TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, May 07, 2026 at 7:00 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 March 30 Meeting**

4. **Application Reviews**

   1. **26-19: 70 Griswold Ave, Michael and Constance LaFlamme**

      Discuss and act on construction of pool house, pergola, barn, pool, outdoor kitchen, new entry gates, installation of gas meter, condenser units, hardscape, and pool equipment, Demolition of existing shed.

   2. **26-25: 474 Thames St, Daniel Brooks**

      Discuss and act on approval of installation of shed.

   3. **26-26: 8 Constitution St, John Marshall**

      Discuss and act on approval of sliding door and potential rail to render door non-egress.

   4. **26-35: 248 Hope St, Derek Rogers**

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Discuss and act on installation of shed, enlargement of sky light, and installation of solar tunnel.

5. **26-43: 101 Ferry Road, Blithewold, Inc.**

Discuss and act on reconstruction of greenhouse and installation of signage on property.

6. **26-45: 721 Hope St, Mosa Al Zowelei**

Discuss and act on construction of additional stories on existing garage.

7. **26-46: 19 Byfield St, Elena Bao & Heath Robbins**

Discuss and act on changes to carriage house including new doors, new windows, and other renovations, addition of bulkhead to primary residence.

8. **26-48: 15 Burton St, Tom Dawson**

Discuss and act on construction of new shed.

9. **26-49: 1303 Hope St, Christopher Giampietro**

Discuss and act on change of window configuration and installation of new window.

10. **26-51: 43 Church St, Debra Merrill**

Discuss and act on construction of deck and installation of fence, replacement of stairs.

11. **26-52: 82 Thames St, William Doherty**

Discuss and act on replacement of windows.

12. **26-53: 224 Hope St, Gregory Leonetti**

Discuss and act on Addition of shutters, installation of brick to one chimney, refurbish cement stair with stone, addition of basement bulkhead door.

13. **26-54: 244 Metacom Ave, Andrew Broten**

Discuss and act on hardscape, bocce court, hot tub, extending previously approved pool house seating area, changes to porch, demolition of stone building.

5. **Concept Review**

   1. **CRHD26-3: 99 Bradford St, C&C Investing LLC**

      Discuss conversion of property into single family home.

6. **Monitor Reports & Project Updates**

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

8. **HDC Coordinator Approvals**

9. **Other Business**

10. **Adjourn**

HDC Staff Report

May 7, 2026

Application Reviews

26-19, 70 Griswold Ave
Report
Applicant seeks to construct a pool house, pool, and patio, install a gate, demolish an old shed, and construct a barn, along with other landscaping and mechanical improvements. This application is primarily new construction on property, not impacting the historic home. Most, if not all save for the gate, of the items will be only slightly visible from Griswold Ave based on the proposed designs. Materials appear to be primarily wood and stone in keeping with previous work.
Relevant Standards
9, 10

26-25, 474 Thames St
Report
Applicant wishes to put pre-fabricated shed on property. The shed appears to be wood with asphalt shingles, and will be located at far rear of the lot.
Relevant Standards
9

26-26, 8 Constitution St
Report
Continuation of application 25-43. Rear sliding door was installed to garage, which was listed by architect at some point but not shown on drawings. While not a major historic issue, the garage is very near the property line.
Relevant Standards
9

26-35, 248 Hope St
Report
Applicant seeks to install a shed in rear of property, enlarge an existing skylight on their roof, and install a solar tunnel. The proposed shed is wood with asphalt shingles. Proposed skylight appears metal to match existing. Materials of solar tunnel are metal, and the proposed tunnel is low profile.
Relevant Standards
9

26-43, 101 Ferry Rd
Report
The applicant is seeking to expand a greenhouse on the property by reconstructing sections that were demolished in the past. The proposed design attempts to match the original as closely as possible using historic photographs. The applicant has provided extensive documentation on the design and history of the proposed reconstruction.
Relevant Standards
5, 9

26-45, 721 Hope St
Report
Applicant seeks to construct a 2 story addition to existing garage to create ADU with changes based on the March 30 concept review. Two options are presented, one with and one without a cantilevered structure over the garage door. Option B would require additional relief from the zoning board. Both options are presented with two possible roof styles, either flat or pitched. Commissioners may wish to judge the application on its ability to be harmonious in with surrounding federal-style architecture, and may recommend some architectural changes. However, the proposed ADU does clearly delineate itself from historic architecture and does not create a false sense of history. Applicant proposes in the architectural drawings wood shingle siding, asphalt shingles roof, wood clad windows (brand and cladding unspecified, staff has requested clarification), k style gutters, and wire railings with wood posts on proposed deck. Commissioners should note that the main structure has vinyl windows and aluminum k style gutters. Commissioners may wish to see clarification on doors and decking material, however, the doors appear to be off street frontage, and decking likewise will be non-visible from the street. The existing garage door is to remain. Due to position in the flood zone, applicant cannot put living space on the ground floor. Applicant will also need to seek relief for parking from the zoning commission.
Relevant Standards
9, 10

26-46, 19 Byfield St
Report
Applicant proposes several changes to existing carriage house on property. Changes were, for the most part, already approved under application 25-05, but these plans were scrapped and this work was supplanted by application 25-131. Applicant now wishes to complete some of the approved work. Applicant also wishes to install a bulkhead on the rear of the house and some additional railings, both on the rear elevation.
Relevant Standards
9

26-48, 15 Burton St
Report
Applicant is looking to replace a shed with a slightly larger shed. The materials are wood, and the applicant has already applied to the Zoning Board for any setback relief that may be needed.
Relevant Standards
9

26-49, 1303 Hope St
Report
Applicant wishes to remove existing window and reposition new window to align with internal remodeling in the kitchen. Window in question is on rear elevation of building. The applicant has provided a number of options, all of which appear to be typically approved windows and materials. The commission may wish for some clarification on location, but it is provided.
Relevant Standards
9

26-51, 43 High St
Report
Applicant seeks to replace fencing at end of driveway, install new railings on rear steps, and install a deck on the rear of their home. Much of the work on the driveway is possibly administratively approvable, and the deck is full wood with a PT floor and structure. Materials for all else is proposed Cedar. Commissioners may wish to ask about picket style of fence.
Relevant Standards
9

26-52, 82 Thames St
Report
Applicant wishes to replace windows on front elevation of home. Based on photographs they are old, but by no means original to the building. Most windows in the current structure were replaced in the last 4 years by a previous owner. Based on research, no explicit reason that front elevation windows were not replaced was found. Proposed windows would match other new replacement windows in materials and profile.
Relevant Standards
9

26-53, 224 Hope St
Report
Applicant is seeking to install shutters, a bulkhead on the rear of the property, refinish the concrete stairs in stone, and refinish a chimney that either appears to be either entirely concrete or skim coated. The work mostly involves improvements to later additions or changes. The stairs appear to have been stone at some point based on degrading sections of concrete. The applicant may seek alternative materials for the proposed shutters, and I have directed them to another property that was approved to install non-wood shutters.
Relevant Standards
9

26-54, 244 Metacom Ave
Report
Applicant wants to made several additions and slight modifications to work approved under 26-16, which was mentioned at their previous appearence before the HDC. Most work is to be done on surrounding property and as additions to approved pool house. Applicant is requesting additional stair on front porch (not on direct frontage, rather to the side of the porch) and demolition of discussed stone building. Photographs have been taken documenting the building, and at request can be forwarded to the Bristol Historical Society.
Relevant Standards
9

Concept Review

CRHD-26-3
Report
The applicant wishes to convert the existing mixed use property at 99 Bradford Street to a single family home, add a peaked roof, and add numerous architectural features in line with the Federal-style home next door. The property was built in approximately 1900, and based on history available and the setup of the building has likely been a mixed use commercial building for most of a century, if not since construction. The commission should, in reviewing this concept, keep in mind Secretary of Interior Standard #2, "The historic character of a property will be retained and preserved. The removal of

distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." The commission does not, and should not, weigh in on specific use of a building, and should not impede its conversion into a single family residence as is the new owner's wishes, but the addition of numerous Federal-Style features would be a significant change to the character of this early 20th century building.
Relevant Standards
2

Administrative Approvals

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-56	Colleen Hopkins	4/23/2026 15:38	217 HOPE ST, BRISTOL, RI 02809	Replacement of two equal 8 over 8 windows with Anderson 400 Series equal 8 over 8 windows - the same exact windows that were used in the HDC approved 2021 window replacements. Rebuilding of casings is in-kind and made out of wood. The 8 over 8 windows need to be full replacements because the inserts are too large & heavy to be able to work for the 8 over 8's.Â
HDC-26-50	Lucy Clerkin	4/16/2026 10:12	98 STATE ST, BRISTOL, RI 02809	replace existing 4' fence with 6' cedar fence on east side property line/install 4'fence on west side yard.
HDC-26-47	Stephen DeLeo	4/10/2026 13:21	64 HIGH ST, BRISTOL, RI 02809	Replace existing asphalt shingle where needed from winter storm/wind damage, in like kind, material, and color. Repair small areas of clapboard, trim and gutter damage/rot to match existingÂ in like kind and material commensurate with exterior prep and painting.
HDC-26-44	james zamil	4/9/2026 14:04	685 HOPE ST, BRISTOL, RI 02809	Trees down. Chain link fence to be removed. Erecting a six ft. high dog ear stockade wood fence, replace west elevation with 4 foot wood dog ear.Â
HDC-26-42	Jennifer MacLean	4/2/2026 22:12	730 HOPE ST, BRISTOL, RI 02809	Gem will furnish and install (1) Ductless 18000 Btuh Heat Pump Condensing Unit R-454B (208/230-1) outside near the bulkhead walkout (MODEL # 37MAHAQ18AA3)Gem will furnish and install (1) Ductless 18000 Btuh Heat Pump High Wall Unit R-454B (208/230-1) inside (MODEL # 45MAHAQ18XA3)

HDC-26-41	Thomas Dawson	3/31/2026 15:27	15 BURTON ST, BRISTOL, RI 02809	New backyard landscape plan, plus new surfacing to our part of the rear common parking area (accessed via a shared common driveway).
HDC-26-40	Jacob Ledsworth	3/30/2026 14:15	829 HOPE ST, BRISTOL, RI 02809	condensory install exterior rear of home

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Monday, March 30, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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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 7:15PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Allen, Lima, Millard, and Camara

Also in attendance: David Marks, Esq. and Toth

Absent: Ponder, Church, Page, O'Loughlin, Bergenholtz, and Teitz

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the March 5, 2026 meeting.

A review of the minutes of the March 5, 2026 meeting was had. Member Allen had the following comments and corrections: on page 35, he asked the first sentence of the first paragraph be reviewed and fixed and the sentence seemed to not flow correctly. With no other comments or corrections, Chairperson Lima asked for a motion.

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A motion was made by Member Allen to accept the minutes of the March 5, 2026 meeting as amended; Seconded by Member Millard.

Voting Yea: Allen, Millard, Lima, and Camara

Opposed: None

Motion carries.

4. Application Reviews

4A. 26-04: 34 Byfield St, Rosemarie Sirois: Discuss and act on installation of front deck and roof over rear stair.

Christopher Stahl was present on behalf of the homeowner. Nick advised the Commission that the homeowner had emailed him earlier in the day stating Mr. Stahl was going to be representing her.

A discussion commenced between Mr. Stahl and the Commission regarding the installation of a front porch and covering the rear deck with a roof structure. Chairperson Lima asked if the Commission had a list of materials. Nick stated it was on the last couple of pages of the application. Member Allen stated there had been a previous discussion about the front porch having a flat roof instead of a pitched roof and the new application did not show that. Mr. Stahl said the homeowner was adamantly opposed to having a flat roof. He stated the property had a few shed style roofs with asphalt shingles and the homeowner wanted the new roof to match with the rest of the property. Member Allen said the recommendation was that a flat roof would be more appropriate for that style of house. He was very adamant that he wanted to see a flat roof but wasn't sure how the rest of the Commission felt about it.

Member Millard stated that after looking over the drawings, she felt there was a necessity to have a bit of a slant even if it was shallow. Mr. Stahl agreed with Member Millard. He said with a flat roof it would need to be a different roofing material which wouldn't match the rest of the property. Mr. Stahl said he needed to keep it at a 3-12 pitch, which was the minimum for an asphalt shingle which was in keeping with the rest of the

property. Member Millard asked Mr. Stahl if he was thinking of a rubber roof if it had to be a flat roof. Mr. Stahl said it would have to be rubber, metal, or a different type of asphalt material. He said it would have to be a different color and style. Member Allen stated that with a flat roof, no one would be able to see the material on the roof, but there would also be a very mild pitch on it. Member Allen said that he would not vote for that particular style of roof, but he wasn't sure if he was the only one that felt that way.

Member Millard said she would like a pitched roof. Member Allen said flat roof. Member Camara said he was leaning towards the flat side as it might be a better fit but was unsure. Chairperson Lima said there was an impasse and asked if it was possible to do a slight pitch.

Mr. Stahl said that he had the roof modeled as a 3-12 pitch and could go down to a 1-12 pitch into a flat roof style. He said from the street view looking up, it wouldn't make a difference from what anyone could see for the roof materials. He stated the roof started about 5 feet above the street line at the deck and the roof was another 8 feet above that. So, looking up, no one would be able to tell the difference between a flat roof and a pitched roof. Mr. Stahl said that a pitched roof would let him set it between the window and the detail above the front door, which is what the homeowner really wanted to keep on the property. Member Allen pointed out the photograph on page 49 of the application which showed an example of a roof on another house. Mr. Stahl didn't know where the photograph came from and Nick said the homeowner supplied it. Member Allen said it was an excellent example of what the roof should be as it was a flat roof.

Mr. Stahl said he couldn't tell from the angle the photograph was taken at if it was a 3-12 or 1-12 pitch. Member Camara asked Mr. Stahl how much of a difference there was between the materials on each pitch. Mr. Stahl said that the whole shingle effect is lost between the two pitches. He stated it would no longer look like asphalt shingles on a flat roof. Mr. Stahl said the whole reason for doing a pitched roof was to keep consistent with the rest of the property which always had pitched shed roofs.

Nick looked up the house on Google Street Views map, and it was located at 46 Byfield Street. He said it was a pitched shed style roof.

Member Millard stated her home had a flat rubber roof on an addition and with ice damning this past winter, it caused the kitchen ceiling to get ruined. Member Allen felt it was not appropriate for that particular style of house. Chairperson Lima asked Member Camara for his opinion. Member Camara stated that he was thinking that the less pitched, the better, but Member Millard's point about flat roofs causing potential leaks was a valid to consider. Chairperson Lima did not have an issue with the presentation of the roof.

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

Millard to approve application as presented; Camara

A motion was made by Member Millard to approve application #26-04 as presented; Seconded by Member Camara.

Voting Yea: Millard, Camara, and Lima

Opposed: Allen

Motion carries 3 to 1.

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

Chairperson Lima advised Mr. Stahl to have the homeowner place the certificate in the front window where visible so the neighbors were aware that they had permission for the project. Nick said that the homeowner would get a notification by email when the certificate was ready.

4B. 26-27: 220 High St Walley School, Town Of Bristol: Discuss and act on installation of sign on property.

Nate Ginsburg was present to represent the Town.

Nick advised the Commission that Mr. Ginsburg had the Town's permission to present on their behalf.

A discussion commenced between Mr. Ginsburg and the Commission regarding the installation of a sign. Mr. Ginsburg stated that plans originally had two locations for signs, but they were only requesting approval for the sign that would be located on High Street. He said it was a wood sign which would be done in a black matte finish with gold letters, and a base of brick and stone to match building. He said it was 6ft. wide x 4'7" tall and it would be illuminated with LED lights. Chairperson Lima asked where the sign would be located on High Street. Mr. Ginsburg said it would be located in the center of the building, and it was designated as #6 on the application. Chairperson Lima said that it would be located closure to the school between the sidewalk and the school and Mr. Ginsburg said that it was correct and it was about halfway back on the lawn in front of the planting bed. Member Camara stated he liked the style of the sign. Mr. Ginsburg said they would be using the same bricks that were being used for the brick repairs so it would match the building.

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

A motion was made by Member Allen to approve application #26-27 for the installation of a sign as presented; Seconded by Member Millard.

Voting Yea: Lima, Millard, Allen, and Camara

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Nick to look up the name of the Project Monitor)

Chairperson Lima advised Mr. Ginsburg that the certificate of appropriateness would be available soon. She asked Mr. Ginsburg to display the certificate where

visible as it was appropriate for the Town to set a good example.

4C. 26-32: 235 High St, Town of Bristol: Discuss and Act on addition of 10 ft soundproofing fence.

Nate Ginsburg present on behalf of the Town.

A discussion commenced between Mr. Ginsburg and the Commission regarding the installation of a 10ft black chain link fence with black privacy slats. He stated that there would be black soundproofing material installed inside of the fence as well. Chairperson Lima asked Mr. Ginsburg if the picture provided in the application was the example of what the fence would look like and Mr. Ginsburg said that was correct. Mr. Ginsburg advised the Commission that the fence would not be visible from the street. Member Allen asked Mr. Ginsburg if he was asked the Commission to choose the black chain link fence with the privacy slats. Mr. Ginsburg stated that the fence came with the privacy slats and that the picture below showed the soundproofing material which would be on the inside of the fence. Member Camara said he went by the site on Sunday, and he could hear the noise from compressor units before stepping onto the property. He thinks it would make sense to install the fence and the soundproofing.

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

Jim Flynn, 63 Church Street, came forward to speak. Mr. Flynn stated that it could be seen from Church Street between the houses but was in support of it. He did appreciate the Town doing it as the noise was intolerable. He was not convinced that the soundproofing material was appropriate. Mr. Flynn talked to Diane Williamson and Ms. Williamson was going to talk to the architect. He just wanted it on the record that he was not convinced that the soundproofing was going to be sufficient. Yet, he was in support of the project.

Nick asked Attorney Marks if the Commission would have to re-approve the soundproofing materials since it was located inside the opaque fence. Attorney Marks didn’t think so as the inside of the fence was out of the

Commission's jurisdiction and it would be better suited for Zoning or whatever other application it may need to go through. Chairperson Lima asked Nick if the project needed a different material, would it be up to Zoning. Nick said because the fence was opaque, it would be treated like an indoor thing. Mr. Ginsburg said that the materials would remain a black or dark color and be installed behind the fence and not be visible. Chairperson Lima said that the Commission could approve or disapprove what was before them and the soundproofing part would come before zoning. Attorney Marks said that was correct.

Member Allen asked Mr. Ginsburg if there was space to put thicker soundproofing. Mr. Ginsburg said there was plenty of space on the inside.

Chairperson Lima asked for a motion.

Bob: approve construction as presented; Allen

A motion was made by Member Camara to approve application #26-32 for the installation of a 10ft black chain link fence with black privacy slats as presented; Seconded by Member Allen.

Voting Yea: Camara, Lima, Allen, and Millard

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

Chairperson Lima told Mr. Ginsburg that he could advise Nick of any questions and when the certificate was available to place it somewhere visible.

4D. 26-16: 244 Metacom Ave, Andrew Broten: Discuss and act on addition of mudroom and tennis court.

Andrew Broten and Sue Horwitz were present.

A discussion was had between Mr. Broten and Ms. Horwitz and the Commission regarding the addition of a mudroom on

the north side of the property and the construction of a tennis court. He said that he previously received approval for a pickleball court on the property and this was slightly larger but in the same vein. Member Allen said these items were the same ones that had been discussed at the concept review meeting and Mr. Broten said yes. Member Allen and it looked good. Member Millard agreed with Member Allen. Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the application.

Dr. Catherine Zipf came forward. Dr. Zipf stated that pursuant to the prior conversation at the previous concept meeting regarding the dairy building. She advised the Commission that she did not find any historic documentation regarding the dairy building. She had no objection regarding the application. Dr. Zipf just wanted to inform the Commission that she had looked up standards for documentation which she had at the ready when the Commission needed them.

Ms. Horwitz stated she made some minor changes which she spoke to Nick about. She wanted to make sure not to hide anything. Ms. Horwitz said it had nothing to do with the mudroom or tennis court. She stated there was going to be a new application for the next meeting.

Mr. Broten said that in light of Dr. Zipf's report on the icehouse, he had requested the demolition of that structure be continued. He wanted to know if the Commission felt comfortable taking that up for a vote. Nick said since it wasn't on the agenda, it would have to be continued and add to the May meeting.

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

A motion was made by Member Allen to accept application #26-16 for the addition of a mudroom and installation of a tennis court as presented; Seconded by Member Camara.

Voting Yea: Allen, Lima, Camara, and Millard

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9

Project Monitor: Robert Page

Chairperson Lima reminded Mr. Broten that the certificate needed to be displayed in the front of the house where visible.

4E. 26-23: 30 Summer St, Celine Keating and Mark Levy: Discuss and act on addition of shed and gazebo.

Mark Levy and Celine Keating were present.

A conversation was had between Mr. Levy and the Commission regarding the installation of a shed and gazebo. Mr. Levy stated that in November of 2025, they received permission to demolish two structures behind their house and now the buildings were down. He said the last bits of work was being done to complete the demolition work. Mr. Levy said they had been shopping around for the kind of building and size of building they wanted. They had changed a little bit from what they had originally submitted to the Commission. He had pictures of what they were looking at which were a little simpler and a little smaller. (Mr. Levy gave the pictures to Nick.) Member Allen asked Mr. Levy if he was talking about the gazebo or shed. Mr. Levy said both structures were going to be a bit smaller to save money. He stated the first picture was for the gazebo and the other picture was for the shed. When they viewed the shed on site in Narragansett, it was much too tall so now they want a shed that was shorter and smaller. Mr. Levy said the size of gazebo was 12x16 and the shed would be 8x10. He said the other important thing was that their yard could not be seen at all from the street. He said everything was blocked by the house.

Member Allen stated he liked the gazebo as it was an improvement from first one that was presented. He asked Mr. Levy about the shed materials. Mr. Levy said the shed would be made from wood and not vinyl. Chairperson Lima asked about the materials proposed for the gazebo. Mr. Levy said they were looking at a vinyl material for the gazebo. He said he spoke to several people who pointed out that it would be impossible to take care of a wood gazebo with screens. They were planning to use the

gazebo in various seasons. He said his home was all vinyl on the outside, so a vinyl gazebo wouldn't be a change to what's on the property. Member Allen said the Commission would have a hard time approving a vinyl gazebo. Chairperson Lima said she wouldn't approve of a vinyl gazebo. Member Allen stated that the Commission did not approve of anything made of vinyl. Mr. Levy said that the structure couldn't be seen from the front and the house was also vinyl and Member Allen said it still wouldn't be approved. Mr. Levy stated that one of the people advising them that if the gazebo was wood with screening, the whole building would have to be stripped of all of the panels that were screening in order for it to repaint it or restain it and that it would be almost impossible to have that kind of building back there.

Chairperson Lima suggested to Mr. Levy to have the application continued to the May meeting so he could do more research into alternative gazebo options and check if his house was in fact vinyl. She said that she was not comfortable moving forward with a vote on the gazebo. Chairperson Lima said they could vote on the shed but continue the gazebo. She didn't want to vote no and have to make Mr. Levy wait a year before he could apply again. She wanted to give Mr. Levy the time to do more research and come back for the May meeting. Mr. Levy said the only problem was there was a 60-day wait before the company could start making the gazebo. So, until the Commission made a decision, he couldn't order the gazebo. Chairperson Lima asked Attorney Marks for guidance on the continuance because she didn't want Mr. Levy to put money down on a gazebo then the Commission voted differently and Mr. Levy wound up losing money on it. Attorney Marks said that if the Commission continued the application, it would be for Mr. Levy's benefit although it would slow the project down, but it was better than denial. Chairperson Lima requested that Mr. Levy look for alternative materials for the gazebo as the Commission would not agree to a vinyl gazebo and he would not be able to build it. Attorney Marks advised Mr. Levy that he would have to re-apply in a year if the Commission voted no.

Mr. Levy stated that they would get a wood gazebo. Ms. Keating said that if the Commission gave them an agreement to accept wood, they would get a wood gazebo. Chairperson Lima said they could look for alternative materials. Ms. Keating and Mr. Levy stated they had been

looking for months. Member Allen stated the Commission could potentially vote on it. Attorney Marks stated the Commission could approve it conditionally based on a plan coming back or wood being used, as long as the condition was something that the Commission could verify. Member Allen said the Project Monitor could actually be responsible for the final approval. He asked Mr. Levy and Ms. Keating if that would be acceptable and they said yes.

Member Allen said the Commission would accept wood, but it would be contingent upon the Project Monitor giving final approval. Chairperson Lima stated that they would have to come back with more specific materials. Nick clarified that they wouldn't have to come back to another meeting but just have to contact the Project Monitor with the style of gazebo and materials they intended to use. Ms. Keating stated it was going to be almost identical to what was originally proposed, just in wood. Nick stated the picture they provided to the Commission could be obtained in wood and Ms. Keating said that it was the gazebo in wood. Attorney Marks said that was fine unless a continuance was more appropriate. Ms. Keating stated there was no other option. Nick clarified that Ms. Keating and Mr. Levy were going to get the same gazebo style in wood and the Commission was fine with it, and they would be vote on it tonight. Chairperson Lima said that was correct.

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

A motion was made by Member Camara to accept application #26-23 for the installation of an 8x10 wood utility shed and a 12x16 wood screened-in gazebo as presented; Seconded by Member Millard.

Voting Yea: Camara, Millard, Allen, and Lima

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Robert Camara

Chairperson Lima advised Mr. Levy that even though the project was located in the rear yard, he needed to display the certificate of appropriateness in the front where visible, so everyone knew that he had permission from the HDC.

4F. 26-25: 474 Thames St, Daniel Brooks: Discuss and Act on addition of shed to property.

Applicant was not present.

A motion was made by Member Allen to continue application #26-25 to the May 7, 2026 meeting; Seconded by Member Camara.

Voting Yea: Allen, Camara, Millard, and Lima

Opposed: None

Motion carries.

4G. 26-26: 8 Constitution St, John Marshall: Discuss and act on approval of sliding glass door on rear of garage.

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

A discussion commenced between the Attorney Rego and the Commission. Member Allen asked Mr. Marshall why the work had been done without coming before the HDC to seek permission first. Attorney Rego stated that conditions were found to the rear of the garage once work was being done. He said there was a series of photographs submitted showing what was found when siding was removed. He wasn't sure the sequence the photographs were in, but it showed that in between each support there was stucco that had collapsed which needed to be replaced. Attorney Rego said the photographs went further to demonstrate the need to replace certain beams and the like which opened up the back side. He said the garage itself was an undersized accessory building and the owner decided that the work needed to be done. He said it wasn't going to be used as a garage but rather as a home gym and storage. Attorney Rego stated the materials that were used mirrored what the Commission previously approved of on

the main structure. He stated that John Marshall and Peter Dwyer could answer the Commission's specific questions. Attorney Rego said that the photographs showed clear evidence of the deteriorated conditions that were found and that he had never seen stucco in between beams.

Member Millard asked if the stucco was on this inside or outside. Attorney Rego approached the Commission and showed the photographs. He said the void was filled with stucco which was crumbling and falling apart. Member Allen asked why a sliding glass door was put in when there wasn't a door there before. Attorney Rego said it was just to fit the look of what the Commission had approved of on the main building itself. He said since it was going to be used as a home gym, the door was just for air flow and light on both ends.

Member Allen asked if it was true that the door was only 20 inches to the property line. Attorney Rego didn't think so. Mr. Marshall thought it was more like 2 feet. Chairperson Lima asked Nick if he was aware of all of this. Nick stated that he was made aware of the fact that it was very close, between 20 inches and 2 feet, that it was a tight distance. Nick said it was the same door as what was put on the house. Member Allen but it wasn't a flat area between the property line and the door. Nick said that the area sloped slightly.

Chairperson Lima asked Nick and Attorney Marks if it was an issue that should be deferred to zoning. Nick said that it would be more of a zoning issue. Chairperson Lima asked Attorney Marks if the Commission should continue the matter until after it was heard at zoning. Attorney Marks didn't think it was something that would go to zoning, but the applicant would have to meet the zoning requirements regardless so whether that required relief from the Zoning Board he didn't feel that the Commission should have to decide that issue. Chairperson Lima said that the Commission only had to decide if the door was appropriate and the rest was out of the Commission's hands. Attorney Marks said that was correct.

Member Allen asked Mr. Marshall if he would be using the door for entry into the garage. Mr. Marshall said the door was strictly for airflow and light in the building. He stated that he was going to landscape the area.

Robin Allister, 5 Thames Street, came forward to speak. Ms. Allister stated that this Committee has been very generous to Mr. Marshall in approving renovations to the property, and now Mr. Marshall was asking the Commission to retroactively approve work that had already been done. Ms. Allister said Mr. Marshall was a commercial and residential real estate developer who knew that any substantive work on a property, especially one in a historic district, required necessary approval and permits. She said the credibility of the Commission was at stake because it had been a contentious community development and the message this would be sending to other Bristol residents was the HDC was nothing more than an afterthought. Ms. Allister felt that it signaled to people that they could change their properties and then come to the HDC after the fact for retroactive approval. Her concerns about the door were three-fold: 1) it was not up to building code. She said building codes required that doors that were either egress or non-egress have 36 inches of landing clearance in the direction of travel. She said by Mr. Marshall's own surveyor's work, there was 1.7 or approximately 20 inches between her property and Mr. Marshall's door, which did not meet applicable building code and as such gives rise to regular trespass. Ms. Allister said the Commission would approve a door that didn't meet building code. She stated it allowed for trespass, introduced a safety hazard creating improper footing which could result in a fall onto the neighbor's property, and that could force the neighbors to accept liability for an accident that originated on Mr. Marshall's property. She urged the Commission to refrain from approving it retroactively.

Chairperson Lima asked Attorney Marks if the Commission should refer the application to the Building Inspector's Office or Code Compliance Office before making a decision. Attorney Marks said the Commission could do so, but the issues were outside of the jurisdiction of the Commission. He agreed with Ms. Allister that there should have been approval first, but he advised the Commission to imagine that the installation hadn't occurred and base the approval on that. Nick said that was the standard procedure. He said in cases where permission wasn't sought, a fee for work without a permit was levied and then it goes forward as if it had not been on the merits of whether or not it would be appropriate had it been brought to the Commission if it did not

exist. He said the Commission should weight the matter as if it hadn't happened and if it was a new project, would the Commission approve it or not.

Chairperson Lima said since she had not visited the property, she wanted to continue the application so the Commission could do a site visit. She felt the Commission could get a better understanding of what happened and whether they should or would have approved it had the project come before them versus just sitting here without having any knowledge of what the Commission was looking at. Member Camara said that just looking at it, didn't make any sense. He asked the rest of the Commission if it was something that would normally be allowed. He would have understood a window, but not a door and suggested a continuance. Member Allen asked Mr. Marshall if it could be changed to a window instead of a door. Chairperson Lima told Mr. Marshall that he didn't have to decide, but he could. Mr. Marshall said he would like to do a site visit.

Member Millard suggested to Mr. Marshall that since he had already put the door in and it was not to code; why not have a carpenter make it into a window. Mr. Marshall said he wasn't sure he could do that. He said he would have to throw the door away. Member Millard said there were a lot of carpenters in town that could make it into a nice window. Mr. Marshall asked if the Commission wanted to do a site visit. Member Allen said if that's what he wanted the Commission to do then they would do so. Mr. Marshall said that was good with him. Chairperson Lima said she would have Nick schedule a site visit after she checked if there was anyone else in the audience who wanted to speak for or against the application. Nick stated he would schedule a time when the Build Official could attend as well.

Dr. Catherine Zipf came forward to speak. Dr. Zipf said that she had not seen the photographs showing what was discovered in the walls. She was troubled to hear that what was found sounded like standard early construction called waddle and dab. Dr. Zipf said it was vertical beams that were filled in with a stucco or stucco-like material. She said it wasn't a common building material in Bristol and, in fact, was very rarely used as it was must more typically used in places like the Caribbean Islands or in the south where a particular type of that construction called Tabby or Adobe. Dr. Zipf said it

would have been nice to have a call placed to the Historical Society so it could have been documented what was there. She wanted it on the record that for future reference if something like this is ever found again, a call should be placed to the Historical Society so it can be properly documented.

A motion was made by Member Allen to continue application #26-26 for a site visit; Seconded by Member Camara.

Voting Yea: Camara, Allen, Millard, and Lima

Opposed: None

Motion carries.

Nick stated that it will be advertised as a meeting and there will be an agenda. Chairperson Lima said that it would be posted online and anyone would be welcome to attend.

4H. 26-28: 9 Court Street, Karen Gieseke: Discuss and Act on installation of sign on front of building.

Karen Gieseke and Ian McCullen were present.

A discussion between the Commission and Ms. Gieseke, and Mr. McCullen was had regarding the installation of a sign at the front of the building at 9 Court Street. Mr. McCullen proposed a recreation in size and scale to the sign that was on the building when it belonged to the Town of Bristol. He said they wanted to keep the sign within the framework that was already familiar and approved. They proposed composite raised lettering on a composite based sign with gold leaf. Mr. McCullen said the sign would have 3/4-inch molding in white all the way around the sign with 1/2-inch lettering which would site inside of outer molding. He stated they were also adding an element which was a carved relief with a painted surface which would be digitally produced due to its size. Mr. McCullen said that everything on the sign was going to be hand painted. He said it would be acrylic paint with a clear coat over the top. Mr. McCullen said the letters would be made from a composite material with gold leaf and the sides would be finished in a metallic gold paint. He said the sign would be 24 inch wide and 32 inches high and would be affixed to the building with French cleats so there would not be any visible

fasteners. Chairperson Lima asked if the sign was going to be installed in the mortar and not into the brick. Mr. McCullen said the sign would be installed in the mortar and not the brick.

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

A motion was made by Member Allen to accept application #26-28 for the installation of a sign as presented; Seconded by Member Millard.

Voting Yea: Millard, Allen, Lima, and Camara

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

Chairperson Lima advised Mr. McCullen to display the certificate in the front window where visible. She told Mr. McCullen to contact Nick if he had any questions. Nick reminded Mr. McCullen to pull the sign permit as well.

4I. 26-30: 220 High St, First Baptist Church: Discuss and Act on addition of shed to property.

Leonard P. Sanford was present.

A discussion between Mr. Sanford and Commission was had. Mr. Sanford advised the Commission that the Church would like to install a shed which was designed by a student from the high school under the supervision of the Shop Instructor. Member Camara asked Mr. Sanford if the shed was located inside of the wrought iron fence line and Mr. Sanford said yes. Nick advised the Commission that the shed was all wood. He stated that Building Code reduced the size a building could be without a building permit from 200sqft to 64sqft and this was below the 64sqft. He said the building was located in the back corner and although it was visible from the Common, but it was

within the wrought iron fence line in the Baptist Church property, so it wasn't on the Common itself. Nick said it wasn't well seen from High Street. Mr. Sanford said it would hide the recycle and trash bins. Member Allen asked if there was any concern regarding setbacks for a shed. Nick said as long as it was kept 6ft away from the property line there were no concerns. Chairperson Lima said it was close to the building. Attorney Marks said according to the Staff Report it seemed there might be some zoning relief needed but the Official had asked for the HDC's approval, and the Commission didn't need to concern themselves with zoning issues.

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

A motion was made by Member Camara to approve application #26-30 for the installation of a 6x8 wooden shed as presented; Seconded by Member Allen.

Voting Yea: Camara, Allen, Lima, and Millard

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

Chairman Lima advised Mr. Sanford that if there were any difficulties, he could contact Nick. Nick told Mr. Sanford, just for clarification, to have the McGuires reach out to Ed Tanner regarding the zoning certificate.

4J. 26-31: 267 Thames St, Eunice Kim: Discuss and Act on addition of menu/sign for business to building.

Eunice Kim present.

A discussion was had between Ms. Kim and the Commission regarding the installation of a menu/sign for her business. Ms. Kim advised the Commission the property was actually located at 259 Thames Street but was advised to use the 267 Thames Street address since the business

was located inside the Bristol Harbor Inn. She stated the sign was to be used for her menu. Chairperson Lima said the Commission had a picture of the front of the building and Ms. Kim said the sign would be exactly where the previous sign was hung. She stated that everything would be the same as far as the hooks, screws, and the specifications. The only thing that changed was the graphics and menu items. Chairperson Lima asked if the sign was wood. Ms. Kim stated it was an aluminum sign.

Chairperson Lima asked if anyone in the audience wanted to speak for or against the application. With no one coming forward, she asked for a motion.

A motion was made by Member Allen to accept application #26-31 for the installation of an aluminum menu/sign as presented; Seconded by Member Camara.

Voting Yea: Allen, Lima, Camara, and Millard

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Lima

5. Concept Review

5A. 26-33: 145 High St, Danny Ferreira: Discuss and act on construction of new townhomes, rehabilitation of existing house, rehabilitation of existing garage.

David Sisson and Danny Ferreira were present.

Nick advised the Commission that Mr. Ferreira requested the application be changed to a concept review so it could go forward to zoning.

Mr. Sisson first gave some photographs to Nick which were enlarged versions of the photographs that were already in the application. He described to the Commission what Mr. Ferreira wanted to do on the property. Mr. Sisson stated the lot was narrow with 23,000sqft containing a small single-family dwelling which was pushed right up to High Street and a lot of land at the back. He said the house

had a large existing addition at the rear with an additional long and skinny historic garage at the rear of the property. Mr. Sisson stated the property was in extremely rough condition and very dilapidated. The roof on the addition was collapsing and walls were tipping over. He stated the garage roof had completely collapsed and parts of the walls had fallen. He characterized the property as a hoarder property as there was a lot of trash and garbage on the property which contributed to the severe conditions. He stated the goal was to salvage house in front. Mr. Sisson said they were proposing something a little different than what was shown in the proposal which was to demolish the garage. He stated after cleaning out the garage, its condition was made clear that it cannot be salvaged.

Mr. Sisson said that Mr. Ferreira could, by right, have up to 5 units and they were proposing 4 units. He advised the Commission that they intended to do so by renovating the existing house for single use with a few changes. They wanted to add on 3 more single-family townhouse style units for a total of 4 units. He stated there were 2 options to achieve that goal. He wanted the Commission's opinion on what might look better for the Town and the neighborhood. In both cases, Mr. Sisson stated they were intending to rebuild the addition located at the rear of the house, at least on the same footprint. He said it was tough to see what's there now because it was in such bad condition. Mr. Sisson said in both cases they wanted to add another set of dormers to match what was there. Further, in both cases, they wanted to add a slightly larger porch to the left side of the house as there was an existing small porch, and they wanted to make it a little larger. Lastly, in both cases, they wanted to add 3 units to the rear. However, in 1 case it would be 1 large building, and the other case there would be 2 separate buildings. Mr. Sisson said the goal in both cases was to get a garage that served the single-family house, but in one case it would be connected to the main house and the other it would be a separate building. He said in both cases, they would like to build a new garage towards the rear of the property using the existing footprint to replicate it.

Mr. Sisson said the existing garage was somewhat of a concrete block structure, but the front wall was wood which had collapsed. He said in the case of a rebuild, they would do a wood frame structure for the whole thing.

I know there would be questions regarding the materials. Mr. Sisson said there was a materials list for the Commission to review. He stated there was a previous question as to whether they were proposing Hardy plank as the siding material for the whole project or just for the new structure. He said they were probably going to end up needing to strip the siding off the front to insulate it to modern code standards then reside it. He said in that scenario, they would be proposing Hardy siding for the entire project and the Hardy trim for the entire project. Mr. Sisson stated they would be replicating the look of what was there today.

Mr. Ferreira advised the Commission that the current presentation was based upon the previous recommendation of the Commission. He said what was now shown was not taller or wider than the largest portion of the existing home. He said the property had been mostly cleared out and he has taken close to 16 30-yard dumpsters out of the property. In addition, another 10 30-yard dumpsters filled with recycled materials were removed from the property. Mr. Ferreira said it took 5 30-yard dumpsters to clean out the inside of the home. After the clearing out the back portion of the house, it almost collapsed. The main beam was completely rotted. He stated it was tied into the sills of the left and right hand sides of the back portion which were also rotted. He would need to rebuild the sills. Mr. Ferreira said the plate that sat underneath the front door was also rotted. Further, there were windows with water coming in which had caused rot, mold, and other issues. He stated that was another reason why a large portion needed to be removed because it needed to be evaluated to make sure it was all good and sound before rebuilding. He said the foundation on the main house looked really good and most of the sill seemed to be intact. Mr. Ferreira said that a lot of the main beams were in great shape.

Mr. Ferreira advised the Commission that he has been doing a lot of outreach with the neighbors. He wanted to work with the neighbors as he knows a lot of them are opposed to the density. He was trying to do something that accommodated additional housing as there was a need for it in Bristol. He stated that the units would not be short-term rentals. Mr. Ferreira said they were going to be 2-bedroom units with covered parking in the garage that they wanted to rebuild. He wanted to make it as accommodating as possible. He also advised the

Commission that he was trying to save as much of the garage blocks as he could so it could be reused if someone wanted to come by the property and take them.

Chairperson Lima asked Attorney Marks if they should hear from the public first before the Commission made their comments. Attorney Marks said they could do that. Mr. Ferreira said he would like to hear everyone's comments. Chairperson Lima said they should hear what the neighbors had to say first. Attorney Marks clarified that the meeting was just for a concept review and opinions and that there was no voting during the meeting. Chairperson Lima stated the Commission was not going to be voting on anything. They were just going to be listening as they didn't have any specific plans with the list of materials. Mr. Ferreira said the Commission did have a list of materials. Chairperson Lima stated the Commission was not going to be looking at anything as it was only a concept review, so the Commission was not going to be voting on anything. She told Mr. Ferreira that the Commission would only be making suggestions now and they would be reviewing everything when he made his formal application at the next meeting. Mr. Ferreira understood. Nick advised Mr. Ferreira that the meeting would be on May 7th which will occur after the Zoning Board of Review meeting and they will have feedback from zoning at that time.

Attorney Marks suspected that some of the public comments were going to touch on zoning and permitting issues and as a general rule that might not be exactly relevant to what the Commission was determining. He said Mr. Ferreira was going to zoning and everyone was going to have the chance to address those issues then and the Commission shouldn't concern themselves with that. Chairperson Lima advised Attorney Marks to step in if he felt if any comments were not applicable to the concept review in order to keep the meeting moving along. Nick advised not to cut anyone off as that was not what they wanted to do, but that the Commission did not have jurisdiction over the number of units or use, just the design and materials. He advised everyone to direct any comments about the number of units to the Zoning Board.

Mr. Ferreira advised the Commission that the only relief he was seeking was for frontage. He was trying to remain in compliance with everything else. Nick cautioned him to speak with Ed Tanner if the garage was coming down as

relief may be required to go back into the same footprint. Mr. Ferreira left some walls standing, so he wasn't taking it all down. He stated whatever was unsafe came down. Nick advised Mr. Ferreira to speak with Ed Tanner about it. Member Allen stated that he was of the belief that siding on the original house needed to be left as wood. Mr. Ferreira appreciated it and was okay with it. Nick invited the public to come up and speak.

Lenny Panza of 149 High Street came up to speak. Mr. Panza said that a group of 10 neighbors sent a letter to the Commission. They felt strongly that the letter should be part of the record for the meeting. Nick stated that it was passed out to everyone and its contents would be entered into the minutes.

Mr. Panza stated his house was built in 1809 and has owned it for almost 70 years. He and his wife consider themselves as temporary caretakers. He was thankful that the Bristol Historic District was established 4 decades ago to help preserve and safeguard special areas of historical and architectural value for future generations. Mr. Panza went over some important points of the letter and emphasize that the neighbors strongly believe that the development of the property was grossly inappropriate based on the size, mass, and the number of new units on what was legally a single-family lot. He said the proposed development of new town homes would add approximately 80 to 100ft of new structure less than 5ft from his property. In addition, if the garage was allowed to be rebuilt, there would be a massive structure nearly 200ft long along the property line less than 5ft from the common line. He stated another important point to be considered was the potential long-term precedence of approving 3 new townhouses for a single-family lot on High Street in the historic district. He wanted to make it clear that his brother, nor his wife or him, had any intention of ever selling their properties and hoped to retain them for future generations. However, Mr. Penza wanted the Commission to strongly consider that his lot was almost twice the size of Mr. Ferreira's lot in square footage, and he also had over 120ft of frontage which would technically allow for a huge development without getting zoning approval. Mr. Penza said he could probably put 8 to 12 townhouses on his property without a zoning variance and that the Commission would be the only thing that could potentially stop that from happening. He felt that it was a slippery slope if the Commission

approved what was being proposed on Mr. Ferreira's lot. Mr. Penza emphasized that he had zero interest in selling, but the precedence that may be set for future HDC decisions based on the proposal for Mr. Ferreira's property was something they needed to consider.

Greg Carleu came forward to speak next. Mr. Carleu just wanted to voice his concerns over the number of units being proposed. Nick advised Mr. Carleu that the Commission had no jurisdiction over the number of units and its only materials, massing, and design. He advised Mr. Carleu that his questions should be presented to the Zoning Board.

Sebastian Mordelo came forth to speak. He stated that he and the neighbors didn't want the neighborhood to drastically change. He felt that if Mr. Ferreira really wanted to work with the neighbors, he wouldn't put all of the units on the property. The neighbors don't want it. He hopes the Commission listened to everyone.

Nina Murphy from 142 High Street came forward to speak. Ms. Murphy felt that changing the dimensions and size of project would affect the entire street. She said that there were other pockets of land on the street that could potentially come before the Commission in the future including Mr. Panza's property. She said it was a catch-22 situation. Ms. Murphy said she would hope that whatever comes down the path, the mass and size would not destroy the character of the street as it has survived for hundreds of years. Everyone that visits Bristol remarks how the Town appreciates the past and preserves it and it needs to keep being preserved. She stressed to the Commission that needs to be considered as the project moved forward. Ms. Murphy wished Mr. Ferreira well and hoped his project would represent High Street appropriately.

June Bjerregaard of 159 High Street came forward. Ms. Bjerregaard stated that the beauty and culture of being in downtown Bristol was created by the preservation and heritage of the old homes and spaces. She said when those spaces are impeded upon, it was equal to impeding on the character of the homes. Ms. Bjerregaard stated while the number of units might be a zoning issue, the responsibility for the beauty and character of the area weighed heavily on the Commission. Yes, it's a zoning issue, but there were many ways to approach the property

that didn't include mass housing, a duplex, or every square inch of the property being developed as it impedes on heritage and preservation of the Town. She said it was a choice, privilege, and expense to live where the history and character need to be protected. Ms. Bjerregaard gave the Commission for its work and hopes that they continue to do so.

Dr. Catherine Zipf came forward to speak. Dr. Zipf stated the first choice was to simply allow for the single-family dwelling to remain and not move forward with anything else. If she could choose, she would not move forward with the development. What shocked her a little, and not in a bad way, was the visual complexity. Dr. Zipf said it read like 3 individual townhouses, which made it look like a very long and skinny building. She stated that since it looked like the, then perhaps Mr. Ferreira could move the proposed townhouses further back on the property. She also suggested that Mr. Ferreira only do 1 dormer window instead of 3 dormers on the main house. Dr. Zipf thought it was a bit overkill for the property.

Member Allen asked Mr. Ferreira if he was still planning on rebuilding the garage. Mr. Ferreira said he wanted to provide covered parking for the tenants even though it was a huge and unnecessary expense to do so. He said he wanted it to be appealing to the people that were going to be living there. Mr. Ferreira said he could eliminate the garages and do basements instead. He was open to repositioning the building and discussing it with Dr. Zipf. He reminded everyone that the site was zoned R6 for multifamily, but the only thing it didn't have was the frontage. Mr. Ferreira said he was only looking for relief on 1 or 2 items. He stated that most of the houses on the street were right on property line and he was proposing 10ft from the property. He said if he needed to shift the buildings over a bit, so they weren't sitting on the property line, he was okay with it. Mr. Ferreira wants to accommodate everyone as best as possible and was more than willing to stay and hear thoughts and ideas.

Chairperson Lima asked Dr. Zipf if she was willing to have a discussion with Mr. Ferreira. Dr. Zipf said she would be happy to do so. Chairperson Lima advised Dr. Ziph that the Commission didn't have any specific designs or information yet so they couldn't make any decisions.

Nick said the information was in the packet. Chairperson Lima said that the Commission wanted to see rendering options. Mr. Ferreira stated there were two different options. He said Option A showed everything as 1 building and Option B showed separate buildings.

Sebastian Mordelo came back up and asked if all of the cars from the property were going to be exiting out onto High Street. Mr. Ferreira stated they would be exiting the property onto High Street through the current driveway existing on the property. Mr. Mordelo said the property was in the heart of the historic district and Mr. Ferreira wanted to build 4 houses and 10 garages and he was going to essentially build a new road. Mr. Ferreira stated it was a common driveway. Mr. Mordelo stated he was going to have to deal with all of the noise, lights, and everything else associated with the property and was against it.

Chairperson Lima couldn't say specifically exactly what she was for or against, but she did feel that that putting the units together was a lot. She asked Mr. Ferreira to come back with another rendering. Chairperson Lima didn't like the idea of a 10-car garage with the large building. She wanted to see an alternative plan.

Mr. Ferreira asked for some direct as he didn't want to keep presenting the same proposal over and over again. He presented Option A and B and needed to know which way the Commission was leaning towards. He stated he could make Option B connected by adding a breezeway or mudroom in between the units so it was all one building. Chairperson Lima was not in favor of 1 big building on the property. In her mind she understood that Mr. Ferreira's property was big, but she suggested having 1 main house and 2 or 3 other outbuildings with a garage. She couldn't say exactly what she was thinking as she wasn't a builder.

Mr. Ferreira said he was not trying to go over closer to any of the neighbors. He was willing to move the building further away and be more within the setbacks of what was allowed by zoning. He was okay with putting in 3 separate buildings with garages underneath which would save Mr. Ferreira some money, but he was trying to avoid going higher with the buildings. Mr. Ferreira was trying to keep them at the same height or lower than the

existing structure, so the new structures weren't overshadowing the existing building. He could have put a 3-story multifamily property behind the existing structure to take up less space on the site, but it wouldn't be a good look. He didn't think it would do the existing house justice. Mr. Ferreira was okay with eliminating the garage and shifting the 3 townhouses back, but then he would need an additional use variance. He was okay with trying to push the Zoning Board to allow that, so the main house didn't look super long. Regarding drainage, Mr. Ferreira stated if he removed those structures, he would be meeting the same drainage requirements as he has now so he wouldn't have to do any additional engineering on the site.

Chairperson Lima suggested to Mr. Ferreira that he come back to the Commission with different alternatives. She stated that the Commission did not need detailed architectural designs, just conceptual designs. She was not making any recommendations but just thinking that the main house would stay because that was the historical part. She suggested that the rendering show outbuildings that were not clumped together. Mr. Ferreira stated that Zoning would have a hard time with it. He stated that Planning would ask him to do a Comprehensive Building Permit and he wanted to avoid it. He said it would take him down a path that would circumvent the HDC and Zoning and would go directly to Planning.

Mr. Ferreira said the HDC would still have the option to dictate the materials and things of that nature, but at that point he would have to provide affordable housing units and there would be fees and costs associated with him going down that path. It was a path that he did not want to take because he would have to increase the density. Mr. Ferreira stated it would get rid of all Zoning approvals and goes directly to the Planning Board. He stated it was not an option he wanted to do because it cost more and he would have to increase the density even more so he wouldn't financially take a loss on the project. Mr. Ferreira said he was only technically allowed 1 dwelling unit on the lot, and he was trying to do 2 in order to satisfy the neighbors and the HDC. Zoning advised Mr. Ferreira that they were amicable if the HDC wanted him to do 2 separate buildings. He liked the idea of doing 2 buildings, but Zoning wouldn't be happy if he tried to do 4 additional buildings on the site and eliminated the garage.

Member Millard felt that Mr. Ferreira was trying to put too many units on the property. She said that while the property seemed large, it was broken up with the old house way off on right side. She stated that people who live downtown were allowed to put an ADU on property and that's it, but that doesn't work. Member Millard said he was trying to put too many units in and didn't think it would pay off and would be extremely unattractive. She gave the example of the Longfield building where it had been moved on the property.

Member Millard said she could see Mr. Ferreira moving the house to the middle of the property then putting up an addition where he could have 2 families in it and then an ADU. Mr. Ferreira said because of the narrow lot, he repositioned it that way. He was told at the previous meeting that more of the townhouse style development was preferred. He stated the plans were based on previous recommendations. Mr. Ferreria was also previously advised by the Commission not to do too much to the existing house by making it like a duplex. Member Millard stated she wouldn't do a duplex but rather put an addition on the back. She said that he did put an addition in his drawings. Mr. Ferreira stated that it was the addition that was already existing which had been destroyed by the elements. Member Millard stated theoretically he could make it a 2 family. Mr. Ferreria stated he wanted to keep it as a single-family dwelling. He had people that were interested in renting that portion of the house.

Mr. Ferreira was trying to present the best-case scenario for the site. He was willing to shift the buildings over more and plant arborvitaes so that over time no one would know there were 3 townhouses back there. He reiterated that he was okay with removing garage so there would be only 2 structures on the site and put basements underneath for storage. Mr. Ferreira stated that 3 additional units was where things worked financially for him. He has spent a significant amount of money removing junk, and his plan would make the property look light years better than it has been in the last 3 to 4 decades. Mr. Ferreira was open to hearing everyone's thoughts.

Member Camara suggested that Mr. Ferreira take a current view of the property and do an overlay of a proposal on top. He stated it would be a helpful visual for the

Commission. He stated seeing what's proposed overlayed on what it currently looks like might make it more understandable. Mr. Ferreira said that it was a great idea and would put it together. Member Allen stated he would like to see it remain as a single-family home. He felt there was way too going on, and nothing should be higher than original house. Mr. Ferreira agreed that nothing should be higher than the original house. Member Allen stated that the garage should be removed. Mr. Ferreira was okay with that. His only concern was for the neighbors not seeing a bunch of cars and for the tenants to have storage, but he could simply do basements for storage. Member Allen stated that if Mr. Ferreira planted arborvitae no one would see the cars parked in the area anyway. He implored Mr. Ferreira not to do 4 units.

Mr. Ferreira stated although he hadn't received the final total for the cleanup costs, so far it has cost him close to $80,000, so he needs 4 units in order to make a profit. He stated that some neighbors offered to buy back-end portion of property and he discuss that. Mr. Ferreira advised the Commission that he was also removing some soil from the site because of all of the cars and the debris that that was on the property. He wanted to make sure the property was clean and safe. So, he was going to eliminate about a 1ft to 1½ft of soil.

Member Allen agreed with Chairperson Lima that the townhouses should be separated from the main building. Mr. Ferreira said that was shown on Option B and he would need additional zoning approval for it. He said if Zoning approved of it, he would not have a problem with it. Member Allen said if the Commission didn't approve of what he wanted to do, then what was Zoning going to do about it. Mr. Ferreira said he could deal with it when that time came, but if Zoning said they wanted it joined together, he would do a breezeway to connect the buildings. Member Allen said it wouldn't serve a purpose. Mr. Ferreria said that it would still look like 2 separate buildings with a little breezeway. Member Allen didn't agree with it. Mr. Ferreira said that's how he would handle it to accommodate Zoning and the Commission as much as possible. However, he liked the idea of having it separated and if the Commission made the strong recommendation to the Zoning Board then Zoning might be more open to allowing it.

Member Allen asked if Mr. Ferreira could take the 3 townhouses and push them back towards the back of the property. Mr. Ferreira said he could as long as he stayed within 150ft of the property line. Mr. Sisson stated that it could be looked at. Mr. Ferreira said he could push it back as far as it would go to provide more separation and he could move the building to the 10ft setback which was required by Zoning. Member Allen said it would look better from the street. Mr. Ferreira agreed.

5B. CRHD-26-2: 721 Hope St, Mosa Al Zowelei Discuss proposed 2 story addition to detached garage to create ADU.

Olivia Spence and Mosa Al Zowelei were present.

Ms. Spence advised the Commission of Mr. Al Zowelei's proposal to do a 2-story addition to his existing detached 2-car garage to create an ADU which he intends to live in. She stated the design as proposed asks for the least dimensional variance possible. Member Allen asked about the size of the lot. Ms. Spence stated the lot was 3,770sqft. Member Allen asked Attorney Marks if it qualified for an ADU. Attorney Marks stated that a lot size of 20,000sqft. qualified. Ms. Spence stated under the Bristol Zoning Ordinance 1 ADU was allowed per lot when the proposed ADU was located within the existing footprint of the primary structure or the existing attached or detached structure and did not extend the footprint of the structure. She said they were going to be looking for a zoning variance because it did extend the footprint, but they should be allowed to build an ADU by right. Attorney Marks said if they received the dimensional variance, then they could build the ADU. Member Allen though the homeowner needed 20,000sqft. Attorney Marks said there were 3 ways he could get it on that statute and 1 was to get a dimensional variance.

Member Allen stated it was a tight lot and going over the garage would not look appropriate. Chairperson Lima said it was a very compact area. She wasn't saying that something couldn't be put there but thought the dimensions and height of what was being proposed were overwhelming. Member Allen felt the cantilever over existing garage didn't look right.

Chairperson Lima asked if the house on Hope Street was part of the lot and Ms. Spence said it was. Chairperson Lima asked if the ADU was going to be above the garage and Ms. Spence said yes. Chairperson Lima asked Ms. Spence how many feet there were between garage and house. Ms. Spence said there was approximately 6ft between the two and they would be asking for the minimum of 3ft 6 inches to get a set of stairs up to the first floor. She agreed that it was a bit tall for the space, but they were open to the Commission's feedback.

Ms. Spence advised the Commission that the original design was based on zoning, and part of the zoning component was to meet parking requirements. She said in order to meet those parking requirements; the garage had to stay a garage and because of the flood zone. She stated that's why they proposed the addition on the top and not consuming the existing garage. Ms. Spence said she proposed cantilevers to get Mr. Al Zowelei an adequate living space that was within zoning requirements for the size of an ADU but also to stay within the applicable setbacks. Member Allen stated it was not appropriate for lot.

Member Millard asked if it could be moved in to back yard at all. Ms. Spence said it was a very tight corner lot. Member Camara asked what the height of the proposal versus the height of the existing house. Ms. Spence said the existing house height was 37ft and they were proposing approximately 33½ft. She said the height could be brought down a bit as a gable roof was currently proposed to keep the style consistent and for storage, but they could switch to a flat roof. That would bring them down 5ft or 6ft.

Chairperson Lima said it was a tight fit and asked if Zoning would approve it. Ms. Spence said they would need to go before Zoning once they received approval from the Commission. She said their design was based on asking for as little of a zoning variance as possible. However, since they were expanding the footprint, they would need to ask for a zoning variance for it. She stated the garage was within the required setbacks. Ms. Spence advised the Commission that the 2 stories being setback and cantilevered out is so they're within the building setback lines and they wouldn't have to ask for a variance for it. She said that by building out over the driveway, they were still within the setbacks and

wouldn't need a variance for the proposed addition and were able to maintain 4 parking spots, 2 in the driveway and 2 in the garage. However, they needed a variance for the 5th parking spot that was required. Chairperson Lima asked if there was room for the 5th parking space. Ms. Spence said there wasn't room and that's why they were asking for the variance. Chairperson Lima asked where they were going to put the 5th parking space. Ms. Spence said they weren't going to put a 5th spot, that's why they were asking for the variance, so they didn't have to do a 5th spot. She said they were currently proposing a 2-bed ADU, but if they reduced it to a 1-bed, they could eliminate the need for the 5th parking spot.

Member Millard asked how many units Mr. Al Zowelei wanted to build. Ms. Spence said he wanted just one unit for himself. Member Millard agreed with Member Allen that the cantilever looked awkward. Ms. Spence said it was designed for Zoning and the idea of going in front of HDC hadn't been discussed and they were open to the Commission's feedback. They understood that the cantilever was very modern. Chairperson Lima suggested that they stayed within the footprint of the garage. She understood that Ms. Spence couldn't make it look smaller than what it was going to be, but it was a large building on a small lot.

Member Millard asked if it could be done off the back of the garage. Ms. Spence said they could do the cantilever off of the back as they had about 4x6. She said they would go just about up to the property line which they were allowed to do by Zoning, but that might not be okay with the neighbors. Ms. Spence said with the current design, the neighbors still had some breathing room.

Ms. Spence asked the Commission if they wanted to see something smaller in height and within the footprint. Chairperson Lima suggested another concept review when there were more Commission members present because if the applicant comes back with an application and the Commission votes no, then they would have to wait a year before filing a new application. Chairperson Lima said she would probably approve it as long as it was within the footprint of the garage and not any bigger.

Member Millard asked for the dimensions of the interior space. Ms. Spence said they were going to take off the gable roof and add 2 floors. She said the ceiling

heights of the 2 floors were going to be approximately 8ft 6 inches. She stated they could go down to 8ft which would save a foot of space. Ms. Spence said they could do a flat roof but that would make it look more modern and not match the existing structure. Member Millard said she could do a railing around the flat roof. Ms. Spence said they could do an ornate dental molding.

Chairperson Lima suggested another concept review with different options. Ms. Spence said there was a suggestion for doing a visual overlay. Member Allen said doing a rendering compared to what was there would be helpful. Member Millard suggested doing a view from the street would also be helpful. Chairperson Lima said to do views from both Thames Street and Oliver Street to put it in perspective. Member Allen said turning it into a one-bed unit would make it fit better within the framework of the garage. Ms. Spence said it would eliminate 1 bedroom and 1 bathroom and then she could change the living space to reduce the footprint. Member Allen asked if there was a maximum number of square feet for an ADU. Ms. Spence said it was 1,200ft for a 2-bed or 60% for a primary dwelling living space and they were well within that amount.

Ms. Spence stated they were going to come back with new design concepts. She asked if the Commission wanted a materials list next time or if they wanted to wait for the actual application. Chairperson Lima said she could indicate what the materials would be and go from there.

Dr. Catherine Zipf came forward to speak. Dr. Zipf stated that it was a situation where they were trying to get too much house in too small of a space. She asked if it needed to be a 2-bed, 2-bath house or could it be a 1-bed, 1-bath house in confines of the garage. Dr. Zipf said the actual old house was a survivor of the British raids. She said the project was exactly what the spirit of an ADU was supposed to be, but if they could do something more historical.

Mr. Al Zowelei asked the Commission’s opinion about window styles. Member Millard said for certain styles of homes, the Commission would prefer 6 over 6. She said for earlier homes, they prefer 12 over 12. She stated there were other styles as well. Member Allen stated they preferred wood frame window with an clad exterior.

Mr. Al Zowelei said the windows on the main house were vinyl.

Ms. Spence said the building was offset about 5ft to keep the addition within setback lines. She said they thought about putting a deck on the existing roof, but they would have to go in front of Zoning for. Member Allen said they could do it off the back. Ms. Spence said they would do it towards water side and asked if there was a recommendation for railing styles. Member Allen stated they had approved of cable railings. Chairperson Lima advised Ms. Spence to look at the Elks Lodge and Member Allen said there were a few houses on Thames Street with cable railings as well. Member Allen said the posts would need to be wood, but the decking could be a composite since it would be on a second level.

Chairperson Lima asked if they would like to come back for another concept review. Ms. Spence said they would like another concept review. Nick said he would put it on for another concept review and they could continue to upload new documents.

6. Monitor Reports & Project Updates

Nick asked the Commission for any updates or Monitor reports. He sent an email out stating that any new applications that are received, he will be implementing closeout inspections. He will try to involve the Project Monitor when possible. This will help to close out building permits. He will work with the Solicitor. He will also consider doing a refundable fee just to encourage people to do the inspections. The Commission thought it was a great idea.

Nick also advised the Commission that Arnold Robinson's draft standards was sent to everyone for their review. Member Allen asked when he needed the Commission's feedback. Nick stated that sooner would be better. He wanted Mr. Robinson to number the standards to referencing them would be easier. He asked the Commission Members to send their comments over all at once so it could be forwarded to Mr. Robinson at the same time.

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Nick requested to add the Santa House as an item for discussion.

Member Allen made the motion to be added for a discussion; Seconded by Chairperson Lima.

Voting Yea: Allen, Lima, Camara, and Millard

Opposed: None

Motion carries.

Nick advised the Commission that the Santa House was going to request from the Town Council to be permanently located on the Common and will be coming before the Commission. He just wanted to make the Commission aware of the issue.

10. Adjourned at 9:57PM

Dear members of the Bristol Historic District Commission,

We are writing to you at this time as concerned neighbors and abutters of the 145 High Street property that you will be further discussing at your next meeting on March 30th. We feel that it is important for you to understand our serious concerns and questions regarding what has been proposed for the property as you advance your deliberations regarding the project.

Bristol has been blessed with many historic properties that have been maintained and preserved for decades. We are indeed fortunate that the Historic District was established almost forty years ago to help preserve and assure that the historic nature of the neighborhoods within the District is maintained for future generations. As members of the current HDC, you and all your predecessors can be very proud of the exceptionally positive impact that has been made not only for the Historic District but for the entire town of Bristol.

We understand that the HDC is not responsible for what may be many zoning or planning board variances or approvals that will be needed for the proposed development. However, we do not believe that the HDC should evaluate the proposal for such a massive addition to the property in a vacuum. The 145 High property, based on long standing zoning regulations, is considered of sufficient dimensions to accommodate a single house. The width and street frontage for the 145 High lot is approximately 60 feet. Zoning regulations require a minimum of 80 feet for a two-unit structure and 100 feet for anything more than two housing units. The proposed development of a total of four housing units on the property would require a very significant variance since the lot is only 60% of the required width. In addition, although it was stated in the minutes of the HDC meeting of February 5th that only one variance would be needed, that does not appear to be correct. Both Option A and B as proposed include approximately 80 to 100 feet of new construction along the northern property line (between 145 and 149 High) that is less than five feet from the property line, zoning requirements indicate that at least a 10 foot setback would be required. In addition, a zoning variance would be required on the southern property line to accommodate at least part of the proposed driveway area which includes a setback of less than 10 feet for both Option A and B.

As we considered providing our feedback to the HDC we were guided by the “Guidelines for Review” as outlined in the HDC material available on the town website. In particular by item 9 titled “Make alterations and additions compatible”. It states “new work shall be differentiated from the old and ***shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment”.***

As we have reviewed what was presented by Mr. Ferreira at the February meeting, as well as the proposed option A and B to be discussed at the meeting on March 30th, we believe very strongly that the proposed development to include three new townhouses does not meet the intent and spirit of the guidelines outlined above. We believe that the plan fails to preserve the integrity of the District, and in particular the historic nature of the immediate High Street and Union Street neighborhood. Regardless of the construction materials or design of the townhouses, we do not believe that the massive scale of what is proposed is appropriate for a

legal single house lot in the Historic District. We certainly do not have the vast history and knowledge that you have but we assume it is likely that the magnitude of the proposed construction would dwarf what has been approved for any other single unit residential lot in the Historic District. In addition, although the proposed new townhouse construction would be in back of the existing house, the entirety of the new construction would be completely visible from the street and sidewalk view.

Another concern that we have is the status of the 10-bay garage on the property that was discussed at the February HDC meeting and which has been in extreme disrepair for decades. Following recent HDC permission to clear out debris and remove the collapsed roof, what is now remaining of the former garage includes only a handful of partial wall sections. The few remaining unstable walls appear that they could collapse at any time. While we are not construction engineers, it appears that the remaining structure is far beyond any reasonable repair and likely would never qualify as an "existing structure". Assuming that is the case, any replacement structure would need further zoning and planning review as new construction.

One other point, and perhaps Mr. Ferreira will discuss it at the HDC meeting, is his plan to also develop an ADU on the property. Initially he had stated that it might be included in two bays of the garage but there is no mention of an ADU in the plan submitted. The addition of an ADU to the property would result in five housing units in total putting even more pressure on street parking and traffic in the area.

We greatly appreciate your consideration of the issues and concerns we are raising as your evaluation of the proposed plan for 145 High moves forward. Thank you for all that do to help preserve and enhance the wonderful Bristol Historic District.

Respectfully submitted,

June and Chris Bjerregaard
159 High

**Lenny and Andrew Pansa
149 High

Cindy and Mike Fanning
146 High

Nina Murphy and Bart Ferris
142 High

Jane Stuber
139 High

Sue and Mike DaPonte
136 High

Susan Walters and Dean Morris
132 High

**Barbara and Sabastian Wordell
51 Union and lot adjacent to 145 High

**Laura and Greg Carleu
45 Union

**Andrea and Jason Michaels
41 Union

**145 High Property Abutter

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-19		February 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
70 GRISWOLD AVE , BRISTOL, RI, 02809	163-0003-000

Applicant	Architect/Engineer	Contractor
Spencer McCombe	Spencer McCombe	Scott Gallo

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Michael and Constance LaFlamme	30 Chattanooga St.

Work Category:	New Structure(s)

Description of proposed work:

The proposed scope of work includes the construction of two accessory structures, a pergola, and associated site improvements:

- Construction of a 22' × 24' single-story pool house to support the new pool area
- Installation of a 15' × 22' freestanding pergola as an open-air shade structure
- Construction of a 22' × 24' barn with hay loft
- Installation of a new in-ground swimming pool with surrounding hardscape
- Installation of an outdoor kitchen with a gas grill
- Introduction of new entry gates within the existing stone wall openings along Griswold Ave
- Placement of mechanical condenser units on the North elevation of the existing house with screened plantings to reduce visibility
- Proposed installation of a gas meter on the North elevation of the existing house
- Installation of new hardscape at the pool area and along portions of the driveway
- Installation of pool equipment, to be screened with planting to reduce visual impact and mitigate sound
- Demolition of existing shed

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)

Applicant's Digital Signature
Date: February 13, 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

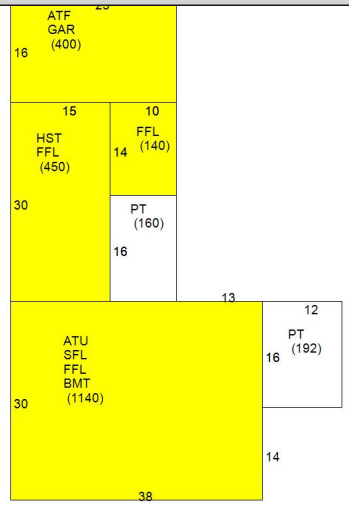
BUILDING EXTERIOR

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

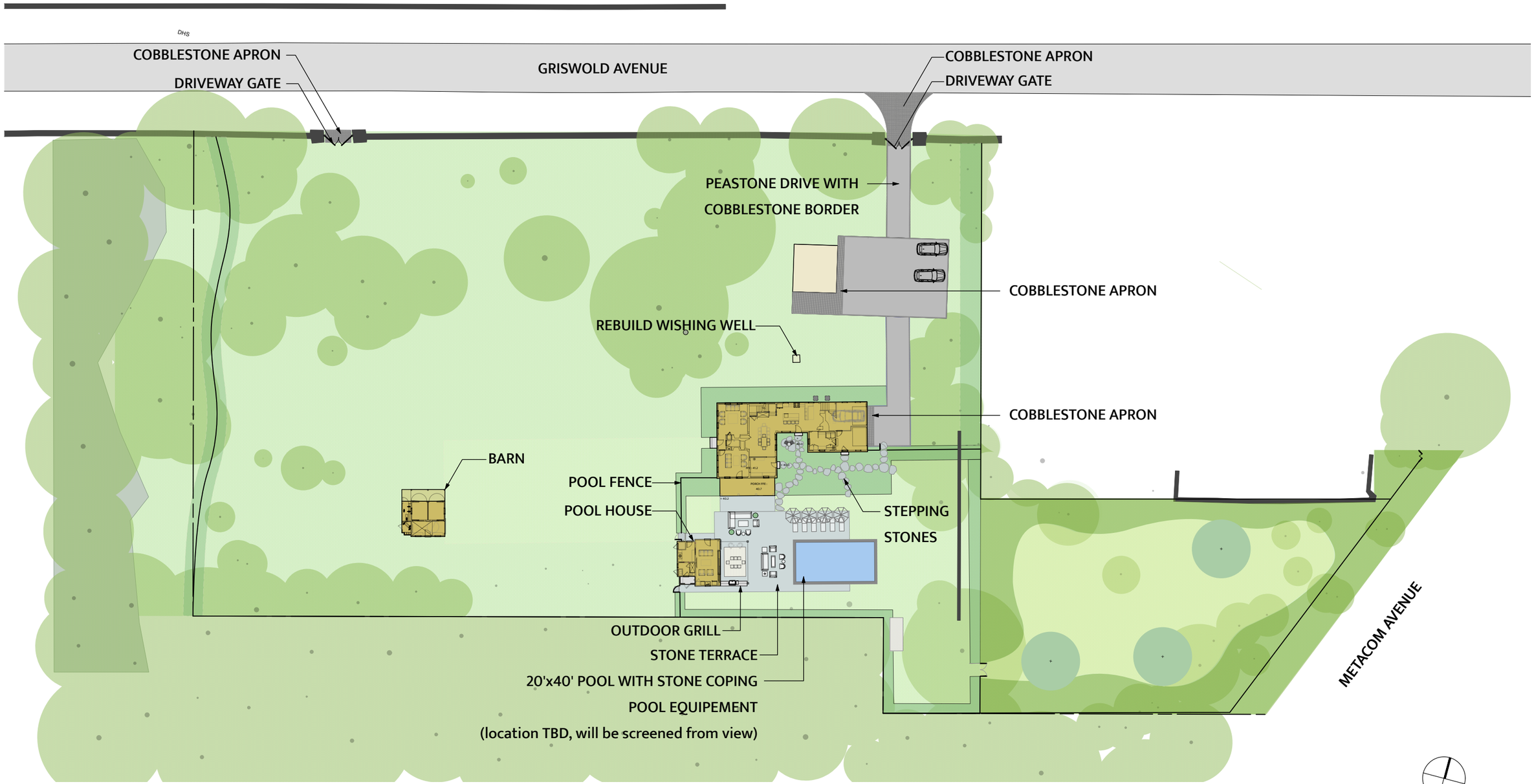


PHOTO

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



DESIGN PLAN


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

HARDSCAPE MATERIALS CHARACTER



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

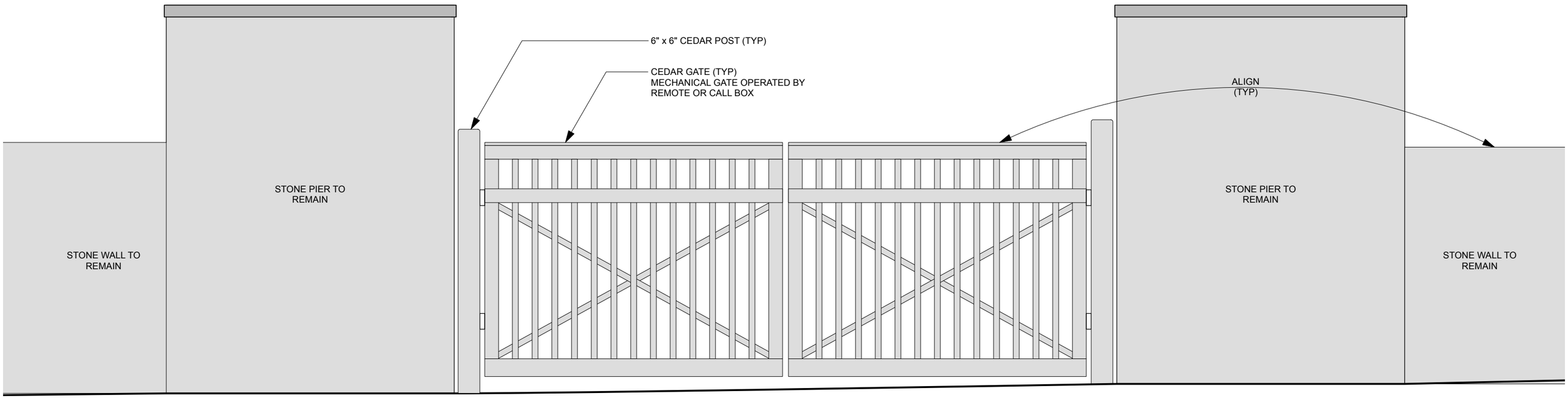
DESIGN ELEVATION



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

70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

Photo Map



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P1: Location of proposed gates



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P2: Location of proposed gates



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P3: Location of proposed pool house



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P4: Location of proposed barn



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P5: Location of proposed pool house



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

P6: Location of proposed barn



70 Griswold Ave, Bristol, RI
Plat: 163 Lot: 03

Existing shed to be demolished





CAPTIVA

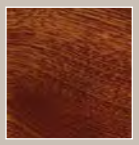
CUSTOM WOOD DOORS

Wood species.

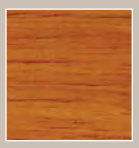
CAPTIVA

EVERY CAPTIVA DOOR BEGINS WITH PREMIUM SELECT GRADE LUMBER. WE METICULOUSLY GATHER WOOD FROM AROUND THE GLOBE TO ENSURE THAT EVERY DOOR THAT WE MAKE IS OF THE HIGHEST QUALITY. WE STRIVE TO PURCHASE WOOD PRODUCTS MADE FROM LUMBER HARVESTED IN A SUSTAINABLE MANNER AND CERTIFIED BY A RELIABLE THIRD PARTY SUCH AS FSC OR SFI. THE BOARDS AND VENEERS THAT GO INTO CONSTRUCTING EACH DOOR ARE HAND SELECTED SO THAT GRAIN AND COLOR ARE CONSISTENT.

Interior and exterior use



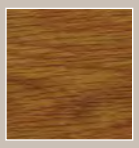
Sapele
Sapele is similar to Honduras Mahogany with a regular striped pattern and a dark red-brown color and finishes easily and smoothly.



Spanish Cedar
This hardwood varies from light to dark reddish brown. The texture is rather fine and uniform to coarse and uneven. Spanish Cedar is considered naturally decay resistant.



Fir
This is a dimensionally stable wood with a straight grain, uniform in color, pattern and texture. Its light warm hue will become more red with age. Fir stains easily and smoothly.



White Oak (Quarter Sawn/Rift Sawn/Plain Sawn)
White Oak is primarily warm in color with a hint of ash. It's grain pattern varies from straight and tight to arched and dramatic. White Oak stains well for an excellent finish.



Reclaimed Wood
Reclaimed wood is seasoned lumber that has been salvaged from abandoned barns, factories and industrial buildings. Some common types are: pine, elm, cherry, chestnut, walnut, hickory, maple, and quartersawn oak.



Armorite® Exterior Grade MDF
Treated to be moisture, rot, and insect-resistant, exterior grade MDF is ideal for painted applications. Paint-grade sapele is often combined with Armorite panels to contruct a stable door with split-proof panels.

Special species requests

When your project requires a specific species not listed here, let us call on our lumber suppliers from all over the globe to find it.

Interior use only



Poplar
This hardwood is light in color and may feature dramatic dark color variations. Poplar is ideal for painting or staining.



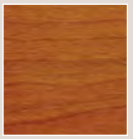
Red Oak
The texture of Red Oak features a very strong grain pattern which ranges from fine, straight, and close to spread and pronounced. Red Oak stains well for an excellent finish.



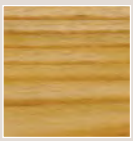
Maple
Maple is strong and hard with a uniform color, texture, and grain. It sometimes features areas with dark streaks and birds-eye or worm track patterns. If left clear, maple may yellow with age.



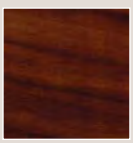
Eastern White Pine
This softwood is light brown in color, often with a reddish tinge and turns darker on exposure to air. Eastern White Pine features a comparatively uniform texture and is straight grained.



Cherry
Cherry is characterized by its warm color, smooth texture and straight, fine, and tight grain. Cherry may contain some sapwood and/or pin knots and will darken over time.



Ash
Ash ranges in color from brown to nearly white and may display a dramatic grain pattern. It is popular in woodworking because it is heavy, strong, hard, and stiff..



Walnut
Walnut is characterized by its beautiful grain lines running throughout and its dark brown color. Walnut veneers may be laminated for width and contain some sap grain and pin knots.

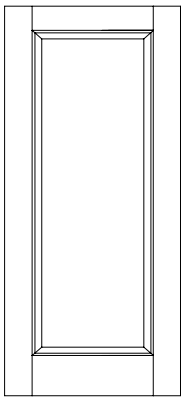


MDF
Medium Density Fiberboard is an engineered wood product made from wood fibers and other recyclable materials. MDF is ideal for painted applications.

CAPTIVA

Captiva door designs

PANEL | GLASS | MODERN | GROOVED | DOUBLE | BARN | SIDELITS & TRANSOMS | STORM & SCREEN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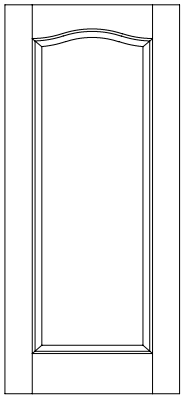
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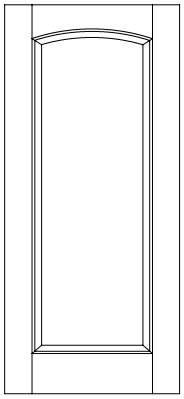
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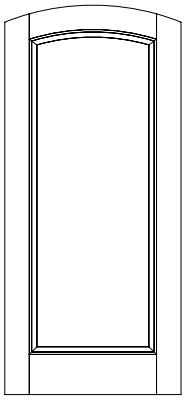
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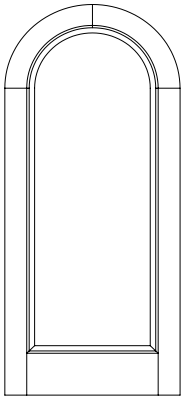
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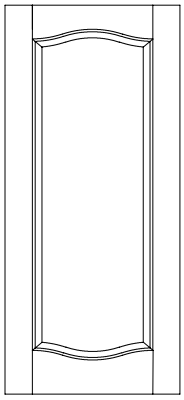
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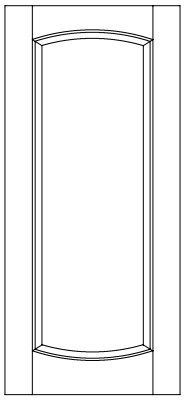
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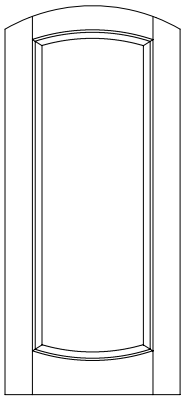
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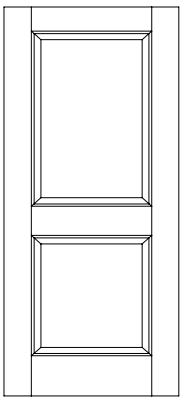
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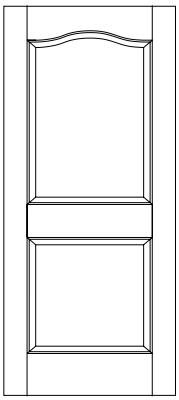
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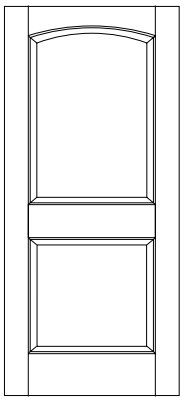
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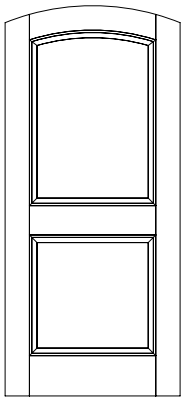
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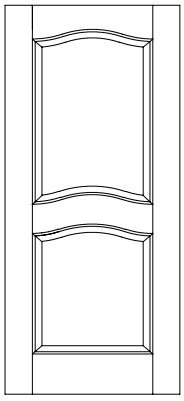
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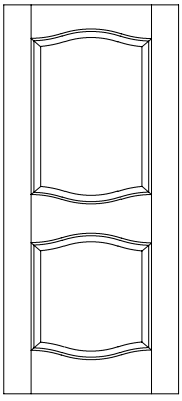
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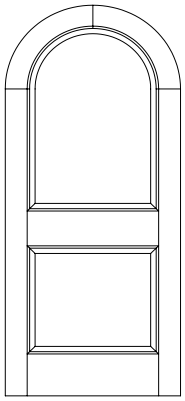
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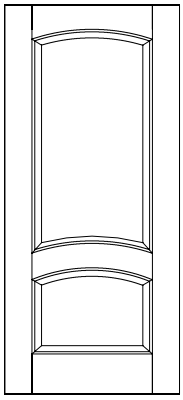
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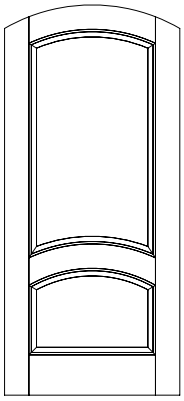
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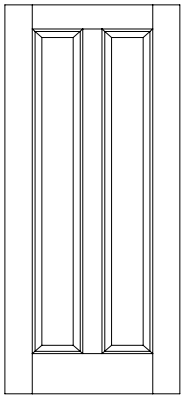
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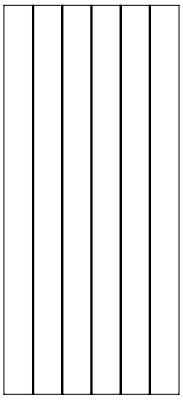
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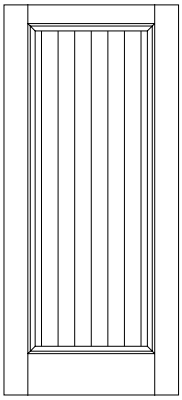
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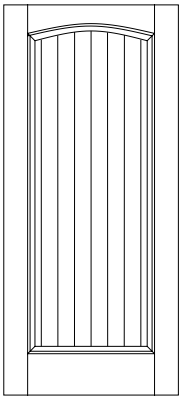
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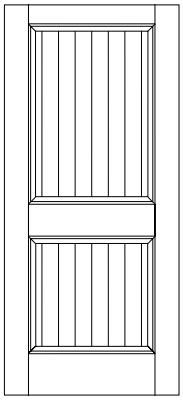
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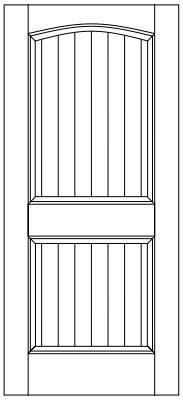
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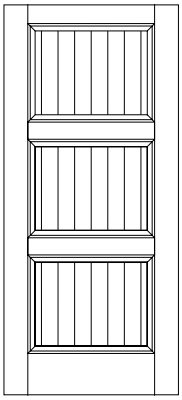
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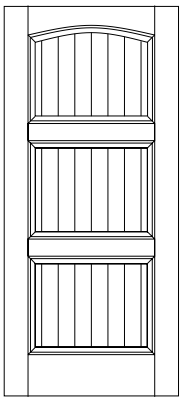
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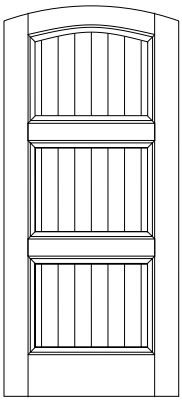
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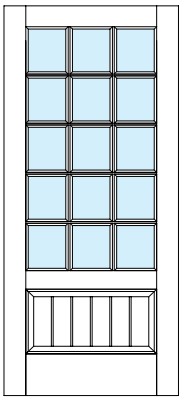
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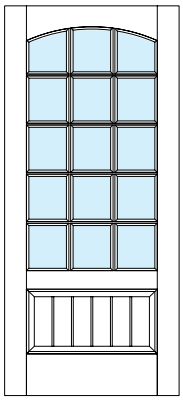
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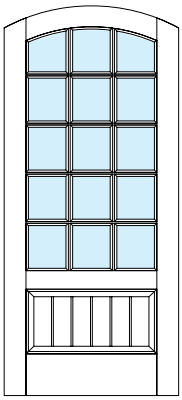
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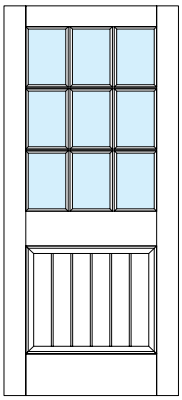
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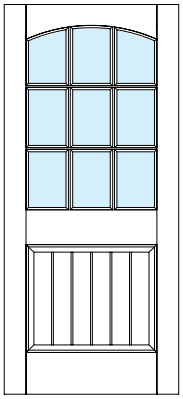
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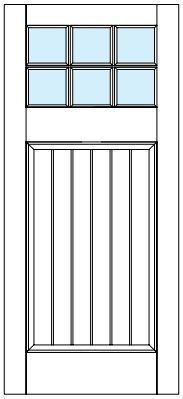
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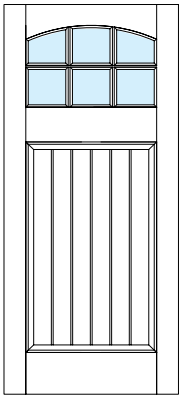
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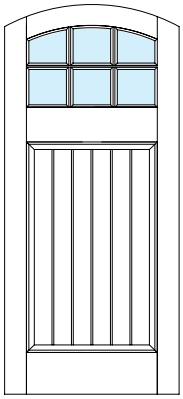
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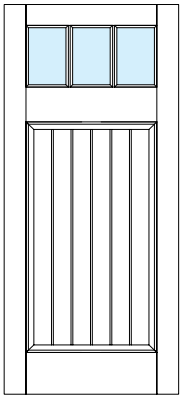
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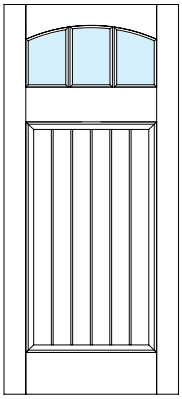
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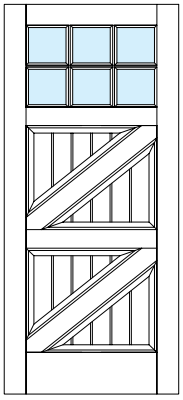
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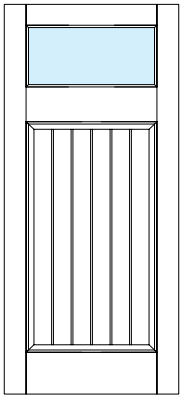
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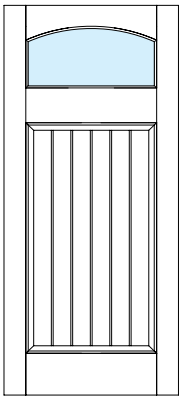
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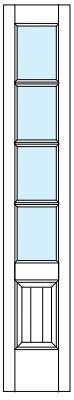
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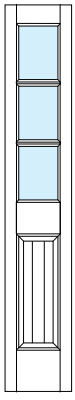
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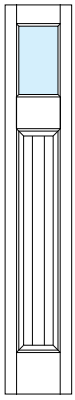
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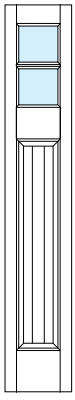

8708S/V/B

MARVIN
ULTIMATE™
COLLECTION

MARVIN

ENDLESS POSSIBILITIES



Wood Double + Single Hung

The Marvin Ultimate™ Wood Double + Single Hung and Ultimate Wood Double Hung Magnum are quintessentially traditional windows designed to fit seamlessly into the historic fabric of your home, neighborhood, or community. With residential and commercial applications, these windows are perfect for any historic building.

fig. 1 **DOUBLE HUNG ROUND TOP MAGNUM G2 WINDOWS**
White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Pine

fig. 4 **DOUBLE HUNG MAGNUM G2 WINDOWS**
Coconut Cream



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

- Narrow checkrail maximizes views while maintaining historical accuracy
- Unique tilt-wash mode allows convenient cleaning of both sides of the glass from indoors
- Also available as an insert window
- Expansive sizes to fit openings up to 4' wide by 10' high
- Choose traditional Ogee and Ovolo profiles, or square profiles for a more contemporary look

Awning

A top-hinged alternative or complement to a casement window, the Marvin Ultimate™ Awning window is designed for performance and quality. With industry-leading sizes, the Ultimate Awning can be used on its own as a convenient option for hard-to-reach areas like over a sink or counter, or as a complement to adjacent windows, allowing fresh air access.

fig. 1 **AWNING WINDOWS**
Painted White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **AWNING PUSH-OUT SERVERY WINDOW**
Pine

fig. 5 **AWNING WINDOW**
Designer Black
Photo by Dwell and Dwell Creative Services



fig. 1

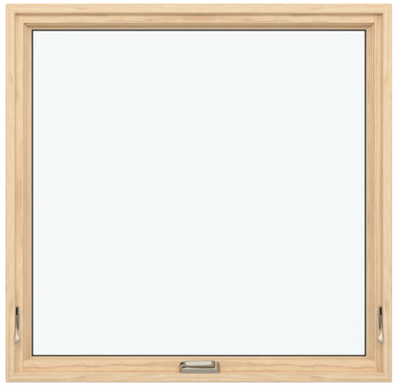


fig. 2

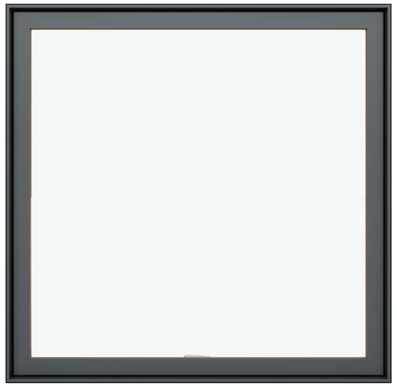


fig. 3

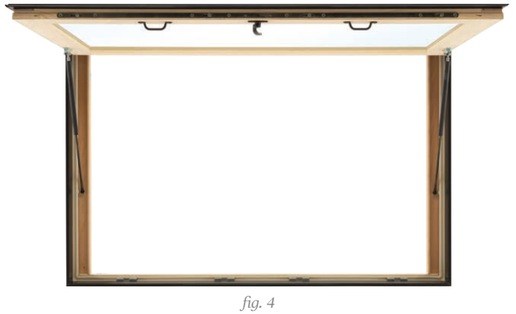


fig. 4



fig. 5

AWNING FEATURES

- Durable hardware for easy operation, even at large sizes
- Choose crank-out or push-out operation
- Multi-point locking system ensures a tight seal and security from top to bottom
- Expansive sizes to fit openings up to 8' wide by 8' high
- Choose traditional Ogee profiles or square profiles for a more contemporary look

AWNING SERVERY FEATURES

- Available in heights up to 5' and widths up to 6'
- 1" tempered glass
- Available with or without a sill

Swinging French G2

The Marvin Ultimate™ Swinging French door G2, available in both inswing and outswing, delivers a traditional aesthetic with a 4-¾" stile and top rail and a 4-¾" or 8-⅛" bottom rail. Select sizes up to 14' wide and 10' high to maximize views and access to the outdoors. Choose up to four panels with an Ogee interior glazing profile.

fig. 1 **SWINGING FRENCH DOOR G2**
White

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **SWINGING FRENCH DOOR G2**
Gunmetal



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

Select up to four panels, one or two operating panels, and unequal panel widths

A traditional aesthetic, with 4-¾" stile and top rail, an 8-⅛" bottom rail and optional 4-¾" bottom rail

Inswing or outswing motion meets design and weather constraints

Available up to 14' wide and 10' high

Ogee interior with simulated putty exterior glazing profiles. Optional square interior with simulated putty exterior glazing profiles.

Adjustable hinges for easy installation and years of smooth operation

Item 1.

Lift and Slide

With openings up to 48' wide and 12' high, Marvin Ultimate™ Lift and Slide doors let you add acres to your floor plan. Available with pocketing panels that slide into the wall, completely disappearing from view, or stacked panels that slide and stack perfectly within the door frame for a seamless transition from inside to out. Both are available with exclusive flush-mount handles and exterior finger pulls that virtually disappear when not in use.

fig. 1 **LIFT AND SLIDE DOOR**
Mahogany
Photo by Turkel Design

fig. 2 **INTERIOR VIEW**
Pine

fig. 3 **EXTERIOR VIEW**
Gunmetal

fig. 4 **LIFT AND SLIDE DOOR**
Bright Silver (Pearlescent)
Photo by Turkel Design



fig. 1



fig. 2



fig. 3



fig. 4

FEATURES

Stiles and top rail available in 4" or 6" widths for contemporary or traditional styling

Choose from two or three operating panels or a combination of operating and stationary panels

Choose panels that stack in full view within the frame or conceal within a wall pocket

Flush, universal design sill option creates an unobtrusive transition from indoors to out

Lift-and-slide engineering allows nearly effortless operation

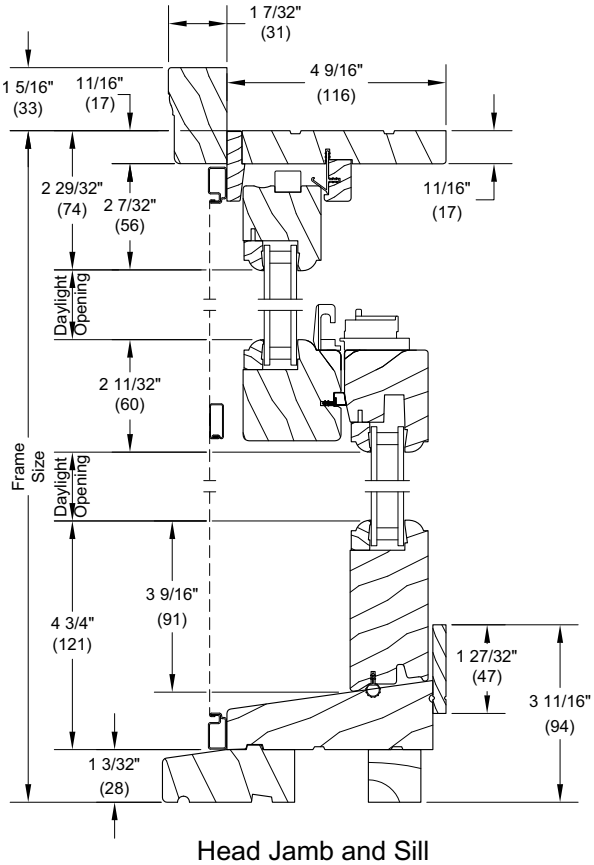
Fits openings up to 48' wide by 12' high

Choose from 22 operating configurations

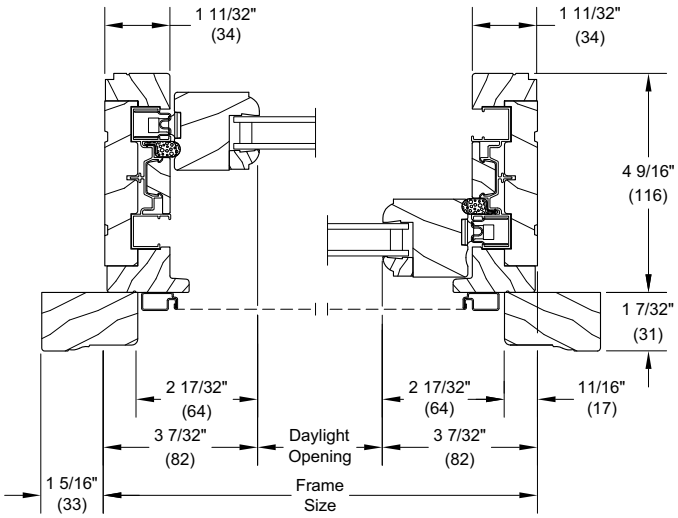
Section Details: Operating

Scale: 3" = 1' 0"

Double Hung

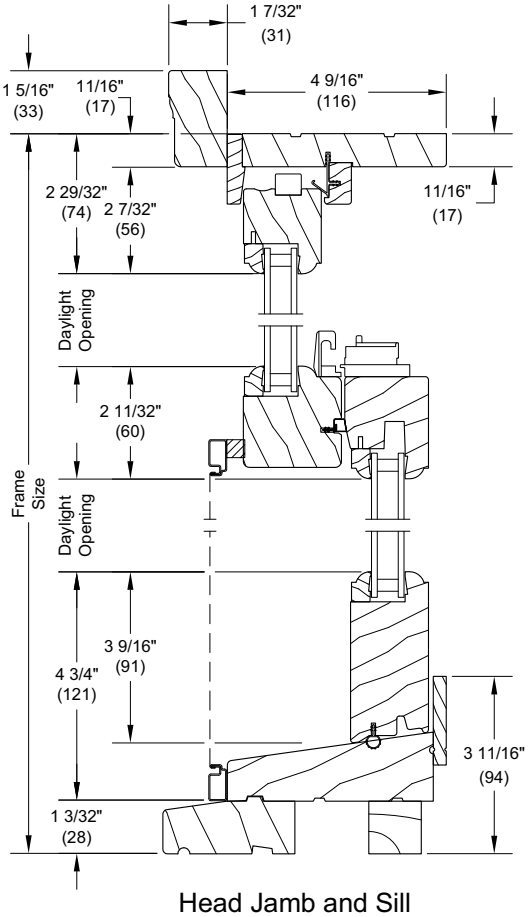


Head Jamb and Sill

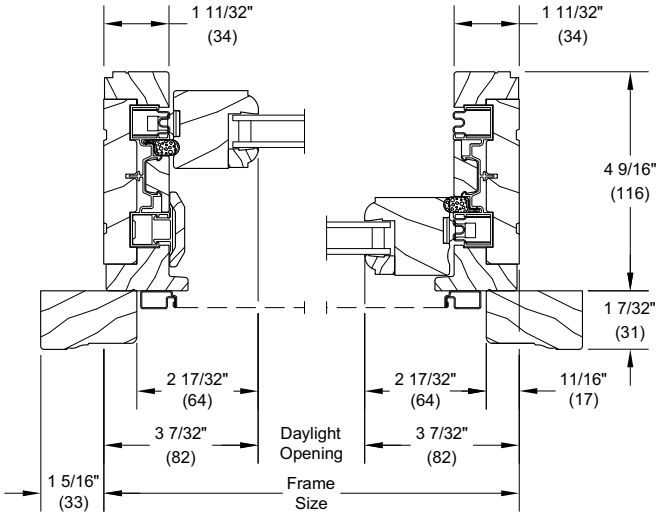


Jambs

Single Hung



Head Jamb and Sill

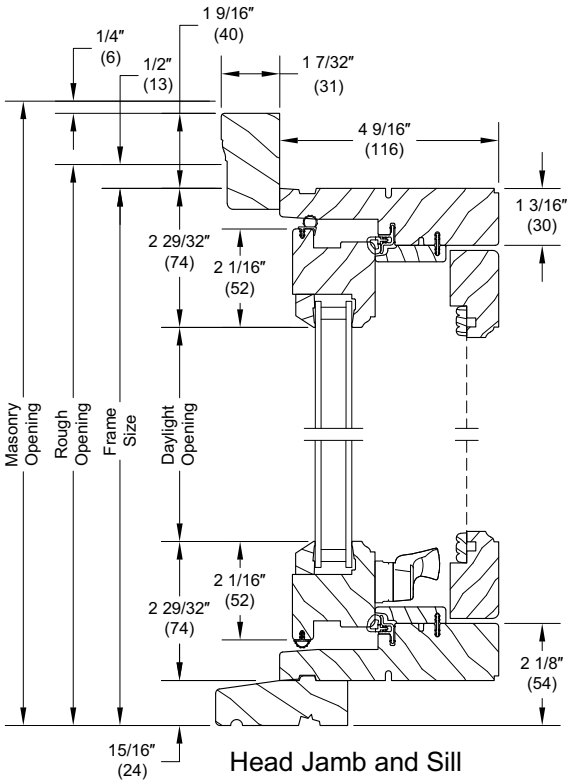


Jambs

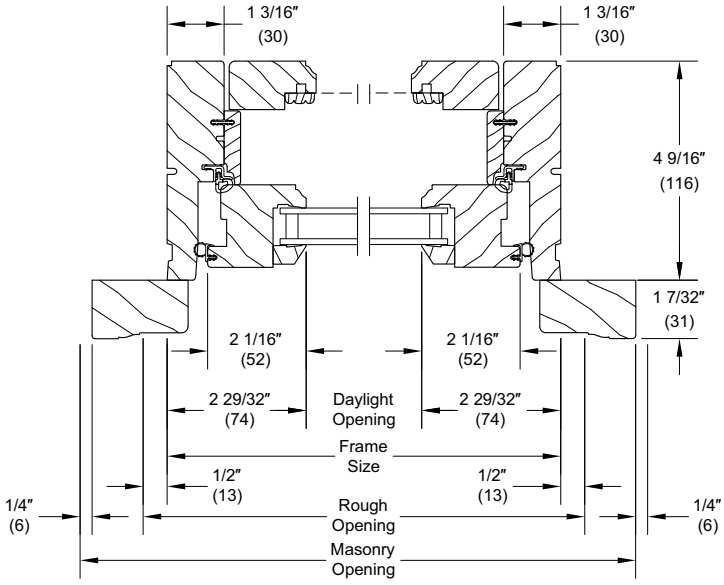
Section Details: Operating/Picture - Casement/Awning Push Out - 3/4" (19) IG

Scale: 3" = 1' 0"

UWCAPO

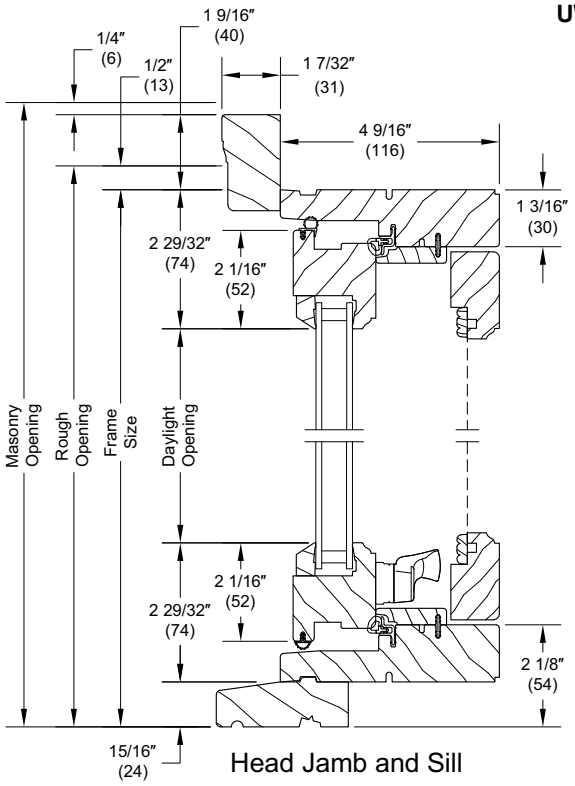


Head Jamb and Sill

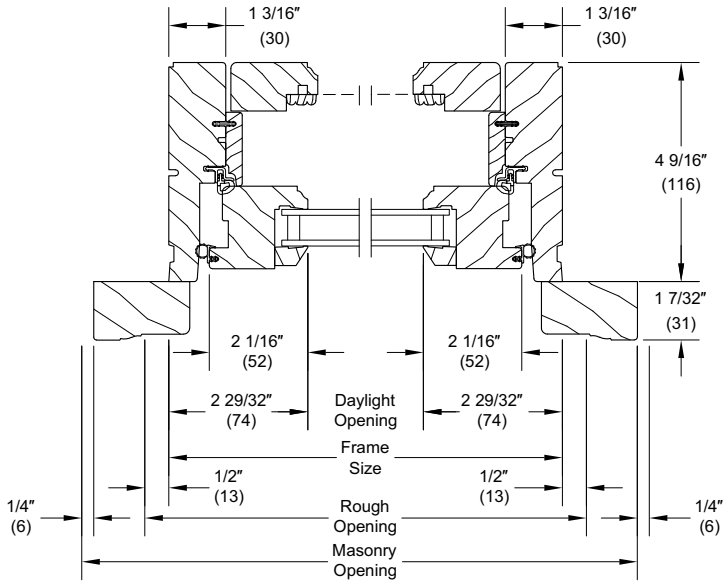


Jamb

UWAWNPO

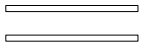


Head Jamb and Sill

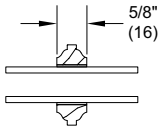


Jamb

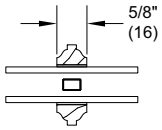
Standard Divided Lite Option



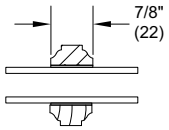
Insulating Glass



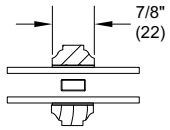
5/8" SDL



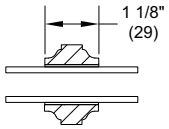
5/8" SDL
W/Spacer



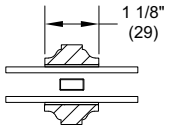
7/8" SDL



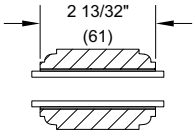
7/8" SDL
W/Spacer Bar



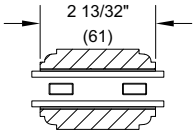
1 1/8" SDL



1 1/8" SDL
W/Spacer Bar



2 13/32" SDL



2 13/32" SDL
W/Two Spacer Bar

NOTE: Due to the inherent qualities of tempered glass, daylight gaps may be seen when using simulated divided lite bars. Daylight gaps could be visible between the internal spacer bar and surface applied bars when viewing from an acute angle to the glass on the following applications:

- Tempered glass over 72" high while using 5/8" SDL bars

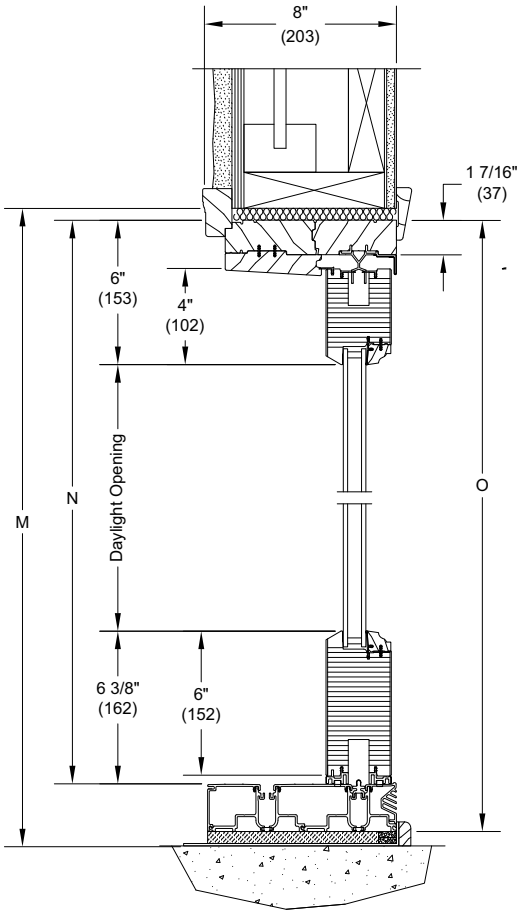
- Tempered glass over 91" high while using 7/8" SDL bars.

Sill Details: Performance Sill - Stacked and Pocket Units

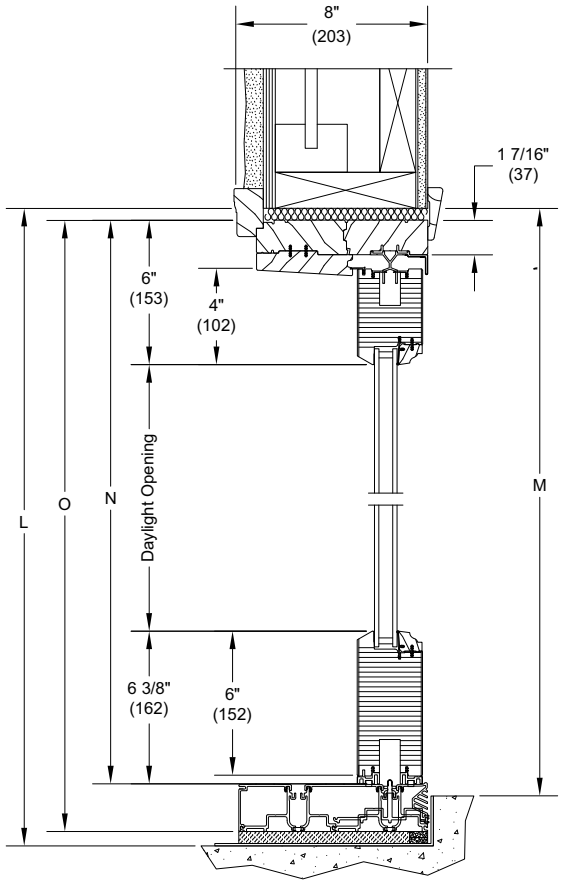
Scale: Not to Scale

Description of Measurements used

L. **Total RO Height:** Is from the bottom of the slot (or sub-floor) to 1/2" (13) above the header jamb.
M. **Rough Opening Height:** From the sub floor surface to 1/2" (13) above the header jamb.
N. **Frame Height:** Top of sill cover to top of header jamb.
O. **System OM Height:** Distance from the bottom of the sill to top of head jamb.



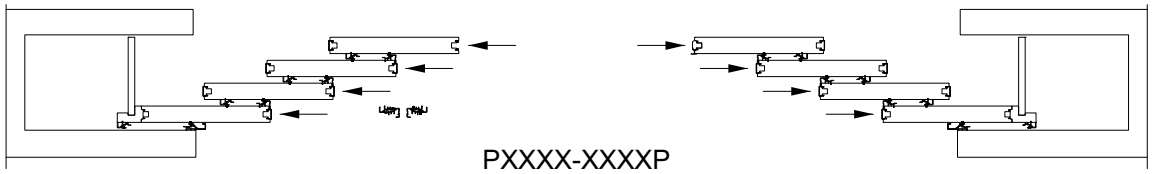
Performance Sill w/ Subfloor



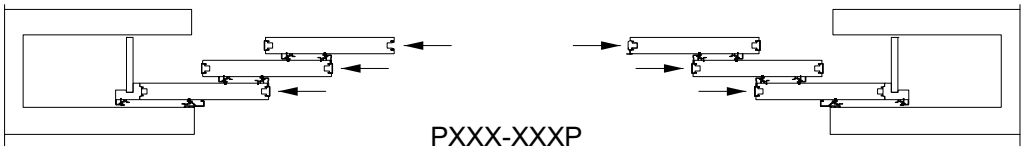
Performance Sill w/ Open Slot

Operating Configurations: Pocket

Scale: Not to Scale



PXXXX-XXXXP



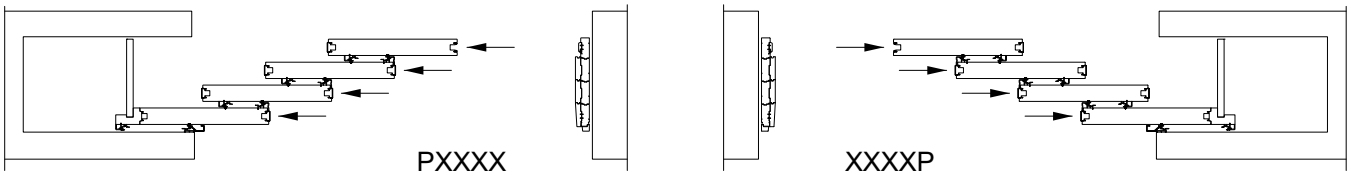
PXXX-XXXP



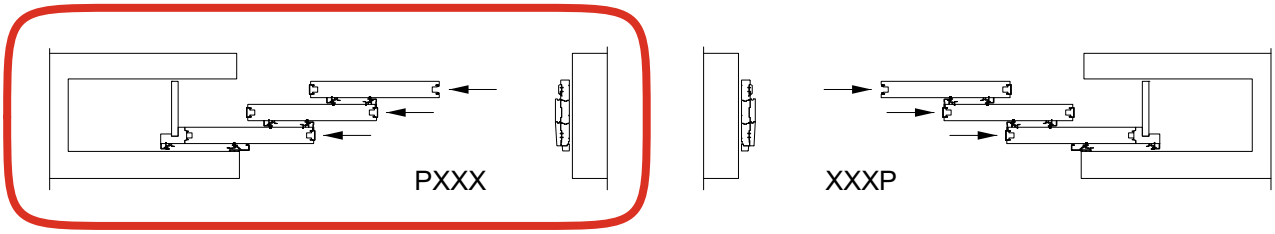
PXX-XXP



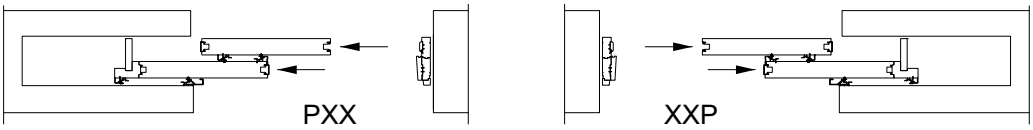
PX-XP



PXXXX XXXXP



PXXX XXXP



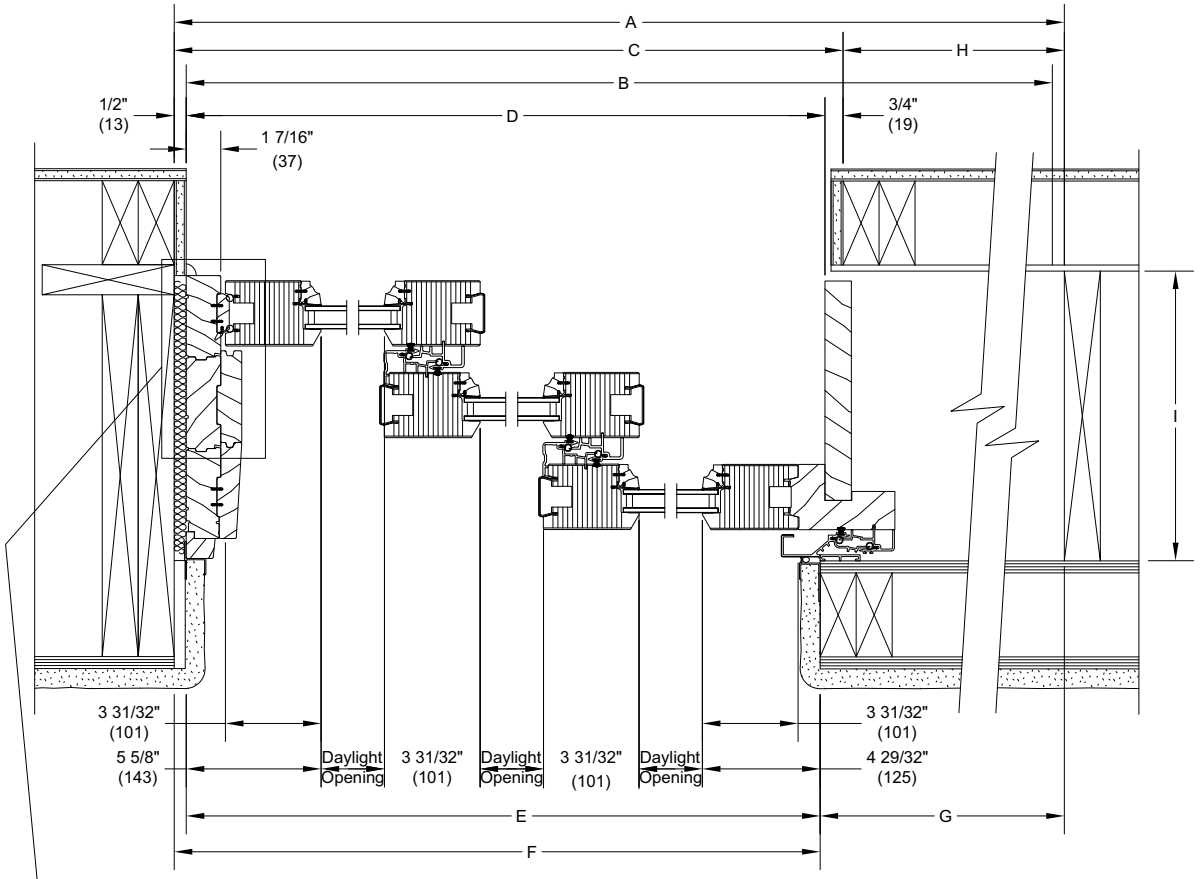
PXX XXP

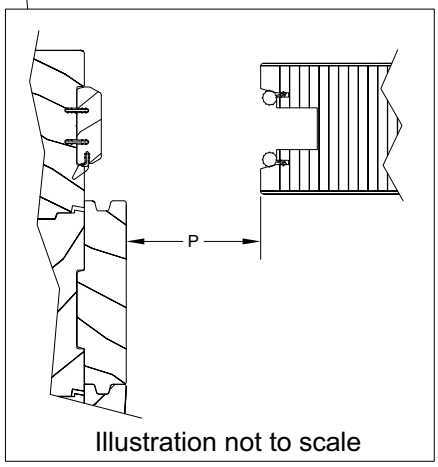
Number of Panels	Jamb Depth Minimums for Pocket		Pocket Depth	
	in	mm	in	mm
1 panel	4 1/8	(105)	4 1/2	(114)
2 panel	7 31/32	(202)	8 1/4	(210)
3 panel	11 25/32	(299)	12 1/8	(308)
4 panel	15 19/32	(396)	15 15/16	(405)

NOTE: Jamb depths vary dependent upon operating configuration.

Section Details: Pocket - Short Bottom Rail - Uni-Directional

Scale: Not to Scale





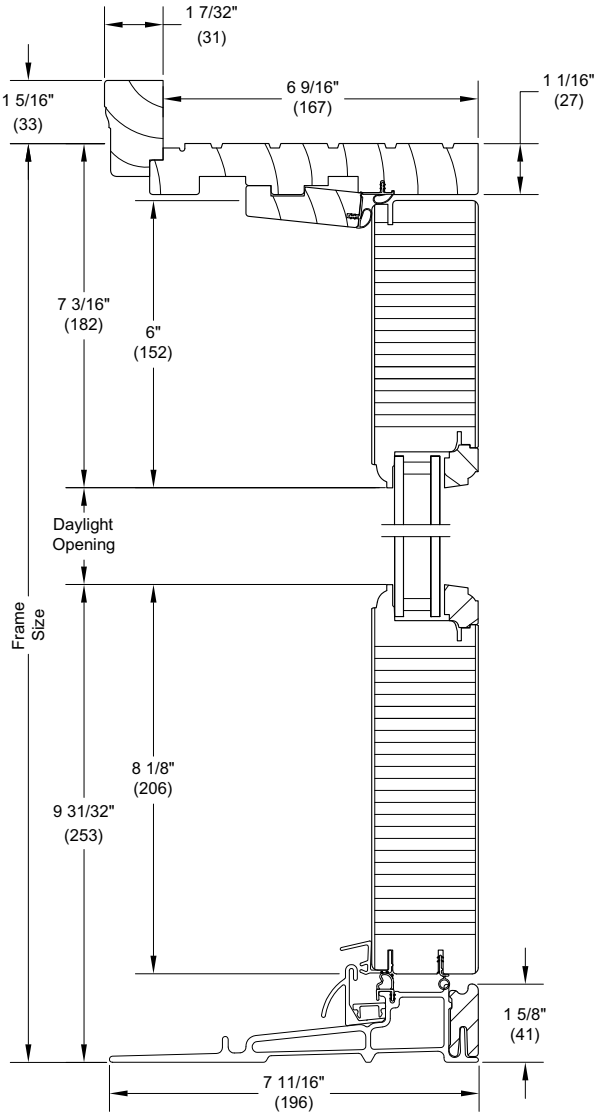
UWLSD PKT Short Bottom Rail
XXXP

Description of Measurements Used:

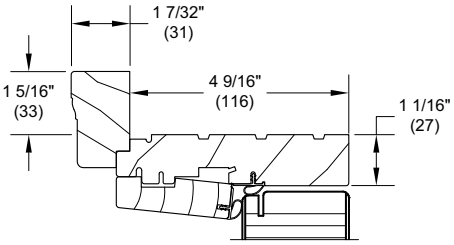
A. **Total RO Width:** Is 3" (76) wider than System OM
B. **System OM Width:** Recessed/Flush Sill: length of header jamb. Performance Sill: 2" (51) wider than length of header jamb.
C. **Interior RO Width** To the interior plane of the door and is 1 1/4″ (32) wider than the interior frame width.
D. **Interior Frame Width:** Interior surface of pocket cover to OM of jamb.
E. **Exterior Frame Width:** Pocket interlock base to OM of jamb.
F. **Exterior RO Width:** Pocket interlock base to 1/2″ (13) to beyond jamb.
G. **Exterior Pocket Width:** Pocket interlock base to Total Rough Opening.
H. **Interior Pocket Width:** Exterior Pocket minus 15/16" (24)
I. **Pocket Depth:** Is measured from the pocket interlock base attachment to the interior surface of the pony wall.
P. **Net Clear Opening Width:** The shortest measurement from the surface of the part stop to the surface of the panel edge.

Inswing Section Details: Operating

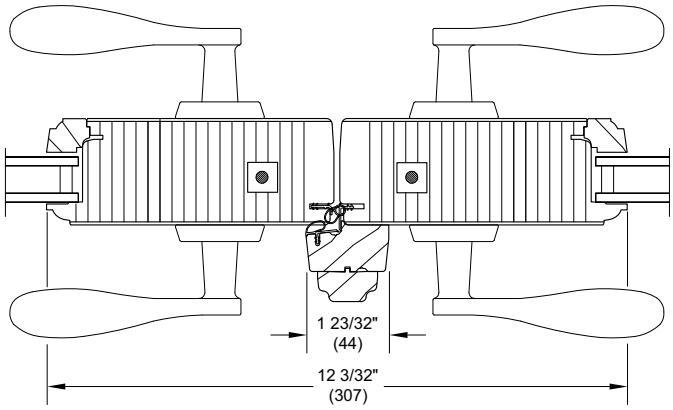
Scale: 3" = 1' 0"



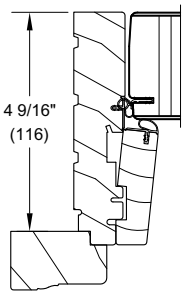
Head Jamb and Sill



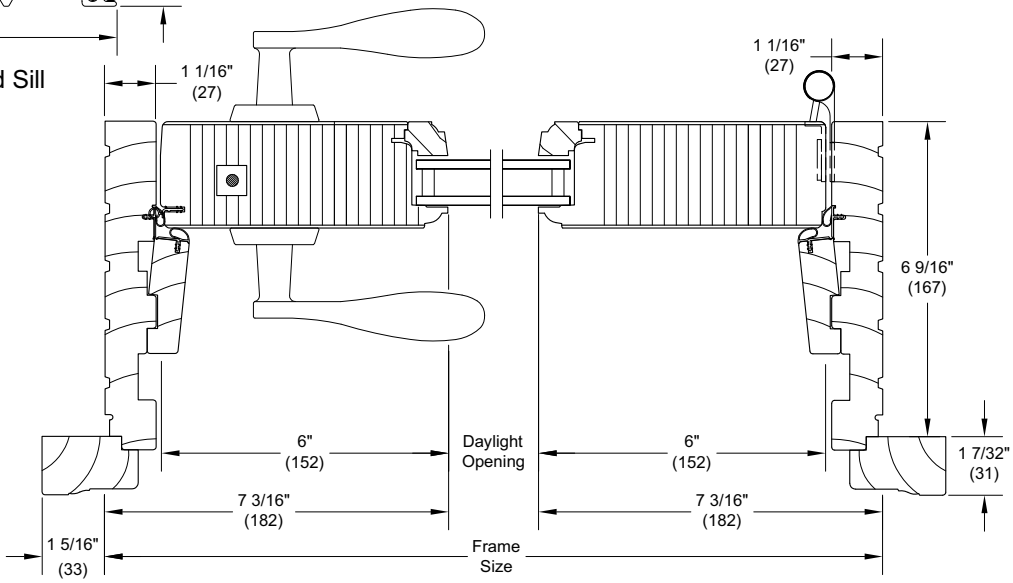
4 9/16" Head Jamb



XX L Meeting Stiles



4 9/16" Jamb



X R Jamb



CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689

LAFLAMME BARN

70 GRISWOLD AVE, BRISTOL, RI

Historic District Commission Application:
February 5th, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

A1.0	BARN FLOOR PLAN
A1.1	HAY LOFT FLOOR PLAN
A1.2	ROOF PLAN
A2.0	NORTH AND EAST EXTERIOR ELEVATIONS
A2.1	SOUTH AND WEST EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION
A5.0	CONSTRUCTION DETAILS
A6.0	SCHEDULES

CORDTSEN
DESIGN
ARCHITECTURE

42 West Main Road
Middletown, RI 02842

CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: COVER SHEET

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

DATE: February 5th, 2026

LAFLAMME BARN
70 GRISWOLD AVE,
BRISTOL, RI

G0.0

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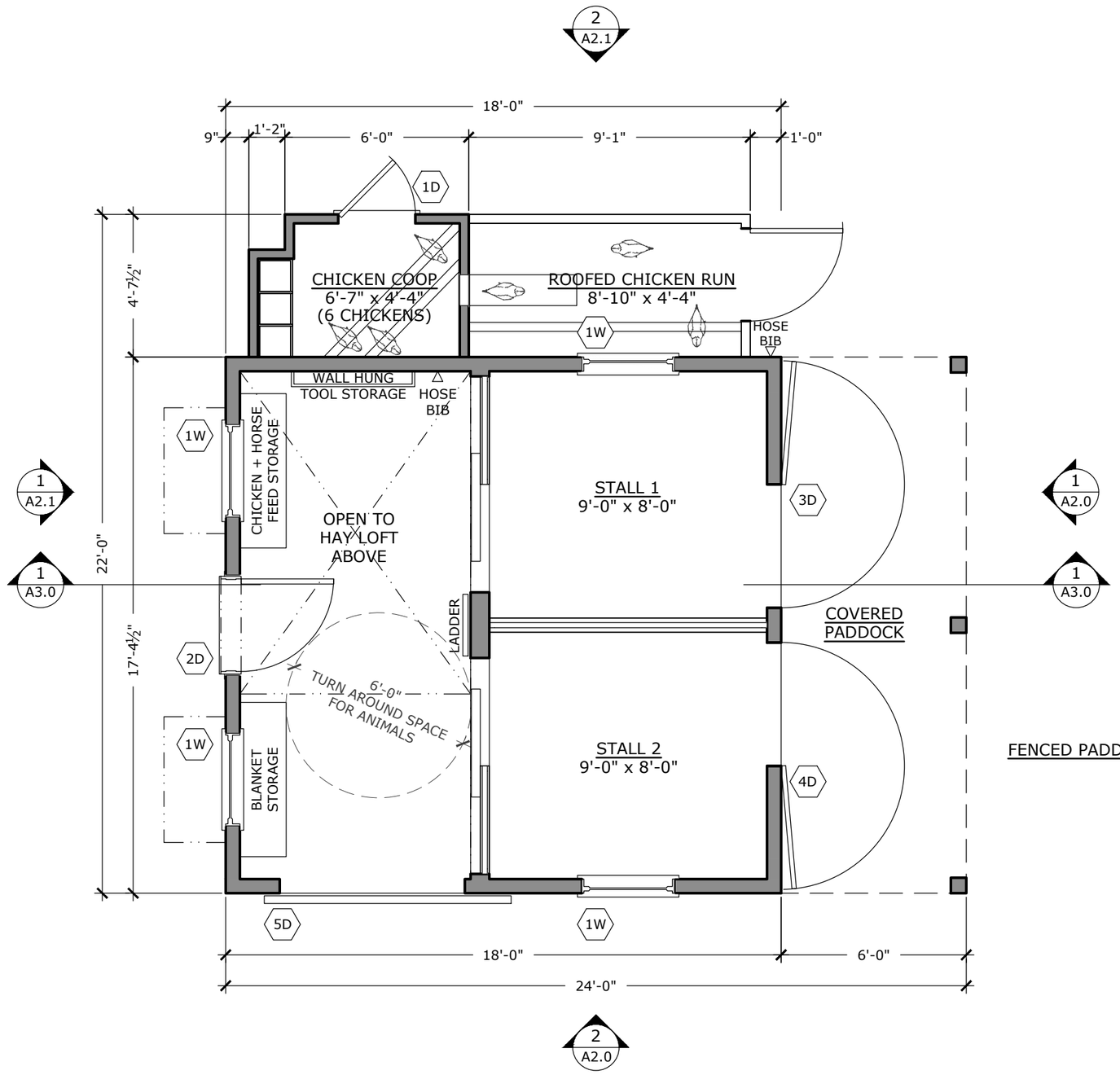

1 BARN FLOOR PLAN

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

0 2' 4' 8'

1/4"=1'-0"

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Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: BARN FLOOR PLAN

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

DATE: February 5th, 2026

LAFLAMME BARN
70 GRISWOLD AVE,
BRISTOL, RI

A1.0

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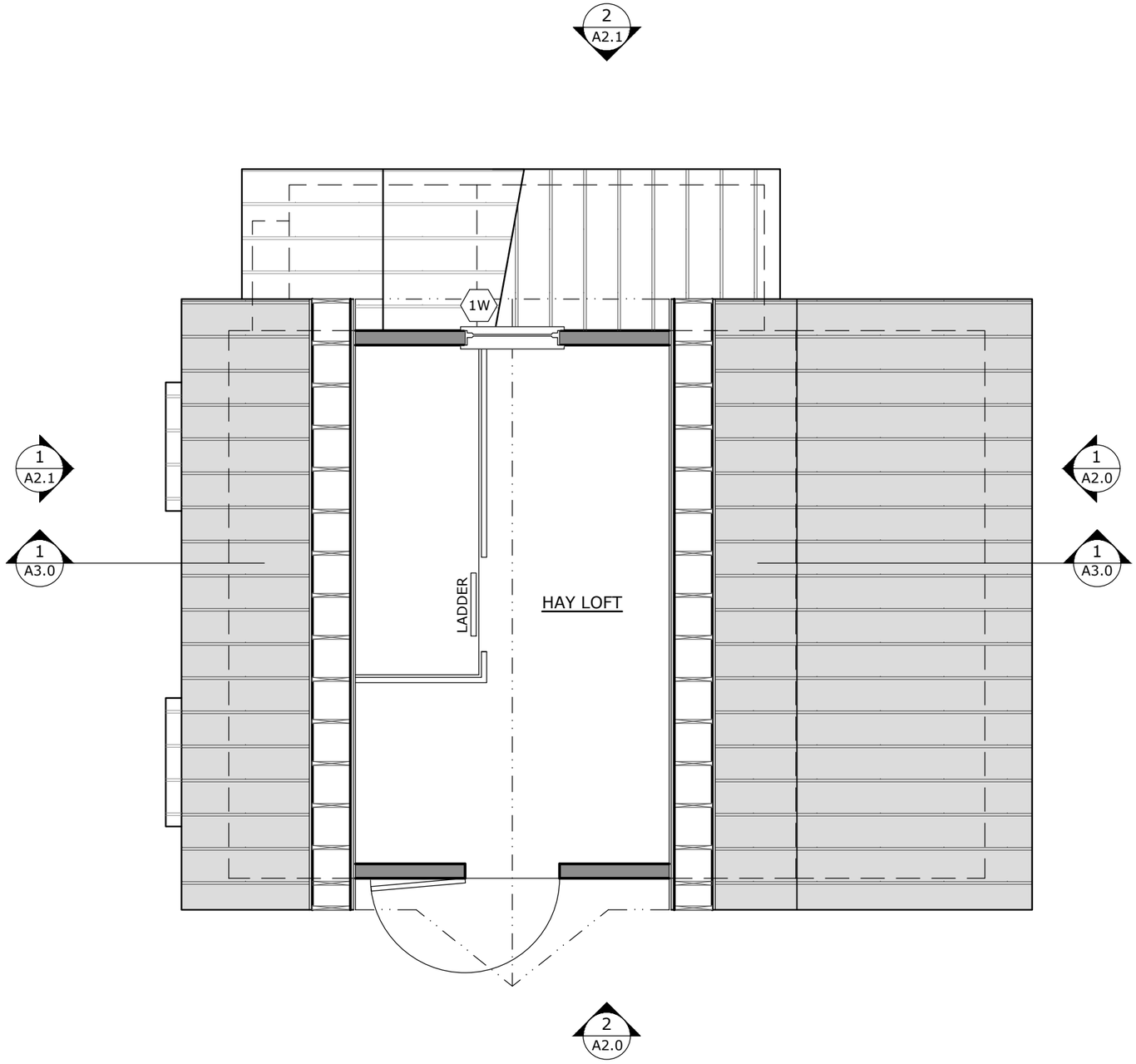

1 HAY LOFT FLOOR PLAN

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

0 2' 4' 8'

1/4"=1'-0"

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Middletown, RI 02842
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401.619.4689

REVISIONS:

DESCRIPTION: HAY LOFT FLOOR PLAN

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

DATE: February 5th, 2026

LAFLAMME BARN
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BRISTOL, RI

A1.1

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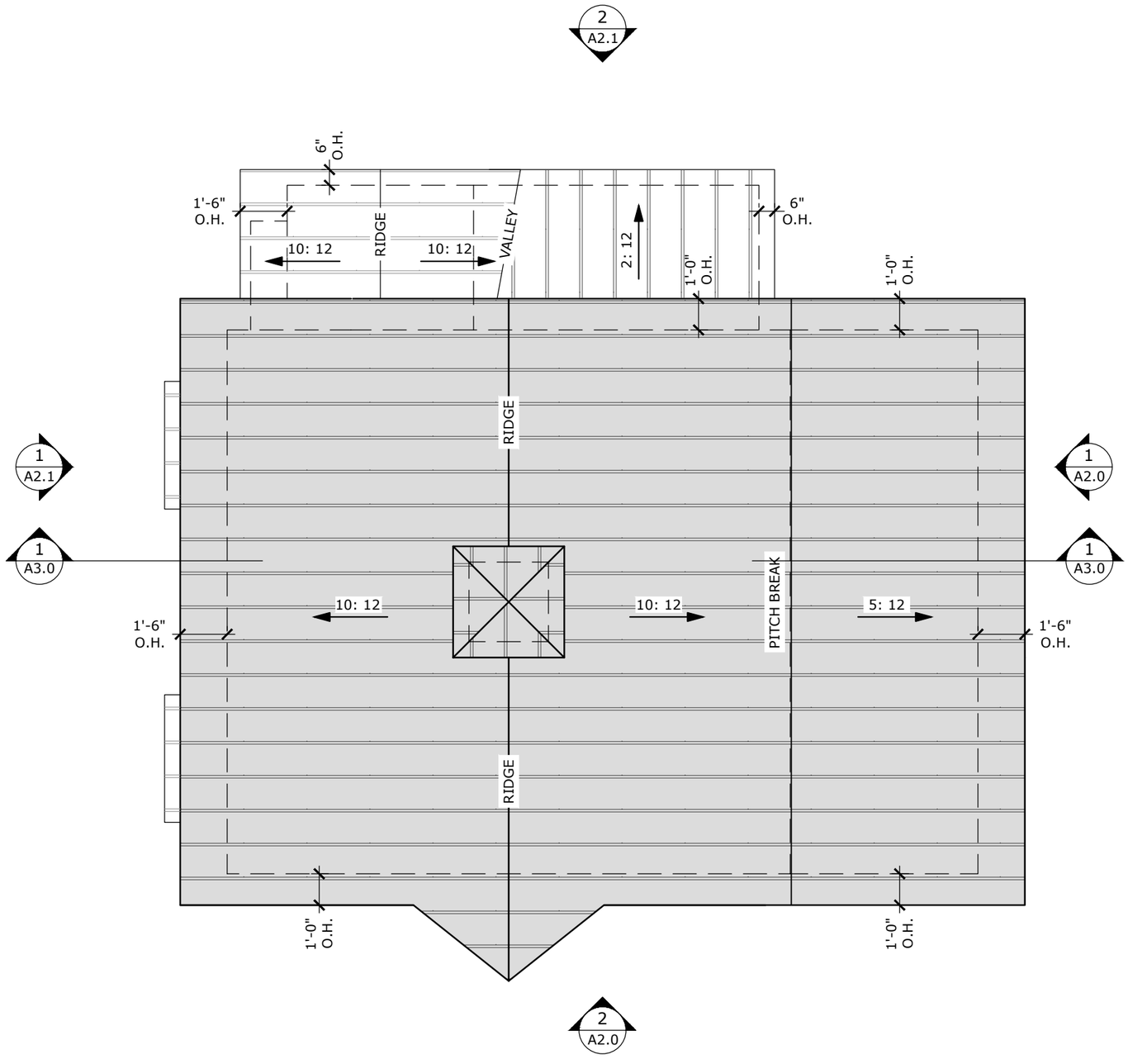

1 ROOF PLAN

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

0 2' 4' 8'

1/4"=1'-0"

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REVISIONS:

DESCRIPTION: BARN ROOF PLAN

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

DATE: February 5th, 2026

LAFLAMME BARN
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A1.2

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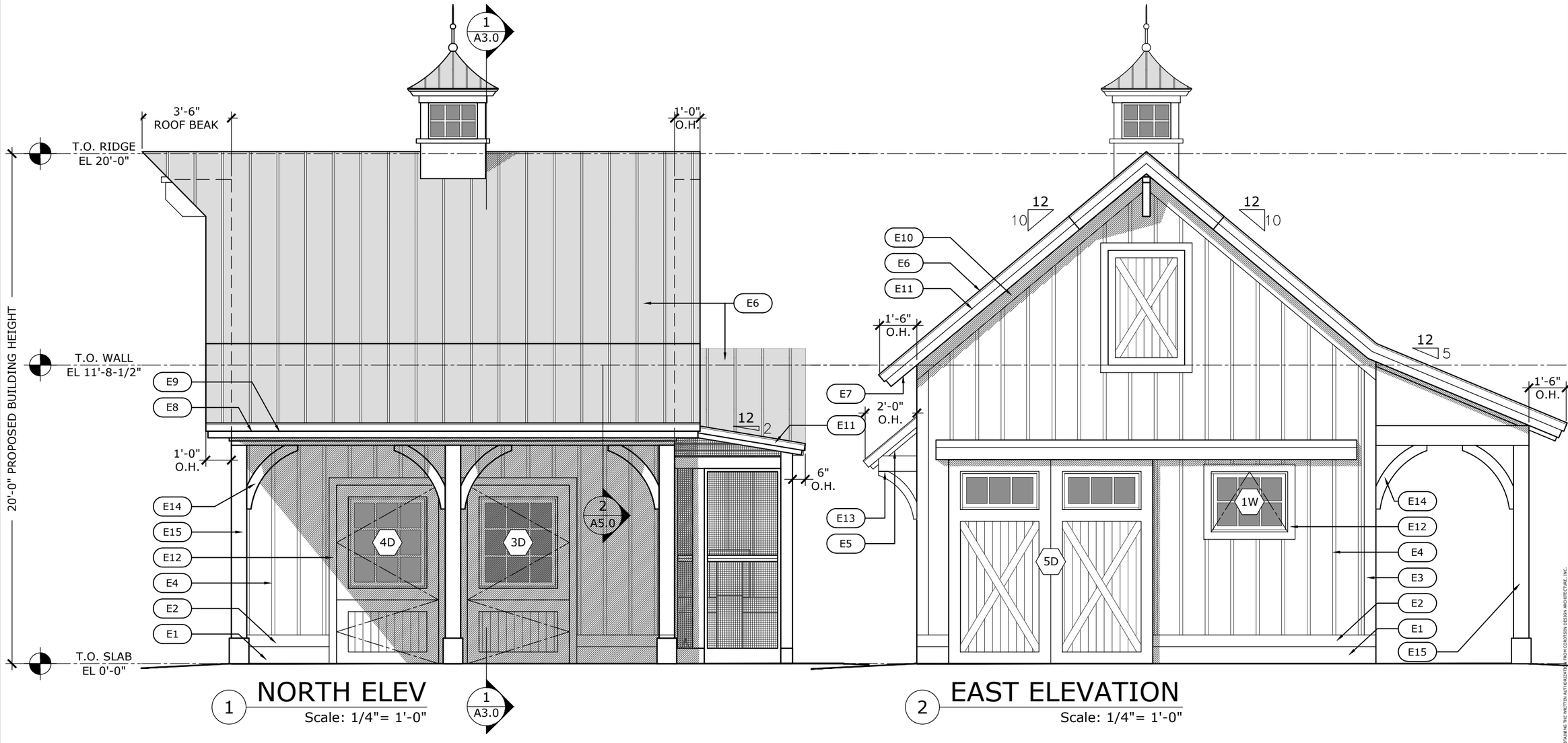

1 NORTH ELEV
Scale: 1/4"= 1'-0"

2 EAST ELEVATION
Scale: 1/4"= 1'-0"

TYP. EXTERIOR FINISHES KEY NOTES CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL COLOR & MATERIAL SELECTIONS TO BE VERIFIED W/ OWNER PRIOR TO ORDER	
E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	WATER TABLE: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E3	CORNER BOARD: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E4	BOARD AND BATTEN: PVC VERT. SIDING W. BATTEN AT 12" O.C.; PAINTED COLOR: SELECT BY 'OWNER'
E5	WOOD CEILING: SIZE & PROFILE: 5/4" X 6" w/ 1/4" V-GROOVE GRADE & SPECIES: CLEAR S2S MAHOGANY FINISH: CLEAR OIL W/ UV INHIBITOR & SEAL ALL ENDS INSTALLATION: FASTENED THRU TONGUE

E6	METAL ROOFING: STANDING SEAM 15" PANEL WIDTH W/O RIBS OR STRIATIONS: PAC-CLAD PREMIUM SYSTEM: PAC-150 180° DOUBLE LOCK MATERIAL: .050 ALUMINUM FINISH/COLOR: SELECT BY OWNER VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
E7	SOFFIT: PVC SOFFIT BOARD; NON-VENTED COLOR: SELECT BY 'OWNER', PAINTED
E8	ROOF GUTTERS: (NOT DEPICTED) CONTRACTOR SHALL SUPPLY ADEQUATE GUTTER & LEADERS FOR POSITIVE DRAINAGE OF ALL ROOF SURFACES GUTTER PROFILE TO MATCH MAIN HOUSE w/ 3" ROUND DOWNSPOUTS TO BOOTS TIED INTO STORM WATER MANAGEMENT SYSTEM DESIGNED BY 'OTHERS'
E9	FASCIA: 5/4x4 PVC SUBFASCIA TRIMBOARD over 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E10	FRIEZE: 5/4x6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'

E11	RAKE: 5/4x4 PVC TRIMBOARD over 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E12	TYP. WINDOW & DOOR TRIM: 5/4x4 PVC SIDE AND HEAD CASING w. SLOPED CAP; FLASHING OVER CAP
E13	ORNAMENTAL BRACKET A: WOOD BRACKET BY SOUTH COUNTY POST & BEAM; REF. DETAILS
E14	ORNAMENTAL BRACKET B: WOOD BRACKET BY SOUTH COUNTY POST & BEAM; REF. DETAILS
E15	WOOD COLUMN: PVC COLUMN WRAP, 8" SQUARE
MEP PENETRATIONS: NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.	
EXTERIOR LIGHTING: CONTRACTOR TO COORDINATE JUNCTION BOX LOCATIONS WITH OWNERS SELECTIONS FOR EXTERIOR LIGHT FIXTURES	

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

CORDISEN DESIGN ARCHITECTURE
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401.619.4689

REVISIONS:

DESCRIPTION: PROPOSED NORTH AND EAST ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: February 5th, 2026

LAFLAMME BARN
70 GRISWOLD AVE,
BRISTOL, RI

A2.0

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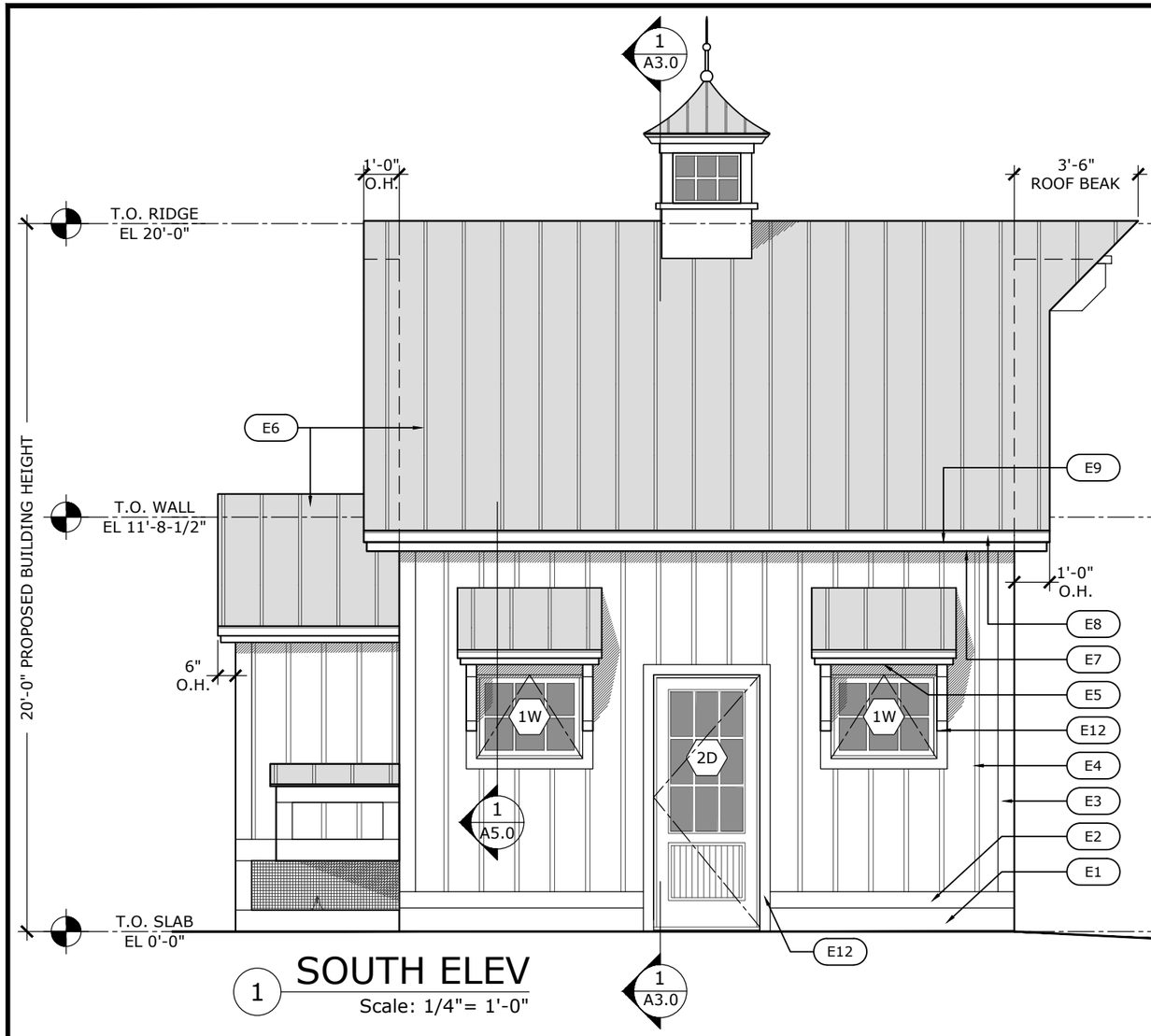
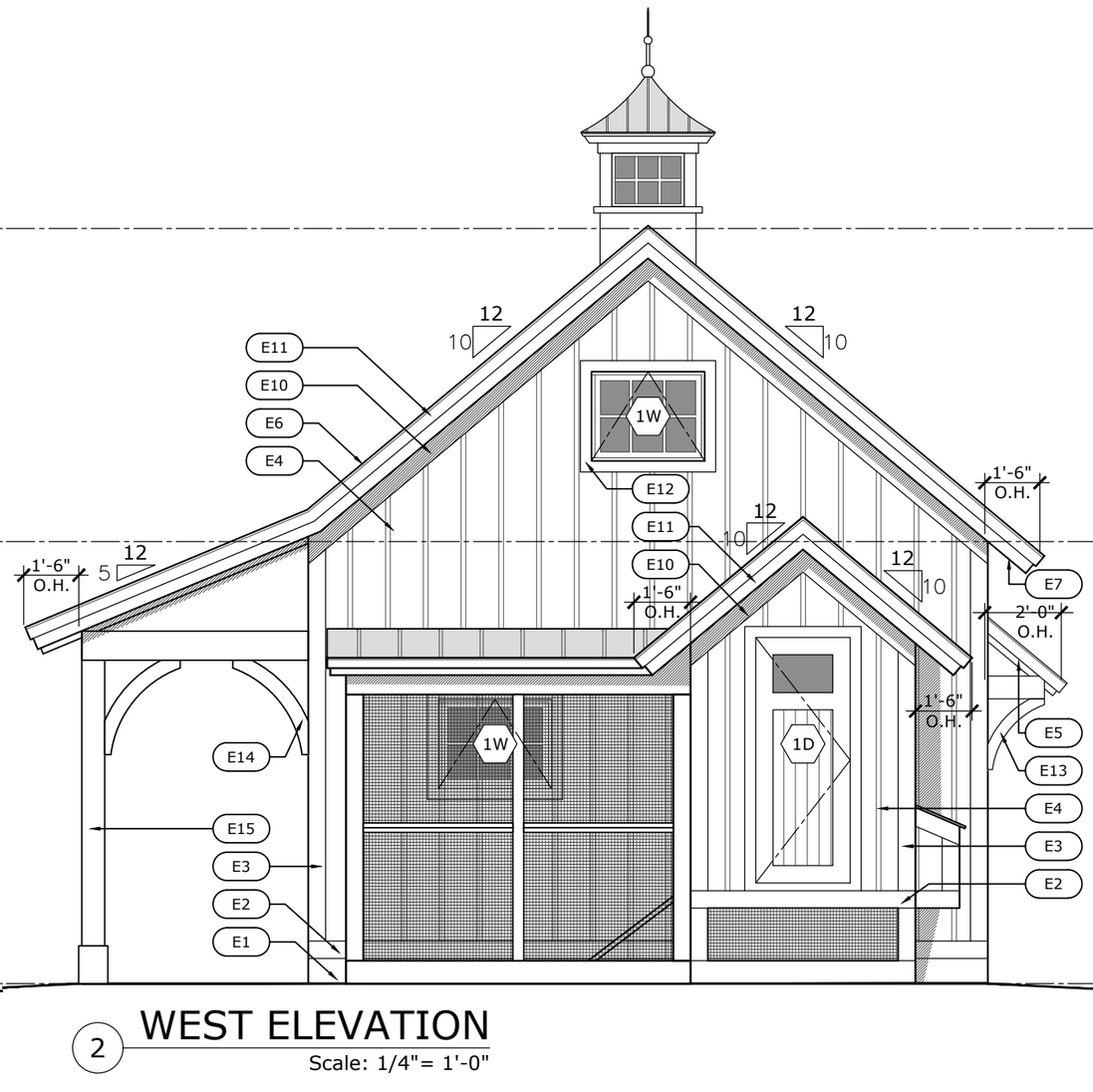


1 SOUTH ELEV

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



2 WEST ELEVATION

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

TYP. EXTERIOR FINISHES KEY NOTES

CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL
COLOR & MATERIAL SELECTIONS TO BE VERIFIED W/ OWNER PRIOR TO ORDER

E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	WATER TABLE: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E3	CORNER BOARD: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E4	BOARD AND BATTEN: PVC VERT. SIDING W. BATTEN AT 12" O.C.; PAINTED COLOR: SELECT BY 'OWNER'
E5	WOOD CEILING: SIZE & PROFILE: 5/4" X 6" w/ 1/4" V-GROOVE GRADE & SPECIES: CLEAR S2S MAHOGANY FINISH: CLEAR OIL W/ UV INHIBITOR & SEAL ALL ENDS INSTALLATION: FASTENED THRU TONGUE
E6	METAL ROOFING: STANDING SEAM 15" PANEL WIDTH W/O RIBS OR STRIATIONS: PAC-CLAD PREMIUM SYSTEM: PAC-150 180° DOUBLE LOCK MATERIAL: .050 ALUMINUM FINISH/COLOR: SELECT BY OWNER VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
E7	SOFFIT: PVC SOFFIT BOARD; NON-VENTED COLOR: SELECT BY 'OWNER', PAINTED
E8	ROOF GUTTERS: (NOT DEPICTED) CONTRACTOR SHALL SUPPLY ADEQUATE GUTTER & LEADERS FOR POSITIVE DRAINAGE OF ALL ROOF SURFACES GUTTER PROFILE TO MATCH MAIN HOUSE w/ 3" ROUND DOWNSPOUTS TO BOOTS TIED INTO STORM WATER MANAGEMENT SYSTEM DESIGNED BY 'OTHERS'
E9	FASCIA: 5/4x4 PVC SUBFASCIA TRIMBOARD over 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E10	FRIEZE: 5/4x6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E11	RAKE: 5/4x4 PVC TRIMBOARD over 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E12	TYP. WINDOW & DOOR TRIM: 5/4x4 PVC SIDE AND HEAD CASING w. SLOPED CAP; FLASHING OVER CAP
E13	ORNAMENTAL BRACKET A: WOOD BRACKET BY SOUTH COUNTY POST & BEAM; REF. DETAILS
E14	ORNAMENTAL BRACKET B: WOOD BRACKET BY SOUTH COUNTY POST & BEAM; REF. DETAILS
E15	WOOD COLUMN: PVC COLUMN WRAP, 8" SQUARE

MEP PENETRATIONS:
NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.

EXTERIOR LIGHTING:
CONTRACTOR TO COORDINATE JUNCTION BOX LOCATIONS WITH OWNERS SELECTIONS FOR EXTERIOR LIGHT FIXTURES

0 2' 4

1/4"=1'-0"

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42 West Main Road
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401.619.4689

REVISIONS:

DESCRIPTION: PROPOSED SOUTH AND WEST ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: February 5th, 2026

LAFLAMME BARN
70 GRISWOLD AVE,
BRISTOL, RI

A2.1

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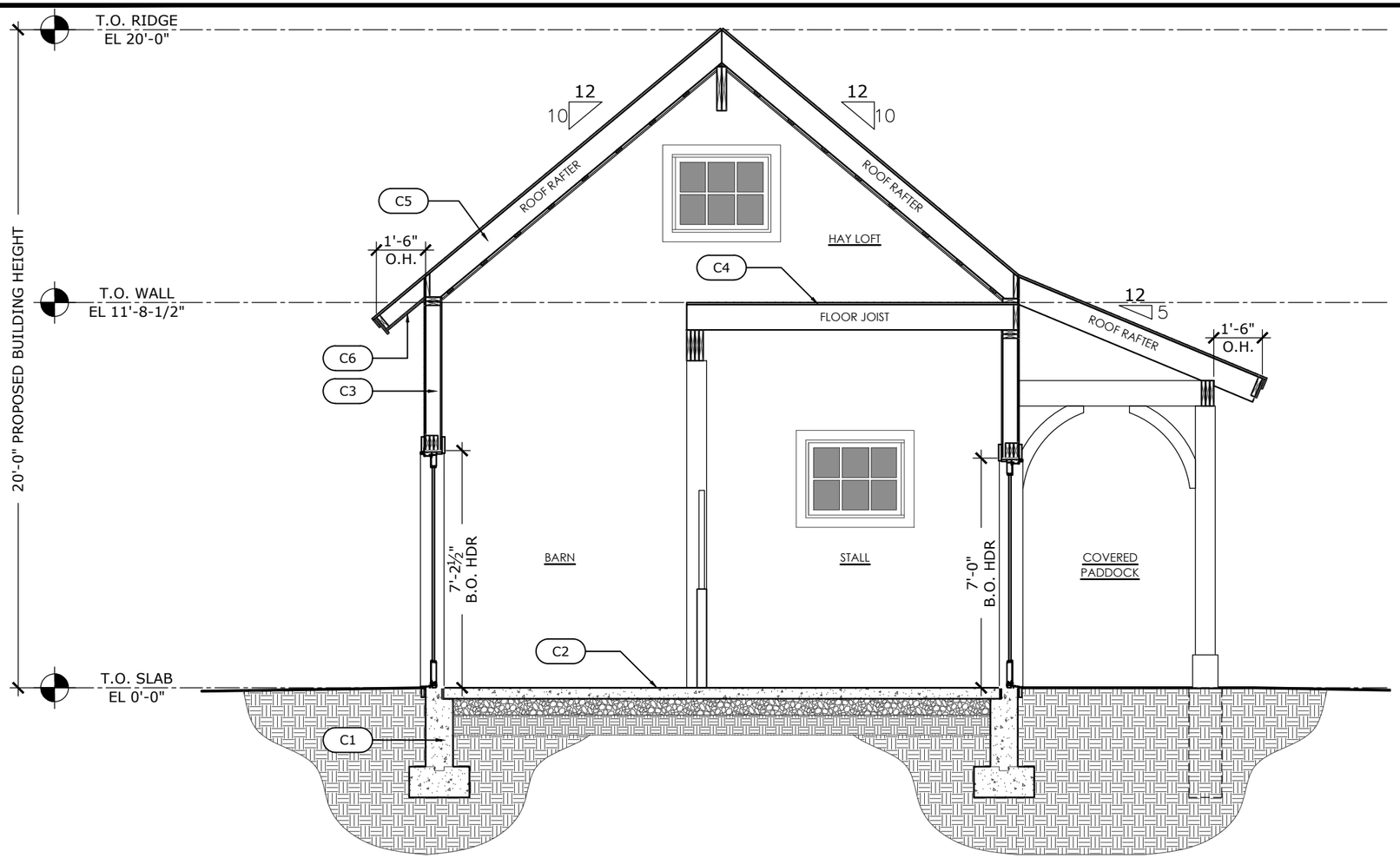

1 BUILDING SECTION

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

TYP. CORE & SHELL CONSTRUCTION KEY NOTES

C1	FOUNDATION WALL & FOOTING: • SEE EXT. ELEVATIONS FOR WALL FINISH • REINFORCED CONCRETE WALL • PROVIDE RIGID NON- BIODEGRADABLE CANT AT EXTERIOR FACE OF WALL TO FOOTING TRANSITION. PROVIDE BENTONITE WATERSTOP, SUCH AS WATERSTOP RX BY CETCO, TO BE INSTALLED BETWEEN THE BOTTOM OF THE FOUNDATION WALL AND TOP OF FOOTING AND AT ALL CONSTRUCTION JOINTS IN THE EXTERIOR FNDTN WALLS • BACKFILL W/ 3/4" WASHED GRAVEL
C2	CONCRETE SLAB ON GRADE: • REINFORCED P. CONCRETE SLAB, PITCHED MIN. 1/8:12 TO DRAIN • EXPANSION AND CONTROL JOINTS (REF. STRUCTURAL DWGS) • 15 MIL. STEGO WRAP POLY VAPOR BARRIER (OR SIMILAR) SEALED TO THE INTERIOR FACE OF THE FNDTN WALL & ALL SEAMS TAPED w/ 6"min. LAP @ GARAGE; OMIT AT EXTERIOR LOCATIONS • COMPACTED & GRADED GRAVEL BASE ON UNDISTURBED SOIL • FINISH TO BE SELECT BY OWNER
C3	EXTERIOR WALL: SIDING @ WD. FRAME WALL • EXTERIOR SIDING (REF. EXTERIORS) • FULLY ADHERED WATER-RESISTANT BARRIER/HOUSEWRAP • 1/2"min. CDX PLYWD SHTHNG w/ BLOCKING AT SEAMS • WD FRAME WALL • INTERIOR FINISH SELECT BY 'OWNER'
C4	INTERIOR FLOOR/CEILING: • INTERIOR FINISH FLOORING (SELECT BY 'OWNER') • 3/4" T&G CDX PLYWOOD SUBFLOOR GLUED & NAILED • FLOOR JOISTS
C5	PITCHED ROOF @ CATHEDRAL CEILING: • ROOFING (REF. ELEVATIONS) • VAPORDRY SA UNDERLAYMENT by BENJAMIN OBDYKE; ANY SUBSTITUTION TO BE SUBMITTED TO ARCHITECT FOR APPROVAL • 5/8"CDX PLYWD SHEATHING(BLOCKING @ ALL PLYWD SEAMS) • ROOF RAFTERS • 1x3 WD FURRING @ 16" O.C. • CEILING FINISH, SELECT BY 'OWNER'
C6	ROOF OVERHANG (ANGLED): • ROOFING (REF. ELEVATIONS) • VAPORDRY SA UNDERLAYMENT by BENJAMIN OBDYKE; ANY SUBSTITUTION TO BE SUBMITTED TO ARCHITECT FOR APPROVAL • 5/8" CDX PLYWD SHEATHING (BLOCKING @ ALL PLYWD SEAMS) • ROOF RAFTERS/TRUSSES • T&G V-GROOVE WOOD SOFFIT BRD UNDER RAFTER TAILS (REF. EXT. ELEVATIONS)
	INTERIOR SHEATHING NOTE: • INTERIOR SHEATHING AT WET LOCATIONS TO BE CEMENT BOARD

0 2' 4

1/4"=1'-0"

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LAFLAMME BARN
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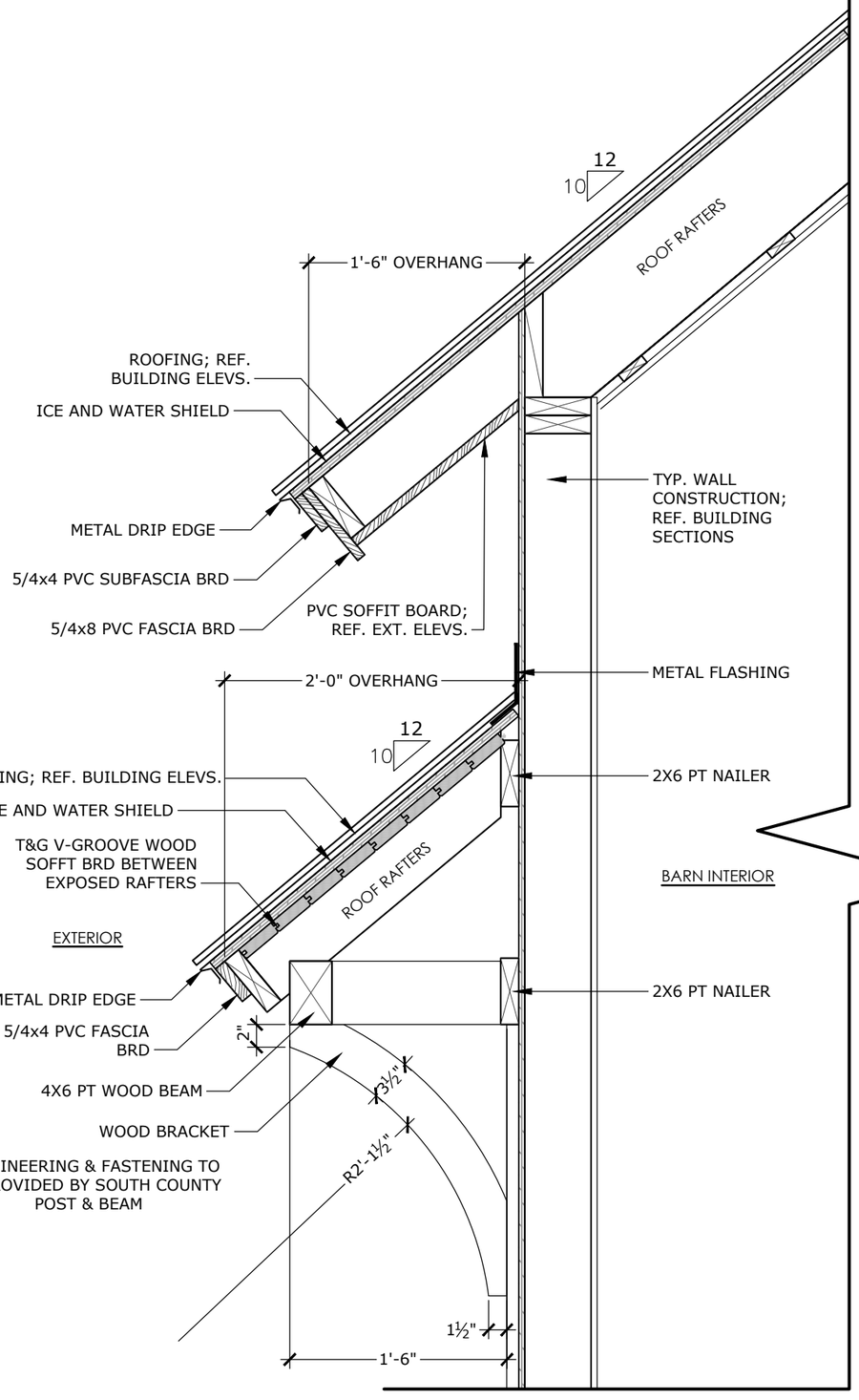
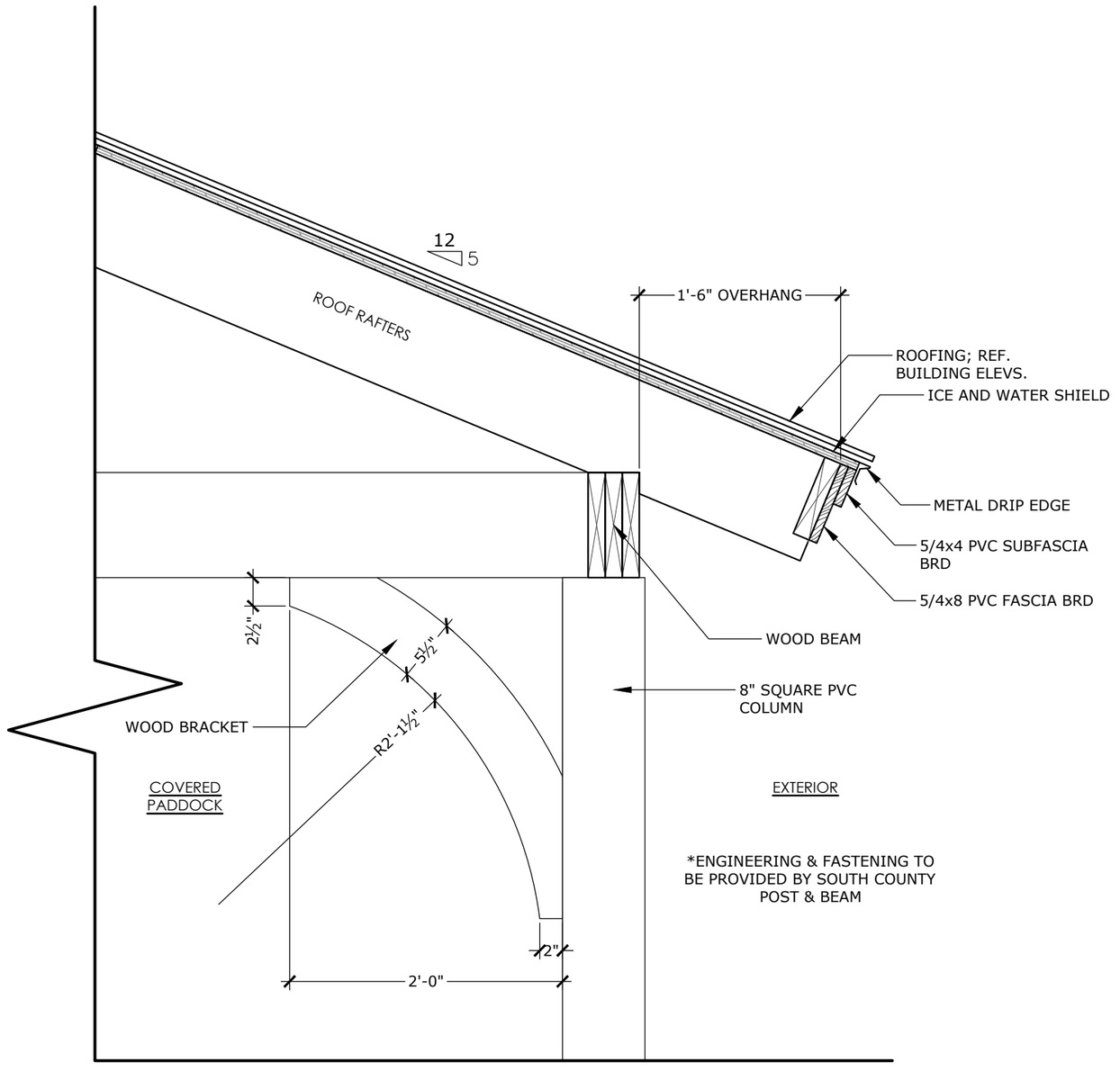


1 ROOF OVERHANG & BRACKET A

Scale: 1"= 1'-0"



2 PADDOCK ROOF OVERHANG & BRACKET B

Scale: 1"= 1'-0"

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REVISIONS:

DESCRIPTION: CONSTRUCTION DETAILS
SCALE: 1" = 1'-0"
DATE: February 5th, 2026

LAFLAMME BARN
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EXTERIOR WINDOW SCHEDULE

- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I,S,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -

NOTATION	CALL NO. & OPERATION	TYPE	MAKE / MODEL	UNIT SIZE WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE PATTERN(D)	HARDWARE / FINISH
1W	UWAWNPO3628 (OPERABLE)	WOOD AWNING PUSH OUT	MARVIN/ WOOD ULTIMATE	3'-0" X 2'-4 1/16"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	TBD/TBD	SPEC. EQ. LT	OWNER TO SELECT

(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 w/ HEATLOCK OR BETTER.
(B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 OF SBC-2: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF SBC-2 SHALL BE SAFETY GLAZING.
(D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE.
(E) PROVIDE WINDOW OPENING CONTROL DEVICES (W.O.C.D.)THAT COMPLY WITH ASTM F2090 FOR OPERABLE UNITS W/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" A.F.F.
(F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT

EXTERIOR DOOR SCHEDULE

- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I,S,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -

NOTATION	CALL NO.	DOOR SWING	TYPE / PANEL STYLE	MAKE / MODEL(E)	UNIT SIZE WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE / PANEL TYPE(D)	HARDWARE / FINISH
1D	TBD	AR	HINGED OUT SWING ENTRY DOOR	CUSTOM WOOD DOOR	2'-6" x 6'-6" (LEAF SIZE)	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
2D	TBD	AL	HINGED INSWING ENTRY DOOR	CUSTOM WOOD DOOR	3'-0" x 7'-2 1/2" (UNIT SIZE)	35/35 MIN	0.28 MIN	N.A.	YES	N.A.	YES	TBD/TBD	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
3D	TBD	AR	HINGED OUT SWING DUTCH DOOR	CUSTOM WOOD DOOR	4'-0" x 7'-0"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
4D	TBD	AL	HINGED OUT SWING DUTCH DOOR	CUSTOM WOOD DOOR	4'-0" x 7'-0"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
5D	TBD	AR	SLIDING BARN DOOR	CUSTOM WOOD DOOR	8'-0" x 8'-0"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	N.A.	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT

(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 w/ HEATLOCK OR BETTER.
(B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 IN SBC-2: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF SBC-2 SHALL BE SAFETY GLAZING.
(D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE.
(E) FOR OVERHEAD GARAGE DOORS PROVIDE 'LIFTMASTER, ELITE SERIES 3585 BELT DRIVE' WITH REMOTE CONTROL AUTOMATIC OPENER, EXTERIOR TOUCH KEY PADS, TRACKS AND WEATHER-STRIPPING FOR A COMPLETE OPERATIONAL SYSTEM. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
(F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT

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REVISIONS:

DESCRIPTION: SCHEDULES
SCALE: 1/4" = 1'-0"
DATE: February 5th, 2026

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LAFLAMME BARN
70 GRISWOLD AVE,
BRISTOL, RI

A6.0



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LAFLAMME POOL HOUSE

70 GRISWOLD AVE, BRISTOL, RI

Historic District Commission Application:
February 5th, 2026

DRAWING LIST

ARCHITECTURAL DRAWINGS

A1.0	POOL HOUSE FLOOR PLAN
A1.1	POOL HOUSE ROOF PLAN
A2.0	NORTH AND EAST EXTERIOR ELEVATIONS
A2.1	SOUTH AND WEST EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION
A6.0	SCHEDULES AND CONSTRUCTION DETAILS

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REVISIONS:

DESCRIPTION: COVER SHEET

SCALE: N.A.

DATE: February 5th, 2026

LAFLAMME POOL HOUSE
70 GRISWOLD AVE
BRISTOL, RI

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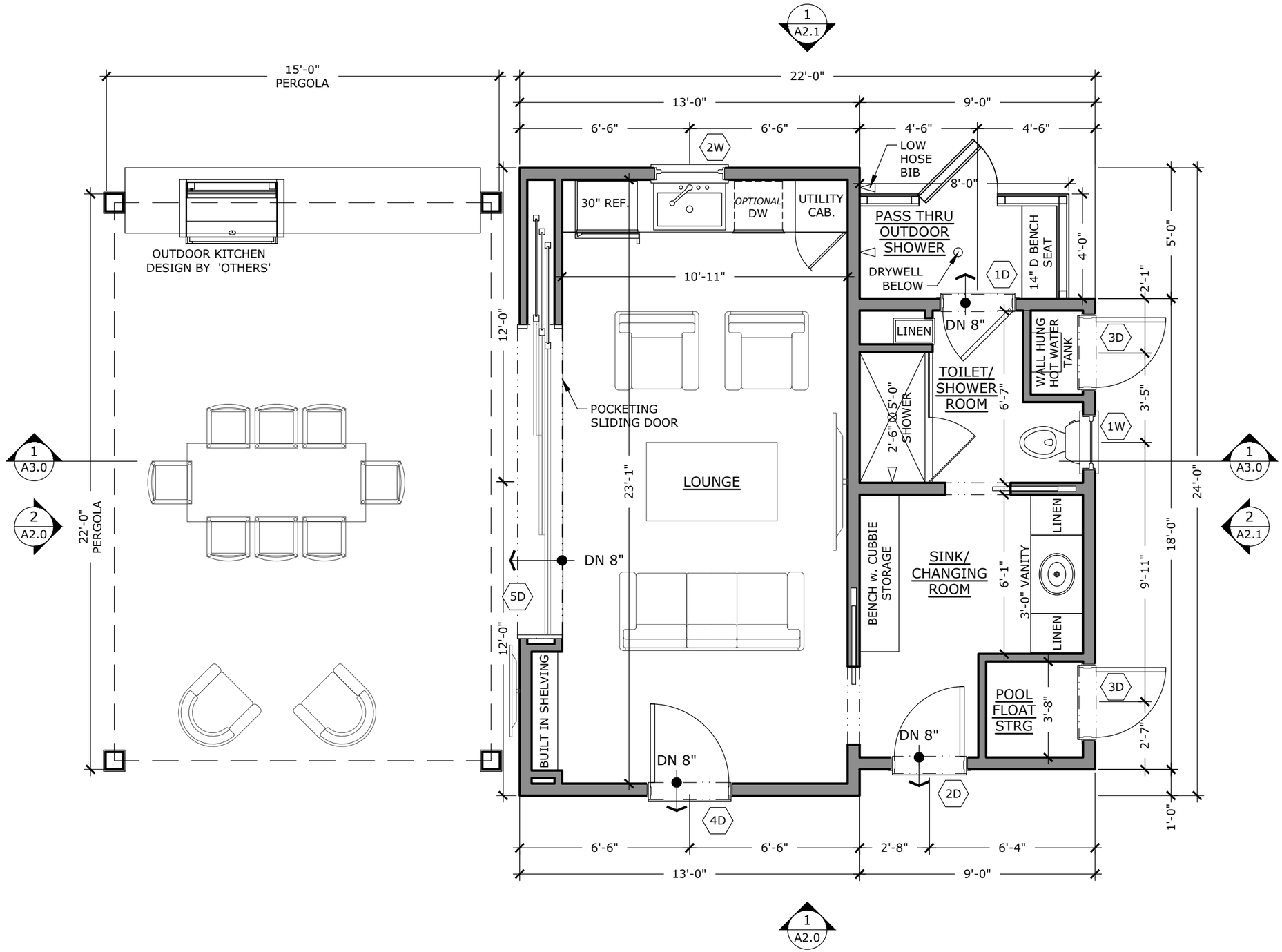
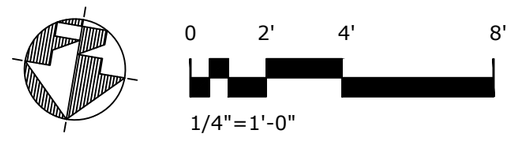


1 POOL HOUSE FLOOR PLAN

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



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DESCRIPTION: PROPOSED POOL HOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"
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LAFLAMME POOL HOUSE
70 GRISWOLD AVE
BRISTOL, RI

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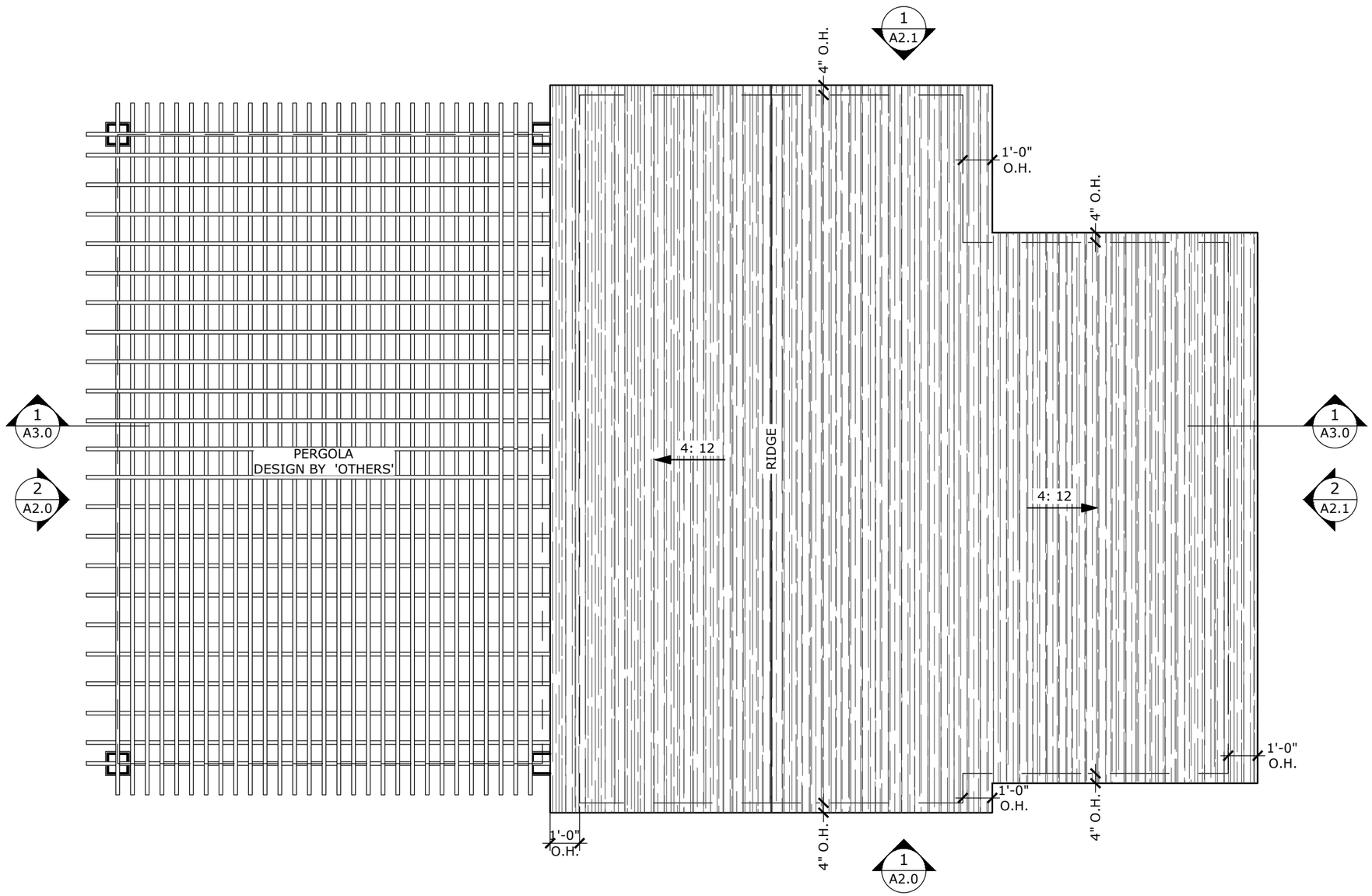

1 POOL HOUSE ROOF PLAN

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

0 2' 4' 8'

1/4"=1'-0"

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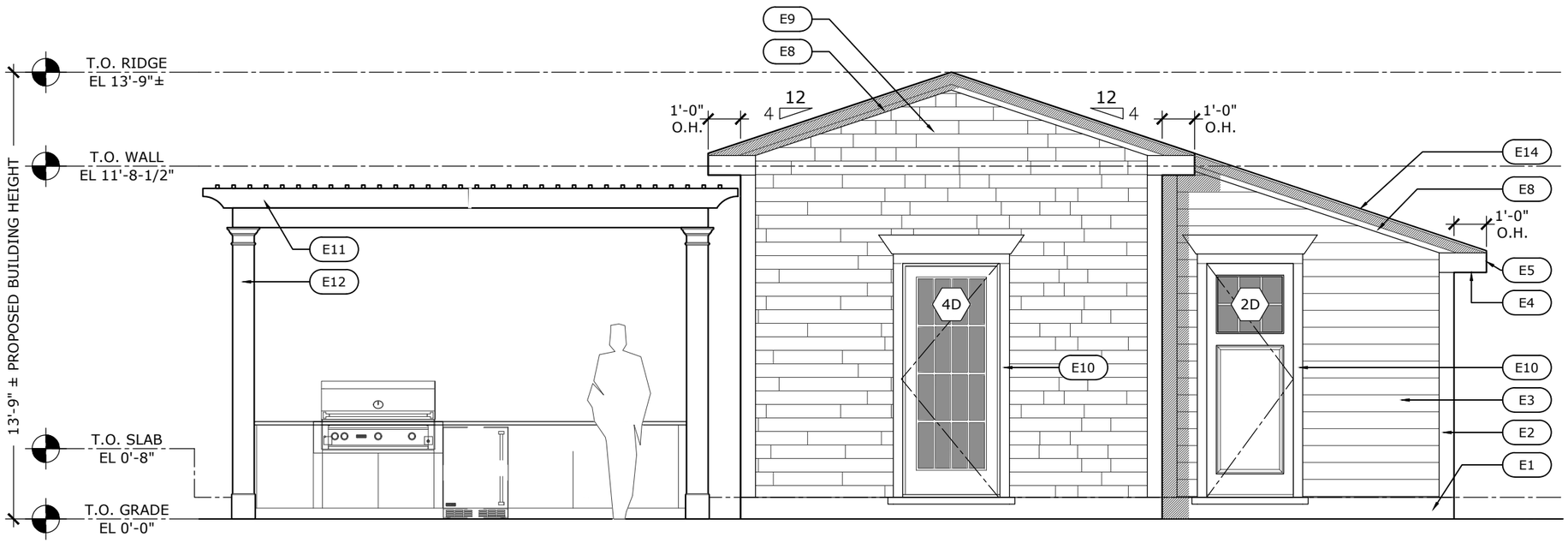
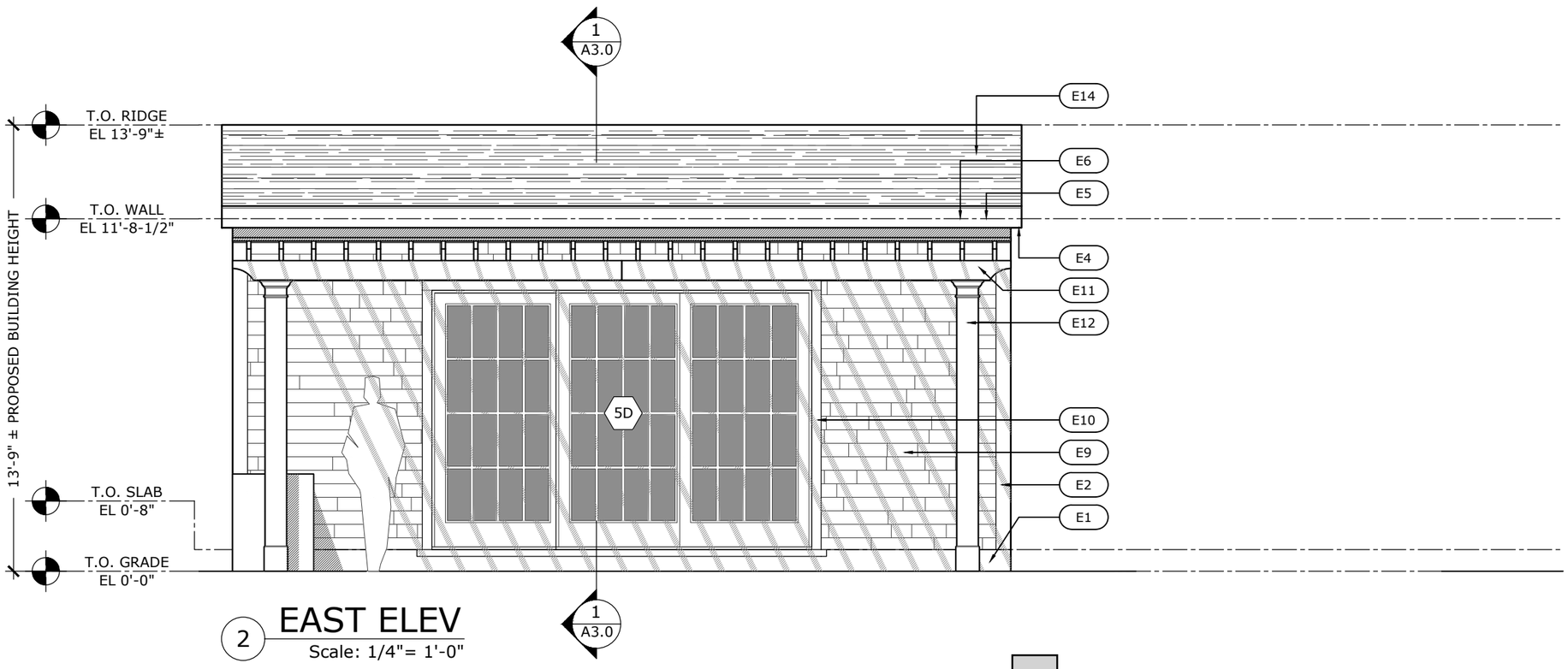


1 NORTH ELEVATION

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



2 EAST ELEV

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

TYP. EXTERIOR FINISHES KEY NOTES

CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL
COLOR & MATERIAL SELECTIONS TO BE VERIFIED W/ OWNER PRIOR TO ORDER

E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	CORNER BOARD: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E3	CLAPBOARD SIDING: SIZE & EXPOSURE: 1"X6", 16' LONG GRADE & SPECIES: WESTERN RED CEDAR, CLEAR VERTICAL GRAIN HEART FINISH: PAINTED, ALL SIDES; COLOR TO BE SELECT BY 'OWNER' INSTALLATION: 316 S.S. FASTENERS, INSTALL OVER VENTILATED UNERLAYMENT SLICKER CLASSIC RAINSCREEN by BENJAMIN OBDYKE
E4	SOFFIT: PVC SOFFIT BOARD; NON-VENTED COLOR: SELECT BY 'OWNER', PAINTED
E5	ROOF GUTTERS: (NOT DEPICTED) CONTRACTOR SHALL SUPPLY ADEQUATE GUTTER & LEADERS FOR POSITIVE DRAINAGE OF ALL ROOF SURFACES GUTTER PROFILE TO MATCH MAIN HOUSE w/ 3" ROUND DOWNSPOUTS TO BOOTS TIED INTO STORM WATER MANAGEMENT SYSTEM DESIGNED BY 'OTHERS'
E6	FASCIA: 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E7	FRIEZE: 5/4x6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E8	RAKE: 5/4x6 PVC TRIMBOARD, w. DECORATIVE CROWN PAINTED COLOR: SELECT BY 'OWNER'
E9	SHINGLE SIDING: SBC OR EQUAL SHINGLES, 100% EDGE GRAIN, 100% ALL HEARTWOOD, 100% ALL CLEAR SIZE & EXPOSURE: 18" PERFECTION w. 5" EXP. GRADE & SPECIES: SIDEWALL SELECT AB R&R WHITE CEDAR FINISH: PAINT, SELECT BY 'OWNER' OPTIONAL: PRESSURE IMPREGNATED PRESERVATIVE w. 316 S.S. FASTENERS INSTALLATION: INSTALL OVER VENTILATED UNDERLAYMENT SLICKER CLASSIC RAINSCREEN by BENJAMIN OBDYKE or SIMILAR; WOVEN INSIDE AND OUTSIDE CORNERS
E10	TYP. WINDOW & DOOR TRIM: PVC 2.5" SUB SILL NOSE (AT WINDOWS); 5/4x4 SIDE CASING; 6/4x4 HEAD CASING w. DECORATIVE HEADER ABOVE
E11	PERGOLA: PVC PERGOLA SYSTEM, DESIGNED BY 'OTHERS', PAINTED
E12	PVC COLUMN WRAP: HB&G PERMAWRAP CELLULAR PVC FOR NON-LOAD BEARING, 8" PLAIN SQUARE BASE: OGEE, 10" CAP: TUSCAN w. DECORATIVE NECKING PAINTED; COLOR SELECT BY 'OWNER'
E13	OUTDOOR SHOWER: 1x6 PVC TRIM BOARD, ½" GAP BETWEEN BOARDS 6X6 PT WOOD POSTS w. PVC WRAP FINISH: PAINT, SELECT BY 'OWNER'
E14	ASPHALT ROOF SHINGLES: CHARCOAL ROOF SHINGLES; STYLE AND COLOR TO MATCH MAIN HOUSE

MEP PENETRATIONS:
NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.

EXTERIOR LIGHTING:
CONTRACTOR TO COORDINATE JUNCTION BOX LOCATIONS WITH OWNERS SELECTIONS FOR EXTERIOR LIGHT FIXTURES

0 2' 4' 8'

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LAFLAMME POOL HOUSE
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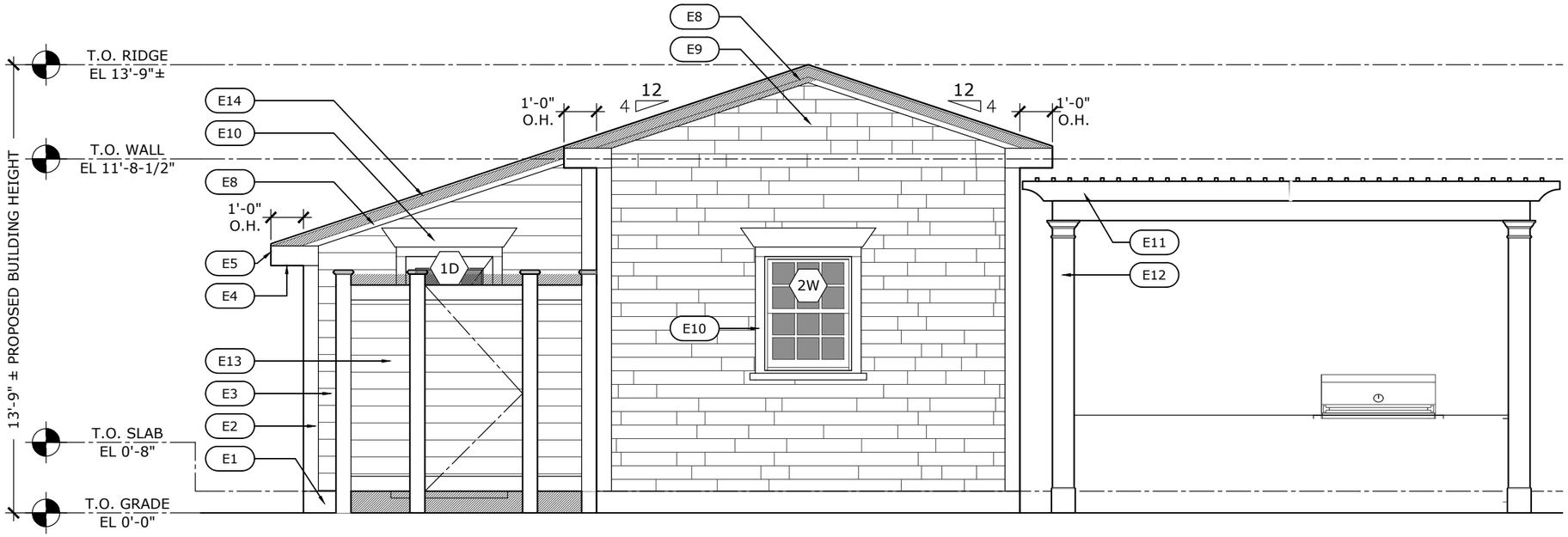
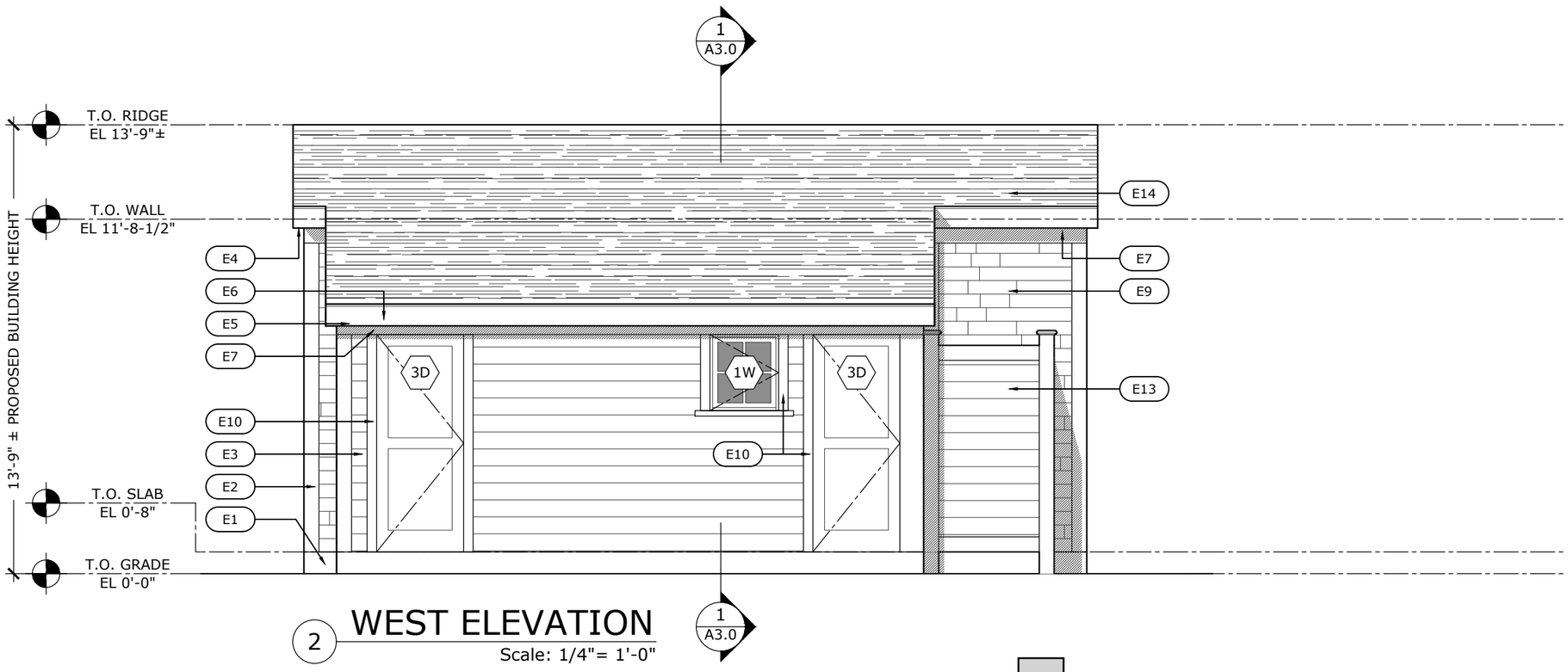


1 SOUTH ELEVATION

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



2 WEST ELEVATION

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

TYP. EXTERIOR FINISHES KEY NOTES

CONTRACTOR TO SUPPLY SAMPLES TO CLIENT & ARCHITECT FOR APPROVAL
COLOR & MATERIAL SELECTIONS TO BE VERIFIED W/ OWNER PRIOR TO ORDER

E1	CEMENTITIOUS PARGE COAT: 1/8" THICK AGGREGATE-FREE FEATHER-FINISHING ARCHITECTURAL MORTAR APPLIED TO EXPOSED CONCRETE FOUNDATION FINISH: SMOOTH COLOR: SELECT BY OWNER
E2	CORNER BOARD: 5/4X6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E3	CLAPBOARD SIDING: SIZE & EXPOSURE: 1"X6", 16' LONG GRADE & SPECIES: WESTERN RED CEDAR, CLEAR VERTICAL GRAIN HEART FINISH: PAINTED, ALL SIDES; COLOR TO BE SELECT BY 'OWNER' INSTALLATION: 316 S.S. FASTENERS, INSTALL OVER VENTILATED UNERLAYMENT SLICKER CLASSIC RAINSCREEN by BENJAMIN OBDYKE
E4	SOFFIT: PVC SOFFIT BOARD; NON-VENTED COLOR: SELECT BY 'OWNER', PAINTED
E5	ROOF GUTTERS: (NOT DEPICTED) CONTRACTOR SHALL SUPPLY ADEQUATE GUTTER & LEADERS FOR POSITIVE DRAINAGE OF ALL ROOF SURFACES GUTTER PROFILE TO MATCH MAIN HOUSE w/ 3" ROUND DOWNSPOUTS TO BOOTS TIED INTO STORM WATER MANAGEMENT SYSTEM DESIGNED BY 'OTHERS'
E6	FASCIA: 5/4X8 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E7	FRIEZE: 5/4x6 PVC TRIMBOARD, PAINTED COLOR: SELECT BY 'OWNER'
E8	RAKE: 5/4x6 PVC TRIMBOARD, w. DECORATIVE CROWN PAINTED COLOR: SELECT BY 'OWNER'
E9	SHINGLE SIDING: SBC OR EQUAL SHINGLES, 100% EDGE GRAIN, 100% ALL HEARTWOOD, 100% ALL CLEAR SIZE & EXPOSURE: 18" PERFECTION w. 5" EXP. GRADE & SPECIES: SIDEWALL SELECT AB R&R WHITE CEDAR FINISH: PAINT, SELECT BY 'OWNER' OPTIONAL: PRESSURE IMPREGNATED PRESERVATIVE w. 316 S.S. FASTENERS INSTALLATION: INSTALL OVER VENTILATED UNDERLAYMENT SLICKER CLASSIC RAINSCREEN by BENJAMIN OBDYKE or SIMILAR; WOVEN INSIDE AND OUTSIDE CORNERS
E10	TYP. WINDOW & DOOR TRIM: PVC 2.5" SUB SILL NOSE (AT WINDOWS); 5/4x4 SIDE CASING; 6/4x4 HEAD CASING w. DECORATIVE HEADER ABOVE
E11	PERGOLA: PVC PERGOLA SYSTEM, DESIGNED BY 'OTHERS', PAINTED
E12	PVC COLUMN WRAP: HB&G PERMAWRAP CELLULAR PVC FOR NON-LOAD BEARING, 8" PLAIN SQUARE BASE: OGEE, 10" CAP: TUSCAN w. DECORATIVE NECKING PAINTED; COLOR SELECT BY 'OWNER'
E13	OUTDOOR SHOWER: 1x6 PVC TRIM BOARD, ½" GAP BETWEEN BOARDS 6X6 PT WOOD POSTS w. PVC WRAP FINISH: PAINT, SELECT BY 'OWNER'
E14	ASPHALT ROOF SHINGLES: CHARCOAL ROOF SHINGLES; STYLE AND COLOR TO MATCH MAIN HOUSE

MEP PENETRATIONS:
NO PENETRATIONS & TERMINATIONS THRU EXT. WALLS FOR PLUMBING, ELECTRICAL, OR MECHANICAL UNLESS APPROVED BY ARCHITECT.

EXTERIOR LIGHTING:
CONTRACTOR TO COORDINATE JUNCTION BOX LOCATIONS WITH OWNERS SELECTIONS FOR EXTERIOR LIGHT FIXTURES

0 2' 4' 8'

1/4"=1'-0"

CORDISEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordisenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: PROPOSED SOUTH AND WEST ELEVATIONS
SCALE: 1/4" = 1'-0"
DATE: February 5th, 2026

LAFLAMME POOL HOUSE
70 GRISWOLD AVE
BRISTOL, RI

A2.1

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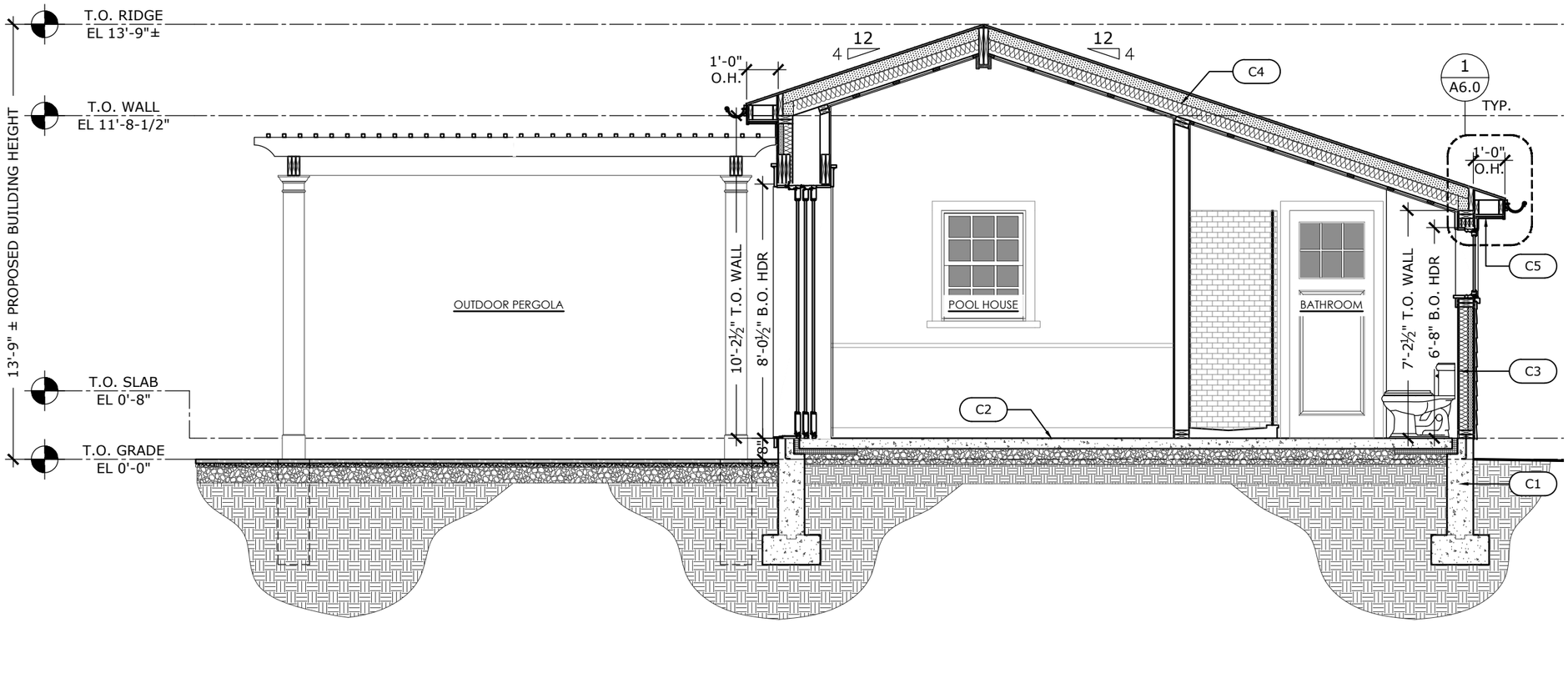

TYP. CORE & SHELL CONSTRUCTION KEY NOTES

C1	FOUNDATION WALL & FOOTING: • SEE EXT. ELEVATIONS FOR WALL FINISH • REINFORCED CONCRETE WALL
C2	CONCRETE SLAB ON GRADE: CONDITIONED SPACES • FINISH FLOOR AT CONDITIONED SPACES (SELECT BY 'OWNER') • REIN. CONC. SLAB w/ 1/2" PERIMETER EXPANSION JOINT AND CONTROL JOINTS • 15 MIL. STEGO WRAP POLY VAPOR BARRIER (OR SIMILAR) SEALED TO THE INTERIOR FACE OF THE FNDTN WALL & ALL SEAMS TAPED w/ 6"min. LAP • 2" XPS FOAM INSULATION (R-10) WITHIN 3' OF PERIMETER • COMPACTED & GRADED GRAVEL BASE ON UNDISTURBED SOIL
C3	EXTERIOR WALL: SIDING @ WD. FRAME WALL • EXTERIOR SIDING (REF. EXTERIORS) • FULLY ADHERED WATER-RESISTANT BARRIER/HOUSEWRAP • 1/2"min. CDX PLYWD SHTHNG w/ BLOCKING AT SEAMS • WD FRAME WALL • 2" HIGH-DENSITY CLOSED CELL SPF (R-14 CAVITY) & 3-1/2" UNFACED F.G. BATT INSULATION (R-13 CAVITY)(USE COMFORT BATT WHERE NO INTERIOR FINISH) • INTERIOR FINISH SELECT BY 'OWNER'
C4	PITCHED ROOF @ CATHEDRAL CEILING: • ASPHALT SHINGLE (REF. ELEVATIONS) • VAPORDRY SA UNDERLAYMENT by BENJAMIN OBDYKE • 5/8"CDX PLYWD SHEATHING(BLOCKING @ ALL PLYWD SEAMS) • ROOF RAFTERS • 4" MIN. HIGH-DENSITY CLOSED CELL SPF (R-26 CAVITY) & 3.5" MIN. COMFORTBATT ROCKWOOL (R-15 CAVITY) • 1x3 WD FURRING @ 16" O.C. • CEILING FINISH, SELECT BY 'OWNER'
C5	ROOF OVERHANG (FLAT SOFFIT): • ASPHALT SHINGLE ROOFING (REF. ELEVATIONS) • VAPORDRY SA UNDERLAYMENT by BENJAMIN OBDYKE • 5/8" CDX PLYWD SHEATHING (BLOCKING @ ALL PLYWD SEAMS) • ROOF RAFTERS • WOOD SOFFIT BRD UNDER SOFFIT LEDGER AND NAILER (REF. EXT. ELEVATIONS)

INTERIOR SHEATHING NOTE:
• INTERIOR SHEATHING AT DAMP LOCATIONS TO BE GREEN BOARD
• INTERIOR SHEATHING AT WET LOCATIONS TO BE CEMENT BOARD

0 2' 4' 8'

1/4"=1'-0"

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"
DATE: February 5th, 2026

LAFLAMME POOL HOUSE
70 GRISWOLD AVE
BRISTOL, RI

A3.0

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EXTERIOR WINDOW SCHEDULE

- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I,S,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -

NOTATION	CALL NO. & OPERATION	TYPE	MAKE / MODEL	UNIT SIZE WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE PATTERN(D)	HARDWARE / FINISH
1W	UAWNPO2428 (VENTING)	AWNING WINDOW PUSH OUT	MARVIN / WOOD ULTIMATE	2'-0" x 2'-3 1/8"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
2W	UWDH2616	DOUBLE HUNG	MARVIN / WOOD ULTIMATE	2'-7 3/8" x 3'-9"	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	NO	TBD/TBD	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT

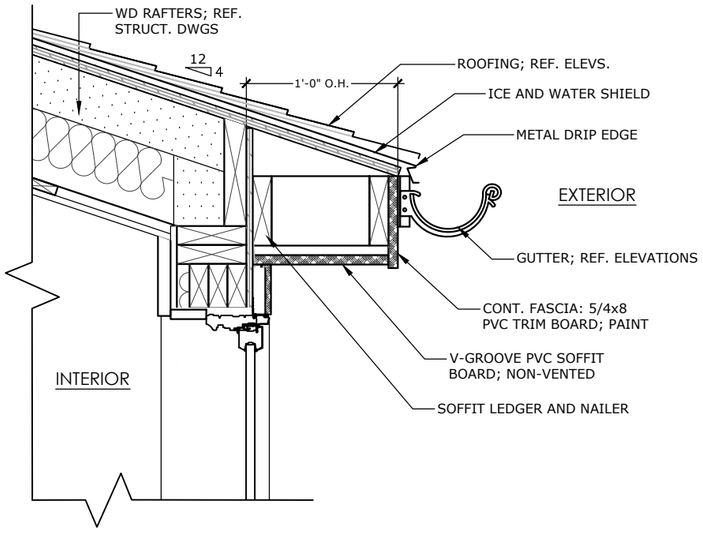
(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 w/ HEATLOCK OR BETTER.
(B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 OF SBC-2: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF SBC-2 SHALL BE SAFETY GLAZING.
(D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE.
(E) PROVIDE WINDOW OPENING CONTROL DEVICES (W.O.C.D.)THAT COMPLY WITH ASTM F2090 FOR OPERABLE UNITS W/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" A.F.F.
(F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT

EXTERIOR DOOR SCHEDULE

- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ I,S,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -

NOTATION	CALL NO.	DOOR SWING	TYPE / PANEL STYLE	MAKE / MODEL(E)	UNIT SIZE WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE / PANEL TYPE(D)	HARDWARE / FINISH
1D	37755	AL	HINGED IN SWING ENTRY DOOR	CAPTIVA WOOD EXTERIOR DOOR	2'-8" x 7'-2 1/4" (FRAME SIZE)	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	TBD/TBD	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
2D	8388S/V/B	AR	HINGED IN SWING ENTRY DOOR	CAPTIVA WOOD EXTERIOR DOOR	2'-8" x 7'-2 1/2" (FRAME SIZE)	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	TBD/TBD	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
3D	8007	AR	HINGED OUT SWING ENTRY DOOR	CAPTIVA WOOD EXTERIOR DOOR	2'-8" x 6'-8" (LEAF SIZE)	35/35 MIN	N.A.	N.A.	NO	N.A.	N.A.	TBD/TBD	N.A.	N.A.	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
4D	30R66R	AL	HINGED INSWING FRENCH DOOR	MARVIN/ WOOD ULTIMATE	3'-0 5/8" x 6'-7 1/2" (FRAME SIZE)	35/35 MIN	0.28 MIN	N.A.	YES	N.A.	YES	TBD/TBD	TBD/TBD	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT
5D	TBD	PXXX	ULTIMATE WOOD LIFT AND SLIDE DOOR-POCKETING	MARVIN/ WOOD ULTIMATE	11'-8" x 8'-0" (UNIT SIZE)	35/35 MIN	0.28 MIN	N.A.	NO	N.A.	YES	TBD/TBD	TBD/TBD	SPEC. EQ. LT	PROVIDE KEYED ENTRY LOCK/ OWNER TO SELECT

(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 w/ HEATLOCK OR BETTER.
(B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 IN SBC-2: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF SBC-2 SHALL BE SAFETY GLAZING.
(D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE.
(E) FOR OVERHEAD GARAGE DOORS PROVIDE 'LIFTMASTER, ELITE SERIES 3585 BELT DRIVE' WITH REMOTE CONTROL AUTOMATIC OPENER, EXTERIOR TOUCH KEY PADS, TRACKS AND WEATHER-STRIPPING FOR A COMPLETE OPERATIONAL SYSTEM. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR REVIEW.
(F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT



1 ROOF EAVE DETAIL
Scale: 1"= 1'-0"

CORDTSEN DESIGN ARCHITECTURE
42 West Main Road
Middletown, RI 02842
CordtsenDesign.com
401.619.4689

REVISIONS:

DESCRIPTION: SCHEDULES AND CONSTRUCTION DETAILS
SCALE: AS NOTED
DATE: February 5th, 2026

LAFLAMME POOL HOUSE
70 GRISWOLD AVE
BRISTOL, RI

A6.0

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Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-25	Contributing	March 3, 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
474 THAMES ST , BRISTOL, RI, 02809	008-0021-000

Applicant	Architect/Engineer	Contractor
Daniel Brooks		Dan Brooks

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	9 Diane Drive Medway Ma 02053

Work Category:	New Structure(s)

Description of proposed work:
Installation of wooden shed in the rear of the property.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01052
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca/ "Warehouse, c.1860"
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Daniel Thomas Brooks
Applicant's Digital Signature
Date: March 3, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 474 THAMES ST
ACRES: 0.1253
PARCEL ID: 008-0021-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: BROOKS DANIEL
CO - OWNER: BROOKS, LORIN TE
MAILING ADDRESS: 474 THAMES ST

ZONING: W
PATRIOT ACCOUNT #: 294

SALE INFORMATION

SALE DATE: 6/6/2025
BOOK & PAGE: 2284-137
SALE PRICE: 805,000
SALE DESCRIPTION:
SELLER: SANTOS, HENRY B.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 7494
FINISHED BUILDING AREA: 4500
BASEMENT AREA: 1800
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $213,200
YARD: $0
BUILDING: $250,900
TOTAL: $464,100

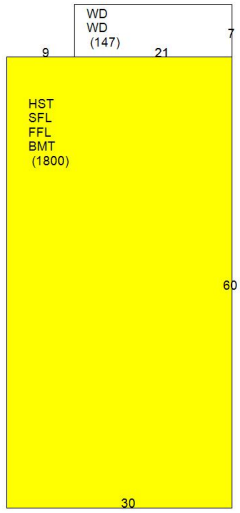
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1880
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: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO







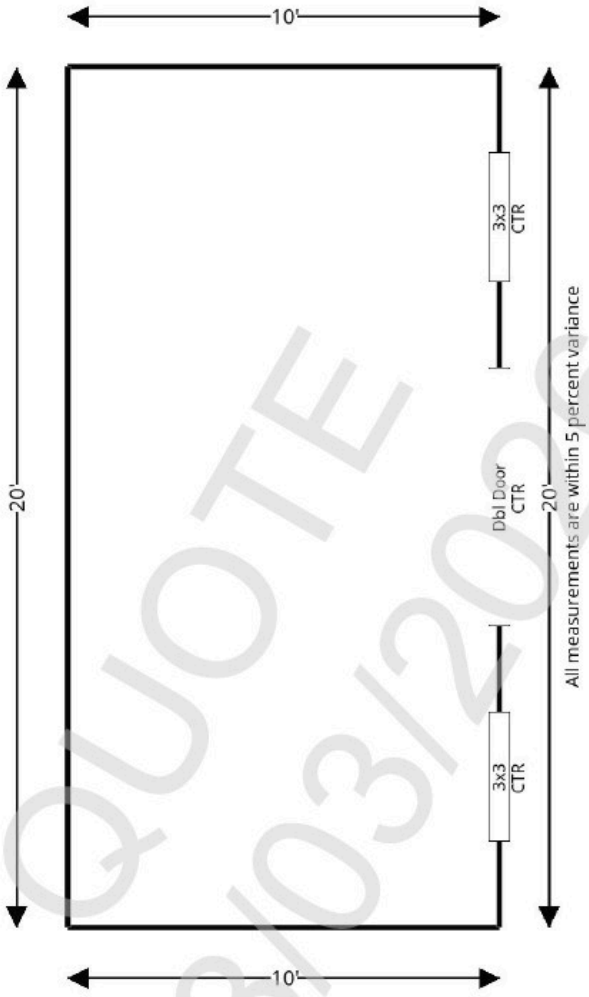






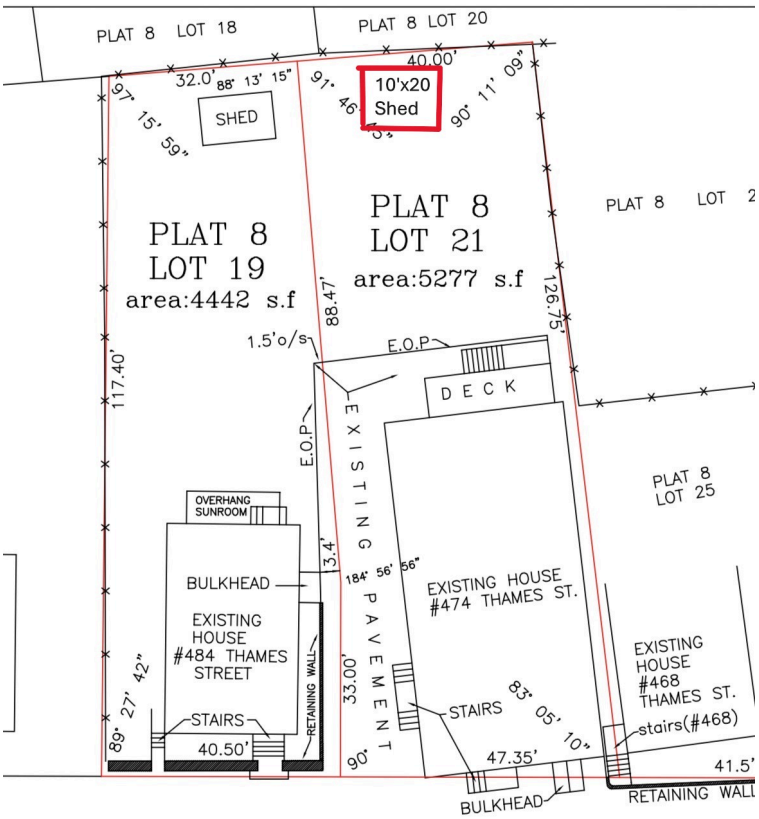


QUOTE
03/03/2026



QUOTE
03/03/2025

BACK
Roof ridge runs from FRONT to BACK



I A M E S (49.5') S T R E E T

TED AND THE PLAN HAS BEEN PREPARED
-1.9 OF THE RULES AND REGULATIONS
STATE BOARD OF REGISTRATION FOR
ON NOVEMBER 25, 2015 AS FOLLOWS:
MEASUREMENT SPECIFICATION
CLASS 1 STANDARD

T OF THE SURVEY AND FOR THE PREPARATION OF
SHOW THE EXISTING PAVED DRIVEWAY IN RELATION TO
SE #484 AND HOUSE #474.

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

47
PL

SCLAE 1"=2

Sales Lot Safe Harbor Sheds LLC

Customer Name Dan Brooks

Bldg Type	**Sealed**
Flooring	**Engineered Panels T&G**
Roof	**Black - Shingles**
Siding Type	**Treated T1-11**
Exterior Finish	**Sealed**
Wall Color	**Sealed**
Trim Color	**Sealed**
Door Color	**Sealed**
Trim on Door Color	**Sealed**
Shutter Color	

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

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

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

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

Work Category:	Remodeling of Structure(s)

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

Property History

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

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

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 8 CONSTITUTION ST
ACRES: 0.0615
PARCEL ID: 011-0020-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: JM BRISTOL LLC
CO - OWNER: C/O DARROW EVERETT LLP
MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL

ZONING: R-6
PATRIOT ACCOUNT #: 648

SALE INFORMATION

SALE DATE: 7/25/2024
BOOK & PAGE: 2251-227
SALE PRICE: 300,000
SALE DESCRIPTION: Private Sale
SELLER: HALSEY PROPERTIES, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 1856
FINISHED BUILDING AREA: 883
BASEMENT AREA: 611
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $231,000
YARD: $3,000
BUILDING: $133,400
TOTAL: $367,400

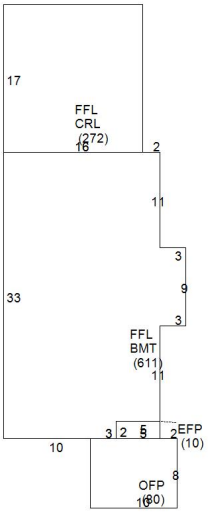
BUILDING EXTERIOR

BUILDING STYLE: Cottage
UNITS: 1
YEAR BUILT: 1910
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 5
 # OF BEDROOMS: 2
 # OF FULL BATHS: 1
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



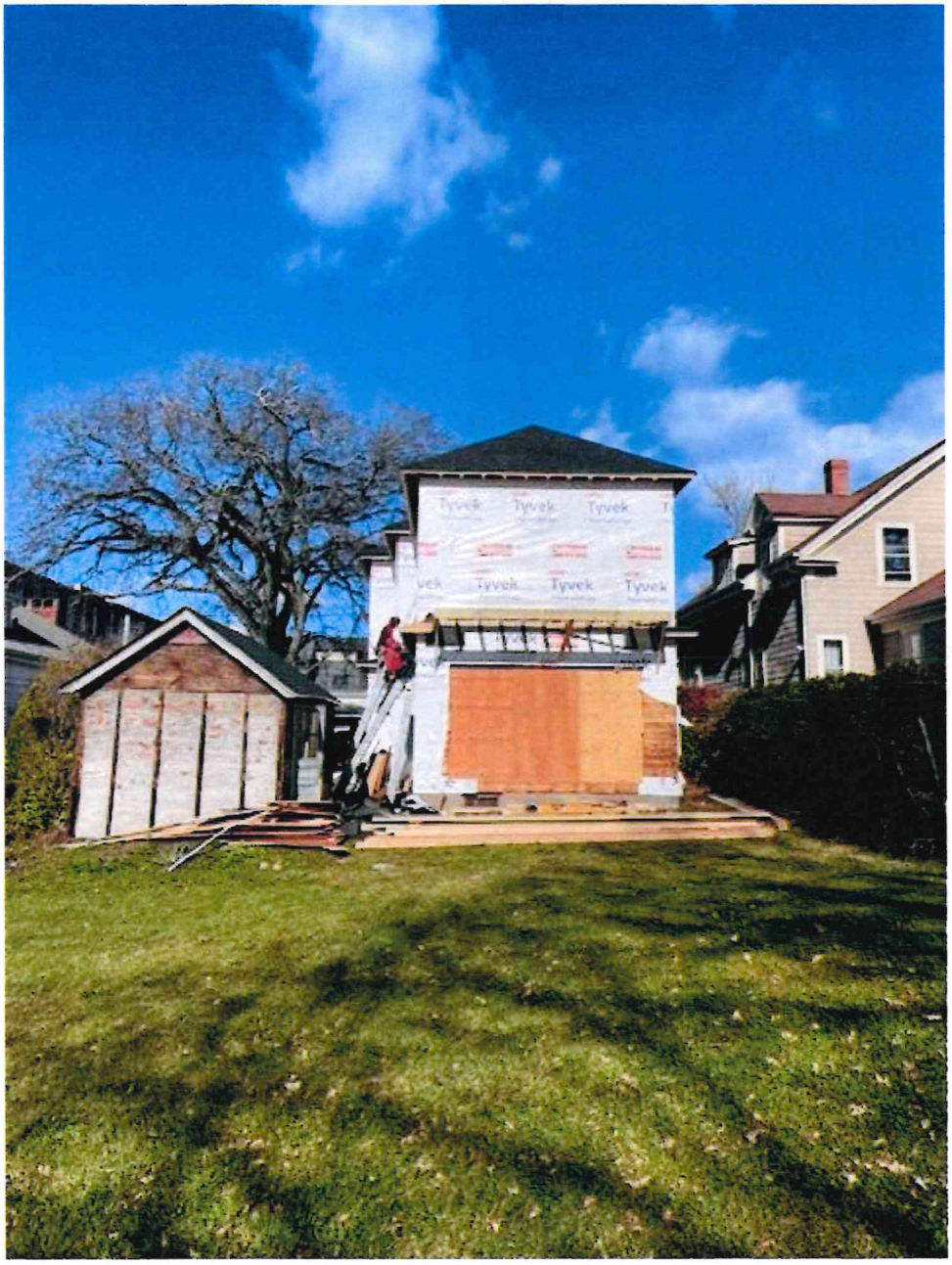
CAI Technologies
Precision Mapping. Geospatial Solutions.
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

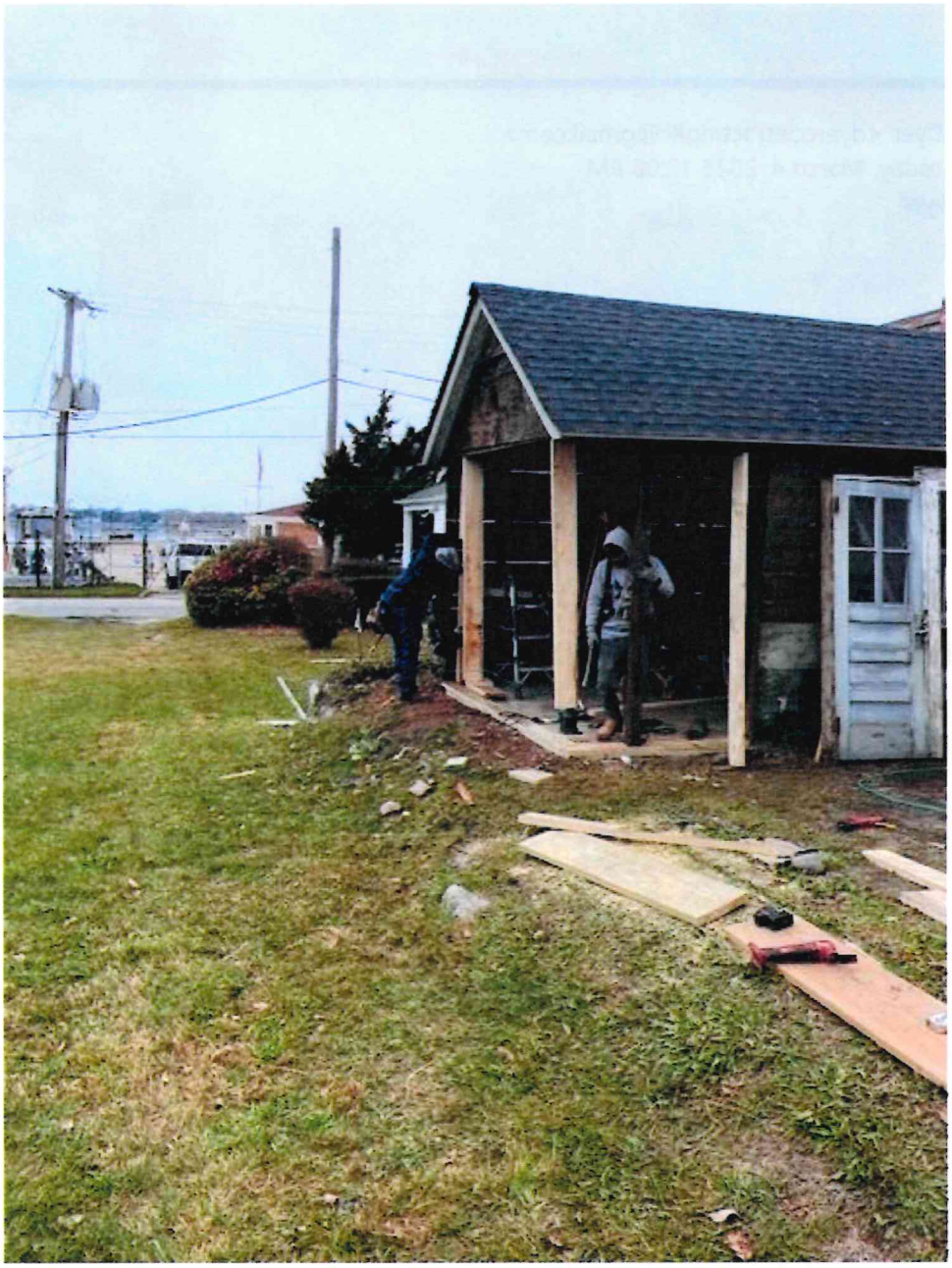


Sent from my iPhone

Pete Dyer

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



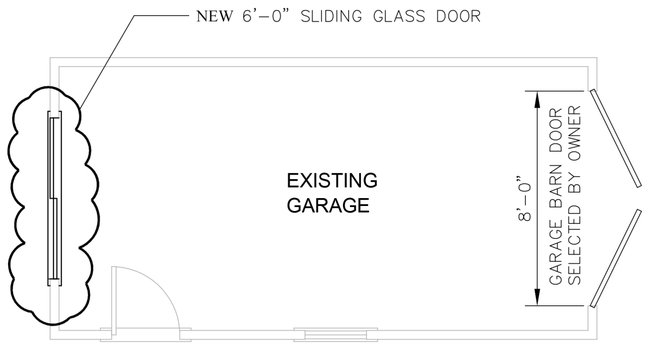


Sent from my iPhone

Pete Dyer

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





ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8½""x5'-0½"	TCLDH2850	E Series Double-Hung
W2	2	2'-8½"x3'-4½"	TCLDH2834	E Series Double-Hung
W3	4	2'-6½"x3'-4½"	TCLDH2634	E Series Double-Hung
W4	6	3'-0½"x5'-0½"	TCLDH3050	E Series Double-Hung
W5	2	1'-10⅛"x5'-0⅞"	TCLDH2834	E Series Double-Hung
W6	1	4'-0½"x2'-0⅝"	A41	Awning
W7	2	2'-8½"x4'-6½"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist, windows

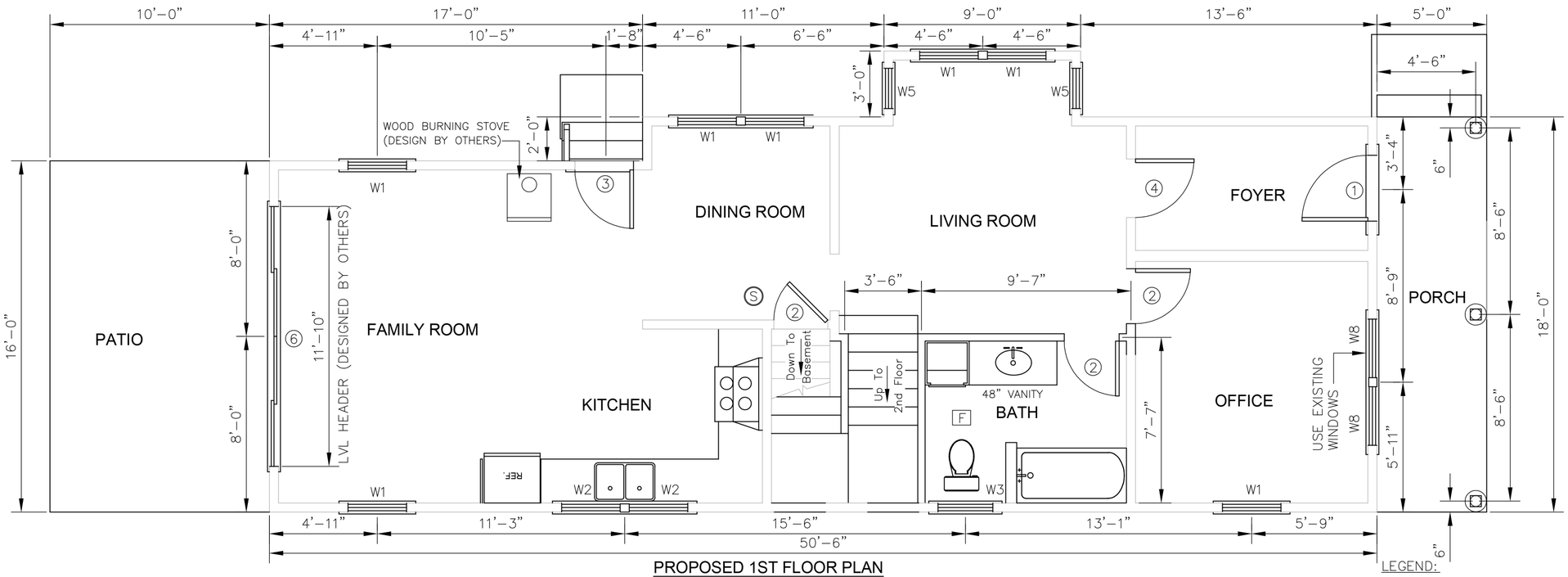
WINDOWS NOTES:

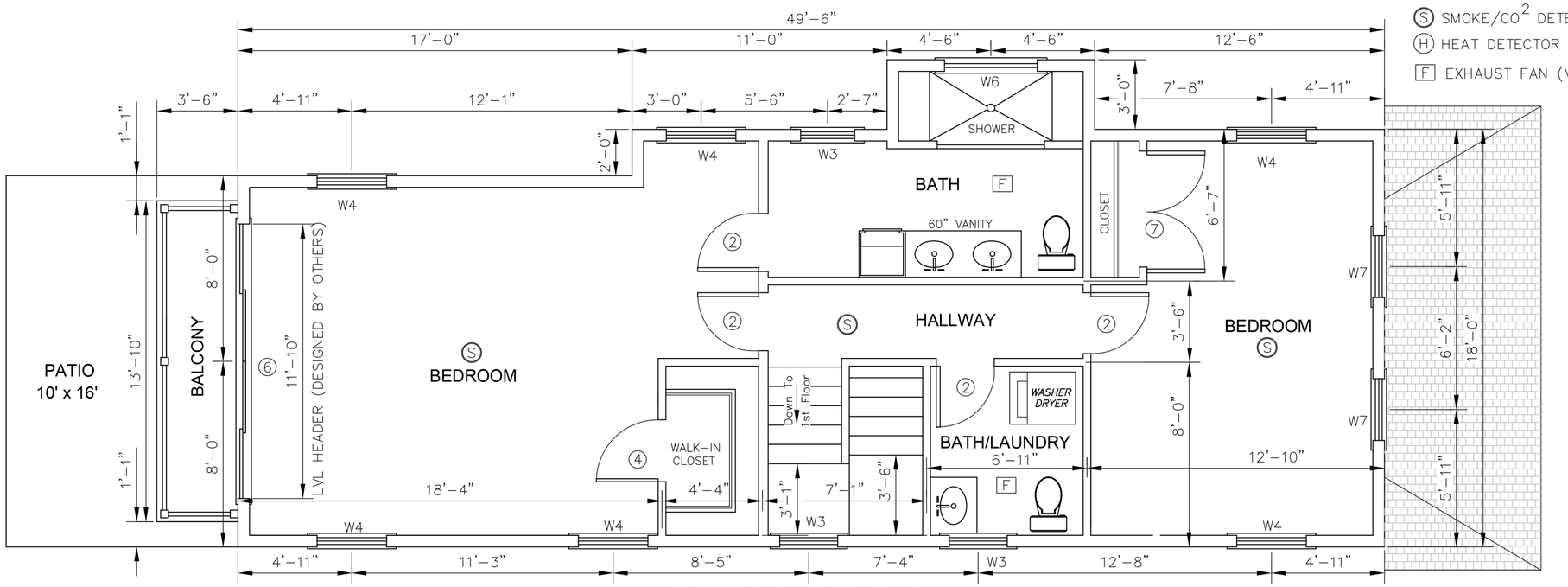
1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2½"x6'-10½"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8½"x6'-10½"	2'-6"x6'-8" INTERIOR
③	1	2'-10½"x6'-10½"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10½"x6'-10½"	2'-8"x6'-8" INTERIOR
~~⑤~~	~~1~~	~~36"x96"~~	~~36"x96" INTERIOR BARN DOOR~~
⑥	2	11'-10"x6'-10½"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2½"x6'-10½"	5'-0"x6'-8" INTERIOR

DOOR NOTES:

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





LEGEND:

Ⓢ SMOKE/CO^2 DETECTORS HARD WIRED
Ⓗ HEAT DETECTOR
Ⓕ EXHAUST FAN (VENTED OUTSIDE)

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

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

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

Drawing Index:

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

Revisions

No	Date	Description
1	5-07-25	

Drawing Title:

Proposed Floor Plans

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

Drawing Number

4 of 7

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-35	Contributing	March 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
248 HOPE ST , BRISTOL, RI, 02809	015-0019-000

Applicant	Architect/Engineer	Contractor
Derek Rogers	Luke Da costa	Tuff Shed

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Derek Rogers	248 Hope Street

Work Category:	New Structure(s)

Description of proposed work:
8x10 foot shed

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00630
HISTORIC NAME:	Diman, Jeremiah, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1794
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Numerous windows have been replaced, which is evident based on the datasheet description, in which there were no 12/12. Today, 12/12 and 2/2 appear on the front and sides exclusively. The sidelights are also now 12 pane, rather than 2 pane.	

Derek Rogers
Applicant's Digital Signature
Date: March 16, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 248 HOPE ST
ACRES: 0.2054
PARCEL ID: 015-0019-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: ROGERS, DEREK & ELAINE L. TE
CO - OWNER:
MAILING ADDRESS: 248 HOPE ST

ZONING: R-6
PATRIOT ACCOUNT #: 928

SALE INFORMATION

SALE DATE: 7/11/2024
BOOK & PAGE: 2249-331
SALE PRICE: 1,275,000
SALE DESCRIPTION:
SELLER: MAMBRO, JAMES D &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4219
FINISHED BUILDING AREA: 2717
BASEMENT AREA: 729
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $251,400
YARD: $9,300
BUILDING: $564,700
TOTAL: $825,400

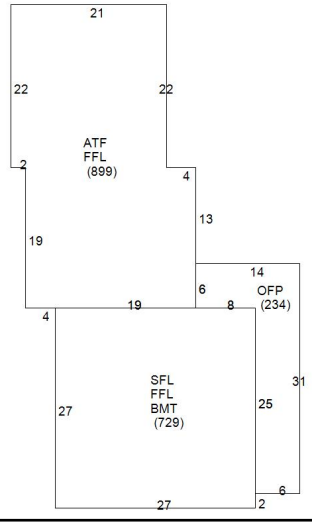
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1794
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Reg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 9
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 6
 # OF METAL FIREPLACES: 2
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



◀ Mail 7:20 AM Mon Mar 30 87%
FCM prodcut data sheet

FCM Fixed Skylight System Technical Product Data Sheet

VELUX









Description

- FCM Fixed Curb Mount Skylight System that mounts to a site-built curb (residential curbs typically 2x4 or 2x6). Fixed skylight, provided with various insulated glass units. Manufactured with a solar powered shade, a neutral gray aluminum profile and integral gasket preventing air and water infiltration while allowing the removal of interior condensation.

Installation

- Single unit applications only (combination applications not possible).
- 0 degrees to 60 degrees, use standard installation procedure.
- Above 45 degrees, use water diverter as illustrated in installation instructions; water diverter provided by installer.

Flashings

- ECL – Engineered neutral gray flashing for single installation with thin roofing material (½" max) for roof pitch above 10-60 degrees.
- ECW – Engineered neutral gray flashing for single installation with tile (over ¾") roofing material for roof pitch above 14-60 degrees.
- Applications less than 10-degree roof pitch - flashing provided by others.

Standard System Sizes

- 1943*, 2222, 2230, 2234, 2246, 2270, 2347*, 3030, 3171*, 3046, 3055, 3422, 3434, 3446, 4622, 4630, 4646, 4672
- Custom sizes available.

Special Stocked Sizes**



◀ Mail 7:19 AM Mon Mar 30 88%
TGR TMR data sheet

VELUX TGR/TMR
Technical Product Data Sheet

VELUX®







14°-60°
3:12-20:12

Description

- TGR/TMR Sun Tunnel with low-profile (TGR) or pitched (TMR) metal flashing that mounts to the roof deck. Rigid aluminum tubing with highly reflective inner surface. Available in 10" or 14" diameter with acrylic or polycarbonate impact dome. TGR also available in 22".

Installation

- Designated top, bottom, or sides for installation in one direction.
- 14 degrees to 60 degrees, use standard installation procedure.

Flashings

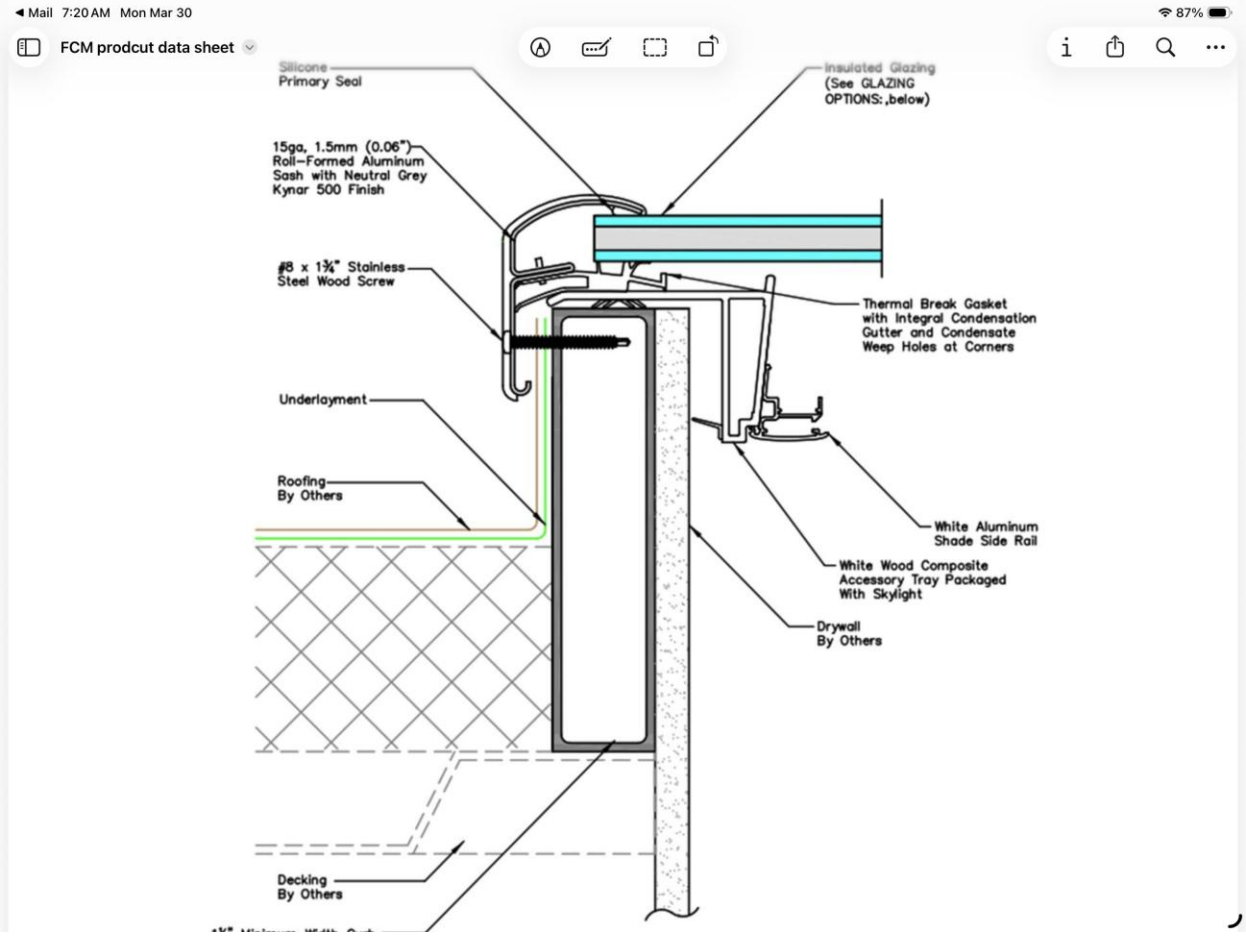
- **ZTM** - Engineered flashing for deck mount with tile (over ¾") roofing material for roof pitch from 14-60 degrees. For TMR only.

Interior Accessories

- Decorative Diffusers **ZTB** are available in Micro Fresnel, Triple Wave, Brushed Metal, Prismatic, Bubbles, and Natural Light.
- Solar Night Light **ZTZ 213**
- Daylight Controller **ZTP** – Motorized variable positioning daylight controller.
- Universal Electric Light Kit **ZTL**

Warranty

- **Sun Tunnel Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Acrylic Dome** - The yellowness index ("YI") on clear acrylic Sun Tunnel® Skylight domes shall be less than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87%
FCM prodcut data sheet
Silicone
Primary Seal
Insulated Glazing
(See GLAZING
OPTIONS: ,below)
15ga, 1.5mm (0.06")
Roll-Formed Aluminum
Sash with Neutral Grey
Kynar 500 Finish
#8 x 1¾" Stainless
Steel Wood Screw
Thermal Break Gasket
with Integral Condensation
Gutter and Condensate
Weep Holes at Corners
Underlayment
Roofing
By Others
White Aluminum
Shade Side Rail
White Wood Composite
Accessory Tray Packaged
With Skylight
Drywall
By Others
Decking
By Others



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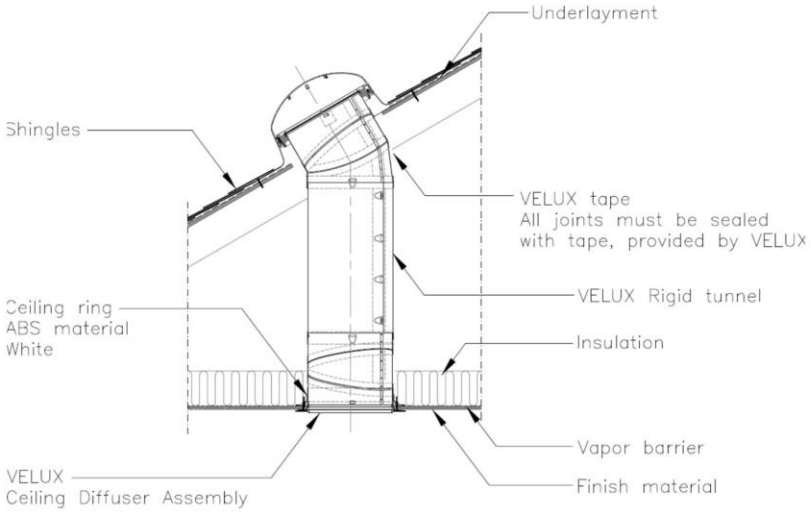
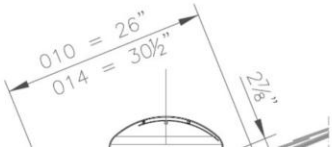
3 of 3

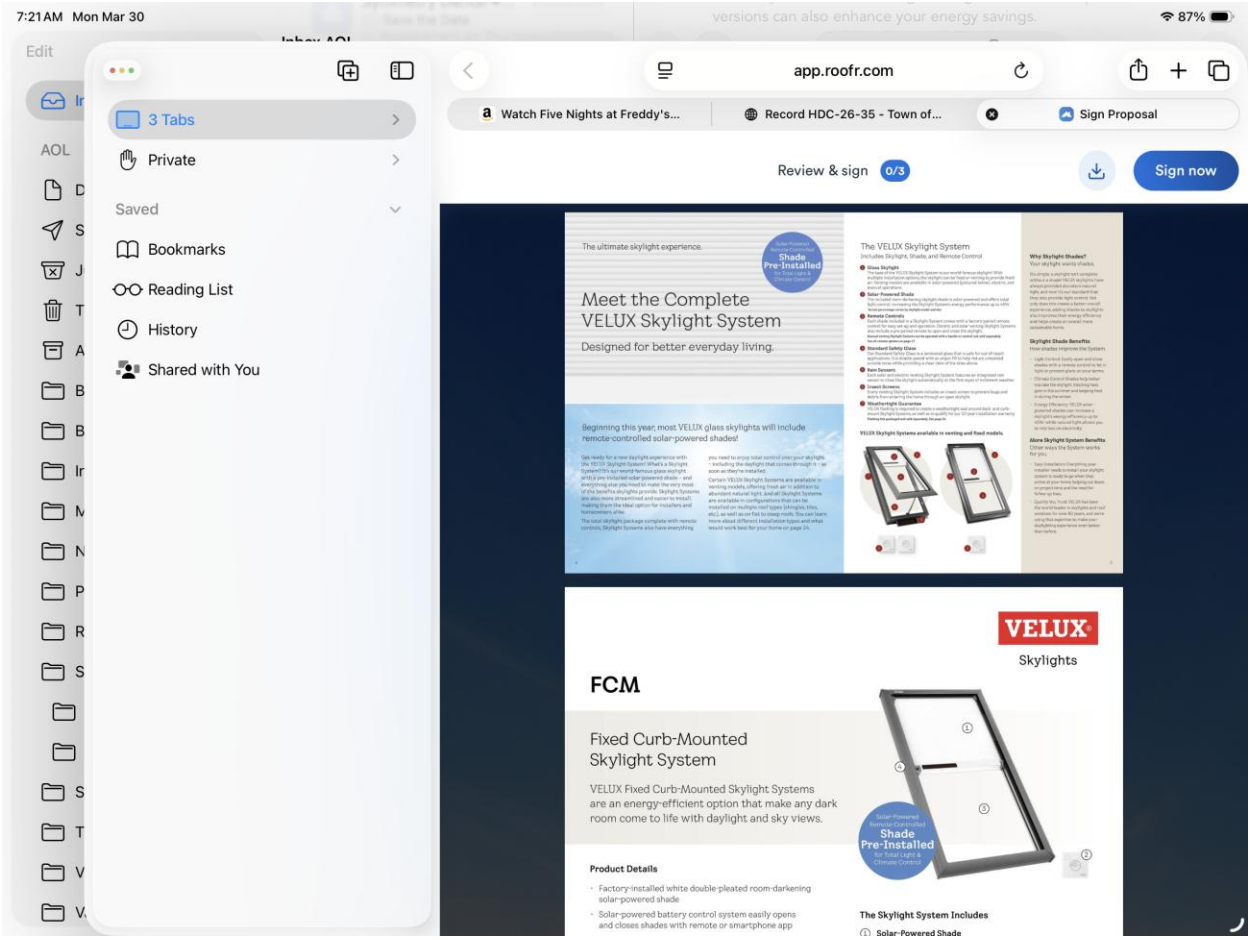
VELUX®

Cross Section



TGR

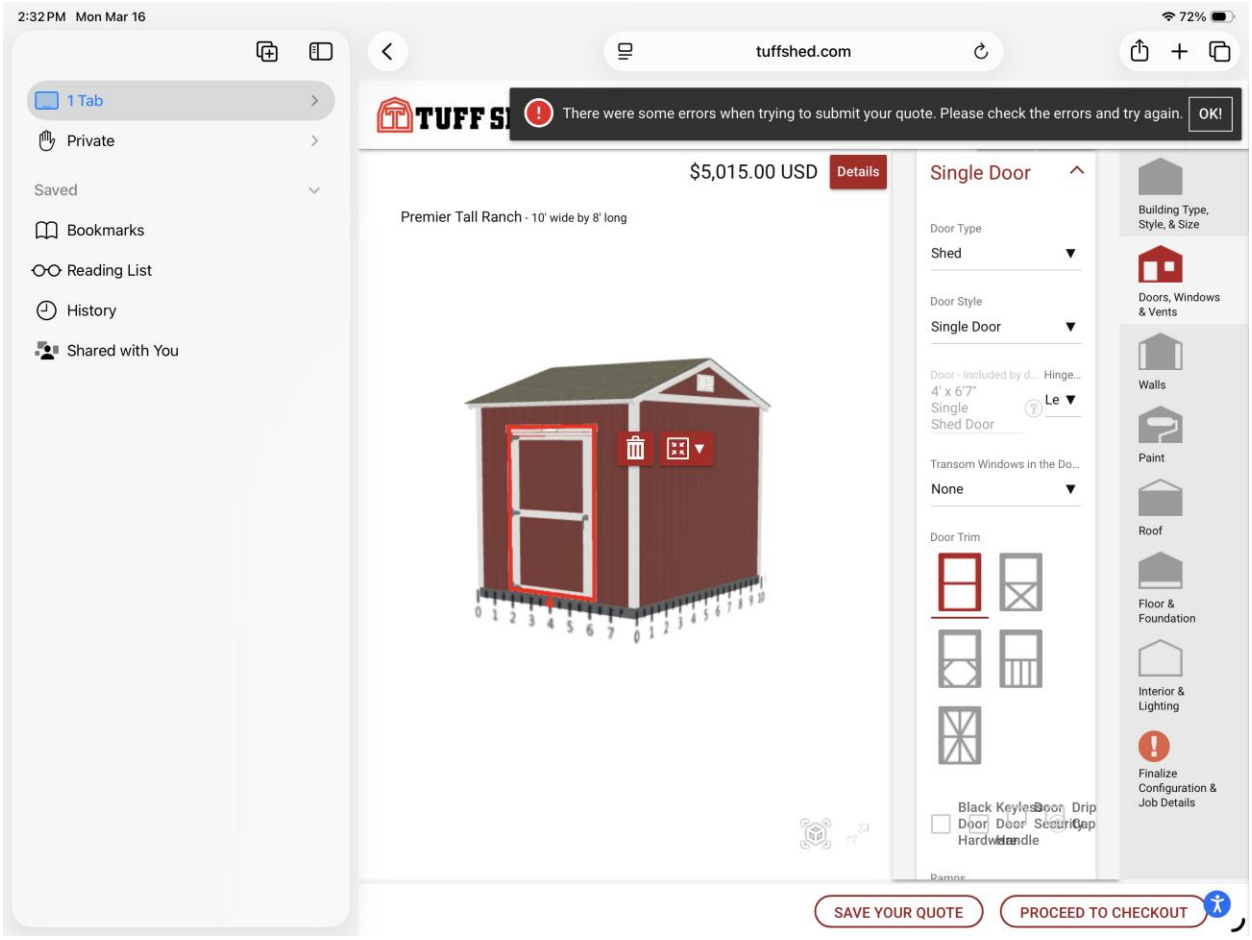



7:21 AM Mon Mar 30
87%
app.roofr.com
3 Tabs
Private
Saved
Bookmarks
Reading List
History
Shared with You
Watch Five Nights at Freddy's...
Record HDC-26-35 - Town of...
Sign Proposal
Review & sign 0/3
Sign now
The ultimate skylight experience.
Meet the Complete VELUX Skylight System
Designed for better everyday living.
Shade Pre-Installed
Beginning this year, most VELUX glass skylights will include remote-controlled solar-powered shades!
The VELUX Skylight System
VELUX
Skylights
FCM
Fixed Curb-Mounted Skylight System
VELUX Fixed Curb-Mounted Skylight Systems are an energy-efficient option that make any dark room come to life with daylight and sky views.
Shade Pre-Installed
Product Details
Factory-installed white double-pleated room-darkening solar-powered shade
Solar-powered battery control system easily opens and closes shades with remote or smartphone app
The Skylight System Includes
Solar-Powered Shade





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72%
tuffshed.com
1 Tab
Private
Saved
Bookmarks
Reading List
History
Shared with You
There were some errors when trying to submit your quote. Please check the errors and try again.
OK!
$5,015.00 USD
Details
Premier Tall Ranch - 10' wide by 8' long
Single Door
Door Type
Shed
Door Style
Single Door
4' x 6'7" Single Shed Door
Transom Windows in the Do...
None
Door Trim
Building Type, Style, & Size
Doors, Windows & Vents
Walls
Paint
Roof
Floor & Foundation
Interior & Lighting
Finalize Configuration & Job Details
SAVE YOUR QUOTE
PROCEED TO CHECKOUT




American Standard

◀ Mail 2:11PM Mon Mar 16 82%
Builder's Helper - Q12154898-12114748-rogers
AutoFill can assist with filling out this form. AutoFill Form

TUFF SHED

Derek Rogers
248 Hope St.
Bristol RI 02322
Q12154898-12114748




Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style
TR-800 - 10' wide by 12' long

Door
4' x 6'7" Single Shed Door, Left Hinge Placement

Paint Selection
Base: No Paint, Trim: No Paint

Roof Selection
Weathered Wood Natural Shadow Shingle

Drip Edge
White

Is a permit required for this job?
No,If local jurisdiction requires a permit, fees will be added before installation can take place

Optional Details

Windows
3'x2' Insulated Horizontal Sliding Window

Floor and Foundation
120 Sq Ft 3/4" Treated Floor Decking Upgrade

Vents
2 Ea 16"x8" Wall Vent - White

Custom Services
2 Dirt Anchors

Jobsite/Installer Details

Do you plan to insulate this building after Tuff Shed installs it?
No

Is there a power outlet within 100 feet of installation location?
Yes

The building location must be level to properly install the building. How level is the install location?
Within 4" of level

Will there be 18" of unobstructed workspace around the perimeter of all four walls?
Yes

Can the installers park their pickup truck & trailer within approximately 200' of your installation site?
Yes

Substrate Shed will be installed on?
Grass

Customer Signature: _____ Date: _____

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-43		April 3, 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
101 FERRY RD , BRISTOL, RI, 02809	165-0007-000

Applicant	Architect/Engineer	Contractor
Blithewold, Inc.	Solar Innovations	Stephen Wachu-Heritage Greenhouse Builders

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

Work Category:	New Structure(s)

Description of proposed work:
Blithewold wishes to reconstruct two remain sections of the original 1930 Lord and Burnham Greenhouse complex. The two houses are named The Rose and the curvelinear Palm 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)	

Karen Binder
Applicant's Digital Signature
Date: April 3, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 101 FERRY RD
ACRES: 5.31
PARCEL ID: 165-0007-000
LAND USE CODE: 73
CONDO COMPLEX:
OWNER: BLITHWOLD INC.
CO - OWNER:
MAILING ADDRESS: 101 FERRY RD

ZONING: R-40
PATRIOT ACCOUNT #: 9232

SALE INFORMATION

SALE DATE: 3/26/2019
BOOK & PAGE: 1976-224
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: HERITAGE FOUNDATION OF RI

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 35697
FINISHED BUILDING AREA: 23572
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 3

ASSESSED VALUES

LAND: $1,429,500
YARD: $24,500
BUILDING: $4,184,200
TOTAL: $5,638,200

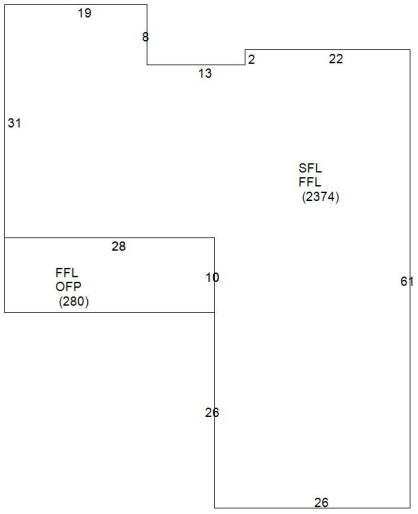
BUILDING EXTERIOR

BUILDING STYLE: Museum
UNITS: 1
YEAR BUILT: 1890
FRAME: Masonry
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Panel
FLOOR COVER:
HEAT TYPE: Pkg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 29
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



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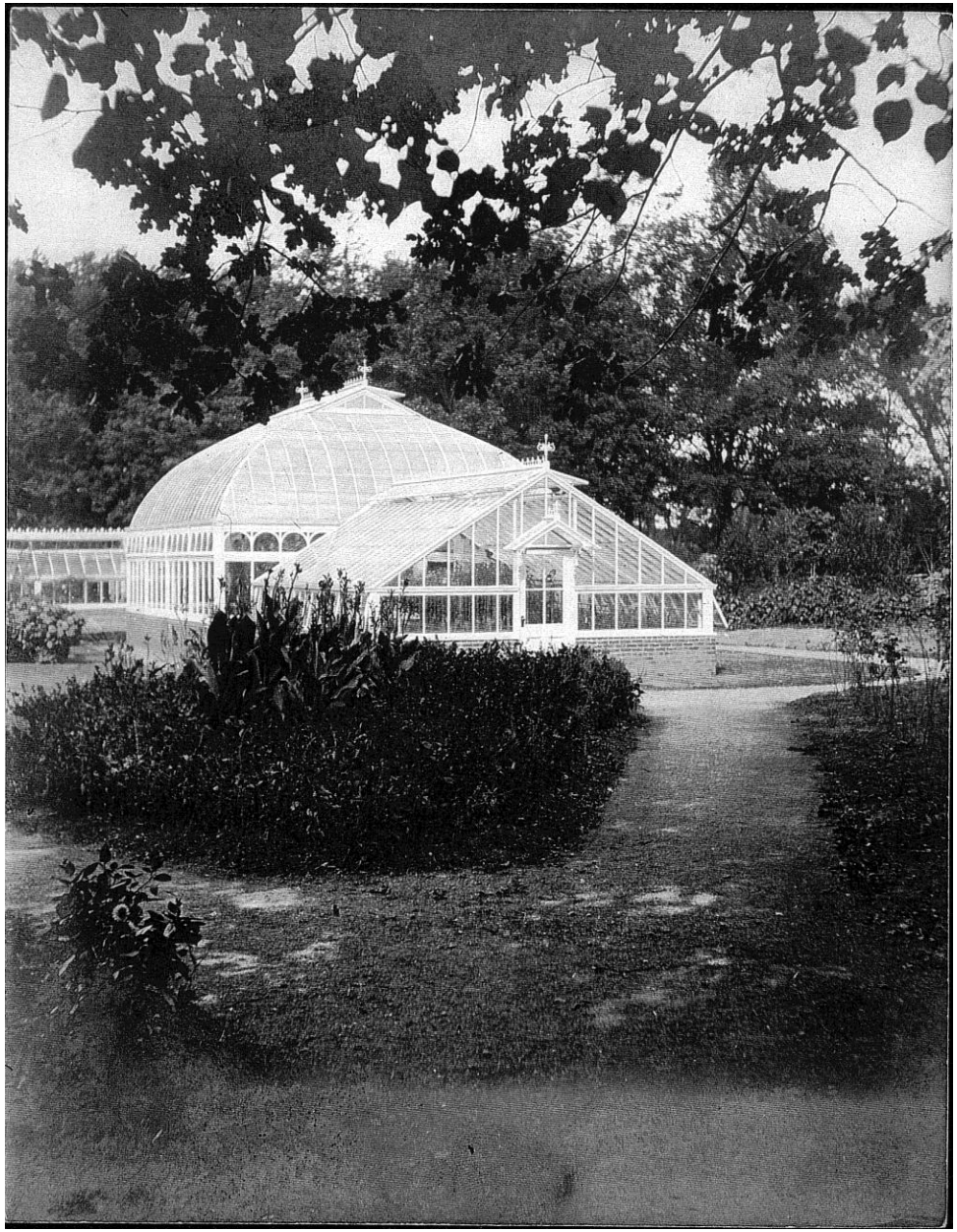
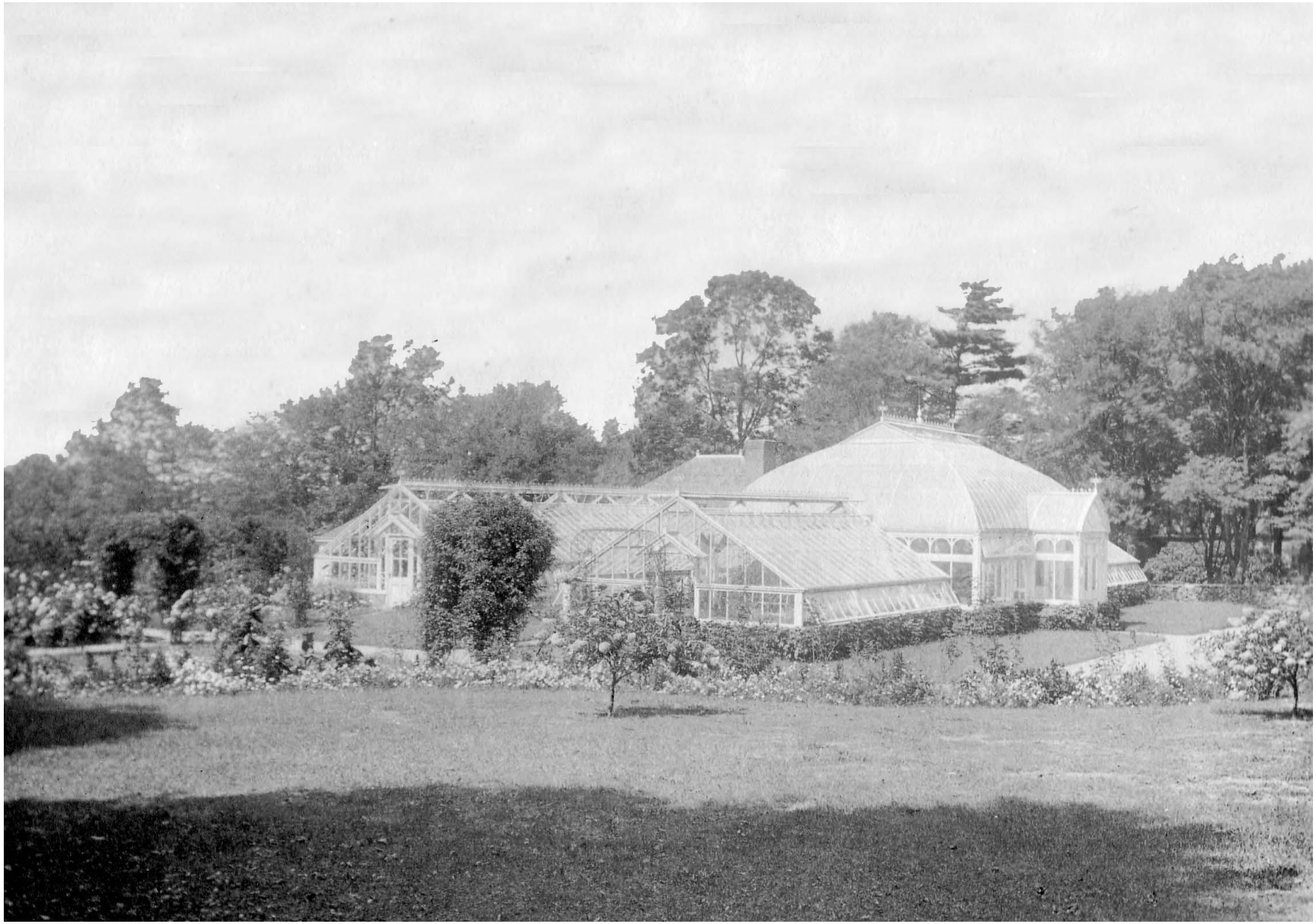
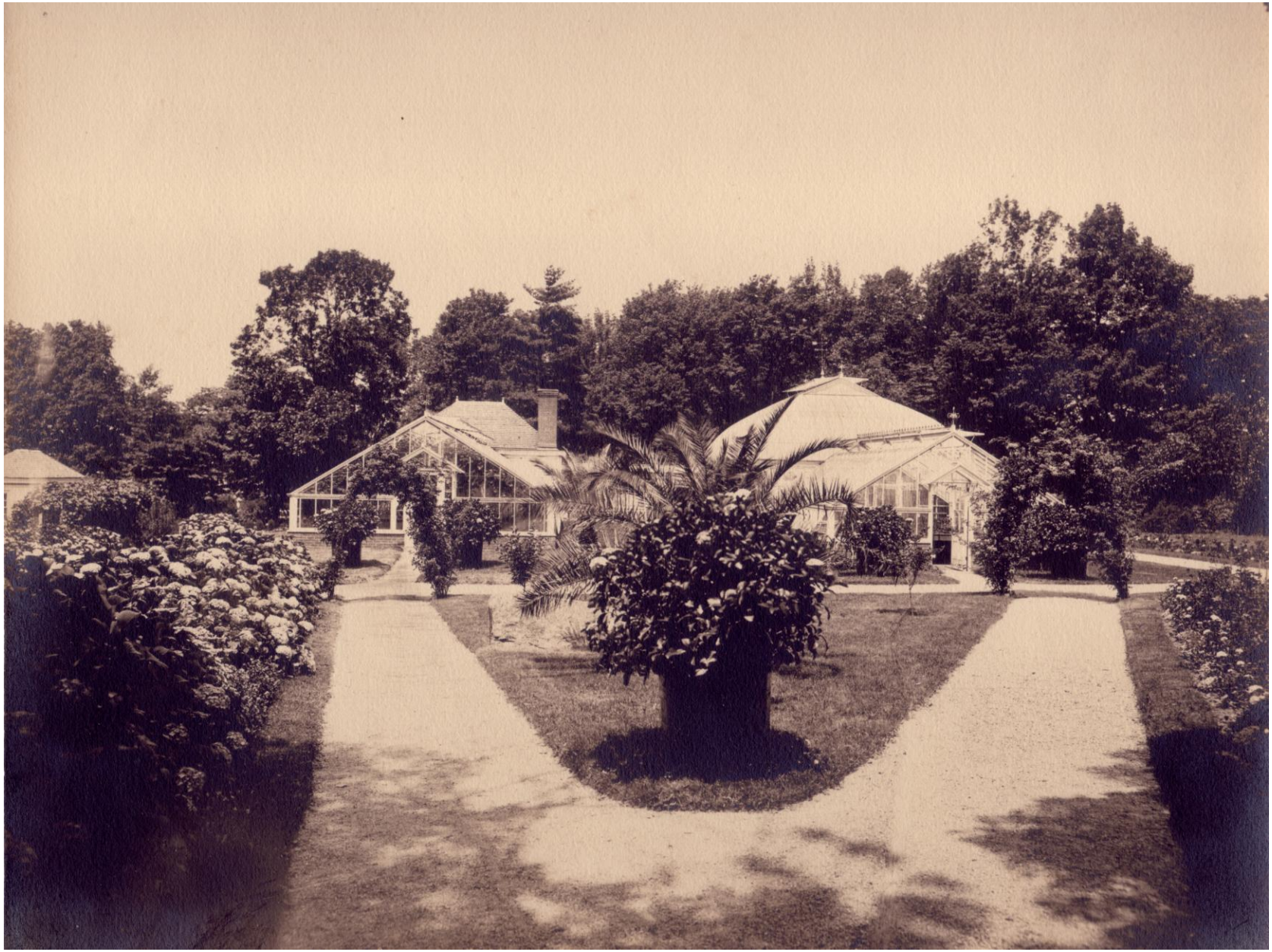












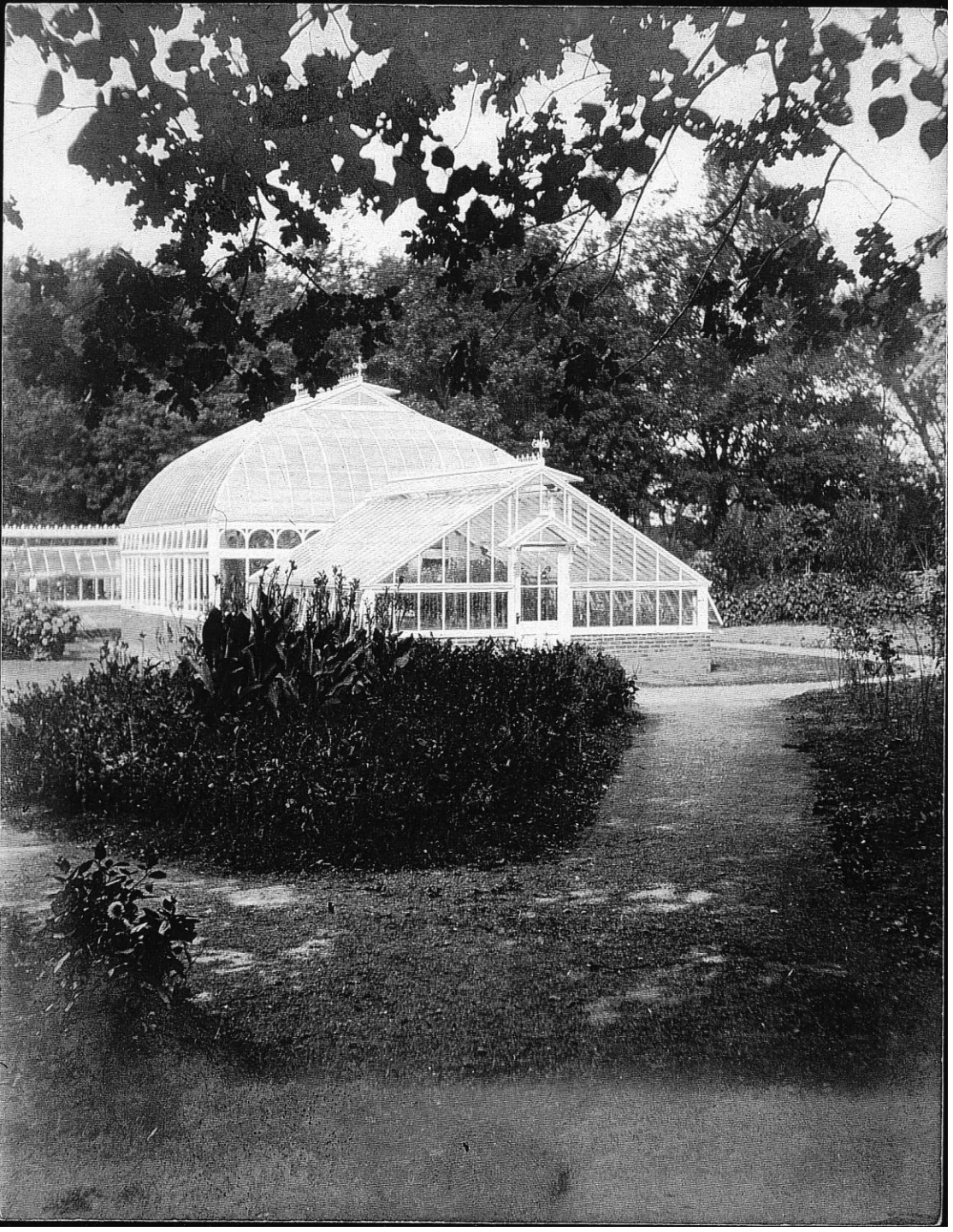




Blithewold
Reconstruction of the Palm and Rose House
101 Ferry Road, Bristol

Commission Meeting

4/8/26



Commission granted conceptual approval to this project in August 2025.

Goal is to reconstruct the Palm and Rose House, original structures on the property and removed in the 1930s.

The same contractor has completed the other reconstructions.

The palm house is the taller curved glass structure, and the rose house is the in the immediate foreground.

Structures will be aluminum frames with applied muntins, knee walls will be red brick to match existing buildings, foundations will be poured concrete to match historic configuration, which is still e t.

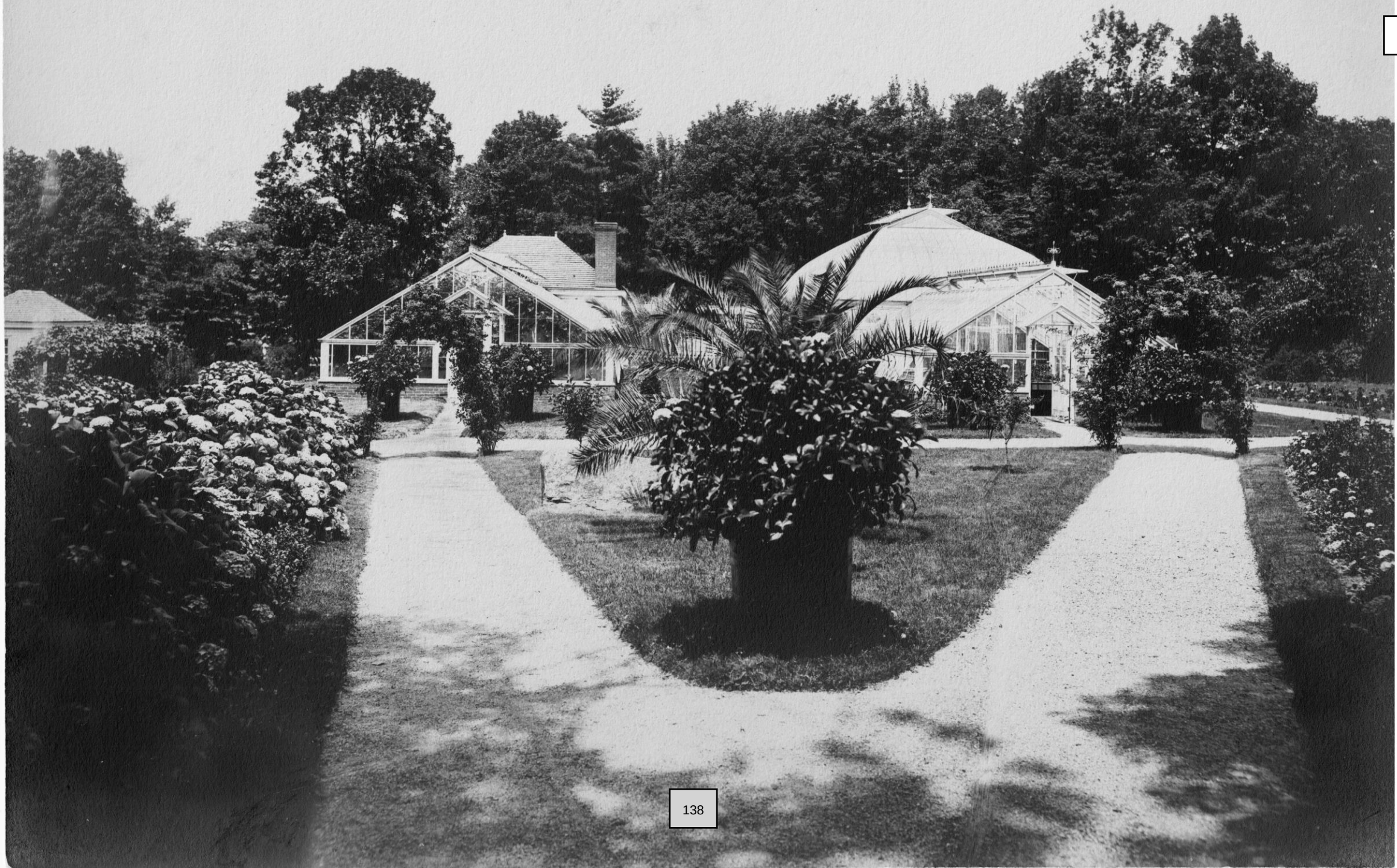


Existing gardeners' cottage and greenhouse.

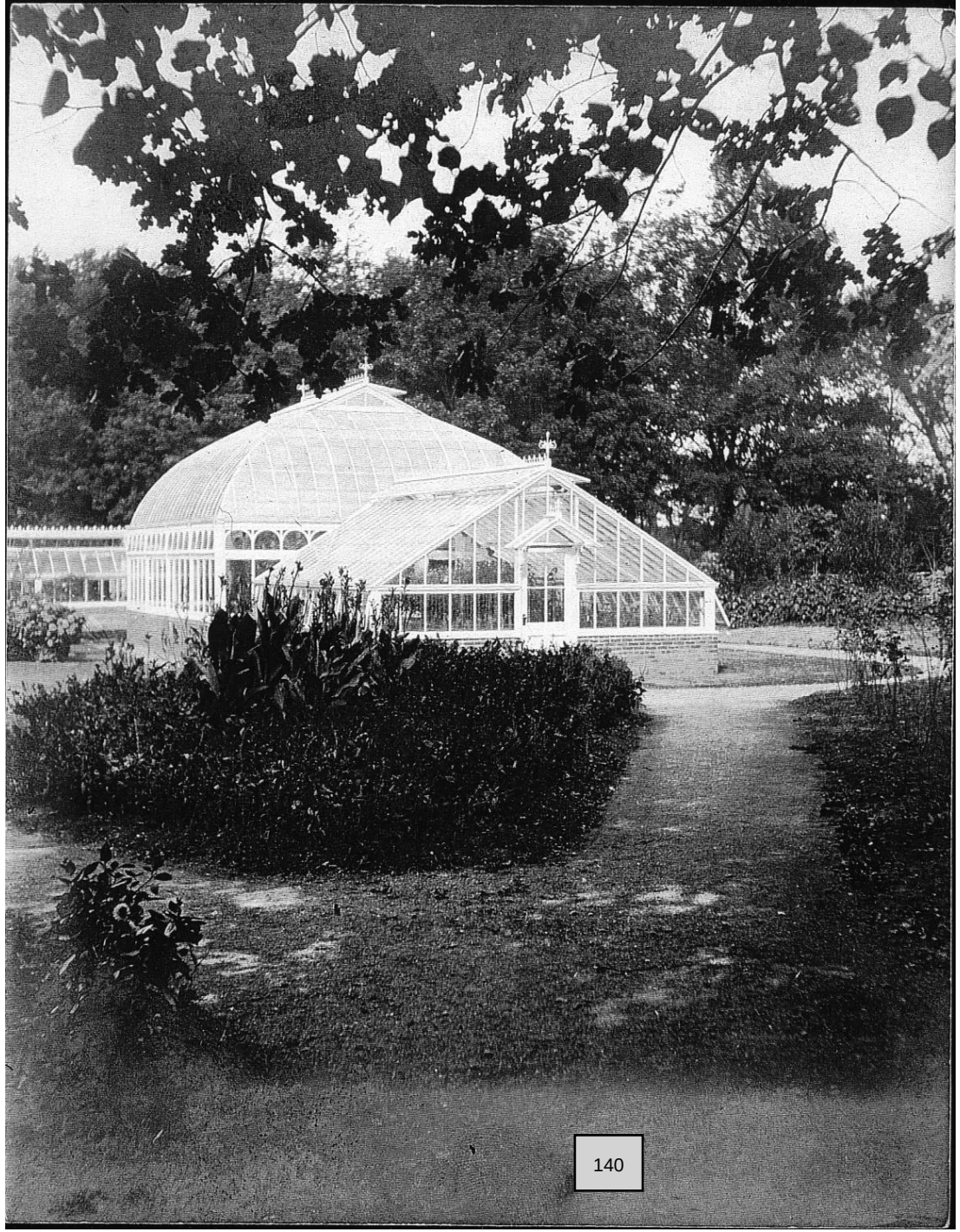
Palm and Rose House to be behind existing structures.

Historic greenhouse is to the south behind the building, reconstructed greenhouse is on the left.



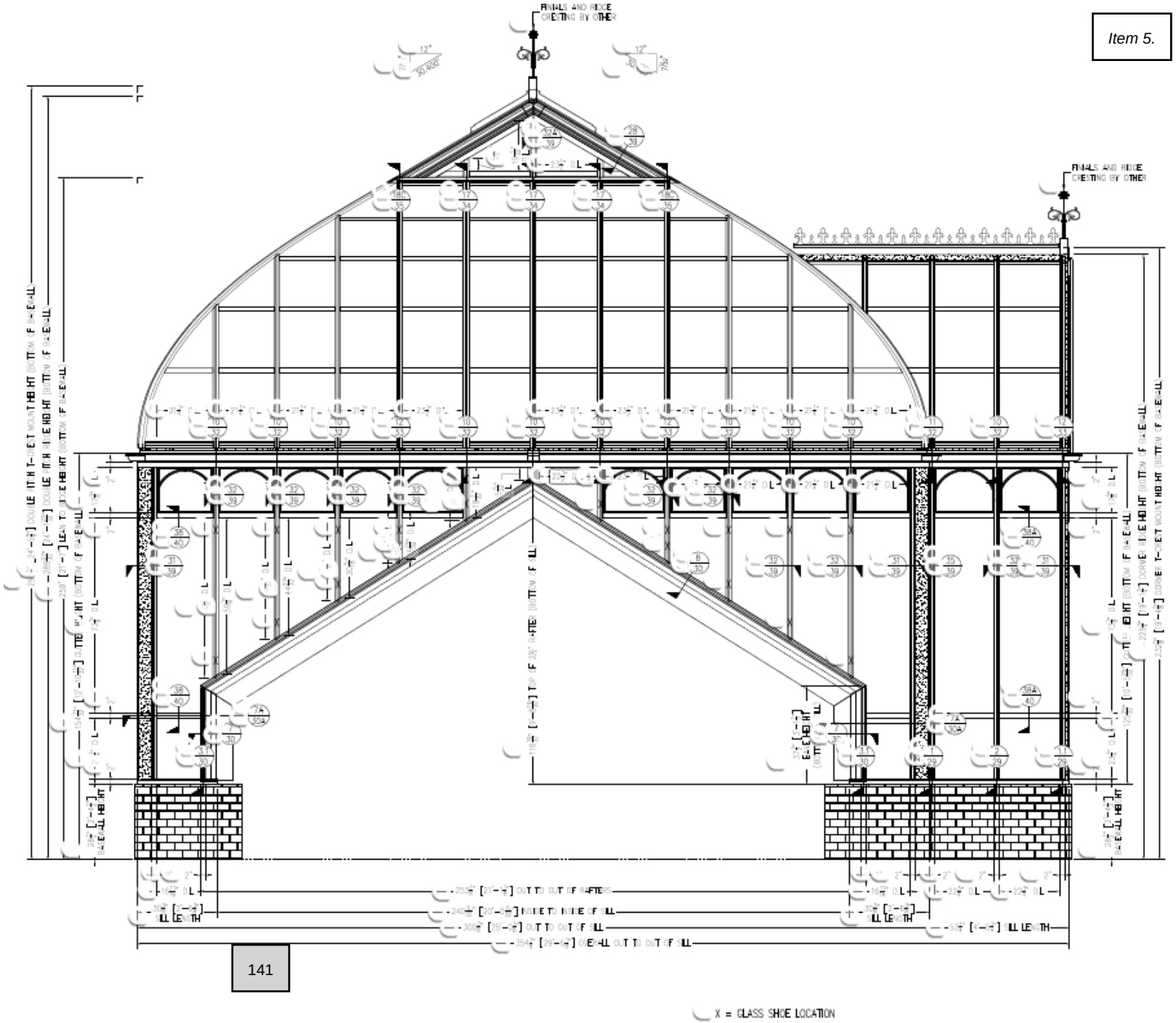




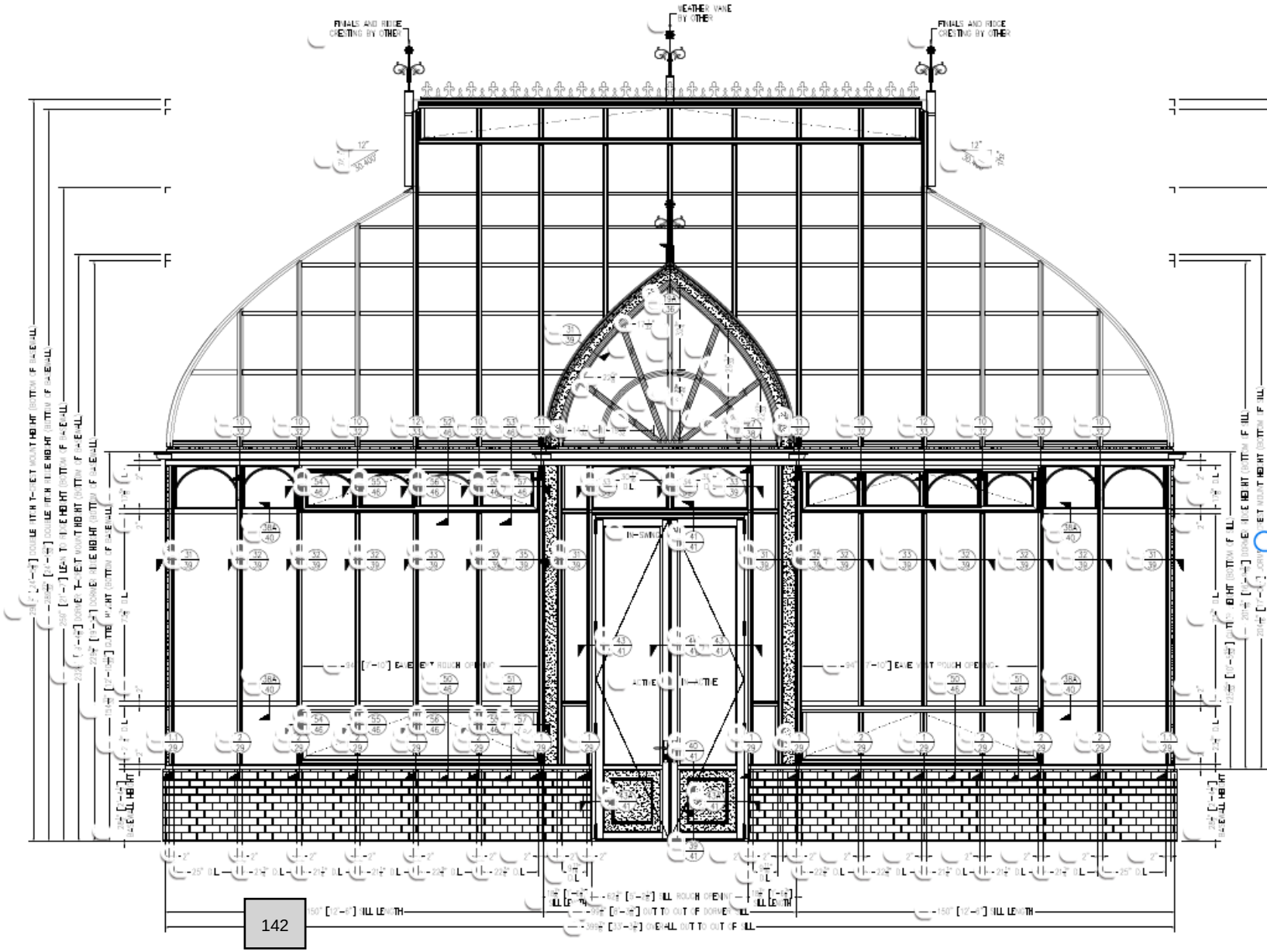


Palm House south elevation

- Connects to the new Rose House

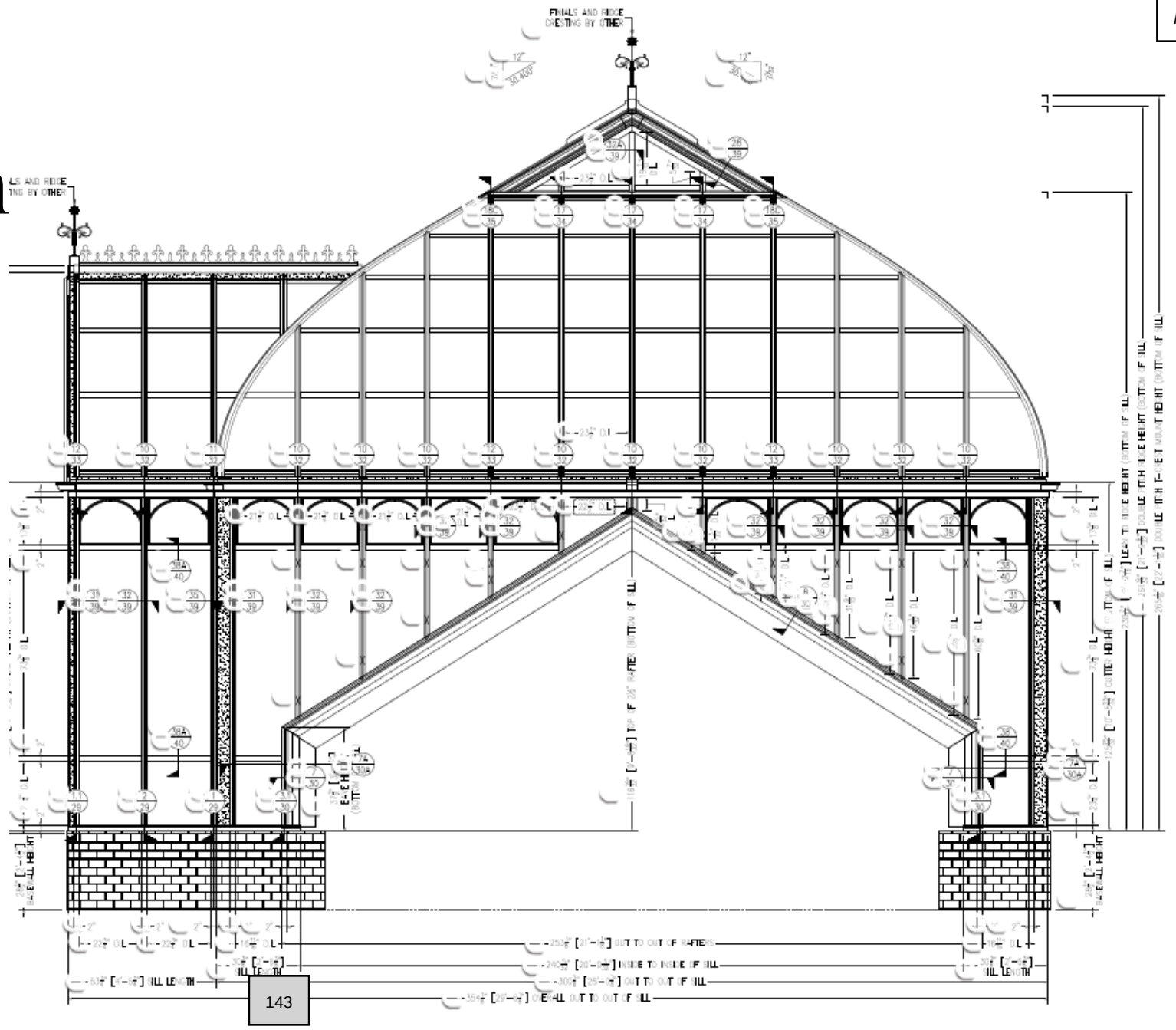


Palm House
East elevation

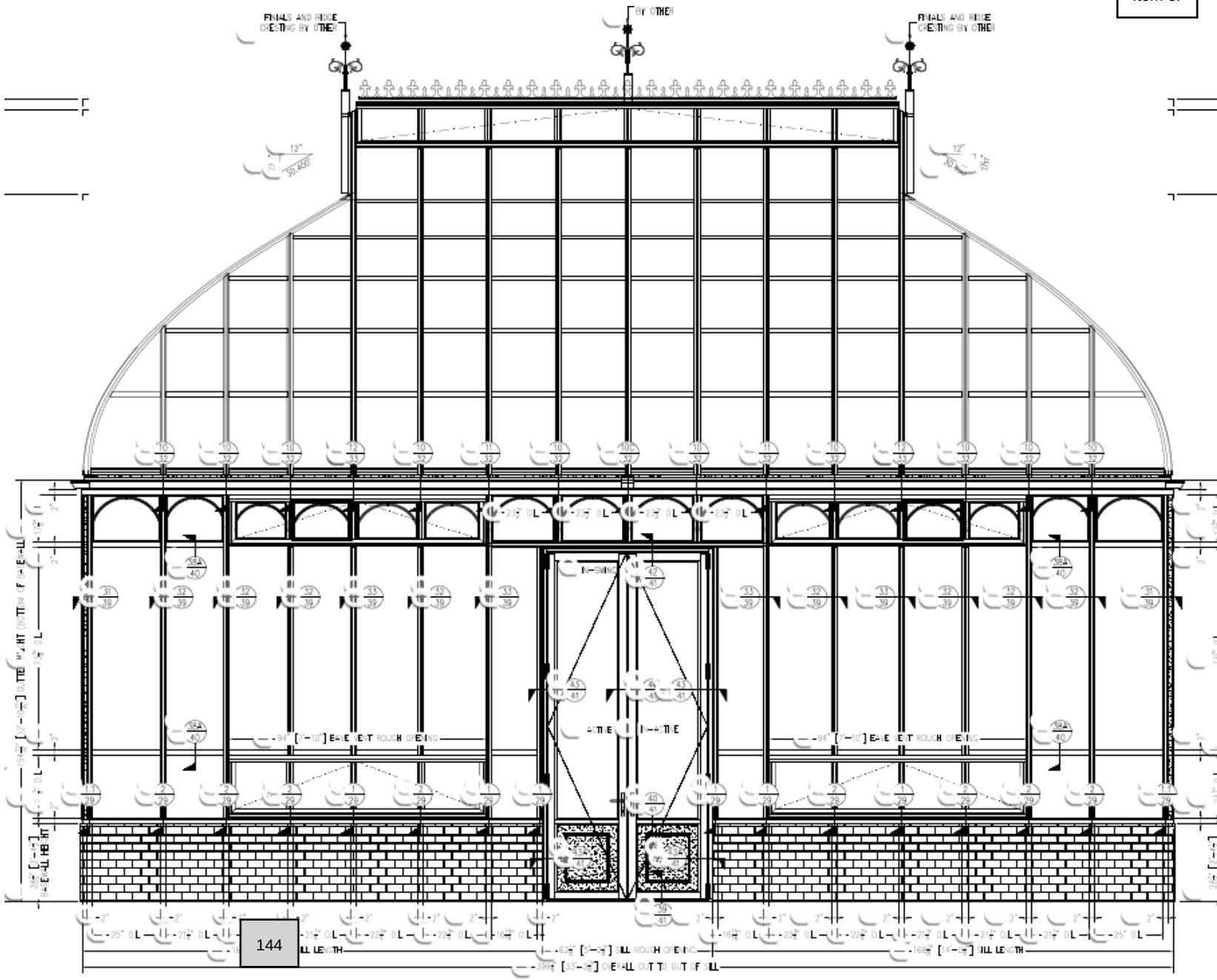


Palm House
North elevation

- Connects to existing reconstructed greenhouse

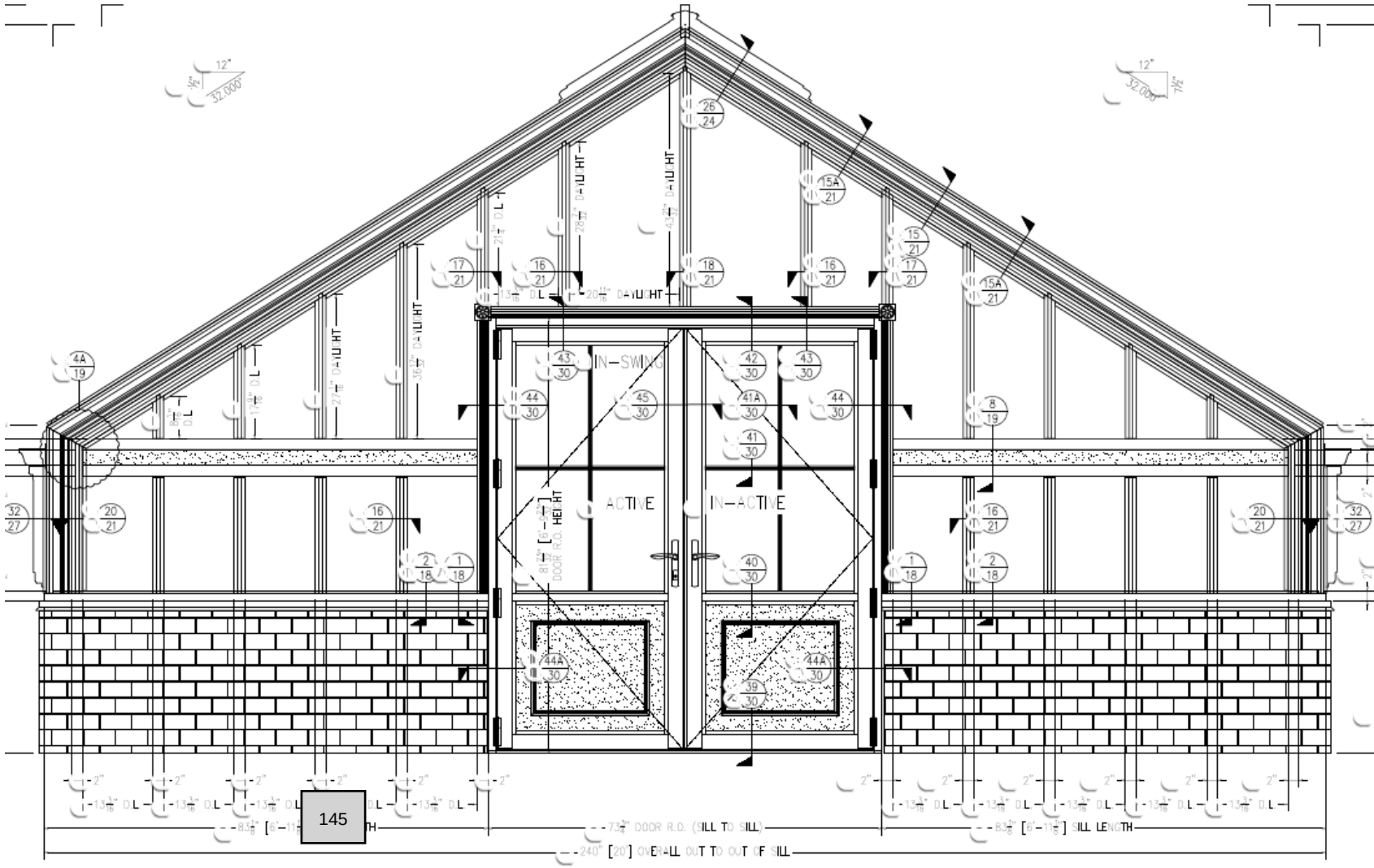


Palm House
West elevation

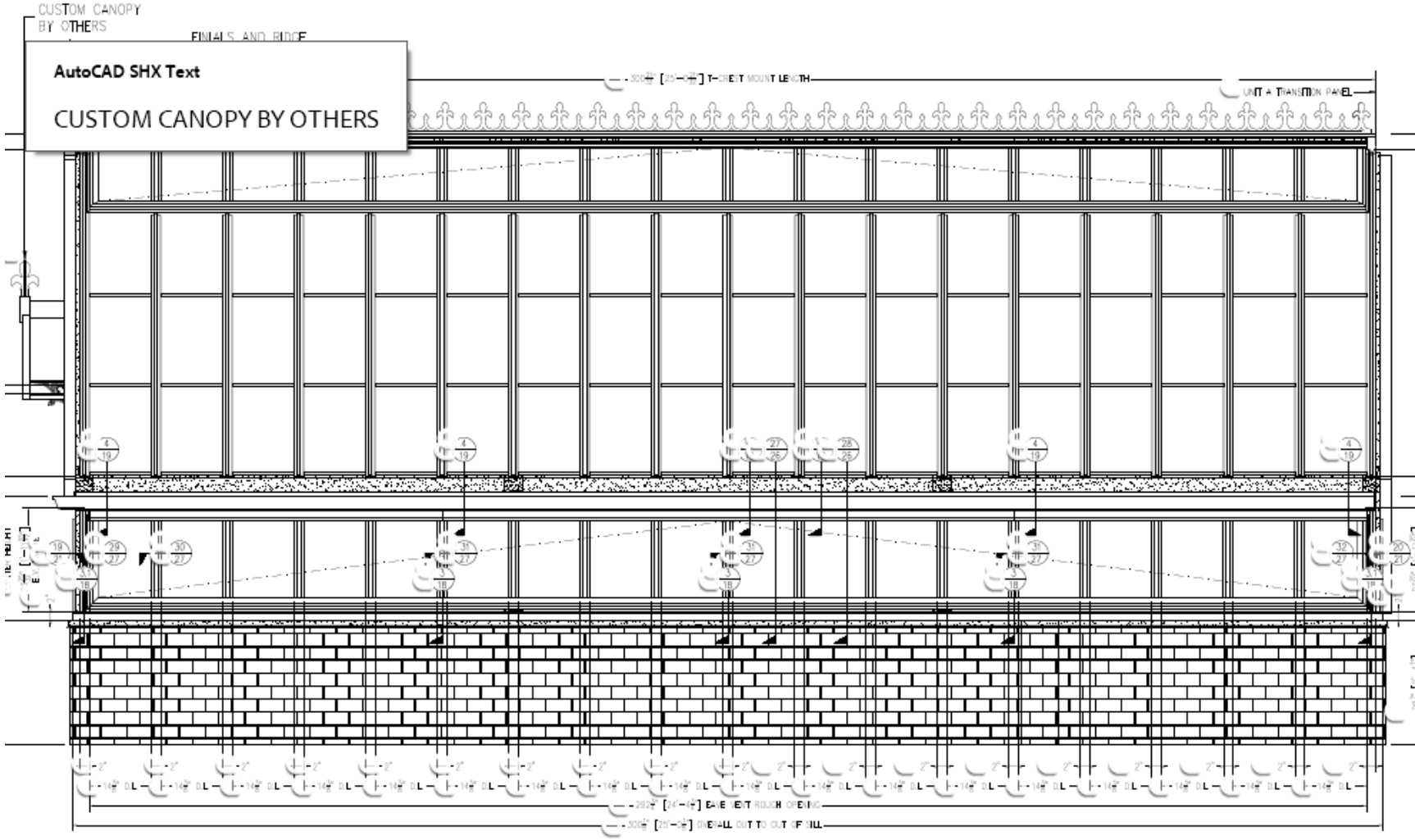


Rose House
North elevation

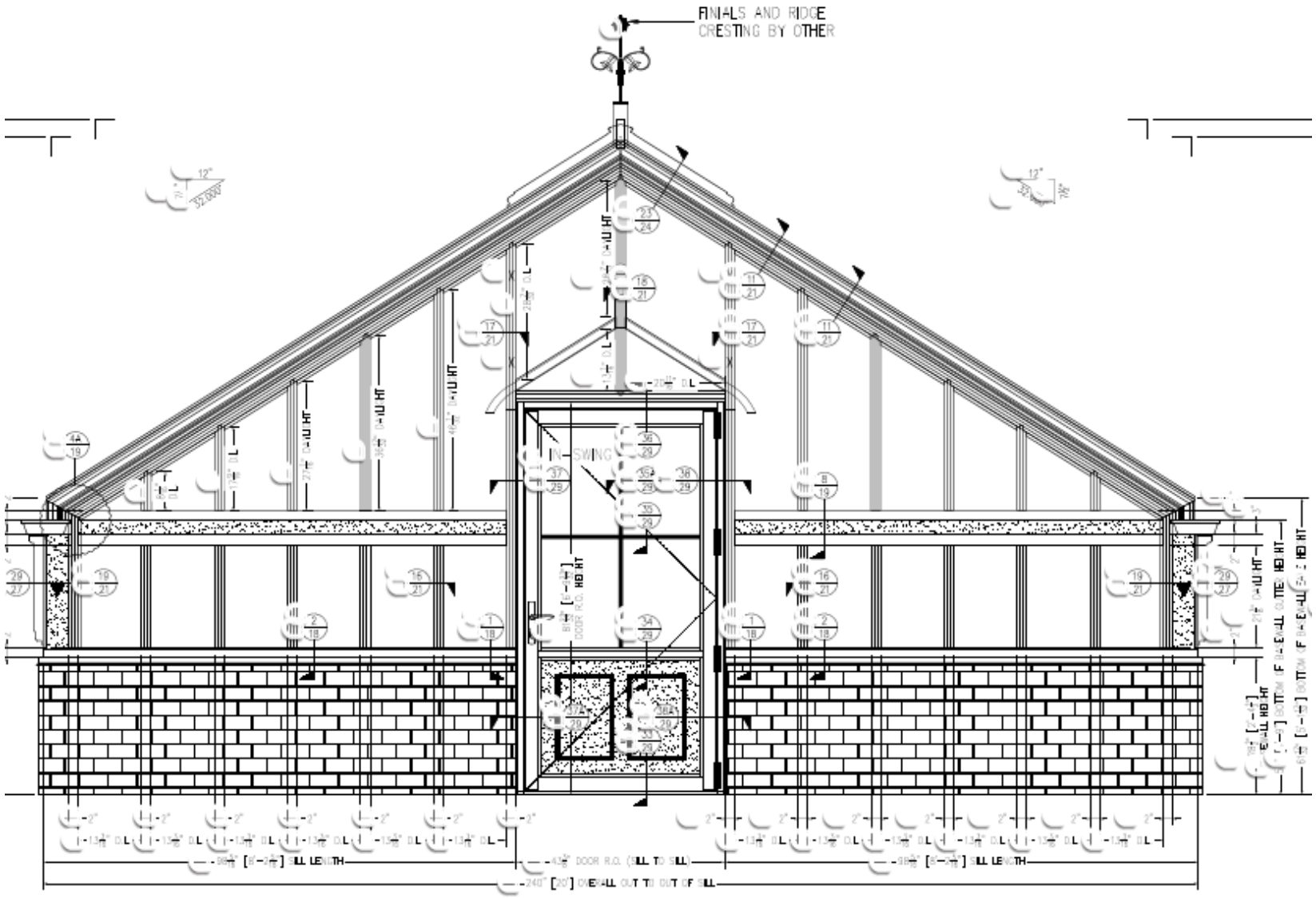
- Side facing the Palm House



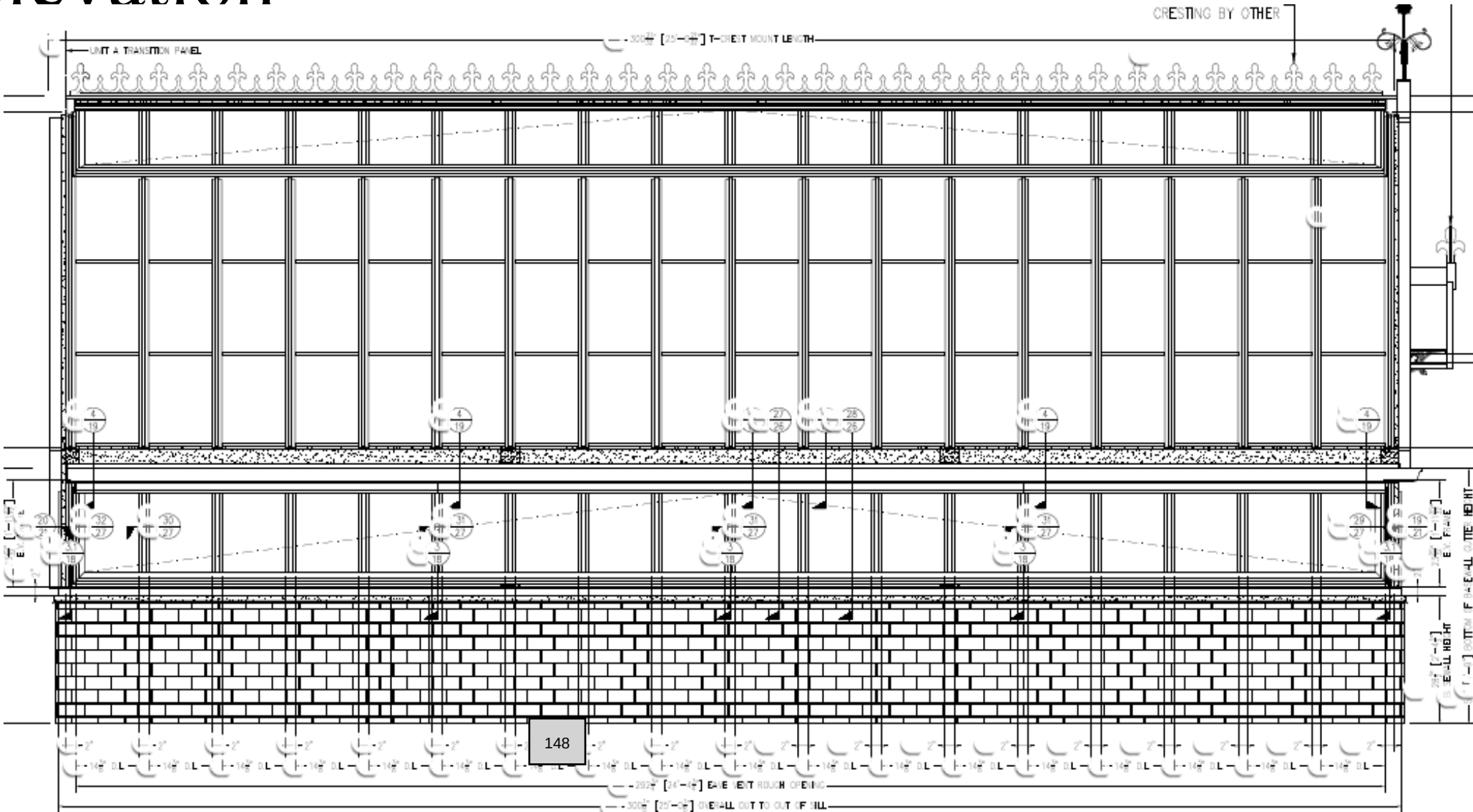
Rose House
East elevation



Rose House
South elevation



Rose House
West elevation



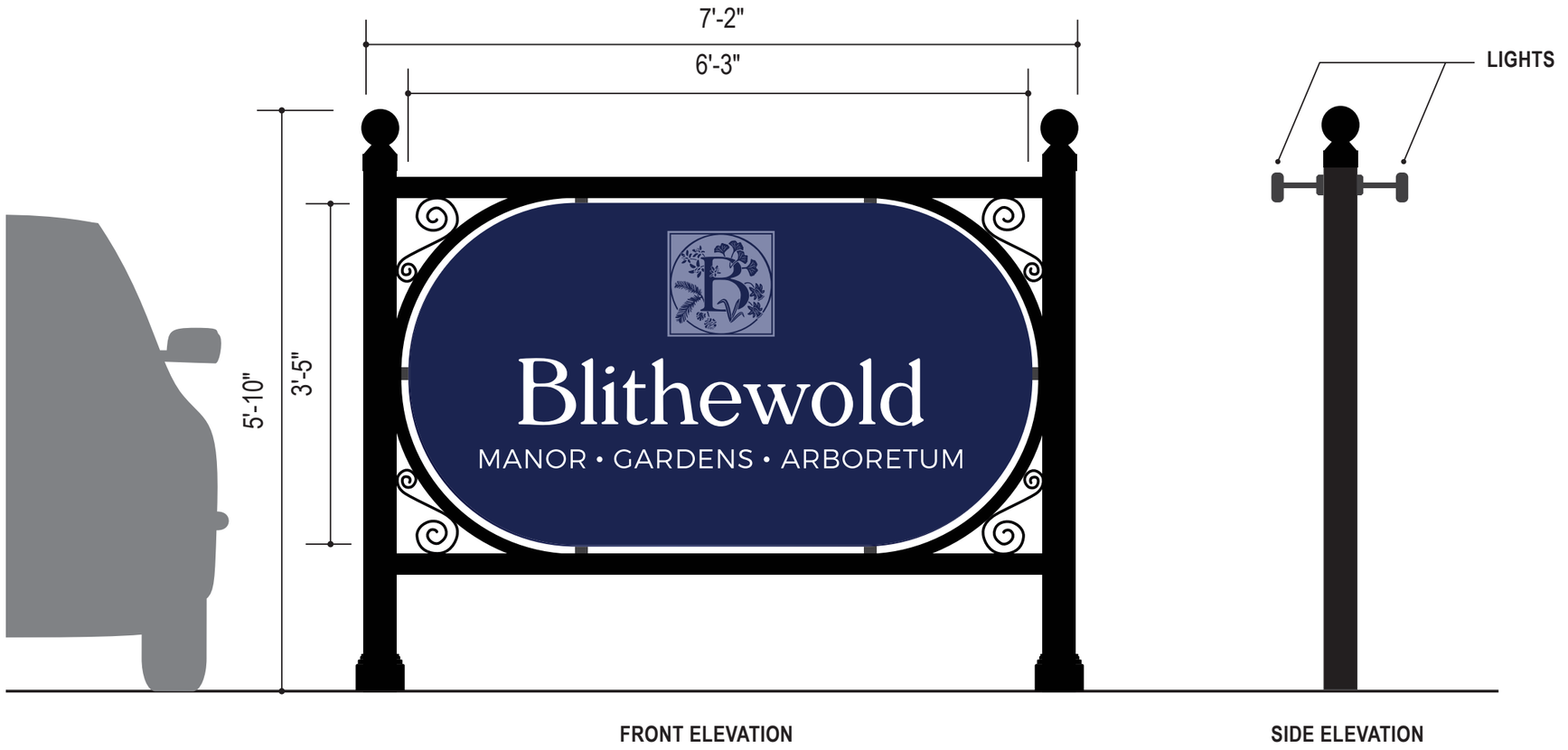
ARROWSTREET

Blithewold Manor & Gardens

FERRY ROAD SIGNAGE

MAIN ENTRANCE SIGN
OVERVIEW

- The sign at Blithewold's main entrance will be a **metal fabricated sign** with a high-quality painted finish to withstand the elements.
- The graphic panel will utilize **a Direct Embed process** for long-term performance without peeling or fading.
- The sign will be securely installed with **concrete footings** for stability.
- The panel will be **externally illuminated** for visibility at night.
- The **size of the panel** on the new sign is **roughly the size of the existing sign**.

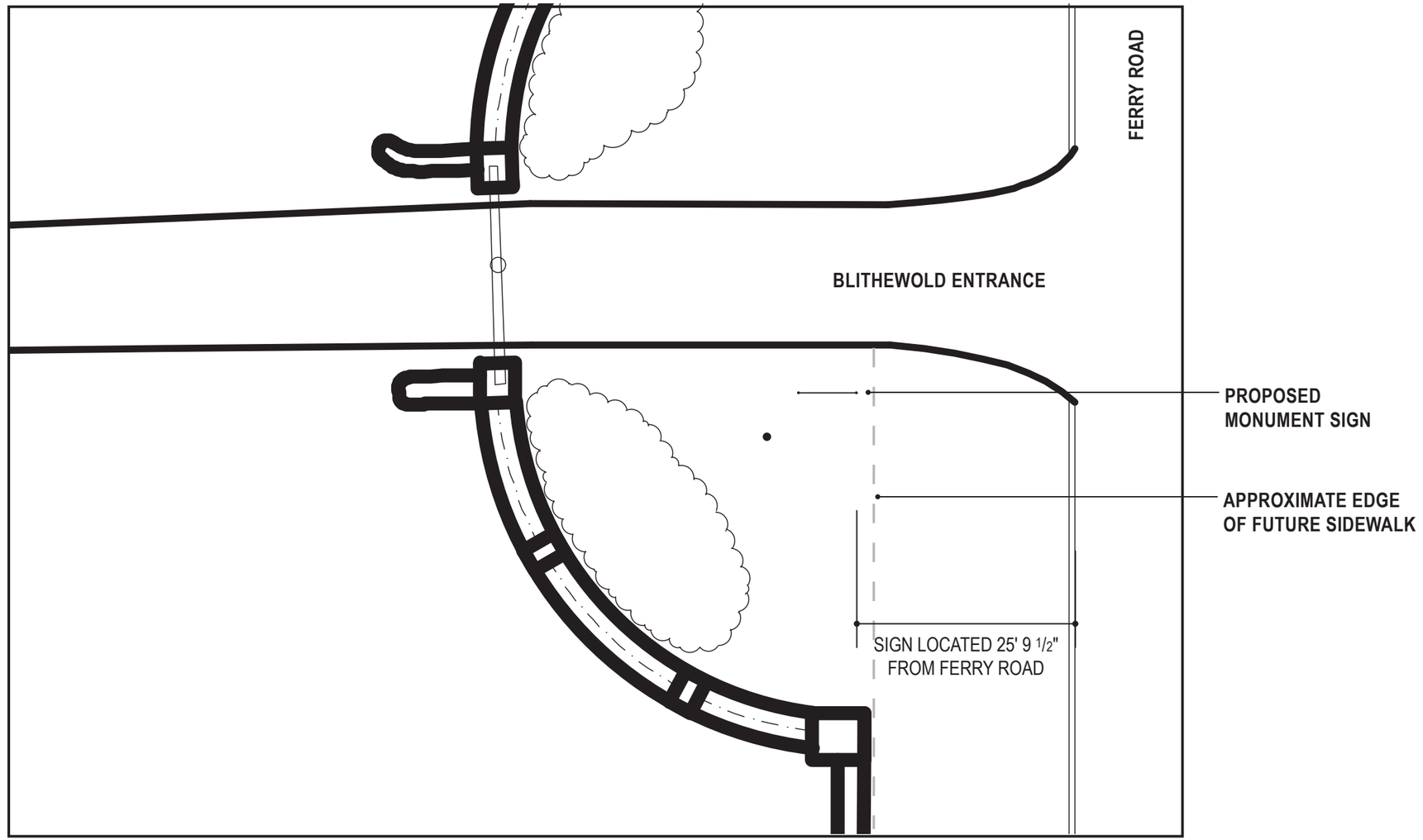


MAIN ENTRANCE SIGN
LOCATION

» The proposed location for the Blithewold main entrance sign is on Blithewold's property, **centered between the existing light pole and the drive lane**.

» The sign will be set approximately **2 feet from the future sidewalk** and about **25 feet 9½ inches from the edge of Ferry Road.**

» Final placement **will be confirmed during a site visit** by the sign fabricator to account for field conditions.



MAIN ENTRANCE SIGN
RENDERING



Please note: Sign location and size is in rendering is approximate. Rendering for reference only.

HORTICULTURAL OFFICE & GREENHOUSE SIGNS
OVERVIEW

» The signs identifying Blithewold's Horticultural Office and Greenhouse will be **metal panels utilizing a Direct Embed process** for long-term performance without peeling or fading.

» The signs will be securely mounted to the wall.

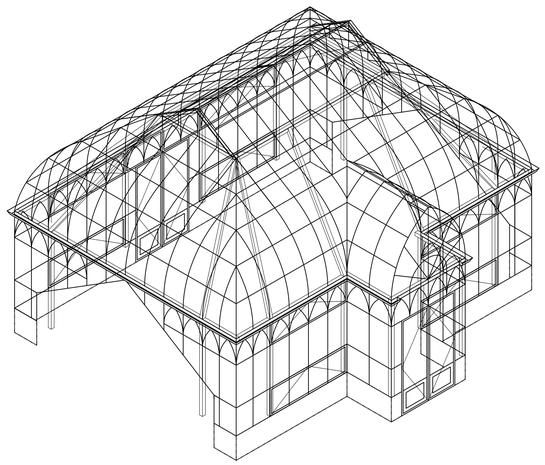








ISOMETRIC (FOR PERSPECTIVE ONLY - NOT TO SCALE)



NOTE: ISOMETRIC IS FOR BASIC VISUAL REPRESENTATION ONLY. ACTUAL SIZE AND LAYOUT OF FINISHED PRODUCT IS DETAILED IN THE FOLLOWING PAGES.

IMPORTANT BENT GLASS NOTE:

BENT GLASS AND GLAZING BARS OBSERVE A +/-1/8" TOLERANCE FOR BOTH. BENT GLASS MUST BE INSTALLED WITH ONLY 4-5 LBS OF PRESSURE PER LINEAR INCH OF PERIMETER. IF EXCESS GAP IS LEFT, FILL WITH SILICONE.

WARNING!

RIDGE VENTS/EAVE VENTS HAVE MULTIPLE PINCH POINTS THAT CAN CAUSE INJURY DURING OPERATION. DO NOT PLACE YOUR HANDS OR OTHER BODY PARTS BETWEEN OPERABLE PANEL AND FRAME. SOLAR INNOVATIONS, LLC. IS NOT RESPONSIBLE FOR ANY INJURIES SUSTAINED DURING OPERATION OF PRODUCT OR OTHERWISE.

ENGINEERING NOTES

JOB LOCATION:	P.E. STAMP PROVIDED BY SOLAR INNOVATIONS, LLC.:
BRISTOL, RI, USA 02809	YES

ENGINEERING DESIGN CRITERIA

DESIGN DATA
DESIGN CODE: RISBC-1 2021 - 2021 IBC (ASCE 7-16)

DEAD LOADS SELF WEIGHT:
GLASS AND GLAZING DENSITY = 156pcf
ALUMINUM DENSITY = 172.8pcf
MISC. ADDITIONAL SELF WEIGHT FOR MISC. ITEMS = 5%

SNOW LOADS:
GROUND SNOW LOAD (Pg) = 30psf (Min)
SNOW EXPOSURE FACTOR (Ce) = 1.0
SNOW LOAD IMPORTANCE FACTOR (Is) = 1.0
THERMAL FACTOR (Ct) = 1.2
SLOPE FACTOR (Cs) = 1.0
STAND REDUCTION = 0.7
DESIGN/BALANCED SNOW LOAD (Ps) = 30psf
DRIFTING LOAD = 15.1psf Triangular Load over 3.4' Projection

LIVE LOAD AND ROOF LIVE LOAD
ROOF LIVE LOAD = 20psf

WIND LOAD INFORMATION
BASIC WIND SPEED V=128mph Vult.
WIND EXPOSURE = C
VELOCITY PRESSURE EXPOSURE COEFFICIENT: 0.90
DESIGN PRESSURE:
WALL: 27.58psf
ROOF (UPLIFT): 30.32 psf

SEISMIC LOADS INFORMATION:
SEISMIC IMPORTANCE FACTOR = 1.0
SEISMIC SITE CLASS = D
SEISMIC DESIGN CATEGORY = B
S1 = 0.054g ; Ss = 0.197g
Sds =0.21
MAIN SEISMIC FORCES RESISTING SYSTEM = ALUM. FRAME
RESPONSE MODIFICATION FACTOR = 1.0
SYSTEM OVER STRENGTH FACTOR = 2.5
SEISMIC RESPONSE COEFFICIENT Cs = 0.21

FOUNDATION AND EXISTING STRUCTURE ALONG WITH ALL CONNECTIONS TO SUCH ARE TO BE DESIGNED AND ENGINEERED BY OTHERS

CUSTOMER RESPONSIBILITY:
SOLAR INNOVATIONS STRONGLY RECOMMENDS THE HIRING OF AN ENGINEER OR AN ARCHITECT FOR THE PROPER REVIEW OF THE DRAWINGS. CUSTOMER ACKNOWLEDGES THE STRUCTURE HEREIN SHOWN WILL BE ATTACHED TO AN EXISTING STRUCTURE OR FOUNDATION AND THAT SUCH STRUCTURE OR FOUNDATION IS TO BE EVALUATED BY A PROFESSIONAL ENGINEER AND/OR ARCHITECT. ANY COSTS ASSOCIATED WITH THE SERVICES PROVIDED BE THE ENGINEER OR ARCHITECT IS RESPONSIBILITY OF THE OWNER.

THE FOLLOWING DEFINITIONS APPLY:
*TERMS SUCH AS OWNER, OWNER OF THE STRUCTURE, REPRESENTATIVE OF THE OWNER, GENERAL CONTRACTOR, SUB CONTRACTOR, SOLAR INNOVATIONS' CUSTOMER, OR ANY PERSON ASSIGNED TO REPRESENT THE OWNER AND/OR MAKE DECISIONS ON BEHALF OR WITH THE OWNER ARE TO BE ASSUMED SYNONYMS AND REFER TO THE PERSON OR ENTITY RESPONSIBLE FOR THE ASSOCIATED TASK.

*BY OTHERS: IT REFERS TO ANY ACTIVITY AND/OR PRODUCT THAT IS NOT RESPONSIBILITY OF SOLAR INNOVATIONS. IT IS OFTEN USED TO REFER THE CONTRACTOR, THE SUBCONTRACTOR, OR BY ANY OTHER RESPONSIBLE PERSON OR ENTITY THAT WILL BE RESPONSIBLE FOR SUCH ACTIVITY. IT IS A CATEGORICAL EXCLUSION OF A TASK, ACTIVITY, A PRODUCT, AND/OR A TASK OR ACTIVITY RELATED TO THE PRODUCT.

EOR - ENGINEER OF RECORDS/ARCHITECT OF RECORDS
THIS SET OF DRAWINGS MUST BE CONSIDERED AND USED FOR PRELIMINARY PURPOSES ONLY UNLESS IT HAS BEEN REVIEWED AND STAMPED BY AN ARCHITECT AND/OR A PROFESSIONAL ENGINEER (SOLAR INNOVATIONS' PROFESSIONAL ENGINEER AND/OR THE CUSTOMER'S ENGINEER). CUSTOMER ACKNOWLEDGES SOLAR INNOVATIONS HAS PROVIDED A QUOTE FOR ENGINEERING SERVICES (INDEPENDENT ENGINEERING FIRM) AND IF NOT SELECTED/ACCEPTED SOLAR INNOVATIONS WILL ASSUME THE CUSTOMER HAS HIRED AN INDEPENDENT DESIGN PROFESSIONAL (ARCHITECT OR ENGINEER AS REQUIRED BY REGULATIONS) FOR THE REVIEW, APPROVAL, AND PROPER CERTIFICATION OF THE DRAWINGS. SOLAR INNOVATIONS MAY REQUIRE THE CONTACT INFORMATION OF THE ARCHITECT(S) OR ENGINEER(S) FOR ENGINEERING TASKS PURPOSES, INCLUDING BUT NOT LIMITED TO, THE CONFIRMATION THE STRUCTURE, SUBSTRUCTURE, AND/OR SUBSTRATE HAVE BEEN PROPERLY EVALUATED FOR THE FORCES IT WILL BE SUBJECTED TO.

SCOPE LIMITATION - SOLAR INNOVATIONS DRAWINGS. WHEN REVIEWED AND STAMPED BY SOLAR INNOVATION'S ENGINEER, ARE CERTIFIED FOR THE STRUCTURAL CAPACITY OF THE SYSTEM. CODE COMPLIANCE OTHER THAN THE STRUCTURAL CAPACITY (INCLUDING BUT NOT LIMITED TO ALL ARCHITECTURAL ELEVATIONS, SECTIONS, INTENDED USE, ADA REQUIREMENTS, OSHA REQUIREMENTS, AND OTHERS) ARE TO BE REVIEWED AND APPROVED BY THE ENGINEER OR ARCHITECT OF RECORDS.

CONSTRUCTION MEANS AND METHODS
STRUCTURE HAVE BEEN DESIGNED AND MOCKED UP IN SOLAR INNOVATIONS FACILITIES TO ENSURE THE STRUCTURE CAN BE BUILT. HOWEVER, IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DEVELOP A CONSTRUCTION PLAN TO ADDRESS ALL CONSTRUCTION SEQUENCE, ERECTION PROCEDURES, AND LOGISTICS REGARDING THE INSTALLATION OF THE STRUCTURE AND TO ENSURE THE SAFETY OF THE STRUCTURE AND WORKMEN DURING CONSTRUCTIONS. THE CONTRACTOR IS TO ASSUME THE STRUCTURE MAY NOT BE STABLE UNTIL COMPLETION. AN ENGINEER IS TO BE HIRED TO PROVIDE PLANS AND DRAWINGS REGARDING THE STABILITY OF THE STRUCTURE (INCLUDING SHORING, UNDERPINNING, TEMPORARY BRACING, ETC). COSTS ASSOCIATED WITH THIS RECOMMENDATION ARE RESPONSIBILITY OF THE CONTRACTOR.

SUBSTRATE MATERIAL REQUIREMENTS/ASSUMPTIONS
CONCRETE:
ALL CONCRETE WORK IS TO BE DESIGNED IN ACCORDANCE WITH ACI 318-14 AND AS PER CUSTOMER'S PROJECT SPECIFIC SPECIFICATIONS AND PLANS. ALL CONCRETE DESIGN AND ENGINEERING IS RESPONSIBILITY OF CUSTOMER'S ENGINEER. BELOW REQUIREMENTS ARE MINIMUM FOR THE STRUCTURE TO WORK. IN CASE OF CONFLICTING INFORMATION BETWEEN CUSTOMER'S ENGINEER DRAWINGS AND THESE DRAWINGS THE MOST RESTRICTIVE WILL GOVERN.

- F'C = 2,500PSI (NORMAL WEIGHT CONCRETE)
- REINFORCEMENT = CONDITION B FOR SHEAR AND CONDITION B FOR TENSION

ALL CONCRETE REINFORCEMENT IS TO BE DESIGNED AND ENGINEERED BY ENGINEER OF RECORDS.

STEEL:

- ALL STEEL SHALL CONFORM TO ASTM A500, GRADE B (FY = 46KSI MIN.)

SOLAR INNOVATIONS RECOMMENDS THE STEEL TO BE PAINTED AND/OR GALVANIZED OR OTHERWISE TREATED TO MINIMIZE THE POSSIBILITY OF CORROSION. FINISH AND TREATMENT MUST BE DETERMIDED BY CUSTOMER'S ENGINEER, ALL ASSOCIATED COST REGARDING CORROSION INHIBITION IS RESPONSIBILITY OF THE CUSTOMER OR GENERAL CONTRACTOR AS APPLICABLE.

FASTENERS:
ALL FASTENERS HAVE BEEN DESIGNED IN ACCORDANCE WITH 2020 ALUMINUM DESIGN MANUAL AND AAMA TIR A9-14. ALL FASTENERS (BOLTS AND SCREWS) ARE 18-8 STAINLESS STEEL UNLESS OTHERWISE NOTED.

CONCRETE ANCHORS:
ALL 3/8" DIA ANCHORS ARE WEJ-IT POWER-SKRU LARGE DIAMETER CONCRETE SCREWS (CARBON STEEL) MECHANICALLY GALVANIZED PLATING AND HAVE BEEN DESIGNED IN ACCORDANCE TO PUBLISHED DESIGN VALUES. MINIMUM EDGE DISTANCE AND SPACINGS ARE AS SHOWN ON THE DRAWINGS BUT NEVER LESS THAN 1⅜" AND 1½" RESPECTIVELY. WEJ-IT POWER-SKRU MUST BE INSTALLED IN ACCORDANCE WITH MANUFACTURER PUBLISHED INSTRUCTIONS.

UNDER NO CIRCUMSTANCES ANCHORS WILL BE ALLOWED TO CUT OR DAMAGE STEEL REINFORCEMENT NOR PRE STRESSING STRANDS.

DISCREPANCIES AND/OR CONFLICTING INFORMATION:
SOLAR INNOVATIONS MUST BE NOTIFIED IMMEDIATELY IF THERE ARE ANY CONFLICTING INFORMATION PRIOR TO PROCEED WITH THE WORK. IT IS THE RESPONSIBILITY OF THE CUSTOMER TO NOTIFY OF ANY DISCREPANCY AT THE TIME OF DISCOVERING THE ISSUE.

DIELECTRIC SEPARATION REQUIREMENTS:
DIELECTRIC SEPARATION IS REQUIRED IN ALL INSTANCES ALUMINUM COMES IN CONTACT WITH ANY MATERIAL OTHER THAN ALUMINUM AND/OR STAINLESS STEEL. DIELECTRIC SEPARATION NOT SPECIFICALLY SHOWN ON THE DRAWINGS AS BEING PROVIDED BY SOLAR INNOVATIONS IS TO BE PROVIDED BY THE CUSTOMER.

ALUMINUM:
ALL ALUMINUM IS DOMESTIC ALUMINUM. ALLOYS VARY ACCORDING TO SECTION PROFILE. TYPICAL ALUMINUM ALLOYS ARE 6063-T5, 6063-T6, AND/OR 6005A-T61. GEOMETRICAL PROPERTIES AND MECHANICAL PROPERTIES OF SPECIFIC EXTRUSIONS, WHEN NOT SHOWN ON DRAWINGS, ARE AVAILABLE UPON REQUEST.

SITE PREPARATION REQUIREMENTS:
SITE PREPARATION IS BY OTHERS. CUSTOMER IS RESPONSIBLE FOR THE CONDITION OF THE SUBSTRATE AND IS RESPONSIBLE FOR THE HIRING OF AN ENGINEER FOR THE VERIFICATION OF THE SUITABILITY OF THE SUBSTRATE.

SUBSTRATE HAS BEEN ASSUMED TO BE ABLE TO WITHSTAND ALL THE FORCES IMPOSED BY THE STRUCTURE DESIGNED BY SOLAR INNOVATIONS. IT IS THE CUSTOMER'S ENGINEER RESPONSIBILITY TO VERIFY THE CAPACITY OF THE SUBSTRATE.

KNEEWALLS MUST RESIST ALL IMPOSED LOADS. LATERAL FORCES SUCH AS THRUST FORCES WILL INDUCE OVERTURNING MOMENTS THAT CAN BE HIGH FOR CERTAIN TYPE OF KNEEWALLS. IT IS THE CUSTOMER'S ENGINEER RESPONSIBILITY TO VERIFY THE CAPACITY OF THE KNEEWALLS.

CUSTOMER IS RESPONSIBLE FOR VERIFYING THE SUITABILITY OF THE SUBSTRATES/OPENINGS, BY HIRING AN INDEPENDENT ENGINEER AS NEEDED. FOR EXAMPLE, IT IS THE CUSTOMER'S ENGINEER RESPONSIBILITY TO VERIFY THE CAPACITY OF THE SUBSTRATE TO SUPPORT THE FORCES OF THE STRUCTURE SUPPLIED BY SOLAR INNOVATIONS. KNEEWALLS MUST RESIST ALL IMPOSED LOADS. LATERAL FORCES, SUCH AS THRUST FORCES, CAN CREATE RISK OF COLLAPSE/FAILURE. THIS RISK CAN BE HIGHER FOR CERTAIN TYPE OF KNEEWALLS. IT IS THE RESPONSIBILITY OF CUSTOMER'S ENGINEER TO VERIFY THE CAPACITY OF THE KNEEWALLS TO PROPERLY SUPPORT THE STRUCTURE.

BLITHEWOLD PALM HOUSE RI - UNIT A

ACCOUNT NAME & CONTACT INFORMATION	SHIPPING ADDRESS	JOB SITE ADDRESS
HERITAGE GREENHOUSE BUILDERS INC. 89 GREEN HILL ROAD MADISON, CT, USA 06443 PHONE: 203-453-5499 EMAIL: HERITAGEGREENHOUSES@COMCAST.NET CONTACT: STEPHEN WACHA	SHIP TO 101 FERRY ROAD BRISTOL, RI, USA 02809	JOB SITE 101 FERRY ROAD BRISTOL, RI, USA 02809

TENTATIVE SHIPPING METHOD: COMMON CARRIER

UNIT TYPE / FRAMING SYSTEM

UNIT A : ONE (1) CURVED-EAVE DOUBLE PITCH GREENHOUSE WITH PARTIAL HIPS, TWO (2) PARTIAL GABLE ENDS, & CURVED-EAVE DOUBLE PITCH DORMER WITH ONE (1) GABLE END

FRAMING TO BE: 2" X 2", G2 2" X 2.83", G2 2" X 4", & G2 2" X 5.5" ALUMINUM SYSTEM
GLAZING SET UP: 1" INSULATED GLAZING
FRAMING COLOR TO BE: ***AAMA 2603 SI STANDARD WHITE (UC# 42737)***
METAL TO METAL SILICONE COLOR TO BE: WHITE
METAL TO GLASS SILICONE COLOR TO BE: BLACK
GLASS TO GLASS SILICONE COLOR TO BE: BLACK

ALL INTERIOR PERIMETER SILICONE BY OTHER

GLAZING SCHEDULE (SLOPED & VERTICAL) (QTY: 52)

TYPE	DESCRIPTION
1	⅜" CLEAR MONOLITHIC HEAT STRENGTHENED LAMINATED WITH .060" ARTIC SNOW WHITE (65%) PVB INTERLAYERS

GLAZING SCHEDULE (CURVE) (QTY: 216)

TYPE	DESCRIPTION
2	⅜" CLEAR MONOLITHIC HEAT STRENGTHENED LAMINATED WITH .060" ARTIC SNOW WHITE (65%) PVB INTERLAYERS

GLAZING SCHEDULE (VERTICAL) (QTY: 106)

TYPE	DESCRIPTION
3	1" INSULATED GLAZING UNITS ⅜" CLEAR TEMPERED ⅜" STAINLESS STEEL AIR SPACE (ARGON FILLED) ⅜" CLEAR TEMPERED SILICONE SEAL

GLAZING SCHEDULE (RIDGE VENT) (QTY: 16)

TYPE	DESCRIPTION
4	1" INSULATED GLAZING UNITS ⅜" CLEAR TEMPERED ⅜" STAINLESS STEEL AIR SPACE (ARGON FILLED) ⅜" CLEAR ANNEALED LAMINATED WITH AN 0.060" ARTIC SNOW WHITE (65% PVB INTERLAYER) SILICONE SEAL

GLAZING SCHEDULE (EAVE VENT) (QTY: 16)

TYPE	DESCRIPTION
5	1" INSULATED GLAZING UNITS ⅜" CLEAR TEMPERED ⅜" STAINLESS STEEL AIR SPACE (ARGON FILLED) ⅜" CLEAR TEMPERED SILICONE SEAL

GLAZING SCHEDULE (EAVE VENT - GRIDS) (QTY: 16)

TYPE	DESCRIPTION
6	1" INSULATED GLAZING UNITS ⅜" CLEAR TEMPERED (TRADITIONAL GRIDS) ⅜" STAINLESS STEEL AIR SPACE (ARGON FILLED)(SILVER SDL GRIDS) ⅜" CLEAR TEMPERED (TRADITIONAL GRIDS) SILICONE SEAL

GLAZING SCHEDULE (GRIDS) (QTY: 34)

TYPE	DESCRIPTION
7	1" INSULATED GLAZING UNITS ⅜" CLEAR TEMPERED (TRADITIONAL GRIDS) ⅜" STAINLESS STEEL AIR SPACE (ARGON FILLED)(SILVER SDL GRIDS) ⅜" CLEAR TEMPERED (TRADITIONAL GRIDS) SILICONE SEAL

GLAZING SCHEDULE (DOOR - PANEL) (QTY: 4)

TYPE	DESCRIPTION
8	1" INSULATED PANEL .040" ALUMINUM FLASHING (TRADITIONAL GRIDS) ½" FOAM .040" ALUMINUM FLASHING
9	FOUR (4) EXTRA PIECES OF MOST COMMON CURVE GLASS

GLAZING SCHEDULE (SLOPED & VERTICAL) (QTY: 52)

TYPE	DESCRIPTION
10	⅜" CLEAR MONOLITHIC ANNEALED LAMINATED WITH .060" ARTIC SNOW WHITE (65%) PVB INTERLAYERS

ACCESSORY SCHEDULE (OUTSOURCE)

TYPE	DESCRIPTION
UA-A	TEN (10) SI9999 ALUMINUM ELBOW ASSEMBLIES FOR 2½" ROUND DOWNSPOUT
UA-A	SDL GRIDS BETWEEN SURFACES 2 & 3 OF VERTICAL BAYS, IN CONJUNCTION WITH EXTERIOR GRIDS (***SILVER***)
UA-A	TWO (2) WATER RESISTANT LINEAR ACTUATOR MOTORS (ARM CUT DOWN to 4") FOR RIDGE VENTS LISTED BELOW (AC0006659-00-00) ***MOTOR IS BLACK WITH SILVER ARM***
UA-A	TWO (2) THERMOSTAT (AC0000640-00-00) TO CONTROL RIDGE VENTS LISTED BELOW
UA-A	TWO (2) 1-5/16" O.D. X 1" SCHEDULE 80 SHAFT (STI000517-21-00)

ACCESSORY SCHEDULE

TYPE	DESCRIPTION
UA-A	0.040" ALUMINUM INTERIOR SILL FLASHING (***AAMA 2603 SI STANDARD WHITE***)
UA-A	SI9999 RESTORATION ALUMINUM EXTRUDED GUTTER (***AAMA 2603 SI STANDARD WHITE***)
UA-A	FIVE (5) SI9999 2½" ROUND ALUMINUM DOWNSPOUTS (***AAMA 2603 SI STANDARD WHITE***)
UA-A	SI9999 DECORATIVE RAKE MOLDING ALONG GABLE END RAFTER OF STRUCTURE (***AAMA 2603 SI STANDARD WHITE***)
UA-A	RIDGE CREST MOUNT (***AAMA 2603 SI STANDARD WHITE***) TO PROVIDE MOUNTING SURFACE FOR RIDGE CRESTING BY OTHER
UA-A	TRADITIONAL GRIDS APPLIED ON SURFACES 1 & 4 OF VERTICAL BAYS (***AAMA 2603 SI STANDARD WHITE***)
RV-A	TWO (2) EIGHT-BAY INSULATED OPERABLE G1 RIDGE VENT WITH CHARCOAL COLORED FIBERGLASS SCREENS.
EV-A	EIGHT (8) FOUR-BAY INSULATED OPERABLE EAVE VENT WITH CHARCOAL COLORED FIBERGLASS SCREENS.
UA-A	FOUR (4) BASE MOUNTS TO ATTACH FINIALS SUPPLIED BY OTHER.
UA-A	SOLAR INNOVATIONS TO RE-CREATE & PURCHASE OUT OF INVENTORY DIES USED FOR THE PROJECT (08047 / 38170 / 34489 / 37752 / 30865) EXTRA STOCK LENGTHS WILL BE SENT TO CUSTOMER IN MILL
UA-A	TWENTY FOUR (24) ALUMINUM SHIMS BY S.I. (SET OF ⅛", 1/16", & .060")
FD-A	TWO (2) GEN-2 IN-SWING FRENCH DOOR, ACTIVE-LEFT, OUTFITTED WITH HOPPE "TORONTO" SWING DOOR LEVER & ADA SILL. GLAZING SET UP: 1" INSULATED GLAZING ADA IN-SWING SILL COLOR: ***CLASS 1 CLEAR ANODIZED*** SILL FLASHING COLOR: ***CLASS 1 CLEAR ANODIZED*** FRAMING COLOR TO BE: ***AAMA 2603 SI STANDARD WHITE (UC# 42737)*** METAL TO METAL SILICONE COLOR TO BE: WHITE METAL TO GLASS SILICONE COLOR TO BE: BLACK GLASS TO GLASS SILICONE COLOR TO BE: BLACK

HARDWARE INFORMATION (OUTSOURCE)

ACTIVE HANDLE: HOPPE "TORONTO" HANDLE
ACTIVE LOCK: 3-POINT LOCK, DEADBOLT INT. & KEYED EXT.
ACTIVE PANEL: LEFT
INACTIVE HANDLE: HOPPE "TORONTO" HANDLE
INACTIVE LOCKING SYSTEM: INACTIVE HANDLE WITH 2-POINT THUMB TURN
INACTIVE PANEL: RIGHT
HANDLE & TRIM PLATE COLOR: WHITE
"UNITS TO BE KEYED ALIKE"

HARDWARE INFORMATION

HINGES: SEMI CONCEALED HINGES
HINGE COLOR: WHITE
DOOR LIMITER

LAWRENCE J. DUFFY
No. 9984
REGISTERED PROFESSIONAL ENGINEER STRUCTURAL
EXP: 06/30/2027

SealPact 2026-03-19 23:23:39 EST
Click seal or scan QR Code for verification; otherwise not valid.

PE STAMPS REQ'D

ENGINEERING FIRM:
EMC2 ENGINEERING MANAGEMENT CONSULTANTS LLC
LAWRENCE DUFFY
315 HOMESTEAD DR. LEBANON, PA. 17042
717.889.3622 LAWRENCE@EMC2EMC.COM

S.I. DRAWING REVIEW SIGN OFF		
S.I. REP.	INITIAL	DATE
PRELIMINARY ENGINEER		
SPECIALIST		
PROJECT MANAGER		

BUYER IS SOLELY RESPONSIBLE FOR COMPLIANCE WITH ANY AND ALL BUILDING CODES. BUYER IS REQUIRED TO OBTAIN APPROVAL/ACCEPTANCE FROM ANY STATE, LOCAL OR OTHER CODE OFFICIALS WITH REGARD TO PRODUCT MANUFACTURING, SPECIFICATION, PERFORMANCE, AND SAFETY REQUIREMENTS PRIOR TO QUOTE ACCEPTANCE. SI DOES NOT ACCEPT LIABILITY FOR PRODUCT NON-CONFORMACE TO WARRANTIES ASSOCIATED WITH OTHER STRUCTURES/PROPERTY OF BUYER.

INTEGRATION OF NEW STRUCTURES WITH EXISTING STRUCTURES INVOLVES THE RISK OF DAMAGE TO EXISTING STRUCTURES. EXISTING STRUCTURES CAN CRACK OR FAIL DURING CONSTRUCTION THROUGH NO FAULT OF SI. IN THE ABSENCE OF NEGLIGENCE ON THE PART OF SI, SI IS NOT LIABLE FOR ANY DAMAGE CAUSED TO EXISTING STRUCTURES DURING THE PROCESS OF ERECTION AND INTEGRATION OF THE SI PRODUCT INTO EXISTING STRUCTURES. IN THAT EVENT, CUSTOMER ASSUMES ALL RESPONSIBILITY AND COSTS FOR THE REPLACEMENT OR REPAIR OF THE EXISTING STRUCTURE (INCLUDING ANY OF ITS COMPONENTS), AS WELL AS ANY REWORK REQUIRED BY SI TO UNINSTALL OR REINSTALL ANY SI PRODUCTS.

SOLAR HAS PROVIDED PROJECT SPECIFIC DRAWINGS BASED ON INFORMATION PROVIDED BY THE CUSTOMER. IN DOING SO, SI HAS RELIED ON THE ACCURACY OF ALL SUCH INFORMATION. CUSTOMER WARRANTS THAT ALL INFORMATION PROVIDED IS ACCURATE. SI WILL NOT BE HELD LIABLE FOR ANY SITE CONDITIONS/INSTALLATION CONCERNS WHICH ARE RELATED TO INCORRECT OR INCOMPLETE INFORMATION PROVIDED BY CUSTOMER, OR ANY DRAWINGS APPROVED BY CUSTOMER WHICH CONTAIN ERRONEOUS INFORMATION.

INSTALLATION MANUALS ARE SUPPLIED AS A GUIDE ONLY. VARIATIONS OF DESIGN AND APPLICATIONS OCCUR AND ARE ADDRESSED ON A JOB-BY-JOB BASIS. WHEN VARIATIONS OCCUR, SHOP DRAWINGS SHALL SUPERCEDE INSTALLATION MANUALS.

FOR FURTHER ASSISTANCE, PLEASE CONTACT YOUR PROJECT MANAGER OR SOLAR INNOVATIONS. FAILURE TO FOLLOW SHOP DRAWINGS AND INSTALLATION INSTRUCTIONS AS DESCRIBED IN THE MANUAL AND/OR FAILURE TO CONTACT SOLAR INNOVATIONS WITH QUESTIONS OR UNCERTAINTIES SHALL VOID WARRANTY OF PRODUCT.

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LAST PRINTED BY: LAWRENCE DUFFY ON: 3/19/2026 11:06:56 PM REVISION: –

REVISION KEY			
LETTER	DESCRIPTION	DATE	INITIAL
A	UPDATED FINIAL BASE, UPDATE STEEL, UPDATE DOOR SILL TO ADA, UPDATE DETAILS	2-17-26	MAY

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PRE. ENG.: KAE	DRAFTER: MICHAEL YANO	QUOTE: 96514	ORIGINAL DRAWING DATE: 1-27-26
CUTLISTER: EJB	PROJECT COORDINATOR: PETER W, (EXT: 3805)	JOB NO.: 19-05-211	COVER PAGE: SHEET No. 01 OF 49

REVIEW PRIOR TO APPROVING SHOP DRAWINGS

IMPORTANT NOTES:
IT IS PURCHASERS RESPONSIBILITY TO VERIFY ALL DESIGN ELEMENTS AND SYSTEM INTEGRATION TO SURROUNDING ARCHITECTURE.
ALL ELEVATIONS ARE VIEWED FROM THE OUTSIDE OF STRUCTURE LOOKING IN.

PLEASE VERIFY ALL INFORMATION BEFORE APPROVING DESIGN, INCLUDING ACCESSORY LOCATION, OPERATION & SWING (INCLUDING DOORS, WINDOWS, RIDGE VENTS, HEATERS, FANS, ETC.), OVERALL DESIGN & DIMENSIONS, FRAME COLOR, GLASS MAKE UP, SUBSTRATES, AND CONNECTION DETAILS.

FINAL DRAWINGS MUST BE APPROVED WITHOUT MODIFICATION IN ORDER TO PROCEED TO FABRICATION. IN THE EVENT OF ANY CHANGES BY CUSTOMER, NEW SHOP DRAWINGS MUST BE PREPARED, SUBMITTED, AND APPROVED. FOR EXAMPLE, "APPROVED AS NOTED" OR ANY OTHER MODIFICATIONS TO DO NOT CONSTITUTE FINAL APPROVED SHOP DRAWINGS. PLEASE NOTE THAT FABRICATION AND LEAD TIMES WILL NOT BEGIN UNTIL FINAL APPROVAL WITHOUT CHANGES IS PROVIDED.

APPROVAL SIGNIFIES THAT DESIGN AND ALL FIELD MEASUREMENTS HAVE BEEN VERIFIED AND THIS PROJECT MAY BE RELEASED FOR FABRICATION. PER OUR TERMS AND CONDITIONS, APPROVED SHOP DRAWINGS ARE FINAL AGREEMENT OF ALL DESIGN AND PRODUCTION CRITERIA AND SUPERCEDE QUOTE AND OTHER PRIOR DOCUMENTS. LEAD TIMES OFFICIALLY BEGIN UPON RECEIPT OF SIGNED SHOP DRAWINGS. IN ORDER TO EXPEDITE FABRICATION, PLEASE SIGN AND RETURN ONE (1) FULL SET SHOP DRAWINGS, INCLUDING ANY PAGES WHICH MAY REFLECT DIMENSION OR DETAIL ALTERATIONS.

CUSTOMER'S SIGNATURE OR MARK AT ANY LOCATION ON THIS PAGE SIGNIFIES ACCEPTANCE AND APPROVAL OF ALL SIGN OFF REQUIREMENTS INCLUDING DESIGN, DIMENSIONS, FRAME COLOR, GLAZING TYPE, ACCESSORIES, ETC FOR S.I. TO PROCEED WITH FABRICATION. ANY CHANGES TO SHOP DRAWINGS WILL RESULT IN ADDITIONAL CHARGES AND LEAD TIMES.

IF S.I. RECEIVES COVER PAGE ONLY , CUSTOMER CERTIFIES THAT NO CHANGES TO THE DRAWINGS ARE REQUIRED AND S.I. IS PERMITTED TO PROCEED WITH FABRICATION AS PER ITS LAST SUBMITTAL

APPROVALS BY S.I. ACCOUNT REQUIRED		DATE
DESIGN APPROVED BY:	X	
DIMENSIONS APPROVED BY:	X	
FRAME COLOR APPROVED BY:	X	
GLAZING TYPE APPROVED BY:	X	

SOLAR INNOVATIONS®
GLASS STRUCTURES

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WEBSITE: www.solarinnovations.com | E-MAIL: skylight@solarinnovations.com

HINGE IDENTIFICATION KEY



SPECIAL NOTES

1.) ANY REVISIONS REQUESTED & DRAWN AFTER PRELIMINARY ENGINEERING ARE SUBJECT TO MODIFICATION AFTER FINAL REVIEW BY THE CUSTOMER AND FINAL REVIEW BY ENGINEERING TO MEET APPLICABLE CODE.

2.) UNLESS OTHERWISE NOTED, SOLAR INNOVATIONS, LLC. WILL ASSUME THAT THE BOTTOM OF BASEWALL IS EQUAL TO THE FINISHED FLOOR HEIGHT. THIS INCLUDES ANY JOB THAT SITS ON PRESSURE TREATED WOOD PLATES OR SITS DIRECTLY ON A CONCRETE PAD.

3.) SOLAR INNOVATIONS PRICE INCLUDES THE USE OF A 1/2" MAXIMUM BEAD OF SILICONE ON THE OUTSIDE PERIMETER ONLY. ALL OTHER FINISH IS TO BE PROVIDED, OR WILL REQUIRE A CONTINUOUS SHIM 'BY OTHER'.

SECTION MARKER	DETAIL MARKER	BUBBLE MARKER
SECTION DESIGNATION / PAGE NUMBER	DETAIL DESIGNATION / PAGE NUMBER	DETAIL DESIGNATION / PAGE NUMBER

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SHEET # - 2	CURB PLAN
SHEET # - 3	SILL PLAN
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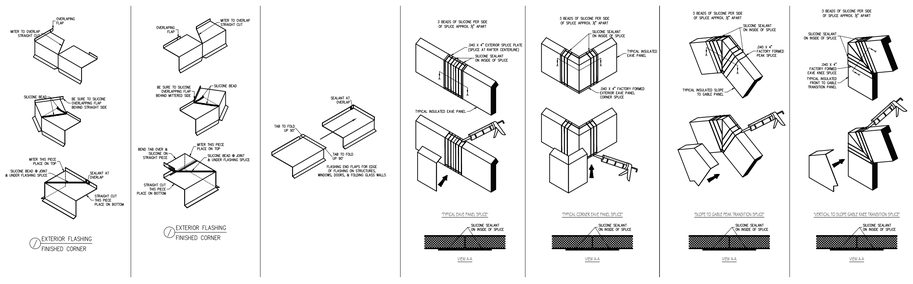
SHEET # - 5	HEADER PLAN (TOP VIEW)
SHEET # - 6	RAFTER PLAN
SHEET # - 7	ROOF PLAN
SHEET # - S1-S4	STEEL ELEVATIONS
SHEET # - 8-11	RAFTER ELEVATIONS
SHEET # - 12-15	ELEVATION
SHEET # - 16-28	SECTIONS
SHEET # - 29 - 49	DETAILS

TOTAL PAGES- 49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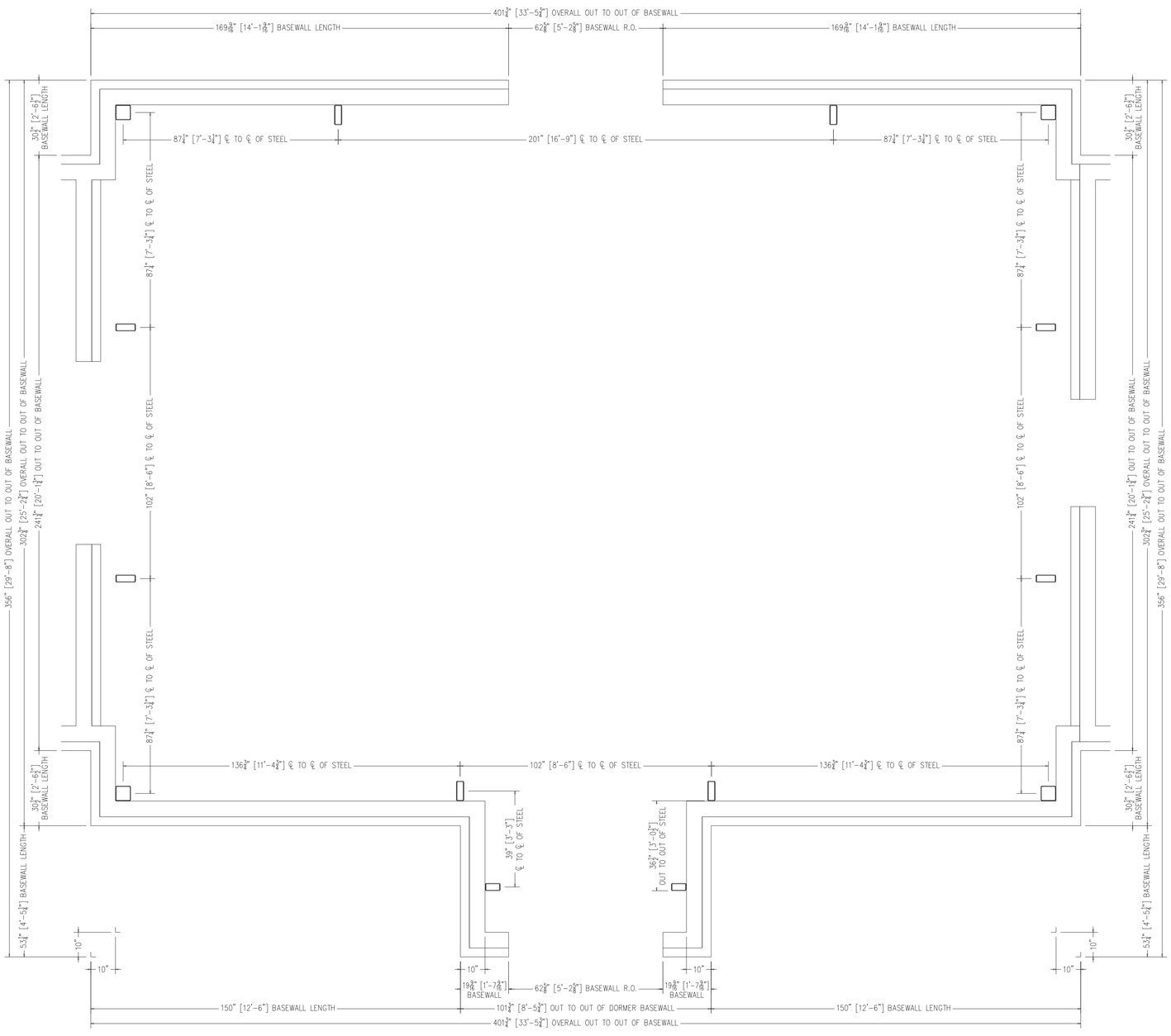
WIDE TO OVERLAP STRAIGHT CUT
SILICONE BEAD
BE SURE TO SILICONE OVERLAPPING CLIP BEHIND STRAIGHT SIDE
WIDE TWO PIECE PLACE ON TOP
SILICONE BEAD @ JOINT & UNDER FLASHING SPLICE
SEALANT AT OVERLAP
STRAIGHT CUT TWO PIECE PLACE ON BOTTOM
EXTERIOR FLASHING FINISHED CORNER
OVERLAPPING CLIP
WIDE TO OVERLAP STRAIGHT CUT
BE SURE TO SILICONE OVERLAPPING CLIP BEHIND MITERED CUT
SILICONE BEAD
WIDE TWO PIECE PLACE ON TOP
BEND TAB OVER @ SILICONE ON STRAIGHT PIECE
SILICONE BEAD @ JOINT & UNDER FLASHING SPLICE
STRAIGHT CUT TWO PIECE PLACE ON BOTTOM
EXTERIOR FLASHING FINISHED CORNER
SEALANT AT OVERLAP
TAB TO FOLD AT 90°
TAB TO FOLD AT 90°
FLASHING END CLIPS FOR EDGE OF FLASHING ON STRUCTURES WINDOWS, DOORS, & FLOORS, SLATED WALLS
3 BEADS OF SILICONE PER SIDE OF SPLICE APPROX. 3/8" APART
(NO) 4" x 4" EXTERIOR SPLICE PLATE OR



CURB PLAN

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

NOTE: ALL DIMENSIONS ARE FINISHED BRICK DIMENSIONS

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BLITHEWOLD PALM HOUSE RI - UNIT A

HERITAGE GREENHOUSE BUILDERS INC.
MADISON, CT, USA 06443

#	DATE	BY
–	1-27-26	MAY
A	2-17-26	MAY

DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W, (EXT: 3805)

ALL DRAWINGS ARE VIEWED FROM THE EXTERIOR LOOKING IN.

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

JOB NO.: 19-05-211

QUOTE NO.: 96514

PAGE No.: 2 OF 49

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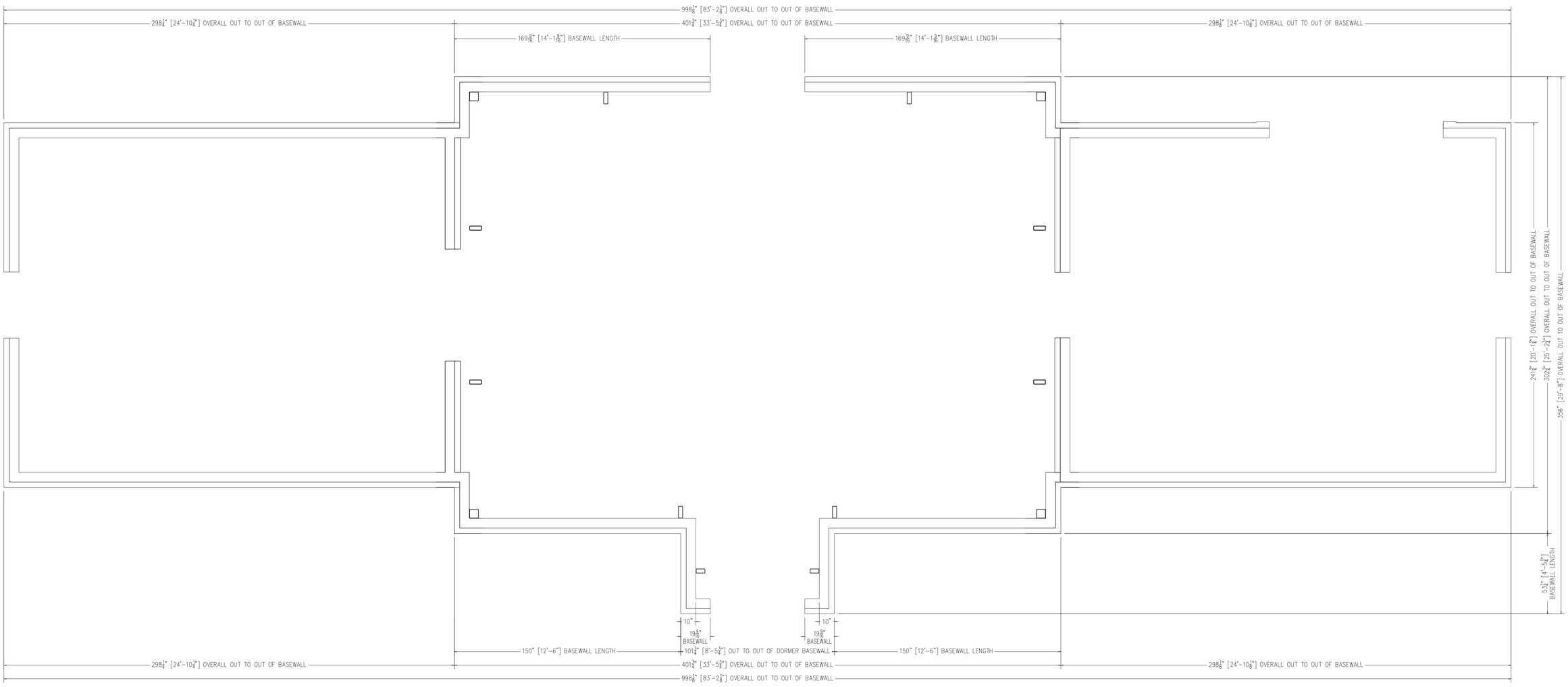

ALL UNIT CURB PLAN

SCALE: 3/8" = 1'-0"

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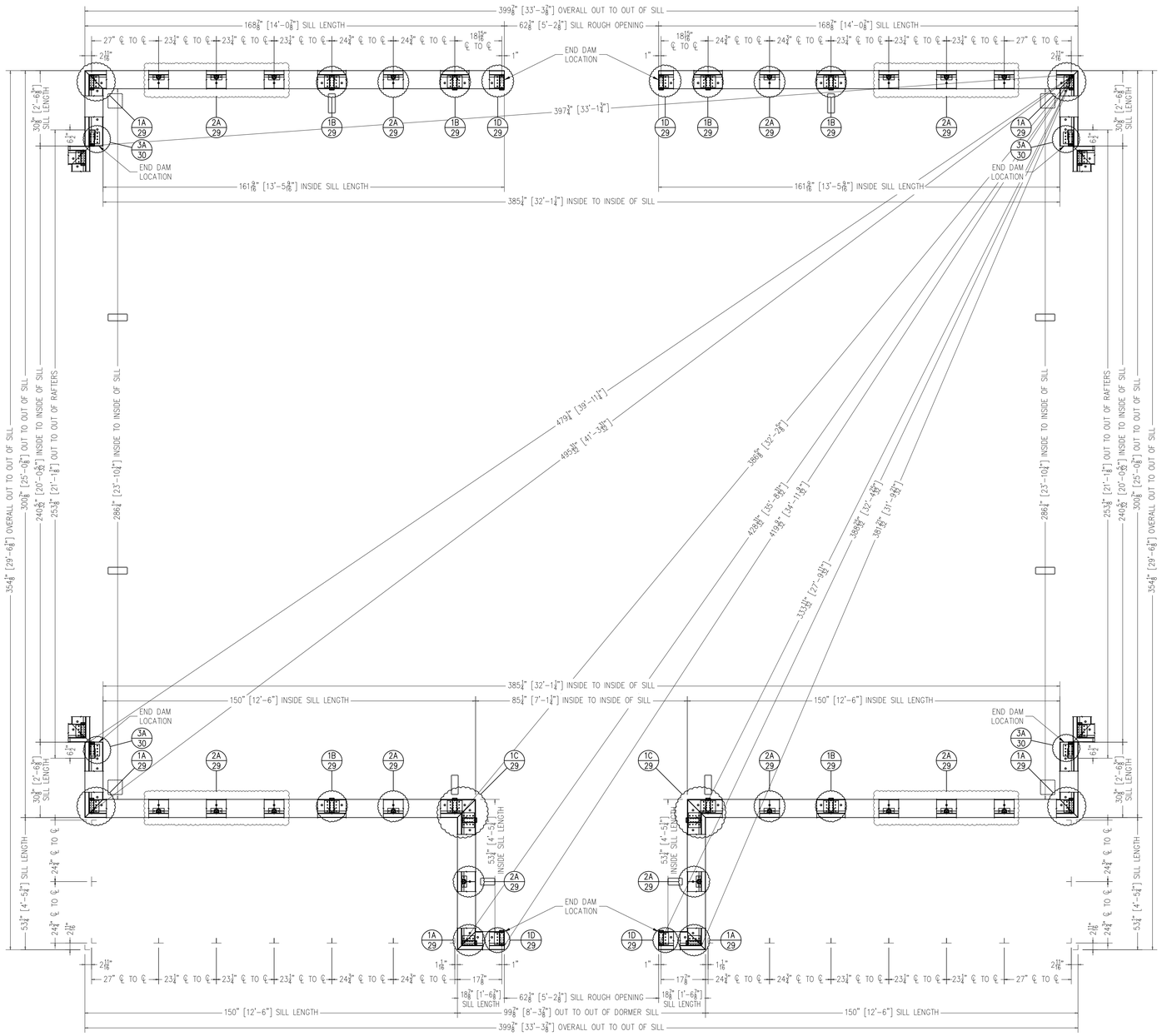
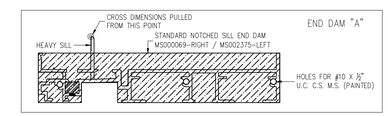


SILL PLAN

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



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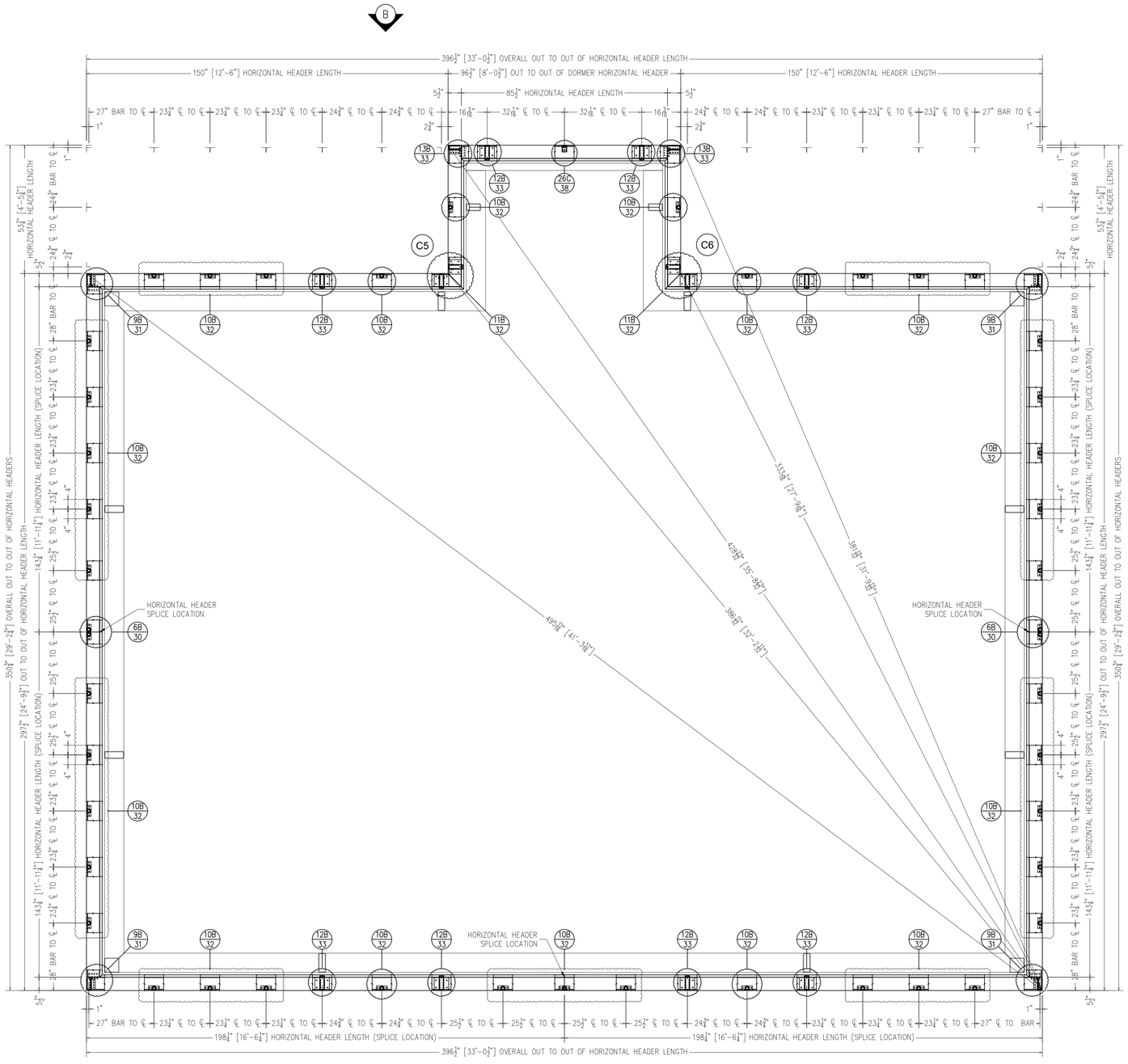

HEADER PLAN (BOTTOM VIEW)

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

Unit ID	Desig.	Knee Type	Rafter Setup	Location	Stage	Qty	Pitch
A	A	2x4	Common	Inverted	1	1	34
A	B	2x4	Common	DP Ridge	1	3	30.4
A	C	G2 HGB	Common	Inverted	1	2	90
A	D	2.5x6	Common	Eave	1	4	32
A	E	2.5x6	Common	DP Ridge	1	2	32

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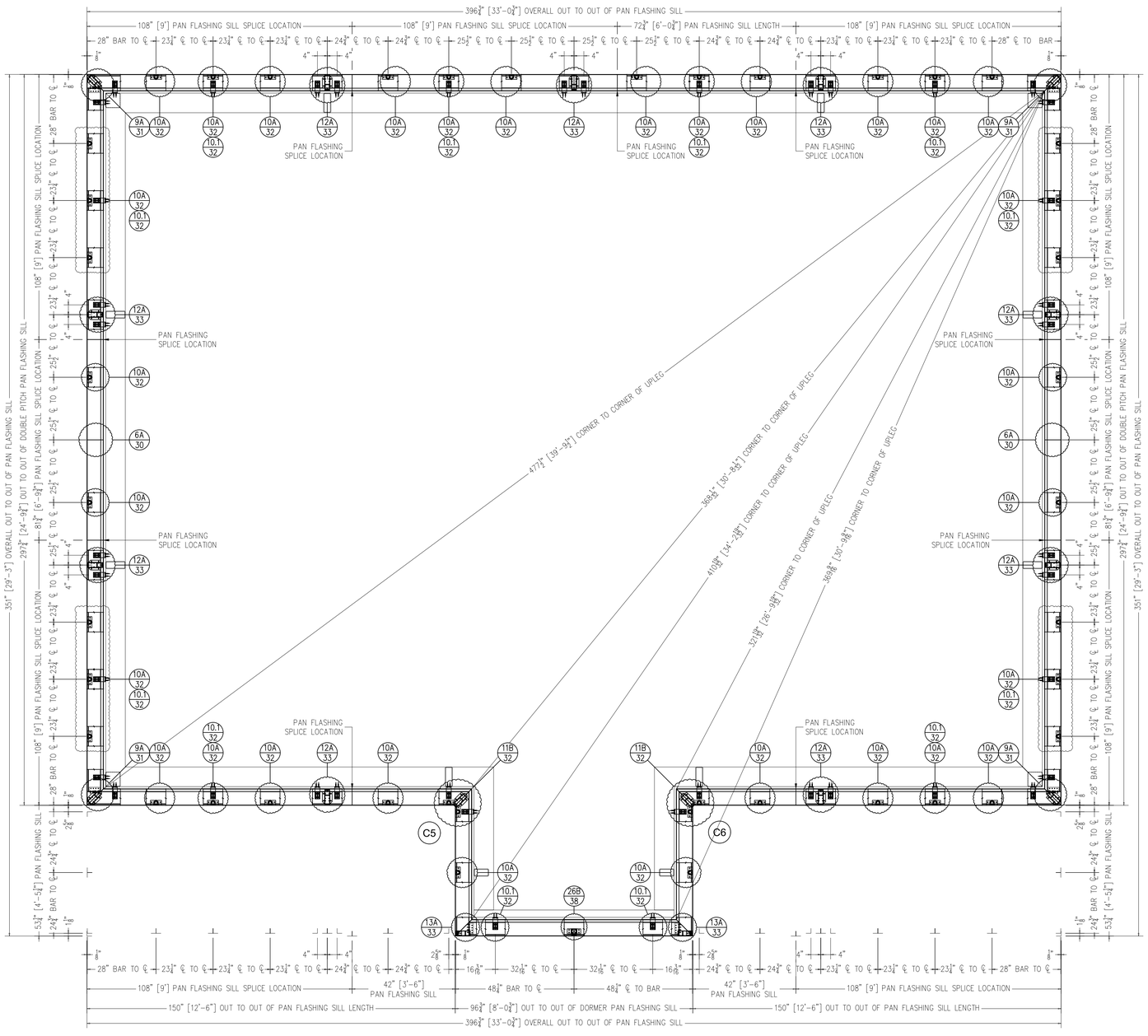

Unit ID	Desig.	Knee Type	Rafter Setup	Location	Stage	Qty	Pitch
A	A	2x4	Common	Inverted	1	1	34
A	B	2x4	Common	DP Ridge	1	3	30.4
A	C	G2 HGB	Common	Inverted	1	2	90
A	D	2.5x6	Common	Eave	1	4	32
A	E	2.5x6	Common	DP Ridge	1	2	32

HEADER PLAN (TOP VIEW)

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

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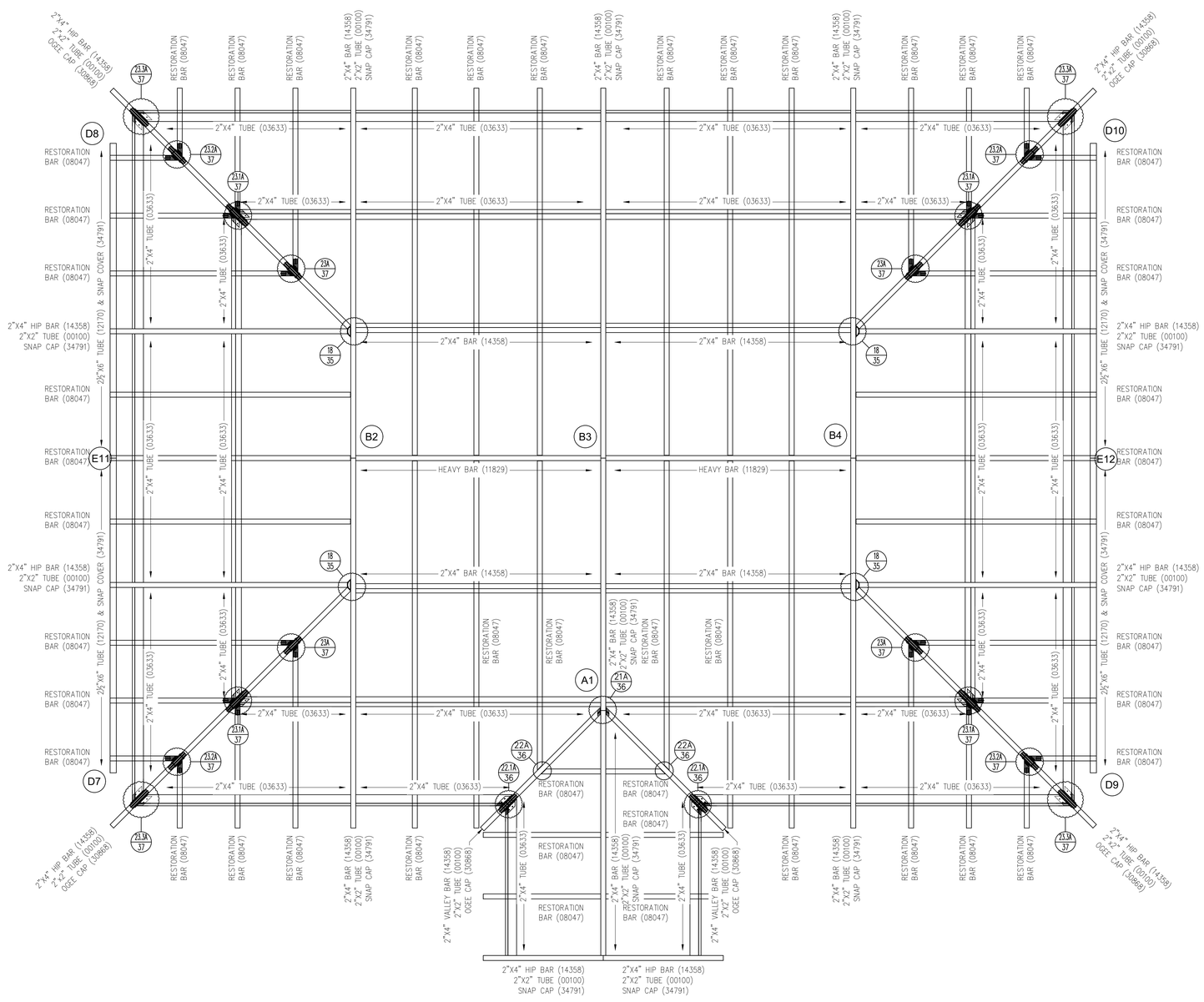

RAFTER PLAN

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

NOTE: HEADER BARS LOCATED ON HEADER PLANS (PAGE 4 & 5)

Unit ID	Desig.	Knee Type	Rafter Setup	Location	Stage	Qty	Pitch
A	A	2x4	Common	Inverted	1	1	34
A	B	2x4	Common	DP Ridge	1	3	30.4
A	C	G2 HGB	Common	Inverted	1	2	90
A	D	2.5x6	Common	Eave	1	4	32
A	E	2.5x6	Common	DP Ridge	1	2	32

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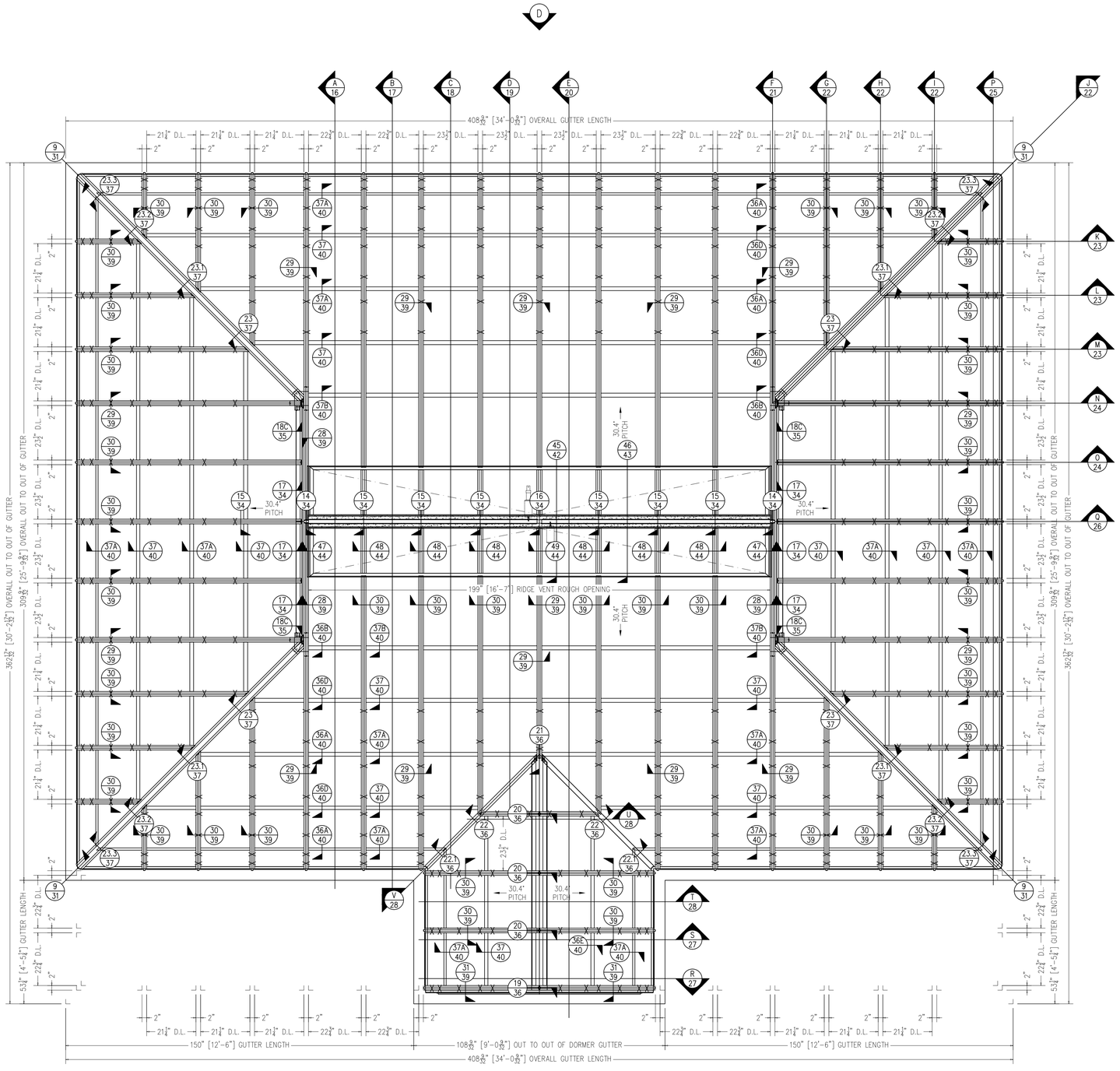

ROOF PLAN

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

MUNTINS – LEVEL 1

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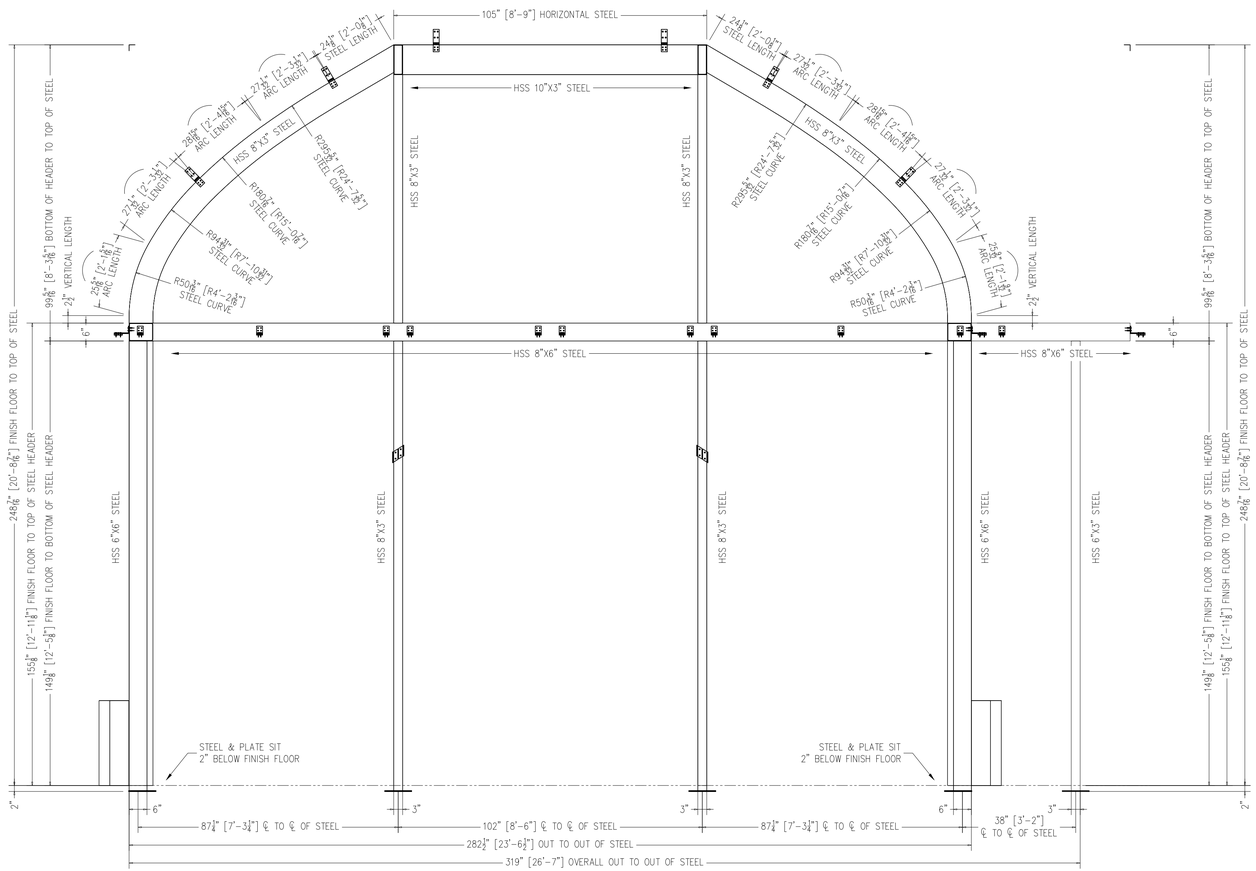

STEEL ELEVATION A

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

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

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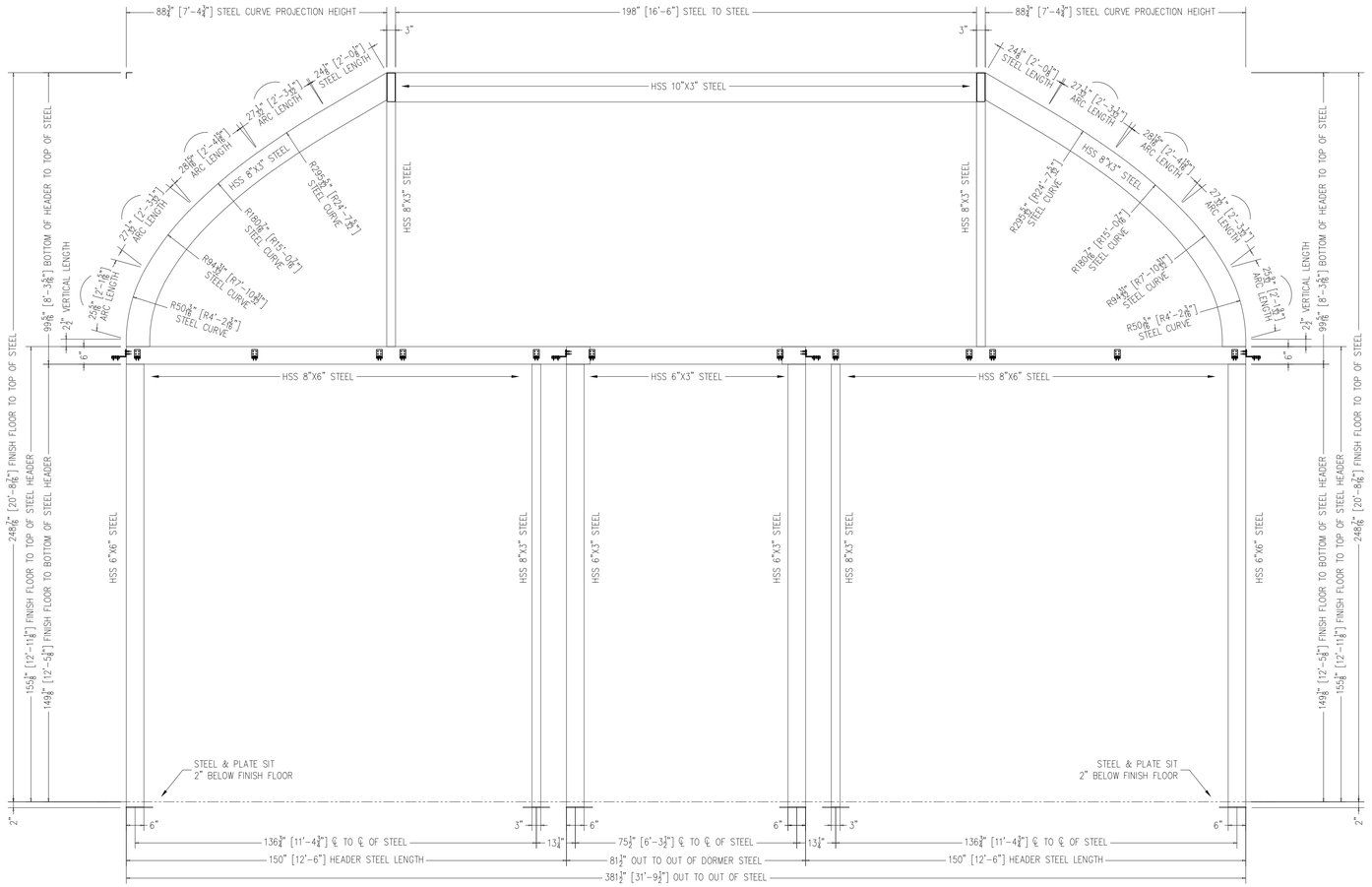

STEEL ELEVATION B

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

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DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W. (EXT: 3805)

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

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PAGE No.: S2 OF 49

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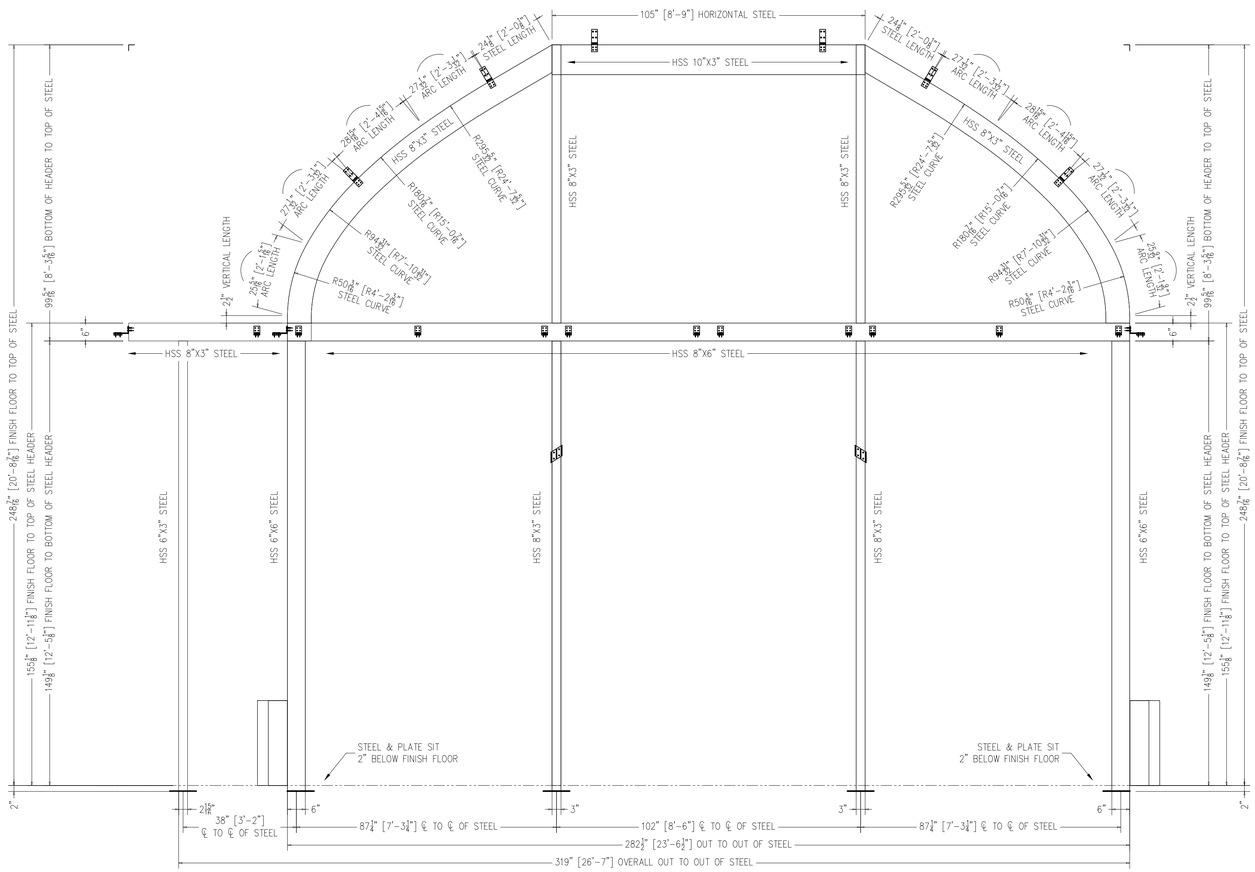

STEEL ELEVATION C

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

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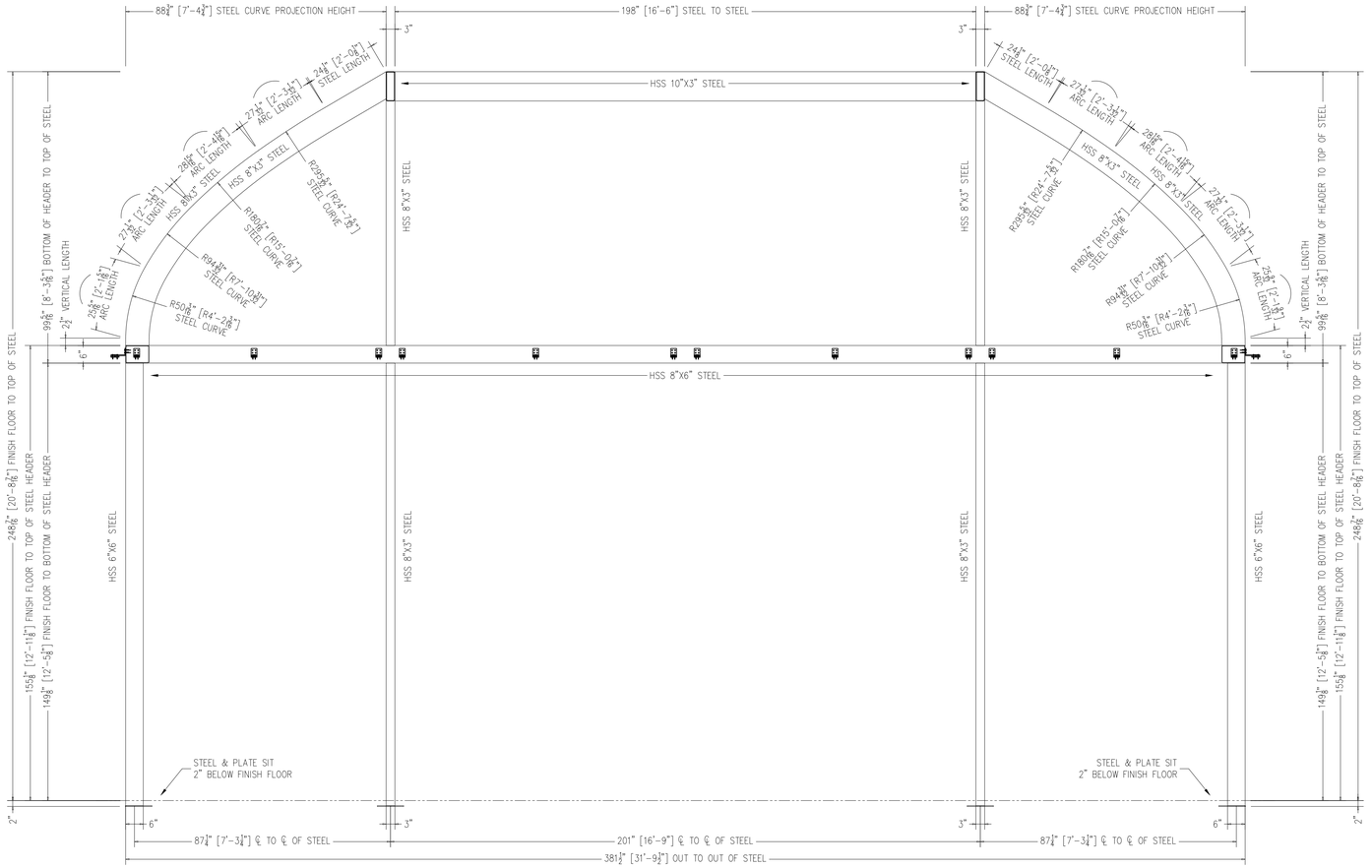

STEEL ELEVATION D

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

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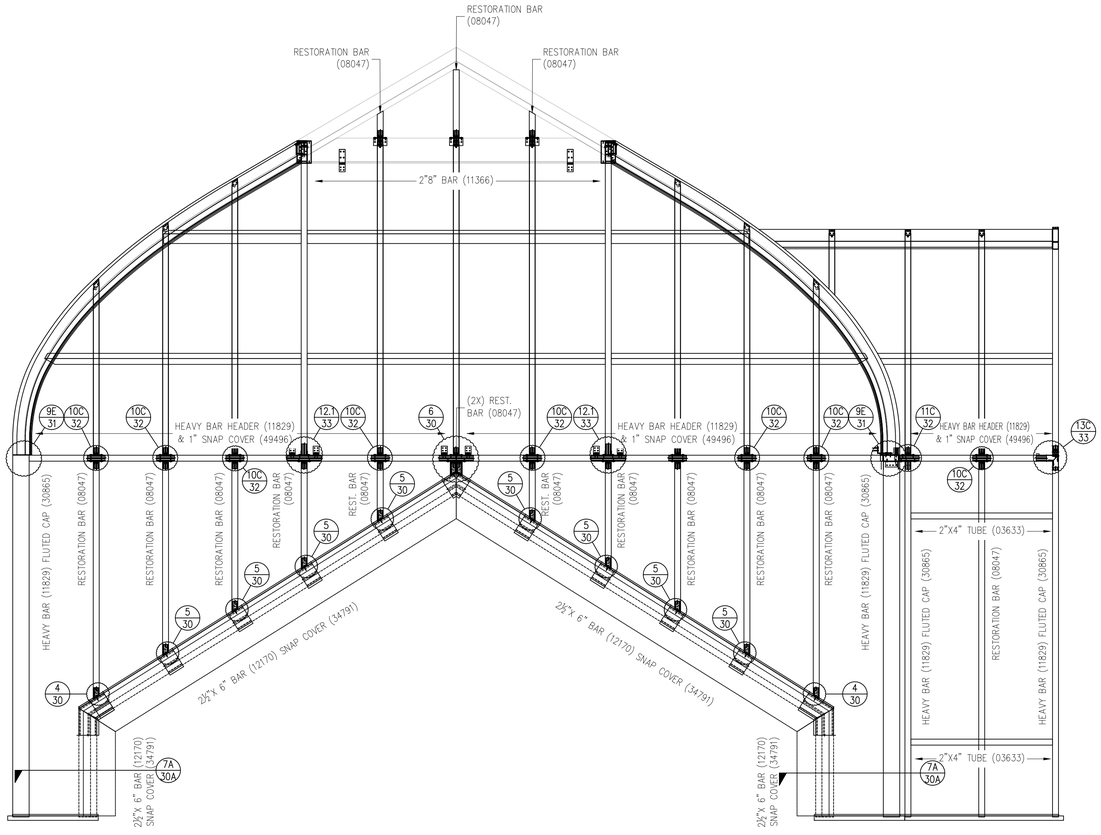

RAFTER ELEVATION A

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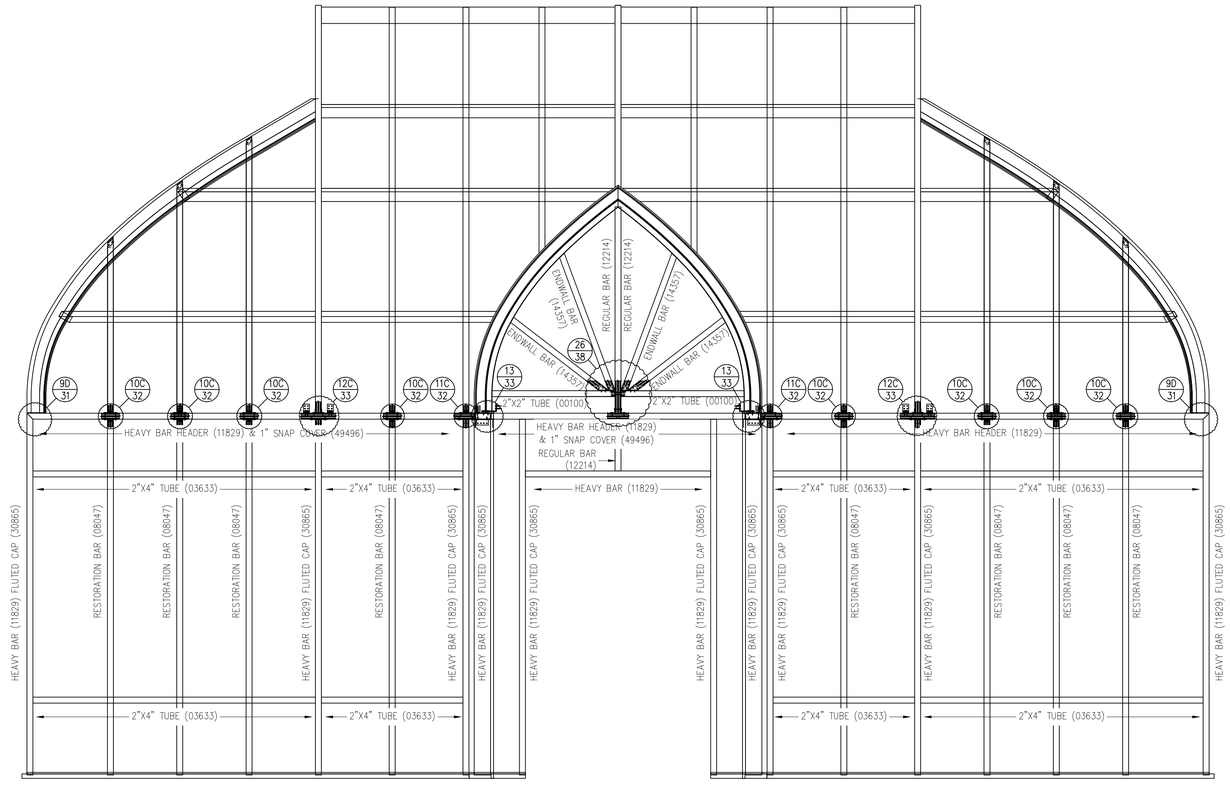

RAFTER ELEVATION B

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

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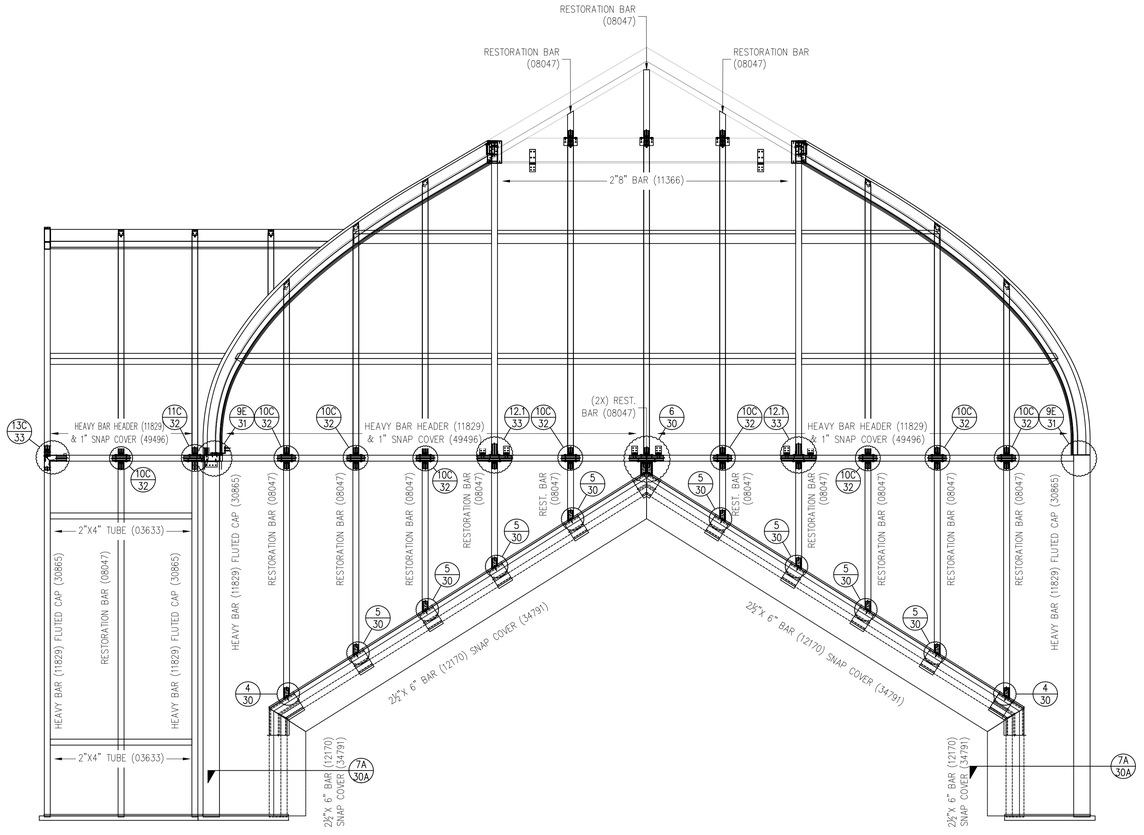

RAFTER ELEVATION C

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DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W. (EXT: 3805)

ALL DRAWINGS ARE VIEWED FROM THE EXTERIOR LOOKING IN.

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

JOB NO.: 19-05-211

QUOTE NO.: 96514

PAGE No.: 10 OF 49

LAWRENCE J. DUFFY
No. 9984
REGISTERED PROFESSIONAL ENGINEER
STRUCTURAL
EXP 06/30/2027

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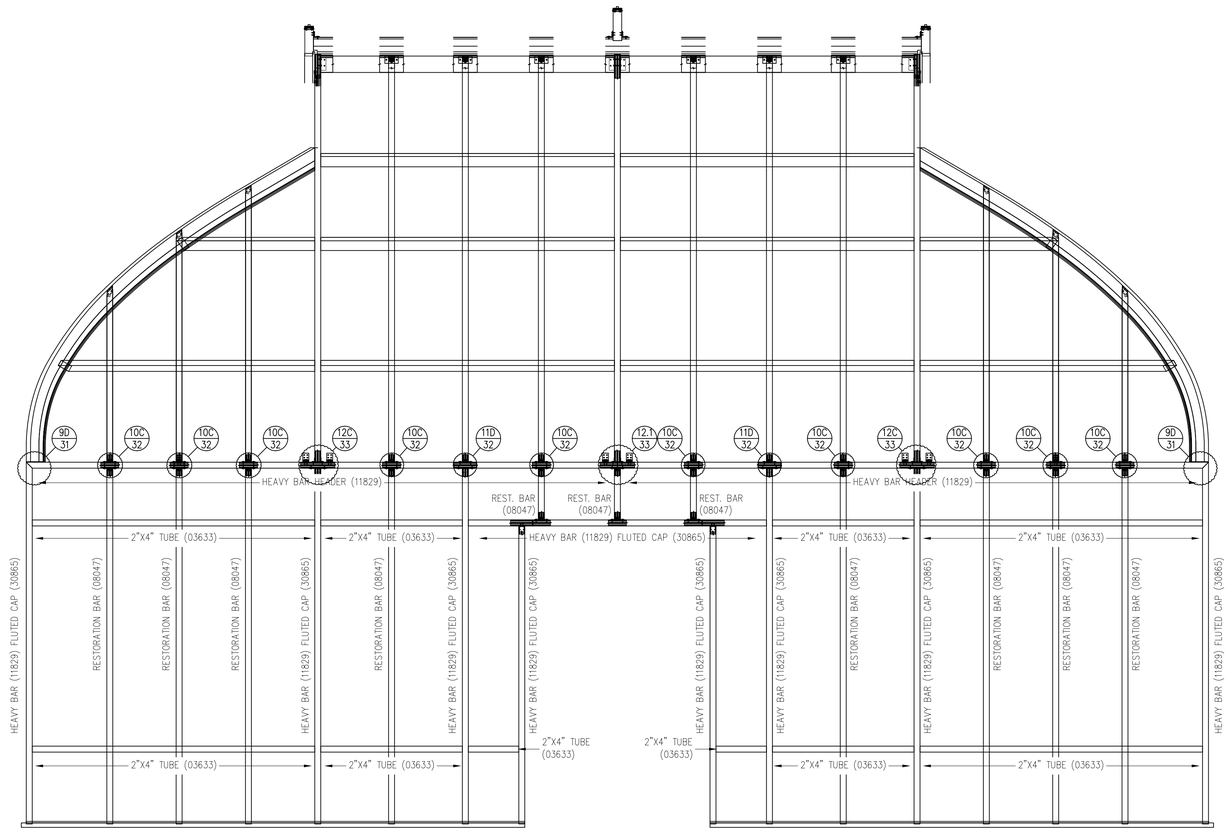

RAFTER ELEVATION D

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

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SOLAR INNOVATIONS® GLASS STRUCTURES

BLITHEWOLD PALM HOUSE RI - UNIT A

HERITAGE GREENHOUSE BUILDERS INC.
MADISON, CT, USA 06443

#	DATE	BY
A	2-17-26	MAY
-	1-27-26	MAY

DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W. (EXT: 3805)

ALL DRAWINGS ARE VIEWED FROM THE EXTERIOR LOOKING IN.

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

JOB NO.: 19-05-211

QUOTE NO.: 96514

PAGE No.: 11 OF 49

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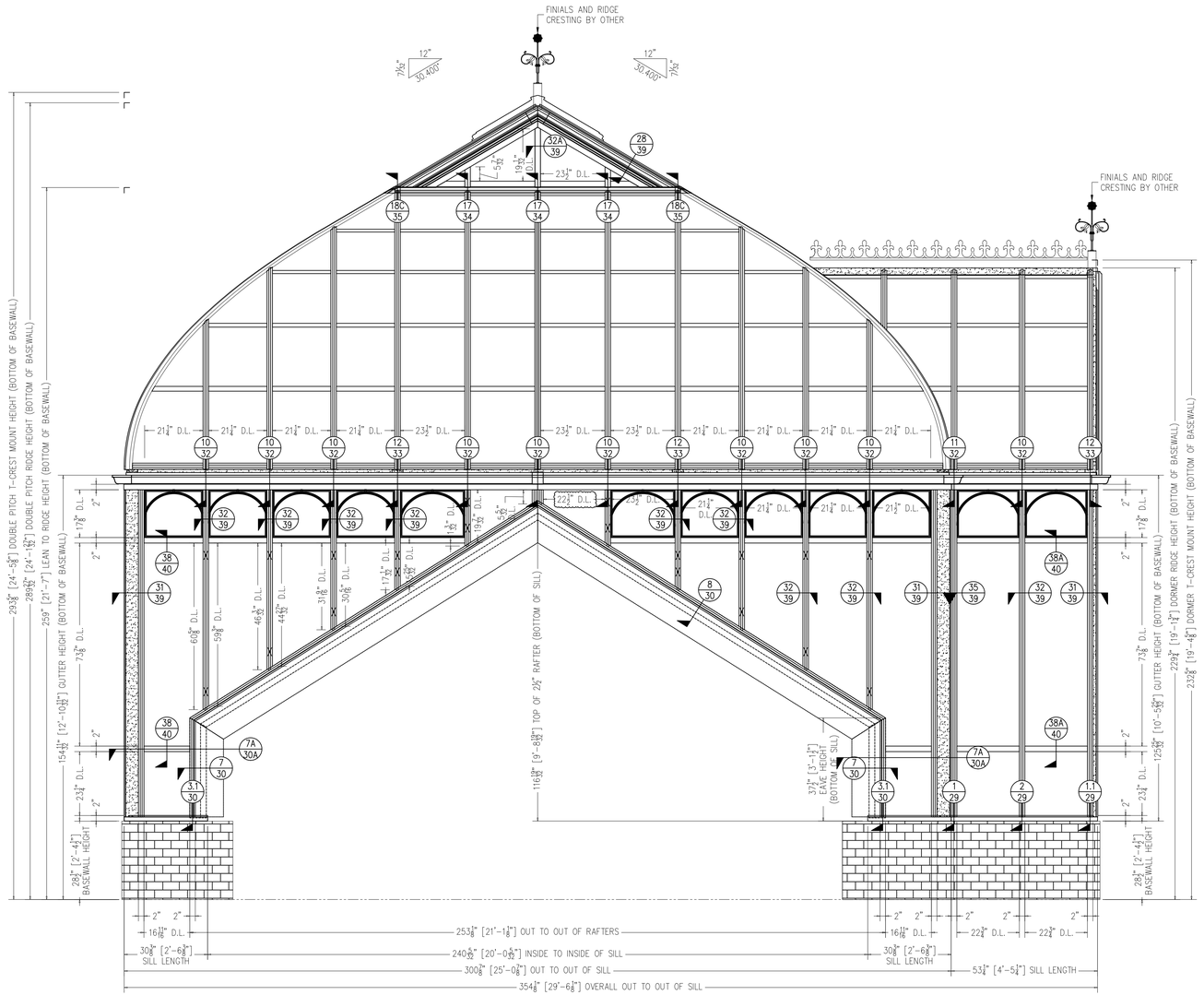

X = GLASS SHOE LOCATION

MUNTINS – LEVEL 1

ELEVATION A

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

LAWRENCE J. DUFFY
No. 9984
REGISTERED PROFESSIONAL ENGINEER STRUCTURAL
EXP 06/30/2027

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SOLAR INNOVATIONS® GLASS STRUCTURES

BLITHEWOLD PALM HOUSE RI - UNIT A

HERITAGE GREENHOUSE BUILDERS INC.
MADISON, CT, USA 06443

#	DATE	BY
A	2-17-26	MAY
–	1-27-26	MAY

DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W, (EXT: 3805)

ALL DRAWINGS ARE VIEWED FROM THE EXTERIOR LOOKING IN.

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

JOB NO.: 19-05-211

QUOTE NO.: 96514

PAGE No.: 12 OF 49

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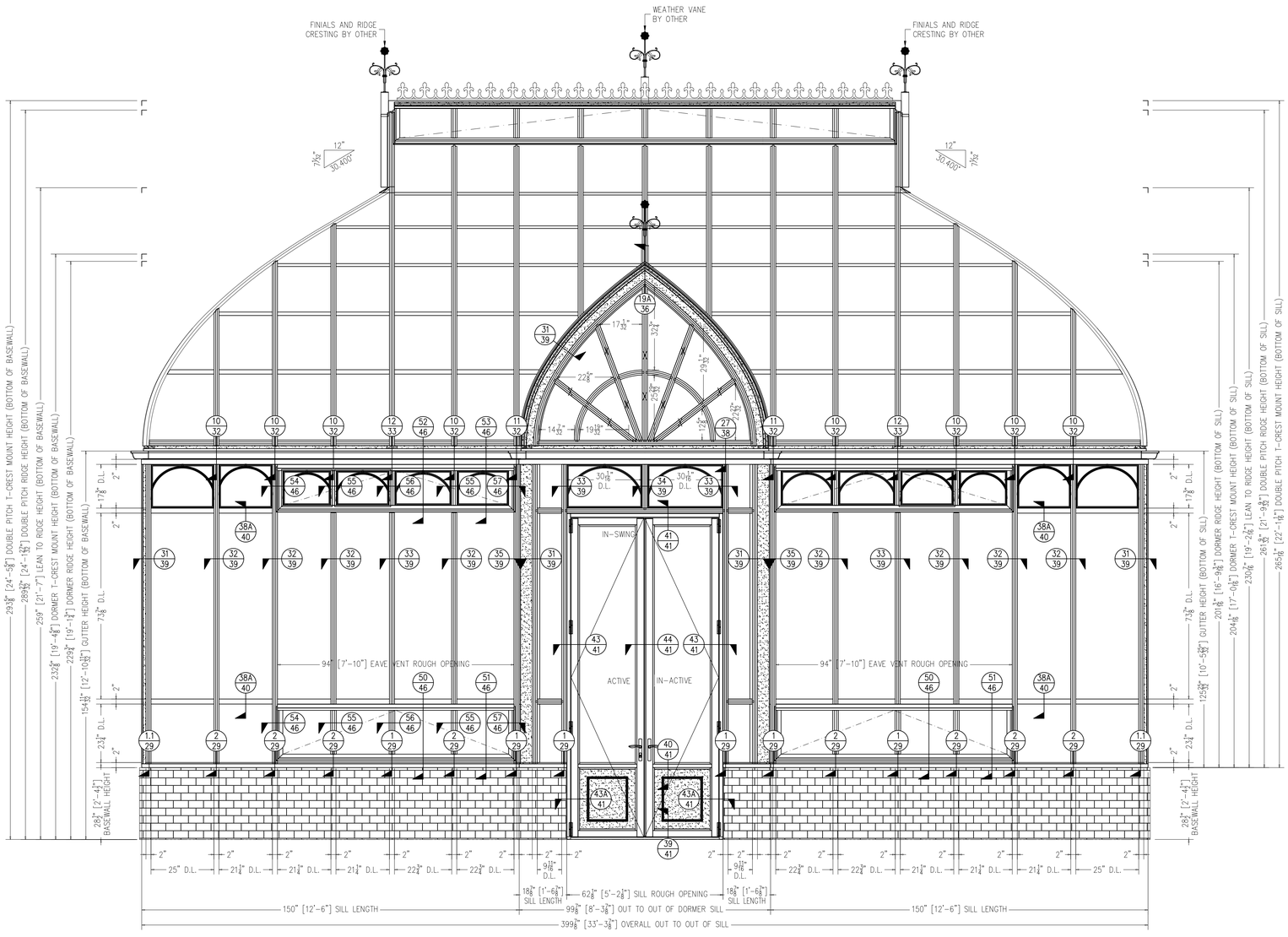
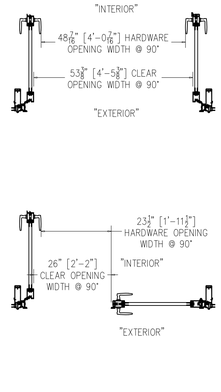


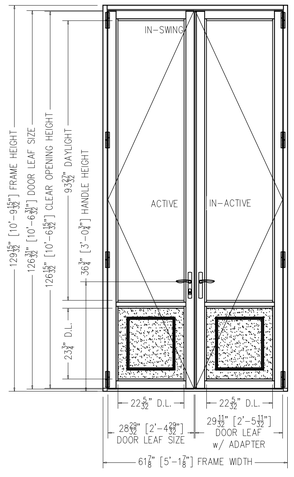
X = GLASS SHOE LOCATION

ELEVATION B

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

MUNTINS – LEVEL 1





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STRUCTURAL
EXP. 06/30/2025

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BLITHEWOLD PALM HOUSE RI - UNIT A

HERITAGE GREENHOUSE BUILDERS INC.
MADISON, CT, USA 06443

#	DATE	BY
A	2–17–26	MAY
–	1–27–26	MAY

DRAWN BY: MICHAEL YANO

PROJECT MANAGER: PETER W. (EXT: 3805)

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JOB NO.: 19-05-211

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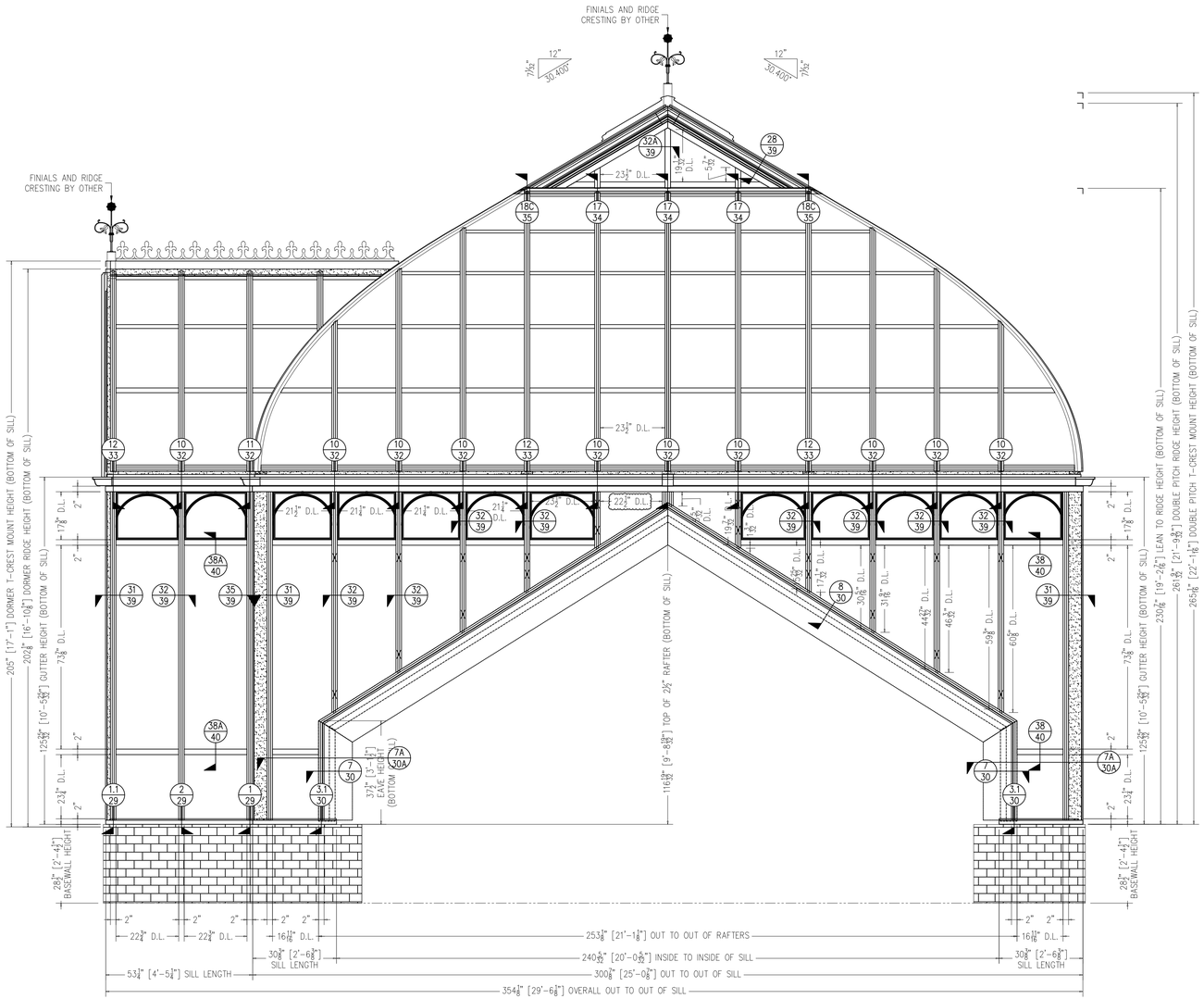
PAGE No.: 13 OF 49



X = GLASS SHOE LOCATION

ELEVATION C

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

MUNTINS – LEVEL 1

LAWRENCE J. DUFFY
No. 9984
REGISTERED PROFESSIONAL ENGINEER
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SOLAR INNOVATIONS® GLASS STRUCTURES

BLITHEWOLD PALM HOUSE RI - UNIT A

HERITAGE GREENHOUSE BUILDERS INC.
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DRAWN BY: MICHAEL YANO

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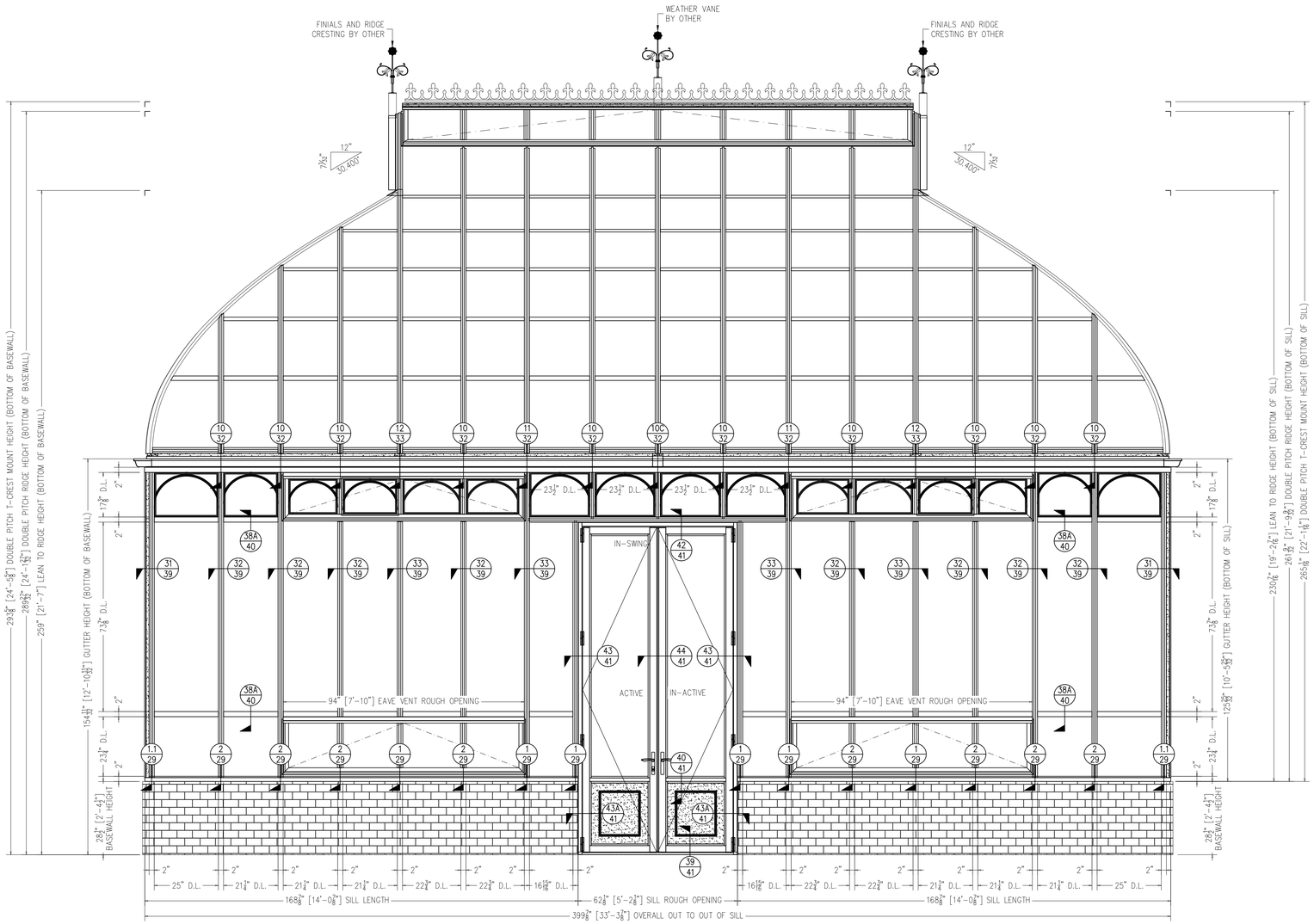
DRAWING SCALE: 1/2" = 1'-0"

JOB NO.: 19-05-211

QUOTE NO.: 96514

PAGE No.: 14 OF 49



ELEVATION D

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

MUNTINS – LEVEL 1

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JOB NO.: 19-05-211

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PAGE No.: 15 OF 49

LAWRENCE J. DUFFY
No. 9984
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STRUCTURAL
EXP. 06/30/2027

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Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-45	Contributing	April 10, 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
721 HOPE ST , BRISTOL, RI, 02809	008-0003-000

Applicant	Architect/Engineer	Contractor
Olivia Spence	Olivia Spence	

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

Work Category:	Addition to Structure(s)

Description of proposed work:

We are proposing a two-story addition to the existing single-story, two-car garage. The proposed addition would hold a two-bedroom accessory dwelling unit for the homeowner to use as his primary residence.

All exterior finishes are to be wood with painted finish: wooden shingles with an exposure to match the existing historic home; wooden window and door trim/casings to match the existing home; cable railings with wooden top cap and pressure treated posts wrapped w/ 3/4" trim (similar to those at 715 Hope St). All new windows are to be wood on the interior and either wood or clad wood on the exterior, despite the fact that the existing historic home has all vinyl replacements. As an alternative to the shingles, we would also be interested in using horizontal wooden clapboard as a second exterior finish option, as the shingles on the existing home appear to be asbestos. There is clapboard on what appears to be later additions to the home on the back of the building that we could match instead

We have made the revisions suggested in our Concept Review hearing and are presenting two floor plan options, each with two roof options, for a total of four potential options for this addition. Each option has scaled 3D perspectives that show the proposed building and the visual impact it would have from Thames and Oliver streets.

Scheme A maintains the garage footprint (with the exception of a new 3'-6" stair, the minimum needed to gain access to the new floors above). Roof option 1 is a gable roof to match the style of the existing home. Roof option 2 is a flat roof to limit the building's height as much as possible.

Scheme B is the scheme we presented at our concept review, showing a 6' cantilever over the driveway. This scheme is shown with the

same two roof options as Scheme A.

While we understand the proposed addition is not small, we believe it presents an opportunity to enhance the visual character of Thames and Oliver Street by providing a unified architectural treatment to the rear of the existing property, which has seen incrementa and disordered additions to the primary structure over time.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00940
HISTORIC NAME:	Howland, Josiah, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1799
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl 6/6 replacement windows.	

Olivia Spence
Applicant's Digital Signature
Date: April 10, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 721 HOPE ST
ACRES: 0.0866
PARCEL ID: 008-0003-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: AL ZOWELEI, MOSA
CO - OWNER:
MAILING ADDRESS: 721 HOPE ST

ZONING: W
PATRIOT ACCOUNT #: 277

SALE INFORMATION

SALE DATE: 2/10/2022
BOOK & PAGE: 2158-27
SALE PRICE: 675,000
SALE DESCRIPTION:
SELLER: ROLFE (BASTIEN), LORI JEAN

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6528
FINISHED BUILDING AREA: 3264
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $306,200
YARD: $9,400
BUILDING: $316,000
TOTAL: $631,600

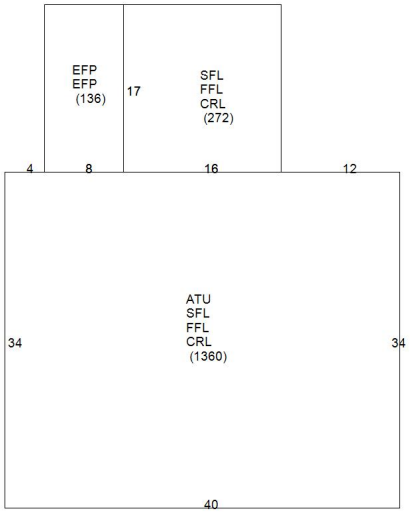
BUILDING EXTERIOR

BUILDING STYLE: 3 Family
UNITS: 1
YEAR BUILT: 1800
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 3
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



OS Design + Consulting
olivia@osdcdesign.com
802.338.8762

721 Hope Street: Proposed Materials List

Date: 04.28.2026

Below is an outline of the proposed materials, fixtures, and finishes for the proposed addition to the existing garage located at 721 Hope St, Bristol RI 02809

1. Roofing & Soffits

a. 30 year architectural asphalt shingles, to match the existing main structure in color but not in kind. Roof shingles of existing main structure appear to be 3-tab
b. Primed wooden (pine or similar) rake, fascia, and soffit trim; To have a painted finish. Exact color TBD but likely off white to match main structure
c. Rake to be a primed wooden crown profile to match main structure; To have painted finish. Exact crown profile and paint color TBD.
d. Cornice return on gable ends to match main structure
e. K-style aluminum gutters to match main structure (or other gutter material as required by the Historic District Commission)
f. Potential for primed wooden dentil molding to match main structure

2. Siding and Trim

a. Wooden shingles with large exposure and woven corners to match existing structure, and a painted finish. Paint color will likely match existing structure but is TBD.
b. Primed wooden (pine or similar) window trim and sills to match existing house in style and dimension. Painted finish; Exact color TBD but will likely match existing house.

3. Windows and Doors

a. 6 over 6 double hung windows with wood interior and clad exterior, despite main structure having vinyl replacement windows. Windows of proposed addition to be Marvin Elevate (or similar).
b. Patio door to also be Marvin Elevate (or similar). 15 lite, or other configuration as required by the Historic District Commission
c. Solid wooden entry door with panels and ¼ lite glass(style as shown in drawings, or similar – as required by Historic District Commission)

4. Decks and Railings (Deck is subject to approval by Zoning)

a. 5/4x6 wooden decking (exact wood species TBD) with stained finish (exact stain finish TBD)
b. Cable railings with wooden posts (potentially wrapped with wooden trim) and wooden top cap; Stain finish of wooden top cap to match decking
c. Please see image of 715 Hope St railing and decking finish (provided on drawings) for intended deck and railing finishes for 721 Hope St.

Property Owner Authorization Affidavit

I, **Mosa Al Zowelei**, am the legal owner of the property located at **721 Hope Street, Bristol, Rhode Island**.

I hereby authorize **Olivia Spence of OS Design and Consulting** to act on my behalf for the purpose of preparing and submitting the necessary application(s) related to this property to the appropriate authorities in the Town of Bristol.

This authorization includes permission to submit documents, communicate with the Town, and provide any information required in connection with the application process.

If further information is required, I can be reached at **978-237-6730**.

I certify that the above information is true and correct to the best of my knowledge.

Property Owner: Mosa Al Zowelei

Signature: Mosa Al Zowelei

Date: 3/6/2026



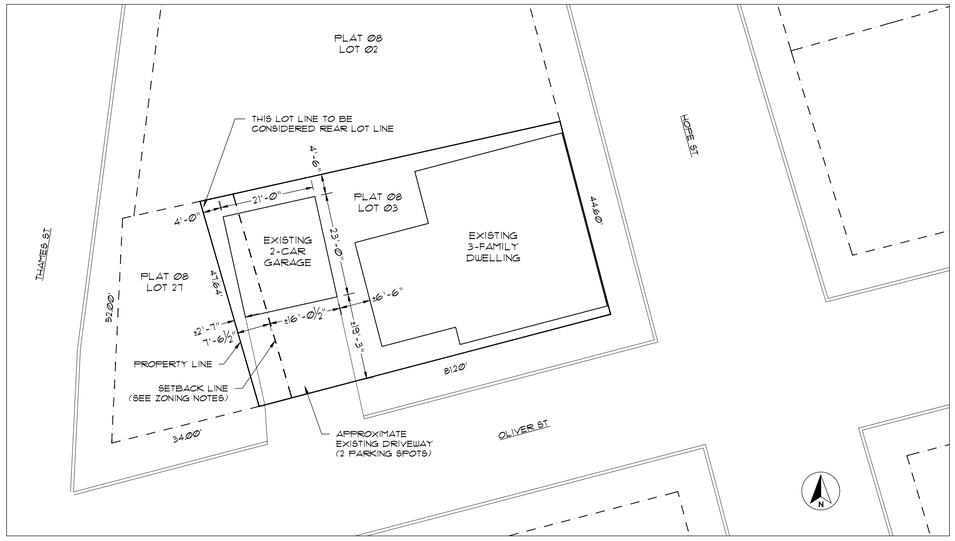

NO
PARKING
THIS
SIDE




4X4
MEN


LUX AUTO


NO
PARKING



01 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"

PROJECT SCOPE

CONSTRUCT A NEW ADDITION TO THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT

SITE PLAN NOTES:

1. SITE INFORMATION BASED ON THE TOWN OF BRISTOL'S GIS AND PLAT MAPS AVAILABLE ONLINE AND IS THE DESIGNERS BEST OF KNOWLEDGE. THE INFORMATION REPRESENTED IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR.

EXISTING STRUCTURES & BUILDING FOOTPRINTS

PROPOSED ADDITION OF PLAN SCHEME A (NO CANTILEVER)

PROPOSED ADDITION OF PLAN SCHEME B (6 FT CANTILEVER)

BRISTOL ZONING ORDINANCE

SECTION 28-1: DEFINITIONS

"Lot Line: (4) Corner Lot: a corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements"

SECTION 28-151: ACCESSORY DWELLING UNITS

(a) One ADU per lot is allowed...(3) where the proposed ADU is located within the existing footprint of the primary structured or existing accessory attached or detached structure and does not expand the footprint of the structure"

(b) Dimensional requirements: (2)(d) one off-street parking space per bedroom shall be required

SECTION 28-142: YARD REQUIREMENTS AND EXCEPTIONS

(g) A deck may extend up to one-third of the way into the required rear yard and must meet all required side yard setbacks

SECTION 28-221: LAND NONCONFORMING BY AREA

(2)(b)(1) Minimum building setbacks, lot frontage, and lot width requirements...shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located.

Ex: If the lot area of a substandard lot only meets forty (40) percent of the minimum lot area required in the district in which it is located, the setbacks, lot frontage, and lot width shall each be reduced to forty (40) percent of the requirements "

3,770 / 5,000 = subject lot is 75.4% of required lot area
Rear Setback = 10 FT = 75.4% of 10 FT = 7.54 FT

(2)(b)(2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.

Max lot building coverage for this parcel has been calculated as follows:

3,770 / 5,000 = 75.4% of required minimum lot area
100% - 75.4% = 24.6%
Lot coverage max for parcel zone (W) = 70%
24.6% of 70% = 17.22%
70% + 17.22% = 87.22% building coverage maximum

721 HOPE ST
BRISTOL, RI 02908

Plat Map / Lot #:	08 / 03
County:	Bristol
Zoning:	W (5,000 SF minimum)
Lot Area:	3,770 SF
Existing Use:	Three-family w/ detached 2-car garage
Proposed Use:	Three-family w/ new ADU above detached 2-car garage
Dimensional Requirements (See notes):	
Front Yard:	0 FT
Side Yard:	0 FT
Rear Yard:	7.54 FT
Max Height (Principle and Accessory):	35 FT
Building Coverage:	87.22%
Paving Coverage:	15%
Parking required:	5 spaces
1 per dwelling unit = 3	
1 per ADU bedroom = 2	
Existing Living Area (per tax card):	3,264 SF
Proposed Living Area:	4,413 SF
Existing 3-Family Dwelling	3,264 SF
Proposed New ADU	1,149 SF
Existing Building Coverage (87.22% Max):	2,251 SF I 59.7%
Main Dwelling:	1,768 SF
Detached Garage:	483 SF
Proposed Building Coverage (87.22% Max):	2,449 SF I 64.96%
Main Dwelling:	1,768 SF
Detached Garage w/ Addition: (Includes cantilever)	681 SF
Parking Proposed:	4 Spaces (existing)

DRAWING LIST

A0-1 PROPERTY, PROJECT, AND ZONING INFO / SITE PLANS AND COVERAGE / DRAWING LIST / BUILDING DESIGN CRITERIA

A0-2 EXISTING CONDITIONS: PLAN AND SECTION OF EXISTING GARAGE / PHOTOS OF EXISTING GARAGE AND EXISTING PRIMARY STRUCTURE

A1-1 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 1: PLANS, SECTIONS, AND BUILDING ELEVATIONS

A1-2 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 1: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET

A2-1 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 2: PLANS, SECTIONS, AND BUILDING ELEVATIONS

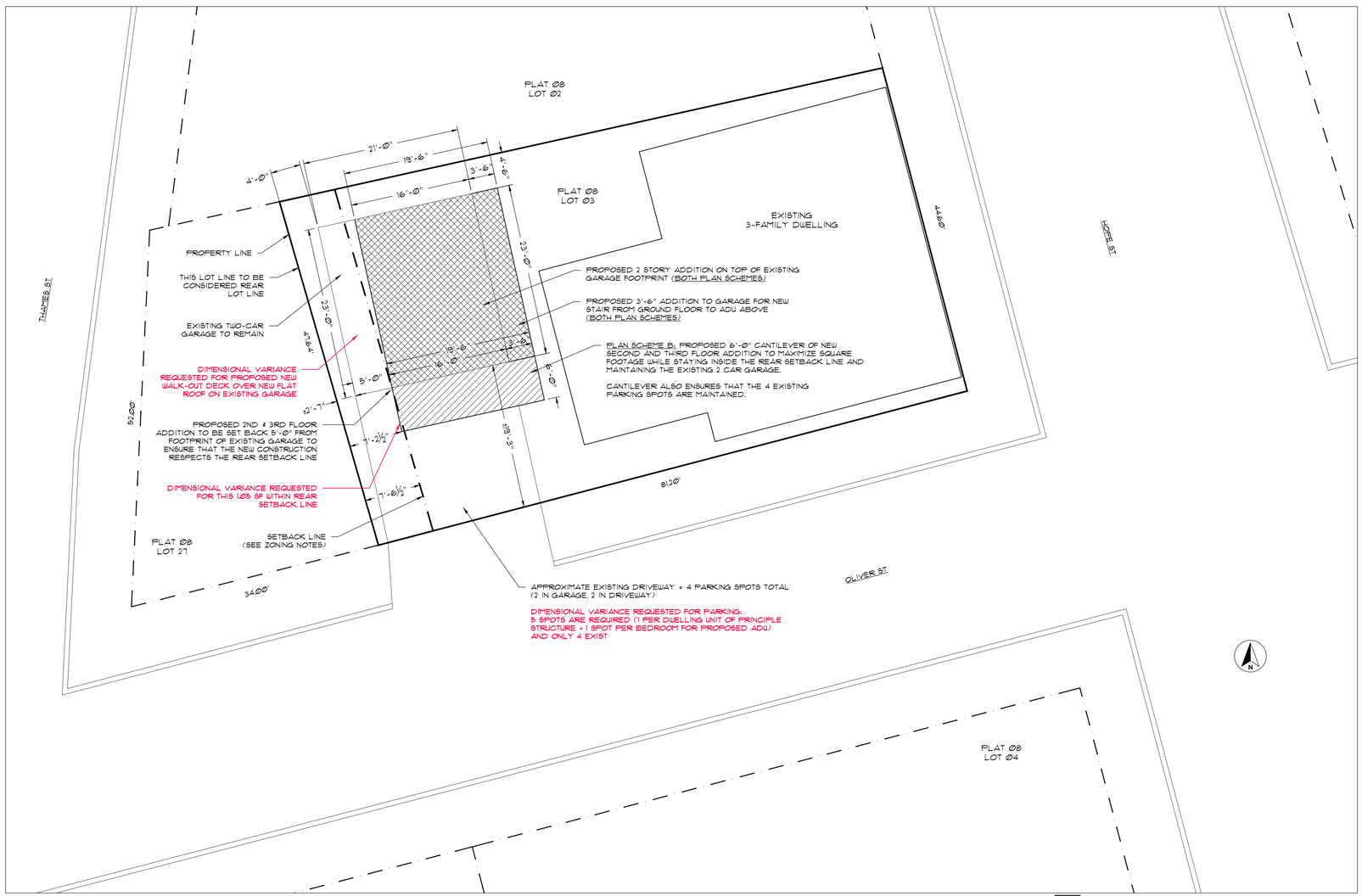
A2-2 PROPOSED DESIGN PLANS SCHEME A, ROOF OPTION 2: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET

B1-1 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 1: PLANS, SECTIONS, AND BUILDING ELEVATIONS

B1-2 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 1: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET

B2-1 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 2: PLANS, SECTIONS, AND BUILDING ELEVATIONS

B2-2 PROPOSED DESIGN PLANS SCHEME B, ROOF OPTION 2: BUILDING ELEVATIONS AND SCALED VIEWS FROM STREET



02 PROPOSED SITE PLAN SCALE: 1/8" = 1'-0"

BUILDING DESIGN CRITERIA

RISBC-2-2021	RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE 2021 INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE 2018
FIRE CODE	2021 RI FIRE CODES AND NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 72 2019 EDITION FOR SMOKE & CO INSTALLATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

PER TABLE R301.2(1) OF 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

GROUND SNOW LOAD	30 PSF	
WIND DESIGN	SPEED	130 MPH
	TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CRITERIA	NOT REQUIRED	
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	40 INCHES
	TERMITE	MODERATE TO HEAVY
	DECAY	NO
WINTER DESIGN TEMP.	0° PROV. COUNTY 5° ALL OTHER	
ICE BARRIER UNDERLAYMENT REQ.	YES	
FLOOD HAZARDS	YES (SEE COMMUNITY FIRMS)	
AIR FREEZING INDEX	1200° DAYS B.F.	
MEAN ANNUAL TEMP.	50°	

ENERGY CODE COMPLIANCE (PRESCRIPTIVE METHOD)

RHODE ISLAND ENERGY CONSERVATION CODE, INCORPORATES INTERNATIONAL ENERGY CODES, 2024 EDITION PER TABLES R402.1.2 AND R402.1.3 OF RIEC 2024

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC GLAZED FENESTRATION	CEILING R-VALUE
5A	0.28	0.50	NR	49

INSULATION ENTIRELY ABOVE ROOF DECK	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE
30ci	30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17

FLOOR R-VALUE	BASEMENT WALL R-VALUE	UNHEATED SLAB R-VALUE & DEPTH	HEATED SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
30 OR 19 + 7.5ci OR 20ci	15ci OR 19 OR 13 + 5ci	10ci FOR 3FT	10ci FOR 3FT & 5 FULL SLAB	15ci OR 19 OR 13+5ci

ci = CONTINUOUS INSULATION
13/17 = SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

DESIGN LOADS

1. LIVE LOADS (PER TABLE R301.5):

GROUND SNOW LOAD	30 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS	30 PSF
EXTERIOR BALCONIES, DECKS, AND ALL OTHER AREAS	40 PSF

2. SOIL PROPERTIES:

SOIL NAME:	
PRESUMPTIVE BEARING CAPACITY:	1,500 PSF (UNLESS SOIL IS TESTED)
SOIL PROP. (PER TABLE R401.4.1):	FIRM FINE & SILTY SANDS + SILTY GRAVEL
SOIL CLASS (PER TABLE R405.1):	GM / SM

3. CONSTRUCTION TYPE: 5B (UNPROTECTED WOOD FRAME)
4. USE AND OCCUPANCY: R3, THREE FAMILY DWELLING
5. EXPOSURE CATEGORY: B (URBAN)

OS Design + Consulting
Residential Design
olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPERTY & PROJECT INFORMATION
SITE PLAN AND ZONING INFORMATION
BUILDING DESIGN CRITERIA

WORKING SET.
FOR HDC & ZONING APPROVALS

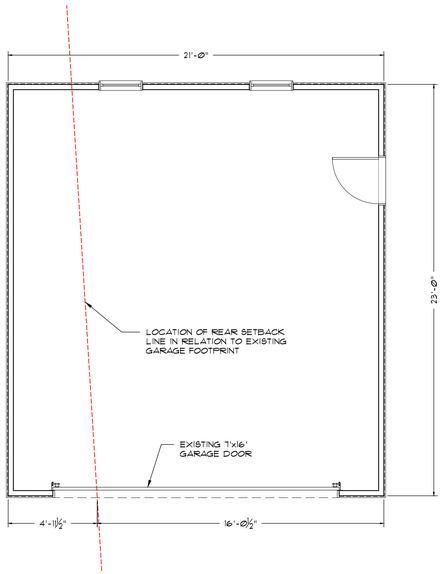
ISSUED: 04.10.2026

REVISIONS

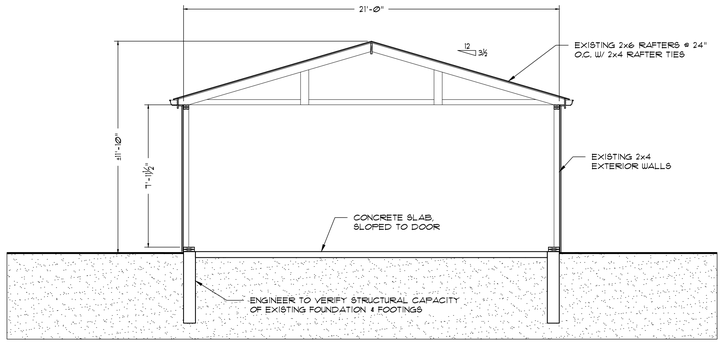
INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE

SHEET ARCH D 24" x 36"

A0-1



01 GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0"



02 GARAGE SECTION SCALE: 1/4" = 1'-0"



03 GARAGE ELEVATION SCALE: N/A



04 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



05 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A

OS Design + Consulting
Residential Design
olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

EXISTING CONDITIONS
GARAGE PLAN AND SECTION
PHOTOS OF EXISTING HISTORIC PRIMARY STRUCTURE

WORKING SET.
FOR HDC & ZONING APPROVALS

ISSUED: 04.10.2026

REVISIONS

INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE

SHEET ARCH D 24" x 36"

A0-2

PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)

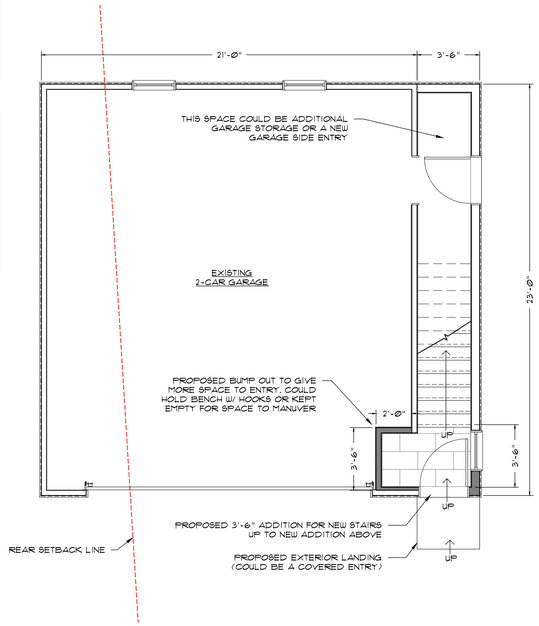
ROOF OPTION 1: GABLE TO MATCH EXISTING HOME

SCHEME A

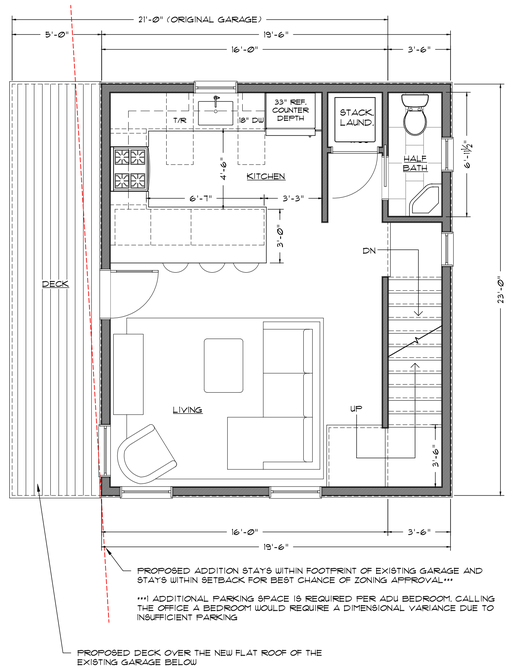
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE (ONLY ADD TO THE FOOTPRINT FOR THE NEW STAIRWAY)
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- NOTE: WE NEED 5 TOTAL PARKING SPACES IN ORDER TO ADD A 2-BEDROOM ADU AND WE ONLY HAVE 4 PARKING SPACES. IF ZONING ONLY ALLOWS US TO HAVE 1 BEDROOM, THIS DESIGN WILL STILL WORK (IT IS UNDER THE 900 SF MAX FOR A 1 BEDROOM ADU)

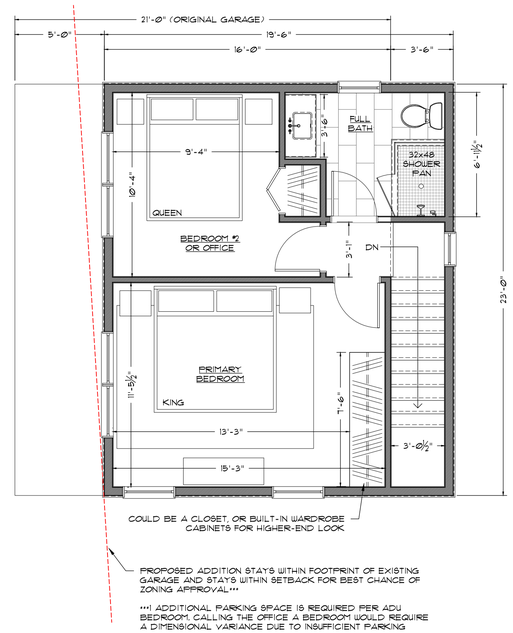
ADU FINISHED SF:	894 SF
1ST FLOOR:	40
2ND FLOOR:	448
3RD FLOOR:	406



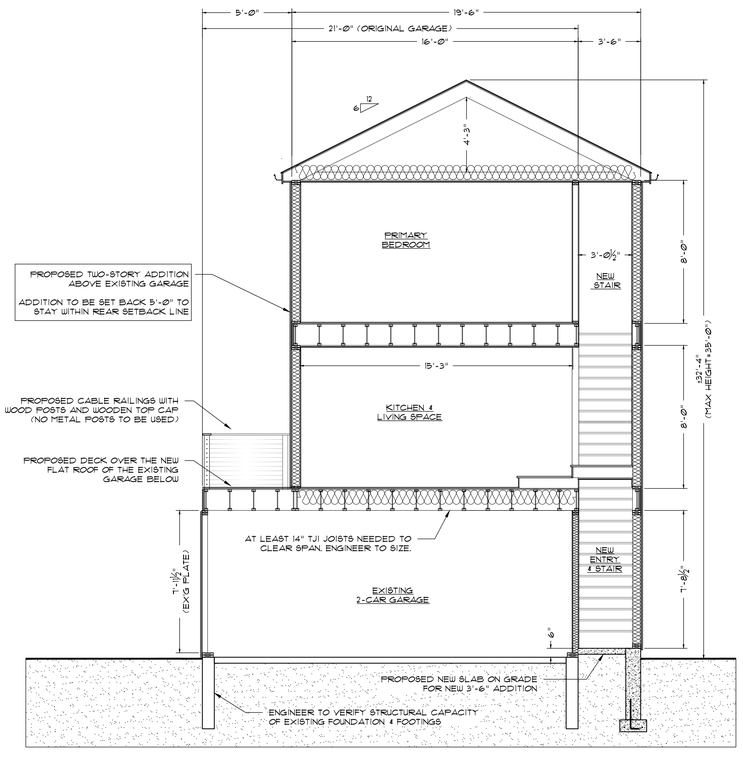
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



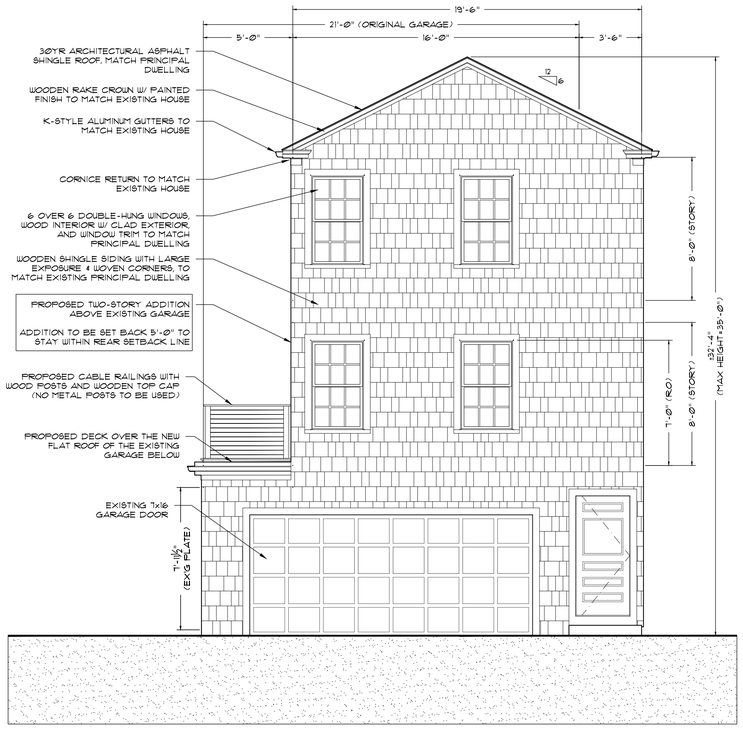
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



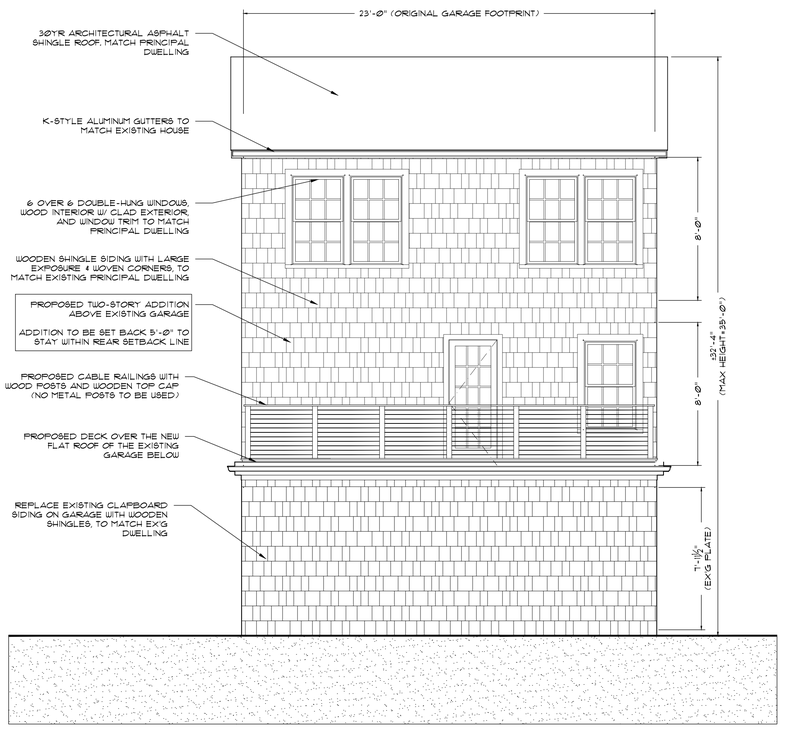
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



04 SECTION SCALE: 1/4" = 1'-0"



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

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olivia@odscdesign.com
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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
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PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
PLANS SCHEME A: ADDITION TO STAY WITHIN EXISTING GARAGE FOOTPRINT
ROOF OPTION 1: GABLE TO MATCH EXISTING HOUSE

WORKING SET. FOR HDC & ZONING APPROVALS

ISSUED: 04.10.2026

REVISIONS

INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE

SHEET ARCH D 24" x 36"

A1-1

PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)

ROOF OPTION 1: GABLE TO MATCH EXISTING HOME



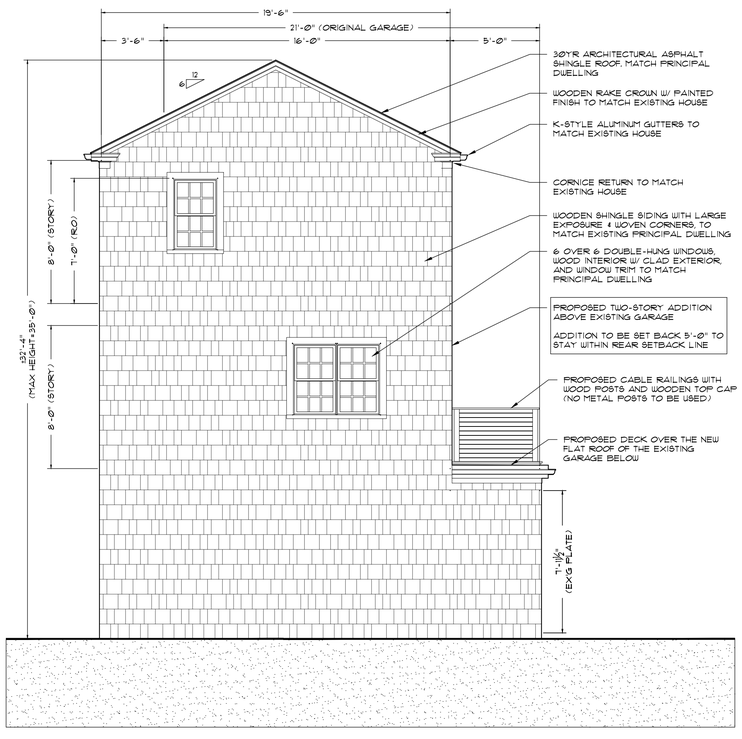
01 VIEW FROM OLIVER ST SCALE: N/A



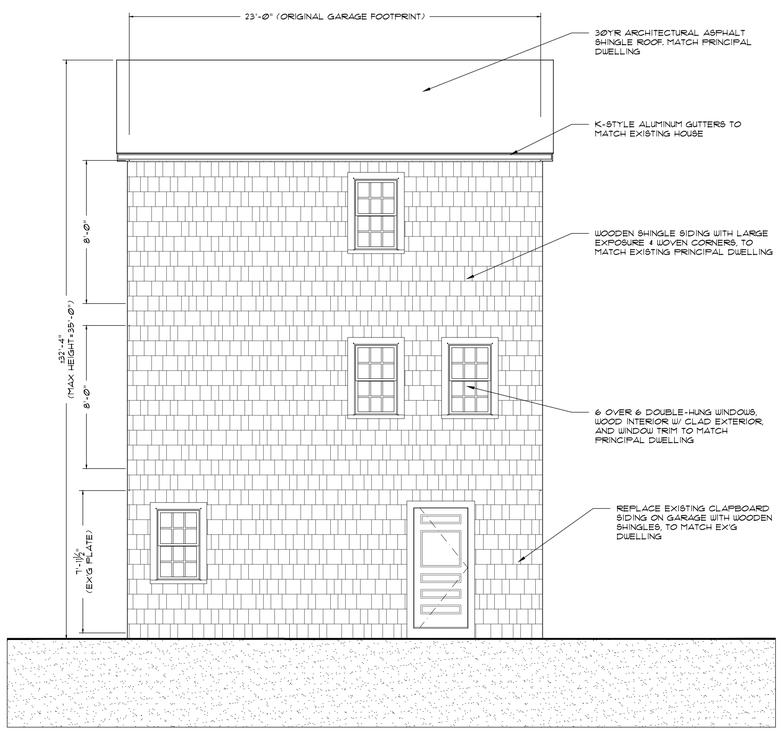
02 VIEW FROM THAMES ST SCALE: N/A



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



06 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A

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SHEET ARCH D 24" x 36"

A1-2

PLANS SCHEME A: **ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)**

ROOF OPTION 2: **FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE**

SCHEME A

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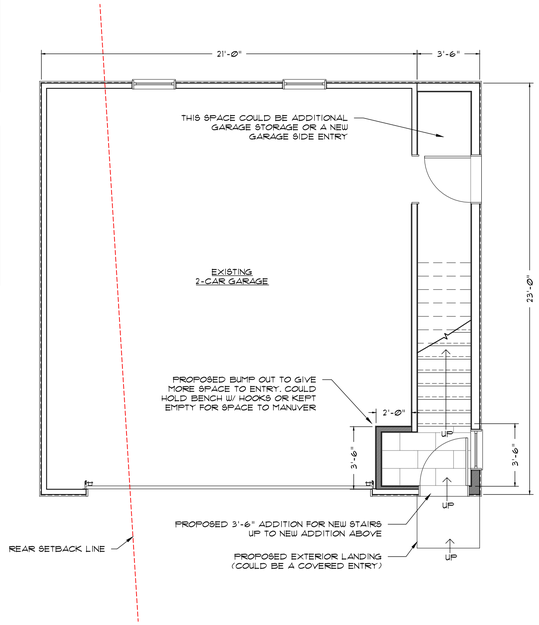
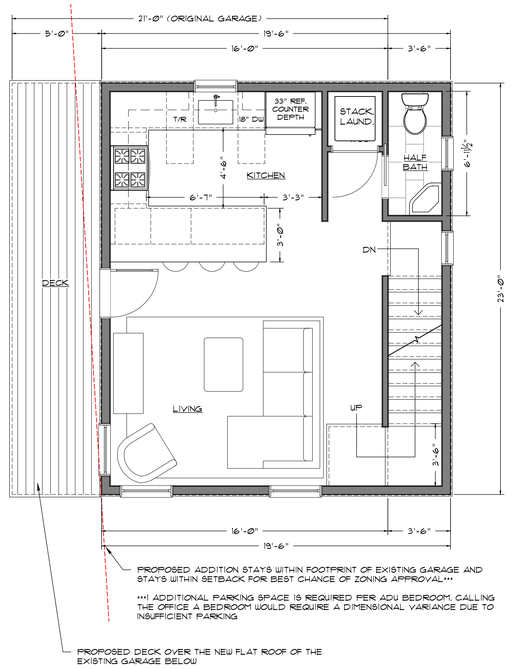
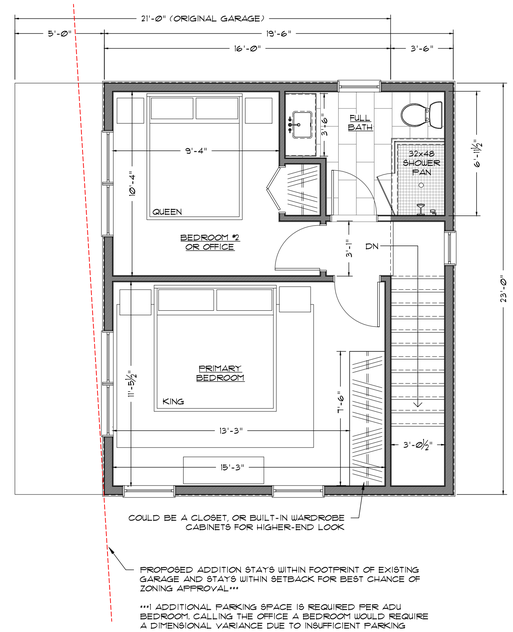


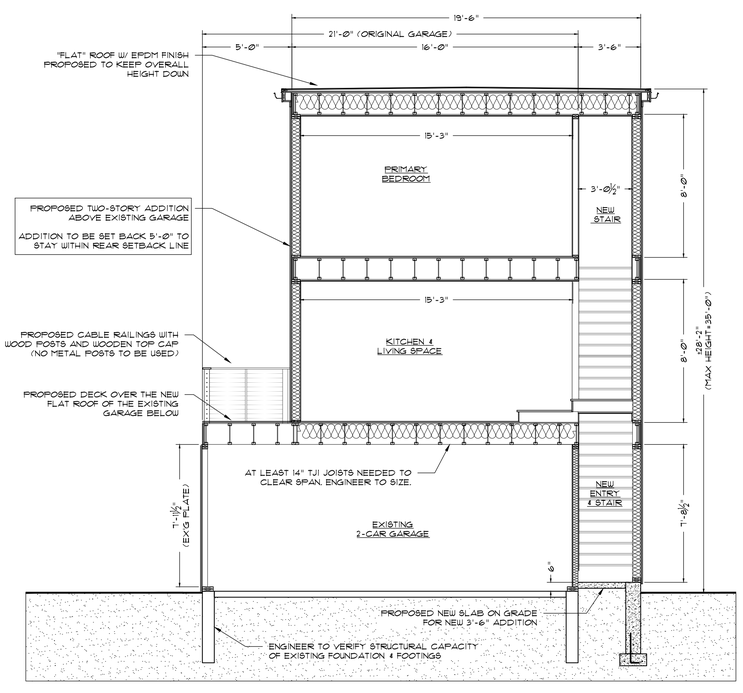
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



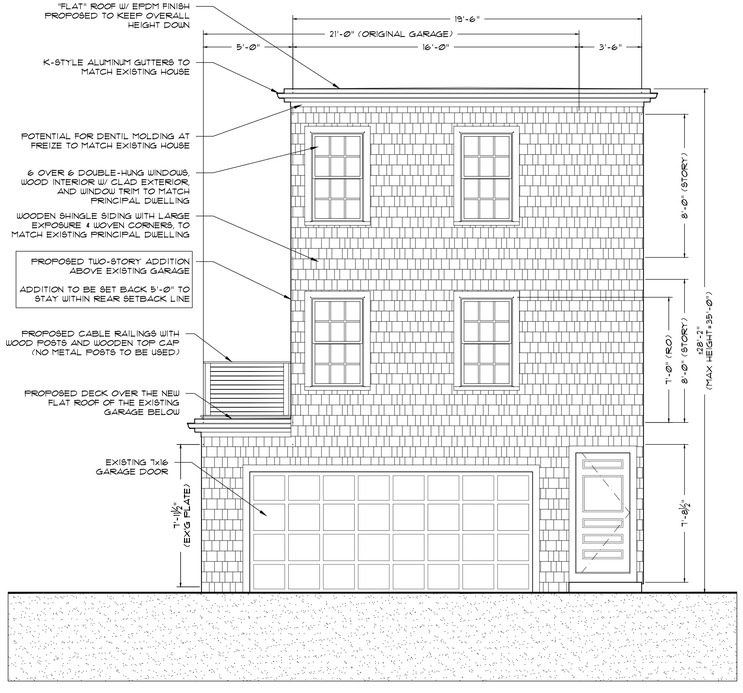
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



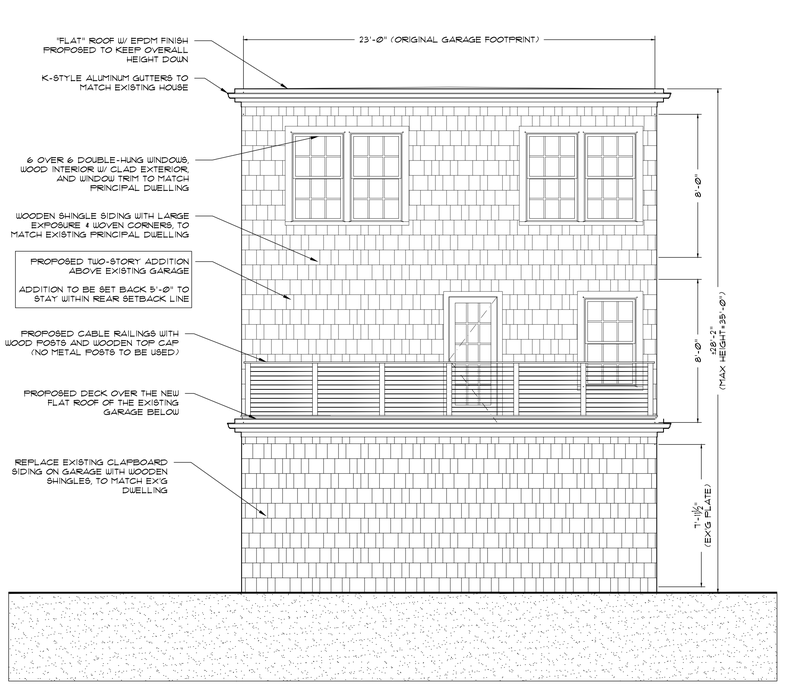
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



04 SECTION SCALE: 1/4" = 1'-0"



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

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Residential Design
olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
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PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
PLANS SCHEME A: ADDITION TO STAY WITHIN EXISTING GARAGE FOOTPRINT
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

WORKING SET. FOR HDC & ZONING APPROVALS

ISSUED: 04.10.2026

REVISIONS

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SHEET ARCH D 24" x 36"

A2-1

PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)

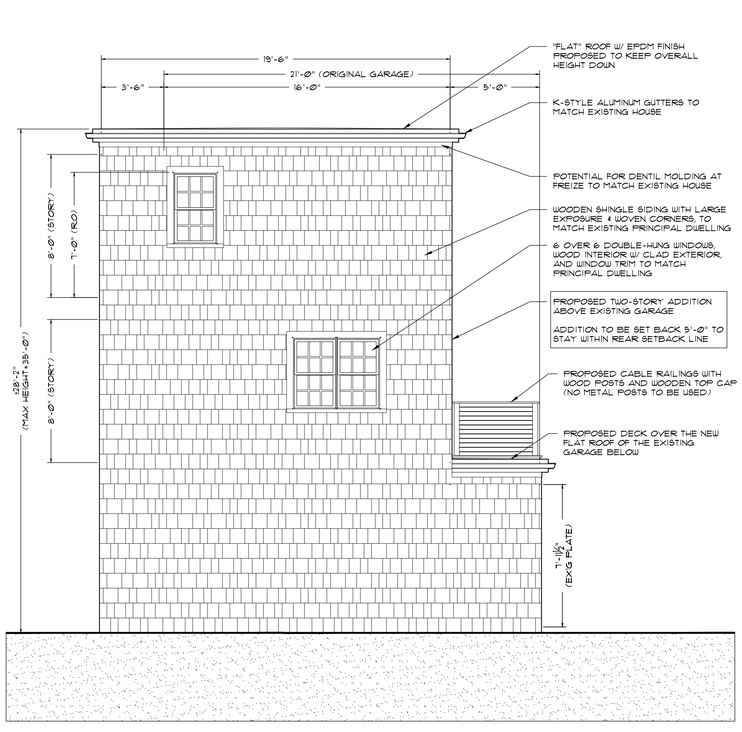
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE



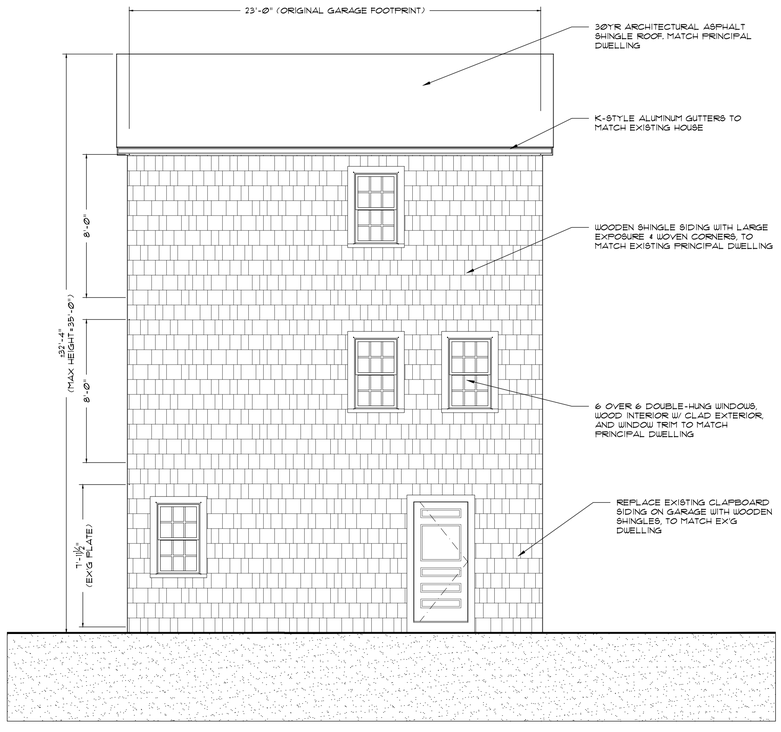
01 VIEW FROM OLIVER ST SCALE: N/A



02 VIEW FROM THAMES ST SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



05 DENTIL ON EXISTING HOUSE SCALE: N/A

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802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
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BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
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WORKING SET:
FOR HDC & ZONING APPROVALS

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SHEET ARCH D 24" x 36"

A2-2

PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY

ROOF OPTION 1: GABLE TO MATCH EXISTING HOME

SCHEME B

- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

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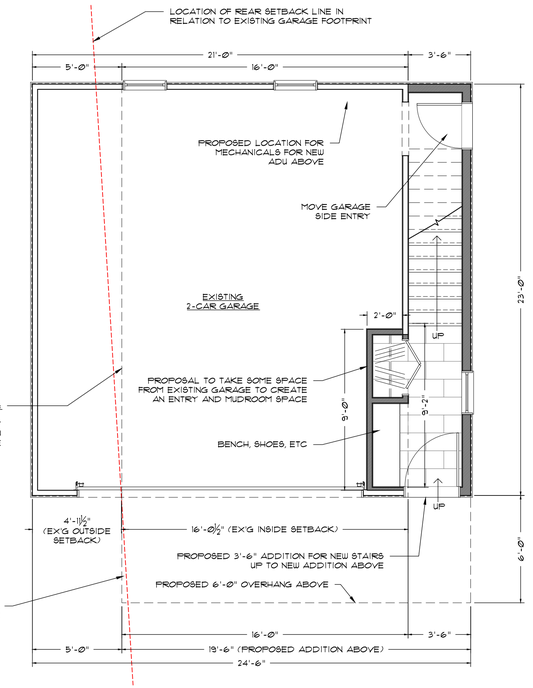
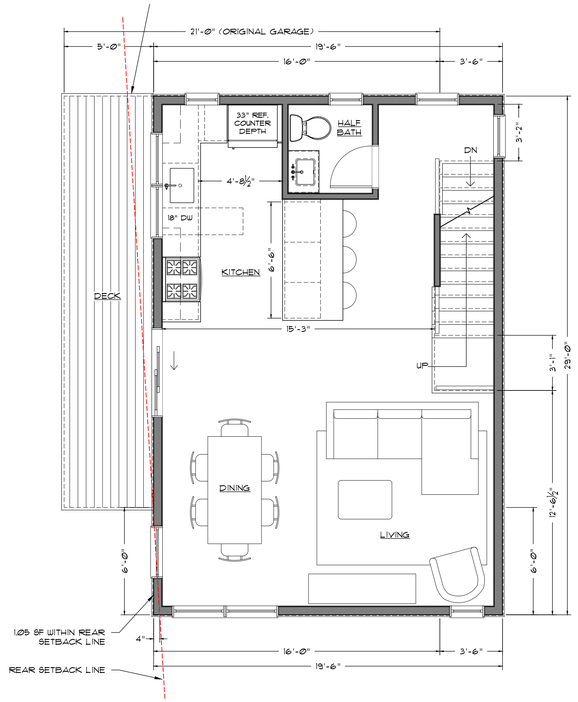
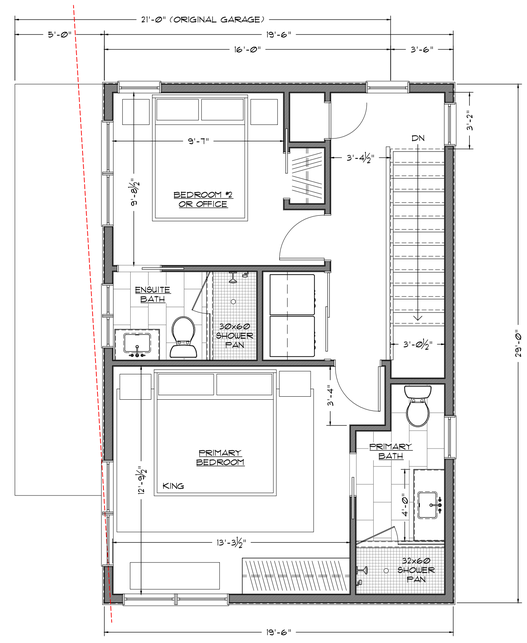
ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521



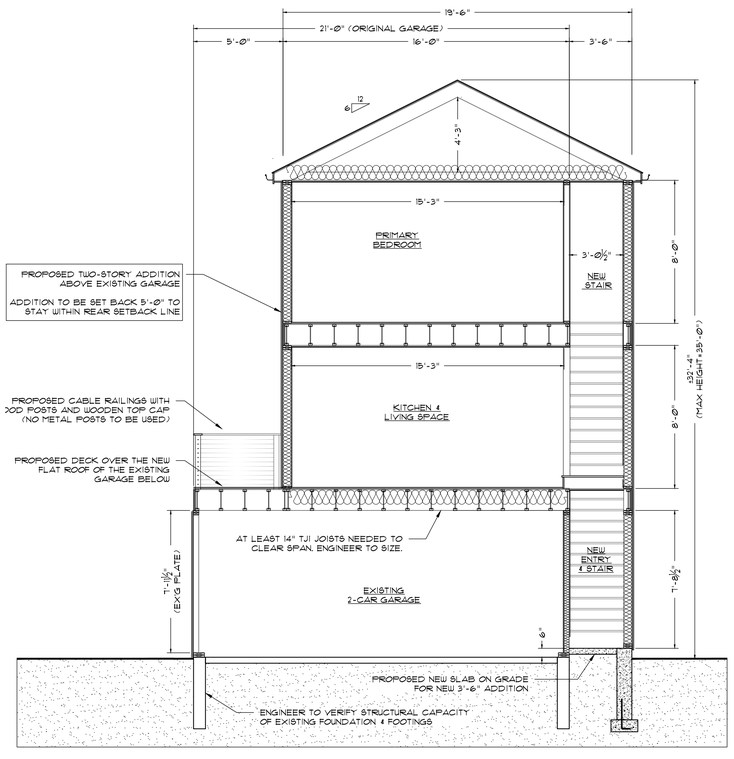
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



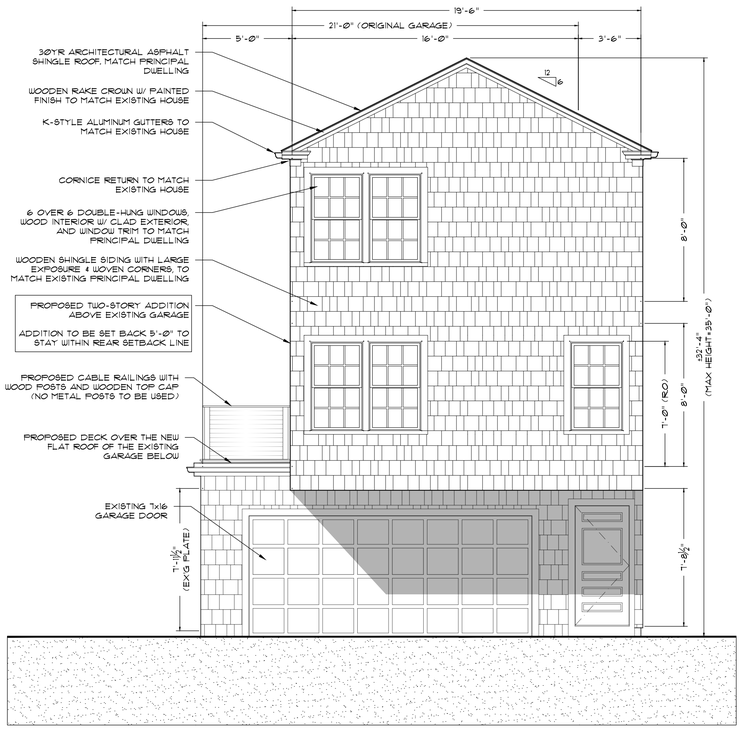
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



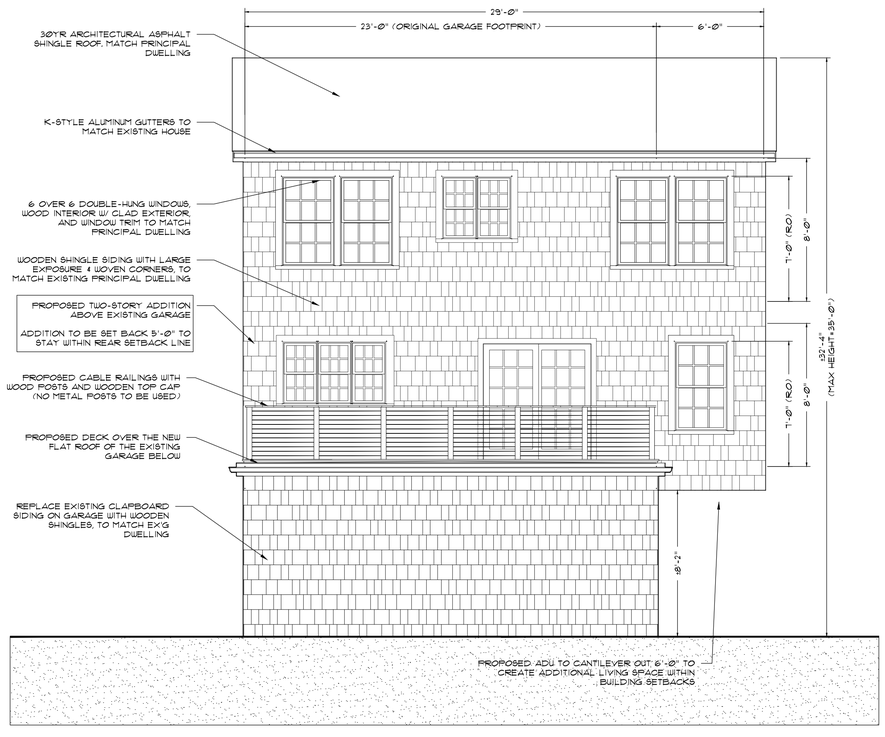
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



04 SECTION SCALE: 1/4" = 1'-0"



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
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PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
PLANS SCHEME B: ADDITION TO CANTILEVER 6 FT.
ROOF OPTION 1: GABLE TO MATCH EXISTING HOUSE

WORKING SET. FOR HDC & ZONING APPROVALS

ISSUED: 04.10.2026

REVISIONS

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SHEET ARCH D 24" x 36"

B1-1

PLANS SCHEME B:	ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY
ROOF OPTION 1:	GABLE TO MATCH EXISTING HOME



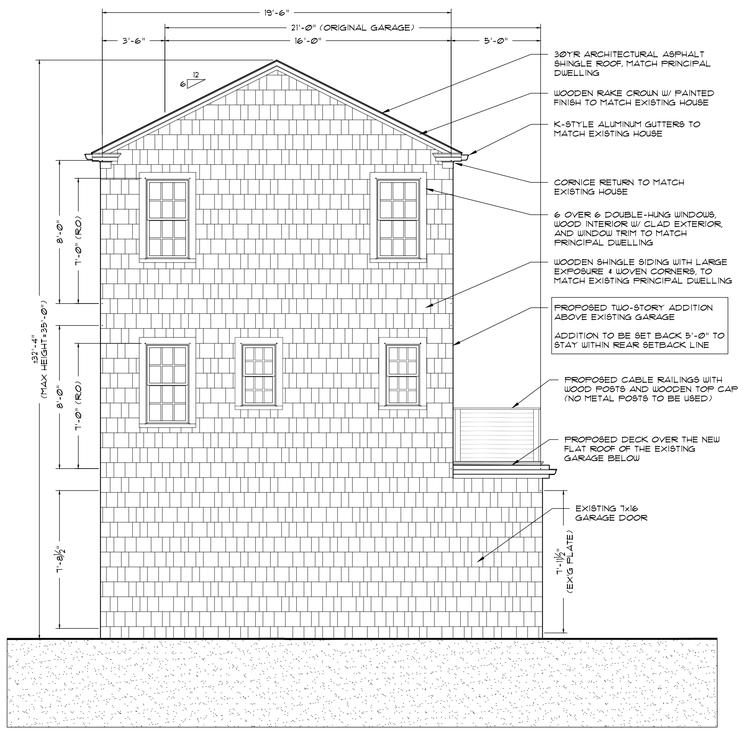
01 VIEW FROM OLIVER ST SCALE: N/A



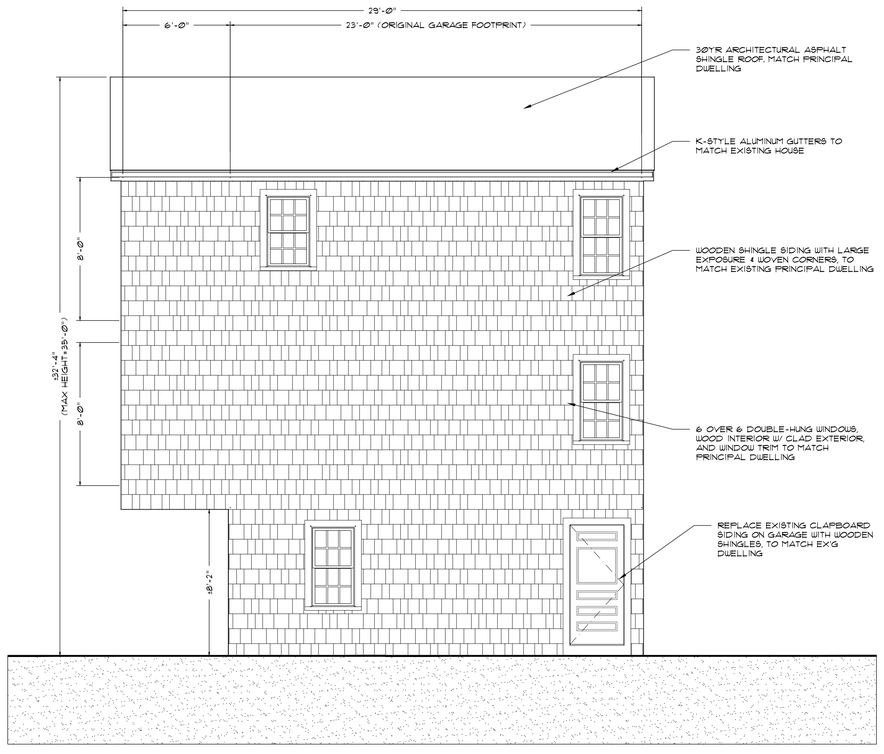
02 VIEW FROM THAMES ST SCALE: N/A



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



06 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A

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PROPOSED DESIGN
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SHEET ARCH D 24" x 36"

B1-2

PLANS SCHEME B: **ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY**

ROOF OPTION 2: **FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE**

SCHEME B

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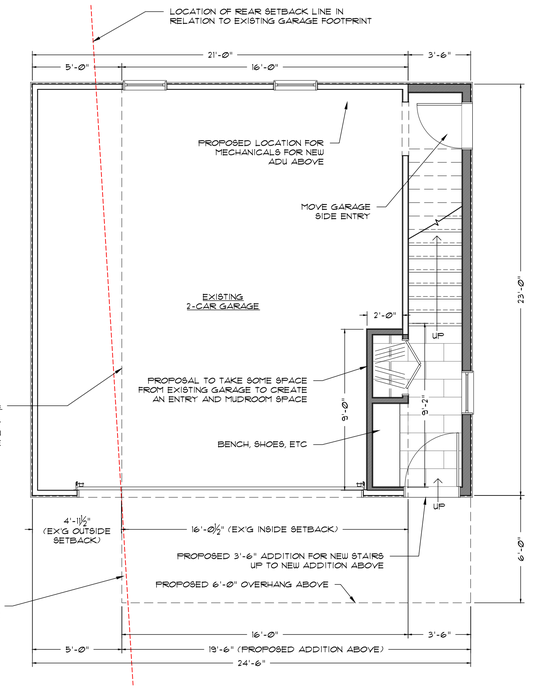
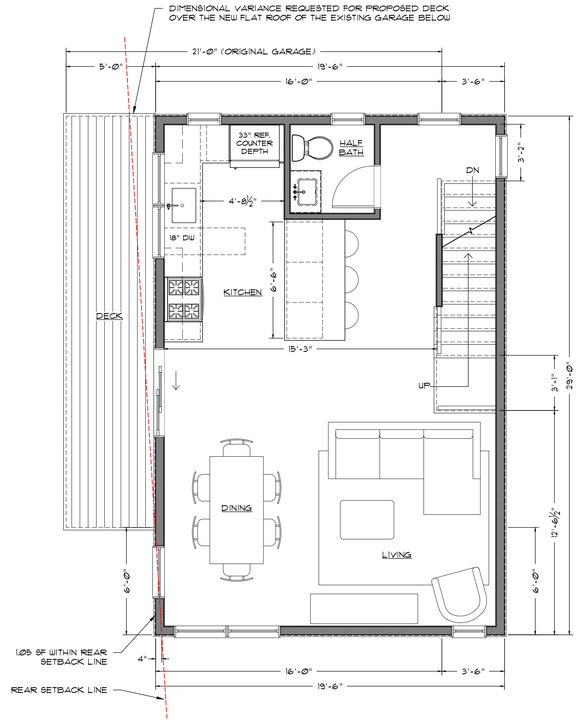
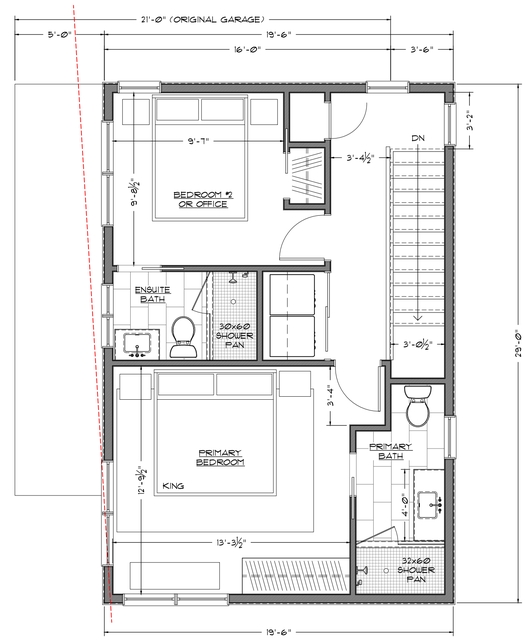


01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



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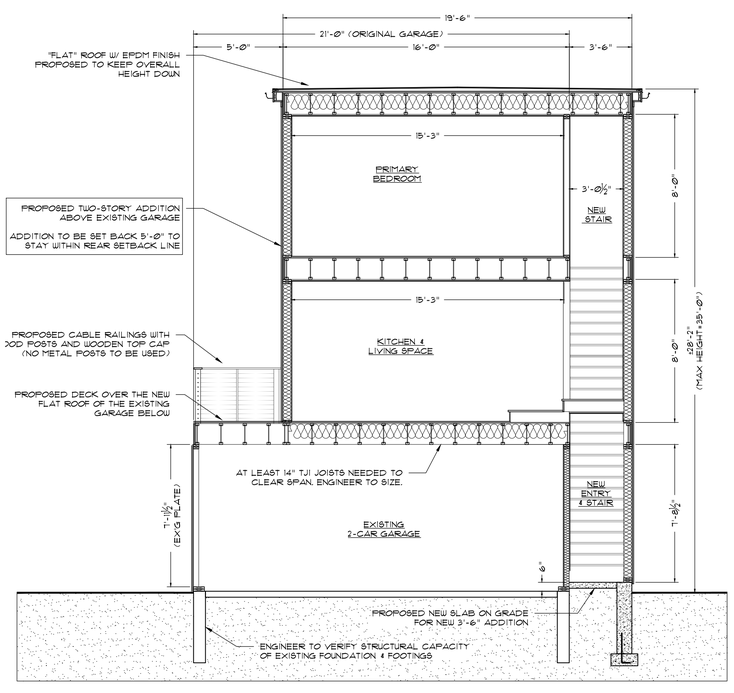
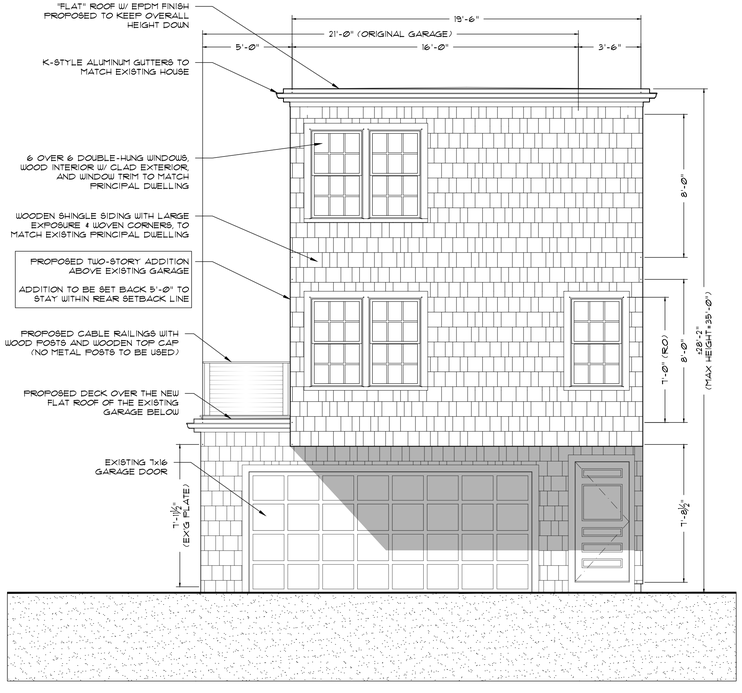
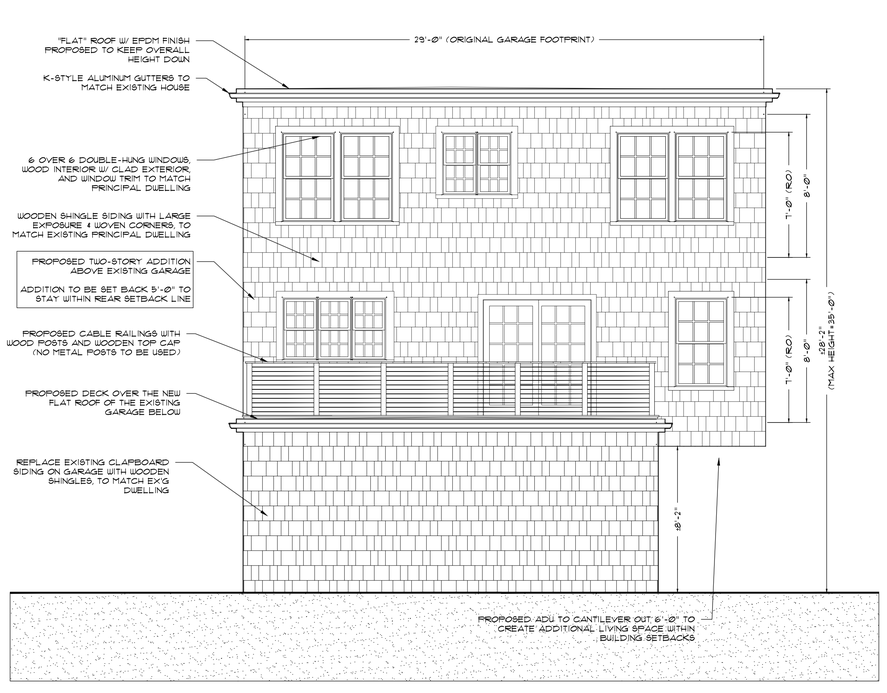


04 SECTION SCALE: 1/4" = 1'-0"



05 SOUTH ELEVATION (OLIVER ST) SCALE: 1/4" = 1'-0"



06 WEST ELEVATION (WATER SIDE) SCALE: 1/4" = 1'-0"

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ISSUED: 04.10.2026

REVISIONS

INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE

SHEET ARCH D 24" x 36"

B2-1

PLANS SCHEME B: ADDITIONAL FLOORS ARE TO HAVE A 6 FT CANTILEVER OVER THE DRIVEWAY

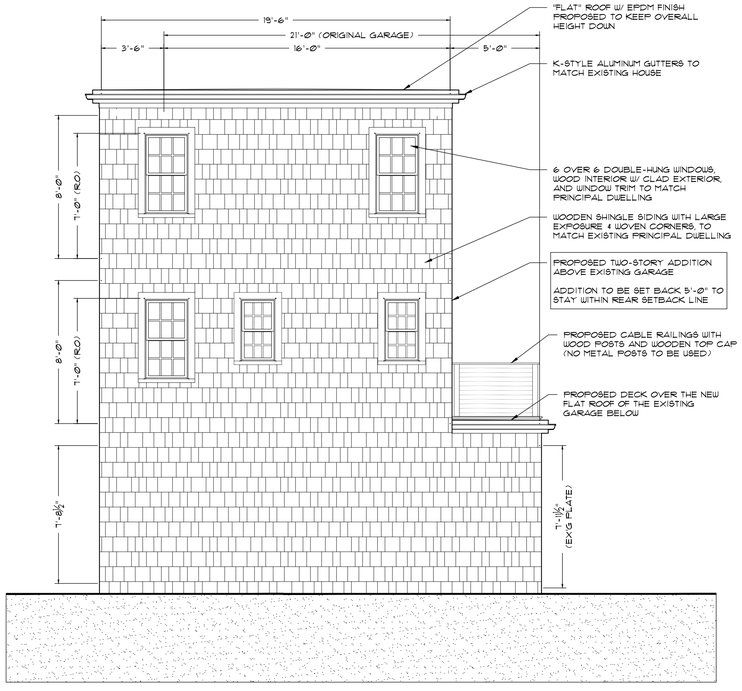
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE



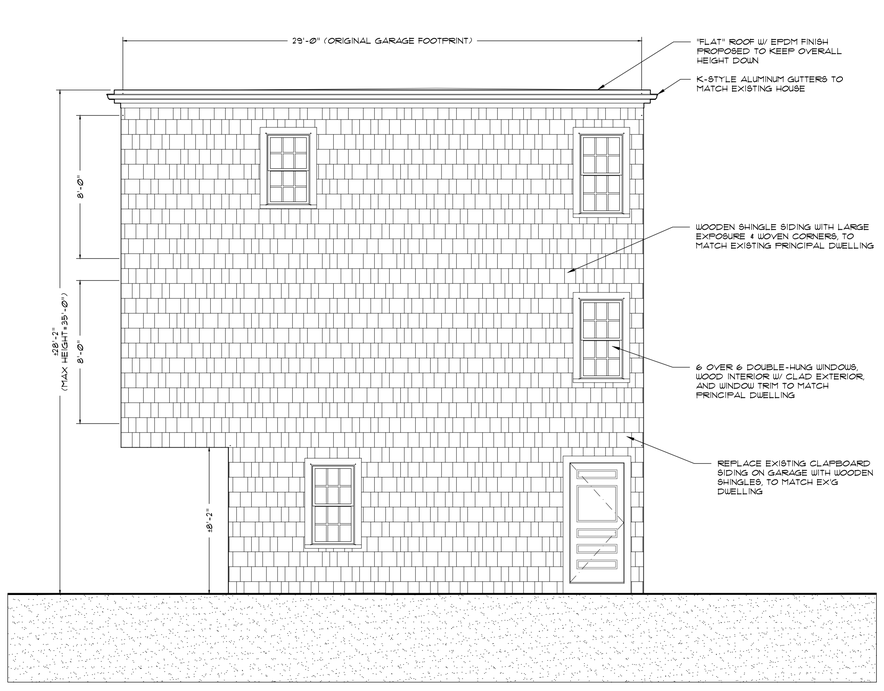
01 VIEW FROM OLIVER ST SCALE: N/A



02 VIEW FROM THAMES ST SCALE: N/A



03 NORTH ELEVATION SCALE: 1/4" = 1'-0"



04 EAST ELEVATION SCALE: 1/4" = 1'-0"



05 CORNICE RETURN ON EXISTING HOUSE SCALE: N/A

OS Design + Consulting
Residential Design
olivia@odscdesign.com
802.338.8762

GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPOSED DESIGN
PLANS SCHEME B: ADDITION TO CANTILEVER 6 FT
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

WORKING SET: FOR HDC & ZONING APPROVALS

ISSUED: 04.10.2026

REVISIONS

INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE.

SHEET ARCH D 24" x 36"

B2-2

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-46	Contributing	April 10, 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:

The proposed work being done at 19 Byfield Street will now include the renovation of the carriage house. In addition to fixing the structure, the existing windows on the west, south and east facades will be replaced with double-hung windows of the Marvin Elevate Series with an insulated wood interior and Ultrex fiberglass exterior, 6-over-6 divided lites. A new Marvin Elevate french in-swing door will be added on the southern face as a primary entrance, with a metal overhang roof (Slate Gray finish) above for protection from the elements. The existing overhead and man do on the eastern facade are in poor condition, and as such will be removed and replaced with new, 8' wide carriage doors, to be constructed out of the wood repurposed from the existing second floor in the carriage house. The existing clapboard and shingle siding will be replaced by new clapboard siding, painted white to match the existing.

In addition to the work on the carriage house, a bulkhead will be added on the rear of the home for access to the addition crawlspace. The porch stairs will now get a wood handrail, painted white. Additionally, the veneer on the exterior of the new zero-clearance fireplace and chimney will be cedar shingles - matching the existing house and new addition.

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: April 10, 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

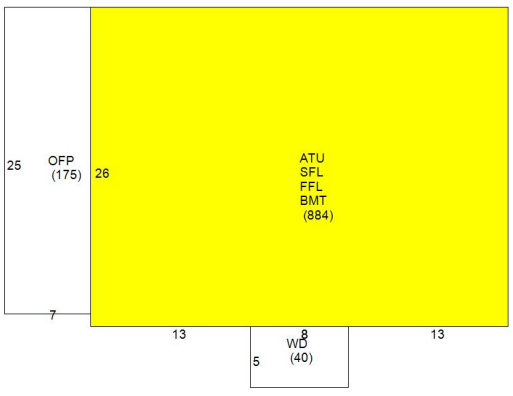
BUILDING EXTERIOR

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



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

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.

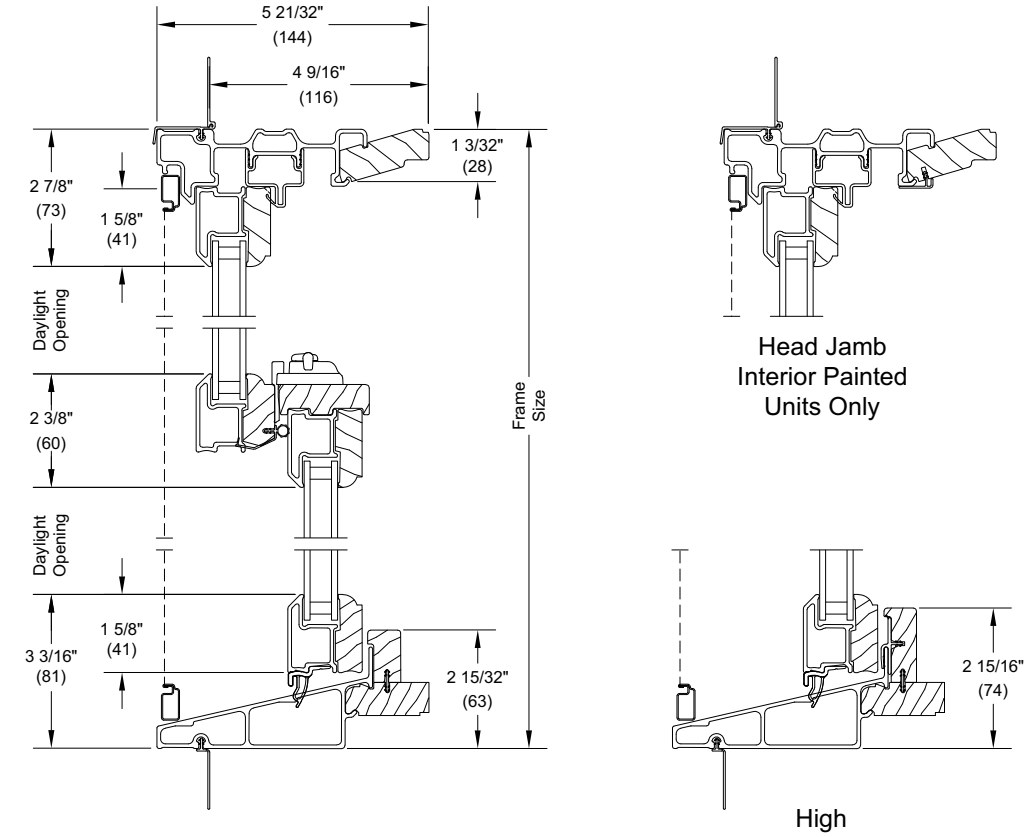
Section Details: Operating - Double Hung (4 9/16" Jambs)

Scale: 3" = 1' 0"

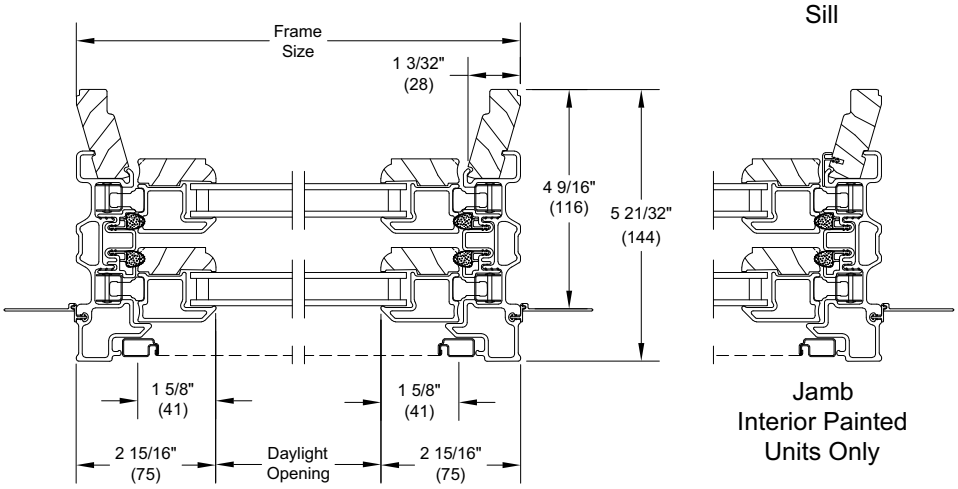
Head Jamb

Check Rail

Sill



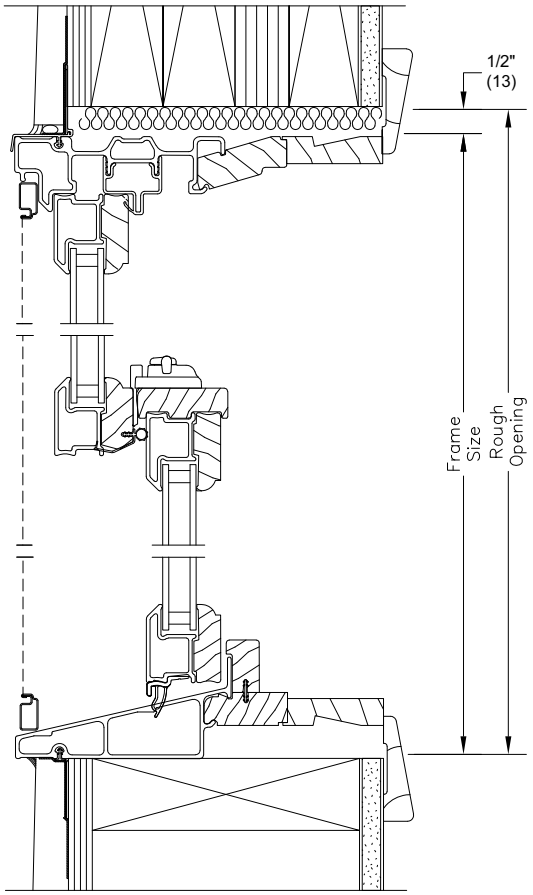
Jamb



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

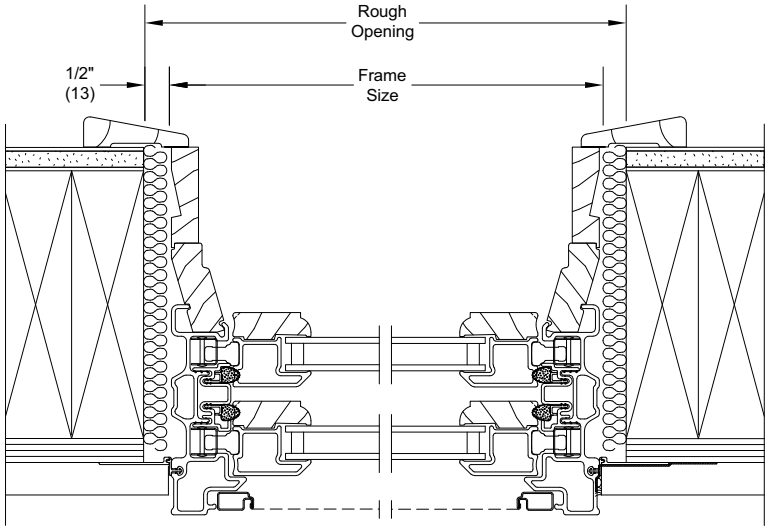
Scale: 1 1/2" - 1' 0"

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.*

Unit Features

Elevate Inswing French Door: ELIFD

Elevate Inswing French Door IZ3: ELIFD 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®, an advanced fiberglass reinforced pultrusion material that is resistant to thermal conductance.
- 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 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 finishes.Frame and sash color may be selected independently.

Frame:

- Frame thickness is 1 5/16" (33). Frame width of 4 9/16" (116). The sill is Ultrex with a cellular PVC interior sill liner. 4/4 non finger-jointed pine interior stop is applied to all units. Ultrex is .080" (2) thick.
- 6 9/16" (167) jamb depth available

Panel:

- Composite sash thickness is 1 3/4" (44), stiles and top rails 3 5/8" (92), bottom rail width 6" (152) Ultrex is .110" (3) 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) 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:

- Multi-point lock, latch, and deadbolt assembly included with each door.
- Handle has a standard deadbolt and a top and bottom shoot bolts operated by handle set.
- Handle Sets
  - Handle Set: Interior and exterior selected separately.
  - Standard finish is Almond Frost. Optional White, Bright Brass PVD, Oil Rubbed Bronze PVD, Satin Nickel PVD, and Matte Black finishes.
- Standard locking system strike plate will be stainless steel, with an optional brass strike on "X" doors.
- Hinges contain both a horizontal, vertical adjustment feature, and non-removable pin.
  - Three hinges are used on all units.
  - Hinges will be White, Dark Brown, Pebble Gray, Ebony, Gunmetal, or Cashmere to match the exterior of the frame.
  - Coastal brass, Oil Rubbed Bronze, or coastal satin nickel hinges with brass substrates.
  - Hinge kits are available in Gold, Grey, White, Dark Brown, and Ebony finishes.
- Keyed alike option is available.

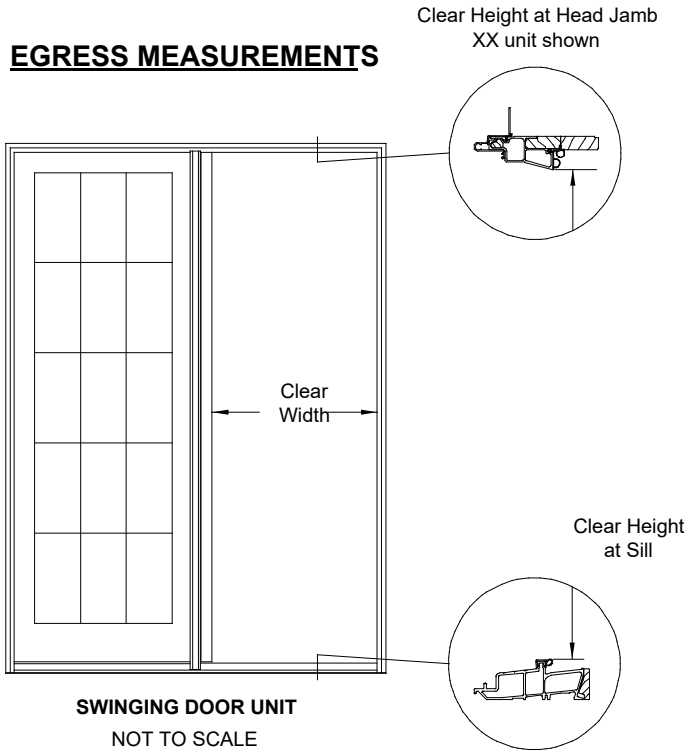
Installation:

- Factory applied folding nailing fin and drip cap system.
- Optional installation brackets for masonry available.
- Factory-supplied field mulling kits are available for standard assemblies.
- IZ3 glazed units require installation clips.

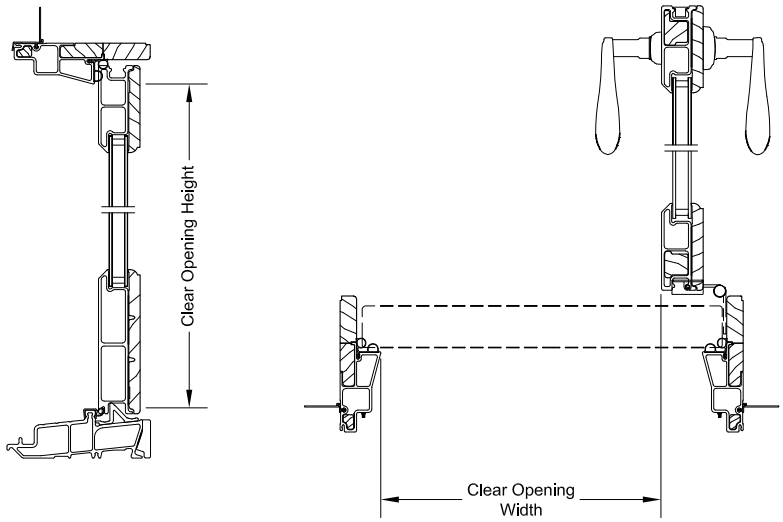
Egress Measurements

Net Clear Opening Elevate Inswing French Door			
Width			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft-in	**mm**
1 Panel Operator Standard/HP/IZ3 (X)	2-6	2-1 21/64	(643)
	2-8	2-3 21/64	(694)
	3-0	2-7 21/64	(796)
2 Panel Operator Standard/HP/IZ3 (OX / XO)	5-0	2-1 1/4	(641)
	5-4	2-3 1/4	(692)
	6-0	2-7 1/4	(794)
2 Panel Operator Standard/HP/IZ3 (XX)	5-0	4-4 13/32	(1331)
	5-4	4-8 13/32	(1433)
	6-0	5-4 13/32	(1636)
Height			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft - in	**mm**
1 and 2 Panel Standard X/XX/XO/OX	6-5	6-3 3/4	(1924)
	6-8	6-6 1/4	(1987)
	7-0	6-10 1/4	(2089)
	8-0	7-7 3/4	(2330)
1 and 2 Panel HP/IZ3 X/XX/XO/OX	6-5	6-3 3/32	(1924)
	6-8	6-5 19/32	(1987)
	7-0	6-9 19/32	(2089)
	8-0	7-7 3/32	(2330)

EGRESS MEASUREMENTS



SWINGING DOOR UNIT
NOT TO SCALE



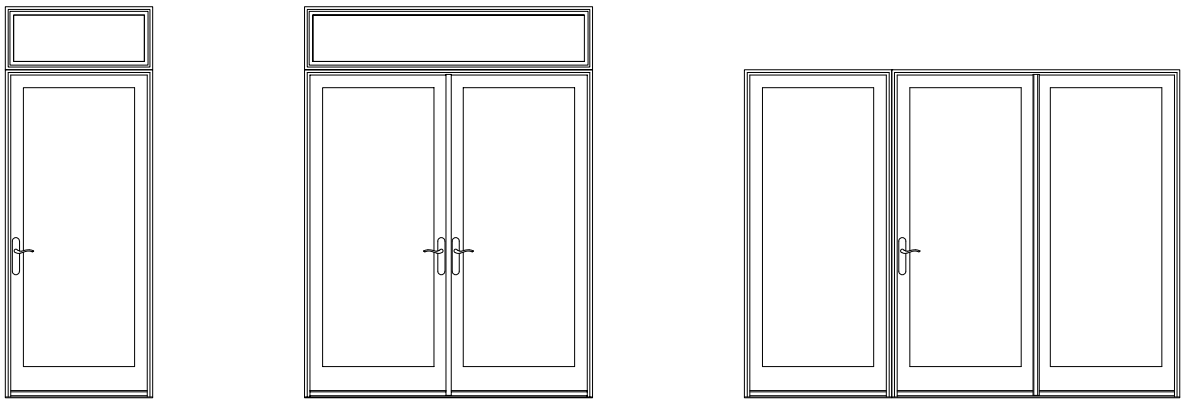
Code restrictions may vary depending on you local building codes. For additional information contact you local cod department for IBC and IRC requirements.

Mulling Guidelines

Multiple assemblies can be factory mulled

- Assemblies up to 3 units wide by 1 unit high
  - **MAXIMUM ROUGH OPENING** not to exceed 109 15/16" (2792) x 96" (2438)
- Assemblies up to 2 units wide by 2 units high
  - **MAXIMUM ROUGH OPENING** not to exceed 73 5/8" (1870) x 100 1/2" (2552)

NOTE: FIELD MULLING BEYOND 110" X 112" IS NOT RECOMMENDED. MULLING NOT AVAILABLE ON HP OR IZ3 UNITS.



ROUGH OPENING TABLE FOR ASSEMBLIES

WIDTH: Single unit Rough Opening width MINUS 1" = Frame width.

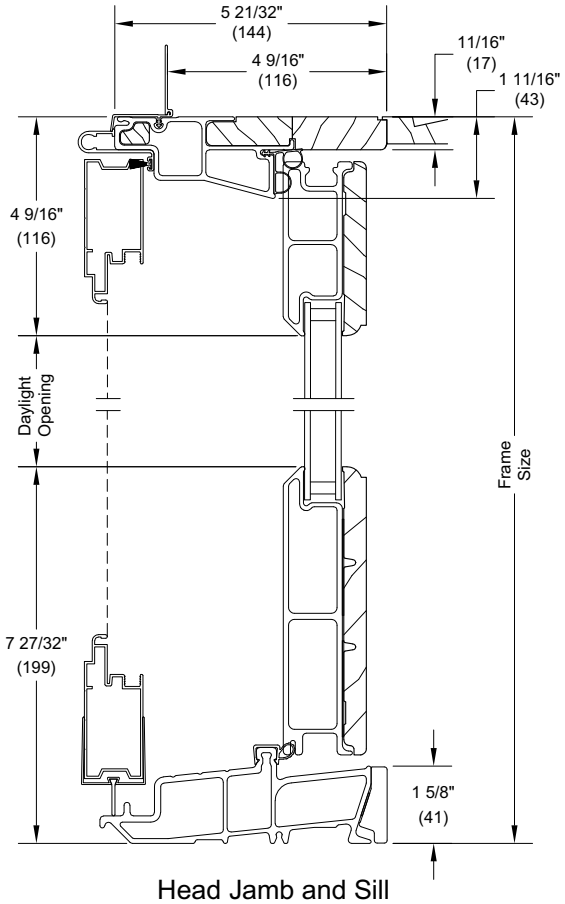
ADD **all** frame widths PLUS 1" = Total Rough Opening width.

HEIGHT: Single unit Rough Opening height MINUS 1/2" = Frame height.

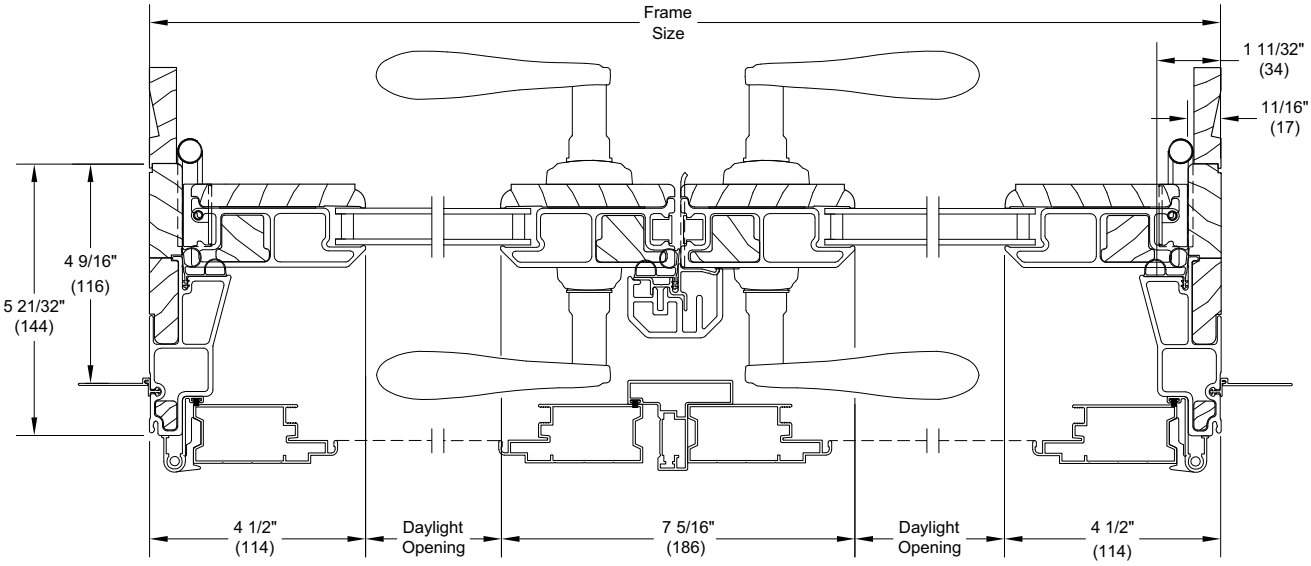
ADD **all** frame heights PLUS 1/2" = Total Rough Opening Height.

Section Details: Standard - 4 9/16" Jamb - XXR Operator

Scale: 3" = 1' 0"



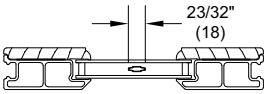
Head Jamb and Sill



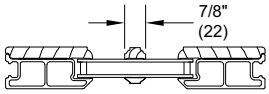
2 Panel Jamb - XX L

Section Details: Divided Lite Options

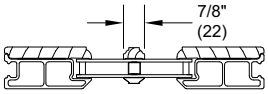
Divided Lite Options



Aluminum Grille
Between Glass



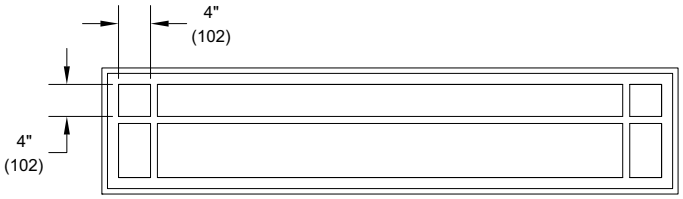
Wood SDL
Without Spacer Bar

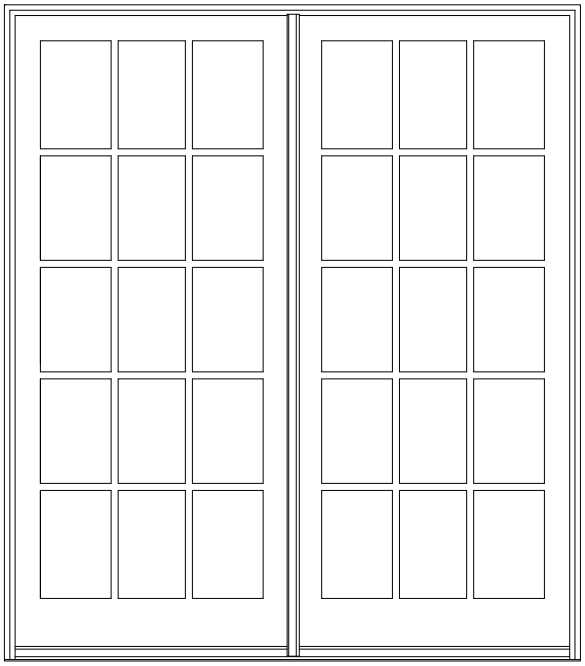


Wood SDL
With Spacer Bar

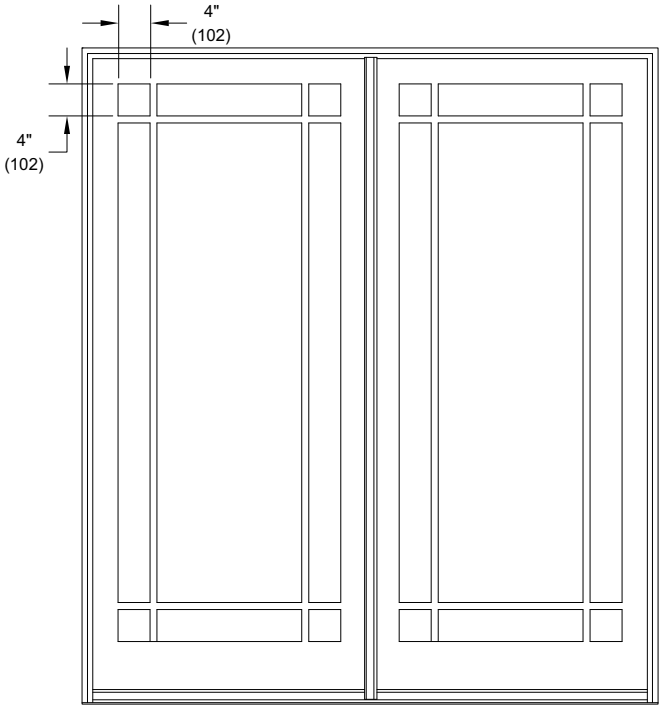
Conversion Formula:

Total DLO - Total Bar Width / Number of lites =Individual DLO

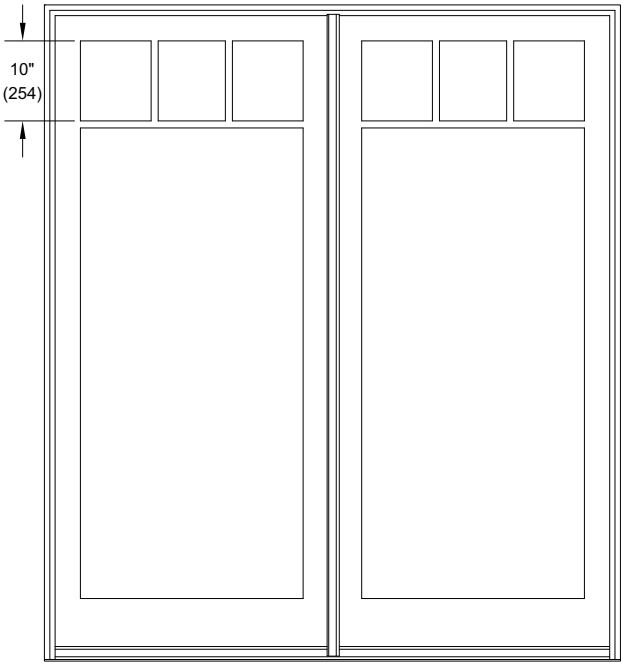




Rectangle Cut



Prairie Lite Cut

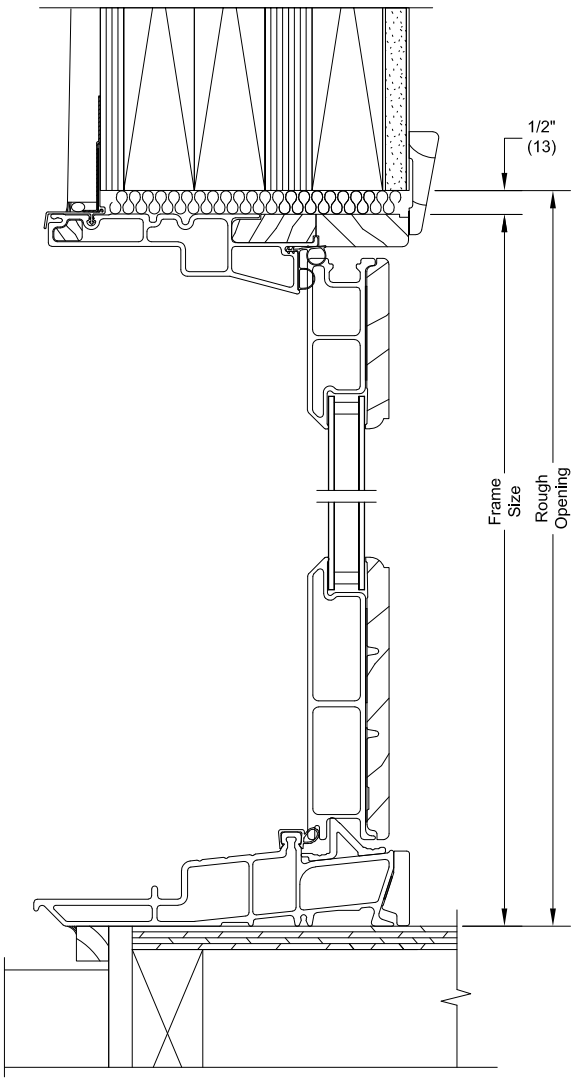


Cottage Lite Cut

NOTE: Optional 9 lite per panel Prairie cut GBG or SDL
GBGs are not available on IZ3 units

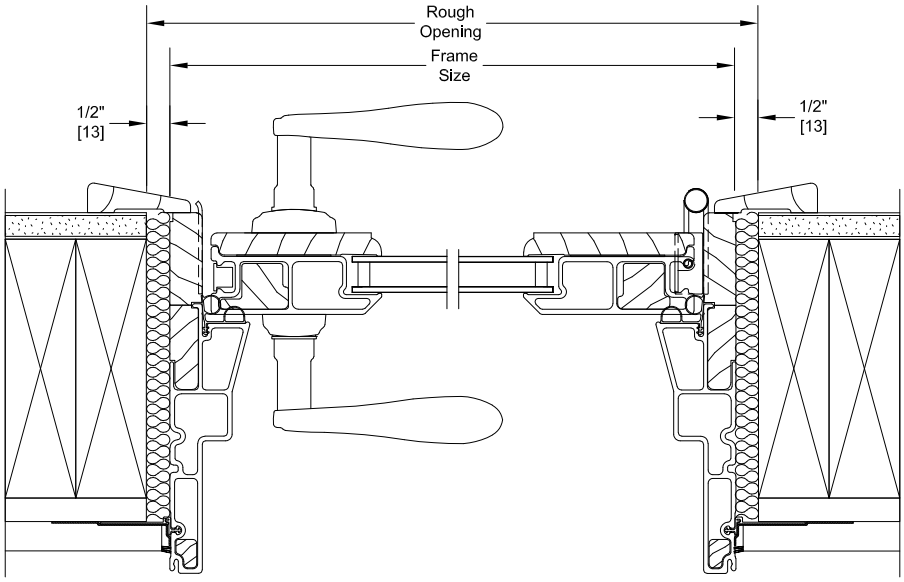
Installation Suggestions: Wood Siding with 2x6 Frame Construction

Head
Jamb



Sill

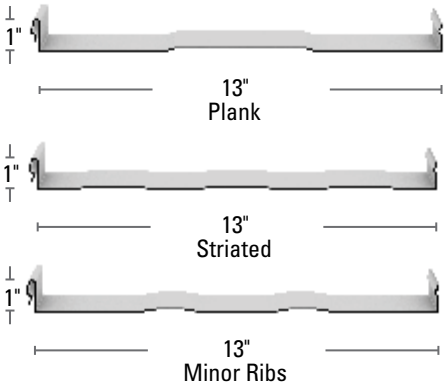
Jamb

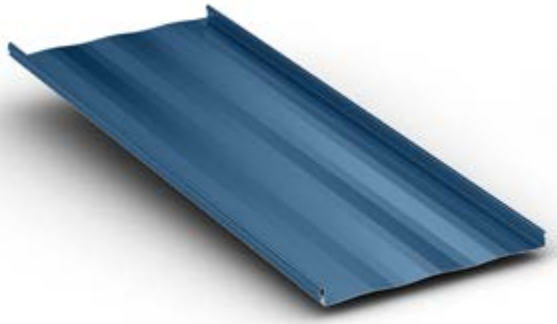


NOTE: The above wall sections represent typical wall conditions, these detail are not intended as installation instructions. Please refer to the installation instructions provided with the purchased units.

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

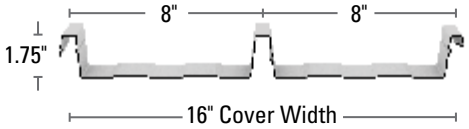
- Panel width: 13"
- Panel configurations: striated, plank and minor rib (striated recommended)
- Coating: Kynar 500® (PVDF)
- Substrate: Standard 24 gauge Galvalume

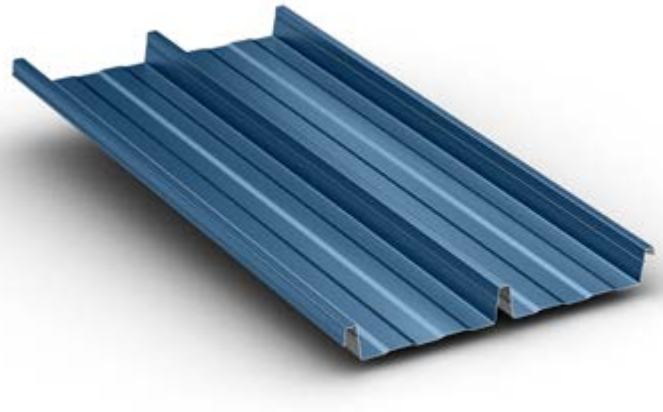
Testing Data

- 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

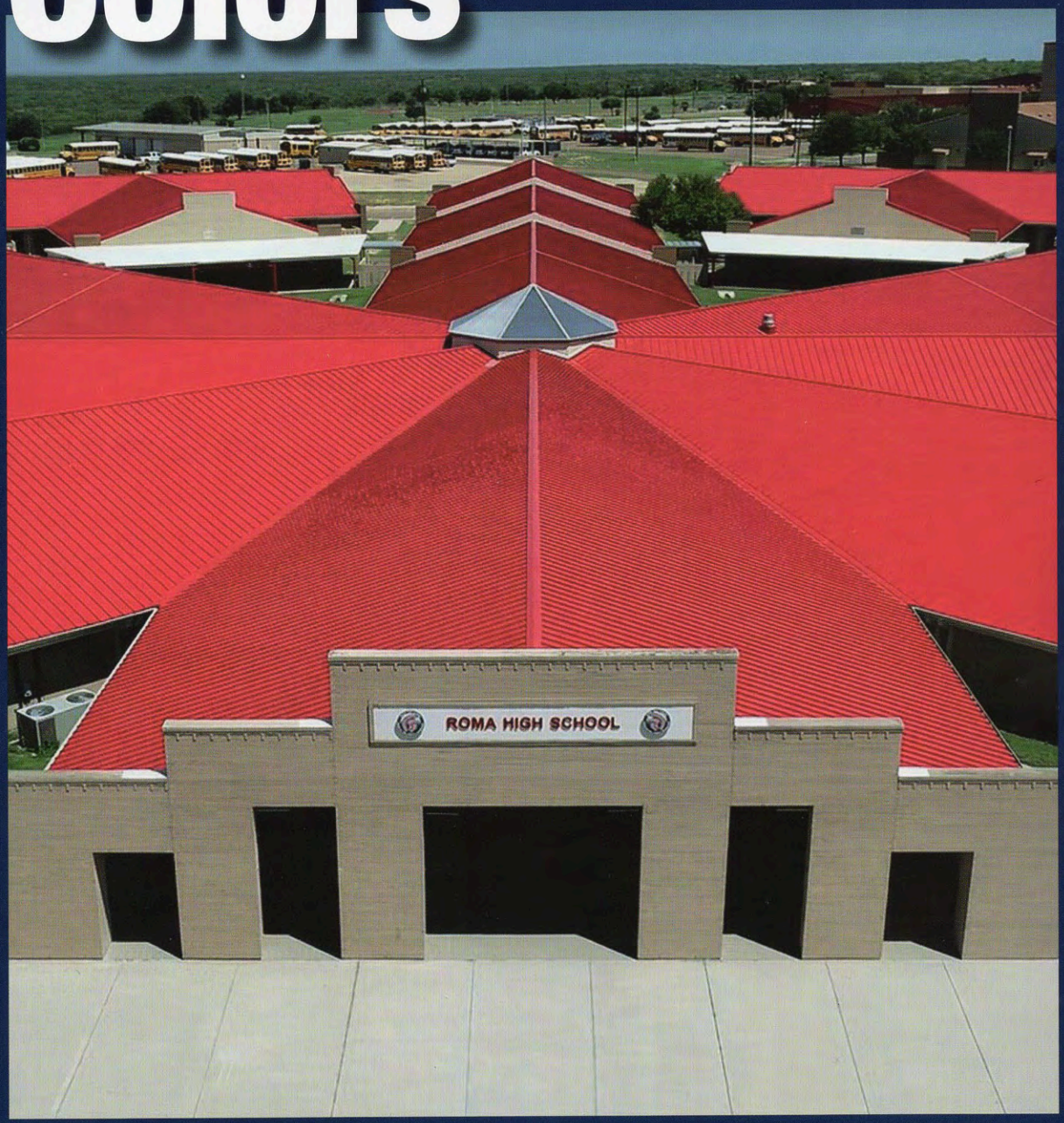
- Panel width: 16"
- Panel configurations: ribbed
- Coating: Kynar 500® (PVDF)
- Substrate: Standard 24 gauge Galvalume

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

Employee Owned

STANDARD OPTIONS

Regal White

Bone White


Surrey Beige


Sandstone


Almond


Buckskin


Ash Gray


Slate Gray


Charcoal


Dark Charcoal

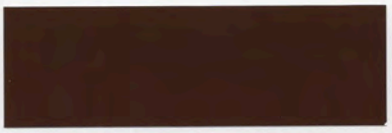

Matte Black

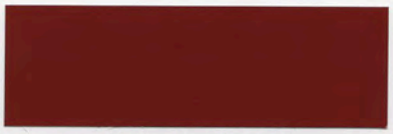

Medium Bronze

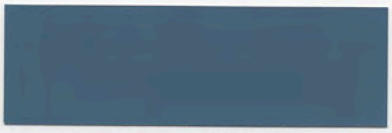

Dark Bronze


Patina Green

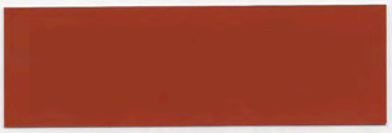

Evergreen


Mansard Brown


Colonial Red


Roman Blue


Patrician Bronze


Terra Cotta

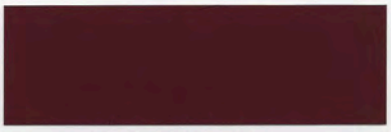

Galvalume Plus

*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.

SHERWIN-WILLIAMS. Coil Coatings

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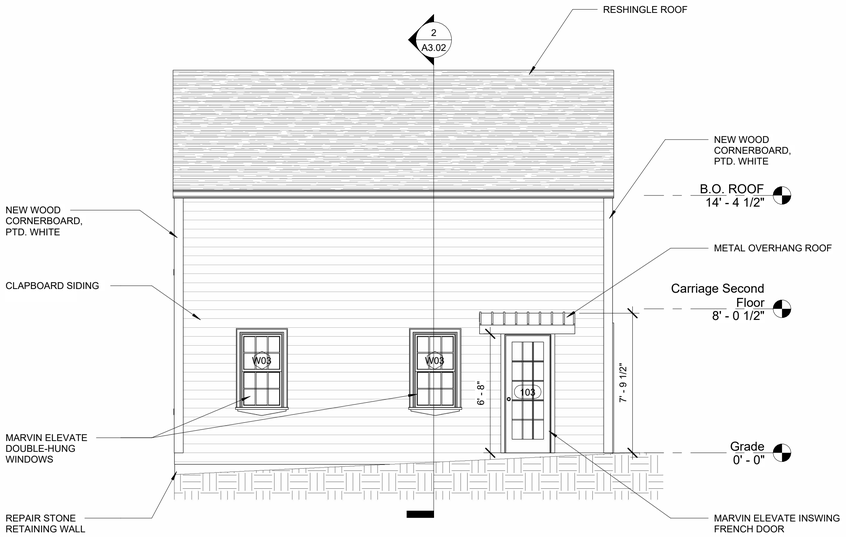
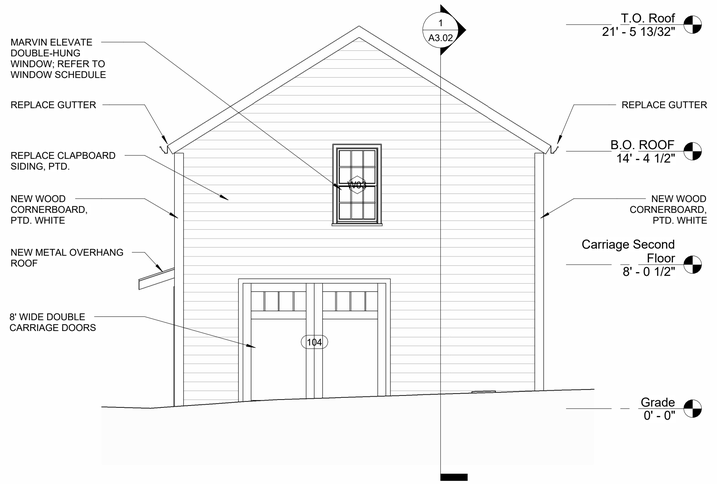
MCELROY METAL
Employee Owned

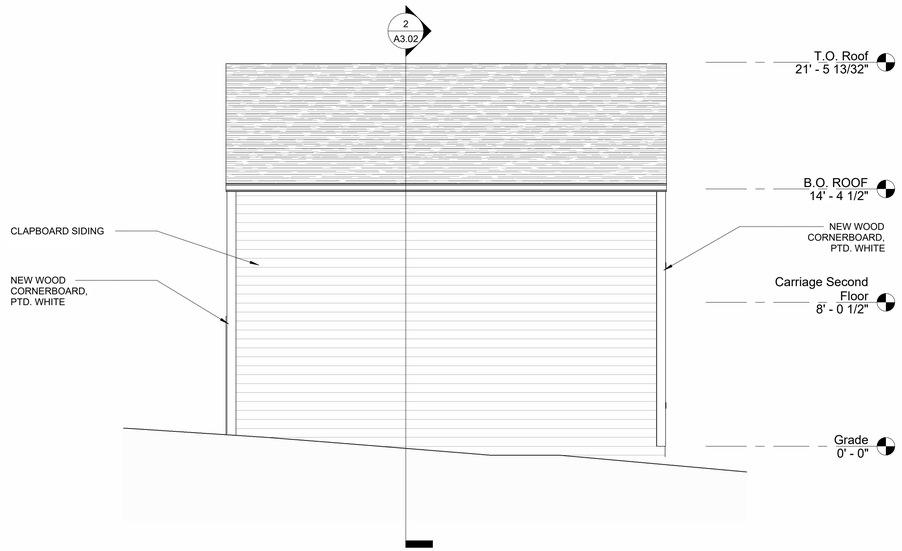
1500 Hamilton Road, Bossier City, LA 71111



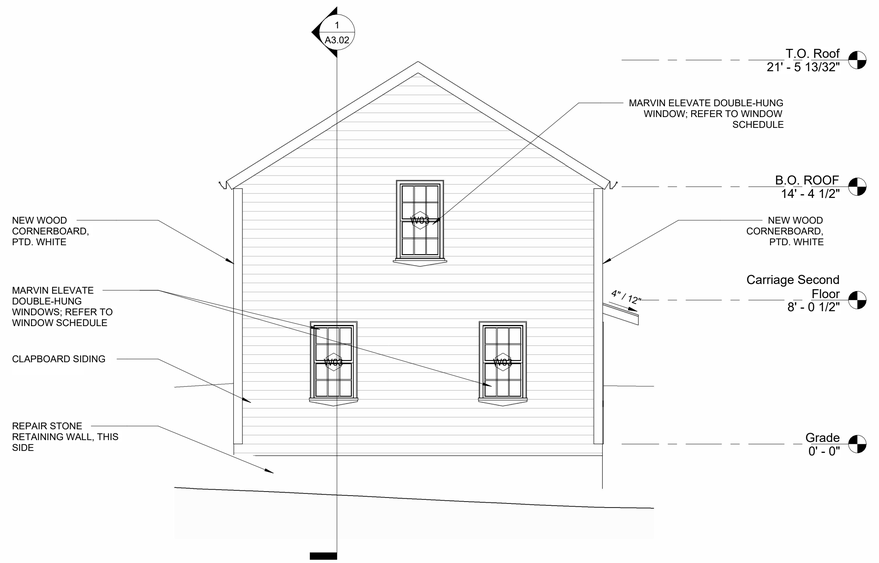
1 Proposed Carriage House South Elevation
1/4" = 1'-0"



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.
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#	REVISIONS DESCRIPTION	DATE	BY
1	NEW EXT. SHEATHING	031226	DJC
2	CARRIAGE HOUSE RENO	032028	DJC
3			
4			
5			
6			
7			
8			
9			

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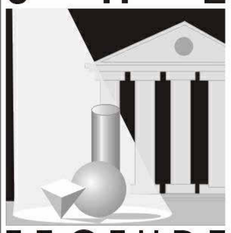

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ARCHITECT• ENGINEER, P. C.

ISSUED FOR REVIEW (02-12-26)

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PROPOSED PLANS FOR:

Bao Residence Renovation

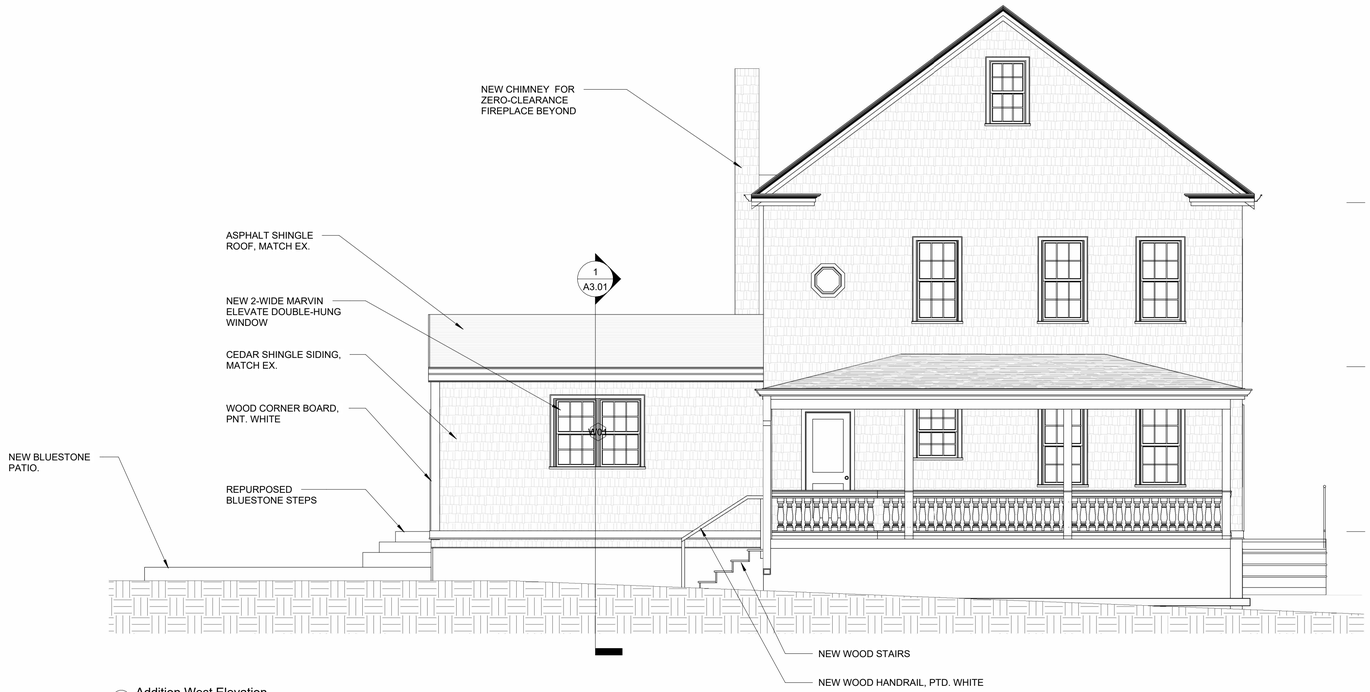
Elena M. Bao

19 Byfield Street, Bristol, RI 02809

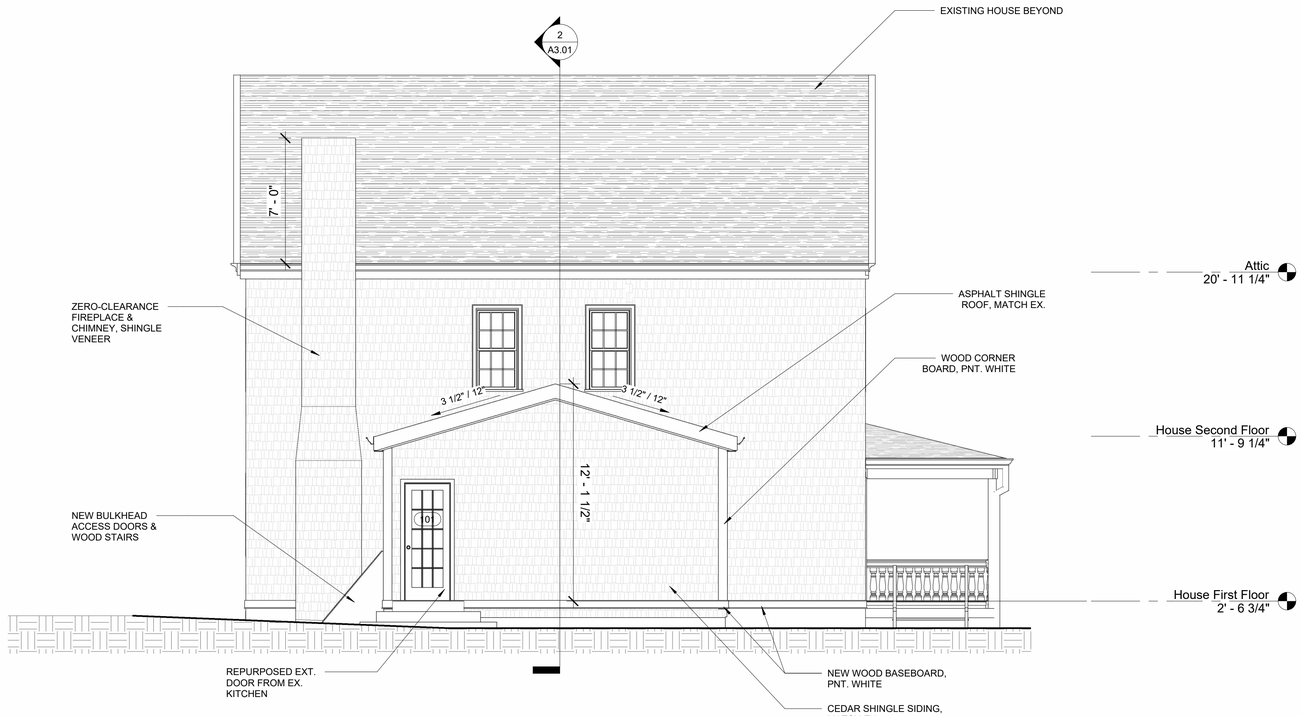
PROPOSED CARRIAGE HOUSE ELEVATIONS

DATE: FEBRUARY 12, 2026
SCALE: AS NOTED
DRAWN BY: JHL
PROJECT NUMBER: 7478

DRAWING NUMBER: **A2.03**



1 Addition West Elevation
1/4" = 1'-0"



2 Addition North Elevation
1/4" = 1'-0"

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

GENERAL NOTES:
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#	REVISIONS DESCRIPTION	DATE	BY
9			
8			
7			
6			
5			
4			
3			
2	CARRIAGE HOUSE RENO	032026	DJC
1	NEW EXT. SHEATHING	031226	DJC

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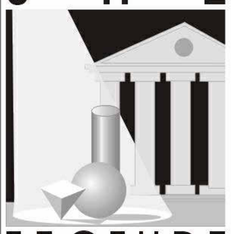

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PROPOSED PLANS FOR:

Bao Residence Renovation

Elena M. Bao

19 Byfield Street, Bristol, RI 02809

PROPOSED ADDITION ELEVATIONS 1

DATE: FEBRUARY 12, 2026
SCALE: AS NOTED
DRAWN BY: JHL
PROJECT NUMBER: **7478**

DRAWING NUMBER: **A2.01**



View 1: From Byfield Street, looking northeast at 19 Byfield property



View 2: From front yard, looking north at carriage house south facade

GENERAL NOTES:

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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**



View 3: From Byfield Street, looking north at carriage house south facade



View 4: From front yard, looking north at carriage house and driveway

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**



View 5: From driveway, looking west at carriage house east facade



View 6: Existing carriage house window

GENERAL NOTES:

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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 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-26-48	Contributing	April 14, 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
15 BURTON ST , BRISTOL, RI, 02809	015-0079-000

Applicant	Architect/Engineer	Contractor
Thomas A. Dawson	Thomas A. Dawson, RA	Lakeside Trading LLC

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

Work Category:	Replacing in Kind

Description of proposed work:
I would like to replace my old 8' x 10' storage shed with a new 12' x 16' storage shed, at the rear of my property. Lakeside Trading LLC will be delivering a shed to us, fully assembled, and once approved.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00250
HISTORIC NAME:	Herreshoff Workers' House
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Post-1988: wood clapboards replaced shingles (or, were uncovered?). Chimney added to front elevation, eliminating a window opening.	

Thomas Albert Dawson
Applicant's Digital Signature
Date: April 14, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 15 BURTON ST
ACRES: 0.1407
PARCEL ID: 015-0079-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: DAWSON, THOMAS A &
CO - OWNER: LEE H TE
MAILING ADDRESS: 4 JAMIE LANE

ZONING: R-6
PATRIOT ACCOUNT #: 988

SALE INFORMATION

SALE DATE: 8/10/2017
BOOK & PAGE: 1904-130
SALE PRICE: 435,000
SALE DESCRIPTION:
SELLER: SALINGER, JOHN J III

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2671
FINISHED BUILDING AREA: 1427
BASEMENT AREA: 813
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $269,300
YARD: $700
BUILDING: $227,300
TOTAL: $497,300

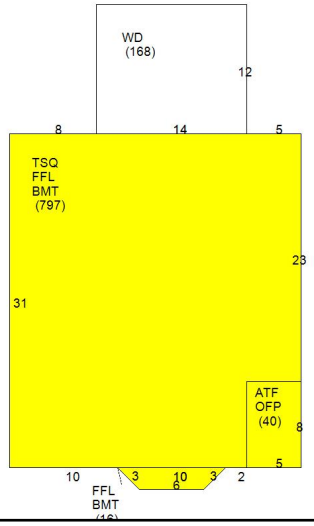
BUILDING EXTERIOR

BUILDING STYLE: Conventional
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: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

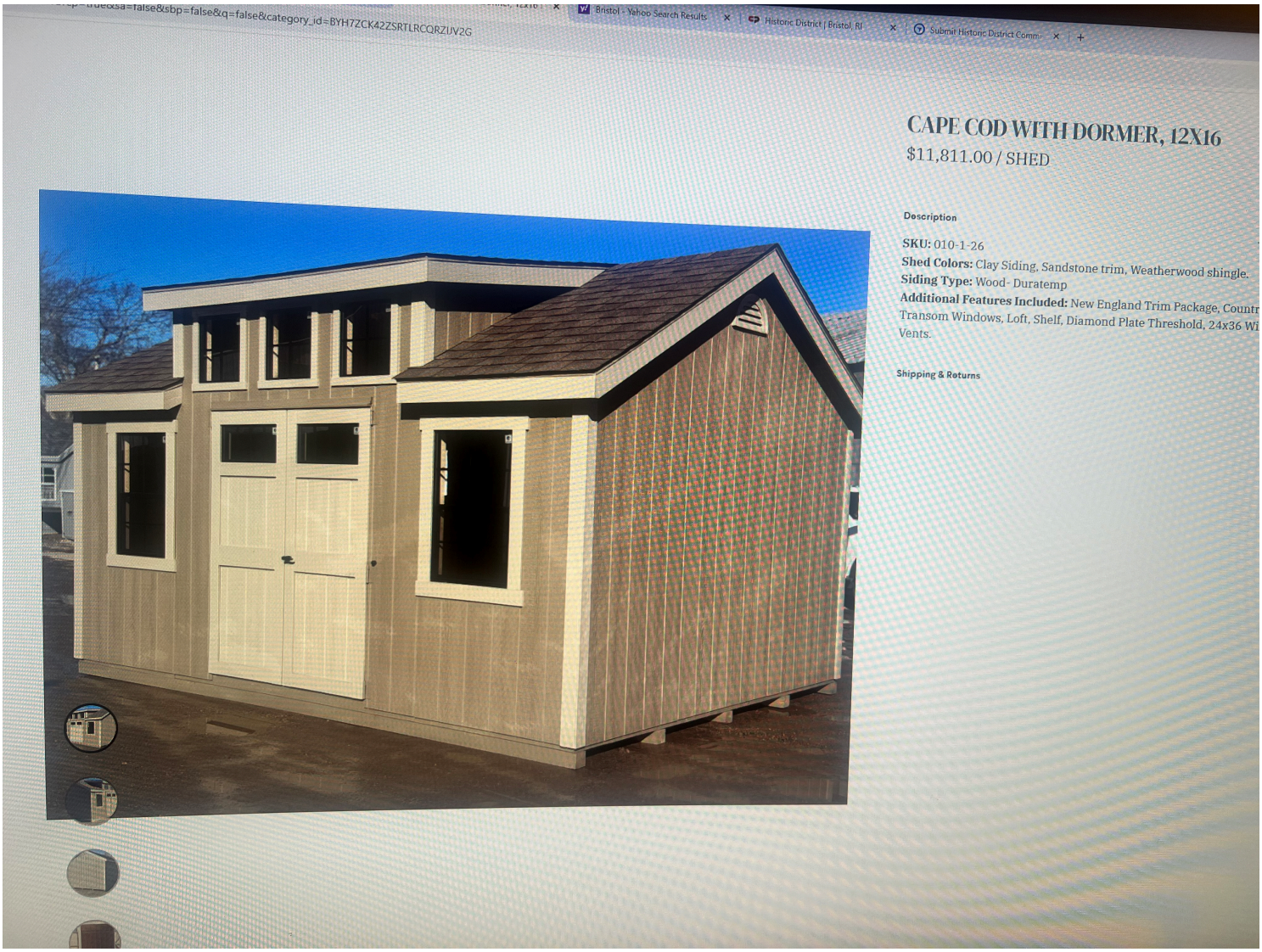


PHOTO



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




Bristol - Yahoo Search Results
Historic District | Bristol, RI
Submit Historic District Comm
CAPE COD WITH DORMER, 12X16
$11,811.00 / SHED
Description
SKU: 010-1-26
Shed Colors: Clay Siding, Sandstone trim, Weatherwood shingle.
Siding Type: Wood- Duratemp
Additional Features Included: New England Trim Package, Countr
Transom Windows, Loft, Shelf, Diamond Plate Threshold, 24x36 Wi
Vents.
Shipping & Returns

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-49		April 15, 2026

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Project Address	Assessor's Plat/Lot
1303 HOPE ST , BRISTOL, RI, 02809	055-0004-000

Applicant	Architect/Engineer	Contractor
Christopher Giampietro		

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:

HISTORICAL REVIEW SUBMISSION

Proposed New Window Installation – Kitchen (Rear of Home)

Property: 1303 Hope Street
Home Style: Colonial / Victorian

PROJECT OVERVIEW

This proposal is for the installation of a **new window opening above the kitchen sink** on the rear elevation of the home.

The intent of this project is to:

- Introduce natural light into the kitchen space
- Maintain architectural consistency with the home's existing historic windows
- Ensure all proposed designs align with the character and period of the structure

The existing home features **traditional double-hung sash windows with a 6-over-6 divided light pattern**, which serves as the basis for all proposed options.

DESIGN CRITERIA (APPLIES TO ALL OPTIONS)

All proposed window configurations will adhere to the following:

- **Material:** Wood or wood-clad construction (no vinyl)
- **Operation:** Double-hung where applicable
- **Grille Pattern: 6-over-6**

- **Grille Type: Simulated Divided Light (SDL)**
- **Design Intent:** Match existing historic fenestration patterns and proportions

OPTION 1

(2) Double-Hung Windows Installed Side-by-Side

Description:

Two double-hung sash windows installed side-by-side within the proposed opening, proportioned to align with the existing window rhythm of the home.

Approximate Sizing:

- (2) windows at ~30” W x 40” H each
- Combined width: ~60”

Architectural Rationale:

- Maintains a **balanced and symmetrical appearance**
- Closely matches the proportions of existing windows
- Represents a **commonly accepted approach in historic renovations**

Manufacturer Options:

Andersen Windows

- Andersen 400 Series Woodwright® Double-Hung Window https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/400-series-woodwright-double-hung-window/
- Andersen 400 Series Tilt-Wash Double-Hung Window https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/400-series-tilt-wash-double-hung-window/
- Andersen Grille Options https://www.andersenwindows.com/windows-and-doors/options-and-accessories/grilles/

JELD-WEN

- W-5500™ Clad-Wood Double-Hung Window https://www.jeld-wen.com/en-us/products/windows/w-5500-clad-wood/double-hung
- Custom Wood Double-Hung Window https://www.jeld-wen.com/en-us/products/windows/custom-wood/double-hung
- Grille Guide https://www.jeld-wen.com/en-us/discover/reference/guide-to-window-grilles

Pella

- Lifestyle Series Wood Double-Hung Window https://www.pella.com/shop/windows/lifestyle-series/double-hung-windows/
- Reserve™ Traditional Double-Hung Window https://www.pella.com/shop/windows/reserve/traditional/double-hung-windows/
- Wood Grille Options https://www.pella.com/ideas/windows/features-options/wood/

OPTION 2

(3) Double-Hung Windows Installed Side-by-Side

Description:

Three narrower double-hung sash windows installed side-by-side, creating a more vertically proportioned grouping.

Approximate Sizing:

- (3) windows at ~20” W x 40” H each
- Combined width: ~60”

Architectural Rationale:

- More closely reflects **traditional Victorian window proportions**
- Creates a finer, more vertically oriented rhythm
- Often used in secondary elevations or service areas in period homes

Manufacturer Options:

(Same manufacturer options as Option 1, configured to narrower widths)

- Andersen 400 Series (Woodwright / Tilt-Wash)
- JELD-WEN (W-5500 Clad Wood / Custom Wood)
- Pella (Lifestyle / Reserve Traditional)

OPTION 3

Bow Window Configuration

Description:

A multi-unit bow window projecting outward from the exterior wall, composed of a series of connected window panels arranged in a gentle curve.

Configuration:

- Approx. 4–5 window units combined
- May include:
  - Fixed central panels
  - Flanking operable double-hung units

Manufacturer Options:

JELD-WEN

- Custom Wood Bow Window
  https://www.jeld-wen.com/en-us/products/windows/custom-wood/bow
- Siteline® Clad-Wood Bow Window
  https://www.jeld-wen.com/en-us/products/windows/siteline-clad-wood/bow

This proposal has been developed with careful consideration of the home's historic character, with all options designed to:

- Respect original architectural intent
- Maintain visual consistency with existing windows
- Provide flexibility for review and approval

We welcome feedback from the board and are prepared to proceed with the option that best aligns with the historical guidelines and expectations.

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)	

Christopher Giampietro
Applicant's Digital Signature
Date: April 15, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 1303 HOPE ST
ACRES: 0.5192
PARCEL ID: 055-0004-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: GIAMPIETRO, CHRISTOPHER
CO - OWNER:
MAILING ADDRESS: 1303 HOPE ST

ZONING: R-15
PATRIOT ACCOUNT #: 3746

SALE INFORMATION

SALE DATE: 7/11/2023
BOOK & PAGE: 2217-22
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: GIAMPIETRO, CHRISTOPHER &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5340
FINISHED BUILDING AREA: 3079
BASEMENT AREA: 1214
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $205,400
YARD: $0
BUILDING: $309,100
TOTAL: $514,500

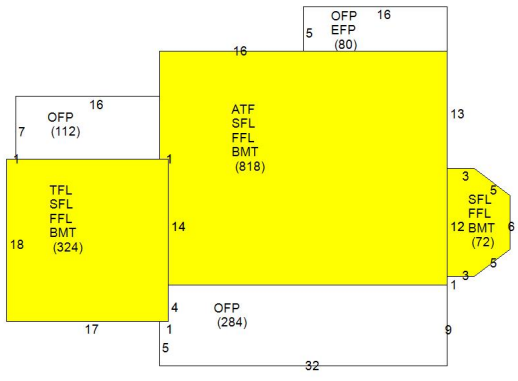
BUILDING EXTERIOR

BUILDING STYLE: Victorian
UNITS: 1
YEAR BUILT: 1761
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
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: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 4
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



HISTORICAL REVIEW SUBMISSION

Proposed New Window Installation – Kitchen (Rear of Home)

Property: 1303 Hope Street
Home Style: Colonial / Victorian

PROJECT OVERVIEW

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The intent of this project is to:

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- Maintain architectural consistency with the home's existing historic windows
- Ensure all proposed designs align with the character and period of the structure

The existing home features **traditional double-hung sash windows with a 6-over-6 divided light pattern**, which serves as the basis for all proposed options.

DESIGN CRITERIA (APPLIES TO ALL OPTIONS)

All proposed window configurations will adhere to the following:

- **Material:** Wood or wood-clad construction (no vinyl)
- **Operation:** Double-hung where applicable
- **Grille Pattern: 6-over-6**
- **Grille Type: Simulated Divided Light (SDL)**
- **Design Intent:** Match existing historic fenestration patterns and proportions

OPTION 1

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Description:

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Approximate Sizing:

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Architectural Rationale:

- Maintains a **balanced and symmetrical appearance**
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Manufacturer Options:

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- Andersen 400 Series Tilt-Wash Double-Hung Window https://www.andersenwindows.com/windows-and-doors/windows/single-hung-and-double-hung-windows/400-series-tilt-wash-double-hung-window/
- Andersen Grille Options https://www.andersenwindows.com/windows-and-doors/options-and-accessories/grilles/

JELD-WEN

- W-5500™ Clad-Wood Double-Hung Window https://www.jeld-wen.com/en-us/products/windows/w-5500-clad-wood/double-hung

- Custom Wood Double-Hung Window
  https://www.jeld-wen.com/en-us/products/windows/custom-wood/double-hung
- Grille Guide
  https://www.jeld-wen.com/en-us/discover/reference/guide-to-window-grilles

Pella

- Lifestyle Series Wood Double-Hung Window
  https://www.pella.com/shop/windows/lifestyle-series/double-hung-windows/
- Reserve™ Traditional Double-Hung Window
  https://www.pella.com/shop/windows/reserve/traditional/double-hung-windows/
- Wood Grille Options
  https://www.pella.com/ideas/windows/features-options/grilles/wood/

OPTION 2

(3) Double-Hung Windows Installed Side-by-Side

Description:

Three narrower double-hung sash windows installed side-by-side, creating a more vertically proportioned grouping.

Approximate Sizing:

- (3) windows at ~20” W x 40” H each
- Combined width: ~60”

Architectural Rationale:

- More closely reflects **traditional Victorian window proportions**
- Creates a finer, more vertically oriented rhythm
- Often used in secondary elevations or service areas in period homes

Manufacturer Options:

(Same manufacturer options as Option 1, configured to narrower widths)

- Andersen 400 Series (Woodwright / Tilt-Wash)
- JELD-WEN (W-5500 Clad Wood / Custom Wood)
- Pella (Lifestyle / Reserve Traditional)

OPTION 3

Bow Window Configuration

Description:

A multi-unit bow window projecting outward from the exterior wall, composed of a series of connected window panels arranged in a gentle curve.

Configuration:

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- May include:
    - Fixed central panels
    - Flanking operable double-hung units

Manufacturer Options:

JELD-WEN

- Custom Wood Bow Window
  https://www.jeld-wen.com/en-us/products/windows/custom-wood/bow
- Siteline® Clad-Wood Bow Window
  https://www.jeld-wen.com/en-us/products/windows/siteline-clad-wood/bow

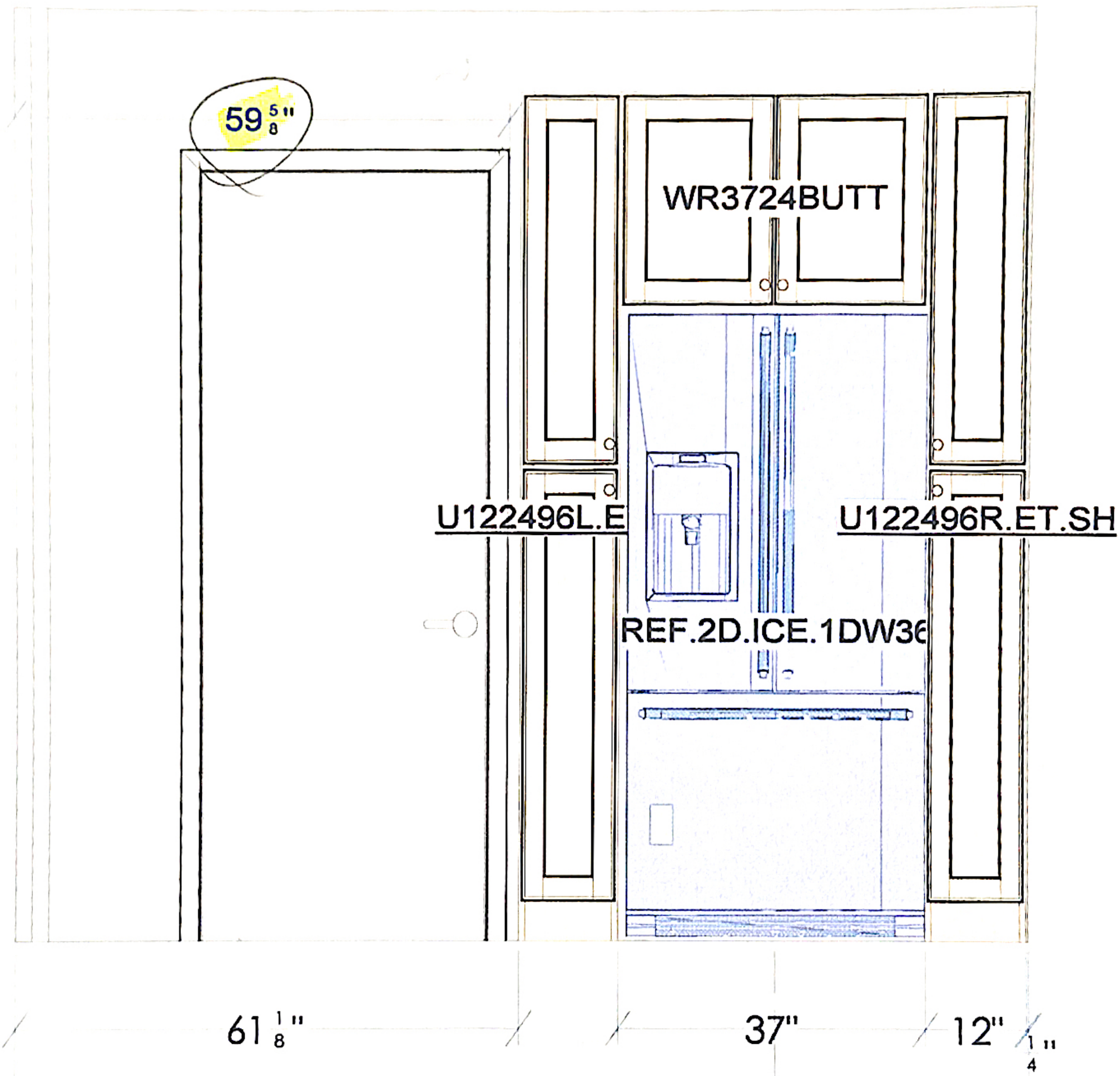
This proposal has been developed with careful consideration of the home's historic character, with all options designed to:

- Respect original architectural intent

- Maintain visual consistency with existing windows
- Provide flexibility for review and approval

We welcome feedback from the board and are prepared to proceed with the option that best aligns with the historical guidelines and expectations.

122 3/8"



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

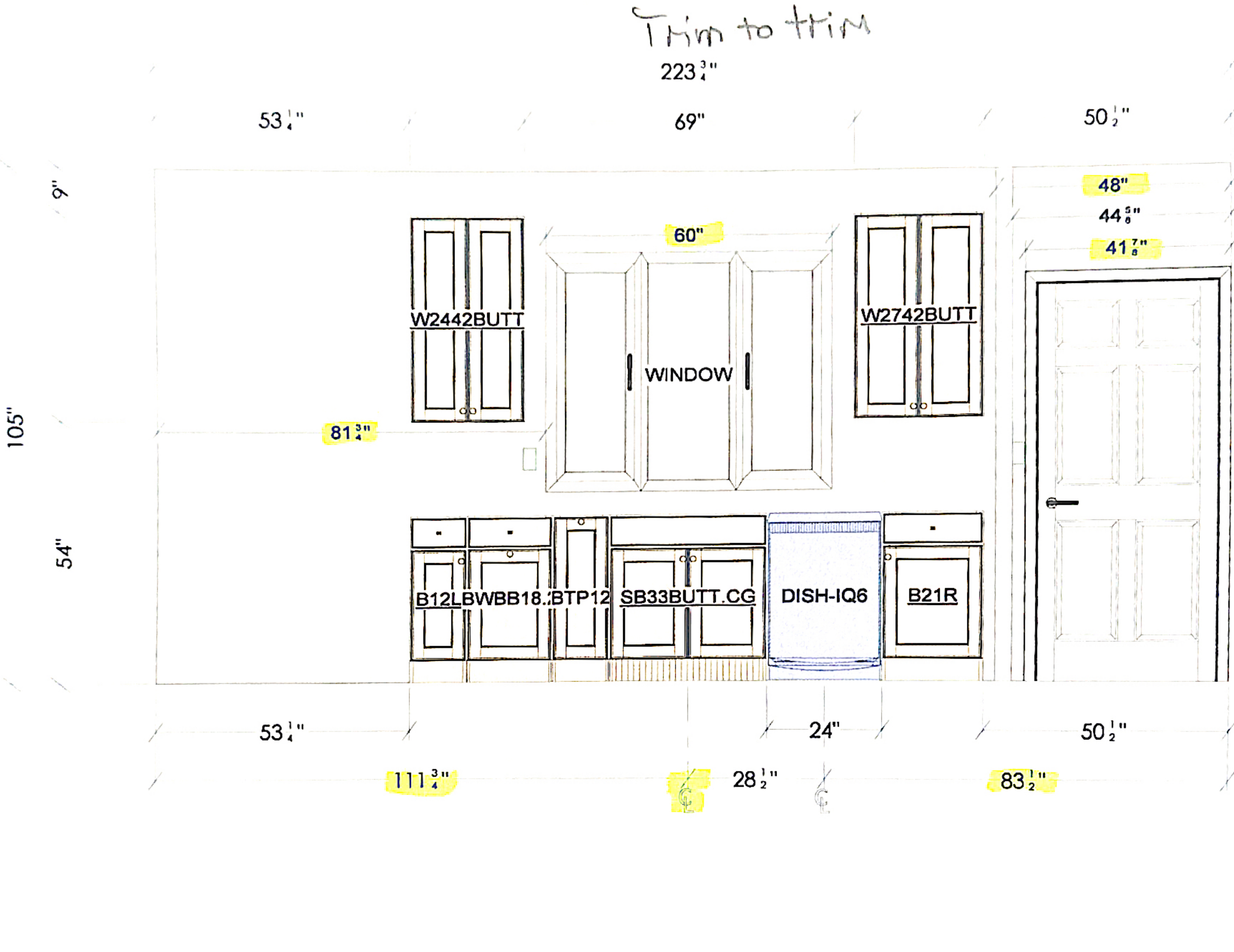
This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/29/2026
Printed: 3/29/2026

4f193ece-f3d3-41d7-8683-ddb6a45fe1d3	Wall F	Drawing #: 1	No Scale.

Moulding w/ Home Depot - Kraft Maid Website

Trim to trim



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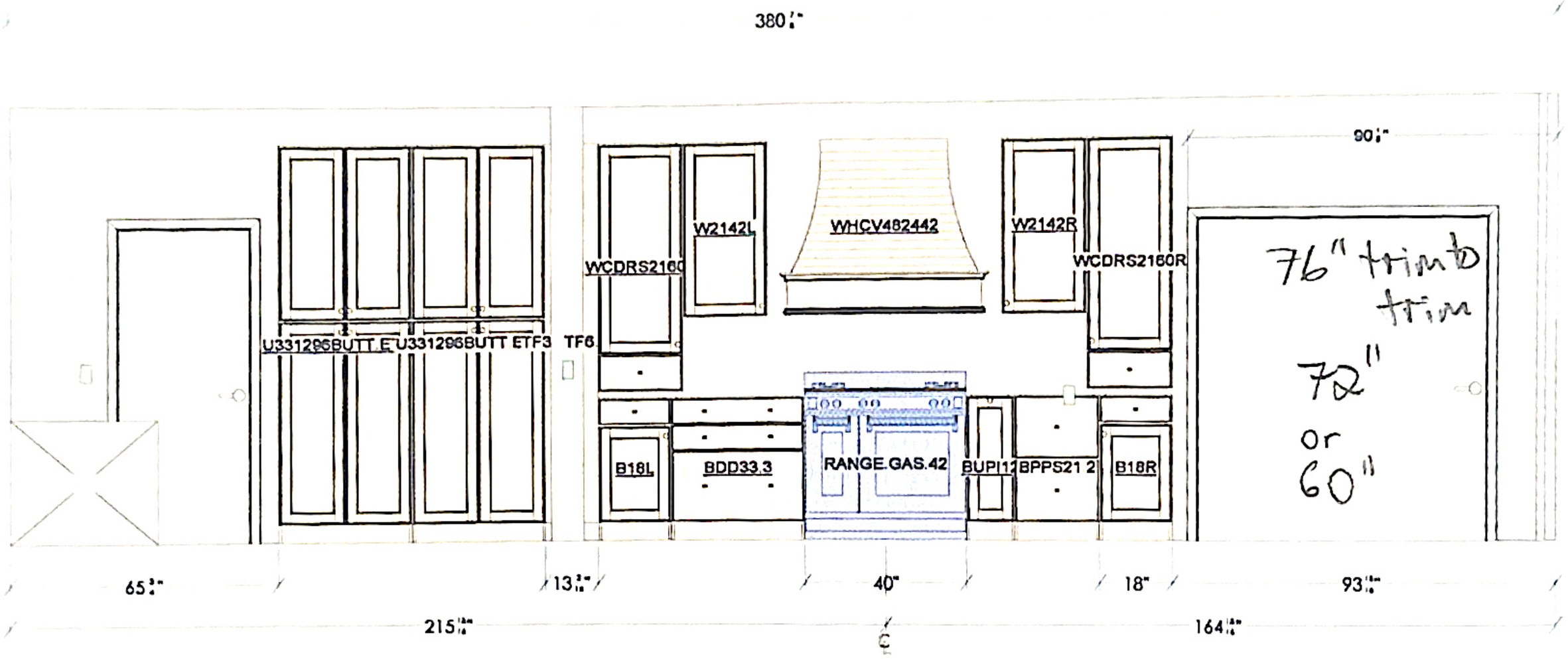
Designed: 3/29/2026
Printed: 3/29/2026

236

4ff93ece-f3d3-41d7-8683-ddb6a45fe1d3	Wall A	Drawing #: 1	No Scale.



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.		Designed: 3/29/2026 Printed: 3/29/2026
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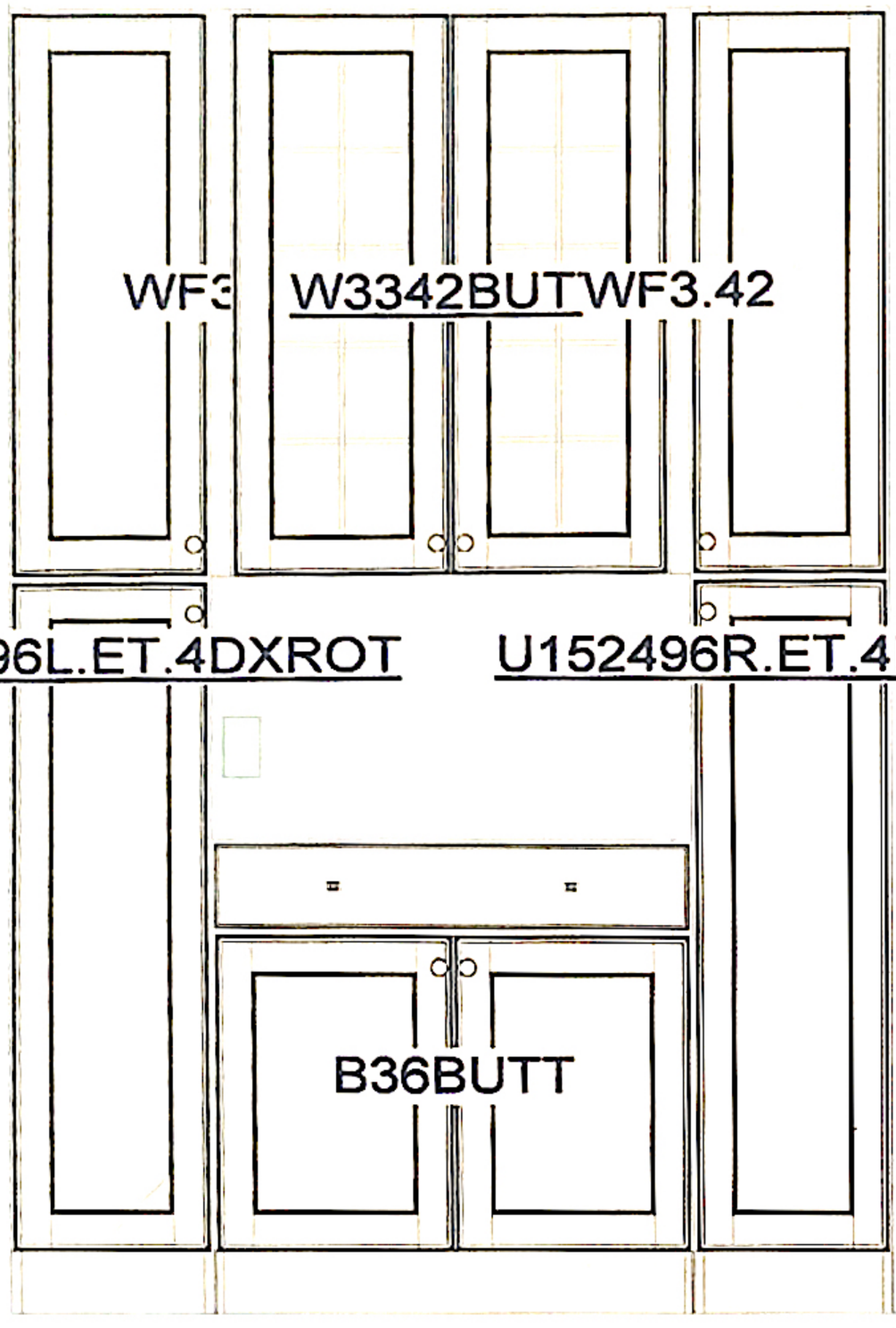
144 3/4"

9"



105"

54"

78 3/4"

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

238

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

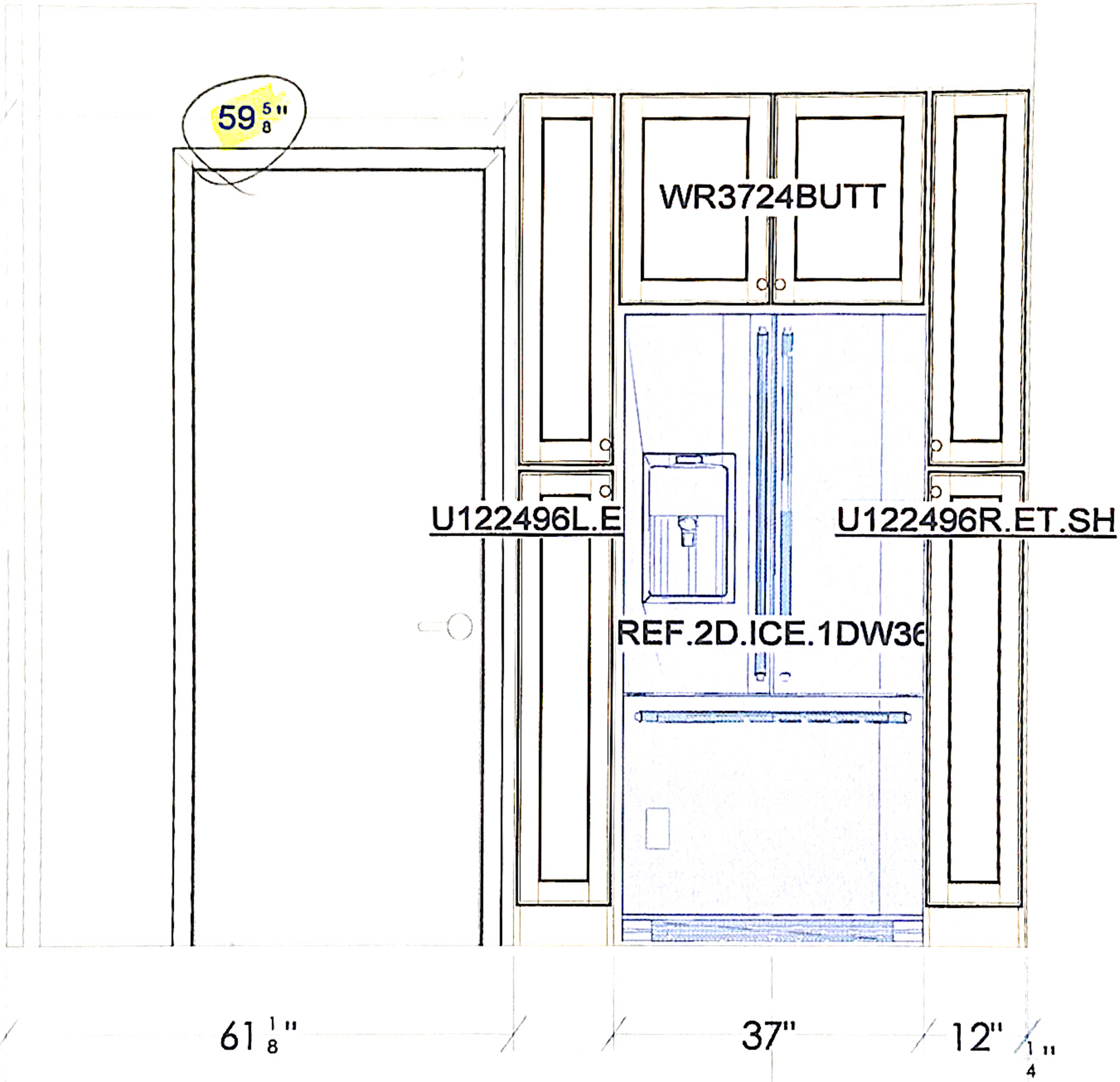
Designed: 3/29/2026
Printed: 3/29/2026

4ff93ece-f3d3-41d7-8683-ddb6a45fe1d3	Wall C	Drawing #: 1	No Scale.

122 3/8"

9"

105"



61 1/8"

37"

12" 1/4"

92 1/8"

30 1/4"

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

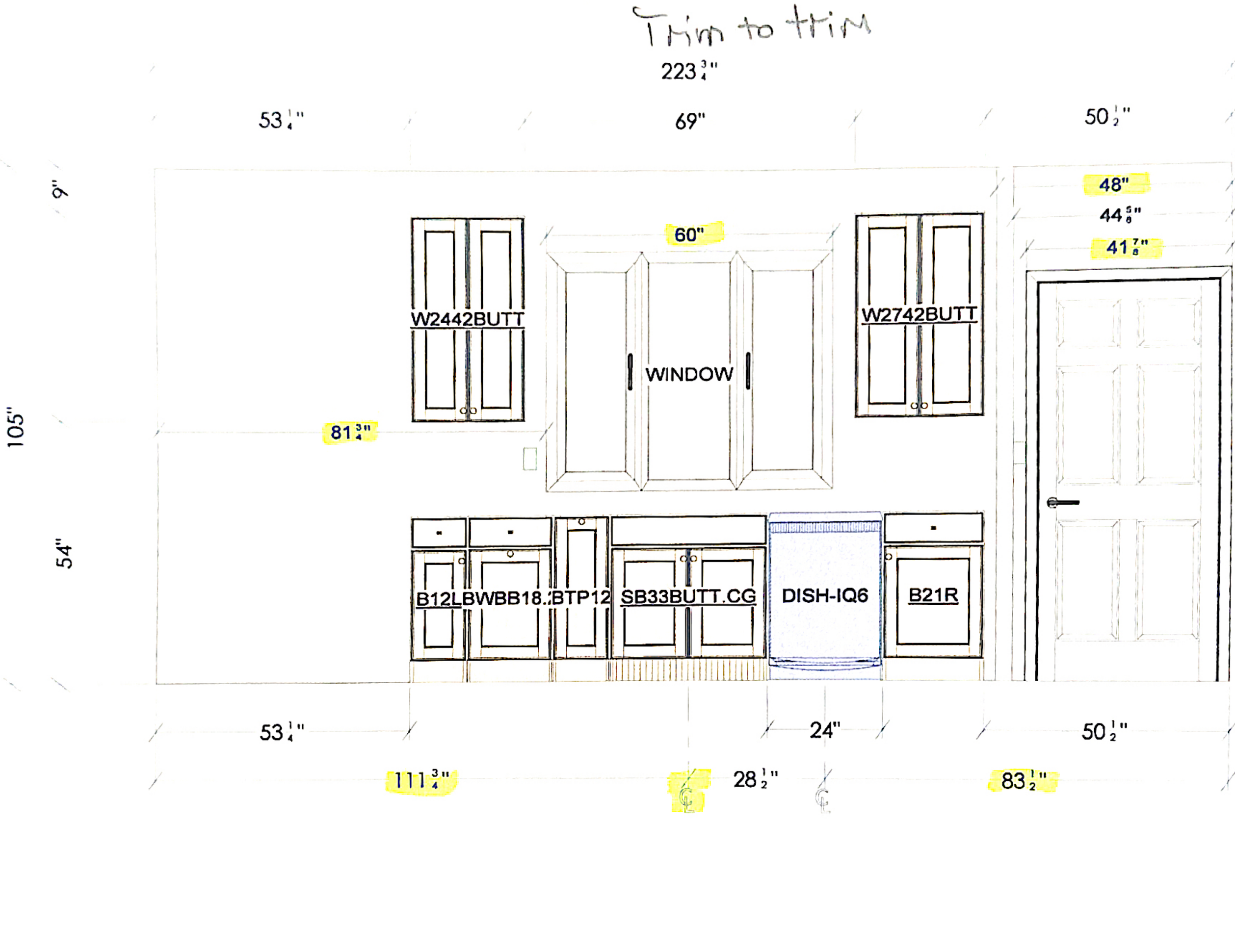
Designed: 3/29/2026
Printed: 3/29/2026

239

4f193ece-f3d3-41d7-8683-ddb6a45fe1d3 | Wall F | Drawing #: 1 | No Scale.

Moulding w/ Home Depot - Kraft Maid Website

Trim to trim



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.	This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.		Designed: 3/29/2026 Printed: 3/29/2026
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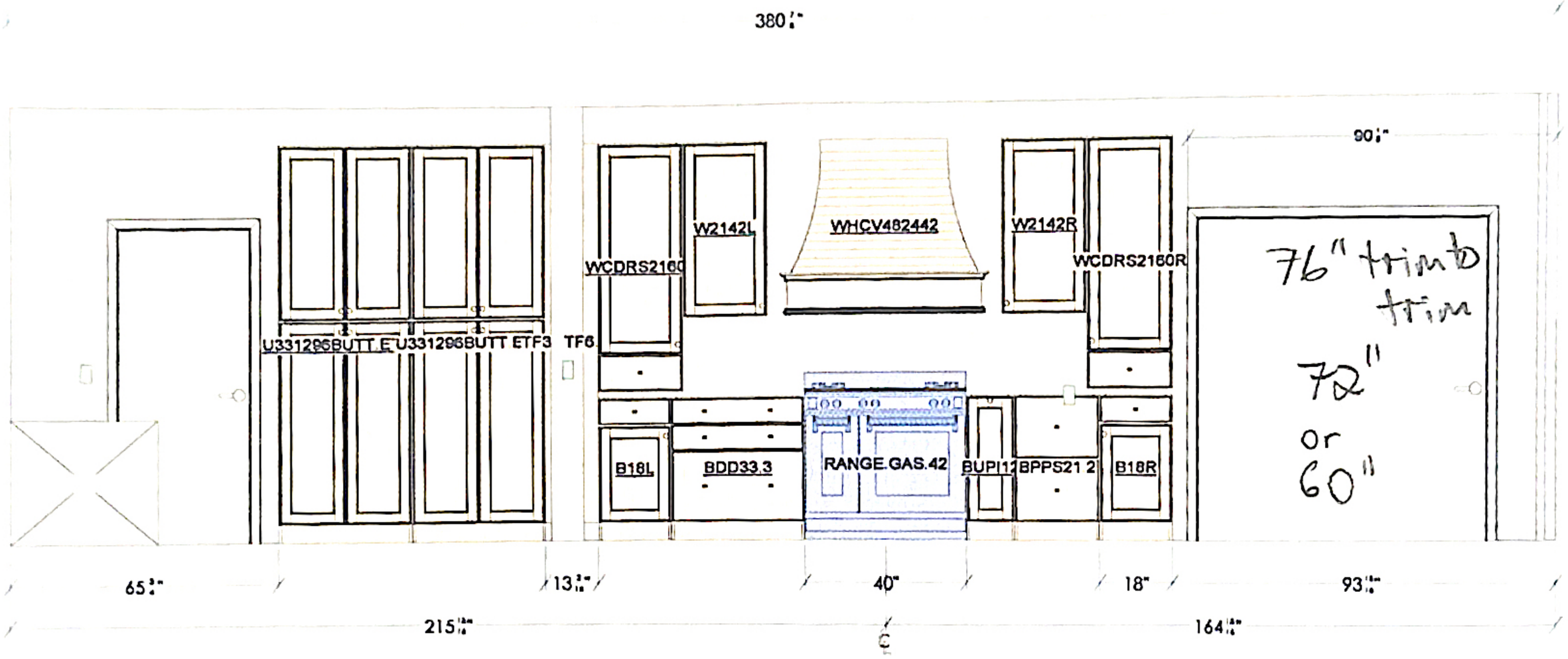
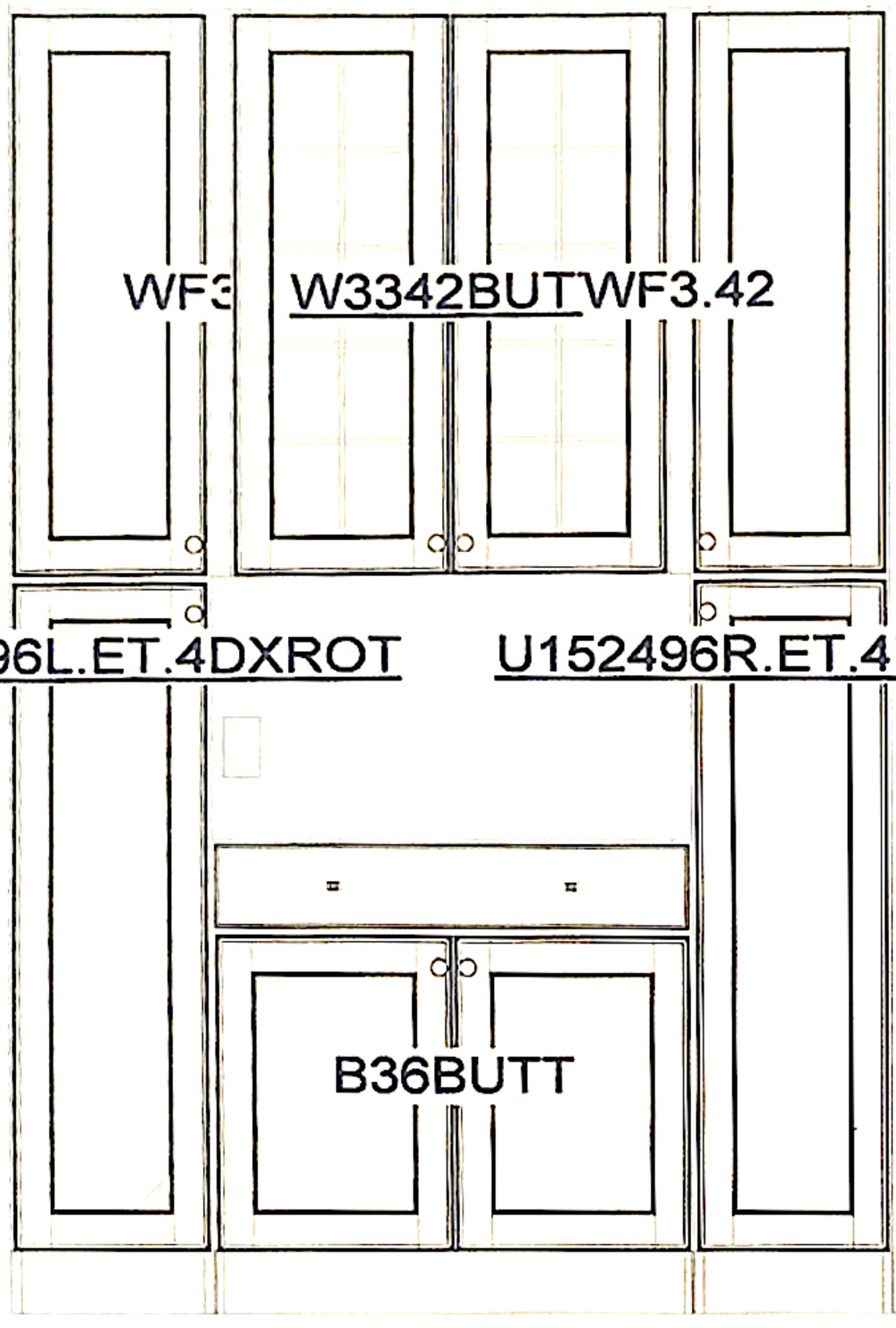
240



All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.		This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.		Designed: 3/29/2026 Printed: 3/29/2026
4ff93ece-f3d3-41d7-8683-ddb6a45fe1d3	241		Wall E	Drawing #: 1 | No Scale.

144 3/4"

9"



105"

54"

78 3/4"

All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.

THE HOME DEPOT

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 3/29/2026
Printed: 3/29/2026

242

4ff93ece-f3d3-41d7-8683-ddb6a45fe1d3	Wall C	Drawing #: 1	No Scale.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-51	Contributing	April 16, 2026

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Project Address	Assessor's Plat/Lot
43 CHURCH ST , BRISTOL, RI, 02809	014-0043-000

Applicant	Architect/Engineer	Contractor
Debra Merrill	Owner	Owner

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

Work Category:	Addition to Structure(s)

Description of proposed work:

Please see attached drawings to better understand with this description. Adding 10' x 16' ground level wood deck 6" above ground. Pressure treated wood touching ground. Replace rear fence at driveway end making white painted picket fence of cedar wood to match in style existing picket fence east side of property. Replacing fence has a picket gate. Replace cement stairs to house with cedar wood planking and stairs down to ground level deck (Same size and shape as cement structure). White cedar wood baluster railings on driveway side of staircase.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00391
HISTORIC NAME:	Adams, J., House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca

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

Vinyl siding; window trim and corner pilasters removed/covered, entablature over front door covered by vinyl trim.

Debra Merrill
Applicant's Digital Signature
Date: April 16, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 43 CHURCH ST
ACRES: 0.1235
PARCEL ID: 014-0043-000
LAND USE CODE: 02
CONDO COMPLEX:
OWNER: BONNER, KERRY S & MERRILL, DEBRA A TC
CO - OWNER:
MAILING ADDRESS: 43 CHURCH ST

ZONING: R-6
PATRIOT ACCOUNT #: 840

SALE INFORMATION

SALE DATE: 7/15/2021
BOOK & PAGE: 2122-348
SALE PRICE: 525,000
SALE DESCRIPTION:
SELLER: GREGG, MATTHEW T & CAMPBELL WILLA REEVES TE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3533
FINISHED BUILDING AREA: 1833
BASEMENT AREA: 850
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $208,600
YARD: $0
BUILDING: $242,700
TOTAL: $451,300

BUILDING EXTERIOR

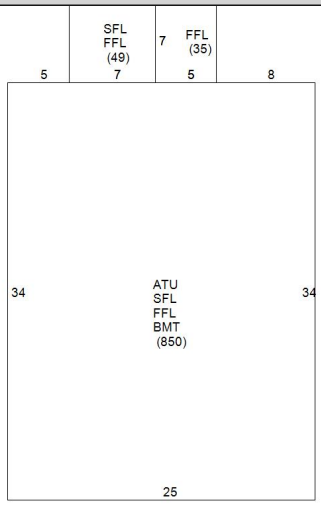
BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1850
FRAME: Wood Frame
EXTERIOR WALL COVER: Vinyl Siding
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0

 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



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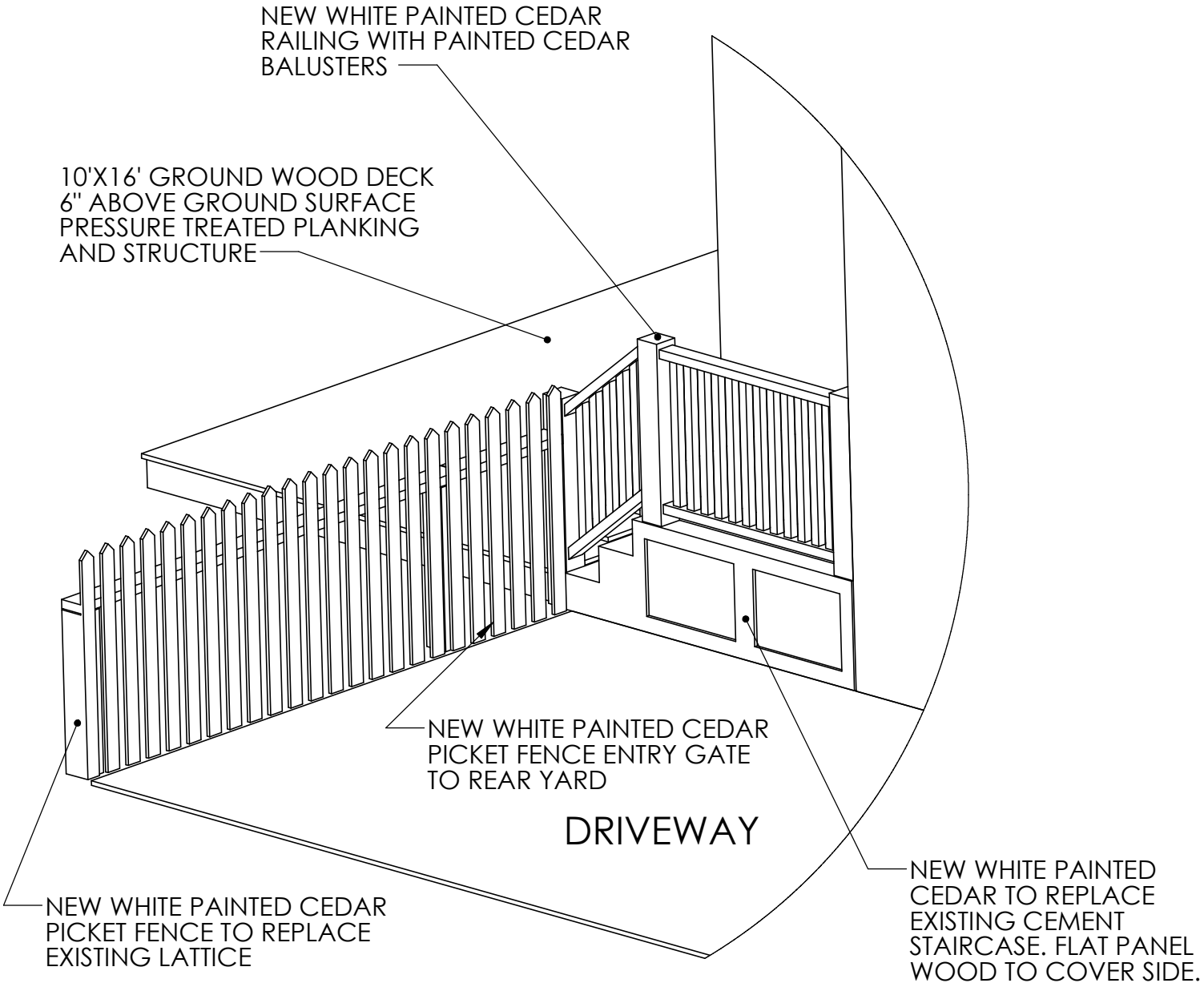
CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.



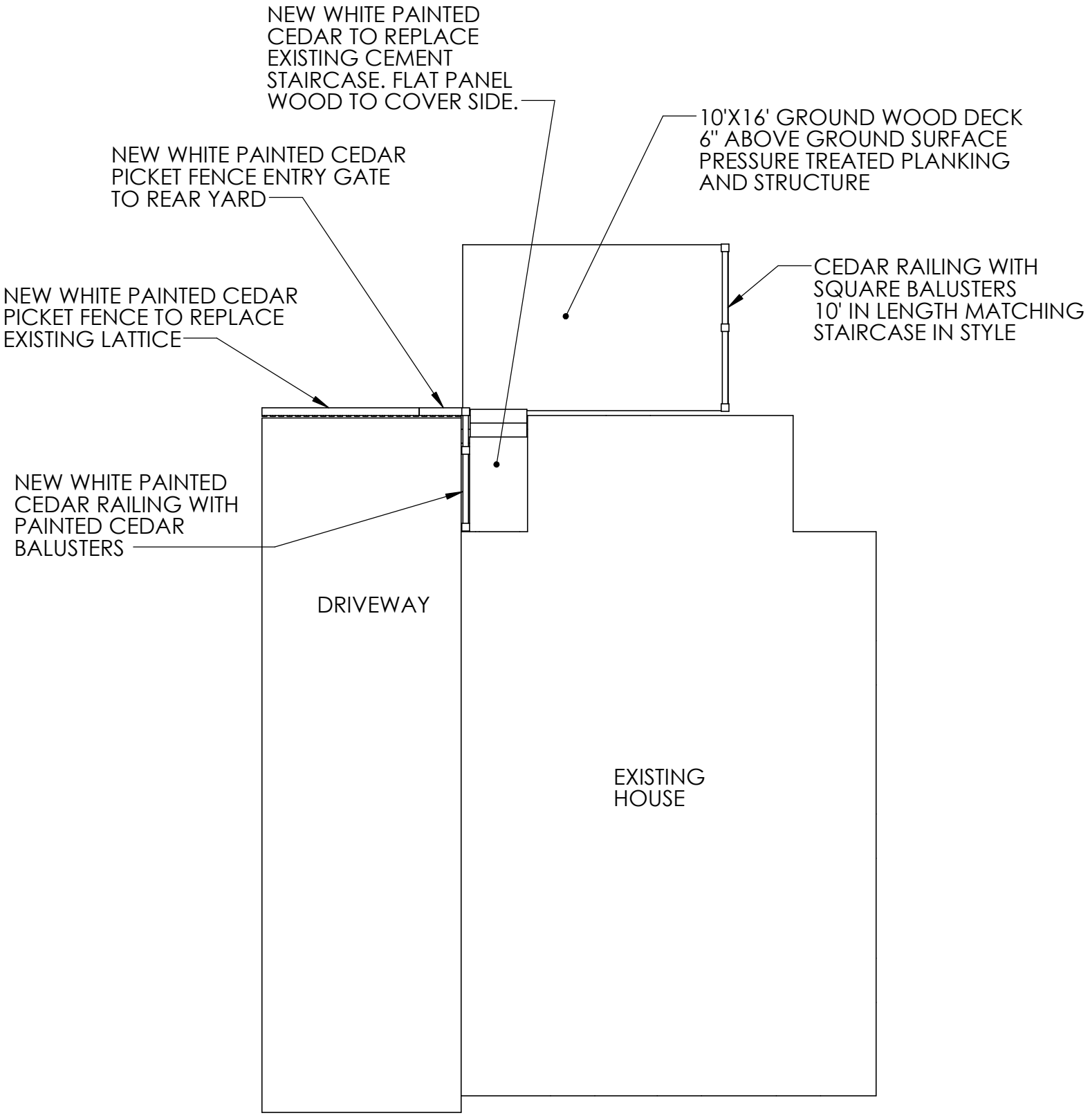




MATERIAL LIST:

RAILING, BALUSTERS, PICKETS: PAINTED RED CEDAR

DECKING GROUND LEVEL:
2X8 PRESSURE TREATEDFRAMING
5/4 X6 PLANKING


NEW WHITE PAINTED CEDAR TO REPLACE EXISTING CEMENT STAIRCASE. FLAT PANEL WOOD TO COVER SIDE.
10'X16' GROUND WOOD DECK 6" ABOVE GROUND SURFACE PRESSURE TREATED PLANKING AND STRUCTURE
NEW WHITE PAINTED CEDAR PICKET FENCE ENTRY GATE TO REAR YARD
CEDAR RAILING WITH SQUARE BALUSTERS 10' IN LENGTH MATCHING STAIRCASE IN STYLE
NEW WHITE PAINTED CEDAR PICKET FENCE TO REPLACE EXISTING LATTICE
NEW WHITE PAINTED CEDAR RAILING WITH PAINTED CEDAR BALUSTERS
DRIVEWAY
EXISTING HOUSE

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-52	Contributing	April 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
82 THAMES ST , BRISTOL, RI, 02809	010-0045-000

Applicant	Architect/Engineer	Contractor
William Maxwell Doherty	N/A	David Zeilstra

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

Work Category:	Replacing in Kind

Description of proposed work:

We would like to improve for energy efficiency of 7 windows within our home. All other windows in our home are new clad Marvin windows. These 7 windows happen to be the windows for the only bedrooms within the home.

Its unclear if these windows are original. These windows are poor installation within their casing, allowing water in from the top sill. Of the 7 windows, only 1 stays open properly. Based GC's assessment (D.E. Zeilstra LLC) the existing window frames appear to be original, but the sashes were replaced at some point with what looks like a single-glazed sash pack.

Seeking approval for replacement of all 7 windows for clad windows with a solid installation to mimic an old wood window. Should HDC not allow a clad product, requesting approval for new wood windows.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00186
HISTORIC NAME:	Lincoln, Seth, House
ARCH. STYLE:	Dutch Co[illegible]
ORIGINAL CONSTRUCTION DATE (est.):	

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)
Replacement 1/1 and 2/2 sash windows, material unknown.

Alexandra Fonseca
Applicant's Digital Signature
Date: April 16, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 82 THAMES ST
ACRES: 0.0987
PARCEL ID: 010-0045-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: DOHERTY, WILLIAM MAXWELL &
CO - OWNER: FONSECA, ALEXANDRA ALMEIDA JT
MAILING ADDRESS: 82 THAMES ST

ZONING: W
PATRIOT ACCOUNT #: 564

SALE INFORMATION

SALE DATE: 9/11/2024
BOOK & PAGE: 2256-191
SALE PRICE: 820,000
SALE DESCRIPTION:
SELLER: BARNES, DANIEL L

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2342
FINISHED BUILDING AREA: 1374
BASEMENT AREA: 834
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $199,100
YARD: $0
BUILDING: $235,300
TOTAL: $434,400

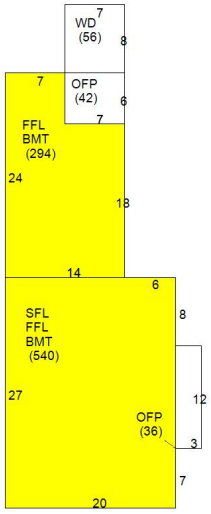
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1771
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Forced Warm
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 4
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH

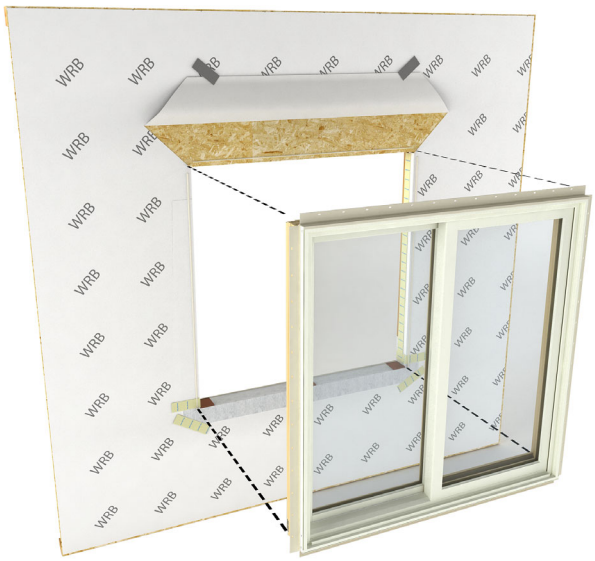


PHOTO



Clad Window Installation

New Wood Frame Construction



These instructions are applicable for the following window products:

- Ultimate Casement Family
- Ultimate Tilt-Turn/Inswing Casement/Hopper
- Ultimate Round Top
- Ultimate Polygon
- Ultimate Glider

ABSTRACT: Please read these instructions in their entirety before beginning to install your Marvin window product. These installation instructions demonstrate the installation of a Marvin wood window in new wood frame construction using an industry approved water management system. For installation using other construction methods, such as remodeling, replacement, and recessed openings refer to “ASTM E2112, Standard Practice for Installation of Exterior Windows, Doors and Skylights,” for installation suggestions. Information for ASTM E2112 can be found on the ASTM website, www.astm.org

Regional standard practices, environmental conditions, and codes may vary and supersede the procedures contained within. The responsibility for compliance is yours: the installer, inspector, and owner(s).

The procedures within these instructions are consistent with those used in testing to achieve the advertised DP rating.
For product specific issues, service instructions and other field service guides, refer to the Marvin Service Manual, visit our website at www.marvin.com, or contact your Marvin representative.

The English language version of this Clad Installation Instruction is the official version and shall take precedence over any translation.

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Installer and Builder Information

- Always provide a copy of these instructions for the current homeowner.
- Plan sizing of rough opening and clearance from exterior finishing systems to allow for normal materials shrinkage or shifting (e.g. wood structure with brick veneer; allow adequate clearance at the sill). Failure to do so can void the Marvin warranty coverage.
- Refer to the Technical Installation Specifications section for technical specifications regarding the installation of this product. These installation requirements as well as the details in the section must be followed to achieve the advertised performance grade (PG) rating of this product.
- It is the responsibility of the builder, installer, and subcontractors to protect the interior and exterior of windows or doors from contact with harsh chemical washes, construction material contamination and moisture. Damage to glazing, hardware, weather strip and cladding/wood can occur. Protect with painters tape and/or protective sheathing as required. Follow all guidelines regarding material use, preparation, personal safety and disposal.
- Refer to the enclosed painting and staining instructions for exterior and interior finish instructions.
- Contact your Marvin supplier if you have any questions regarding product and materials used in manufacturing or questions on replacement parts.
- Please refer to the PDF version of this instruction for further information regarding best practices installer and builder information, code, and other legal requirements. The PDF version is the official document of record.

Protective Film

Some products feature a clear protective film adhered to the glass surfaces to protect them from construction debris, dust, dirt, stucco, etc. When construction is complete, simply peel the film off and dispose of it with other construction debris.

IMPORTANT

Do not use a razor blade to remove the protective film. Do not use a pressure washer to clean debris from the film. The film should be removed within nine months (typical) of application.

The use of high absorption coatings and tints, Neat+® coated glass, LoE-189® and other exposed Low-E coatings could affect adhesion and reduce the amount of time allowed to remove the film. Please refer to the manufacturer's website and bulletin for more information on the physical properties and usage of the protective film.

IMPORTANT

DO NOT place suction cups over seams in the protective film.

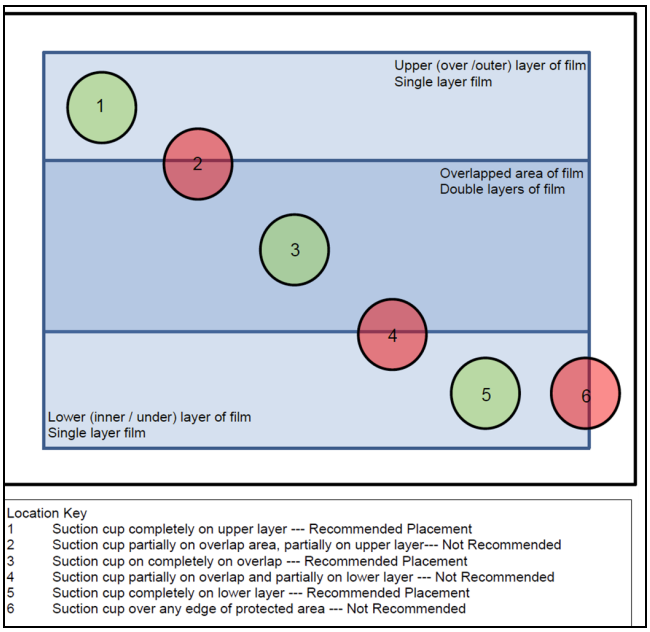


Figure 1 Do not put suction cups on seams or edges

After Market Products

Alterations to Marvin products including window films, insulating or reflective interior window treatments or additional glazings can cause excessive heat buildup and/or condensation. They may lead to premature failures not covered under warranty by Marvin Windows and Doors.

Before purchasing or applying any product that may affect the installation or performance of Marvin windows or doors, contact the manufacturer of after-market product/glazings that are not supplied by Marvin and request written product use, associated warranties and damage coverage. Provide this information and warranties to the end user and/or building owner for future reference.

Hazard Notations

⚠WARNING!

This product can expose you to chemicals including titanium oxide, which is known to the state of California to cause cancer. For more information, go to www.P65Warnings.ca.gov.

⚠WARNING!

This product can expose you to chemicals including methanol, which is known to the state of California to cause birth defects or other reproductive harm. For more information, go to www.P65Warnings.ca.gov.

⚠WARNING!

Drilling, sawing, sanding or machining wood products can expose you to wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection. For more information go to www.P65Warnings.ca.gov/wood.

⚠WARNING!

Always practice safety! Wear the appropriate eye, ear, and hand protection, especially when working with power tools.

⚠WARNING!

Older homes may contain lead-based paint, which may be disturbed when replacing windows or performing renovations. Consult state or local authorities for safe handling, disposal, or abatement requirements. For information, go to www.epa.gov/lead.

Seek Assistance

Some large windows and/or assemblies are very heavy. Avoid injury by getting help to lift and position the unit into the rough opening.

You Will Need to Supply

- Safety Glasses
- Hearing Protection
- Level
- Square
- Hammer
- Composite Shims
- 2" Roofing Nails
- Insulation
- Tape Measure
- Perimeter Sealant
- Sill Pan Flashing
- Backing Material (foam backer rod)
- Low Expansion Foam Insulation
- Flashing Materials
- Weather Resistive Barrier

Rough and Masonry Opening Requirements

1. Rough openings (RO) should be 1/2" (13) higher and 1" (25) wider than the outside measurement of the frame (1/2" on each side of the frame). See Figure 2.

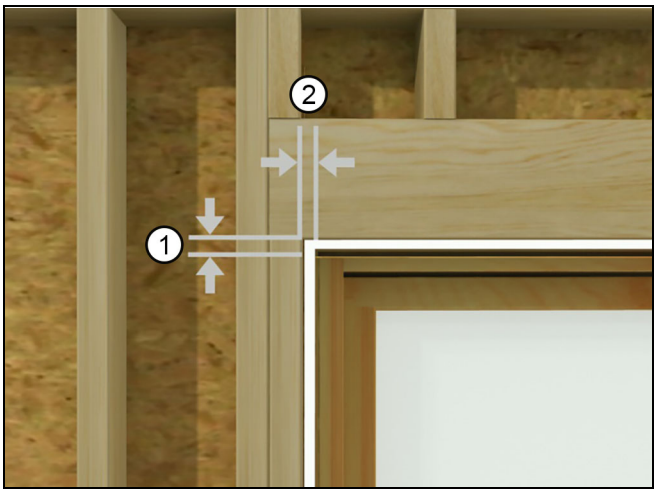


Figure 2

1	1/2" (13)
2	1/2" (13)

NOTE: When framing rough opening, care should be taken to ensure the sill plate is level and the opening is square, straight and plumb.

2. On shapes such as polygons, round tops, and octagons, make sure there is proper bracing. See Figure 3.



Figure 3 Typical rough opening.

IMPORTANT

Using an optional beveled sill wedge or other sill panning to create a positive drainage plane will affect clearance between your window and the header framing. Adjust R.O. height as necessary to maintain a proper gap.

3. Masonry openings (MO) should be 1/2" (13) wider than the outside measurement of the frame and casing and 1/4" (6) higher than the outside measurement of the frame or casing. See Figure 4.

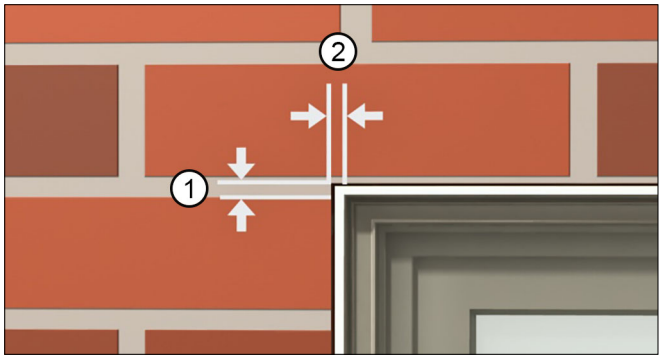


Figure 4 Typical Masonry Opening

1	1/4" (6)
2	1/4" (6)

NOTE: On standard wood frame construction with brick veneer, make sure there is at least 1/2" (13) between bottom of window sill (or eventual placement of the window) and the top row of brick to avoid "brick bind". See Figure 5.

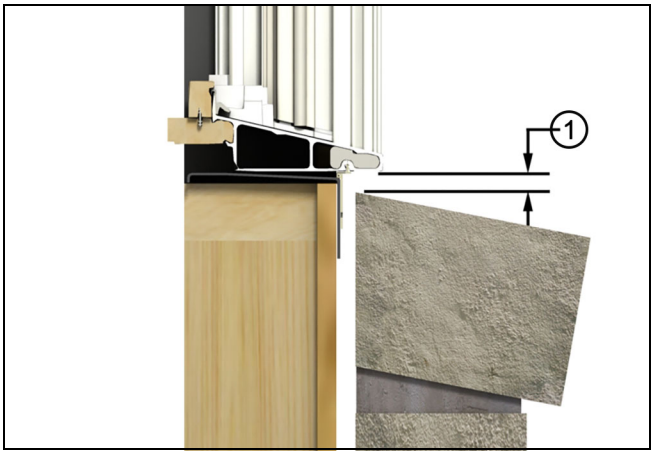


Figure 5 Avoid brick bind, maintain 1/2" gap

1	1/2"

⚠ CAUTION!

If the previous conditions are not met, the installer must take corrective actions to alter the opening(s) before proceeding. It is also essential that the sheathing behind the wall be a solid surface to ensure that the unit can be secured firmly to the wall.

Rough Opening Preparation

1. The method shown below is Method A1 using a TYPE III flash pan. For step by step instructions on how to prepare an opening using this method, refer to www.marvin.com./f/1019562/x/f88293723e/window-rough-opening-prep-and-flashing-19913776.pdf for instructions titled “Window Rough Opening Prep and Flashing Method A1-Membrane Drainage System”. Refer to ASTM E2112-07 for other rough opening preparations that are more appropriate for your situation. See Figure 6.

IMPORTANT

Using an optional beveled sill wedge or other sill panning to create a positive drainage plane will affect clearance between your window and the header framing. Adjust R.O. height as necessary to maintain a proper gap.

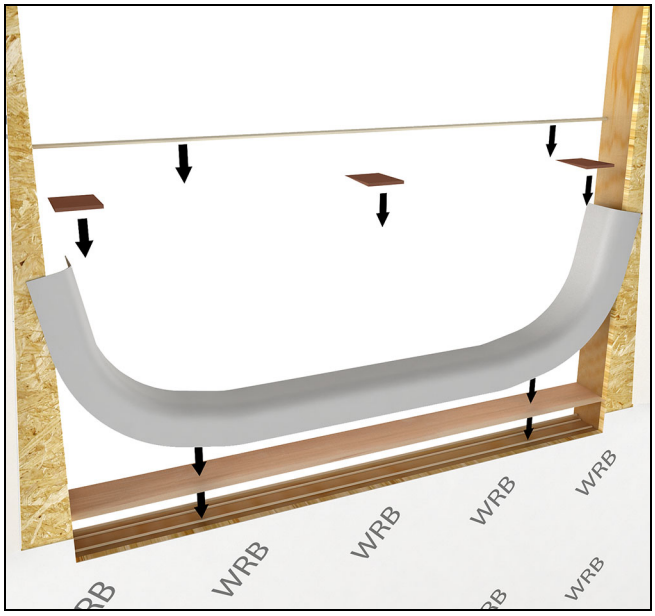


Figure 6

2. Starting in 3/4" from the side, apply 1/4" to 3/8" bead of sealant 1/2"- 3/4" across the top of the RO stopping 3/4" in from the end. Apply sealant down both sides of the window opening in the same manner. Do not apply sealant across the RO bottom. See Figure 7.

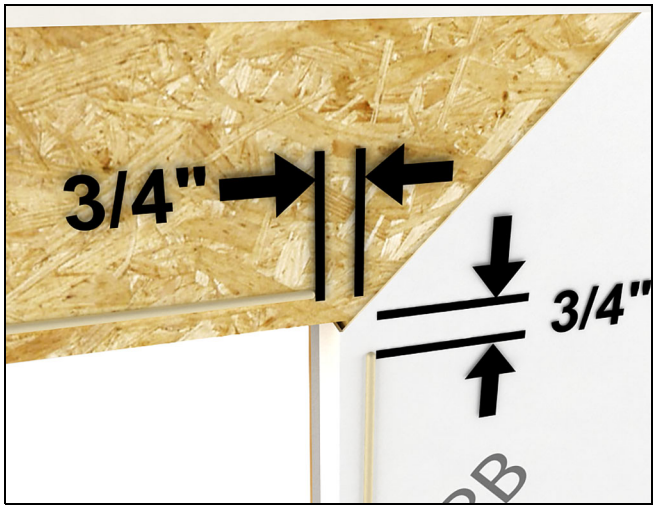


Figure 7

3. Place a bead of sealant 1/4"- 3/8" from interior edge of the RO sill. See Figure 8.

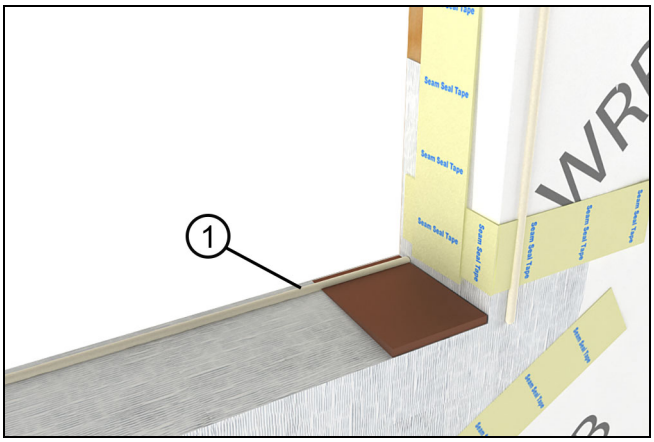


Figure 8

1	Sealant bead

Preparing the Unit for Installation

1. Remove the protective packaging from the unit and dispose/recycle properly. Inspect unit for any hidden damage and report immediately to your Marvin representative. Provide the customer service number etched on one of the top corners of the glass. See Figure 9.

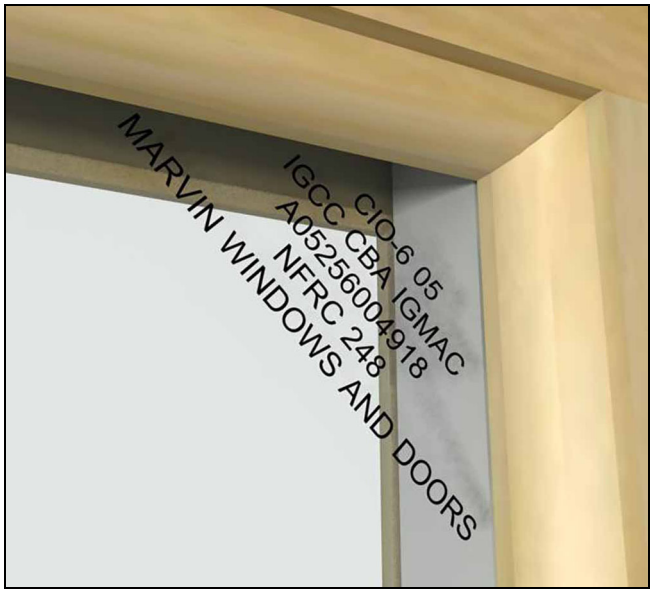


Figure 9

2. If you are installing a window with installation brackets or structural masonry clips, fasten to the window now (if not installed at the factory). Follow the instructions provided with the brackets. See Figure 10. On mulled units, you must apply four additional brackets at both ends of a mull (8 total). Apply 2 brackets on each side within 6" of the mull. See Figure 11



Figure 10

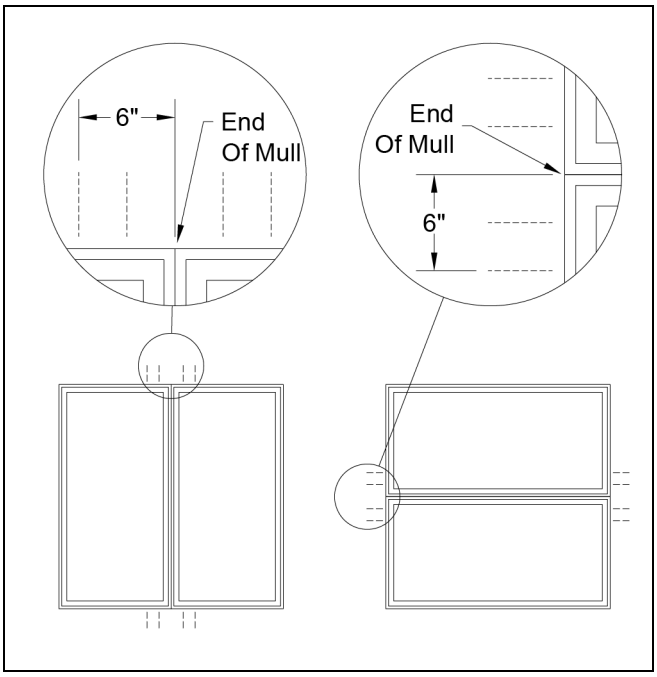


Figure 11

NOTE: ON UNITS WITH FLAT CASING: units with flat casing must be installed using installation brackets, masonry clips or screw through jamb. For more details on structural fastening, refer to the structural installation instructions found on-line at www.marvin.com or contact your Marvin representative.

NOTE: ON SPACE MULL ASSEMBLIES: space mull assemblies must be anchored with #8 sheet metal screws or structural masonry brackets within 4" (102) of each side of the space mull on both ends of the mull. When using screws, make sure there is 1 1/4" (32) or more penetration into the framing material.

3. Apply jamb extension before installing the window in the rough or masonry opening. Follow instructions provided with the jamb extension.

IMPORTANT

STOOL HEIGHT: On Ultimate Casement units, the 8º and 14º frame bevel option max stool height is 3/4" (19). For the flat frame options the max stool height is 15/16" (24). It may be necessary to shim under the unit to reduce the stool height. This will decrease th Inside Opening Height measurement for the replacement unit. This specification is required for proper operation of the crank handle. Field application of stool material will need to follow these guidelines for proper clearance and operation of the crank handle.

Installing the Window

Seek Assistance

Some large windows and/or assemblies are very heavy. Avoid injury by getting help to lift and position the window into the rough opening.

NOTE: For Round Top operator supplemental installation and squaring methods, proceed to the last section of this instruction.

1. Center the window in the opening. Level at the sill and plumb the frame (interior/exterior). Shim under the jambs to bring to level if necessary. See Figure 12.



Figure 12

2. Once level, tack the jamb nailing fin with 2" (51) roofing nails within in 4" (102) from the head jamb (or fasten top brackets if applicable, follow instructions sent with brackets). If fastening through the exterior casing, use 16d casing nails.See Figure 13.

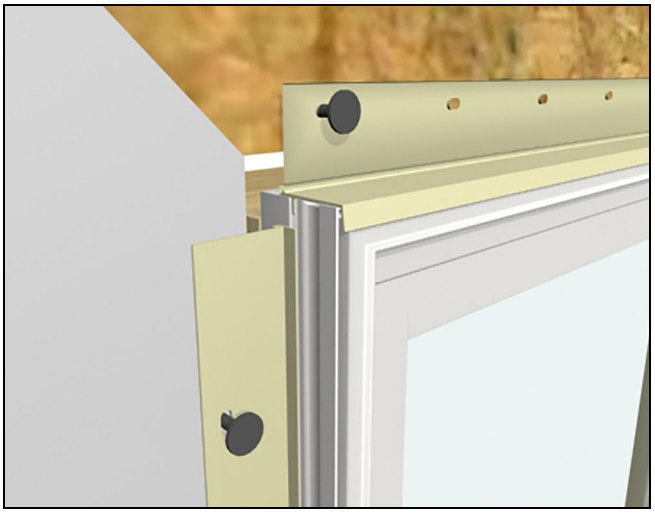


Figure 13

CAUTION!

Proper shimming is extremely important. Under-shimming or over-shimming will result in bowed jambs and or head jamb. Both conditions can contribute to improper window operation.

3. From the interior, square the frame in the opening by installing shims between the jamb and framing shim 4"-6" (102-152) from the head jamb and sill. Measure the diagonals and adjust shims until the unit is square in the opening. See Figure 14



Figure 14

4. Once square fasten the lower corners of the nailing fin and recheck for square. If necessary remove the nails and adjust shims until the unit is square. See Figure 15.



Figure 15

ATTENTION

For units installed with masonry clips or installation brackets. Bend bracket around framing member and attach with the #8 x 1 5/8″ screws. Angle screws approximately 15° away from the window. Always shim above or below brackets. See Figure 16.

NOTE: Depending on construction method or wall type, you may need to modify the clip/bracket to fit the opening. Fastening holes should be no more than 1/4" from the bend in the bracket. If necessary, drill two 5/32" (3) holes in the bracket.

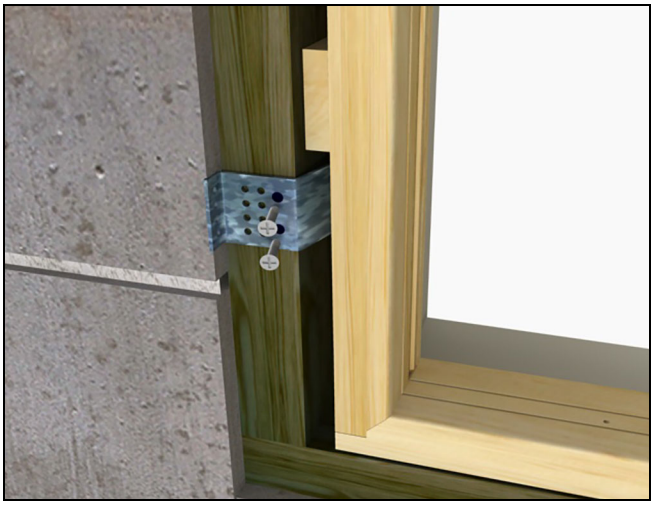


Figure 16

5. Shim 4"- 6" (102-152) from the bottom corners and at 15" (381) intervals on center as well as at every lock point. Always shim at check rails and meeting stiles. See Figure 17.



Figure 17

6. Measure at head jamb, center of unit, and sill to make sure all dimensions are equal. If they are not, you will have to adjust the shims accordingly. See Figure 18.



Figure 18

NOTE: For units installed with installation screws through the framing members, be sure to shim at each fastening location to avoid bowing/distorting jambs.

7. Once the unit is square and plumb in the opening, operate the sash (on operable units) to make sure it is operating properly. If not, you may have to make some adjustments to the shims.

Tip

On operating units, one way to make sure that the unit is installed square is to check the reveal (gap) between the operating sash and the frame. An even reveal around the entire sash generally means a squarely installed unit and will ensure smooth operation.

8. Complete fastening of the nailing fin around the perimeter of the unit with 2" (51) roofing nails 4" (102) from each corner and spaced every 6"- 8" (152-203) on center.

9. Interior and mullion trim: Install mullion trim after interior trim or casing is applied. On Ultimate Double Hung units, be sure to use nails and staples that are no longer than 3/4" (19). Place fasteners at least 1" (25) from the edge of interior jamb liner.

Additional Fastening Requirements for Round Tops

1. Round Tops require additional fastening in addition to the normal 6-8" spacing for nailing fin. Install 2 1/2" installation screws, structural brackets, or masonry brackets in the following places:

- 6" from each corner
- 15" on center around the perimeter including the radius.
- 1 1/2" (38) above the springline
- 4"(102) below the springline

IMPORTANT

Be sure to shim at every fastener location. Do not over-shim.

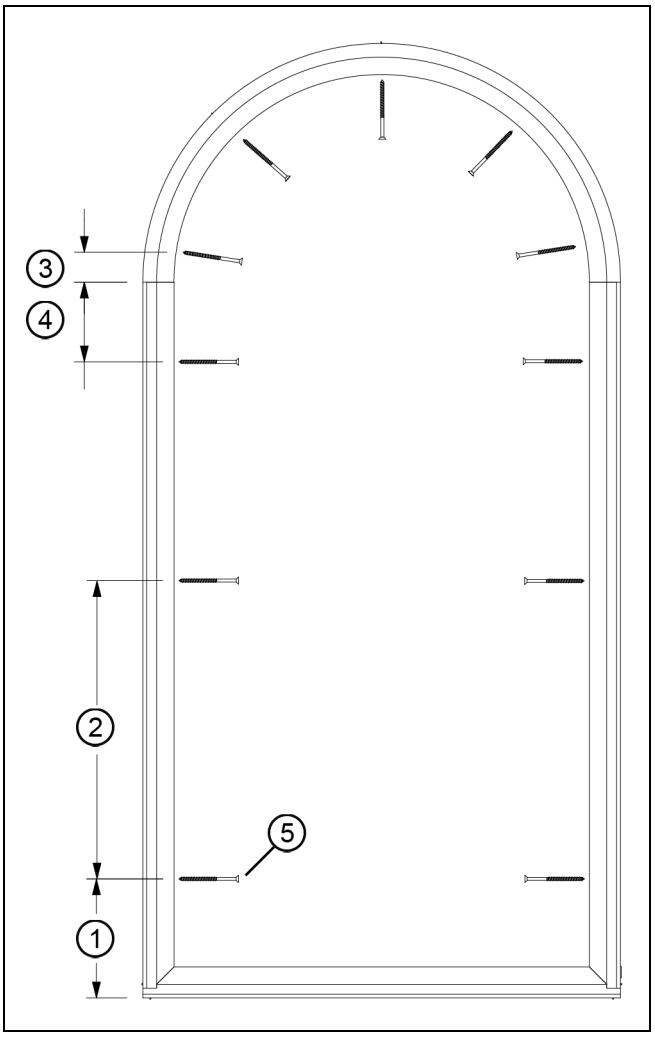


Figure 19

1	6" from each corner
2	15" on center around perimeter including the radius
3	1 1/2" above the springline
4	4" below the springline
5	2 1/2" screw, structural bracket, or masonry bracket

Additional Fastening for Mulled Units

1. At **both ends** of any mull, fasten within 6" on each side of the mull with either of two ways: See Figure 20

- Two screws on each side of the mull through the window frame and into the rough opening (8 total per mull). Screws must penetrate into the framing by at least 1" (25).
- Two brackets (structural or masonry) on each side of the mull (8 total per mull).

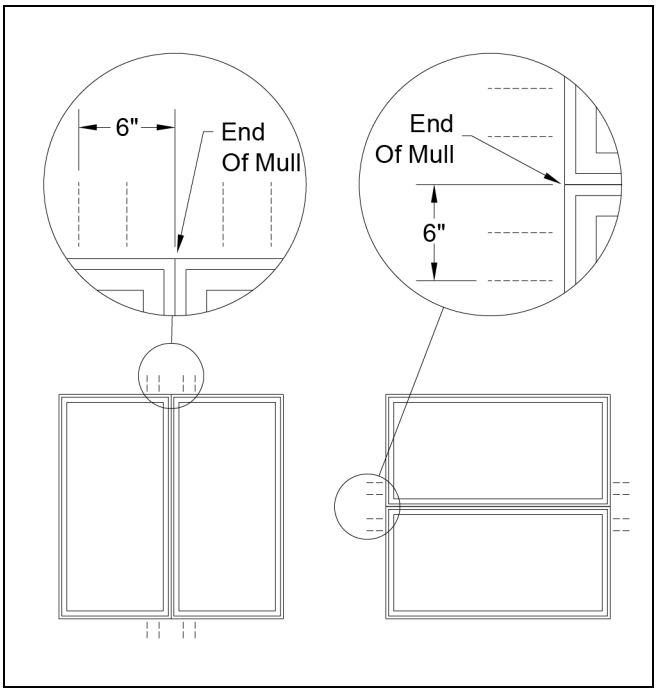


Figure 20 Mulls require additional fastening.

Flashing the Installation - Air Barrier Applications

1. Flash the installation in a weather board fashion. For step by step instructions refer to www.marvin.com/ROprep for instructions titled “Window Rough Opening Prep and Flashing Method A1-Membrane Drainage System”. See Figure 21.



Figure 21 Sealing the Installation in air barrier applications.

Insulating and Sealing the Installation-Nailing Fin

We recommend two ways of insulating and sealing the rough opening cavity. Both follow the principle that stopping air intrusion will aid in managing water intrusion into the RO.

1. Loose Fill Fiberglass Insulation. Insulate the RO cavity with loose fill fiberglass insulation. Install a backer rod and sealant at the interior plane of the RO to create a continuous air seal. See Figure 22.

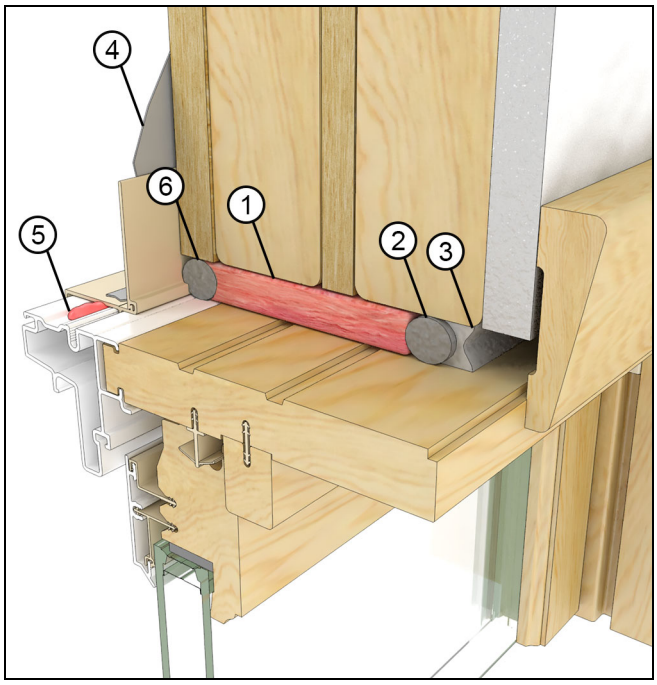


Figure 22

1	Loose fill fiberglass insulation
2	Backer rod
3	Continuous air seal (sealant)
4	Flashing
5	Sealant underneath drip
6	Backer rod

2. Low Expansion Foam. Install a backer rod at the exterior plane of the RO. Apply a low expansion/low compression closed cell foam in the cavity. Install a backer rod and sealant at the interior plane of the RO to create a continuous air seal. See Figure 23.

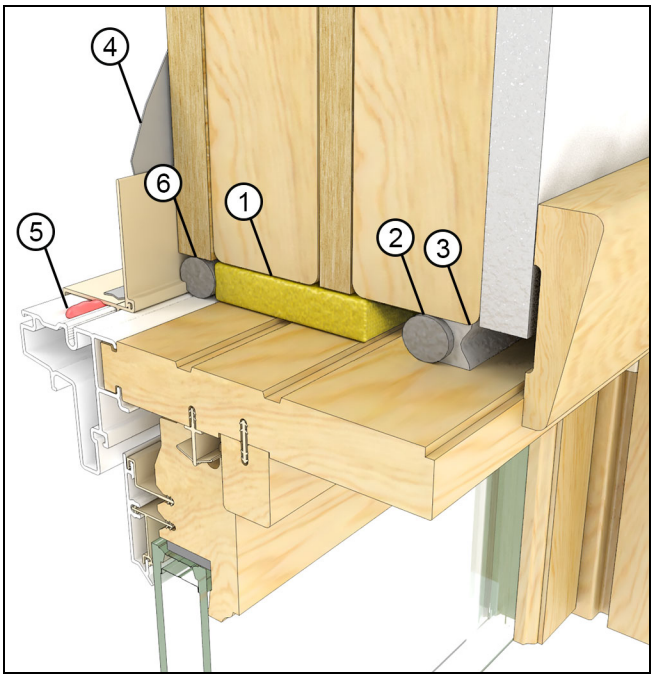


Figure 23

1	Low expansion foam
2	Backer rod
3	Continuous air seal (sealant)
4	Flashing
5	Sealant underneath drip cap
6	Backer rod

Final Installation Procedures

1. For ALL applications: Once the exterior finish such as siding or brick veneer is installed, apply bead of sealant between the finish and the frame exterior or casing along the sides. Apply additional beads approximately 1"- 2" (25-51) at the ends on top of the drip cap. Use a backer rod when necessary. See Figure 24 and Figure 25.

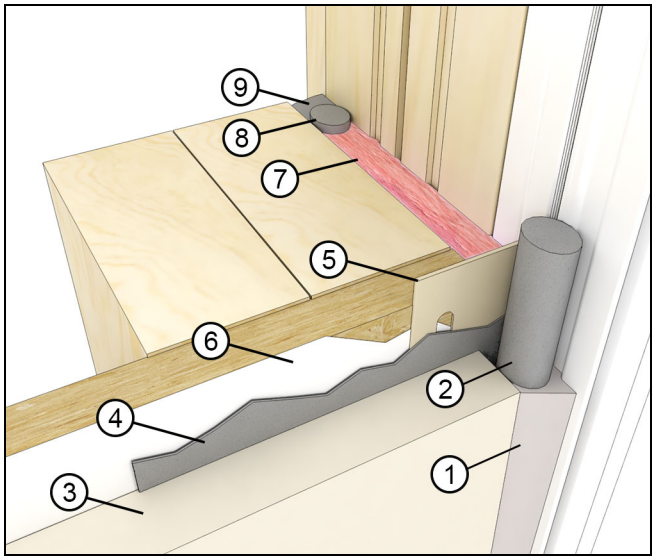


Figure 24

1	Exterior sealant
2	Backer rod
3	Exterior cladding/finish
4	Flashing
5	Nailing Fin
6	Weather resistive barrier
7	Insulation
8	Backer rod
9	Interior air seal



Figure 25 Apply sealant between window and exterior finish.

⚠ CAUTION!

Perimeter sealant must be Grade NS Class 25 per ASTM C920 and compatible with the window product and the finished exterior(s) of the building. Using improper sealant could result in sealant failure casing air and water infiltration.

Technical Installation Specifications

The following details are specified for proper installation and for the unit to meet the advertised design pressure (DP) rating.

- Rough Opening Width: 1/4" - 1" (6-25) wider than window/door frame outside measurement.
- Rough Opening Height: 1/4" - 1/2" (6-13) higher than window/door frame outside measurement.
- Masonry Opening Width: 1/4 - 1/2" (6-13) wider than window/door frame outside measurement.
- Masonry Opening Height: 1/8" - 1/4" (3-6) higher than window/door frame outside measurement.

ATTENTION

Architectural Detail Manual Specifications:

Rough Opening: Width 1" (25); Height 1/2" (13).

Masonry Opening: Width 1/2" (13); Height 1/4" (6).

- The panning must drain water to the exterior of the cladding OR the exterior surface of a concealed weather resistive barrier.

⚠ CAUTION!

Be aware that the use of sill pans and other barriers will decrease the rough opening height clearance. Adjust opening dimensions accordingly.

- The panning system used in these instructions is one component in a structure's overall water management system. It should be used in conjunction with an appropriate drainage plane compatible with the exterior cladding.
- Flashing materials must comply with ASTM E2112-01, section 5.13 and be compatible with all materials used in installation including panning systems, air barriers and building papers, sheathing, and the window unit.
- Properly flash and/or seal all windows at the exterior, perimeter.

IMPORTANT

Flashing material must not contain asphalt and must be compatible with flexible PVC (vinyl).

- Sealants used for installation must be Grade NS Class 25 per ASTM C920 and compatible with the building exterior, window exterior surface, and flashing/water management materials.
- Optional foams used for installation must be low expansion only. Foam and foam application must comply with ASTM E2112-01, SEC 5.9.2
- For units with flat casing install with installation brackets, structural masonry brackets, or jamb screws.
- Shims 4" - 6" (102-152) from each corner on jambs and head jambs. Install additional shims at 15" (381) on center and at all locking points. always shim at the check rails and meeting stiles.
- Do not use chemically treated products for shim material.
- Fasteners penetrating chemically treated lumber must be a minimum of 0.90 oz/ft2 zinc hot dipped galvanized or stainless steel type 304 or 316.
- The window frame must not come into direct contact with chemically treated wood products.

Ultimate Wood Window Installation

New Wood Frame Construction



ABSTRACT: These instructions are applicable for the following window products:

- Ultimate Wood Casement Family
- Ultimate Wood Tilt-Turn/Inswing Casement/Hopper
- Ultimate Wood Tilt-Turn/Inswing Casement/Hopper
- Wood Ultimate Double Hung Family
- Ultimate Wood Round Top
- Ultimate Wood Polygon
- Ultimate Wood Ultimate Glider

Please read these instructions in their entirety before beginning to install your Marvin window product. These installation instructions demonstrate the installation of a Marvin wood window in new wood frame construction using an industry approved water management system. For installation using other construction methods, such as remodeling, replacement, and recessed openings refer to “ASTM E2112-01, Standard Practice for Installation of Exterior Windows, Doors and Skylights,” for installation suggestions. Information for ASTM E2112 can be found on the ASTM website, www.astm.org.

For product specific issues, service instructions and other field service guides, refer to the Marvin Service Manual, visit our website at www.marvin.com, or contact your Marvin representative.

Regional standard practices, environmental conditions, and codes may vary and supersede the procedures contained within. The responsibility for compliance is yours: the installer, inspector, and owner(s).

The procedures within these instructions are consistent with those used in testing to achieve the advertised DP rating.

Installer and Builder Information

- Always provide a copy of these instructions for the current homeowner.
- Plan sizing of rough opening and clearance from exterior finishing systems to allow for normal materials shrinkage or shifting (e.g. wood structure with brick veneer; allow adequate clearance at sill). Failure to do so can void the Marvin warranty coverage.
- Refer to the Technical Installation Specifications section for technical specifications regarding the installation of this product. These installation requirements as well as the details in this section must be followed to achieve the advertised design press (DP) rating of this product.
- It is the responsibility of the builder, installer and subcontractors to protect the interior and exterior of windows or doors from contact with harsh chemical washes, construction material contamination and moisture. Damage to glazing, hardware, weather strip and cladding/wood can occur. Protect with painters tape and/or protective sheathing as required. Follow all guidelines regarding material use, preparation, personal safety and disposal.
- Refer to the enclosed painting and staining instructions on the last page for exterior and interior finish instructions.
- Contact your Marvin supplier if you have any questions regarding product and materials used in manufacturing or questions on replacement parts.
- Fill exterior nail holes with an exterior grade wood filler that is compatible with your chosen finish.

Please consult with local authorities to properly dispose and/or recycle all packaging, materials, and waste.

After Market Products

Alterations to Marvin products including window films, insulating or reflective interior window treatments or additional glazings can cause excessive heat buildup and/or condensation. They may lead to premature failures not covered under warranty by Marvin Windows and Doors.

Before purchasing or applying any product that may affect the installation or performance of Marvin windows contact the manufacturer of after market product/glazings that are not supplied by Marvin and request written product use, associated warranties and damage coverage. Provide this information and warranties to the end user and/or building owner for future reference.

Standard Parts Shipped

Units are sent with hardware when applicable.

These products contain chemicals known to the State of California to cause cancer and birth defects or other reproductive harm.

Drilling, sawing sanding, or machining wood products generates wood dust, a substance known to the State of California to cause cancer. Avoid inhaling wood dust or use a dust mask or other safeguards for personal protection.

Always practice safety! Wear the appropriate eye, ear and hand protection, especially when working with power tools.

Older homes may contain lead-based paint, which may be disturbed when replacing windows or performing renovations. Consult state or local authorities for safe handling, disposal, or abatement requirements. For more information, go to www.epa.gov/lead.

You Will Need to Supply:

- Safety Glasses
- Hearing protection
- LevelSquare
- HammerWood shims
- 16D casing nailsInsulation
- Tape measurePerimeter sealant
- Sill pan flashing
- Backing material (foam backing rod)
- Low expansion foam insulation
- Flashing materials
- Weather resistive barrier

Numbers listed in parentheses ( ) are metric equivalents in millimeters rounded to the nearest whole number.

Rough and Masonry Opening Requirements

1. Rough openings (RO) should be 1" (25) wider than the outside measurement of the frame and 1/2" (13) higher. (When framing rough opening, care should be taken to ensure the sill plate is level and the opening is square, straight and plumb.) See Figure 1.

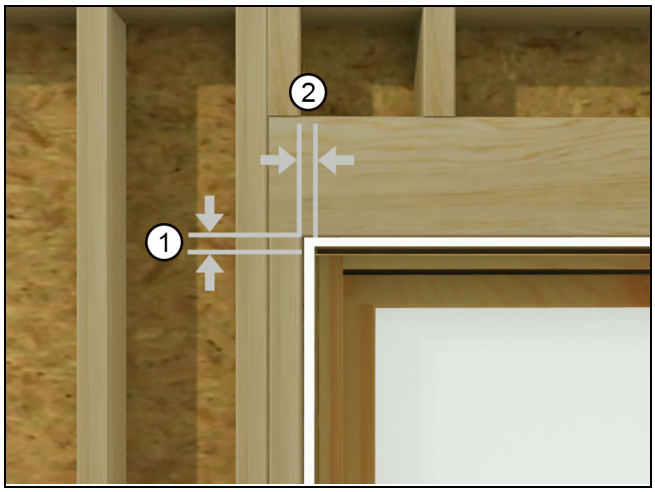


Figure 1

1	1/2" (13)
2	1/2" (13)

2. On shapes such as polygons, round tops, and octagons, make sure there is proper bracing. See Figure 2 and Figure 3.

Using an optional beveled sill wedge or other sill panning to create a positive drainage plane will affect clearance between your window and the header framing. Adjust R.O. height as necessary to maintain a proper gap.

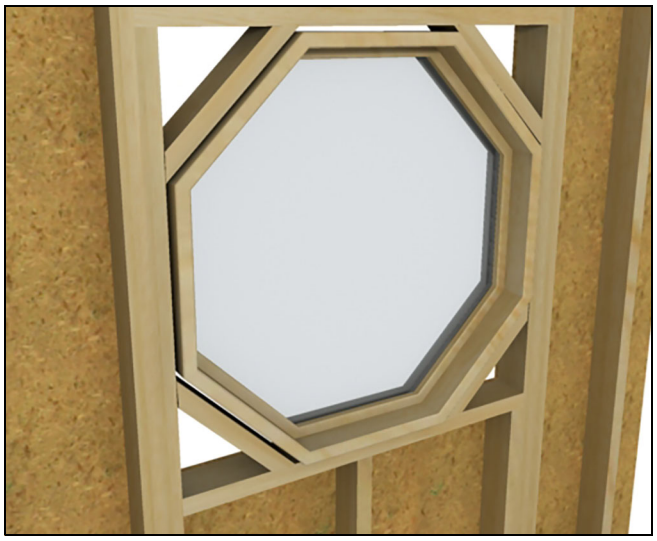


Figure 2 Typical rough opening for octagon.



Figure 3 Typical rough opening for a round top.

NOTE: If the previous conditions are not met, the installer must take corrective actions to alter the opening(s) before proceeding. It is also essential that the sheathing behind the wall be a solid surface to ensure that the unit can be secured firmly to the wall.

If the previous conditions are not met, the installer must take corrective actions to alter the opening(s) before proceeding. It is also essential that the sheathing behind the wall be a solid surface to ensure that the unit can be secured firmly to the wall.

3. Masonry openings (MO) should be 1/2" (13) wider than the outside measurement of the frame and casing and 1/4" (6) higher than the outside measurement of the frame or casing. See Figure 4.

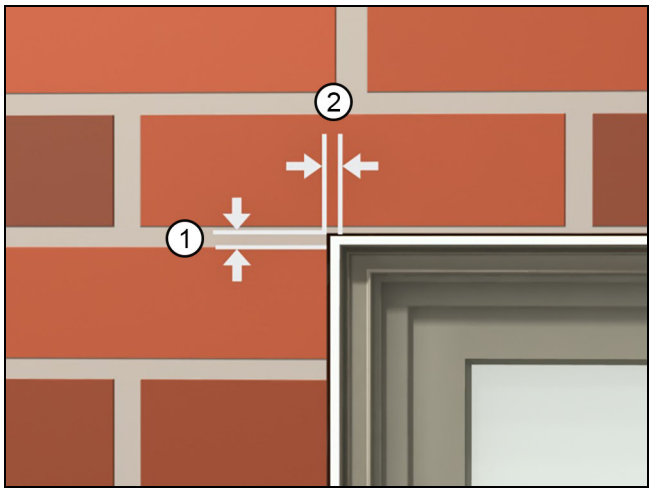


Figure 4 Typical Masonry Opening

1	1/4" (6)
2	1/4" (6)

NOTE: On standard wood frame construction with brick veneer, make sure there is at least 1/2" (13) between bottom of window sill (or eventual placement of the window) and the top row of brick to avoid "brick bind". See Figure 5.

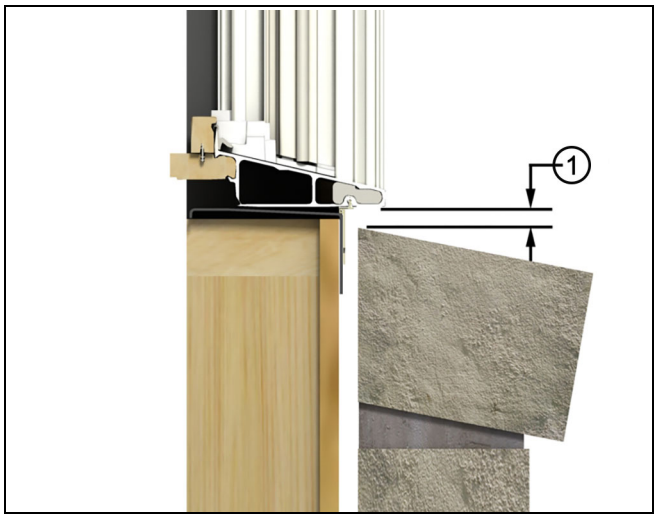


Figure 5 Avoid brick bind, maintain 1/2" gap

1	1/2" (13)

Rough Opening Preparation

NOTE: Step-by-step instructions for Rough Opening Preparation can be found on-line at www.marvin.com/ROPrep.

1. The method shown below is Method A1 using a TYPE III flash pan. For step by step instructions on how to prepare an opening using this method, refer to www.marvin.com/ROprep for instructions titled “Window Rough Opening Prep and Flashing Method A1-Membrane Drainage System”. Refer to ASTM E2112-07 for other rough opening preparations that are more appropriate for your situation. See Figure 6.

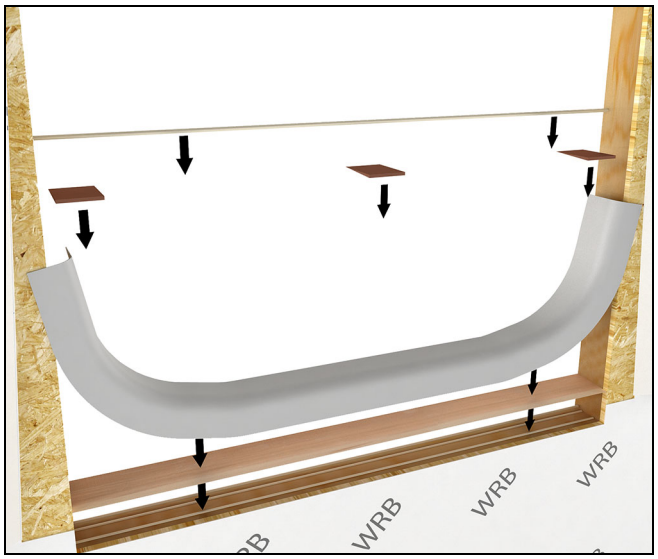


Figure 6

Using an optional beveled sill wedge or other sill panning to create a positive drainage plane will affect clearance between your window and the header framing. Adjust R.O. height as necessary to maintain a proper gap.

2. Starting in 3/4" from the side, apply 1/4" to 3/8" bead of sealant 1/2"- 3/4" across the top of the RO stopping 3/4" in from the end. Apply sealant down both sides of the window opening in the same manner. Do not apply sealant across the RO bottom. See Figure 7.

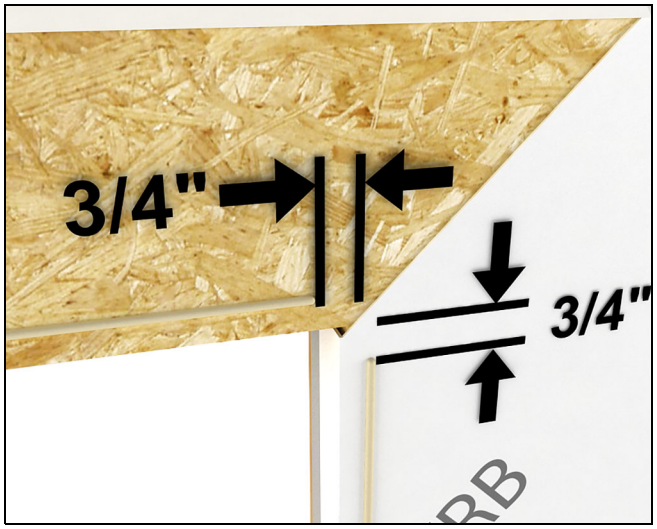


Figure 7

3. Place a bead of sealant 1/4"- 3/8" from interior edge of the RO sill. See Figure 8

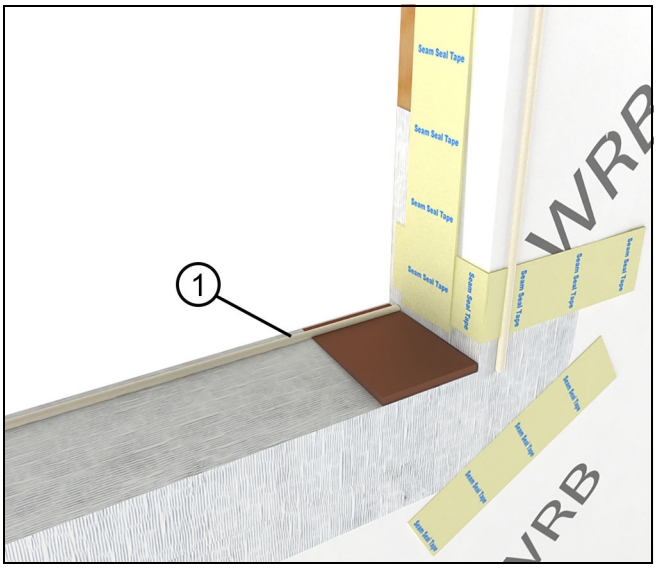


Figure 8

1	Sealant

Preparing the Unit for Installation

1. Remove the protective packaging from the unit and dispose/recycle properly. Inspect unit for any hidden damage and report immediately to your Marvin representative. Provide the customer service number etched on one of the top corners of the glass. Figure 9 .

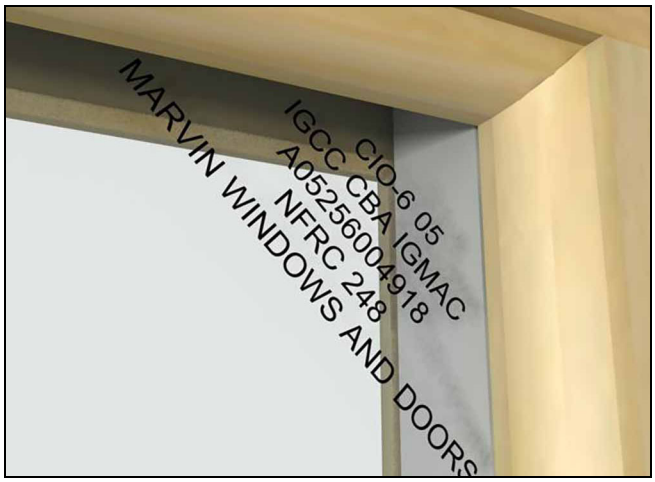


Figure 9

Remove the vinyl shipping blocks from jambs or shipping tube assembly on Ultimate Double Hung units on installation is complete.

2. If you are installing a window with installation brackets or structural masonry clips, fasten to the window now (if not installed at the factory). Follow the instructions provided with the brackets. See Figure 10.

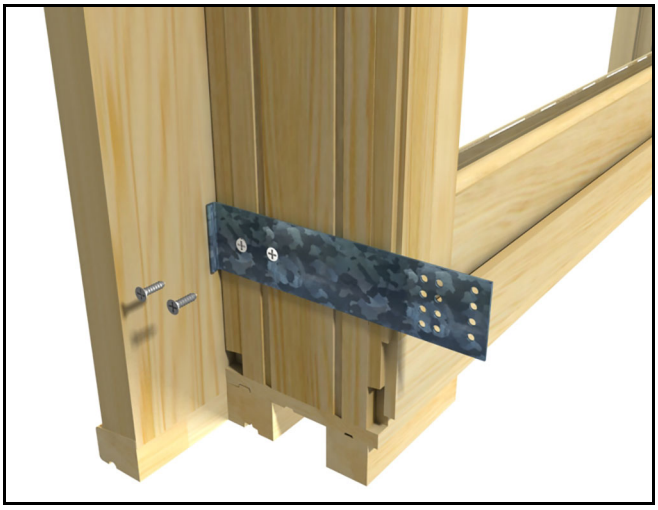


Figure 10 Apply brackets/clips to units with flat casing (if applicable).

NOTE: For more details on structural fastening, refer to the structural installation instructions found on-line at www.marvin.com or contact your Marvin representative.

ON UNITS WITH FLAT CASING: units with flat casing must be installed using installation brackets, masonry clips or screw through jamb.

NOTE: ON SPACE MULL ASSEMBLIES: space mull assemblies must be anchored with #8 sheet metal screws or structural masonry brackets within 4" (102) of each side of the space mull on both ends of the mull. When using screws, make sure there is 1 1/4" (32) or more penetration into the framing material.

3. Apply jamb extension before installing the window in the rough or masonry opening. Follow instructions provided with the jamb extension.

4. For window units with casing, remove any factory applied excess sealant squeeze out and then apply sealant on the back side of the casing to the joint where the casing and window meet. Apply additional beads of sealant between the casing ends, the sill horn, and the mitered corners at the top of the casing and 6" (152) from the bottom of the jamb on the blind stop to wood jamb joint. See figures Figure 11 and Figure 12. Tool sealant to ensure a proper seal between parts.



Figure 11 Seal casing joints

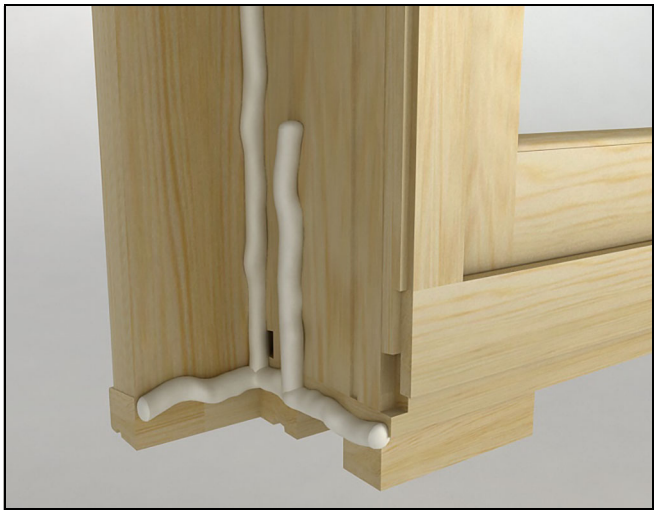


Figure 12 Seal casing joints (brick mould casing showing)

STOOL HEIGHT: On Ultimate Casement units, the 8º and 14º frame bevel option mas stool height is 3/4" (19). For the flat frame options the max stool height is 15/16" (24). It may be necessary to shim under the unit to reduce the stool height. This will decrease th Inside Opening Height measurement for the replacement unit. This specification is required for proper operation of the crank handle. Field application of stool material will need to follow these guidelines for proper clearance and operation of the crank handle.

Installing the Window

Some large windows and/or assemblies are very heavy. Avoid injury by getting help to lift and position the window into the rough opening.

NOTE: For Round Top operator supplemental installation and squaring methods, proceed to the last section of this instruction.

1. Center the window in the opening. Level at the sill and plumb the frame (interior/exterior). Shim under the jambs to bring to level if necessary. See Figure 13.



Figure 13 Leveling window, use shims if necessary

2. Once level, tack the jambs within 4" (102) from the head jamb. If fastening through the exterior casing, use 16d casing nails.See Figure 14.

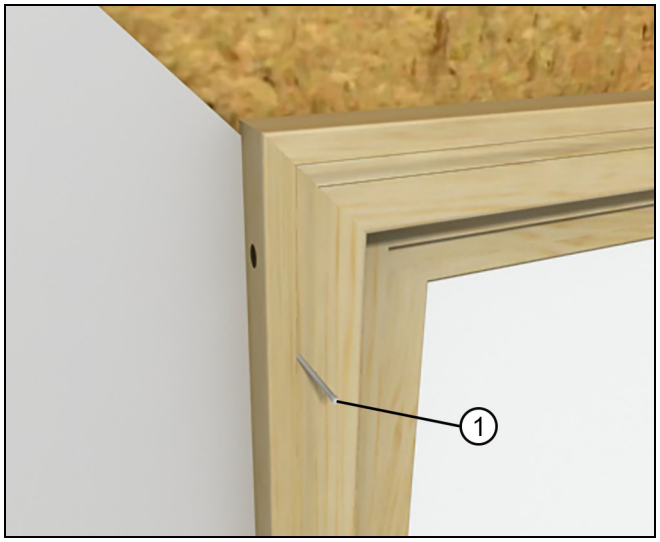


Figure 14 Tacking jambs within 4" of head jamb

Proper shimming is extremely important. Under-shimming or over-shimming will result in bowed jambs and or head jamb. Both conditions can contribute to improper window operation.

3. From the interior, shim about 4"(102) from the bottom to square the unit in the opening. Take diagonal measurements of the window. When equal, the window is square in the opening. Adjust the shims until the unit is square in the opening. See Figure 15.



Figure 15

4. Once square fasten the lower corners and recheck for square. See Figure 16.

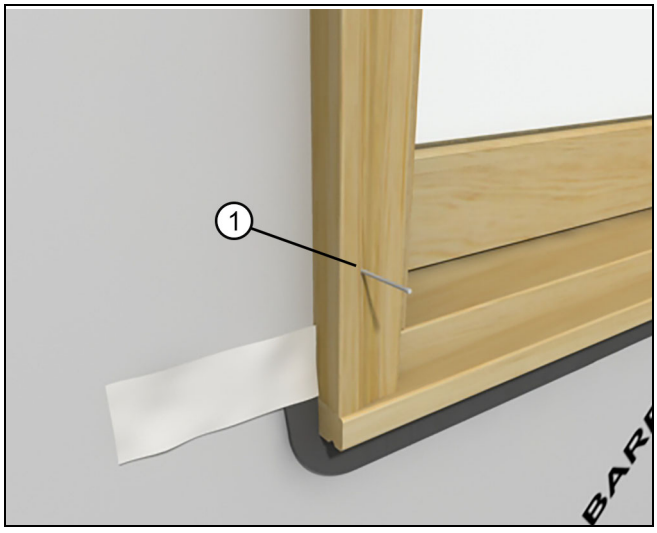


Figure 16

For units installed with masonry clips or installation brackets. Bend bracket around framing member and attach with the #8 x 1 5/8″ screws. Angle screws approximately 15° away from the window. Always shim above or below brackets. See Figure 17.

NOTE: Depending on construction method or wall type, you may need to modify the clip/bracket to fit the opening. Fastening holes should be no more than 1/4" from the bend in the bracket. If necessary, drill two 5/32" (3) holes in the bracket.

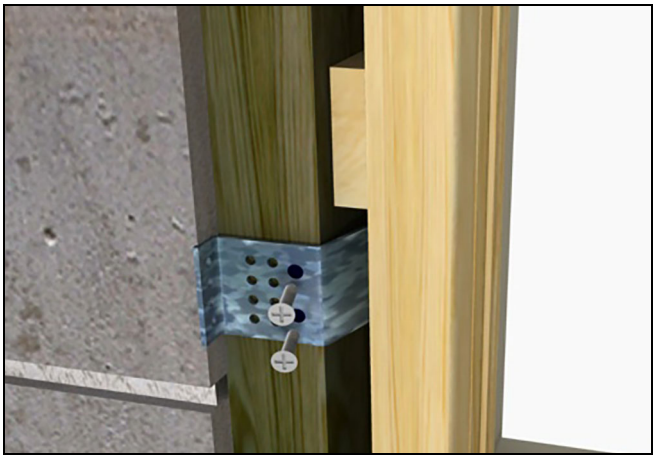


Figure 17 Attaching window with masonry clips or installation brackets.

1	Shim
2	5/32" hole
3	Screws

5. Add additional shims 15" (381) intervals on center as well as at every lock point. Always shim at check rails and meeting stiles. See Figure 18.

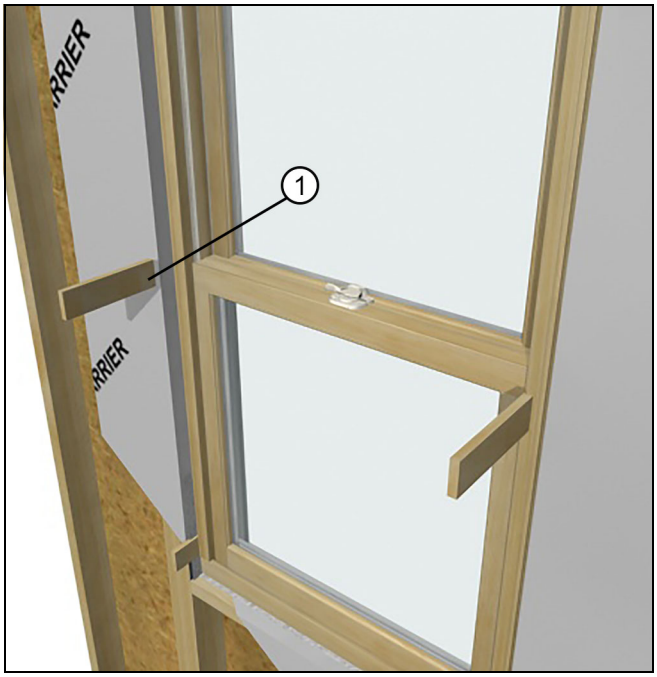


Figure 18 Shim at middle of jamb or check rail

1	Shim at check rails or center of window and all lock points

NOTE: For units installed with installation screws through the framing members, be sure to shim at each fastening location to avoid bowing/distorting jambs.

6. Measure at head jamb, center of unit, and sill to make sure all dimensions are equal. If they are not, you will have to adjust the shims accordingly. See Figure 19.



Figure 19 Measure at 3 points and adjust shims until equal.

7. Once the unit is square and plumb in the opening, operate the sash (on operable units) to make sure it is operating properly. If not, you may have to make some adjustments to the shims.

On operating units, one way to make sure that the unit is installed square is to check the reveal (gap) between the operating sash and the frame. An even reveal around the entire sash generally means a squarely installed unit and will ensure smooth operation.

8. Complete fastening of the casing around the perimeter of the unit with 16D casing nails 4" (102) from each corner and spaced every 8"- 10" (203-254) on center.

9. Interior and mullion trim: Install mullion trim after interior trim or casing is applied. On Ultimate Double Hung units, be sure to use nails and staples that are no longer than 3/4" (19). Place fasteners at least 1" (25) from the edge of interior jamb liner.

Flashing the Installation - Air Barrier Applications

1. Flash the installation in a weather board fashion. For step by step instructions refer to marvin.com/ROprep for instructions titled “Window Rough Opening Prep and Flashing Method A1-Membrane Drainage System”.



Figure 20 Sealing the Installation in air barrier applications.

Insulating and Sealing the Installation

1. We recommend two possible ways of insulating the RO cavity. Both follow the principle that stopping air intrusion will aid in managing water intrusion into the RO. The first method uses a combination of one bead of low expansion/low compression/closed cell foam at the exterior plane of the RO in conjunction with loose fill fiberglass insulation. The second method uses two beads of low expansion foam (one at the exterior plane of the RO and another at the interior plane of the RO).



Figure 21 Apply low expansion foam between frame and rough opening.

Final Installation Procedures

1. For ALL applications: Once the exterior finish such as siding or brick veneer is installed, apply bead of sealant between the finish and the frame exterior or casing along the sides. Apply additional beads approximately 1"- 2" (25-51) at the ends on top of the drip cap. Use a backer rod when necessary.



Figure 22

Perimeter sealant must be Grade NS Class 25 per ASTM C920 and compatible with the window product and the finished exterior(s) of the building. Using improper sealant could result in sealant failure casing air and water infiltration.

Technical Installation Specifications

The following details are specified for proper installation and for the unit to meet the advertised design pressure (DP) rating.

- Rough Opening Width: 1/4" - 1" (6-25) wider than window/door frame outside measurement.
- Rough Opening Height: 1/4" - 1/2" (6-13) higher than window/door frame outside measurement.
- Masonry Opening Width: 1/4 - 1/2" (6-13) wider than window/door frame outside measurement.
- Masonry Opening Height: 1/8" - 1/4" (3-6) higher than window/door frame outside measurement.

Architectural Detail Manual Specifications:

Rough Opening: Width 1" (25); Height 1/2" (13).

Masonry Opening: Width 1/2" (13); Height 1/4" (6).

- The panning must drain water to the exterior of the cladding OR the exterior surface of a concealed weather resistive barrier.

Be aware that the use of sill pans and other barriers will decrease the rough opening height clearance. Adjust opening dimensions accordingly.

- The panning system used in these instructions is one component in a structure's overall water management system. It should be used in conjunction with an appropriate drainage plane compatible with the exterior cladding.
- Flashing materials must comply with ASTM E2112-01, section 5.13 and be compatible with all materials used in installation including panning systems, air barriers and building papers, sheathing, and the window unit.
- Properly flash and/or seal all windows at the exterior, perimeter.
- Sealants used for installation must be Grade NS Class 25 per ASTM C920 and compatible with the building exterior, window exterior surface, and flashing/water management materials.
- Optional foams used for installation must be low expansion only. Foam and foam application must comply with ASTM E2112-01, SEC 5.9.2
- For units with flat casing install with installation brackets, structural masonry brackets, or jamb screws.
- Shims 4" - 6" (102-152) from each corner on jambs and head jambs. Install additional shims at 15" (381) on center and at all locking points. always shim at the check rails and meeting stiles.
- Do not use chemically treated products for shim material.
- fasteners penetrating chemically treated lumber must be a minimum of 0.90 oz/ft2 zinc hot dipped galvanized or stainless steel type 304 or 316.
- The window frame must not come into direct contact with chemically treated wood products.

82 Thames St
Bristol, RI 02809
William Maxwell Doherty, Alexandra Fonseca

Window Replacement Project Application Supplement

Objective and Details

Objecitive

We would like to improve for energy efficiency of 7 windows within our home. All other windows in our home are new clad Marvin windows These 7 windows happen to be the windows for the only bedrooms within the home.

Its unclear if these windows are original. These windows are poor installation within their casing, allowing water in from the top sill. Of the 7 windows, only 1 stays open properly. Based GC's assessment (D.E. Zeilstra LLC) the existing window frames appear to be original, but the sashes were replaced at some point with what looks like a single-glazed sash pack.

Seeking approval for replacement of all 7 windows for clad windows with a solid installation to mimic an old wood window. Should HDC not allow a clad product, requesting approval for new wood windows.

Details

7 windows total

- 4 on the front façade (2 1st floor, 2 2nd floor)
- 2 on the right side (1st floor)
- 1 on the left. (1st floor)

Window 1A (right side, 1st floor)





Window 1B (right side, 1st floor)



283



Window 1B (front, 1st floor)





Window 1C (front, 1st floor)





Window 1D
(left side,
1st floor)





Window 2A (front, 2nd floor)





Window 2B (front, 2nd floor)





Latch for downstairs windows



Latch on upstairs windows



Window 2A

- When touring this home in August 2024, this window was not connected to upper window sil
- Noticeable paint / bonding product peeling



Window 2B

- When touring this home in August 2024, this window was not connected to upper window sil
- Noticeable paint / bonding product peeling



Differences in window placement in frame across all 7 windows





292



Differences in window placement in frame across all 7 windows



Seeking approval for window replacements

We’re seeking approval to replace all 7 windows with clad product to align with the energy efficiency and look and feel of all other windows in our home. We would retain the window grid pattern. With expertise from, we intend to complete a correct and proper installation of a clad window to mimic an old wood window:

https://www.marvin.com/f/1019562/x/7efecf2c9e/clad-window-installation-instructions-19970017.pdf

Should Bristol HDC not approve clad product, we’re seeking approval to replace with wood windows:
https://www.marvin.com/f/1019562/x/04e442b0f3/wood-window-installation-instructions-19970018.pdf

Thank you!

Thank you for your time and consideration in reviewing our application supplement! We look forward to discussing further with Bristol HDC.

If there are any question, please reach out:

Homeowners:

- Willam Maxwell Doherty (Max): 781-484-6378
- Alexandra Fonseca (Alex): 508-287-6858

General Contractor:

- David Zeilstra (DJ): 401-230-3260

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

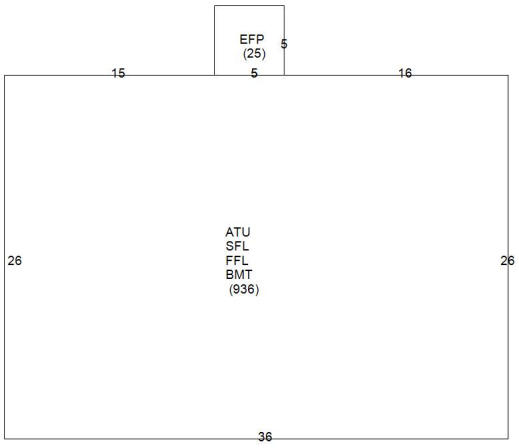
BUILDING EXTERIOR

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




HOPE ST



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



La Pietra
THINSTONE VENEERS

0

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

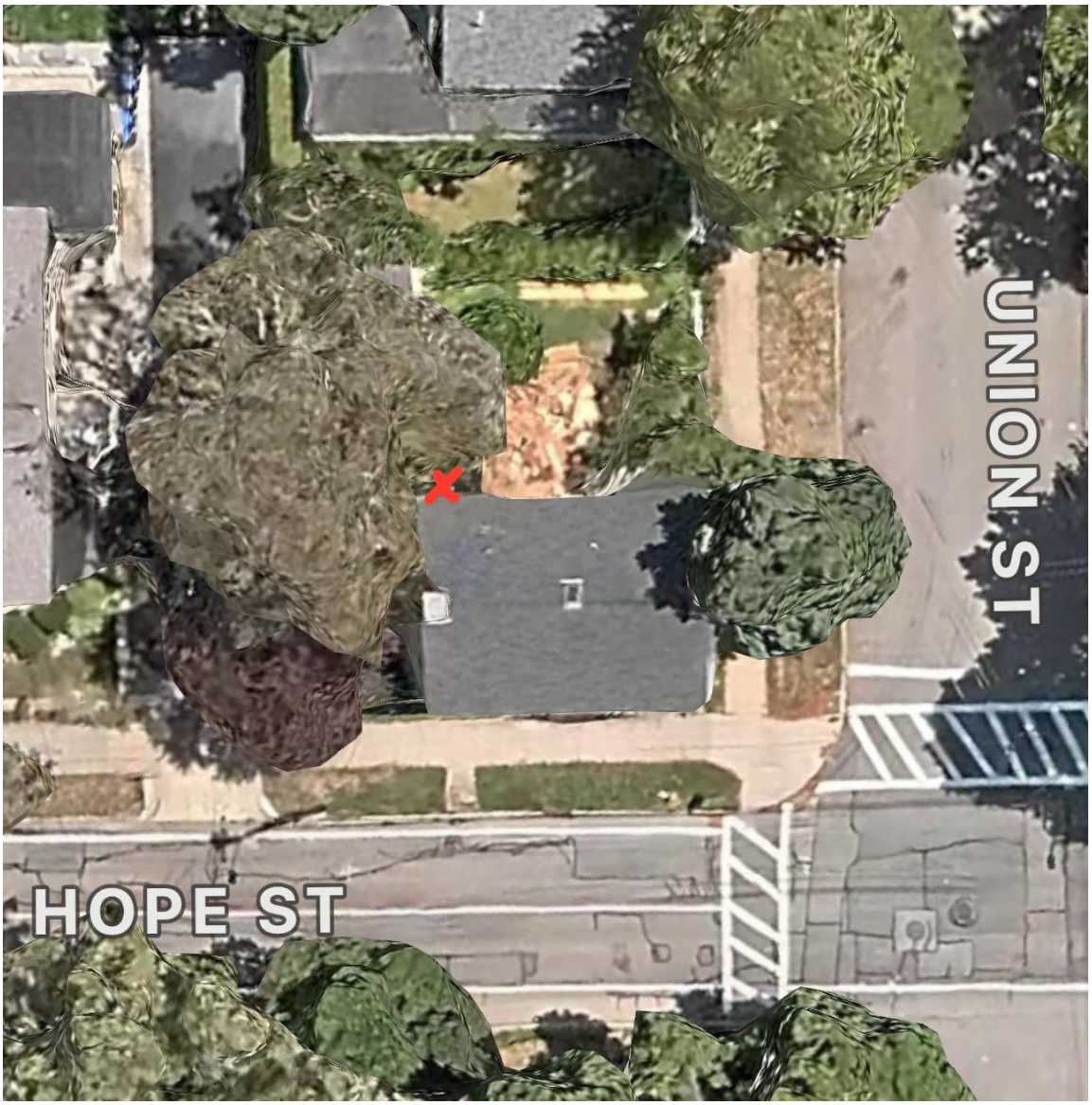

WEATHERED ROUNDS - SM & MED


WEATHERED ROUNDS - MED








UNION ST
HOPE ST


VYCOR PLUS

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)



Basement Doors

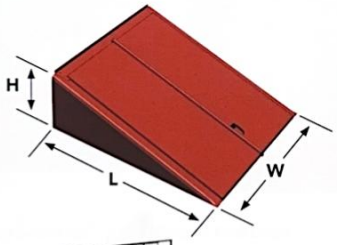
Basement Door Measuring Guide

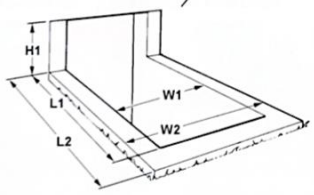
Follow the instructions below to calculate the proper size door for your areaway. An electronic version of this sizing guide is also available at BILCO.com. Please contact BILCO if you are unable to find a standard door to fit your areaway.

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

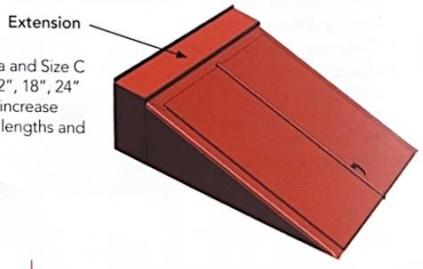
Door Size	Width (W) (inches)	Length (L) (inches)	Height (H) (inches)	Door Opening	
				Length (inches)	Width (inches)
B	51	64	22	60	44
C*	55	72	19½	67	48
O	47	58	30	58	40
SL	51	43¼	52	60	44

*Ultra Series Doors are available in Size C only

Record your foundation dimensions here

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

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

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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 hous 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

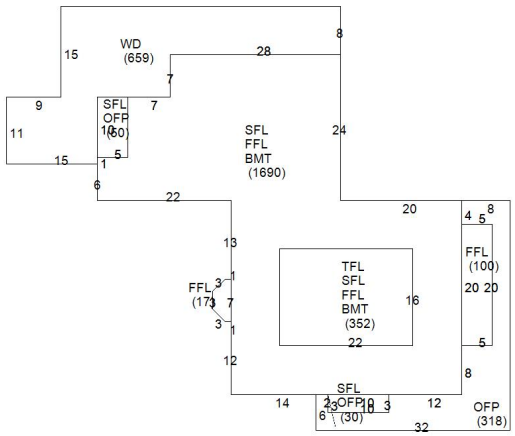
BUILDING EXTERIOR

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

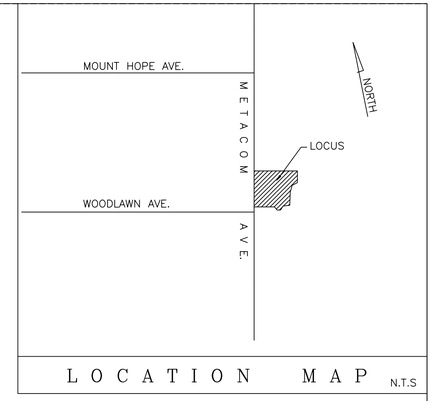
SKETCH



PHOTO







L E G E N D

I.R. IRON ROD
E.O.P EDGE OF PAVEMENT
P/L PROPERTY LINE
PS PROPOSED SEWER LINE
IRON ROD SET
S.M.H SEWER MANHOLE
61+00 SPOT GRADES
61----- CONTOURS
EXISTING STONEWALL

Z O N I N G

P.U.D. * (WITH CONDITIONS.)

N O T E S

1. THIS PROPERTY IS IN FLOOD ZONE "X" MAP 44001C0014G 11/16/2006
2. EXISTING GARAGE IS SERVICED BY PUBLIC WATER.
3. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
4. THW UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTITLITES SERVICING THE PROPERTY.

PLAT REFERENCE

PLAN ENTITLED "BRISTOL LANDING CONDOMINIUMS " CONVEYANCE PLAN AP 160B LOTS 1 & 17 REVISED JULY 20, 2000 BY: NORTHEAST ENGINEERS AND CONSULTANTS, INC.

CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORSON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1 STANDARD
TOPOGRAPHICAL SURVEY	CLASS III STANDARD
OTHER TYPE OF SURVEY	
DATA ACCUMULATION	III

THE PURPOSE FOR THE CONDUCT AND FOR THE PREPARATION OF THE PLAN IS AS FOLLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY AROUND THE EXISTING HOUSE WITH TOPOGRAPHICAL SURVEY

BY: JOHN J. BARKER, JR. PLS#1885 COA#LS-A302

JOHN J. BARKER, JR. No. 1885 REGISTERED PROFESSIONAL LAND SURVEYOR

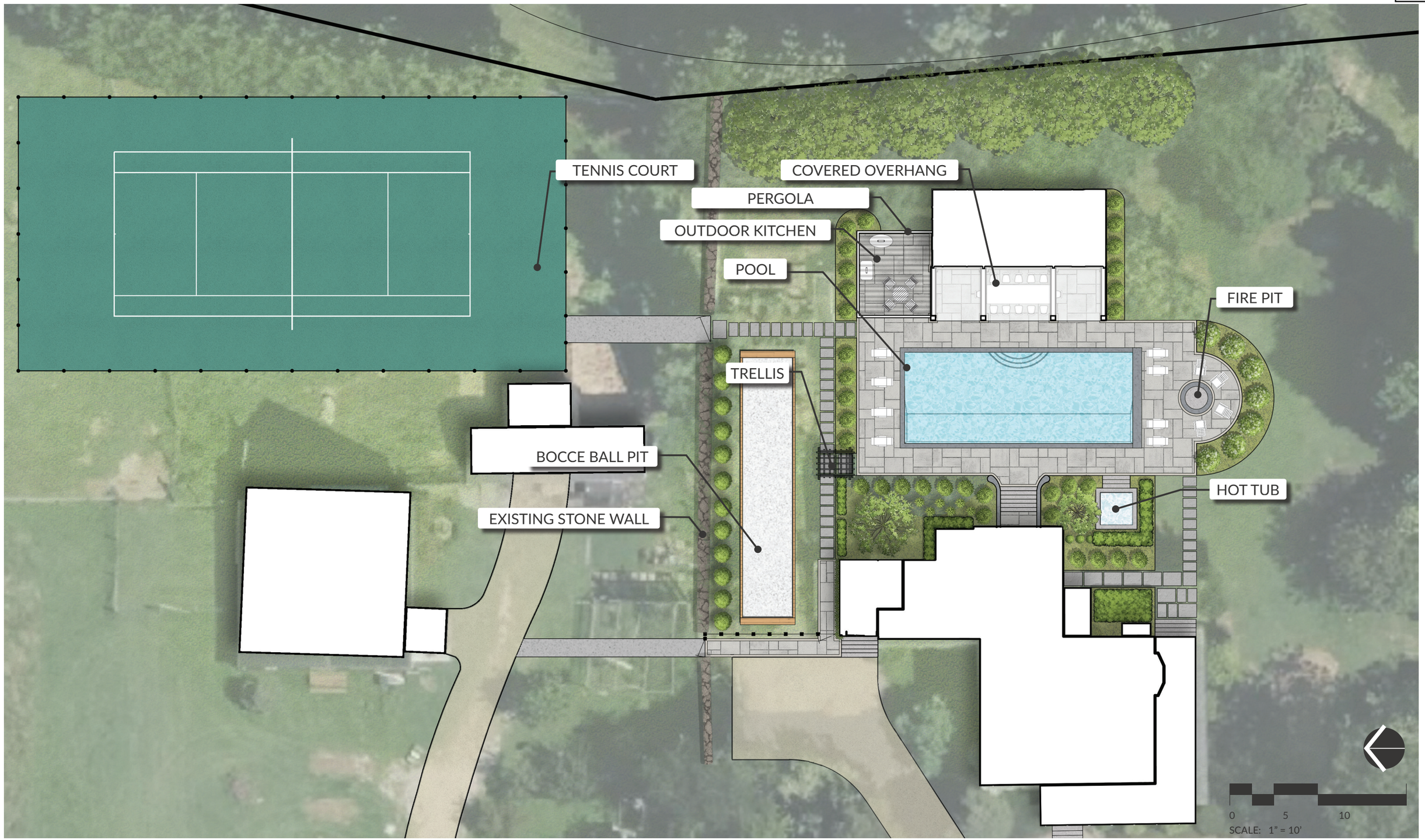
BARKER LAND SURVEYING

S I T E P L A N
for
Andrew James Broten

244 METACOM AVENUE MAP 160 B LOT 17 BRISTOL R.I.

OWNER:
ANDREW JAMES BROTEN & ANNE E. NICOLE 244 METACOM AVE.
BRISTOL RHODE ISLAND 02809

DWG NO.	SCALE	DATE	DWN BY	SHEET
251102-974	1"=30'	11/19/25	JJB	1 OF 1



Broten Residence Rendering

244 Metacom Ave, Bristol, RI

TRAVERSE
landscape architects



JPS
CONSTRUCTION and DESIGN

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

Bristol Historic Commission Application for 244 Metacom Avenue, Bristol

New exterior stair location on the southeast side of the existing house





Existing building - requesting permission to demolish the building due to unsafe conditions.











JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

HDC Material List

244 Metacom Ave, Bristol, RI 02809

Full project material list

Pool House, exterior material list:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Cupola stone veneer - Thompson Stone (Thickness < 2")
- Composite trim - as the pool house is secondary to and detached from the existing home.

Mudroom, exterior material list:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Wood trim - as the mudroom structure is attached to the existing home.
- Wood framed steps with wood trim and railing

Windows & Doors:

- Windows to be Andersen 400 Series Windows - refer to drawings for elevation and grille pattern
- Slider to be Andersen 400 Series - refer to drawings for elevation, no grille pattern
- Hinged Entry Doors to be Reeb, Douglas Fir (Painted) - refer to drawings for elevation and grille pattern

Hardscaping material list:

- Concrete pavers around the pool
- Asphalt court surfacing for the tennis court
- Oyster Shell court surfacing for the bocce area
- Crushed stone paths north of the existing stone wall
- Bluestone coping around the pool
- Concrete steps with bluestone treads on east of existing home down to pool area
- Fieldstone veneer around concrete & bluestone steps. See example image below.



Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-26-3 Submitted Date: April 17, 2026

Property Address	Plat/Lot
99 BRADFORD ST , BRISTOL, RI, 02809	013-0059-000

Property Owner/Applicant:
&C Investing LLC

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
same	6 Peter Pond Court, East Providence, RI, 02914

Description of Proposed Work
Conversion of mixed use two story structure (2 storefronts under and apartment) to a Single Family Dwelling. Street frontage facade modifications and interior partitions and stairs.

Questions for the Commission
We are seeking a Concept Review at the May 7 meeting. See attached Project Narrative and concept sketches by Greg Spiess AIA at JHLTecture Architects, [redacted] 401 263-3887

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 99 BRADFORD ST
ACRES: 0.0524
PARCEL ID: 013-0059-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: C&C INVESTING GROUP LLC
CO - OWNER:
MAILING ADDRESS: 9 PETER POND COURT

ZONING: LB
PATRIOT ACCOUNT #: 795

SALE INFORMATION

SALE DATE: 10/10/2025
BOOK & PAGE: 2297-9
SALE PRICE: 345,000
SALE DESCRIPTION:
SELLER: FERRARA, PEGGY (50%)

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3716
FINISHED BUILDING AREA: 2522
BASEMENT AREA: 1178
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $96,800
YARD: $0
BUILDING: $173,700
TOTAL: $270,500

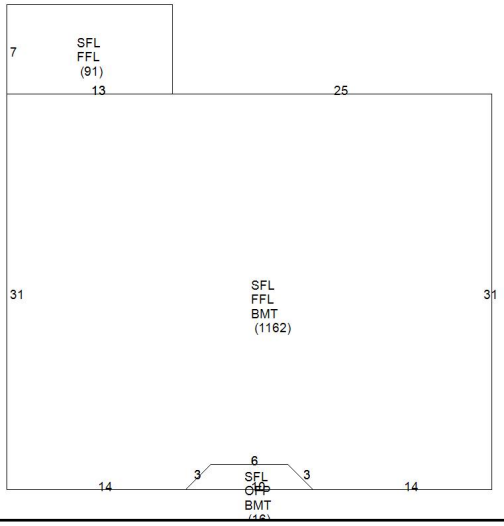
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Siding
ROOF STYLE: Flat
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: Steam w/Boil
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 6
 # OF BEDROOMS: 2
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



J · H · L
TECTURE
ARCHITECT • ENGINEER, P.C.

190 High Street, Bristol, Rhode Island 02809
Phone: (301) 396-9630 Fax: (401) 410-0079

April 17, 2026

Bristol Historical District Commission
Atten: Nicholas Toth
235 High Street, 1st Floor
Bristol RI 0289

PROJECT DESCRIPTION:	**Project Narrative for HDC Concept Review** **Single Family Residence conversion of existing former mixed-use (1) apartment over (2) retail spaces**
PROPERTY ADDRESS:	**99 Bradford Street, Bristol Historic District.**

Historic District Commissioners**:**

JHL Tecture PC, (JHLT) has recently conferred with the new owner of 99 Bradford Street, Carl Pearson, who has been in discussions with the Bristol Historical and Preservation Society and is seeking a harmonious renovation of a historic structure which no longer meets the needs of the times. The following Project Narrative addresses a Concept Review of the Historical /district Commission and will illustrate the design steps taken to resolve the conversion of this structure to reflect the changing land use market and housing goals of the town and while maintaining some historical continuity in the district. Our firm has been involved with such conversions, and we find that there is a solution that listened to all the parties involved and will result in an upgraded structure that will fit with its neighborhood while meeting current energy codes, as well as addressing the privacy and related issues of such a residential conversion.

PROJECT UNDERSTANDING:

The context of the building situation is that the two-story structure was built in the 1900-1913 timeframe and had two retail units at the ground floor with an apartment above in a format popular to that era. It is on Lots 99 & 101 and is a 2,522 SF, 2-story structure on a 2,178 SF lot. For many years the ground floor commercial spaces housed shops and, notably, for many years, a local barber shop.

The Bradford Street façade features two large wood storefront windows cornice and sidelights flanking an indented, covered entry alcove for the two doorways to each establishment and its connected apartment above in a mixed-use duplex arrangement. A wooden cornice of approximately 18” depth projects over the retail windows (and property line, apparently) and is continuous across the entire front (south-facing) façade.

The upper apartment windows are conventional two over two, double hung units of approximately 32 x 54 inches, matching those of the neighborhood. There is a flat roof (rubber membrane) common to such retail buildings of that time. The structure was clad with a yellow vinyl siding in the late 1980s.

The proposed renovation is to create a single-family residence, preserving almost all the framing and footprint of the original building. Interior partitions would be rearranged, including stairways, but the overall volume and footprint would be largely intact.

The issues we are addressing here are those affecting the converted exterior appearance and are limited to just the ground floor elevation of the frontage along Bradford Street.

Converting commercial spaces to residential uses has become a current issue necessary to the changing land use patterns of our present era. There is no longer a demand for such streetside retail spaces, especially when they are not on a main commercial thoroughfare like Hope Street. Residential conversions have been made to similar former shops along High Street and recently at 86 State Street.

Moreover, there has been a critical shortage of residential units in the town. We find this type of conversion fits with current goals for the town and the remaining issue is the compatibility of such a conversion with Bristol's heritage and the Historic District of which it is a part.

Our approach as architects has been to understand the context and listen to the needs of both the new owners and the concerns of the historical preservation community and the Historic District Commission.

This we have done, and thinking visually, we have prepared some sketches that illustrate our process and the conversations we have had with these parties. In the sketches that follow, we will show the process of deliberation and design that has evolved and will enable determining a proposed solution that we hope is inclusive of the concerns of both the owners' comfort and equity, as well as the community's goals of harmonious development respecting the past while adapting to the present.

Adaptive Reuse has been a hallmark of much of our firm's work, and we begin our process by what we like to call "listening to the building." In this case the building is familiar and appreciated as a part of the great Bristol fabric. We noted the storefront bays and the cornice and found them to be significant elements to be maintained if possible. The two entrances would no longer be needed and so our first approach was to keep all intact and simply change the front entrance to a single door and, in imagining living in such a ground floor, directly adjacent to the sidewalk, we immediately saw a need to create more privacy for the inhabitants (and security) and so added a low bulkhead wall to the retail window bays, to mitigate such a large glass exposure, both thermally and socially.

The first drawing is the proposed elevation prepared by the owners and presented to the Bristol Historical Preservation Society as a way of seeking review and comments. That review resulted in our firm being ased to explore other options that represented more of the historical precedent (the retail storefront bays, primarily) in the design.

The initial sketch shows a slightly modified preserved structure approach, yet with an added short "bulkhead" type lower wall raising the front storefront sill, mitigating the privacy issues of the storefront to residential uses. This would have a single front door but does little else to reflect the new residential use of the building. The flat roof likewise does not indicate a residential pattern found on the adjacent residential structures of the neighborhood. We listened and explored further.

The next sketch, Concept A, features a sloped roof and a further articulation of the large glass window bays becoming a residential setting and even explored incorporating wood columns to create a pattern not unusual to the residential doorways found in this era and the town. The large window bays still posed the similar problems of southern and streetside traffic exposure noted before and so we went back to the drawing board, retaining the sloped roof which worked both functionally and contextually.

As we grew to imagine more of the living situation behind the large glass exposures and saw the building design also evolving into a residence we simplified the entry alcove and maintained the significant bay footprint and cornice eave. We added corner shear panels to the ground floor windows of the retail bays to provide better structure and thermal and privacy performance. This also aligned the first-floor glazing to the upper windows. We find the resulting design seen in Concept B incorporates the objectives of both the owners

and yet maintains the historical footprint and street pattern. Concept C is similar to B but simplifies the column to square and provides a bit more continuity with the past a more conventions ground floor living room window.

We feel this process has been fruitful and the design has evolved as we considered the many factors of historical forces and the adaptation to new land uses in the downtown.

We look forward to discussing these at the Concept Review at the next meeting with the HDC and are listening, as always, to find the best solutions.

Existing Structure Spring 2026







Proposed conversion elevation



1 BRADFORD ST. ELEVATION
SCALE: 1/4" = 1'-0"

Initial thoughts



Concept A



Concept B





Concept C



99-101 BRADFORD ST

BRISTOL, RI 02809

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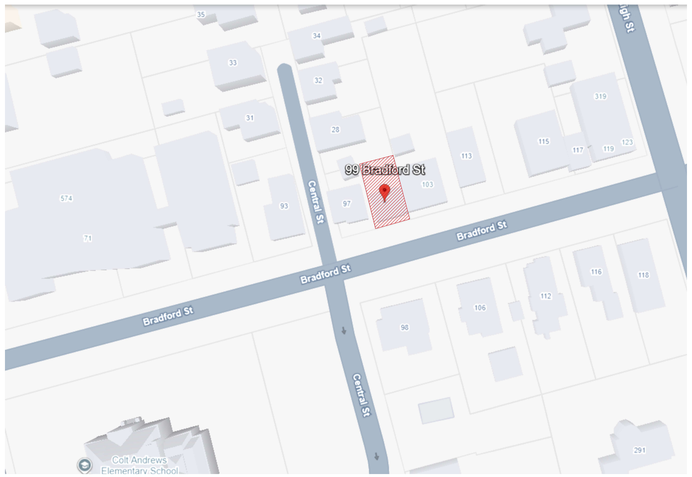
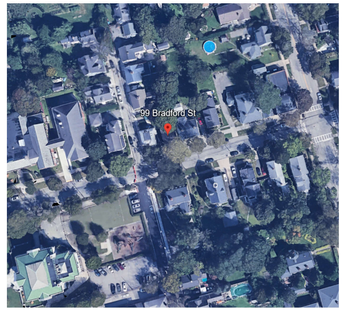
LOCATION PLAN



EXISTING PHOTO



SATELLITE PHOTO



SCOPE OF WORK

EXISTING TWO-STORY BUILDING WITH COMMERCIAL SPACE AT LEVEL ONE & ONE UNIT AT LEVEL TWO TO BE RENOVATED INTO ONE SINGLE-FAMILY HOME. NEW GABLED ROOF TO BE ADDED ABOVE THE EXISTING BUILDING.

CODE ANALYSIS

OCCUPANCY TYPE: RESIDENTIAL **(R-3)**
TYPE OF CONSTRUCTION: **TYPE V.B**

APPLICABLE CODES

1. **BUILDING CODE: SBC-1 (based on IBC 2018)**
2. **RESIDENTIAL CODE: SBC-2 (based on IRC 2018)**
3. **FIRE CODE: RI Fire Safety Code, NFPA 1 & 101 (2018)**
4. **ELECTRICAL CODE: SBC-5 (NEC 2020)**
5. **MECHANICAL CODE: SBC-4 (based on IMC 2018)**
6. **PLUMBING CODE: SBC-3 (based on IPC 2018)**
7. **ENERGY CODE: SBC-8 (based on IECC 2024)**
8. **ACCESSIBILITY: ICC A117.1-2017 & ADA**
9. **REHABILITATION CODE: RISRC-1**
10. **FIRE SPRINKLER LAW: R.I. Gen. Laws § 23-28.1-6 / § 23-28.28**

CODE SUMMARY

1. PROPOSED USE OR OCCUPANCY: RESIDENTIAL – R-3
   1.1. OCCUPANT LOAD: (200 GROSS SF/PERSON PER IBC 2018 §1004.5) APPROX. 1,800 SF = 9 PERSONS
   CONSTRUCTION TYPE: V.B. – TABLE 504.3
2. PER TABLE 601: STRUCTURAL FRAME, BEARING WALLS, FLOORS AND ROOF ARE NOT REQUIRED TO BE RATED
   2.2. MAX. AREA IS UNLIMITED PER FLOOR PER TABLE 504.3 & 506.2 AND MAXIMUM HEIGHT IS 3 STORIES ABOVE GRADE
3. PER IRC 2018 §R311.2, DWELLINGS SHALL BE PROVIDED WITH A PRIMARY AND SECONDARY MEANS OF EGRESS
4. MINIMUM WIDTH OF EGRESS STAIR: 36 INCHES PER IBC 2018 §1011.2 / IRC §R311.7.1
5. MAXIMUM LENGTH OF EXIT TRAVEL: 200 FEET PER IBC 2018 §1017.2
6. FIRE RATED CONSTRUCTION:
   6.1. PER TABLE 602, IN V.B CONSTRUCTION EXTERIOR WALLS MORE THAN 10' FROM PROPERTY LINE ARE NOT REQUIRED TO BE RATED, 10' OR LESS MUST BE 1 HOUR RATED
   6.2. STAIRS WITHIN DWELLING UNIT ARE NOT REQUIRED TO BE RATED (IBC 2018 §1011.2 EXCEPTION 1)
7. COMPLY WITH 310.5.1 AND 310.5.2
8. PER TABLE 716.1(2): 1 HOUR ENCLOSURES AND EXIT ACCESS SHALL HAVE 1 HOUR DOORS
9. SINGLE-FAMILY CONSTRUCTION IS EXEMPT FROM ACCESSIBILITY REQUIREMENTS.

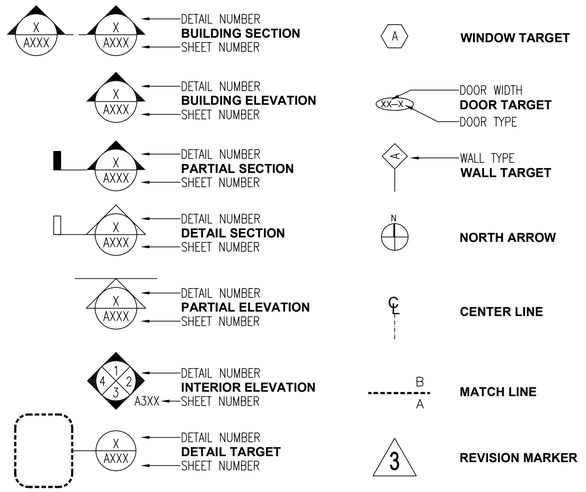
ENERGY REQUIREMENTS

1. RHODE ISLAND STATE ENERGY CODE – BASED ON THE 2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC 2024), CHAPTER 4: RESIDENTIAL ENERGY EFFICIENCY – RESIDENTIAL BUILDINGS
2. CLIMATE ZONE 5 PER TABLE 301.1
3. EXISTING WALLS AND CEILINGS: FILL EXISTING WALL AND CEILING CAVITIES WITH INSULATION PER IECC 503.1
4. PER IECC TABLE 402.1.2, FIXED FENESTRATION SHALL HAVE A U-FACTOR OF 0.36 OR BETTER; OPERABLE FENESTRATION SHALL HAVE A U-FACTOR OF 0.45 OR BETTER, AND SHGC 0.33 OR BETTER.
5. SKYLIGHTS SHALL HAVE A U-FACTOR OF 0.5 OR BETTER, SHGC OF 0.4 OR BETTER PER 402.4.
6. VAPOR RETARDER IS REQUIRED TO COMPLY WITH R402.1.1 OF THE IECC AND R702.7 OF THE INTERNATIONAL RESIDENTIAL CODE. VAPOR RETARDER IS NOT REQUIRED IN BASEMENT OR BELOW GRADE WALLS.
7. R402.1.3 - CEILING: R=60; WOOD FRAME WALL: R-20 (CAVITY)+ 5 (CONTINUOUS); FLOOR R=30; BASEMENT WALLS AND CRAWL SPACES: R=15 CONTINUOUS OR R=19 IN CAVITY OR R=13 IN CAVITY WITH R=5 CONTINUOUS; SLAB R=10ci TO 4'
8. DEMAND RECIRCULATION WATER SYSTEMS SHALL HAVE CONTROLS THAT COMPLY WITH REQUIRED CODES
9. REFER TO PLUMBING DRAWINGS FOR INSULATION AT PIPING.

GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH STATE, NATIONAL CODES, REGULATIONS AND RESTRICTIONS WHICH APPLY TO THIS PROJECT.
2. THE CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREON. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND POSTING ALL NECESSARY VALID CONSTRUCTION PERMITS FROM ALL LOCAL, STATE AND FEDERAL AUTHORITIES HAVING JURISDICTION PRIOR TO THE START OF ON-SITE CONSTRUCTION.
4. THE CONTRACTOR SHALL KEEP ALL BUILDING MEANS OF EGRESS CLEAR OF ANY OBSTRUCTIONS AT ALL TIMES.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITIES, MATERIALS, MEANS AND METHODS. THE CONTRACTOR IS TO COORDINATE ALL SUBCONTRACTORS TO COMPLETE THE FULL SCOPE OF WORK AS INDICATED IN THE CONSTRUCTION DOCUMENTS.
   5.1. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPERLY LAYING OUT THE WORK AND FOR ALL LINES AND MEASUREMENTS FOR THE WORK.
   5.2. BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED OR DAMAGED BY THE WORK SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR, OR AS APPROVED BY THE OWNER.
   5.3. WHERE THE DESIGN INTENT CANNOT BE DETERMINED FROM THE DRAWINGS, CONSULT THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. (312) 780-9456
6. WHERE APPROPRIATE, EXISTING SPRINKLER HEADS ALARM SYSTEM AND DETECTORS ARE TO REMAIN. MODIFY LOCATIONS ONLY WHERE CEILING IS ALTERED OR AS INDICATED ON FIRE PROTECTION DRAWINGS.
7. EQUIPMENT INFORMATION AND SPECIFICATIONS, INCLUDING EQUIPMENT SUPPLIED BY THE OWNER, ARE TO BE THE MOST CURRENT AT THE TIME OF DOCUMENTATION PREPARATION.
   7.1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS.
   7.2. MAKE ALL FINAL CONNECTIONS, INSTALL THE SET UP IN WORKING ORDER, CHECK WARRANTIES, TEST AND NOTE VOID WARRANTIES.
   7.3. COORDINATE WITH THE OWNER DELIVERY, STORAGE AND INSTALLATION OF ALL EQUIPMENT, INCLUDING THAT SUPPLIED BY THE OWNER.
8. PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF THE WORK
9. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME FOR A CERTAIN ITEM
10. SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS OR RODENTS
11. EMPLOY EXPERIENCED WORKERS FOR FINAL CLEANING, CLEAN TO COMMERCIAL BUILDING PROGRAM STANDARDS
    11.1. DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES

SYMBOLS



99-101 BRADFORD
Bristol, RI

Carl Pearson

ARCHITECT:
context
a collaborative design workshop
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LIST OF DRAWINGS

A000 COVER, ANALYSIS, NOTES
A101 PLANS
A201 BUILDING ELEVATION
A701 EXTERIOR WALL & INTERIOR PARTITION ASSEMBLIES
A703 TYPICAL DETAILS
A901 EXISTING PLANS
A951 EXISTING ELEVATIONS

PROJECT KEY PLAN:



SEAL:



DRAWN BY:	CHECKED BY: EZ

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COVER, ANALYSIS, NOTES

PROJECT No.:	0833	SHEET No.:	A000
DATE:	02-13-2026		
SCALE:	AS INDICATED		

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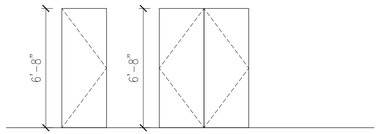
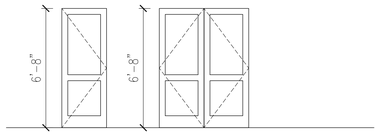
DOOR SCHEDULE

1. ALL NEW DOORS TO BE 6'-8" HIGH, 1 3/4" THICK SOLID CORE WOOD DOORS WITH WOOD FRAMES UNLESS NOTED OTHERWISE.
2. INTERIOR DOORS ARE TO BE PAINTED WHITE, CONFIRM EXTERIOR DOOR COLOR AND FINISH WITH OWNER AND ARCHITECT
3. DOOR TYPES:



DOOR TYPE 1: SINGLE DOOR

DOOR TYPE 3: DOUBLE DOOR

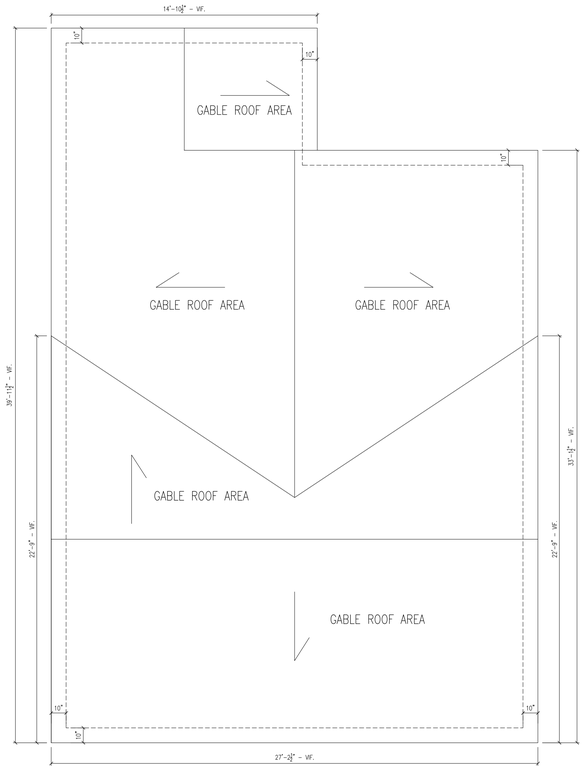


DOOR TYPE 2: TWO-PANEL DOOR

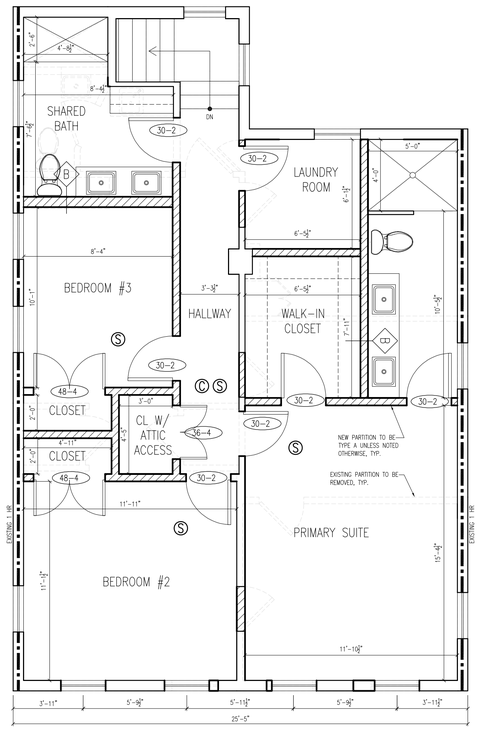
DOOR TYPE 4: TWO-PANEL DOOR

LEGEND

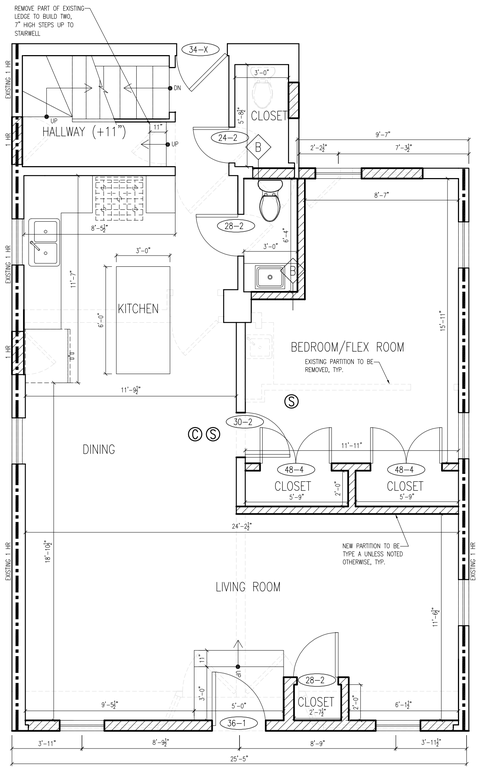
- NEW PARTITION
- EXISTING PARTITION TO REMAIN
- EXISTING PARTITION TO BE REMOVED
- 1/2 HR — PARTITION RATING
- 1/2 HOUR RATED PARTITION
- 1 HR — 1 HOUR RATED PARTITION
- 2 HR — 2 HOUR RATED PARTITION
- 3 HR — 3 HOUR RATED PARTITION
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- 4" BETWEEN ADJACENT WALL AND OPENING, UNLESS NOTED OTHERWISE
- Ⓢ SMOKE DETECTOR, HARDWIRED AND INTERCONNECTED
- Ⓒ CARBON MONOXIDE DETECTOR, HARDWIRED AND INTERCONNECTED
- Ⓗ HEAT DETECTOR, HARDWIRED AND INTERCONNECTED



R ROOF PLAN
SCALE: 1/4" = 1'-0"

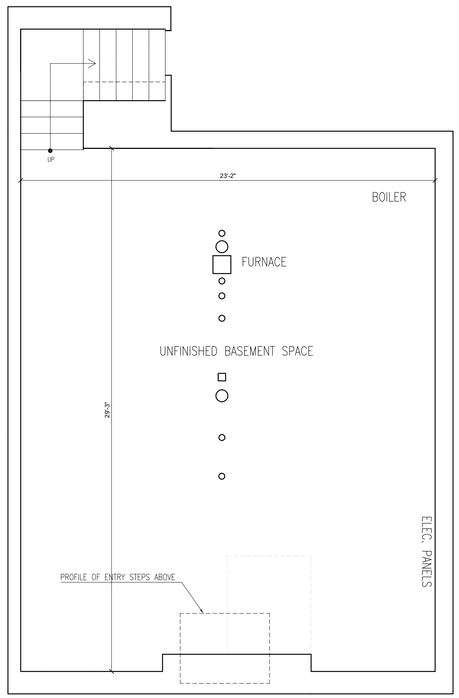


2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



BRADFORD ST

1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

99-101 BRADFORD
Bristol, RI

Carl Pearson

ARCHITECT:
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SHEET NOTES

1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS

PROJECT KEY PLAN:

N PROJECT NORTH
N TRUE NORTH

SEAL:

ERIC E. ZACHRISON — No. 012376 — REGISTERED ARCHITECT — COMMONWEALTH OF MASSACHUSETTS

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PLANS

PROJECT No.:	0833
DATE:	02-13-2026
SCALE:	AS INDICATED

SHEET No.: **A101**

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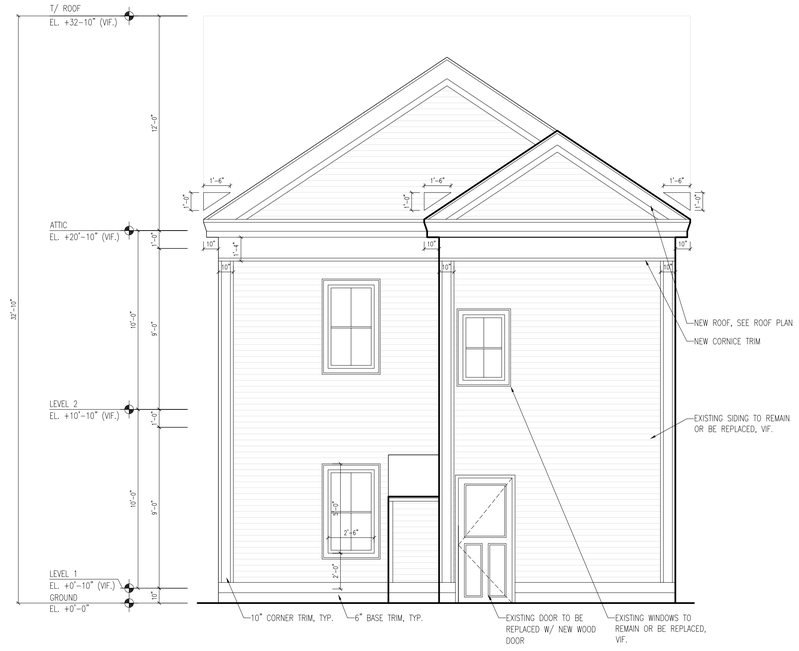
1 BRADFORD ST. ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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Bristol, RI

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SHEET NOTES
1. ELEVATION MARKERS INDICATE ELEVATION AT TOP OF FINISHED FLOOR
2. A.F.F = SILL ELEVATION AWAY FROM FINISHED FLOOR
3. MATERIAL DIMENSIONS SUGGEST NOMINAL SIZE; REFER TO MANUFACTURER FOR EXACT DIMENSIONS

PROJECT KEY PLAN:

SEAL:

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BUILDING ELEVATIONS

PROJECT No.: 0833
DATE: 02-13-2026
SCALE: AS INDICATED
SHEET No.: A201

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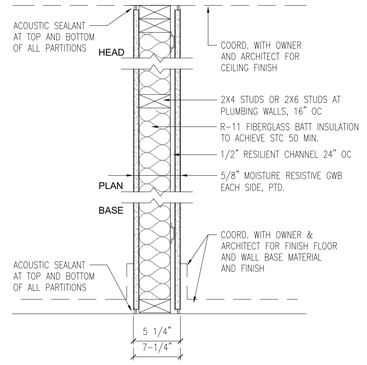
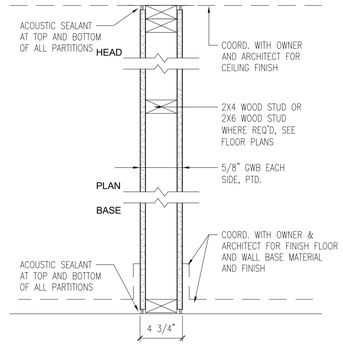
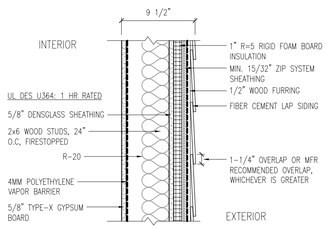


B IP: 2X4 BATHROOM PARTITION (NR)
SCALE: 1 1/2" = 1'-0"

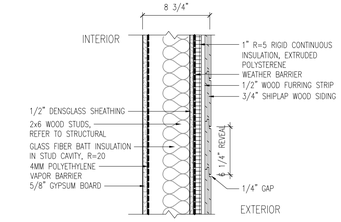
B2 IP: 2X6 BATHROOM PARTITION (NR)
SCALE: 1 1/2" = 1'-0"



A IP: INTERIOR PARTITION (NR)
SCALE: 1 1/2" = 1'-0"



2 EWA: LAP SIDING (1HR)
SCALE: 1 1/2" = 1'-0"



1 EWA: LAP SIDING
SCALE: 1 1/2" = 1'-0"

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SHEET NOTES
1. EWA = EXTERIOR WALL ASSEMBLY
2. IP = INTERIOR PARTITION
3. NR = NOT RATED

PROJECT KEY PLAN:



SEAL:



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EXTERIOR WALL & INTERIOR PARTITION ASSEMBLIES

PROJECT No.: 0833
SHEET No.: A701
DATE: 02-13-2026
SCALE: AS INDICATED

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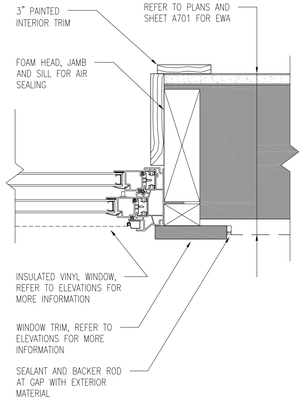
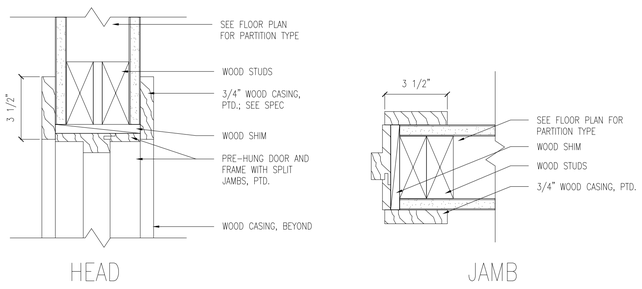
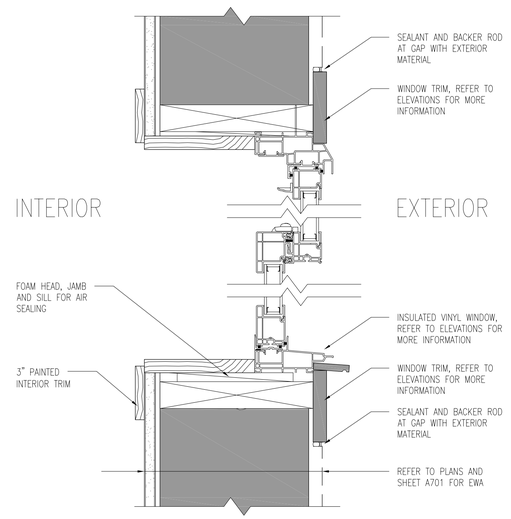


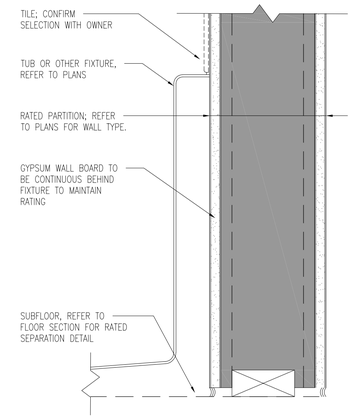
5 TYPICAL WINDOW JAMB DETAIL
SCALE: 3" = 1'-0"



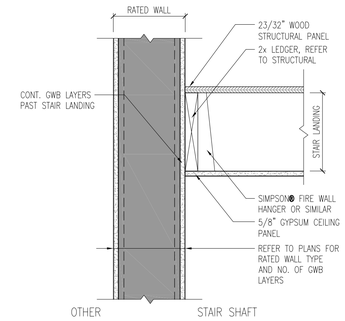
6 TYPICAL WOOD DOOR FRAME DETAILS
SCALE: 3" = 1'-0"



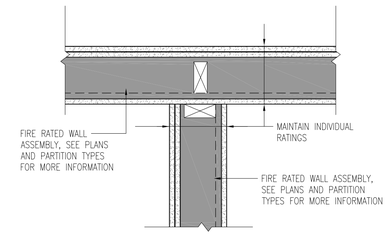
4 TYPICAL WINDOW HEAD/SILL DETAIL
SCALE: 3" = 1'-0"



3 FIXTURE @ FIRE-RATED WALL SECTION DETAIL
SCALE: 3" = 1'-0"



2 FIRE-RATED WALL @ STAIR LANDING
SCALE: 1-1/2" = 1'-0"



1 FIRE-RATED PARTITION PLAN DETAIL
SCALE: 1-1/2" = 1'-0"

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SHEET NOTES
1.

PROJECT KEY PLAN:

N PROJECT NORTH
N TRUE NORTH

SEAL:



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TYPICAL DETAILS

PROJECT No.: 0833
SHEET No.: A703
DATE: 02-13-2026
SCALE: AS INDICATED

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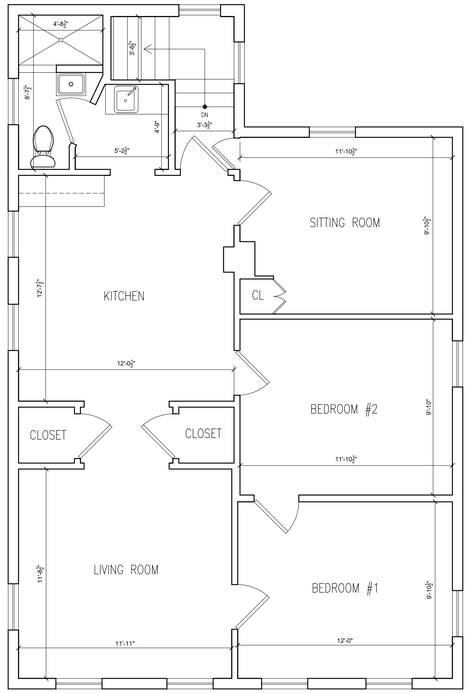
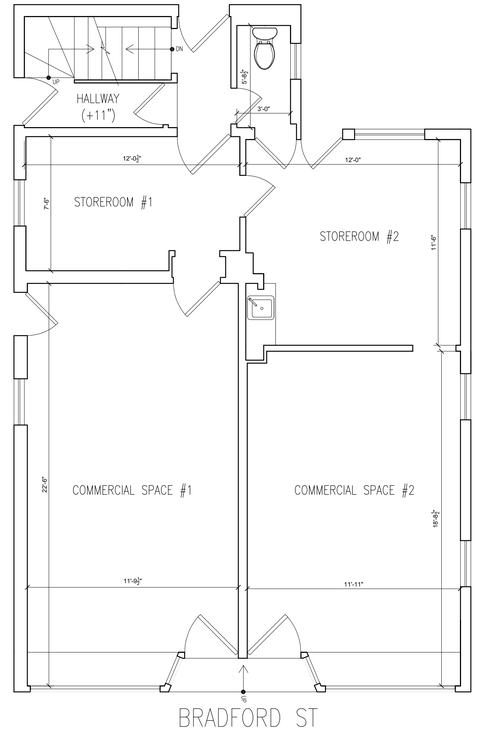
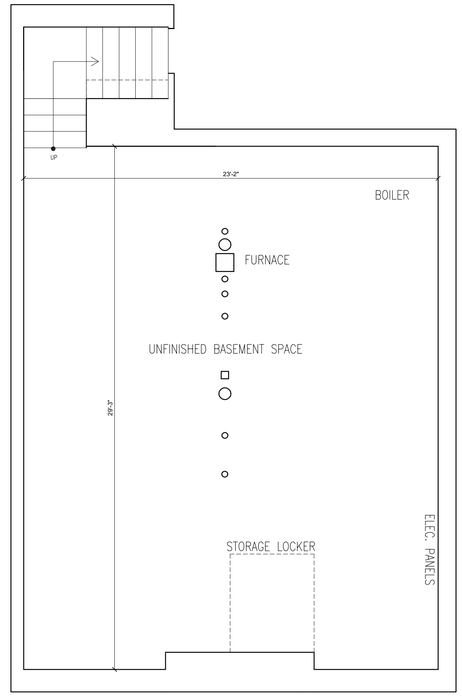
845 SF UNFINIHSED BASEMENT SPACE



2 LEVEL 2 PLAN
SCALE: 1/4" = 1'-0"



1 LEVEL 1 PLAN
SCALE: 1/4" = 1'-0"



B BASEMENT PLAN
SCALE: 1/4" = 1'-0"

99-101 BRADFORD
Bristol, RI

Carl Pearson

ARCHITECT:
context
a collaborative design workshop
200 Portland Street, Boston, MA, 02114
(312) 780-9456

SHEET NOTES
1. REFER TO SHEET A701 FOR TYP. WALL ASSEMBLIES
2. REFER TO SHEET A702 FOR TYP. FLOOR, ROOF, & CEILING ASSEMBLIES
3. ALL NEW INTERIOR PARTITIONS TO BE TYPE A UNLESS NOTED OTHERWISE
4. ALL NEW BATHROOM TUBS TO BE 30"X60", AND SHOWERS 36"X60" UNLESS NOTED OTHERWISE
5. COORD. WITH OWNER AND ARCHITECT ON FINISH MATERIALS

PROJECT KEY PLAN:

SEAL:



DRAWN BY:	CHECKED BY: EZ

00	02-13-2026	ISSUED FOR PERMIT

EXISTING PLANS

PROJECT No.: 0833	SHEET No.: A901
DATE: 02-13-2026	
SCALE: AS INDICATED	

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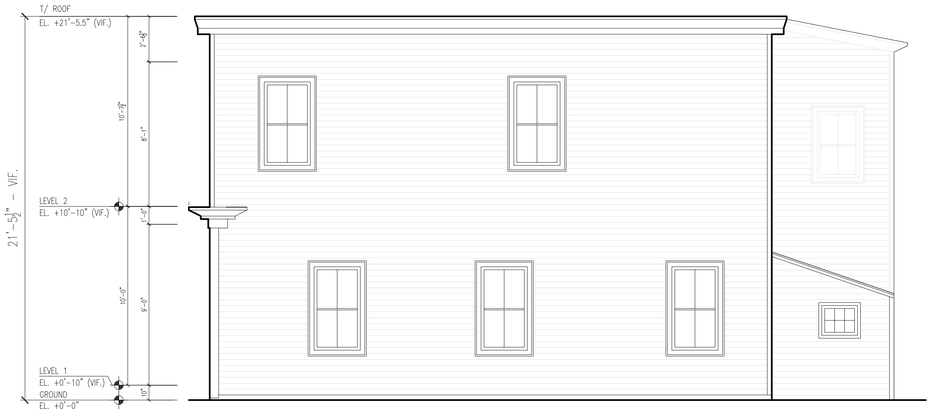
1 BRADFORD ST. ELEVATION
SCALE: 1/4" = 1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



4 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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SHEET NOTES
1. ELEVATION MARKERS INDICATE ELEVATION AT TOP OF FINISHED FLOOR
2. A.F.F = SILL ELEVATION AWAY FROM FINISHED FLOOR
3. MATERIAL DIMENSIONS SUGGEST NOMINAL SIZE; REFER TO MANUFACTURER FOR EXACT DIMENSIONS

PROJECT KEY PLAN:



SEAL:



DRAWN BY: | CHECKED BY: EZ

00	02-13-2026	ISSUED FOR PERMIT

EXISTING ELEVATIONS

PROJECT No.: 0833
DATE: 02-13-2026
SCALE: AS INDICATED
SHEET No.: A951

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