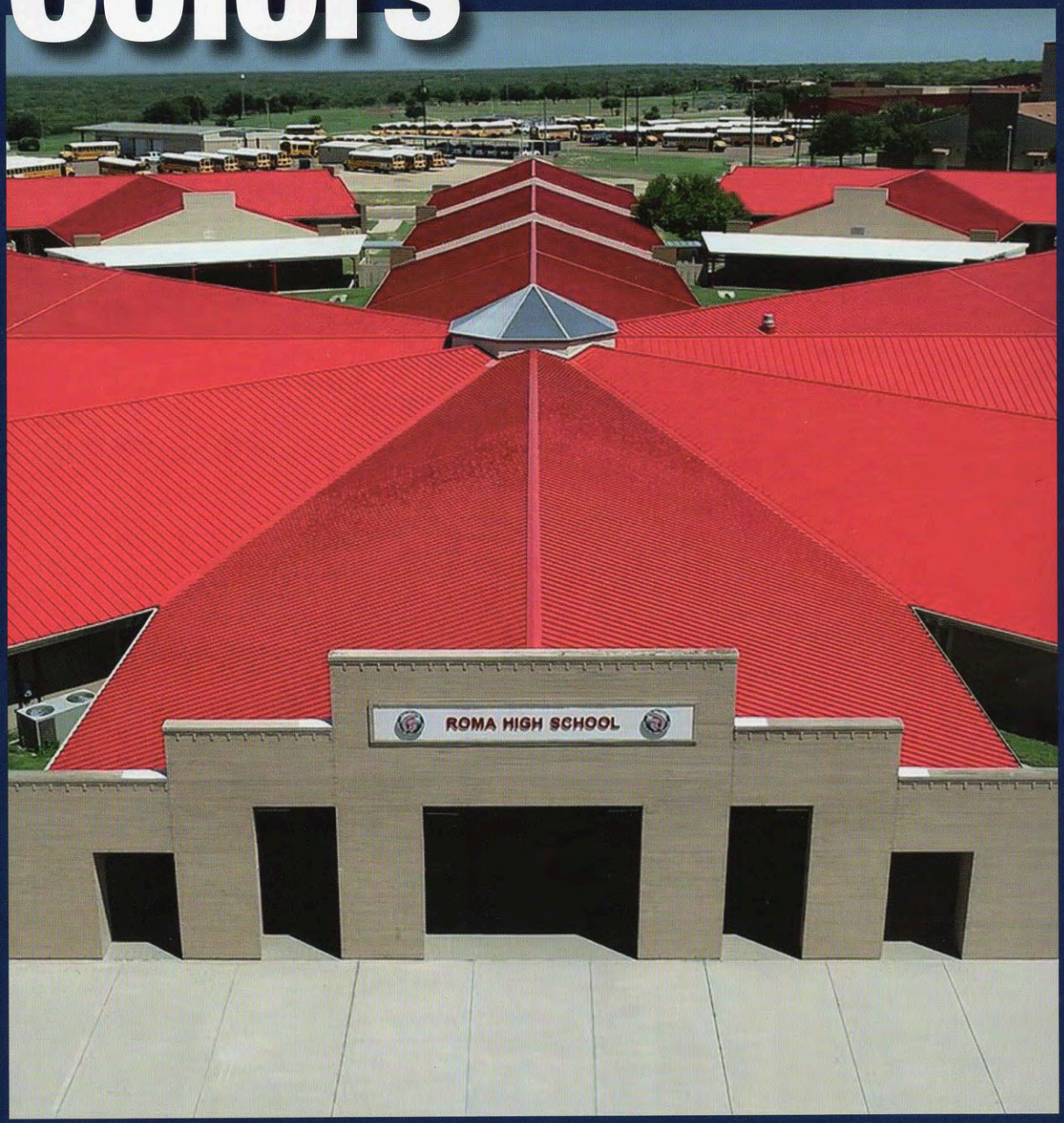
- Panel width: 16"
- Panel configurations: ribbed
- Coating: Kynar 500® (PVDF)
- Substrate: Standard 24 gauge Galvalume

Testing Data

- For any available Test Data, Section Properties or Load Tables, please visit our download section at www.mcelroymetal.com

Oil can (wave) is a natural occurrence in metal panels and is not a cause for panel rejection.

Architectural Colors



McELROY METAL

Empl Owned

STANDARD OPTIONS

Regal White

Bone White


Surrey Beige


Sandstone


Almond


Buckskin


Ash Gray


Slate Gray


Charcoal


Dark Charcoal

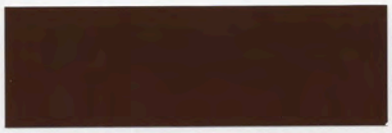

Matte Black


Medium Bronze

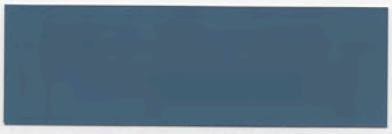

Dark Bronze


Patina Green

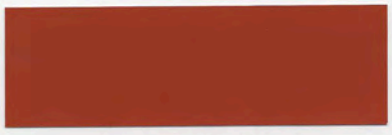

Evergreen


Mansard Brown


Colonial Red


Roman Blue


Patrician Bronze


Terra Cotta

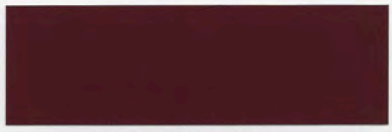

Galvalume Plus

*DEEP TONE PREMIUM COLORS


Regal Blue


Brite Red


Hartford Green


Brandywine

*METALLIC COLORS



Preweathered Galvalume



Leadcoat



Silver Metallic



Copper Penny Metallic



Texas Silver Metallic



Champagne Metallic

*WOODGRAINS



Chestnut



Driftwood



Golden Pecan

* Grain runs top to bottom on vertically installed panels and left to right on horizontal applications.

*SPECIALTY FINISHES



Brushed Metal



COR-TEN AZP® Raw

COLOR	*INVENTORY					
	Sunnyvale, Texas	Clinton, Illinois	Peachtree City, Georgia	Adelanto, California	Houston, Texas	Lockhart, Texas
ALMOND	✓	✓	✓	✓	✓	✓
ASH GRAY	✓	✓	✓	✓	✓	✓
BONE WHITE	✓	✓	✓	✓	✓	✓
BRANDYWINE	✓	✓	✓		✓	✓
BRITE RED	✓	✓	✓	✓	✓	✓
BRUSHED METAL					✓	
BUCKSKIN	✓	✓			✓	✓
CHAMPAGNE METALLIC	✓	✓			✓	✓
CHARCOAL	✓	✓	✓	✓	✓	✓
CHESTNUT					✓	
COLONIAL RED	✓	✓	✓	✓	✓	✓
COPPER PENNY METALLIC	✓	✓	✓	✓	✓	✓
COR-TEN AZP RAW	✓					
DARK BRONZE	✓	✓	✓	✓	✓	✓
DARK CHARCOAL	✓					✓
DRIFTWOOD					✓	
EVERGREEN	✓	✓	✓	✓	✓	✓
*GALVALUME PLUS	✓	✓	✓	✓	✓	✓
GOLDEN PECAN					✓	
HARTFORD GREEN	✓	✓	✓	✓	✓	✓
LEADCOAT	✓	✓		✓	✓	✓
MANSARD BROWN	✓	✓	✓	✓	✓	✓
MATTE BLACK	✓	✓	✓	✓	✓	✓
MEDIUM BRONZE	✓	✓	✓	✓	✓	✓
PATINA GREEN	✓	✓	✓	✓	✓	✓
PATRICIAN BRONZE	✓	✓	✓	✓	✓	✓
PREWEATHERED GALVALUME	✓	✓			✓	✓
REGAL BLUE	✓	✓	✓	✓	✓	✓
REGAL WHITE	✓	✓	✓	✓	✓	✓
ROMAN BLUE	✓	✓	✓	✓	✓	✓
SANDSTONE	✓	✓	✓	✓	✓	✓
SILVER METALLIC		✓	✓	✓		
SLATE GRAY	✓	✓	✓	✓	✓	✓
SURREY BEIGE	✓	✓	✓	✓	✓	✓
TERRA COTTA	✓	✓		✓	✓	✓
TEXAS SILVER METALLIC	✓			✓	✓	✓

*Inventory shown is 24 gauge. Galvalume Master Coil. Other gauges and substrates are available and inventory varies by location. Please inquire for specific inventory availability and freight rates.

* Colors are rep[illegible] of colors offered and are not intended for matching purposes. Before placin[illegible] please request an actual color sample from McElroy Metal.

*Additional cost applies.

Finish Specifications

COLOR	REFLECTANCE	EMISSIVITY	SRI	LRV
ALMOND	0.54	0.84	62	58.96
ASH GRAY	0.32	0.84	32	35.92
BONE WHITE	0.69	0.85	83	76.39
BRANDYWINE	0.27	0.86	26	04.18
BRITE RED	0.46	0.87	52	08.22
BRUSHED METAL	0.09	0.88	4	06.45
BUCKSKIN	0.37	0.86	39	16.60
CHAMPAGNE METALLIC	0.37	0.81	37	26.05
CHARCOAL	0.32	0.85	32	11.04
CHESTNUT	0.11	0.89	7	07.84
COLONIAL RED	0.33	0.85	34	05.71
COPPER PENNY METALLIC	0.40	0.85	44	18.02
COR-TEN AZP RAW	0.31	0.89	33	08.38
DARK BRONZE	0.27	0.84	25	04.08
DARK CHARCOAL	0.08	0.88	3	06.72
DRIFTWOOD	0.10	0.89	6	09.20
EVERGREEN	0.26	0.84	24	06.62
*GALVALUME PLUS	0.67	0.30	65	N/A
GOLDEN PECAN	0.38	0.88	42	16.99
HARTFORD GREEN	0.26	0.85	24	04.21
LEADCOAT	0.34	0.82	34	26.03
MANSARD BROWN	0.29	0.85	28	04.41
MATTE BLACK	0.26	0.86	25	03.15
MEDIUM BRONZE	0.30	0.87	31	08.58
PATINA GREEN	0.40	0.85	43	21.85
PATRICIAN BRONZE	0.29	0.85	28	04.85
PREWEATHERED GALVALUME	0.30	0.79	27	19.04
REGAL BLUE	0.26	0.85	24	07.11
REGAL WHITE	0.66	0.87	80	73.06
ROMAN BLUE	0.28	0.85	27	14.84
SANDSTONE	0.50	0.86	53	53.41
SILVER METALLIC	0.47	0.82	52	35.58
SLATE GRAY	0.43	0.85	47	18.54
SURREY BEIGE	0.35	0.88	38	34.37
TERRA COTTA	0.35	0.87	37	12.21
TEXAS SILVER METALLIC	0.52	0.79	57	43.41

*Bare Acrylic Coated Galvalume

Notes:

- Numbers on this chart reflect initial values.
- Reflectance is a measure of the amount of solar energy that is immediately reflected from the surface.
- Emissivity is the ability of a material to emit the residual heat back into the surrounding atmosphere.
- The Solar Reflectance Index (SRI) is a measure of the roof's abilty to reject solar heat, considering reflectance, emissivity and convection across the surface.
- The Light Reflective Value (LRV) refers to the percentage of light a paint color reflects.
- Inventory and color offering can change without notice. Please contact your McElroy representative to confirm availability.
- Other widths and gauges are available on some items,
- Galvalume® is McElroy's standard substrate.
- McElroy Metal features Fluropon® 70% PVDF coatings on all products.
- Fluropon® is manufactured by Sherwin-Williams® Corporation.





GENERAL NOTES:

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3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

J · H · L
TECTURE
ARCHITECT• ENGINEER, P.C.
190 HIGH STREET• BRISTOL, RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
HDC REVIEW

NOT APPROVED

THIS PLAN IS FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT COMMITTEE ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **Site Photos 1**

ISSUE DATE: DATE: APRIL 10, 2026
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER: **EX1.01**





GENERAL NOTES:

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME:
Site Photos 2

ISSUE DATE: DATE: APRIL 10 2026
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER:
EX1.02



GENERAL NOTES:

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190 HIGH STREET• BRISTOL, RI 02809
401.396.9630 • Fax 401.410.0079

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PROPOSED NEW BUILDING FOR:

Bao Residence Renovation

19 Byfield Street, Bristol, RI 02809

DRAWING NAME: **Site Photos 3**

ISSUE DATE: DATE: APRIL10, 2026
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7478**

DRAWING NUMBER: **EX1.03**

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-98		July 16, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
48 CONSTITUTION ST , Unit 2, BRISTOL, RI, 02809	015-0011-002

Applicant	Architect/Engineer	Contractor
Stacy Stevens	John Lusk - JHL Tecture	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Proposed work on the exterior of 48 Constitution Street Apartment #2 (second & third floor of the building) will include the addition o a new aluminum skylight in the owner's third floor bedroom to bring more natural light and provide better ventilation and air quality i the space. The skylight, a Velux Manual Venting Curb Mounted Skylight System, will be installed approximately 17' from an existing skylight in the roof and will match the existing skylight and asphalt shingle roof in color (grey). In addition to the skylight, a new roof cap dryer exhaust fan (plastic, black finish) will be installed in the roof below the existing skylight for proper ventilation of a new third floor laundry room.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00430
HISTORIC NAME:	
ARCH. STYLE:	Queen Anne
ORIGINAL CONSTRUCTION DATE (est.):	1900 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)

Vinyl 1/1 replacement windows.

John Lusk
Applicant's Digital Signature
Date: July 16, 2026

48 Constitution Street, Apt. 2 Product Photos & Information

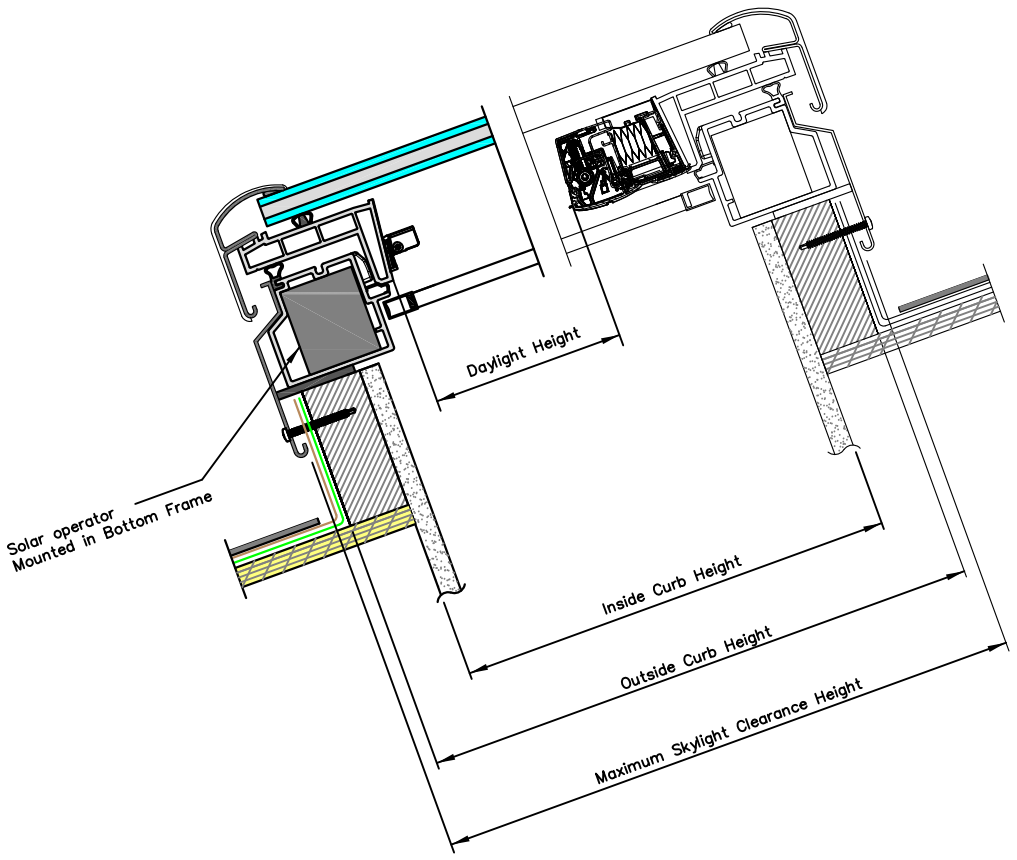
VELUX - VCM Manual Venting Curb Mounted Skylight System
Aluminum - Grey



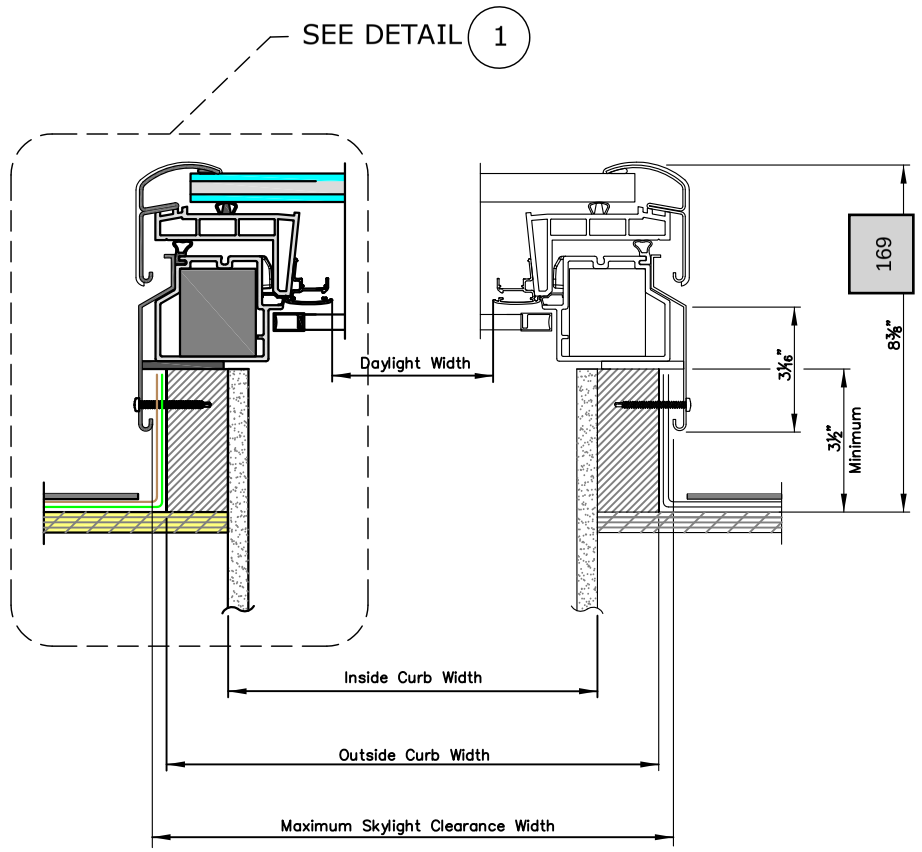
Builder's Best - Duraflo Roof Cap Dryer/Bathroom Exhaust Vent
Plastic - Black



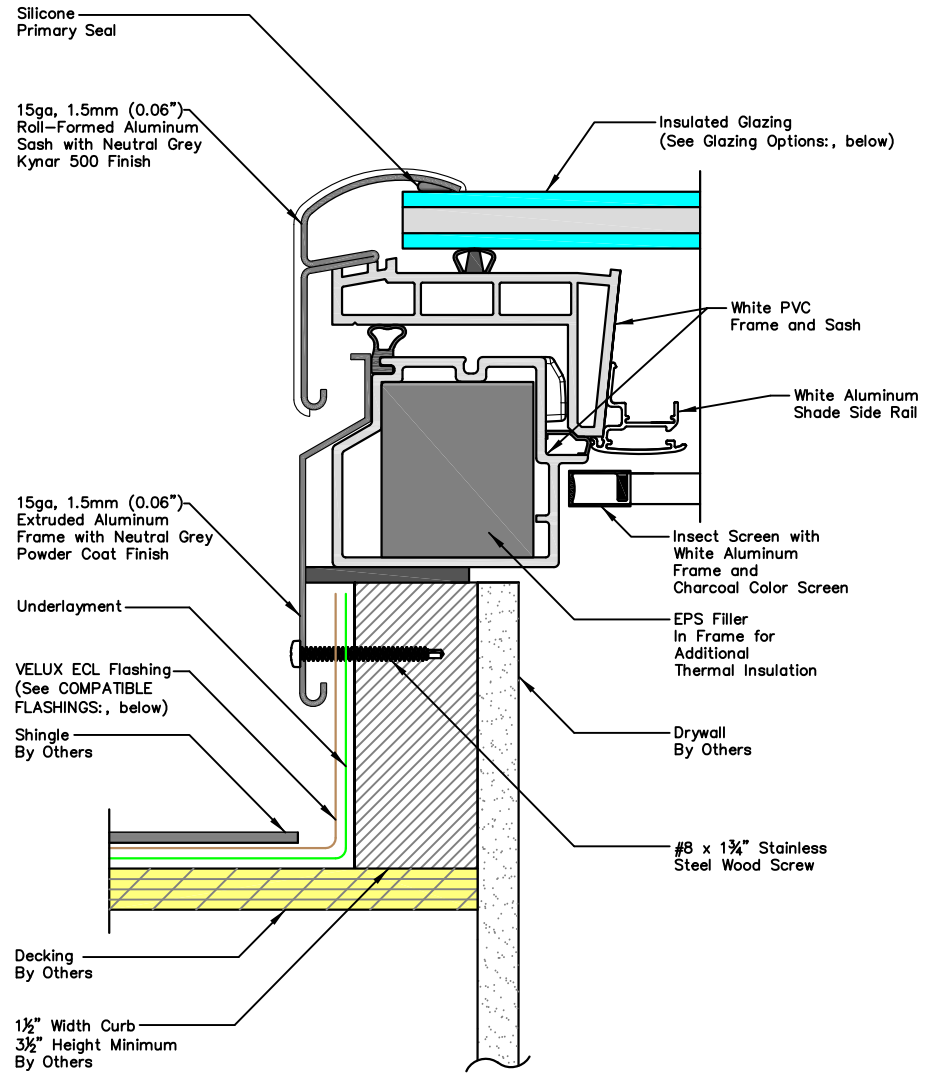
1
0°60°
0:12 - 20:12



VERTICAL CROSS SECTION



HORIZONTAL CROSS SECTION



DETAIL 1

PRODUCT DIMENSIONS

IMPERIAL UNITS(INCHES)

Size	Outside Curb Width	Inside Curb Width	Maximum Skylight Clearance Width	Daylight Width	Outside Curb Height	Inside Curb Height	Maximum Skylight Clearance Height	Daylight Height	Daylight Area* (Sq. Feet)	Ventilation Area* (Sq. Feet)
2222	25 1/2	22 1/2	26 5/8	19 1/2	25 1/2	22 1/2	26 5/8	20	2.71	3.17
2234	25 1/2	22 1/2	26 5/8	19 1/2	37 1/2	34 1/2	38 5/8	32	4.33	4.16
2246	25 1/2	22 1/2	26 5/8	19 1/2	49 1/2	46 1/2	50 5/8	44	5.95	5.15
3030	33 1/2	30 1/2	34 5/8	27 1/2	33 1/2	30 1/2	34 5/8	28	5.34	4.49
3046	33 1/2	30 1/2	34 5/8	27 1/2	49 1/2	46 1/2	50 5/8	44	8.40	5.81
3434	37 1/2	34 1/2	38 5/8	31 1/2	37 1/2	34 1/2	38 5/8	32	7.00	5.15
4630	49 1/2	46 1/2	50 5/8	43 1/2	33 1/2	30 1/2	34 5/8	28	8.45	5.71
*4646	49 1/2	46 1/2	50 5/8	43 1/2	49 1/2	46 1/2	50 5/8	44	13.29	7.13

* Indicates size not available for 06 impact glass and 08 white laminated glass

NOTES:
1. Max sash opening is 11" by stainless steel chain.

GLAZING OPTIONS:

- Laminated LowE3 (04)
- Impact(06) Special Order
- White Laminated(08) Special Order

COMPATIBLE FLASHINGS:

- ECL Step flashing
- ECW Tile flashing

ELECTRICAL/CONTROL DATA:

- VCM shade controlled via 2.4 GHZ radio frequency KLI remote control provided with skylight. Optional controls for VCS Skylight are VELUX Touch(KLR 300 WW, VELUX App Control(KIG 300US), VELUX Active(KIX 300US).
- Solar Operator, Powered by Battery Pack with 24VDC output. Battery Pack is a 9 Cell NiMH 10.8V, 2100mAH.

VELUX
Sky-Global Product Management

VELUX America LLC
1418 Evans Pond Road
Greenwood, SC 29646
1-800-88-VELUX
www.VELUXUSA.com

VCM - Manual Venting Curb Mounted Skylight System

CHECKED/DRAWN: CJ/RC
DATE: 01/15/2025

This drawing is an instrument of service and is provided for informational use only.
© 2025 VELUX GROUP
® VELUX is a registered trademark

Builder's Best, Inc.
201 Broiles Drive
Jacksonville, TX 75766
903-586-8283
sales@buildersbest.com
www.BuildersBest.com

DURAFLO® ROOF CAP DRYER/BATH EXHAUST VENT



12425
includes collar



12426
flush

DESCRIPTION

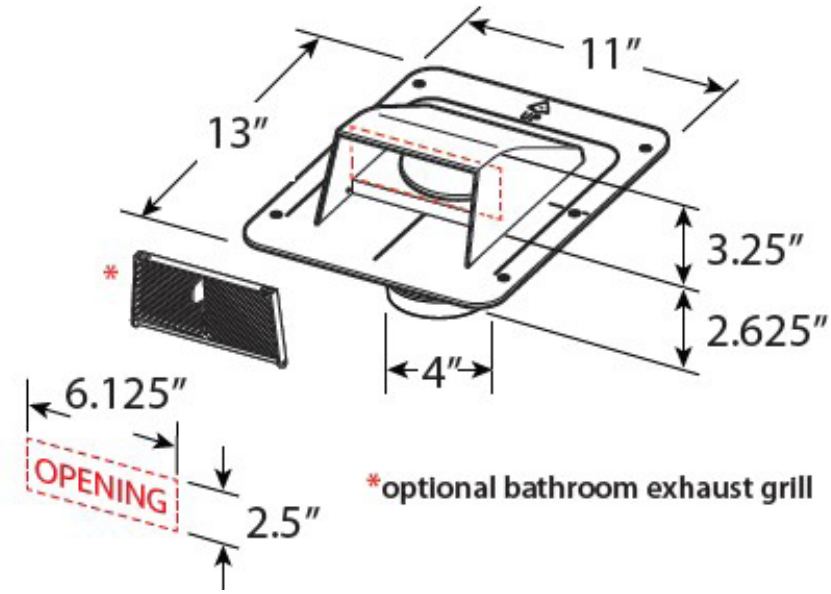
The "new generation"* duraFlo® roof exhaust is designed to exhaust dyer or bathroom vents through the roof.

PRODUCT FEATURES

- Grid/Grill for use in bathroom vent installation
  Do not use grid/grill when used as dryer vent
- Back draft flapper
- Nail marks on flange for easier and faster installation

PRODUCT SPECIFICATIONS

- Heavy duty black plastic (polypropylene)
- Leakproof, seamless outer shell
- Enlarged opening at the duct terminal to meet code requirement with improved air flow
- 15 square inches Net Free Area without grid



*REPLACES OLD MODELS

duraFlo® Roof Caps now feature a removable grid/grill for bathroom or dryer venting

- 12425 with collar replaces 11250 and 11508
- 12426 flush replaces 11507 and 11509

PART NUMBERS

Dia.	Color	Use for:	Collar	Flapper	Grid	Each #	Qty	Case/Skid #	Package	Labeled	UPC
4"	Black	dryer/bathroom vent (6014BL)	2.635"	flapper	removable, molded	12425	6	112425	Bulk	•	662671074232
4"	Black	dryer/bathroom vent (6014BL)	2.635"	flapper	removable, molded	12425	90	612425	Skid	•	662671074232
4"	Black	dryer/bathroom vent (6015BL)	flush	flapper	removable, molded	12426	10	112426	Bulk	•	662671075215
4"	Black	dryer/bathroom vent (6015BL)	flush	flapper	removable, molded	12426	150	612426	Skid	•	662671075215

WARRANTY

Complete Warranty Statement https://canplas.com/duraflo/warranty-reginfo/

Made in Canada: Canplas / Ipex


Existing Skylight
New Duraflo Roof Cap
Dryer Exhaust Vent
New Velux VCM Skylight,
Match Existing
48
2 HR PARKING
EXCEPT WITH RESIDENT STICKER
5 PM TO 7 AM



Photo #1: From Constitution Street, looking Southeast at front and western facades



Photo #2: From 45 Constitution Street, looking Southeast across street at front and western facades

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5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.
190 HIGH STREET• BRISTOL, RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
HDC REVIEW

NOT APPROVED

THIS PLAN IS FOR REVIEW AND APPROVAL BY A HISTORIC DISTRICT COMMISSION ONLY AND IS SUBJECT TO REVISIONS UNTIL ALL APPROVALS ARE OBTAINED AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.

PROPOSED RENOVATION FOR:

Stevens Residence

48 Constitution Street #2, Bristol, RI 02809

DRAWING NAME:
SITE PHOTOS

ISSUE DATE: DATE: JULY 14, 2026
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7523**

DRAWING NUMBER:
EX1.00



Photo #3: From 51 Constitution Street, looking South at front facade



Photo #4: From 46 Constitution Street, looking East at side of 48 Constitution Street

GENERAL NOTES:

1: DO NOT SCALE DRAWINGS. Notify Architect if additional dimensioning is required.
2: Contractor shall verify all dimensions in the field and notify Architect of any discrepancies.
3: The Contractor shall provide all materials indicated, graphically, as annotated or as needed for a complete and proper installation, and shall notify Architect of any discrepancies in identification of the materials required.
4: Large scale plans of details shall take precedence over smaller scale drawings.
5: All work shall be in conformance with the Federal, State and Local Building Codes and other governing bodies.
6: All work to be performed and inspected as required by the local governing code enforcement office.
7: All work is to be installed in accordance with manufacturer's recommendations and specifications.

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PROPOSED RENOVATION FOR:

Stevens Residence

48 Constitution Street #2, Bristol, RI 02809

DRAWING NAME: **SITE PHOTOS 2**

ISSUE DATE: DATE: JULY 14, 2026
SCALE:
DRAWN BY: JHL

PROJECT NUMBER: **7523**

DRAWING NUMBER: **EX1.01**

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-100	Contributing	July 17, 2026

THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

Project Address	Assessor's Plat/Lot
132 HIGH ST , BRISTOL, RI, 02809	019-0110-000

Applicant	Architect/Engineer	Contractor
Andreozzi Architecture	Andreozzi Architecture	Charles E Millard General Contractors

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Susan and Dean Morris	

Work Category:	Remodeling of Structure(s)

Description of proposed work:
New light fixtures at the High St. entry, raising the 2nd floor guardrail at the Union St. porch to meet building code and replacing the fencing and gates on both the High St. and Union St. sides.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00143
HISTORIC NAME:	DeVol, George, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1811
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Post 1988/bldg converted to residential use: 2 large, clapboard-clad shed dormers added on N & S roof slopes; dormer roof profiles/materials consistent with pre-1971 rear addition, differented from original stone bldg.	

David Rizzolo
Applicant's Digital Signature
Date: July 17, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 132 HIGH ST
ACRES: 0.1213
PARCEL ID: 019-0110-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: MORRIS, DEAN WALKER & SUSAN WALTERS TE
CO - OWNER:
MAILING ADDRESS: 3251 COCHISE DR SE

ZONING: R-6
PATRIOT ACCOUNT #: 1371

SALE INFORMATION

SALE DATE: 2/27/2025
BOOK & PAGE: 2274-202
SALE PRICE: 1,308,875
SALE DESCRIPTION:
SELLER: SCANLAN, JOSEPH J - TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5329
FINISHED BUILDING AREA: 3390
BASEMENT AREA: 1424
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $123,200
YARD: $0
BUILDING: $558,200
TOTAL: $681,400

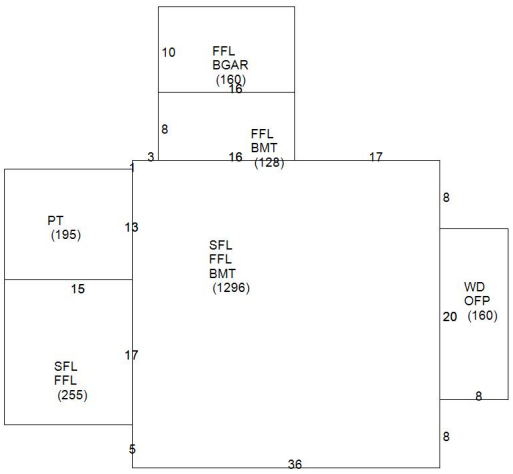
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1811
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip
ROOF COVER: Other

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Carpet
HEAT TYPE: Radiant Hot
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 11
 # OF BEDROOMS: 5
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 1
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 1

SKETCH



PHOTO



M E M O R A N D U M

A N D R E O Z Z I A R C H I T E C T S
232D Waseca Avenue, Barrington, RI, 02806 **tel 401.245.6800 fax 401.245.7200**

M E M O R A N D U M

Project: Morris Residence

Date: 17 July 2026

To: Nick Toth, Planner/HDC Coordinator, Town of Bristol, RI

From: Dave Rizzolo

Re: HDC Application Summery

Project Scope

We are in the middle of a 2-phase project at 132 High Street, Bristol, RI assessors map 19, lot 110 located on a corner lot at High and Union Streets. The project received several HDC approvals in 2025 but during Phase 1, several additional requests have come up.

Phase 1 is wrapping up now and Phase 2 is scheduled to begin this fall. During Phase 2 we are asking for the following approvals:

1. **Union St. 2nd Floor Guardrail Modifications**
   There is currently a door out to the 2nd floor roof deck over the Union St. entry porch. This roof deck is composed of only an EPDM (rubber) membrane roof. The owners would like to be able to place chairs on this porch, particularly during the parade, but this risks damaging the roof membrane.

   We are proposing to add wood decking to protect the membrane. The wood deck adds about 4 ½" to the height of the roof deck (sleepers plus finished decking). The existing guardrail height is 36" off the membrane which meets today's guardrail code. To maintain code compliance, we need to raise the guardrail by the 4 ½" we are increasing the deck by. We are proposing to maintain all of the existing guardrail detail and raise it up by adding a 4 ½" tall base to the existing newel posts.

2. **High St. Entry Lighting Change**
   The existing entry on Hight St. has a small lantern above the door. The owners would like to improve the lighting at this entry by adding a pair of lanterns flanking the door (and removing the existing lantern over the door).

3. **Union and High St. fencings/Gates**
   The existing fencing and gates are in poor shape and some was removed to provide construction access to the rear yard. We are proposing to replace them with new, traditionally detailed fencing/gates.



EXISTING SOUTH ELEVATION

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



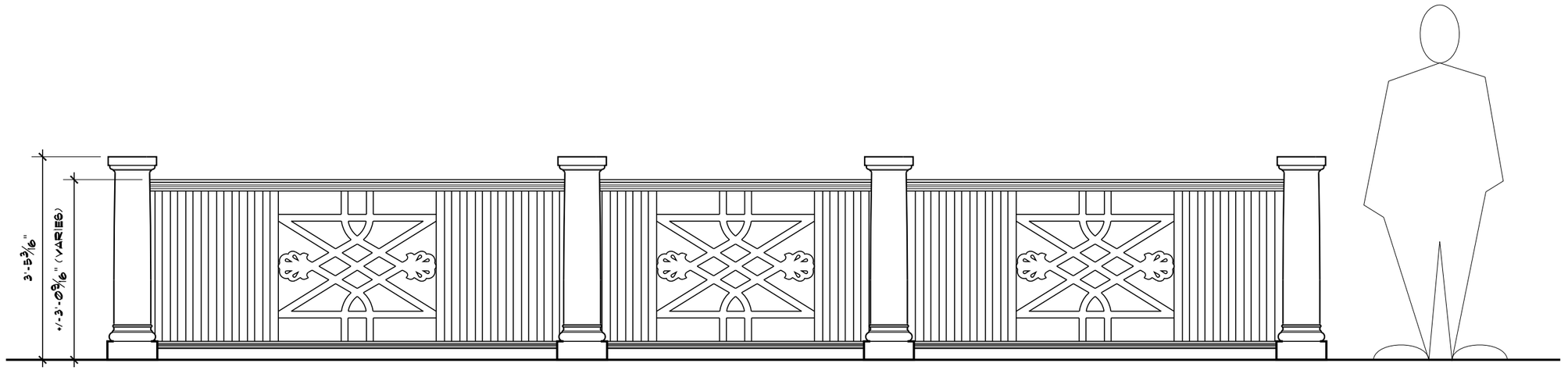
PROPOSED SOUTH ELEVATION WITH MODIFIED 2ND FLOOR PORCH GUARDRAIL

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

ANDREOZZI ARCHITECTURE

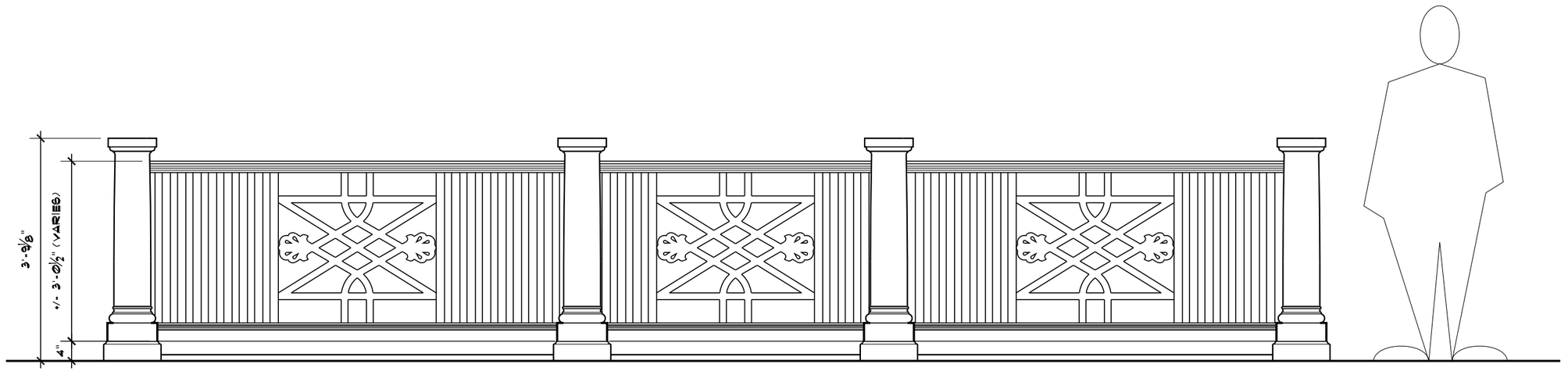
andreozzi.com

401.245.6800



EXISTING UNION ST. 2ND FLOOR PORCH GUARDRAIL

SCALE: 1/2"=1'-0"



REVISED UNION ST. 2ND FLOOR PORCHGUARDRAIL TO MEET CODE WITH NEW DECK INSTALLED

SCALE: 1/2"=1'-0"





EXISTING UNION ST. 2ND FLOOR PORCH GUARDRAIL PHOTOS

SCALE: 1/2"=1'-0"



PROPOSED HIGH ST. ENTRY LIGHTING

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

Bishop

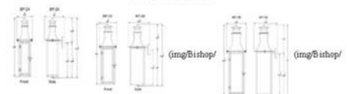
The Bishop family of fixtures combines traditional lines with contemporary designs. The Bishop embodies a transitional fixture which compliments classic as well as contemporary styled homes. This fixture's height and narrow width makes it ideal for sleek architectural designs.





SKU#	Height	Width	Extension	Description
BP-24G	24.0"	7.5"	9.25"	Single burner natural gas
BP-24E	24.0"	7.5"	9.25"	Single light candelabra
BP-30G	30.00"	8.75"	10.75"	Single burner natural gas
BP-30E	30.00"	8.75"	10.75"	Single light candelabra
BP-36G	36.5"	10.50"	12.25"	Single burner natural gas
BP-36E	36.5"	10.50"	12.25"	Single light candelabra

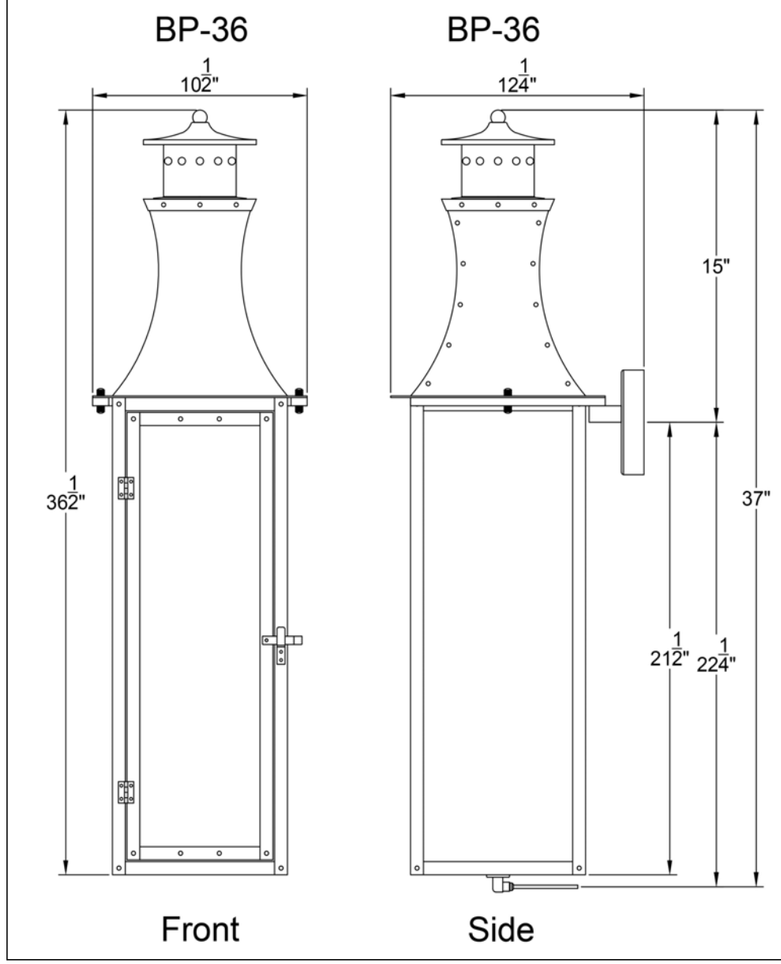
BISHOP DRAWINGS



(img/Bishop/Bishop b/BP-24-line-drawing-B.jpg)
BISHOP BP-24

(img/Bishop/Bishop b/BP-30-line-drawing-B.jpg)
BISHOP BP-30
BISHOP ACCESSORIES

(img/Bishop/Bishop b/BP-36-line-drawing-B.jpg)
BISHOP BP-36



PROPOSED HIGH ST. ENTRY LIGHT FIXTURES

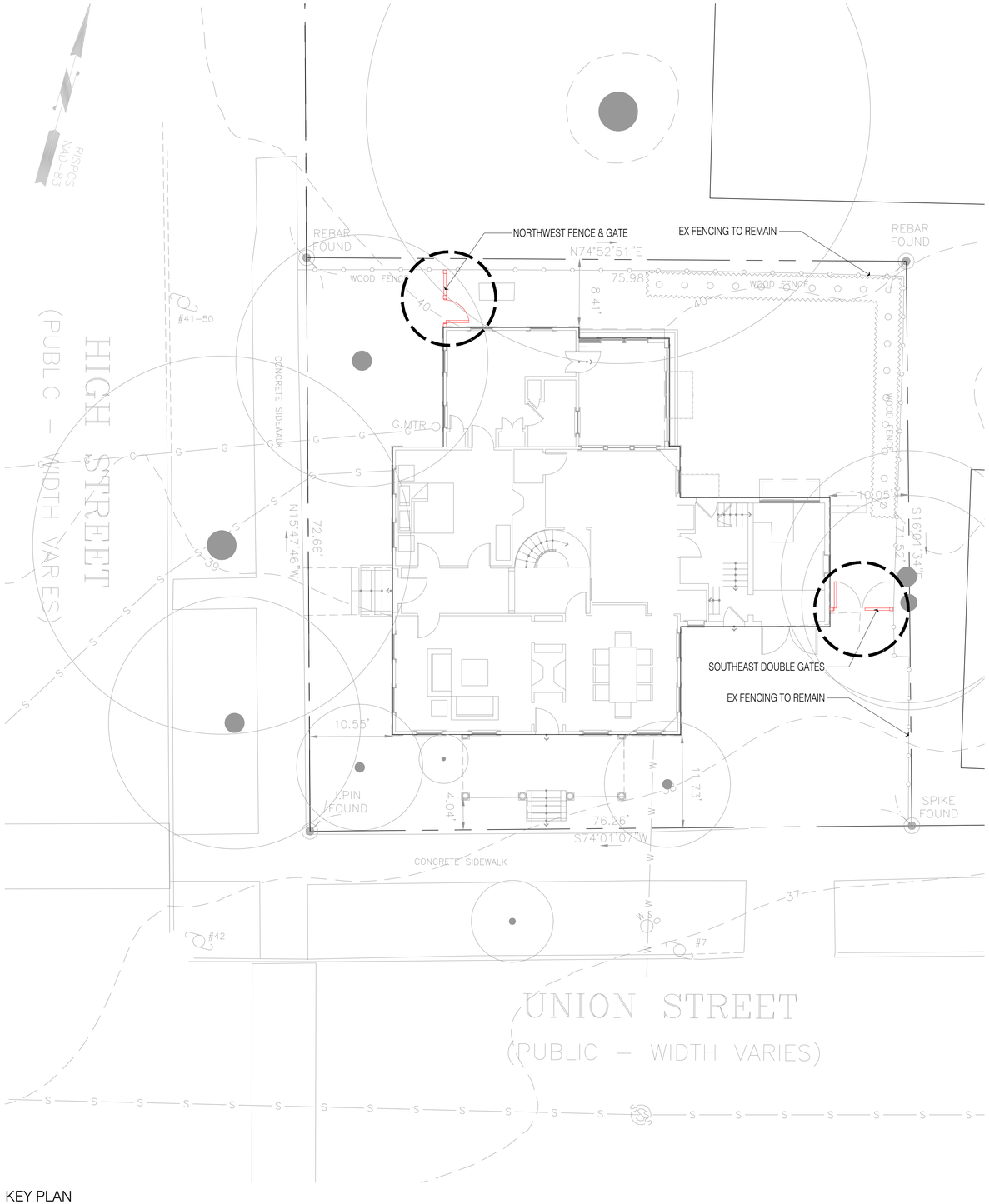
SCALE: 3/16"=1'-0"



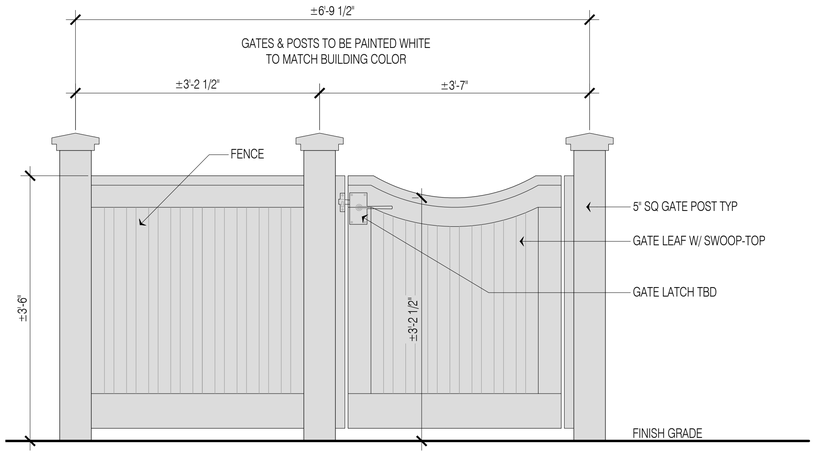


EXISTING HIGH ST. ENTRY LIGHT

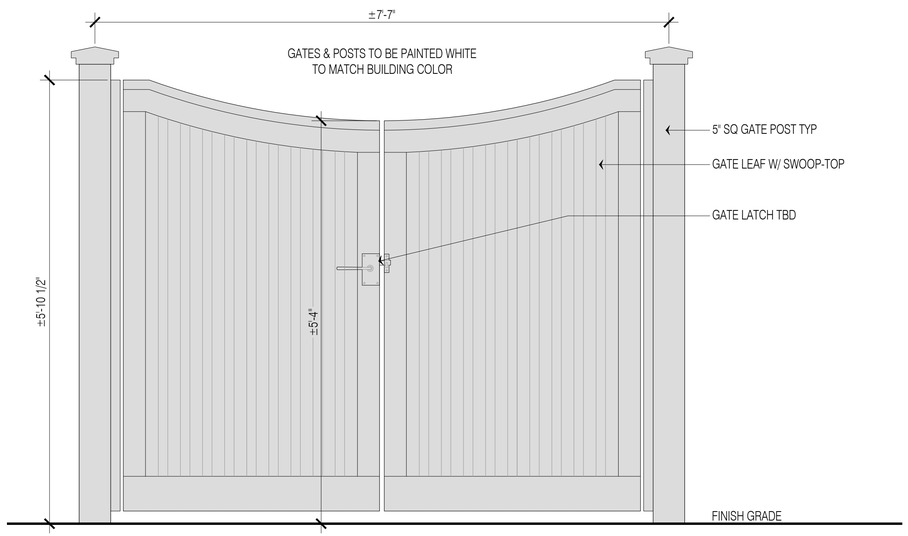
SCALE: 3/16"=1'-0"



KEY PLAN
SCALE: 1/8" = 1'-0"



NORTHWEST FENCE & GATE ELEVATION
SCALE: 1" = 1'-0"



SOUTHEAST DOUBLE GATES ELEVATION
SCALE: 1" = 1'-0"

MATHER & PAGE
landscape architects

10 HIGH STREET, UNIT J2
WAKEFIELD, RHODE ISLAND, 02879
401.337.9220

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NOTES:

FOR REVIEW & COMMENT ONLY
~
NOT FOR CONSTRUCTION

REVISIONS:

DATE:
JULY 17, 2026

DESIGNED BY: CP
DRAFTED BY: CP

SCALE:
AS NOTED

MORRIS RESIDENCE

132 HIGH STREET
BRISTOL, RI 02809

FENCING & GATES KEY PLAN & ELEVATIONS

SHEET:
L8.0



EXISTING HIGH ST. FENCE + GATE

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



EXISTING UNION ST. FENCE + GATE

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



Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-26-5 Submitted Date: June 23, 2026

Property Address	Plat/Lot
64 HIGH ST , BRISTOL, RI, 02809	020-0068-000

Property Owner/Applicant:
Hope-High Realty Trust, LLC

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
	PO Box 27, Bristol, RI 02809

Description of Proposed Work
John Brown Herreshoff House: Recontsruct front porch from extant visual sources and physical evidence on the building with materials appropriate to the period and consistent with the construction of the building.

Questions for the Commission
Before engaging in detailed historical research and design, the applicant would appreciate the Commission's input.

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 64 HIGH ST
ACRES: 0.3132
PARCEL ID: 020-0068-000
LAND USE CODE: 03
CONDO COMPLEX:
OWNER: HOPE-HIGH REALTY TRUST, LLC
CO - OWNER:
MAILING ADDRESS: P.O. BOX 27

ZONING: R-6
PATRIOT ACCOUNT #: 1449

SALE INFORMATION

SALE DATE: 12/28/2012
BOOK & PAGE: 1686-181
SALE PRICE: 0
SALE DESCRIPTION: Business Par
SELLER: DE LEO, RAYMOND

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9156
FINISHED BUILDING AREA: 6458
BASEMENT AREA: 2478
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $174,800
YARD: $18,900
BUILDING: $737,800
TOTAL: $931,500

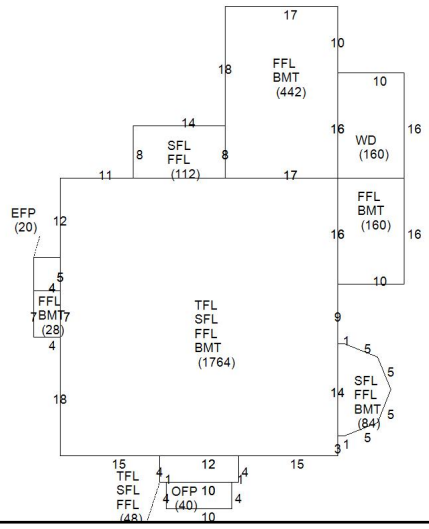
BUILDING EXTERIOR

BUILDING STYLE: Apt
UNITS: 7
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Mansard
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 26
 # OF BEDROOMS: 12
 # OF FULL BATHS: 7
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 7
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO











June 26th, 2026

Bristol Historic District Commission
10 Court Street
Bristol, Rhode Island 02809

Dear Bristol Historic District Commission Members,

During a recent review of the historic district commission meeting minutes from the meeting on June 4th 2026, I noticed that my company, Pacific-Visions Studio LLC, was mentioned on page 13 in relation to application 26-53 224 Hope Street. I am one of the principal Architects at this office located at 39 State Street Unit 1N in Bristol and I would like to state for the record that our office has no relation to this project and has not given their professional opinion on the matter.

I personally have met Mr. Leonetti in passing and have learned about his project through casual conversations and listening to the historic district commission public hearings. Early on I recommended a number of local window restoration companies that would be valuable to speak with to get quotes on full restoration of the windows. I did have the opportunity to view the window sashes before they were removed and I did state that to the best of my knowledge of historic window sashes, I believed that more than half of the sashes were original to the home but also believe that a decent amount of the sashes do appear to be early replacements. From what I observed, all of the windows were wooden sashes that were putty glazed. I noticed two different muntin profiles throughout all of the windows. A very thin muntin profile was observed on what I believe were the windows that were original to the building. This muntin profile can be seen around Bristol on homes of roughly a similar age. These sashes appeared to consist of at least half intact cylinder glass, more commonly known as “wavy glass”. The other sashes that I believe are early replacements, appeared to have a slightly thicker muntin profile and had all modern flat glass. The windows appeared to have chipping paint and cracked glazing compound which was a maintenance issue. I observed roughly 2-6 sashes that had severely rotted wood components, but the majority of the sashes were in restorable condition with tight fitting mortise connections and solid wood throughout. It is my understanding that the historic district commission performed a site visit and came to the conclusion that the sashes were in rough shape and approved replacement windows for all openings.

I recommended to Mr. Leonetti that he should explore restoring the windows on the building which would be the best opinion and probably more cost effective, but if he chooses not to and is approved, I would appreciate it if he contacts me because I would be interested in the window sashes, as I work to salvage windows to reuse on other restoration projects and for the restoring of missing cylinder glass. The meeting minutes state on page 7 that some of the windows were given to a local Architect, which is myself. I truly appreciate that Mr. Leonetti chose the route of giving the windows away as an opinion instead of disposal. Over the few weeks that the windows were slowly removed I was able to view each and every sash that came out of the house. If I thought these windows were in terrible shape I would not have spent my time carefully collecting them to bring over to our workshop to be restored. I appreciate the care with handling that was done as the contractor removed each sash and put them aside for me.

In the meeting minutes an individual stated that they wished the applicant had kept the windows. Between myself and my window restoration colleague, I believe we have just more than half of the sashes from the building retained in our workshops, which are the sashes that I feel are original to the 1803 building. We would be more than happy to gift any or all of the sashes back to Mr. Leonetti if he chooses to restore and reinstall them back into the building. All of the sashes are in the same condition and none of the glass has been removed.

I was not at the past few meetings to listen to the discussion on the window trim but I would like to voice my concerns as well regarding the trim being applied to the face of the building instead of being recessed into the brick opening. As an Architect, I understand that water is one of the most difficult elements to keep out of a building and I feel as if the current trim applied to 224 Hope Street facade will fail. For the good of the applicant’s project and the longevity of the building, I also feel as if the trim should be corrected. I would like to offer a couple precedent buildings within just a few blocks that I believe the applicant and contractor should look at to see how the trim on these buildings look. 126 Thames Street, 15 Church Street, 417 Hope Street and 39 State Street. All four of these buildings are masonry, are of similar age, and all have the same window detail that would be appropriate for 224 Hope Street. I am one of the Architects working on the 417 Hope Street restoration and would be happy to show the applicant and contractor how we recreated the inset trim and various other similar masonry details that the applicant may be facing on their project. Working with masonry buildings is very different from working with timber framed buildings and we have learned a ton from our job.

In response to Mr. Leonetti's suggestion of having a neutral party do an assessment of the windows I believe is a wonderful idea, something I would like to see happen going forward, and something I personally discussed with him. Over just the past few years I have witnessed dozens of historic windows being removed from our historic district which should have never been approved. As we all know, windows are one of the most character defining elements of a historic building, and unanimous approvals to replace are becoming all too common. I believe that many of the windows that have been approved over the years to be replaced were not based on real knowledge of how historic windows work and how to correctly grade the condition of a wooden sash. I would be happy to be part of the conversation on how to best implement a strategy that both saves historic fabric, and gives the applicant a fair process to go through when asking for window replacements. It is my understanding that the board votes on window treatment based on knowledge of current window conditions, site visits to observe first hand, and compliance with the Secretary of the Interior's Standards; not personal preference, applicant financial strategy, or a reason due to maintenance. I believe replacing the windows at 224 Hope Street was a mistake and should have never been approved.

Best,
Vincent Pacifico, AIA