TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, June 04, 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. **Election of Officers**
4. **Review of Previous Month's Meeting Minutes**
   - 1. **Review of May 7 Minutes**
   - 2. **Review of 8 Constitution St Site Visit Minutes**
   - 3. **Review of 70 Griswold Ave Site Visit Minutes**
   - 4. **Review of Meeting Minutes for Standards Guide Review**
5. **Application Reviews**
   - 1. **25-35: 248 Hope St, Derek Rogers**

     Discuss and act on installation of shed, solar tunnel on roof, replacement of existing skylight with larger skylight.
   - 2. **26-53: 224 Hope St, Gregory Leonetti**

     Discuss and act on changes to front stair, addition of bulkhead, other improvements.
   - 3. **26-55: 10 High St, Pam and Rusty Mirick**

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Discuss and act on addition of overhang and door landing changes, construction of patio and pergola, and movement of A/C unit.

4. **26-62: 15 Church St, Deborah Appleyard**

Discuss and act on making removal of shutters permanent.

5. **26-66: 31 Bradford St, Mark Shaw**

Discuss and act on addition of sign.

6. **26-54: 244 Metacom Ave, Andrew Broten**

Discuss and act on removal of stone structure and continued installation of stairway.

7. **26-45: 721 Hope St, Mosa Al Zowelei**

Discuss and act on additions to existing garage to construct an ADU.

8. **26-67: 99 Bradford St, Carl Pearson**

Discuss and act on changes to former commercial property to convert to single family home.

9. **26-33: 145 High St, Danny Ferreira**

Discuss and act on demolition of garage, rehabilitation of existing home, construction of addition to existing home.

10. **25-12: 125 Hope St, Nancy DiPrete Laurienzo**

Discuss and act on demolition of existing structure and replacement with new structure.

6. **Concept Review**

7. **Monitor Reports & Project Updates**

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

9. **HDC Coordinator Approvals**

10. **Other Business**

11. **Adjourn**

HDC Staff Report

June 4, 2026

Application Reviews

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. This application was continued from the May meeting due to no applicant appearing.
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. At May meeting, applicant was instructed to research if building originally had shutters, instructed that typical stair may have had brownstone rather than fieldstone, and look at other options for bulkheads.
Relevant Standards
9

26-55, 10 High St
Report
Applicant seeks to install new HVAC unit, pergola with bluestone patio, and an overhang over the entrance of the house. The patio and HVAC would typically be administrative approvals, however, they are located near the front entrance to the home. Pergola materials are likely wood, but the commission should confirm with the applicant at the meeting. The applicant has provided general photographic examples of the proposed improvements, but the commission may seek additional clarification. Work proposed does not majorly effect the form of the house and would likely be reversable, satisfying secretary of interior's standards.
Relevant Standards
9, 10

26-62, 15 Church St
Report
Applicant wishes to install new sign in same location of previous sign for former business. Proposed sign is composite material common in district.
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 appearance 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. After the May meeting, additional information was submitted by members of the public, including a photograph of an indeterminate age (at least pre-1910) of the structure, identifying it as a dairy. Comment from those members of the public and this photograph have been included in the packet.
Relevant Standards
9

26-67, 99 Bradford St
Report
Applicant seeks to convert existing commercial structure with upper floor apartments into a single family home, with major alterations being the elimination of plate glass windows on the front elevation and addition of a pitched roof to facilitate additional space and improved drainage. The applicant appeared before the commission at the May 4 meeting for a concept review, in which feedback was given regarding primarily the roof. The applicant has incorporated these edits, providing a design with a set back and reduced pitch roof. Major features, such as the form of the building and the recessed, commercial style entranceway, have been retained. Commissioners should review the proposed roof and determine if the changes are sufficient for their needs and that the changes will both facilitate the applicant's needs and maintain the form of the building.
Relevant Standards
1, 2, 3, 9

26-33, 145 High St
Report
Previously, Applicant proposed rehabilitation of existing structures and construction of additions or separate building to create 4 apartment units/townhomes. In the applicant's new application is for a reduced scope, keeping a single family home with ADU/guest unit. The existing building will be retained, and additional space built out via

additions. The proposed additions are differentiated from the existing house by reducing the size of the connecting structures. Materials will remain from previous presentation. Applicant also seeks to demolish 10-car garage previously approved for partial demolition of roof, as the structure has not found to be sound and has mostly collapsed.
Relevant Standards
#2, #9, #10

25-12, 125 Hope St
Report
Applicant is proposing several potential designs based on feedback from the commission. The proposed conceptual designs are heavily based on the existing structure. Applicant is retaining request to demolish existing building due to flood zone and structural concerns. They have requested to recreate a "Historically Informed" structure in its place, drawing heavily on the existing structure Applicant has provided elevations and renderings of the new building. Commissioners should note that the materials list is attached to the elevations.
Relevant Standards

Administrative Reviews

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-70	Gregory Pastore	5/19/2026 10:22	44 CHURCH ST, BRISTOL, RI 02809	Installation of wood fence on side and rear of property. Â Will be 4' along driveway, 6' in back yard

				West Elevation Windowsâ€¢Â Caulk open seams around window sash trim. around storm windows and flashing.Open up weep holes. Touch up caulk around window trim and flashingWest Elevation General Repairsâ€¢Â Replace any rotted clapboards, corner boards, skirt board, window trim and sills andbetween windows, . Prep, prime and paint.All work is replacement in-kind. Please note that pictures are of the side of the house to be worked on. There are siding splits, trim board splits, rot, and other areas in need of repair that are either behind a tree, or might be too small to see on the pictures. This side of the house does not face the street.
HDC-26-69	JUAN CRUZ	5/17/2026 17:51	15 JOHN ST, Unit 1, BRISTOL, RI 02809	
HDC-26-68	Christine Glazier	5/15/2026 13:58	9 COURT ST, BRISTOL, RI 02809	Replacing existing cooling system Removal & replacement of rotted trim,decking& railing system in-kindRailing systems to be replaced with Intex
HDC-26-65	Robert McCabe	5/13/2026 16:26	14 FRANKLIN ST, BRISTOL, RI 02809	Hampton style to match existing style
HDC-26-64	Mary Paula DuPont Gladue	5/12/2026 14:15	188 HIGH ST, BRISTOL, RI 02809	Replace roof
HDC-26-63	KENNETH PROTO	5/12/2026 12:22	32 FRANKLIN ST, BRISTOL, RI 02809	Replacing asphalt shingles on partial section of roof in kind
HDC-26-60	Gregory Pastore	5/5/2026 11:50	44 CHURCH ST, BRISTOL, RI 02809	Replace front door lights
HDC-26-61	Amelia M Sansone	5/7/2026 14:36	617 HOPE ST, BRISTOL, RI 02809	Replace roofÂ
HDC-26-59	Thomas Dawson	5/1/2026 11:07	1 CONSTITUTION ST, BRISTOL, RI 02809	We would like to change a passage door (regular 3'-0" wide door) at the kitchen, to the outside, and to the parking lot.

HDC-26-57	gary king	4/27/2026 9:51	70 HIGH ST, BRISTOL, RI 02809	replace painting wood decking on front porch with wood decking
HDC-26-58	Tania Correia	4/30/2026 11:31	694 HOPE ST, BRISTOL, RI 02809	strip and re-shingle roof. same description as on the building permit application.

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

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

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

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

1. Pledge of Allegiance

The meeting was called to order at 7:05PM, and the Pledge of Allegiance was promptly recited afterwards.

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

Also in attendance: Town Solicitor Teitz, and Toth

Absent: Ponder, Allen, and O'Loughlin

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the March 30, 2026 meeting.

The Commission reviewed the minutes of the March 30, 2026 meeting. Member Church's corrections were as follows: page 17, last paragraph, 7th line, the sentence read "Member Allen and it looked good". It didn't make sense and it needed to be fixed. On page 34, 2nd paragraph, line 9, Dr. Zipf was speaking and the sentence read "since it looked like the, then perhaps Mr. Ferreira". The sentence didn't make sense and needed to be fixed. With no further comments or corrections, Chairperson Lima asked for a motion to accept the minutes.

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Motion made by Alternate Member Camara to accept the minutes of the March 30, 2026 meeting as amended; Seconded by Member Page.

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

Opposed:

Motion carries.

4. Application Reviews

4A. 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.

Jessalyn Jarest and Jake Grover were present.

Member Bergenholtz stated that Catherine Zipf asked the homeowner to document the interior of the shed with photographs and asked if that was done. Mr. Grover stated that the homeowner had taken a lot of photographs. Member Bergenholtz asked if Dr. Zipf had taken the photographs or was it done by the homeowner. Mr. Grover stated it was only done by the homeowner.

A discussion commenced between Mr. Grover, Ms. Jarest, and the Commission. Mr. Grover gave an overview of the project using the site plan visual. (Shows site plan to the Commission.) He said there was a current existing barn on property which was in bad shape which was sitting on cinderblocks and large stones. Mr. Grover said the profile was very low and left very little head room. He said they were looking to replace it with a bigger barn which would be in keeping the look of the existing one. The new one would give them a more functional space. Mr. Grover stated the homeowner weren't sure if they may have animals in the future or would be allowed to do so, maybe miniature horses or a chicken coup. He said it also would have a hay loft. Mr. Grover showed drawings of the potential barn along with elevations. He stated it was to have a metal roof, PVC exterior, with custom wood barn doors, and ultimate wood Marvin windows. He said it was

within the zoning right of 24x22 for an ADU and it was at the 20ft height which was allowed.

Member Bergenholtz asked if the Commission had done a site visit. Chairperson Lima said it had been done a long time ago. Member Page asked Mr. Grover what year the barn was built. Mr. Grover didn't know when the barn was built exactly but guessed it was from the 50s or 60s. He said there was no foundation except for cinderblocks which he dated back to the 60s. Member Bergenholtz thought the barn looked really charming and felt a lot of people would love to have it on their property in a rural setting. He thought that it predated the 50s. Member Bergenholtz asked Mr. Grover if he researched the Sanborn maps and Mr. Grover said he had not done so, but that it was a good idea.

Mr. Grover said the homeowner waited until this point to bring up the pool house, barn, and pool because they didn't have enough land at the back of the house to do it. The homeowner went through a process with a neighbor to do a land swap which was finally completed. Using the site plan to show the Commission, Mr. Grover explained to the Commission there was a strip of land at the back of the property the homeowner wanted to gain and then gave up a piece of land to the neighbor which gave the neighbor access to Griswold. This was eventually approved and the land was resurveyed. The change has now allowed the homeowner to create the pool house and pool area.

Member Bergenholtz stated he didn't feel comfortable voting on it now without more documentation of the building. Member Millard asked Mr. Grover about the use of PVC materials. Mr. Grover said it was to be used on the board and batten, but they were open to making it wood. Member Millard stated the Commission wouldn't vote for PVC. Mr. Grover understood. Member Church asked if the Commission had a list of materials. Mr. Grover said it was on the drawings. Member Bergenholtz thought it was premature as he was curious about the barn. Member Church was curious about the stones which were part of the foundation of the barn. Chairperson Lima asked where the barn was located on the site map. Mr. Grover showed the location on the site map.

Chairperson Lima asked him if the Commission could continue the issue with the barn and do a site visit.

Nick asked everyone to schedule a date certain now to make it easier for everyone. Member Bergenholtz said that was a good idea. Chairperson Lima said the Commission would discuss the rest of the application, but the barn issue would be done separately.

Mr. Grover continued the discussion with the Commission on the rest of the project. Member Church asked about the materials of the pool house. Mr. Grover directed the Commission to look at page A2 of pool house. He said it was to be built using cedar shingles and clapboards, PVC trim, and architectural asphalt roof shingles. Mr. Grover stated that all of the doors would be wood doors, of which a couple were Marvin Ultimate wood and the other would be custom wood doors. He said the windows were also wood which would be Marvin Ultimate wood windows. Mr. Grover said the pergola would be wood wrapped in PVC, as well as the outdoor shower. Member Church asked if the homeowner was willing to substitute the PVC materials for real wood and Mr. Grover said yes. Member Church said that it would be all natural materials on the pool house with asphalt shingles. Member Bergenholtz said Marvin Elevate windows were wood on the inside and clad with materials on the outside and Mr. Grover said they were all wood windows. Member Church said they were all wood. Member Bergenholtz said the Commission had approved Marvin Elevate before and he thought they were wood interiors with cladding. Mr. Grover said if that was an option, then yes.

Chairperson Lima asked about yellow area on the site plan. Mr. Grover stated it indicated the main house area.

Mr. Grover stated there were mechanical condensers that had been approved and were to be located behind the existing garage. He stated the mechanical subcontractor said it was too long of a run for the condensers and would prefer to have them closer, so they were proposing them in a different location which he showed on the site plan. He showed the location on the site plan and indicated that it would have landscape screening around it to cover it. Mr. Grover stated that the gas meter will be there as well with screening. Chairperson Lima asked if they would be visible from any streets and Mr. Grover said no as the landscaping would hide them. Nick noted that it was an unusually facing house on the

property. He stated the front of the house facing the neighbor rather than the street frontage.

Jessalyn Jarest came up and discussed with the Commission the landscaping and hardscaping design elements of the site plan. Ms. Jarest advised the Commission that the homeowner was unable to make to the meeting, but her son was there. She stated 2 curb cuts were being proposed on Griswold Avenue, along with a cobblestone apron between the pillars at each entrance. Ms. Jarest said that 1 curb cut would be larger to designate the main entrance and the other curb cut would be smaller. She said both openings would have new gates. Ms. Jarest stated the gates would be constructed out of wood and be modeled after gates she had seen at the blue garden in Newport. She said the main gate would be motorized with a call box and the other gate would remain locked if the homeowner desired. Ms. Jarest showed the location of the entrances and gates on the site plan. Member Bergenholtz asked if the stone pillars were to remain. She said the wood posts would receive the gates and the stone pillars wouldn't be touched.

Ms. Jarest said the driveway would be made of pea stone with cobblestone edges and she created a new cobblestone apron at the existing garage, along with framing out a parking court for guests. She said the pathway was extended to get to the existing garage. Ms. Jarest said there was a gate leading to the pool enclosure and the pool would have an automatic cover. She stated that all of the materials were natural materials like fieldstone or blue stone steppingstones and then a stone terrace for the pool. Ms. Jarest said there were images of what was being proposed for the pool enclosure fencing, that being a welded wire mesh fence with wooden or metal posts. She stated that the same was being used at Coggeshall Farm and Mt. Hope Farm. Ms. Jarest said the pool equipment location was to be determined as she wanted to work with the pool contractor to figure out where exactly it needed to go. She would be happy to appear again to review the location of the pool equipment, but it was something she needed to do through shop drawings with the pool contractor. Chairperson Lima suggested that it could be something that the Project Monitor could approve it rather than have her come back and that could be part of the motion at the end.

Ms. Jarest went on to talk about outdoor grill area. She stated it would be built using prefabricated cabinets that were marine grade stainless steel with a powder coat finish that would look more traditional. She showed the Commission images of what was being proposed. She also said there was going to be a stone countertop which would be outside.

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. Catherine Zipf came forward to discuss the barn situation. She asked if the decision was to demolish the building was made at the site visit, that it be documented. She stated she would send Nick some guidelines on how to document it and what standards to do it at and would provide help with it. Member Bergenholtz stated that the Commission asked the homeowner to do just that. He said they also asked about documentation of the interior because at the last meeting, there was a concern that it may have been slave quarters. He asked if the homeowner has been in touch with Dr. Zipf. Dr. Zipf said that they had not been in touch with her. She asked if there was any concerns about it. Ms. Jarest said there were a lot of photographs taken and the photographs would be provided to Dr. Zipf. Dr. Zipf said she would love the opportunity to walk around. Member Bergenholtz thought that was already agreed upon. Dr. Zipf said photographs are great to have but would like the opportunity to see it for herself. She said there needs to be an effort to document the outbuildings.

Chairperson Lima said the Commission was going to try to do a site visit and asked if that was open to the public. Nick said the meeting itself was open to the public, but entry to the property was at the discretion of the homeowner. Dr. Zipf said the concern was whether existing plans would disrupt any archaeological remains and perhaps the way to handle it would be to get a survey. Member Bergenholtz said that his understanding was that the homeowner agreed to have Dr. Zipf could go in there and take photographs. Chairperson Lima asked Nick to go through the minutes and see if that was documented anywhere in the minutes. Nick said he would review the minutes. He said asked Attorney Teitz if the Commission could require the homeowner to get documentation of the interior. Attorney Teitz believed

it was agreed upon that the homeowner would provide documentation. He said that the Commission wanted to see the documentation and be given the details. Attorney Teitz was still concerned about which part of the house was the older part of the house and why they connected them at the odd levels the way they did. He said the idea was to at least get the documentation for it and the Commission wanted to see them. He said the other question was if the public wasn't going to be allowed to walk the barn, then the Commission wanted to see the photographs of the interior of the barn which would justify their position that it was from the 1960s. Mr. Grover said they could look at the aerials. Attorney Teitz said the state aerials go back to 1931 and the Sanborn maps to back to the 1800s.

Dr. Zipf said there seemed to be 3 issues in play; that being, the interior of the historic house, the archeology of the land that may or may not exist, and the other be the barn. Member Church asked if the interior had been demolished. Mr. Grover said the homeowner took pictures of the interior. He stated it had been taken down to the studs. Dr. Zipf said that was disappointing. Nick said the Commission couldn't regulate the interior. Attorney Teitz said that the Commission could regulate it in the sense that it was a condition of the approval of the alterations that were allowed in changing the roof line of the house that they were to document the existing conditions first. He said it was very important to make sure it was validly done otherwise it was a violation of the condition of approval. Ms. Jarest said knowing the client, she would not have invited Dr. Zipf to the site if that was the condition.

Chairperson Lima said the Commission was going to do a site visit and they also wanted to make arrangements for the photographs to be available. Dr. Zipf wanted to know where the information was to be kept for the future. Chairperson Lima said the photographs would be submitted to Nick as part of the record and then the record would be open to the public.

Member Church asked about the archeological survey and wouldn't the homeowner have to find something first. Attorney Teitz said if the property was under the jurisdiction of CRMC or something like that, they may have required it, but the only jurisdiction here was the HDC. He asked Dr. Zipf what evidence there was that

slaves could have been on the property. Attorney Teitz asked if there was a Will listing slaves or anything to that effect. Dr. Zipf stated to the best of her knowledge there wasn't any evidence but there might have been. She said it was a DeWolfe property and it had the unique wrinkle of the fact that John DeWolfe lived so long and died in 1849 which was 29 years after the last enslaved person was documented in Bristol. She said the information that there were enslaved people living on the property was highly likely as the maximum number of slaves the DeWolfes owned was 6. Dr. Zipf said it was foolish to assume that there weren't enslaved people living on the property. She said that many people in Bristol owned enslaved people, especially on farms. However, since the land had been farmed repeatedly, she wasn't sure what was realistic to expect if a survey of that nature was done. Dr. Zipf said it was highly likely that there were enslaved people living on the property. The question was whether there was any evidence that remained and whether the construction of the pool, pool house, and other landscaping would disturb any remains. She suggested hiring someone like Public Archaeology Lab to do a survey and then the Commission could decide what would happen next.

Chairperson Lima asked Attorney Teitz what the next step should be. Attorney Teitz stated it was at the discretion of the Commission. He agreed that there should be an acknowledgment of it being a DeWolfe property and the connection that they were a major slave trading family, and that Mr. DeWolfe was a major financier of slave trading voyages. So, that was the connection as to the likelihood of the remains of enslaved people being on the property. Attorney Teitz said the question of the slave quarters remains. He asked if the pool house was going to be on a slab. Mr. Grover said it would be on a slab with footings in the ground. Attorney Teitz said it wasn't cheap for an archeological survey to be done, and this situation was a 50/50 possibility. He felt the real disturbance would come from the pool construction. He suggested a test pit in the area where the pool was going to be located as that would be the majority of the disturbance of the land to be done since the pool house would be built on a slab.

Chairperson Lima asked who would do the survey company. Attorney Teitz stated the applicant would have to hire someone like Public Archeology Lab who would know what to

look for while digging a test pit. Chairperson Lima suggested continuing the application if it was okay with the family since there were so many questions the Commission didn't have the answers to and given the DeWolfe history. Jake LaFlamme understood and agreed as he didn't want to disturb any remains.

Ms. Jarest asked for a continuance and make notes of the Commission's decisions. She preferred not to schedule a site visit tonight because the clients were not present to state what dates would work for them. Chairperson Lima said they could give a series of dates that might work. Nick stated he was only suggesting getting dates now, so he didn't have to play email tag. Attorney Teitz suggested picking a date before the next meeting date. Ms. Jarest agreed.

Member Bergenholtz asked Ms. Jarest if the pictures that were taken could be submitted to the Commission. Ms. Jarest said yes. Dr. Zipf suggested the use of ground penetrating radar. She said that Salve Regina had one with a faculty member who was knowledgeable to use it. She said that if there is a finding, the applicant could relocate the pool or excavate the remains. Dr. Zipf further advised the applicant that if remains were found, the police needed to be called as that's the law.

Nick suggested Friday, May 15th at 9:00 a.m. for a possible site visit. Mr. LaFlamme said that would work. Member Church, Member Camara, and Member Lima were available. Member Millard, Member Bergenholtz, and Member Page were not available. Member Church reminded the applicant to provide the Commission with a list of materials. Nick asked Mr. LaFlamme if Dr. Zipf could attend the meeting and go onto the property. Mr. LaFlamme said she could attend. Dr. Zipf agreed. Member Bergenholtz reminded Nick to pull the minutes from the previous meeting.

Motion made by Member Church to continue application 26-19 to the June 4, 2026 meeting; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries.

4B. 26-25: 474 Thames St, Daniel Brooks Discuss and act on approval of installation of shed.

Daniel Brooks present.

A discussion commenced between Mr. Brooks and the Commission. Mr. Brooks advised the Commission of his desire to install a shed located in the rear yard. Member Church stated there was no materials list. Nick stated it was all wood and it was mentioned in the Staff Report. Member Church noted that it needed to be in the application as well as it just listed treated T111. Mr. Brook said T111 was wood. Member Bergenholtz asked if the structure was pre-assembled and Mr. Brooks said it was. Member Church asked if the roof was constructed with asphalt shingles and Mr. Brooks said yes. Mr. Brooks had provided some renderings from the vendor. Member Church asked Mr. Brooks where it was located in relation to the house. Mr. Brooks provided a plot plan showing the location. Alternate Member Camara asked if there was a fence in the backyard and Mr. Brooks said there was a wire mesh fence which an arborvitae had grown through from his neighbor's side. He stated there was fencing on both the rear and the right side of the property lines.

Member Page asked Mr. Brooks how the shed aligned with the patio and stairway in the back. Mr. Brooks stated there was no patio just a deck. Mr. Brooks asked Member Page if he meant did the shed run parallel or not, and Member Page asked if it was to the north or east of deck. Mr. Brooks said it was to the east of the deck in the grass area. Member Church asked how tall the shed was. Mr. Brooks stated it was approximately 8ft. Member Page asked if it was visible from the street. Mr. Brooks said it could not be seen.

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

Motion made by Member Bergenholtz to approve application 26-25 for the installation of a shed located in the rear yard presented; Seconded by Member Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9 and 10

Project Monitor: Chris Ponder

4C. 26-26: 8 Constitution St, John Marshall Discuss and act on approval of sliding door and potential rail to render door non-egress.

Nick informed the Commission that the issue was resolved at a site visit.

4D. 26-35: 248 Hope St, Derek Rogers Discuss and act on installation of shed, enlargement of sky light, and installation of solar tunnel.

No one was present.

Motion made by Member Church to continue the application to the June meeting; Seconded by Member Page.

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

Opposed: None

Motion carries.

4E. 26-43: 101 Ferry Road, Blithewold, Inc. Discuss and act on reconstruction of greenhouse and installation of signage on property.

Karen Binder, Executive Director, and Dan Christina, Director of Horticulture, were present.

A discussion commenced between the Commission, Ms. Binder, and Mr. Christina. Ms. Binder advised the Commission they were seeking approval for the

reconstruction of the palm and rose house which were the original greenhouses which had been taken down in the 1930s. She stated that they could be built by the same contractor that did the original greenhouse reconstruction. Ms. Binder said the whole greenhouse complex was built in 1908. She showed the Commission photographs of the original greenhouses which are to be rebuilt. She stated the materials would be aluminum frame, steel, and tempered glass and were the same materials that had been used with each phase of the project. Ms. Binder said that they were going to be reusing some of the original doors that were stored in the barn area and they had raised $1,500,000.00 of the $1,700,000.00 necessary to start the project.

Nick wanted to make a note in the record that the applicant was also applying for signage elsewhere on the property. Ms. Binder stated the only change was located on page 3, which showed signs instead of being located on the frontage of the stone walls, the sign was to be placed behind the stone walls on posts.

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

Motion made by Member Page to approve application 26-43 for the installation of the greenhouse and installation of signage as presented; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9

Project Monitor: Robert Page

Chairperson Lima advised the applicant that Nick would provide them with Member Page’s information, or they could contact Nick with any questions.

4F. 26-45: 721 Hope St, Mosa Al Zowelei Discuss and act on construction of additional stories on existing garage.

Mosa Al Zowelei, Olivia Spence, and Ben A. Cerilli, Jr., Esquire were present.

Attorney Cerilli appeared on behalf of the applicant and a discussion commenced with the Commission. He appeared on behalf of Mr. Zowelei and was supportive of the project. He reviewed all of the documents and work that had been done and felt Ms. Spence did a wonderful job. Mr. Cerilli stated it complied with the spirit of an ADU. He stated that Mr. Zowelei had met with the Zoning Official. The applicant felt the concept meeting was very helpful. Ms. Spence took the suggestions from that meeting and made changes. She presented the Commission with 3 different options.

Olivia Spence addressed the Commission next. Ms. Spence went over the project, that being a single-story 2-car garage on the property that Mr. Zowelei wished to put addition on it to create an ADU for him to live in. She stated that due to the parking restrictions on the lot and because of zoning, the existing 2-car garage had to stay so the proposal was for a 2-story addition above the existing garage. Ms. Spence presented a couple of renderings for the Commission's consideration. She said they would have to go in front of zoning to a variance. Ms. Spence said currently where the addition was proposed it was within the setback which was approximately 5ft from the existing edge of the garage. To stay within the setback, there's a small portion that they would like to utilize as a flat roof deck. Ms. Spence stated that in either case because they would be they would be adding stories above, they would have to expand the footprint by a minimum of 3ftx6ft to get stairs from the ground floor up to the addition. She said in one scenario that was as big as a footprint change, they were asking for and in other scenarios they were looking to add a 6ft extension in the form of a cantilever over the driveway to gain some additional living space.

In last meeting, Ms. Spence presented the design on page B1-1 and B1-2, a 2-story addition, gabled roof, and a 6ft cantilever. In the concept review a couple of requested were made to change the window style which was adjusted to 6 over 6. She said the window would possibly be a Marvin Elevate window with wood interior and a clad

exterior. Ms. Spence stated that they would like to do an all-wood trim on the exterior and siding. She showed a shingle on the outside and while she thought it would be great to match the exposure of the shingles on the existing property, she believed the existing property had asbestos shingles with an 8 or 9 inch exposure and wasn't sure if that could be achieved with a modern cedar shingle. Ms. Spence said the alternative would be clapboard as there was wood clapboard on the existing garage and on later additions of the home. Ms. Spence also reduced the ceiling heights of the building. She also provided some street view scaled perspective of what the project might look like. For the concept that was presented the last time with the 6ft cantilever, Ms. Spence presented 2 roof options and street views for the Commission to view. One had a gable roof, and one had a flat roof to keep height down. The third rendering was new which did not have the 6ft cantilever but had the same 2 roof options.

Chairperson Lima asked the Commission for their comments. Member Bergenholtz asked when the concept meeting was and Ms. Spence stated it was in April. Member Church stated that she found the scale overwhelming for the area. Member Bergenholtz was surprised by the cantilever. Ms. Spence stated the cantilever wasn't received well at the concept review. She stated that ideally, they would have been able to expand the whole footprint to avoid a cantilever, but it was the best option to get additional square footage. Member Page said having walked the area, the concept with a flat roof would fit in with what's already in the area.

Member Bergenholtz asked Mr. Zowelei if he owned both buildings. Mr. Zowelei bought the house and the tenant wanted to stay and he respected that. He wanted to move into the addition. Member Bergenholtz asked if there was a plan to take off the asbestos shingles at some point. Mr. Zowelei stated not in the short term, but he was doing his best to maintain the property. Member Church suggested eliminating the garage and making the first floor a living space. Nick stated it wasn't possible because it was in a flood zone. Ms. Spence said by adding the ADU they would need 5 parking spots. There were currently 4 spots on the site, 2 in the garage and 2 in the driveway. She stated by adding the unit, they were able to maintain it. Member Bergenholtz thought additional parking wasn't necessary in the downtown area.

Attorney Teitz said it wasn't necessary for a commercial building, but it was necessary for a residential building.

Alternate Member Camara said he preferred the flat roof style as it helped with the sight line in the area. Member Bergenholtz felt it was too tall. He preferred a gabled roof with dormers. Member Church agreed with Member Bergenholtz. Member Bergenholtz felt a gabled roof with dormers would be a more natural progression. Ms. Spence asked with something like a gabled roof and dormers, could it essentially be a 2-story structure with an applied gable to look like dormers, but the dormers would essentially be the footprint of the second floor. Member Bergenholtz said he would have to see a rendering, but he would feel more comfortable with it.

Member Church said a gabled roof with dormers would be good. Member Millard agreed. Chairperson Lima agreed as well. She also felt it was a little big for the space. Member Church suggested stepping back the shed dormer from both the sides and edge of the roof. Chairperson Lima ask suggested giving the Commission a couple of renderings. Ms. Spence said by doing so the height might not necessarily come down, but it would look better. Member Bergenholtz said to try to get it down as much as they could. Attorney Teitz said they wouldn't be able to keep the mass the same, as having it with dormers wouldn't have the same mass. Member Page said with the flood zone, they were going to see more buildings going upward.

Chairperson Lima said the Commission would make a motion to continue the application to the next meeting if that would give them enough time. Ms. Spence agreed.

Motion made by Member Church to continue application 26-45 to the June 4th meeting; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries.

4G. 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.

Daniel Cusmano, Elena Bao, and Heath Robbins present.

A discussion commenced between Mr. Cusmano and the Commission. Mr. Cusmano presented an updated elevation sheet and a few renderings to the Commission. He stated the homeowners want to revisit the repair and renovation of the existing carriage house which was previously proposed and approved in 2025. Mr. Cusmano said it would be mostly similar to what was previously presented except a little be simpler. He stated in addition to the repair and replacement of the existing dilapidated structure and siding, the 4 windows on the 1st, as well as the 2 windows on the 2nd floor would be replaced with Marvin Elevate double hung windows. He said the entrance would be a Marvin Elevate in-swing French door on the south façade, as well as the installation of 2 carriage doors where the existing garage door was currently on the west façade. Mr. Cusmano said the homeowners were looking to construct the carriage doors from repurposed wood from the existing 2nd floor of the carriage house. He said both entries would have small overhung metal roofs. In addition to that work, he stated there was a few small design changes on the work to be done on the house which would include putting back the bulkhead access to the addition crawlspace in the rear yard. Mr. Cusmano said the new veneer on the new zero-clearance fireplace and chimney, which was originally a thin brick veneer, would now be shingled to match the house and addition. He said the metal pipe railing that was proposed for the new front porch stairs was now going to be a wood railing painted white to match esthetic of the existing railing on the porch.

Member Bergenholtz said the chimney wasn't brick. Mr. Cusmano said it was a zero-clearance fireplace which allowed it to be supported by wood framing, so the brick would be a veneer on the exterior of it. He said they were changing it to a shingled veneer. Member Bergenholtz said there was nothing like that in the district and did they have to do it like that. Mr. Cusmano said since it was a wood burning zero-clearance fireplace and it did need a flue and a chimney.

Member Church asked if there was a drawing for the railing for the stairs. Mr. Cusmano said it should have been on the proposed addition elevations of the house which was in the original application. Member Church said all she had was the metal pipe rendering. Chairperson Lima asked for the page number. Mr. Cusmano said it was on page A2.01. Member Church said it was just a simple wood railing.

Member Bergenholtz asked for an explanation about the decision-making process around the overhangs on the carriage house. Mr. Cusmano said they were for protection from elements. He said they were simple metal roofs with a slate grey finish. Member Bergenholtz asked about the brackets for the metal roof overhangs. Mr. Cusmano said they added the brackets as a decorative element instead of it being simple. Member Bergenholtz asked why they went for an arts and crafts style. Mr. Cusmano said it was more aesthetically pleasing, but they were open to suggestions.

Member Millard said she loved the way the back yard looked and asked about the 3 steps leading to the back door. She felt rectangular steps with a railing would be safer. Mr. Cusmano said those steps were going to be replaced and repurposed. He said it was previously presented on the application for the addition and was approved. Heath Robbins came up and stated the steps were going to be made rectangular and could install a railing.

Member Bergenholt asked Mr. Robbins if he was married to the arts and crafts bracket or if he was willing to change it. Mr. Robbins said it was just a design element, but if an L bracket worked better, they would change it. He said the doors themselves were being built out of materials from the barn and he could build the brackets out of the beams. Member Bergenholtz suggested doing a 90-degree angled bracket. Mr. Robbins agreed.

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

Motion made by Alternate Member Camara to approve application 26-46 for the restoration of the carriage house including the change of the style of the brackets

over the doors, the addition of a bulkhead, and all other changes as presented; Seconded by Member Millard.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9

Project Monitor: John Allen

4H. 26-48: 15 Burton St, Tom Dawson Discuss and act on construction of new shed.

Tom Dawson was present.

The Commission and Mr. Dawson had a discussion regarding Mr. Dawson removing a small old shed and replacing it with a bigger shed on the back of his property. Mr. Dawson included photographs of the old shed and photographs of the proposed shed. Chairperson Lima sked if the new shed would be in the location and Mr. Dawson said yes. Member Church asked if it was preconstructed and if there was a materials list. She also asked what was Duratemp. Mr. Dawson stated that Duratemp was a type of Douglas Fir veneer with a plywood inner core wood product. He said it did not contain any plastic, and it was made by the Amish. Member Church asked if it had an asphalt shingled roof. Mr. Dawson showed an image of the shed he wanted and stated that he had seen it in person and that it was very well made. Member Church asked about the height. Mr. Dawson said it was approximately 10ft in height. Member Church asked if it was visible from the front. Mr. Dawson said it was partially visible from the common driveway, but he was also doing some new landscaping in the back which would include some screening and plantings to give it more privacy which was already approved. Member Church stated that Mr. Dawson had already been doing some renovations and Mr. Dawson presented a photograph showing the renovations. Member Bergenholtz stated that he was the Project Monitor and that Mr. Dawson was doing a really nice job.

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

Motion made by Member Church to approve application 26-48 for the removal of an existing 8x10 storage shed and the installation of a new 12x16 storage shed as shown in the application. Finding of fact that the existing shed has no historic importance to the district; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 10

Project Monitor: Ben Bergenholtz

4I. 26-49: 1303 Hope St, Christopher Giampietro Discuss and act on change of window configuration and installation of new window.

Christopher Giampietro was present.

The Commission had a discussion with Mr. Giampietro regarding the change of a window configuration and installation of a new window. Mr. Giampietro advised the Commission that he wanted to install 1 new window and remove 3 existing windows. Member Church asked if the new window was going to be all wood or wood-clad. Mr. Giampietro wasn't sure what she meant, and Member Church explained that wood-clad windows meant it was a wood frame with either a vinyl or other material wrapped around the outside of it. Mr. Giampietro said he preferred an all-wood window. He said if it had to be clad, and was there a material the Commission preferred. Member Church asked Mr. Giampietro if he had looked into any windows. Chairperson Lima said they were located on page 231 which gave manufacture options of Andersen, Jeld Wen, and Pella. Chairperson Lima asked Mr. Giampietro which window he was referring to and showed Mr. Giampietro a picture of the back of the house. Mr.

Giampietro showed Chairperson Lima which windows he was referring to. He wanted to remove the 2 windows located at the back door (1 pictured with the air conditioner in it and the 1 next to it). Mr. Giampietro said the new window structure would go in between those 2 windows.

Member Church asked if it could be seen from the street. Mr. Giampietro said it could be seen from Tobin Lane. Chairperson Lima said that someone probably couldn't see it from Tobin Lane.

Member Church asked Mr. Giampietro which window he would prefer, and he said he would prefer the bow window or the other two windows. Alternate Member Camara said the bow window might be an issue with his basement access due to it sticking out as the doors might not be able to open all the way as they opened like barn doors. Mr. Giampietro asked the Commission if there was a preferred architectural style of bowed window or double hung window. Chairperson Lima said it was not up to the Commission to decide. Member Church suggested to Mr. Giampietro to get the product sheets of windows with the dimensions that would fit in the space as he was asking the Commission to design it for him and that's not what they do.

Chairperson Lima suggested they could approve the window installation and then the Project Monitor could work with the homeowner in terms of what would be a common choice since it's in the back of the house. Mr. Giampietro said that was fine. Member Church asked Mr. Giampietro if he was doing the whole kitchen and he said yes.

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 didn't object to the application but asked if Mr. Giampietro could save the sashes. She cautioned him since the house was very old and no one knows what could be found in the walls. She asked him to make sure he had a very skilled contractor. Mr. Giampietro said the reason why they were doing it was due to a prior leak and parts of the interior wall had been ripped up and replaced and nothing was found. Dr. Zipf said to be careful.

Chairperson Lima asked for a motion.

Motion made by Member Bergenholtz to approved application 26-49 for the removal of 3 windows and the installation of 1 new window as presented. The style of the new window will be left up to the discretion of the Project Monitor; Seconded by Member Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Ben Bergenholtz

Chairperson Lima told Mr. Giampietro that they would get Member Bergenholtz' contact information to him when he was ready to go.

4J. 26-51: 43 Church St, Debra Merrill Discuss and act on construction of deck and installation of fence, replacement of stairs.

Member Bergenholtz recused.

Kerry Bonner was present.

A discussion commenced between Mr. Bonner and the Commission. Mr. Bonner advised the Commission that he wanted to install a white picket fence with a gate in the backyard which would be built with cedar wood to match the rest of the house. He also wanted to build a 10x16ft deck which was just a little bit beyond the house. Chairperson Lima said it was going to be 6 inches above the ground surface. Mr. Bonner said it was going to line up with the bottom stairs and was going to be built from cedar wood with pressure treated underneath which would be in contact with the ground. Mr. Bonner said the application stated that he was going to knock out the cement, but what he wanted to do was attach the railing to the existing cement because he didn't like the squares underneath. He said he would still do the balusters and the posts which would be made out of cedar and attached to the cement. Chairperson Lima asked Nick to have the

record reflect that on the application it stated, "new white painted cedar to replace existing cement staircase, flat panel wood to cover side" and that wasn't going to happen.

Alternate Member Camara asked if there were any other changes. Mr. Bonner stated that he was not removing the cement or rebuilding the stairs.

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

Motion made by Alternate Member Camara to approve application 26-51 for the addition of a 10x16 ground wood deck, new picket fence, and cedar railing on the existing concrete pad; Seconded by Member Page

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9

Project Monitor: Robert Camara

Chairperson Lima said if Mr. Bonner had any questions he could contact Nick. Also, when the certificate was ready to please display it in the front where visible.

4K. 26-52: 82 Thames St, William Doherty Discuss and act on replacement of windows.

William Doherty was present.

Mr. Doherty and the Commission had a discussion regarding the replacement of 7 windows. Mr. Doherty stated that 4 of the windows were located on the front façade, 2 on the right façade, and 1 on the left façade. He said prior to submitting the application the windows were reviewed by an expert contractor and came to the conclusion that the condition of the windows were not in great shape and most likely not the original windows. Mr. Doherty wanted to

improve the efficiency of the windows and improve the historical design of the home. He said there were pictures in the packet. He stated that several windows appeared to be improperly installed along with evidence of water intrusion. Mr. Doherty also said that the previous owner had replaced all of the additional windows in the home that were not street facing windows. He said the goal was to try and modernize the how for efficiency while maintaining the historical character of the home. Mr. Doherty proposed a wood interior clad with aluminum but if that wasn't acceptable to the Commission then he would go with a full wood window.

Member Bergenholtz asked if the window was a 2 over 2 configuration and Mr. Doherty said it was. Chairperson Lima asked if anyone on the Commission had toured the house. Member Church said that she did. Member Bergenholtz stated that the original window would have had a 6 over 6 or 9 over 9 configurations originally and asked him if he would be opposed to doing a 6 over 6 or 9 over 9. Mr. Doherty said that all of the windows were 2 over 2. Member Page said that the current windows were not the original windows. Member Millard asked what type of windows were in the back of the house. Mr. Doherty said there was a back door and a small deck and windows. Member Page asked Mr. Doherty if he was willing to go with all wood and Mr. Doherty said it was his second choice, but he was willing to do it.

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

Dr. Catherine Zipf came forward and asked where in the house were the windows located. Mr. Doherty said that 4 were facing the street, 2 were on the left, and 1 was on the right. Dr. Zipf stated the window sashes butted up against the exterior trim and asked if it was going to be disturbed. Mr. Doherty said he was not going to touch the exterior trim.

With no one else coming forward to speak, Chairperson Lima asked for a motion.

Motion made by Member Page to approve application 26-52 for the replacement of 7 existing windows with the same 2 over 2 configuration to match the rest of the house. The replacement windows will be the Marvin Ultimate all wood

windows which were indicated as item #11; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9

Project Monitor: Robert Page

Chairperson Lima advised Mr. Doherty when he received his certificate to display it in the front where visible so everyone would know he received the Commission's permission.

4L. 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.

Gregory Leonetti present.

A discussion commenced between Mr. Leonetti and the Commission. Mr. Leonetti advised the Commission that he wanted to do 4 additions and repairs to do: 1) the addition of wood shutters on each window, 2) repair of a brick chimney which had stucco on it, 3) repair the cement stairs in the front of the house, and 4) the addition of a Bilko bulkhead door. Mr. Leonetti wanted to place wood shutters on each window which would be black. Member Bergenholtz said the shutters would be all wood and Mr. Leonetti said yes and they would be unpainted as he would paint them himself. Member Bergenholtz asked if the dimensions would match what was supposed to be there and Mr. Leonetti said the dimensions would match the window length and the width option was either 16 or 18 inches. Member Bergenholtz was referring to the width of the shutters so they would function and close. Mr. Leonetti said yes, but the only issue was with the windows in the front being closer together, the shutters may overlap a bit when fully opened. Member Bergenholtz stated that happened all the time.

Member Bergenholtz stated that he installed shutters on his own home and to be careful of cedar wood as they didn't last long.

Member Church asked Mr. Leonetti how he was going to attach them to the house. Mr. Leonetti said he was going to leave it up to the contractor. Member Church said it was a brick house and asked if they would be attached to the woodwork around the windows. Mr. Leonetti was unsure. Chairperson Lima said they could continue the shutter portion of the application. Attorney Teitz asked if there was any evidence of being on the house previously. Mr. Leonetti said not to his knowledge. Chairperson Lima said that would be creating a false sense of history which the Commission was not in favor of. She suggested that Mr. Leonetti check into the history of the house to see if it ever had shutters because if there weren't his putting them up was creating a false sense of history and the Commission wouldn't approve of it.

Member Church asked Mr. Leonetti to find out how the shutters would be attached to the house. Attorney Teitz stated that the shutters shouldn't be attached to the brick because of the danger of damaging the brick. The Commission is concerned with things being reversable. If Mr. Leonetti puts the shutters into the wood, they would be reversable. However, if he puts them into the brick then he would be permanently damaging old brick. Attorney Teitz said he needed to come back with those details.

Chairperson Lima asked the Commission Members their opinion on the shutters. Member Page said if there was no history of shutters being on the house then he wouldn't be in favor of it. Member Bergenholtz said he was fine with shutters because it probably had them at one point. He said that he would have to go into the brick somehow.

Member Bergenholtz asked Mr. Leonetti why the window casing was proud of the brick as it was never like that before. Mr. Leonetti approached the Commission to look at the photographs to see what Member Bergenholtz was referring to. Member Bergenholtz said the window casing stuck out from the brick, and it shouldn't have done so. Mr. Leonetti stated it was a construction thing with the size of the windows as they were replacing them in kind.

He said all of the windows were custom made to match the existing size. Member Bergenholtz stated it was done wrong and they should be set back. Member Millard said the fastener was installed in the brick and the shutters were installed in the wood. Alternate Member Camara was fine with it, but the preference was to connect to the wood. Member Church said the shutters were okay as long as they were attached to the wood. She said she didn't mind if there weren't shutters previously, but it would be better if Mr. Leonetti could document if there were shutters there before.

Mr. Leonetti went on to talk about the repair of brick chimney. He said it had previous water damage which had been sealed off with some sort of stucco. Chairperson Lima asked if it was the north chimney and Mr. Leonetti said that was correct. Mr. Leonetti wanted to have the chimney match the existing chimney. He said the material would be a natural kiln clay veneer which would match the color and style.

Chairperson Lima asked Attorney Teitz if the Commission should do a motion to continue the shutters and then move on to the other items. Attorney Teitz said that would be a good idea. Chairperson Lima asked for a motion.

Motion made by Member Church to approve application 26-53 for the repair of the brick chimney as presented; Seconded by Alternate Member Camara.

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

Opposed: None.

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Mr. Leonetti said that he was looking to match the foundation style to the best of his ability. He said the stairs were right up against the sidewalk and he was looking to do 3 stones, probably weathered beach rounds as well as a mosaic veneer of natural stone with a granite step on top. Mr. Leonetti said he would keep the existing shape of the stairs and his hope was to

revitalize the existing iron railings. Member Church asked if he was putting the stones on the face of the stairs. Mr. Leonetti said that was correct. Alternate Member Camara said that Mr. Leonetti was not replacing the stairs, but adding the stones and Mr. Leonetti said that was correct. Mr. Leonetti said the mason stated the structure of the stone was good in most spots. Member Church asked if the stairs had the stone mosaic before and Mr. Leonetti wasn't sure. Member Church asked what it was now and Mr. Leonetti said it was just cement.

Member Bergenholtz said he was against the stone veneer and that the stairs should be made of something like brownstone. Member Church agreed with Member Bergenholtz. Member Millard asked the condition of the foundation. Mr. Leonetti said it was a ragged rock foundation and the problem with it was the front steps went up against the sidewalk and they wouldn't be able to replicate it. Member Millard suggested painting the concrete to match the house as it didn't need to be brought out visually and as far as the foundation goes, get a power washer to clean it. Mr. Leonetti said it was clear that the Commission wanted either brownstone or to paint the foundation. Member Millard suggested a grey color on it. Attorney Teitz stated that the foundation is made up of those stones and the stairs weren't built of those stones and that's why it would be a false sense of history if Mr. Leonetti put the veneer on it. Mr. Leonetti asked if it would have been cement. Attorney Teitz said no, it might have been solid stone or possibly brick. He said there may be something else under the cement, but that was the concern.

Member Church asked Mr. Leonetti if he wanted to withdraw that part of the application. Mr. Leonetti asked if he could continue that portion of the application. Attorney Teitz stated that's why the Commission suggested painting it.

Mr. Leonetti went on to discuss the installation of a bulkhead which was to be located on the rear of the house farthest from Hope Street. Chairperson Lima asked if there was a bulkhead currently there. Mr. Leonetti said there wasn't one but there was a window there that was damaged. Chairperson Lima asked about the condition of the basement. Mr. Leonetti stated that he spent a lot of money renovating the basement to make sure it was structurally sound.

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

Dr. Catherine Zipf came forward and asked Mr. Leonetti if he was going to be cutting into the brick or foundation for the installation of the bulkhead. Mr. Leonetti said he would be cutting into the foundation. Dr. Zipf was not in favor of stone on the front steps. She didn't have an issue with the chimney. Dr. Zipf stated regarding the shutters if Mr. Leonetti was going to drill, he should drill into the mortar and not the brick for installation purposes. Dr. Zipf agreed with Member Bergenholtz about the trim around the windows that it was a disaster and it was a maintenance problem that was going to be an issue later on. She stated the reason he had the flat lentils, the ones that went out on a diagonal, and then the wood that went flush underneath which is not what was happening currently, was to help push the water away from the windows. She said the sill helped push the water away as well. Dr. Zipf said there were many YouTube videos showing explaining how and why it worked and why the formula was the formula back in the day. She stated the trim needed to be recessed into the brick, otherwise Mr. Leonetti was going to get water behind it, and it was going to be bad for the trim and the brick. She said the work is awful and encouraged him to get it fixed. Dr. Zipf said it was more than just an aesthetic issue; it was a functional issue. She said that installing a bulkhead may be opening a can of worms as cutting into a fieldstone foundation had its dangers. Dr. Zipf asked Mr. Leonetti who the contract was and he stated it was Mike Martins.

Member Bergenholtz stated that the Commission didn't approve of the trim the way it was installed. Chairperson Lima asked Mr. Leonetti if the contractor indicate why the windows were not flush with the brick. She stated it was going to cause problems with water, ice, and the like as time went on. Mr. Leonetti wasn't sure. Chairperson Lima said they were going to continue the shutters so Mr. Leonetti could contact the contractor about the issue. She advised him to tell the contract that was not what the Commission had approved. Attorney Teitz asked Mr. Leonetti if the contractor has been paid. Mr. Leonetti stated that the contractor was paid in full. Attorney Teitz said that Mr. Leonetti might want to have

an architect check it. Member Bergenholtz said it was not correct. Attorney Teitz said the concern was more for the preservation of the brick. Member Bergenholtz stated it wasn't supposed to be flush but rather set back from the brick.

Chairperson Lima suggested continuing the matter out to the June meeting and in the meantime, Mr. Leonetti should contact someone that could help him find a preservation person or an architect who could help Mr. Leonetti go to the contractor and indicate that the work that was mandated by the Commission was not done properly. She stated Mr. Leonetti paid for what the Commission expected to see and he needed to get someone in the architectural field or an attorney or both to get the matter corrected.

Chairperson Lima said in terms of the bulkhead, instead of opening up the wall in the back of the house, it may compromise the structure. She said Mr. Leonetti should look into a way of installing it without compromising the structure. Attorney Teitz said the bulkhead should have a plan with measurements that showed everything including any cutting into the brick and how the bulkhead would be joined to the brick so the brick wouldn't get damaged in the future. Chairperson Lima said if Mr. Leonetti had any questions he should contact Nick. Nick said if there were any issues like the windows that they be brought up before the meeting.

Motion made by Member Church to continue application 26-53 to the June 4th meeting; Seconded by Member Millard.

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

Opposed: None

Motion carries.

4M. 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.

Andrew Broten was present.

A discussion was had between Mr. Broten and the Commission. Mr. Broten advised the Commission of a few changes to the hardscape that was previously approved including the addition of a bocce court, and a slab to install a hot tub in the future. Also, Mr. Broten stated that the porch area on the pool house was originally designed slightly too narrow to support a table and chairs so he asked the designer to enlarge it by 2ft to give it a bit more space, so it was easier to walk around a table to enter the building which changed the footprint slightly of the pool house. He said the larger changes were the addition of stairs for the original porch on the building meaning stairs going up to the front door. He was looking at putting stairs on the southeast side of the home as a second access point to the porch.

Chairperson Lima asked Mr. Broten if he had a design or materials list for the stairs and Mr. Broten did not have either one. Member Millard asked if the stairs were going to match the ones on the rear porch. Mr. Broten said they weren't trying to match the back porch stairs as the back stairs were going to be a blue stone. Chairperson Lima had Mr. Broten approach the Commission and show them on the site plan where the porch and stairs were going to be located. Mr. Broten showed the area near the mud room which had been approved previously. Chairperson Lima advised Mr. Broten that the Commission did not have any designs or materials lists for the additional stairs he was requesting. Mr. Broten stated that he would have to come back to the Commission at a later meeting for the stairs.

Mr. Broten went on to speak about the hardscape changes and discussed how Dr. Catherine Zipf brought up the history of the stone icehouse at the last meeting. It had also been a concern of Member Bergenholtz. He stated that Dr. Zipf brought up that there was no historical significance of the icehouse. Dr. Zipf corrected Mr. Broten that there was no historical documentation of the icehouse. Mr. Broten was looking to get approval from the Commission for the demolition of the icehouse. He said it was being held up by chains and wood, and it was a safety concern for children playing in the future.

Member Bergenholtz asked Mr. Broten how much research had been done on the history of the icehouse. Mr. Broten stated he had done the full historical plaque process which looked at all of the buildings on the property and

there were no records in the research report talking about the icehouse. Dr. Zipf stated the house was plaqued recently and Ray had done a whole chain of title. Member Bergenholtz asked if deed research had been done and Dr. Zipf said yes. Dr. Zipf stated there was no reference to an icehouse or a barn, which didn't mean there wasn't one, but there wasn't a reference. Member Bergenholtz asked if probates had been checked. Dr. Zipf believed Ray did a deep dive into the research and would asked him to take another look. She said the property was complicated by the association with the adjacent property which was the Issac Royal House/Mt. Hope Farm. She stated it was difficult to untangle both properties. Dr. Zipf asked Ray about barns and Ray didn't see any reference to barns. She didn't know about an icehouse. She said they could take another look but there wasn't much more they could do. Dr. Zipf said it was difficult as the Issac Royal family descended from Nathaniel Byfield was complicated in the sense that there was a generation that got skipped and then it was deeded back and descended again, so there was a circular decendency which made the probate search a little more difficult. Member Bergenholtz said it seemed like this portion of the land was carved out when it was divided. He felt that there was something very important about the icehouse.

Dr. Zipf felt the conversation was better suited for a different meeting. She stated this was another property that had enslaved people on it. Dr. Zipf suggested creating a policy for when properties of that nature came before the Commission so the Commission would know how to handle the situation in the future. She wouldn't normally have an issue with a landscaping project, but in a case such as this, it's a case of where a project might disturb archeological remains that should be delt with properly. Dr. Zipf stated there was a limit as to how much research she could put Ray on. Member Bergenholtz said that's why he asked about resources as her organization is limited. Dr. Zipf advised Mr. Broten that he might need to hire a consultant and referred him to Charlotte Taylor. Member Bergenholtz asked Attorney Teitz who the person was that did the resurvey work. Attorney Teitz said it was Cathy Cavanaugh. Chairperson Lima asked Nick if it was possible to check with someone at the State Preservation. Nick said he could check with the State to see who Mr. Broten should contact about an archeological resources. Chairperson Lima said that it

may be something to discussion with the Town Council as well.

Mr. Broten said that since the icehouse was in such a terrible state of repair, what was his obligation as a property owner to maintain the ruins of the icehouse. Chairperson Lima said the historical significance of the icehouse needed to be established first and then move on. The Commission didn't want to impose anything on Mr. Broten in order find out information in the icehouse. Chairperson Lima suggested that he shouldn't have a party near the icehouse to risk any injuries. Chairperson Lima said the Commission would assist to try to get the issue straightened out. She stated that if the building was not historically important and worth saving, then they would have to look for a solution. However, if it was historically important, then it was a whole different issue. Mr. Broten stated the concern was that if it was going to take months to years to figure out, was he going to have to hold it in place and wall the area off. Chairperson Lima said hopefully it wasn't going to take years and it might take a couple of months. She wasn't sure about timing and schedules, etc., but the Commission was going to ask him to come back in June for the stairs issue. Attorney Teitz said they were going to have to come back for the steps anyway so it should just be continued for now. He said there were 2 steps: 1) figure out if the icehouse was historically significant, and 2) figure out what level of historical significance, if any found, it is, that being is it historical to the nation, a structure that is important to the State, and a structure that is important to the district.

Attorney Teitz said what was causing the interest was the unusual nature of the icehouse. He said the structure looked like it had 4 gables, so it seemed to have an unusual roof structure. Member Church said the slabs are curious as well. Attorney Teitz agreed. Member Bergenholtz said he didn't know of icehouses having windows. Attorney Teitz didn't think it was an icehouse, but more like a root cellar. Member Bergenholtz felt it was something like a functional barn or other structure. Attorney Teitz said an icehouse wouldn't have had windows. Member Church said the unusual way the property was delineated to go around it had to have meant something. Attorney Teitz stated the way the front gable and opening was deliberate for air circulation which

would have made more sense for a barn or living quarters rather than an icehouse.

Chairperson Lima said the Commission would continue the application for another month. Mr. Broten asked what his next steps should be. Attorney Teitz asked Mr. Broten if he had taken any photographs of the icehouse other than what was submitted in the application. Mr. Broten said no, only what he submitted. Member Church recommended that Mr. Broten take more extensive photographs of the icehouse. Mr. Broten said the chains and the wood holding the structure up were rotting.

Member Church suggested voting on everything except for the front stairs and the demolition of the icehouse which included the extended hardscaping for the cooking space, the stained wood pergola, the bocce court, and the slab for the hot tub.

Two neighbors spoke and said they wanted to voice their comments on the application. Chairperson Lima stated the Commission wasn't ready to vote yet, but they would listen to the neighbors' comments. Debra Faler, President of the Bristol Landing Condominium Association, and Matt White, President of the Weetamoe Condominium Association, came forward to speak.

Ms. Faler advised the Commission that both condominium complexes directly abut Mr. Broten's property and were concerned that he moved his tennis court right to the property line. Nick advised Ms. Faler that the tennis court had already been approved and the issue had passed the window to appeal the issue. Ms. Faler asked about the pickleball court. Nick said it was not under the purview of the Commission. Ms. Faler said Mr. Broten should be aware that since they share a city sewer system and Mr. Broten was paying an assessment to the Condominium Association because they share a sewer, there was going to be more activity due to the pool, and the hot tub will add more pressure on the city sewer system. Nick advised Ms. Faler that it was a civil issue and not under the purview of the Commission. He said they only review the historic nature of projects.

Ms. Faler said since they're neighbors, it was important for someone to inform the other neighbors of major changes. Chairperson Lima said the agenda was published and the issues that the Commission was dealing with had

to do with the building and the structure of building. She said the Commission had nothing to do with the sewer or the like. The Commission only delt with the buildings and any changes the homeowner wanted to make to the building. Chairperson Lima said the Commission didn't deal with the interior or mechanical issues. Attorney Teitz said they only deal with historic preservation issues.

Matt White came up to speak next. Mr. White disagreed with Nick as they had a good relationship, but the sewer issue is an important issue and the pool house, hot tub, and pool installation was going to have an impact on the sewer system. Nick tried to advise him it was not in the Commission's purview, but Mr. White cut him off and asked to be heard. He felt Mr. Broten did need to speak with his neighbors because of the impact it would have on the sewer system. Mr. White said the Commission was going to approve all of the things that would impact the sewer system and asked if Mr. Broten was going to put in a separate septic system because they may disagree and not want him to impact the sewer system.

Attorney Teitz stated they had let Mr. White speak enough. He said the only thing the Commission could do anything about, at which point Mr. White interrupted Attorney Teitz and said that the Commission could do something about every single thing that they had approved so far. Attorney Teitz said the Commission could only do something if Mr. White had something to say about the historical significance and how it affected the historical significance of the property regarding the hot tub, pool, etc.. He stated issues regarding the historical significance and appropriateness to the historical structure of the existing house were the only things the Commission had any control over and those were the only things they could hear testimony on. Attorney Teitz said Mr. White might be 100% right about his point, but it wasn't something to bring up to the Commission. Mr. White said it was the Commission that approved the pool. Attorney Teitz said it didn't matter and if he didn't have anything to say about the history of the property or the icehouse the Commission was moving on.

Chairperson Lima said Mr. White may need to contact the sewer board. Mr. White said the sewer department didn't need to be contacted because it was their private sewer system. Chairperson Lima said the Commission had no

jurisdiction over it and couldn't tell anyone what to do. She suggested contacting the Town Council. Attorney Teitz said it was a private matter between the parties and there was nothing the Town could do. Mr. White said he met with many boards over the years and shutting him down before he could speak wasn't correct. He asked Nick about contacting Mr. Broten's architect which Nick very graciously did. Mr. White said the architect reached out to Mr. Broten and Mr. White never heard back although Mr. Broten had Mr. White's contact information as all of the issues need to be discussed or there's going to be an injunction. Attorney Teitz said that's fine, but the Commission could only hear about items that were relevant to the district and another applicant was waiting to be heard.

Attorney Teitz asked the Commission if they wanted to vote on the other items. He suggested that the Commission make a motion to continue the demolition and the stairs issue first.

Motion made by Member Church to continue the request for installation of stairs to the front porch and demolition of the icehouse to the June 4th meeting or another time that is convenient to the homeowner; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries.

Motion made by Member Page to approve application 26-54 for the extended hardscape as noted in the application, the stained wood pergola, the bocce court, free standing hot tub slab, and pool house seating area all as listed in the application; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 9, 10

Project Monitor: Robert Page

5. Concept Review

5A. CRHD26-3: 99 Bradford St, C&C Investing LLC Discuss conversion of property into single family home.

Greg Spiess and Carl Peterson were present.

Mr. Spiess said the structure was a former barber shop and retail building with an apartment above it. He stated it was the intent of the homeowner to make it into a single-family dwelling. They were looking for some guidance from the Commission on the project and wanted to share some of the steps they took. Mr. Spiess understood the building had a footprint that was part of the neighborhood, but it wasn't conducive to residential. He said it looked and acted like a retail building, but its future wanted to be residential. They were looking to modify it. Mr. Spiess said the initial idea of the owners was to bring it up into a typical Bristol federal or cape type front which was drawn up and looked at. Carl met with Cathrine Zipf, and they decided that it gave a false sense of history and wasn't the style of what the building was, so it was recommended that they talk to an architect who had done a lot of adaptive reuse projects. Mr. Spiess was happy to explore how to make it work. He understands that the clients want to make it a living unit where there's a living room on the main street with no setback and yet still have a neighborhood. Mr. Spiess wanted to maintain the sense of history of the building while giving the clients what they wanted. He presented some concept renderings to the Commission for their review.

Staring with Concept A, Mr. Spiess said one way was to bring up the bulkhead of the base of the windows so there was more privacy and have the ability to insulate the house. He said the challenge is to convert it to a thermally protected and efficient building while maintaining a historical structure and character. He said raising the bulkhead still gave it a sense of retail space. Mr. Spiess said it would bring up more insulated walls and having a pitched roof with an attic with a thermal roof and insulated front which was shown in Concept A. He explored the notion of columns or a porch

type of setting, but it might give it a false sense of history since it was a turn-of-the-century building.

Going to Concept B, Mr. Spiess had increased the amount of wall which structurally helped as the cornice was sagging. He was trying to keep the storefront footprint. Mr. Spiess said it helped it as a residential as well as it gave it an alcove to cover the front door. He said Concept B is more in keeping of where they wanted to go with the project. Mr. Spiess believes it combined the historical nature of the building with the residential character.

With Concept C, Mr. Spiess thought they would pronounce a bit more of the entrance. He suggested bringing it back to a cedar clapboard front with the same corner trim, repair the cornice in kind, and add a pitched roof which would make it look more like a house than a store. Mr. Spiess said if it was acceptable then they would pursue a formal application with the details worked out.

Member Bergenholtz said he loved Concept B, but he felt it should maintain a flat roof or to step it back, so it still reads as a 1900s building. Mr. Spiess felt a pitched roof provided additional storage and insulation while noting residential use. He said that even today flat roofs are typically used for commercial properties and not residential except for contemporary architecture. Mr. Spiess has done many flat and pitched roofs, and a pitched roof is far less troublesome and easier to insulate. He said that looking at the street, it was the only flat roof on the street. Chairperson Lima said that’s what made it unique. Member Millard said he was looking for additional space as well. She said if it’s going to be a residence, it needed to come into some sort of proportion with its neighbor and not stand out as a barber shop. Mr. Spiess said it’s been a challenge to get a good balance.

Chairperson Lima said she liked Concept B and Concept C regarding reducing the storefront windows to 2 smaller but functional windows. She said she wasn’t a fan of the roof and asked if there was a way to possibly ease it. Mr. Spiess said it could be a lower slope. Chairperson Lima said possibly keeping the front and maybe doing something in the back with a different kind of roof so the owners could get a room in the back, so the streetscape looked the same. Mr. Spiess said they could

lower the pitch but having a flat portion to the roof might be asking for trouble. Chairperson Lima didn't want anyone to take buildings in Bristol and make them into something they weren't but understood the building couldn't stay the way it was. Mr. Spiess said they could consider a lower sloped roof.

Member Bergenholtz referred back to the standards that new additions will not destroy features and spatial relationships that characterize the property. He reiterated that Concept B was beautiful, but it needed to maintain a flat roof or step it back somehow. Mr. Spiess said maybe there's a way and can explore it. Chairperson Lima said to maintain some sense of history the front should remain flat. Mr. Spiess said there was an upper eve which would be maintained and the bottom eve was significant which he could work with.

Mr. Spiess asked if they could go forward with a formal application with Concept B in mind. Member Page said Concept B looks like they're representing what the building was. He said it read the drawing lost the upper cornice and the fact that it rims the entire building and it got taken out by the pitched roof coming all the way down to it. Member Page said he wouldn't mind the pitched roof if it was stepped back to deal with the cornice being there. Mr. Spiess stated they were going to rebuild the cornice and do gutters as well. Member Page said that Mr. Spiess needed to leave that architectural feature.

Member Bergenholtz said what if there was a third floor with a flat roof that was stepped back from the cornice. Mr. Spiess said the owners didn't need it. Member Millard said Member Bergenholtz' idea to lower the pitch a little bit was a good idea. She also suggested adding a barber's pole on the front. Mr. Spiess said that Mr. Peterson found the barber's sign and gave it to Catherine Zipf.

Alternate Member Camara liked Concept B and agreed with the rest of the Commission about reducing the pitch of the roof as it was really what was seen from the street. Mr. Spiess said the pitch sat a little heavy on the cornice and could possibly be backed up. Member Church was also in favor of the flat roof and adhering to the design elements as much as possible to what was existing. She would be okay with the 1 door in the recessed entry

way and reducing the size of the store front windows. She did not like the idea of columns. Member Church said side lights on the side of the door were fine but keeping it as much in line with what's existing on the building was her preference. She said there were some pretty distinctive architectural styles right in a line there and they were all different and creating something else in the neighborhood would be a loss of that distinctive style of building.

Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the project. Dr. Catherine Zipf came forward to speak.

Dr. Catherine Zipf stated the structure still stands as it was built and it was a rare moment of authenticity which was worth protecting. She didn't love the roof either and hoped that they change the pitch to get it as low as they could would change the optics. Dr. Zipf suggested a shallow shed roof where it would go all the way to the back. She would like to see as much of the original store front to be retained as possible. Mr. Spiess said the front wasn't in good shape. Dr. Zipf said to fix it and retain it. She asked if it was a cast iron store front and Mr. Spiess said it was not.

Mr. Spiess said the concept review was very helpful, and they would be back with a formal application next month. Chairperson Lima said at least the applicant knew what the Commission was going to be looking for and the applicant wouldn't be wasting their own time having to come back multiple times. Chairperson Lima said they could always come back for another concept review.

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

10. Adjourned at 10:25PM

Town of Bristol, Rhode Island

Historic District Commission

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

HDC Site Visit May 1, 2026

Minutes
8 Constitution St, Bristol, RI 02809

Meeting Brought to Order 9:00 AM

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

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

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

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

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

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

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

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

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

Member Page agreed with Vice-Chair Allen.

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

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

Chair Lima did not feel the door would be appropriate.

Public Comment ensued after discussion.

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

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

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

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

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

Secretary of Interior Standards #9 and #10

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

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

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

A vote was taken after this discussion

Voting in Favor of Denial: Lima, Allen, Church, Page, Camara
Voting in Opposition to Denial: None

Motion passes Unanimously.

Meeting Adjourned at 9:20 AM.

Town of Bristol, Rhode Island

Historic District Commission

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

HDC Minutes – Site Visit

70 Griswold Ave
May 15, 2026

Meeting Called to Order at 9:00 AM

Attending:
Oryann Lima
John Allen
Robert Page
Susan Church

Also Attending:
David Marks, Town Solicitor

Members of the commission viewed the barn that the applicant proposed to demolish on the property, observing the conditions and checking for any indication. Jessalyn Jarest, representative for the Applicant, and Constance Leflamme, property owner and applicant, stated that conversations with the previous owner of the property revealed that that owner had built the barn structure as a storage shed around 1980. This was supported by staff review of RI State Arial photography on the town's GIS system.

Moving to the area where the proposed pool and other structures were proposed, public comment was opened. Kathryn Zipf, Executive Director of the Bristol Historic and Preservation Society, asked if there was a stone foundation that had been revealed, as a member of the public had told Ms. Ziph that one had been revealed. Ms. Leflamme, the property owner, stated that the only structure revealed was a concrete pad, and it was determined that the member of the public may have seen a former cow barn on a different, but close by, property. Ms. Zipf also inquired if anything was revealed while the owner was digging the foundation of the new porch, which the property owner confirmed they did not.

At this time public comment was closed, and Chair Lima made a motion, seconded by Vice-Chair Allen.

To approve 26-19 to demolish non-historic barn and construct pool, outbuildings, and fence as discussed at 5/7/2026 meeting and continued to 5/15/2026 site visit.

Members vote unanimously to approve. Meeting Adjourned at 9:20 AM.

Town of Bristol, Rhode Island

Historic District Commission

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

HDC MEETING – REVIEW OF STANDARDS

Minutes May 7, 2026
10 Court Street, Bristol, RI

Meeting Brought to Order at 6:00 PM

Members Attending:
Oryann Lima
Mary Millard
Benjamin Bergenholtz
Susan Church
Robert Page
Robert Camara

Also Attending
Andy Teitz, Town Solicitor
Arnold Robinson, Consultant

Commissioners met with Arnold Robinson to review the current draft of the Historic Standards Guide being developed. Commissioners discussed any and all edits they had at the time with Mr. Robinson, who will be incorporating them into the next draft.

Meeting Adjourned at 6:55 PM

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

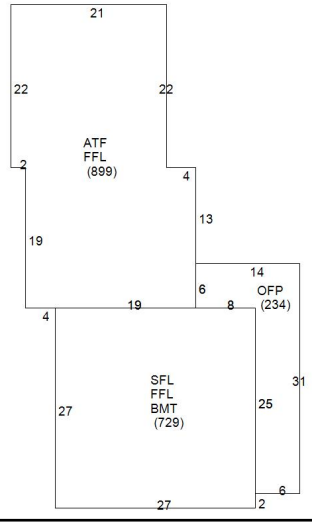
BUILDING EXTERIOR

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

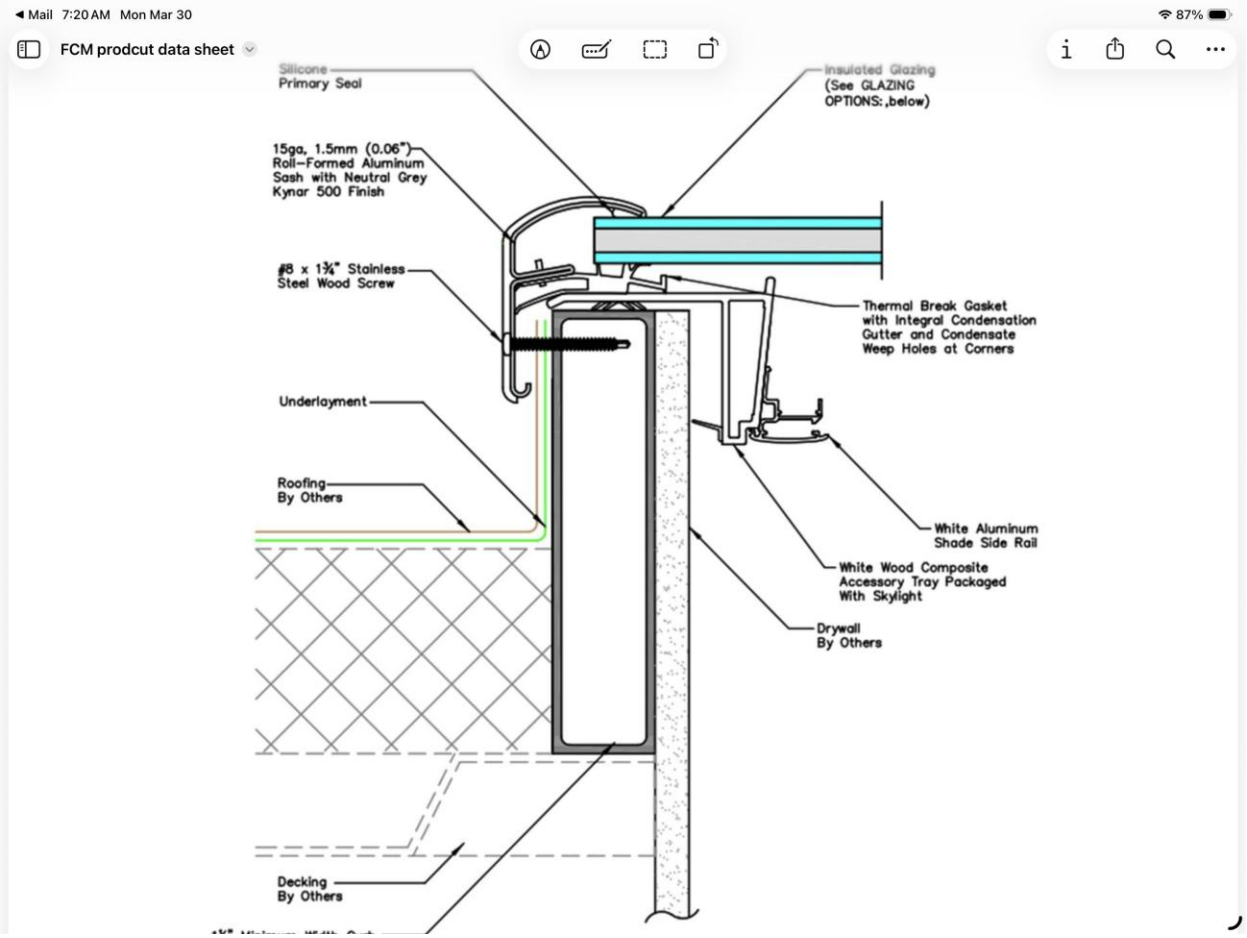
- **ZTM** - Engineered flashing for deck mount with tile (over ¾") roofing material for roof pitch from 14-60 degrees. For TMR only.

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

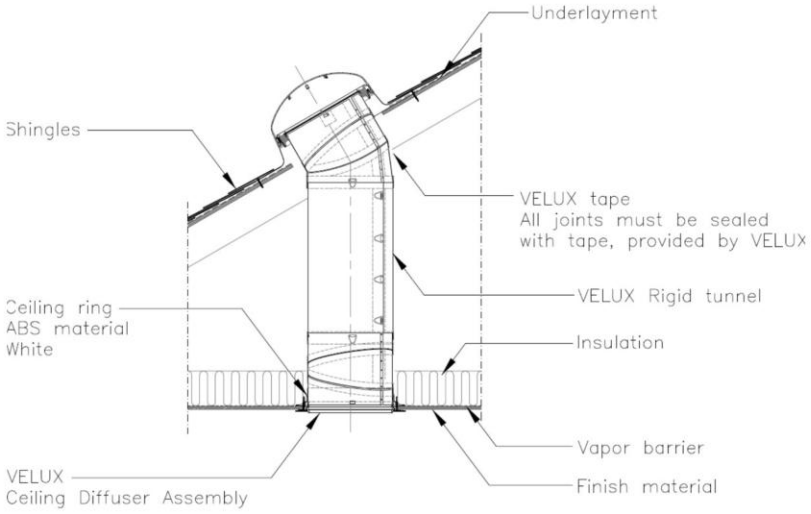
- **Sun Tunnel Skylight** – 10 years from the date of purchase; VELUX warrants that the skylight will be free from defects in material and workmanship.
- **Acrylic Dome** - The yellowness index ("YI") on clear acrylic Sun Tunnel® Skylight domes shall be less than


Mail 7:20 AM Mon Mar 30
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

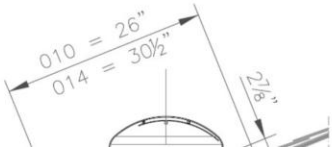
◀ Mail 7:19 AM Mon Mar 30 88%

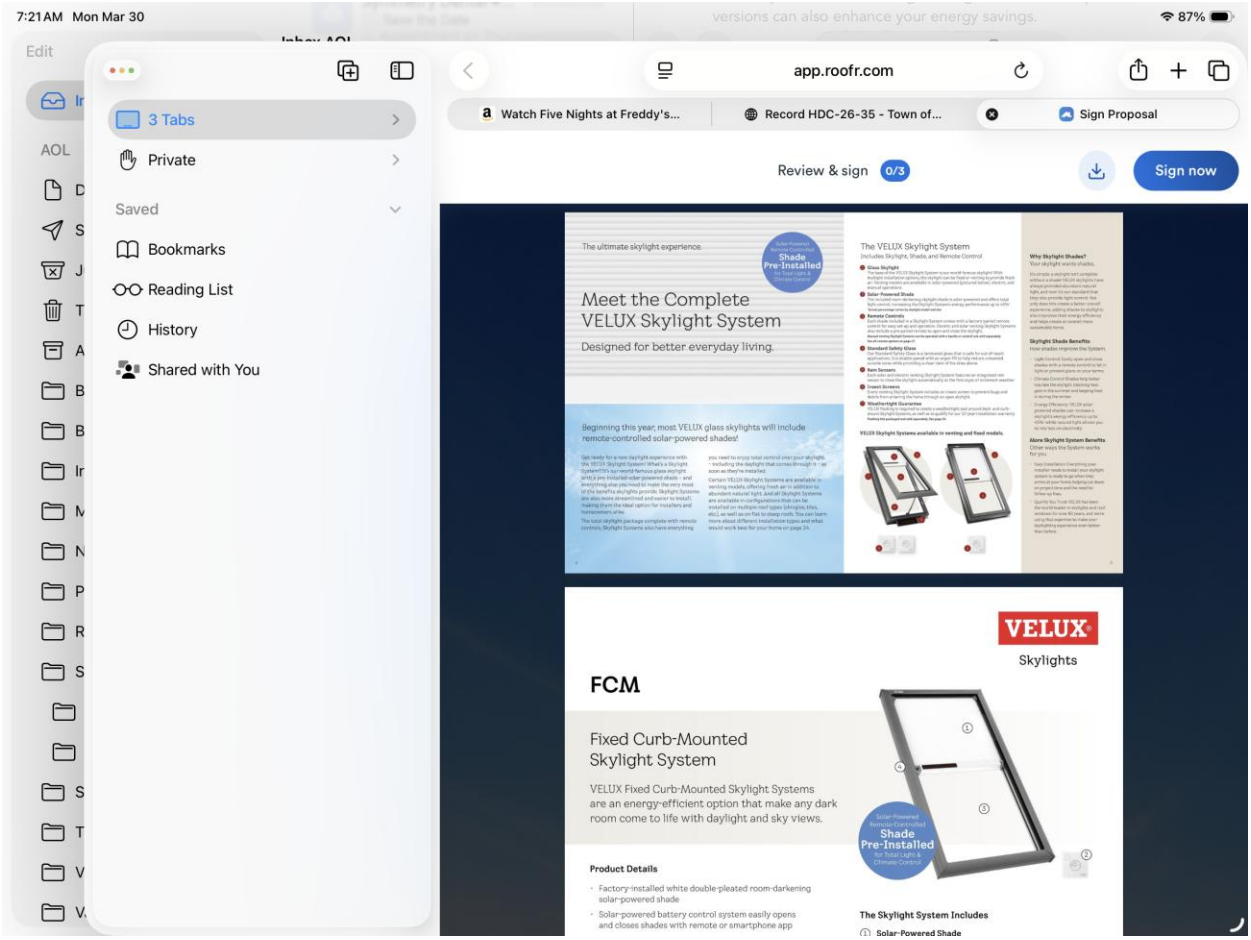
VELUX®

Cross Section



TGR

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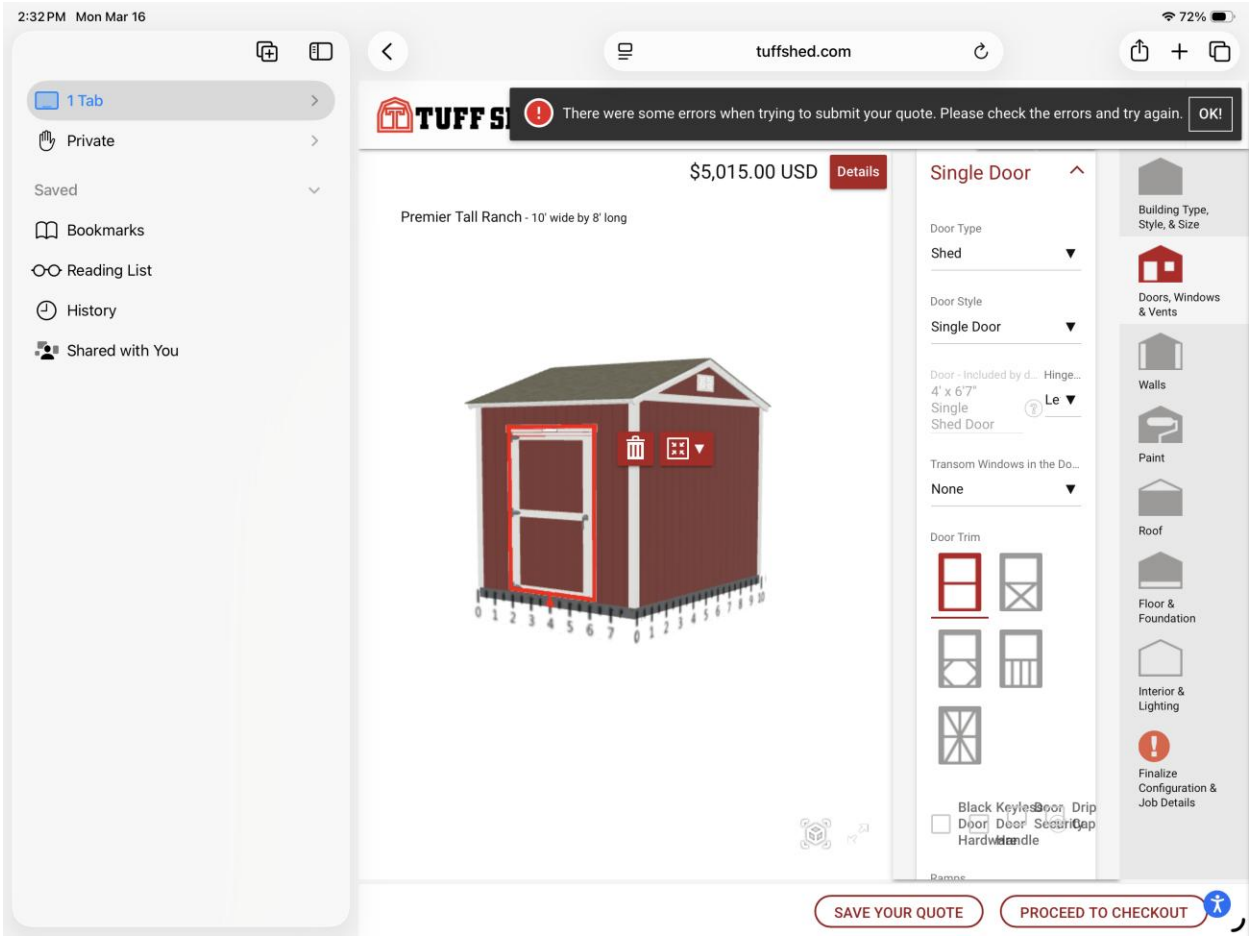
87%
app.roofr.com
3 Tabs
Private
Saved
Bookmarks
Reading List
History
Shared with You
Watch Five Nights at Freddy's...
Record HDC-26-35 - Town of...
Sign Proposal
Review & sign 0/3
Sign now
The ultimate skylight experience.
Meet the Complete VELUX Skylight System
Designed for better everyday living.
Shade Pre-Installed
The VELUX Skylight System
Beginning this year, most VELUX glass skylights will include remote-controlled solar-powered shades!
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


2:32 PM Mon Mar 16
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
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-26-53	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

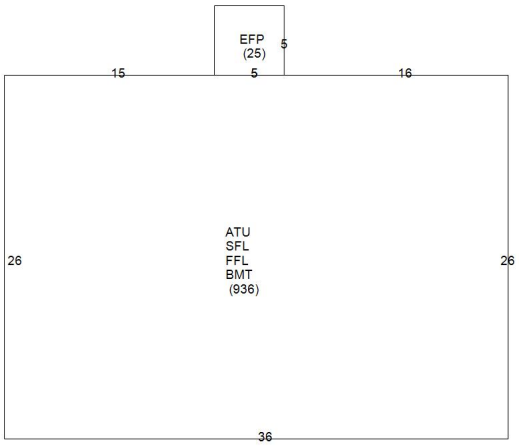
BUILDING EXTERIOR

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:

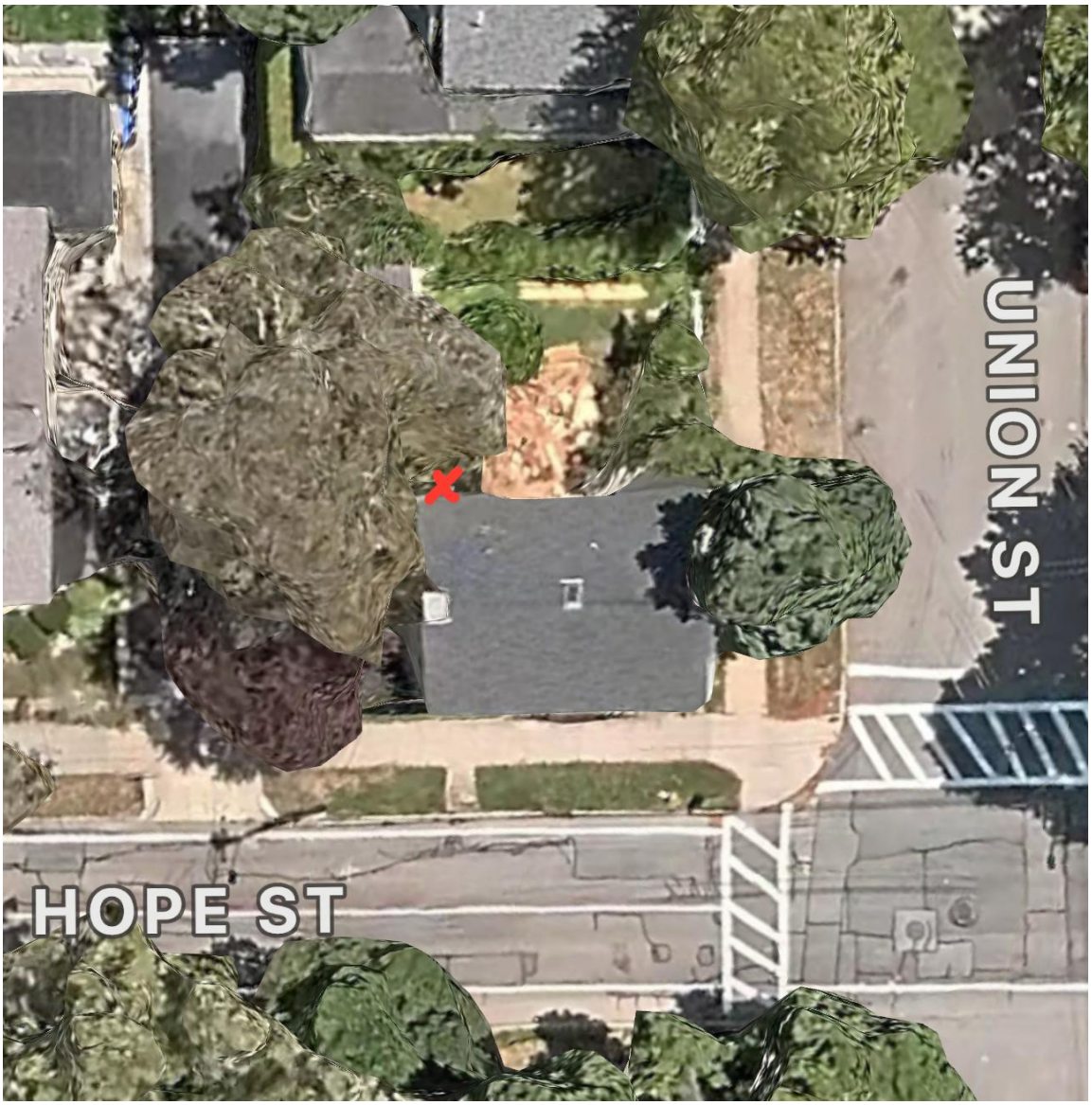
Natural stone varies in color, veining, and pattern from piece to piece. La Pietra is not responsible for photos used in color literature, websites, or emails, as they may not accurately reflect actual material. Photos are used to reflect the general aesthetic of the material and should not be used for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

Contact us by phone: 800.854.9724 or email: residential@BILCO.com

2

BILCO TYMAN group

Basement Doors

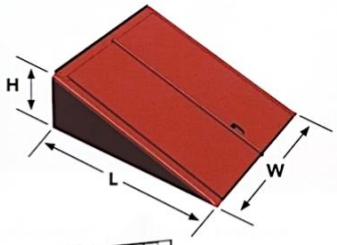
Basement Door Measuring Guide

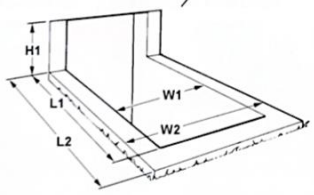
Follow the instructions below to calculate the proper size door for your areaway. An electronic version of this sizing guide is also available at BILCO.com. Please contact BILCO if you are unable to find a standard door to fit your areaway.

Areaway — Flat Foundation

Ultra Series and Classic Series Doors

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





Basement Door Dimensions

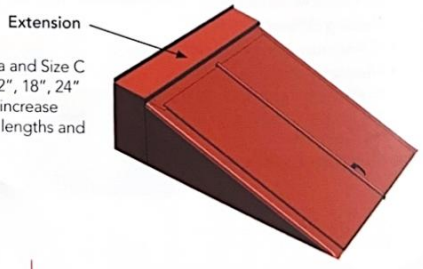
Door Size	Width (W) (inches)	Length (L) (inches)	Height (H) (inches)	Door Opening	
				Length (inches)	Width (inches)
B	51	64	22	60	44
C*	55	72	19½	67	48
O	47	58	30	58	40
SL	51	43¼	52	60	44

*Ultra Series Doors are available in Size C only

Record your foundation dimensions here

Width	Length	Height
W1 + 4" = _____	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-26-55	Contributing	April 23, 2026

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Project Address	Assessor's Plat/Lot
10 HIGH ST , BRISTOL, RI, 02809	021-0022-000

Applicant	Architect/Engineer	Contractor
Charles E. Millard, Inc.		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Pam and Rusty Mirick	

Work Category:	Addition to Structure(s)

Description of proposed work:
Expand side door landing and add an overhang. Construct a 9'-6" x 10'-0" bluestone patio with pergola. Move existing A/C unit around the corner.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00105
HISTORIC NAME:	Easterbrook Homestead
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1910 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Possibly? 1-story sunporch on S side elev - not mentioned on prev. survey forms or seen in photos. Otherwise appears intact.	

Dean Nadalin
Applicant's Digital Signature
Date: April 23, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 10 HIGH ST
ACRES: 0.2228
PARCEL ID: 021-0022-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: MIRICK, ROBERT A. & PAMELA A. TE
CO - OWNER:
MAILING ADDRESS: 10 HIGH ST

ZONING: R-10
PATRIOT ACCOUNT #: 1510

SALE INFORMATION

SALE DATE: 11/10/2014
BOOK & PAGE: 1779-0177
SALE PRICE: 550,000
SALE DESCRIPTION: Warranty
SELLER: VANDIJK, JUAN CARLOS

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3671
FINISHED BUILDING AREA: 2835
BASEMENT AREA: 1067
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $308,400
YARD: $13,800
BUILDING: $348,900
TOTAL: $671,100

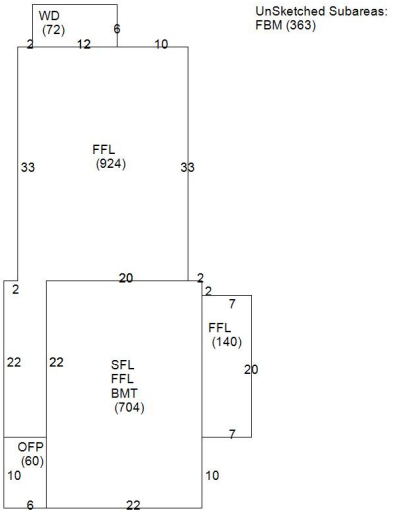
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1835
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



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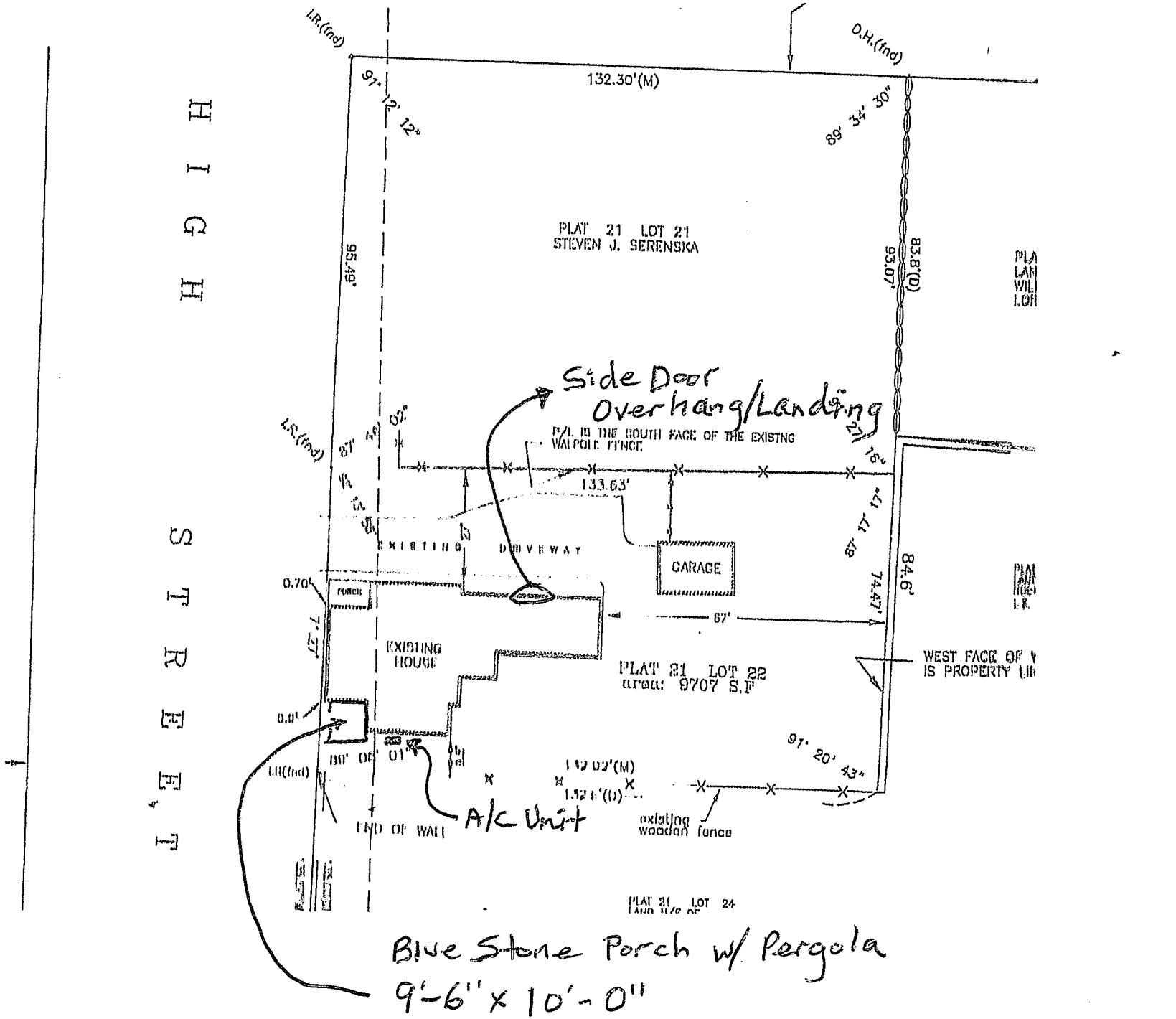


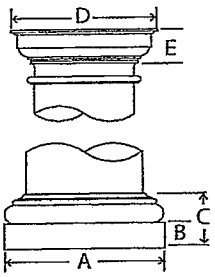
Mirick 10 High Street

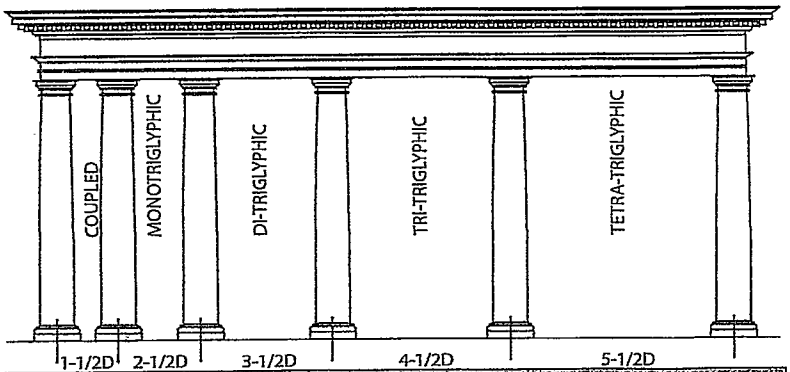
pr 3, 2026 at 12:17:04 PM

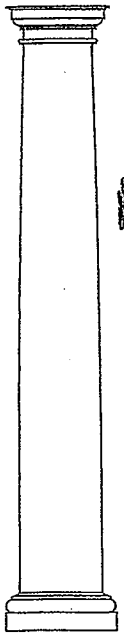
10 High Street

ROMAN DORIC SPECIFICATIONS

Available in fluted or unfluted versions. They may be ordered in Vignola's architectural proportions or in custom combinations of column lengths and widths as well as in non-tapered cylinders. Square wood columns and pilasters to match detail of round tapered columns are available







Shaft Specifications							Roman Doric Cap and Base Specifications					
	Bottom		Top				Base			Cap		Materials
Shaft nominal bottom diameter	Net O.D.	Net I.D.	Net O.D.	Net I.D.	Vertical Flutes	Width	Plinth width (A)	Plinth height (B)	Total height (C)	Abacus width (D)	Total height (E)	Wood, Fiberglass, Polyurethane
4"	4"	0	3 1/4"	0	18	7/16"	5 3/8"	1"	2 1/8"	5 1/8"	1 1/2"	W P
6"	6"	3"	4 3/4"	2 1/2"	24	1/2"	8"	1"	3 1/4"	7 1/2"	2"	W P
8"	8"	5 1/4"	6 1/2"	4 3/8"	24	15/16"	10 3/4"	1 7/8"	4 1/4"	9 3/4"	2 5/8"	W P
10"	10"	7 1/4"	8 1/2"	6 3/8"	24	7/8"	13 3/8"	2 3/8"	5 3/8"	12 1/2"	3 1/8"	W P
12"	12"	9"	10"	7 3/4"	24	1"	16 1/8"	2 3/4"	6 3/16"	14 3/4"	4"	W P
14"	14"	10 1/8"	12"	9"	24	1 1/4"	18 3/4"	3 3/8"	7 3/8"	17 1/2"	4 11/16"	W P F
15"	15"	11 1/16"	12 3/4"	10"	24	1 1/32"	20 1/8"	3 5/8"	8 1/16"	18 11/16"	5 1/32"	W P
16"	16"	12"	13 1/2"	10"	24	1 7/16"	21 1/2"	3 7/8"	8 3/4"	19 7/8"	5 3/8"	W P F
18"	18"	14 1/4"	15"	12"	24	1 1/2"	24 1/4"	4 1/4"	9 7/8"	22 1/4"	6"	W F
20"	20"	16 1/4"	17"	13"	24	1 11/16"	27"	4 3/4"	11"	25"	6 3/4"	W F
22"	22"	18 1/4"	18 1/2"	15"	24	1 15/16"	29 3/4"	5 1/4"	12"	27 3/8"	7 3/8"	W F
24"	24"	20 1/4"	20"	17"	24	2 1/8"	32 1/2"	5 3/4"	13 1/4"	29 3/4"	7 15/16"	W F
26"	26"	22 1/8"	22"	19"	24	2 1/4"	35"	6 1/4"	14 3/8"	32 1/2"	8 11/16"	W F
28"	28"	24 1/8"	23 1/2"	21"	24	2 11/16"	38"	6 3/4"	15 3/8"	34 5/8"	9 3/8"	W F
30"	30"	26 1/4"	25"	22"	24	2 7/8"	40 1/2"	7 1/4"	16 5/8"	37"	9 15/16"	W F
32"	32"	27"	27"	23"	24	3"	42 3/4"	7 3/4"	17 3/4"	39 1/4"	10 9/16"	F
34"	34"	29"	28 1/2"	24 1/2"	24	3 1/4"	45 1/2"	8 1/2"	19 1/4"	42 1/8"	11 5/16"	F
36"	36"	31"	30"	26"	24	3 1/4"	48"	9"	20 1/4"	44 1/8"	12"	F

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-62	Contributing	May 8, 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 CHURCH ST , BRISTOL, RI, 02809	010-0029-000

Applicant	Architect/Engineer	Contractor
Deborah Appleyard		

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Non-original Shutters have been removed and we would like to not replace them.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00383
HISTORIC NAME:	Warren-D'Wolf House/St. Michael's Church Rectory
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1807 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl 6/6 replacement windows.	

Deborah Appleyard
Applicant's Digital Signature
Date: May 8, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 15 CHURCH ST
ACRES: 0.1246
PARCEL ID: 010-0029-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: VAN ALLEN APPLEYARD, DEBORAH
CO - OWNER:
MAILING ADDRESS: 5 MEADOW CIR

ZONING: D
PATRIOT ACCOUNT #: 548

SALE INFORMATION

SALE DATE: 4/20/2022
BOOK & PAGE: 2169-64
SALE PRICE: 800,000
SALE DESCRIPTION:
SELLER: APPLEYARD, BENJAMIN S

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6260
FINISHED BUILDING AREA: 3198
BASEMENT AREA: 1599
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $198,500
YARD: $0
BUILDING: $564,900
TOTAL: $763,400

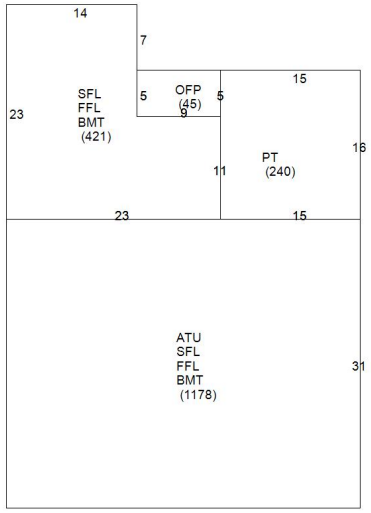
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1807
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: False
 # OF ROOMS: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 5
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-66	Contributing	May 14, 2026

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Project Address	Assessor's Plat/Lot
31 BRADFORD ST , BRISTOL, RI, 02809	009-0021-000

Applicant	Architect/Engineer	Contractor
Mark Shaw and Patricia Quirk		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	40 Van Wickle Lane

Work Category:	Sign(s)/Landscaping

Description of proposed work:
Exterior signage/same location and size of previous sign/20 inches x 36 inches

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00267
HISTORIC NAME:	Lindsey-Gladding House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1799 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Mark Shaw
Applicant's Digital Signature
Date: May 14, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 31 BRADFORD ST
ACRES: 0.1251
PARCEL ID: 009-0021-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: QUIRK, PATRICIA A. & SHAW, MARK A. JT
CO - OWNER:
MAILING ADDRESS: 40 VAN WICKLE LN

ZONING: W
PATRIOT ACCOUNT #: 324

SALE INFORMATION

SALE DATE: 8/29/2025
BOOK & PAGE: 2291-259
SALE PRICE: 1,160,000
SALE DESCRIPTION:
SELLER: MILL PND BLDG AND DESIGN, INC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5349
FINISHED BUILDING AREA: 3082
BASEMENT AREA: 1328
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $213,100
YARD: $12,000
BUILDING: $239,400
TOTAL: $464,500

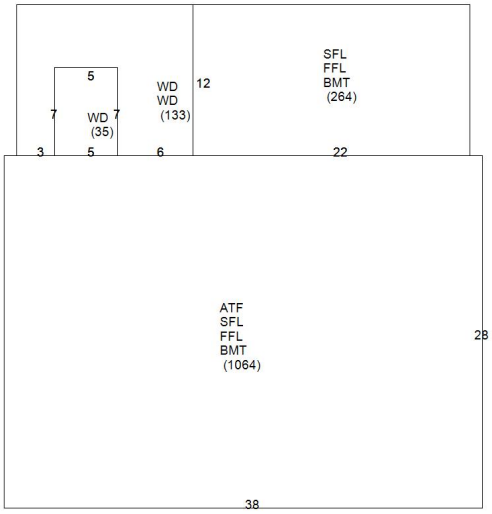
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 1
YEAR BUILT: 1700
FRAME:
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

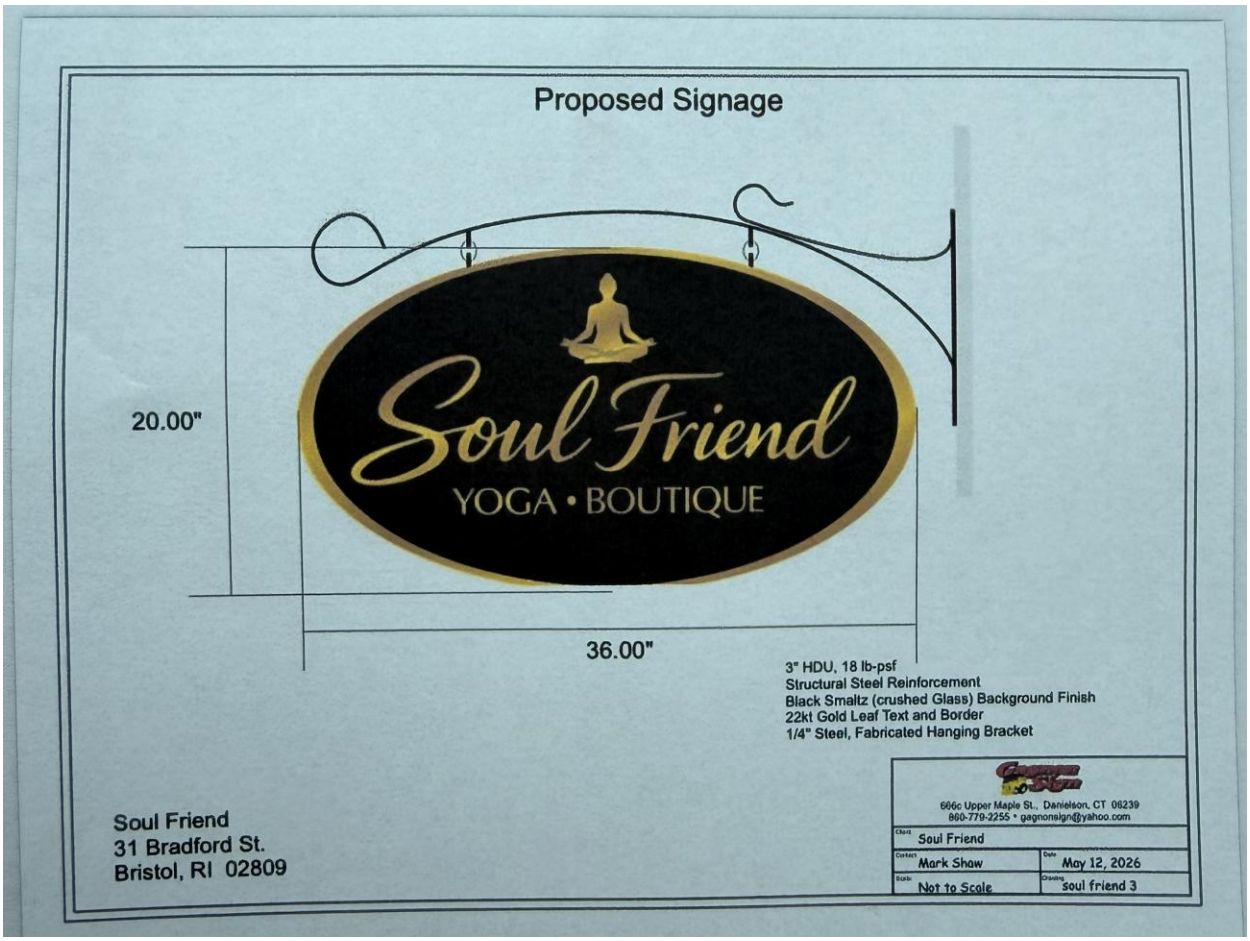
BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: FWA w/AC
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 6
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO


Proposed Signage
20.00"
Soul Friend
YOGA • BOUTIQUE
36.00"
3" HDU, 18 lb-psf
Structural Steel Reinforcement
Black Smaltz (crushed Glass) Background Finish
22kt Gold Leaf Text and Border
1/4" Steel, Fabricated Hanging Bracket
Soul Friend
31 Bradford St.
Bristol, RI 02809
666c Upper Maple St., Danielson, CT 06239
860-779-2255 • gagnonsign@yahoo.com
Client: Soul Friend
Contact: Mark Shaw
Date: May 12, 2026
Scale: Not to Scale
Drawing: soul friend 3

WOOF! WOOF!
Pet Boutique • Biscuit Bar

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

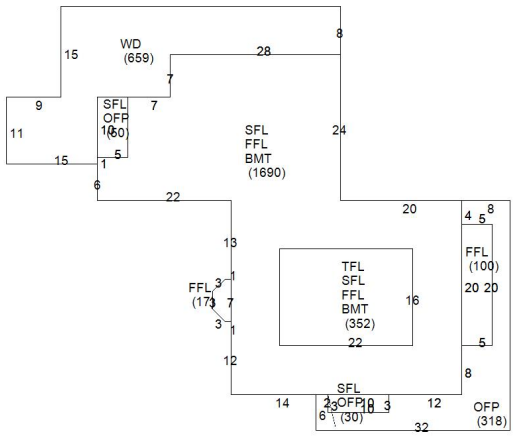
BUILDING EXTERIOR

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

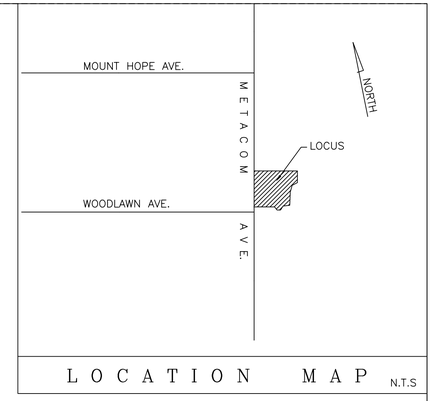
BUILDING INTERIOR

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

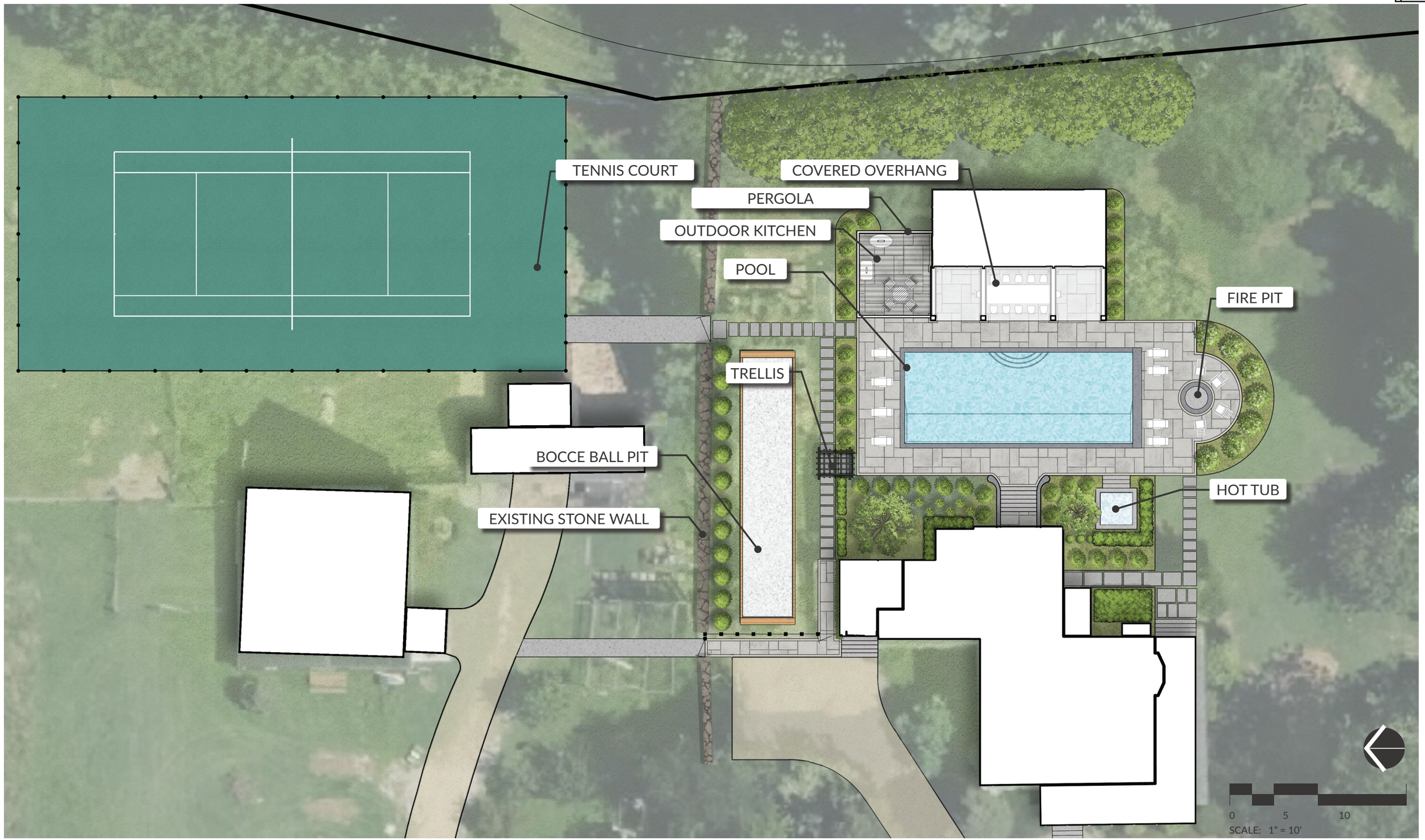
BARKER LAND SURVEYING

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:

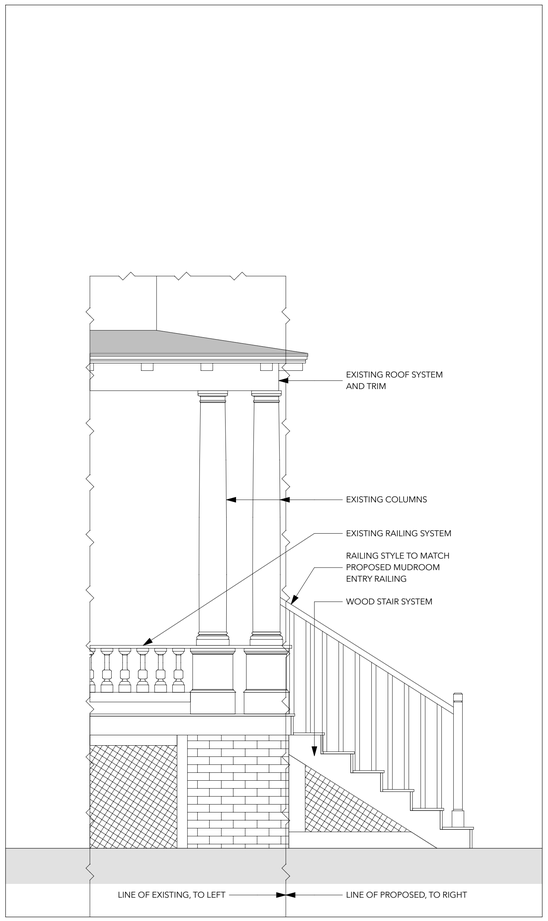
- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Wood trim - as the mudroom structure is attached to the existing home.
- Wood framed steps with wood trim and railing

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

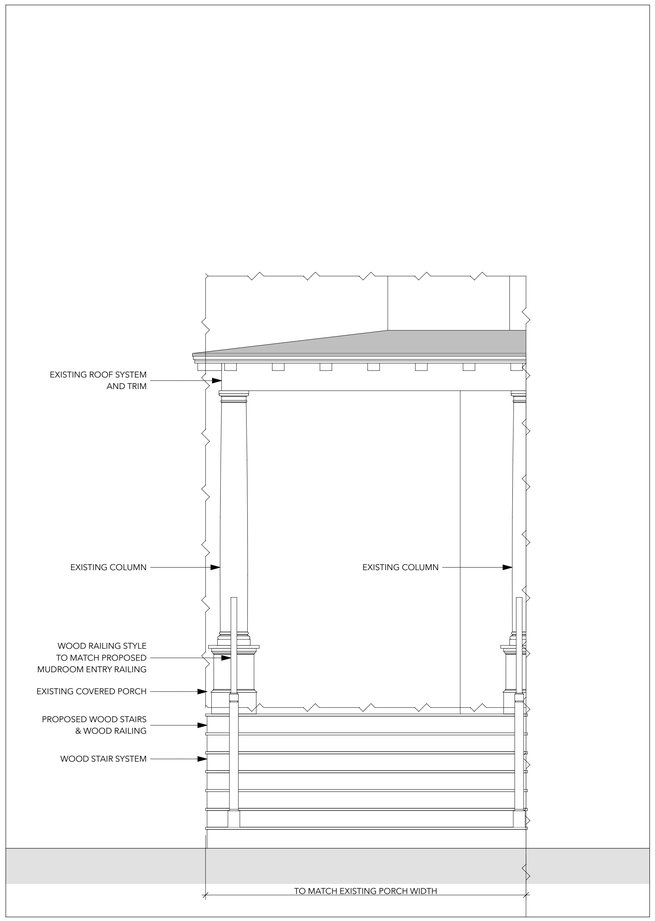
Hardscaping material list:

- 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.



1 A2.6 SOUTH ELEVATION - REAR YARD PORCH STAIRS

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



2 A2.6 EAST ELEVATION - REAR YARD PORCH STAIRS

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

DESIGN BY:

JPS
Construction and Design

88 Valley Road
Middletown, RI 02842

jps@jpsconstructiondesign.com
www.jpsconstdesign.com

PROJECT:

BROTEN POOL HOUSE

244 METACOM AVE, BRISTOL, RI 02809

REVISIONS:

NO.	DATE	DESCRIPTION

NOTES:

ISSUE:
05.11.2026
FOR REVIEW

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

SHEET TITLE:
EXTERIOR ELEVATIONS

DESIGNED BY: SH/ LMV	SHEET NUMBER: A2.6
DRAWN BY: LMV/ AC	
CHECKED BY: SH/ LMV	
PROJECT NUMBER: 25211.01	SHEET 17 OF 34

Nick Toth

From: Susan Church <
Sent: Sunday, May 10, 2026 3:49 PM
To: Nick Toth
Subject: Fwd: Weetamoe's historic preservation

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

Sue C.

Begin forwarded message:

From: Dewolf Fulton <
Date: May 10, 2026 at 8:07:01 AM EDT
To: Mary Millard < m>, Susan Church <
Catherine Zipf < Linden Place <
Cc: Christy Nadalin < >, "Marie (Mike) Byrnes"

Subject: Weetamoe's historic preservation

Good morning...
Marie Byrnes has made me aware that the old stone dairy or ice house at Weetamoe, her previous home at 244 Metacom now owned by the Richard Broten family, is under petition to be demolished in order to build a pool.

I join Marie and others who oppose this petition, and I request that the Historic District Commission deny it. The photo below, taken by my great-grandpa Herbert Marshall Howe shows the stonework in the late 1800s. The Byrnes family has since fortified the structure when they lived there. It's in good shape.

Certainly there must be another location on the Weetamoe property for a swimming pool that would not require demolition of this historic structure. Thank you for your consideration.
Respectfully,
DeWolf Fulton

Alfred R. Allen. R. H. Howe, jr. Bessie Allen, jr.
By the dairy, Wee-ta-moe.

Nick Toth

From: Marie Byrnes <
Sent: Saturday, May 9, 2026 11:19 PM
To: Nick Toth
Subject: Question Regarding Historic Protection

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

Dear Diane and Nick,

I am reaching out to express a serious concern regarding my former property located at 244 Metacom Avenue. I recently received an email from the new owners outlining their intentions to demolish the ice house on the property. It is my understanding that they are exploring the installation of a swimming pool in the vicinity of the ice house.

As you know, Weetamoe Farm and its dwellings are historically significant to Bristol's rich cultural history. As the Director of Community Development and Coordinator of the Historic District Commission, I wanted to inquire whether any protections are currently in place to prevent the demolition of the ice house.

Thank you for your time and attention to this matter. I look forward to hearing from you.

Sincerely,

Marie Byrnes

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-45	Contributing	April 10, 2026

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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

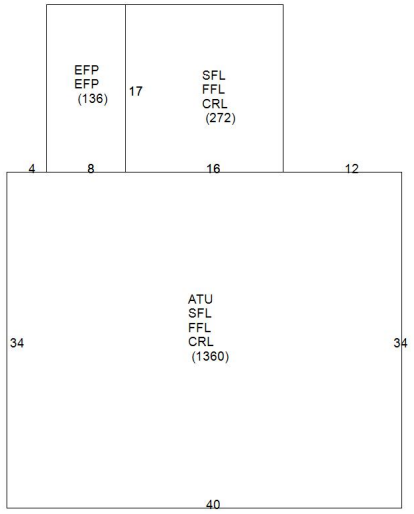
BUILDING EXTERIOR

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

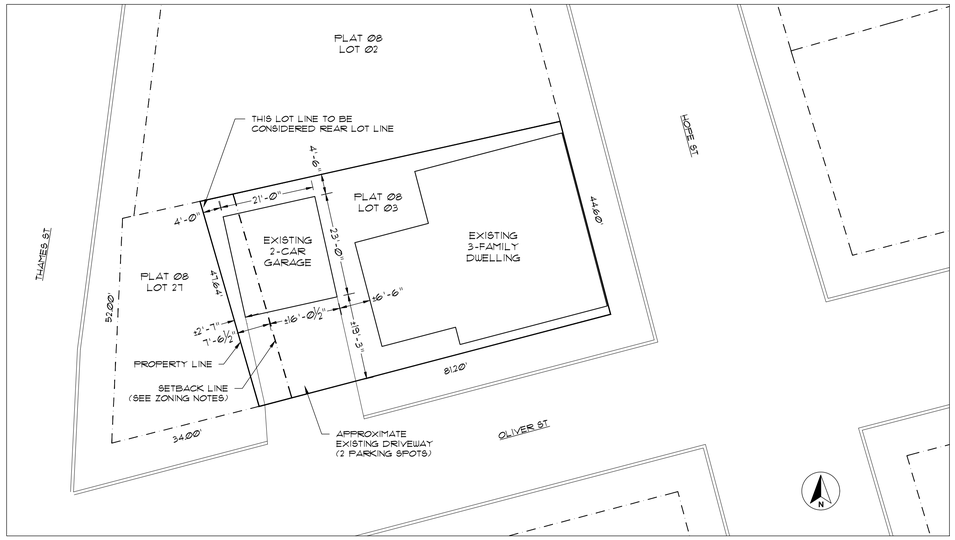
Date: 3/6/2026

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

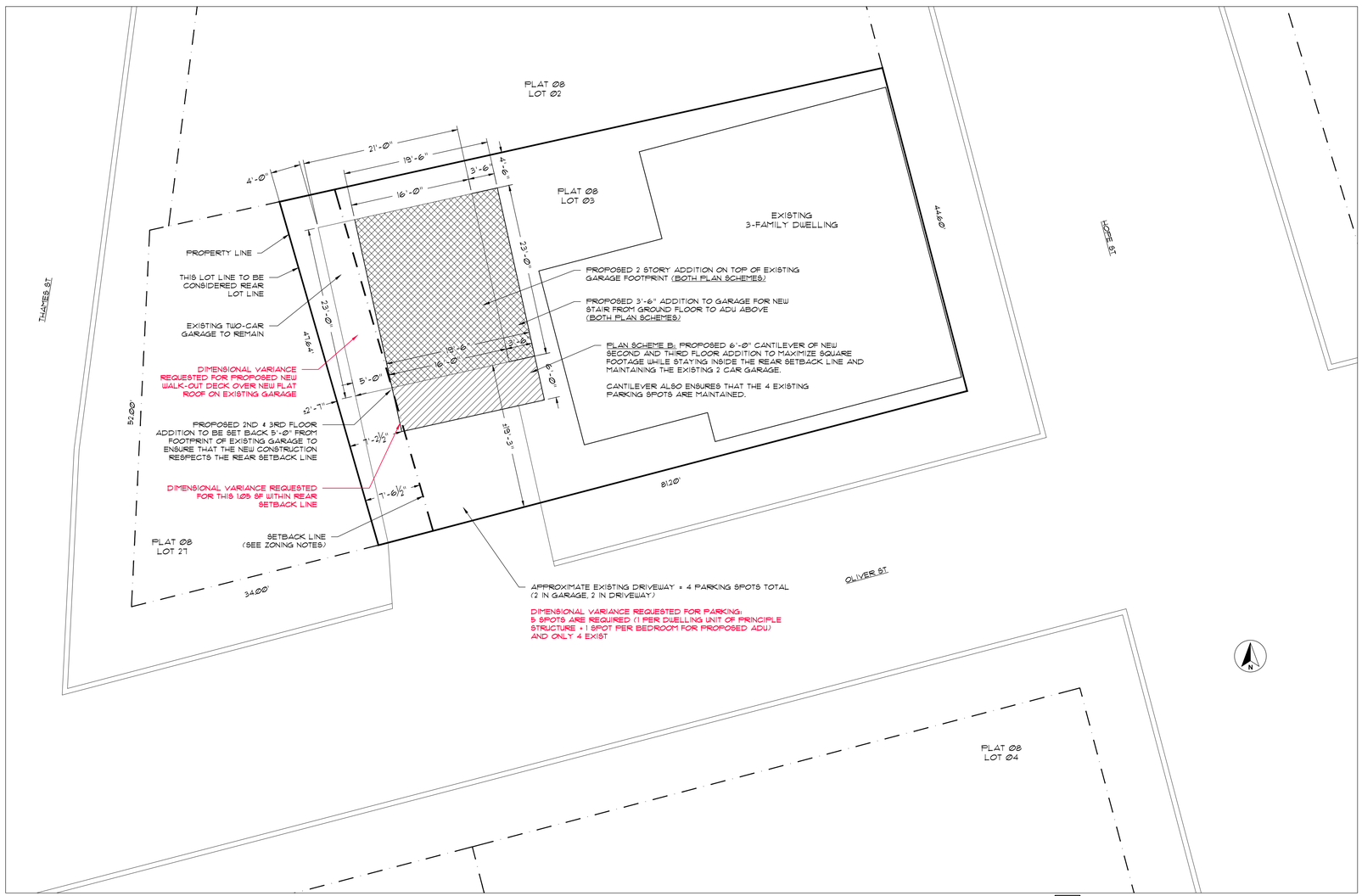
(2)(b)(2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.

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)



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

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

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)

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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

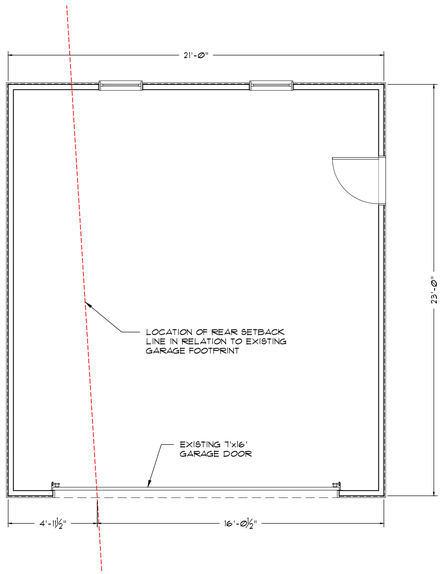
ISSUED: 04.10.2026

REVISIONS

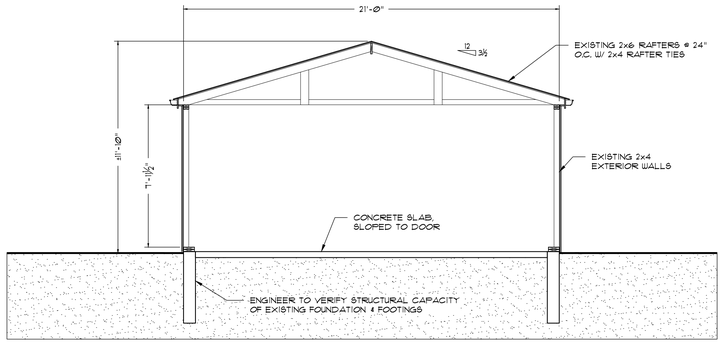
INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE

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

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

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

WORKING SET.
FOR HDC & ZONING APPROVALS

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SHEET ARCH D 24" x 36"

A0-2

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

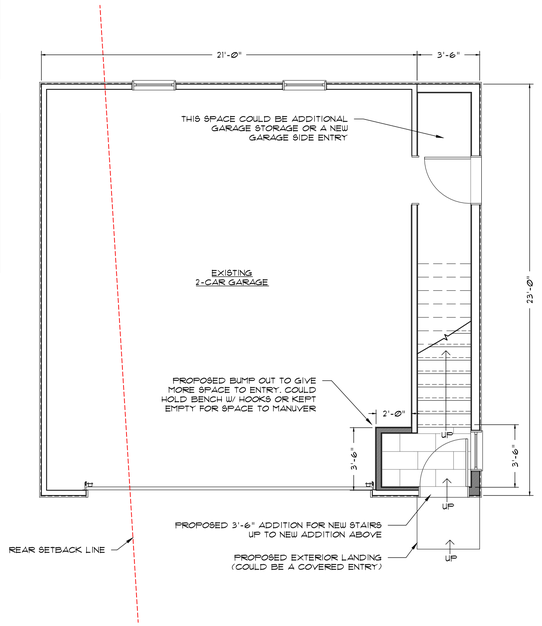
ROOF OPTION 1: GABLE TO MATCH EXISTING HOME

SCHEME A

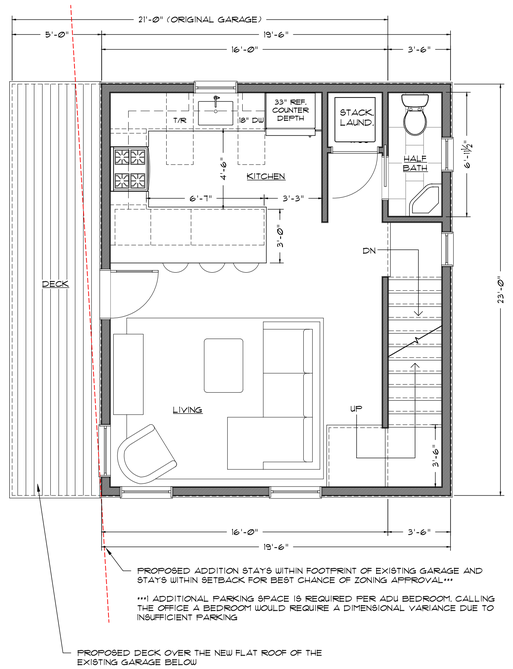
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE (ONLY ADD TO THE FOOTPRINT FOR THE NEW STAIRWAY)
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- 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)

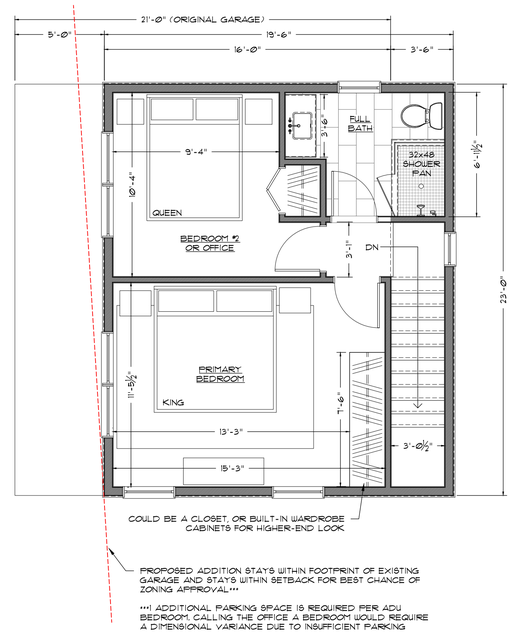
ADU FINISHED SF:	894 SF
1ST FLOOR:	40
2ND FLOOR:	448
3RD FLOOR:	406



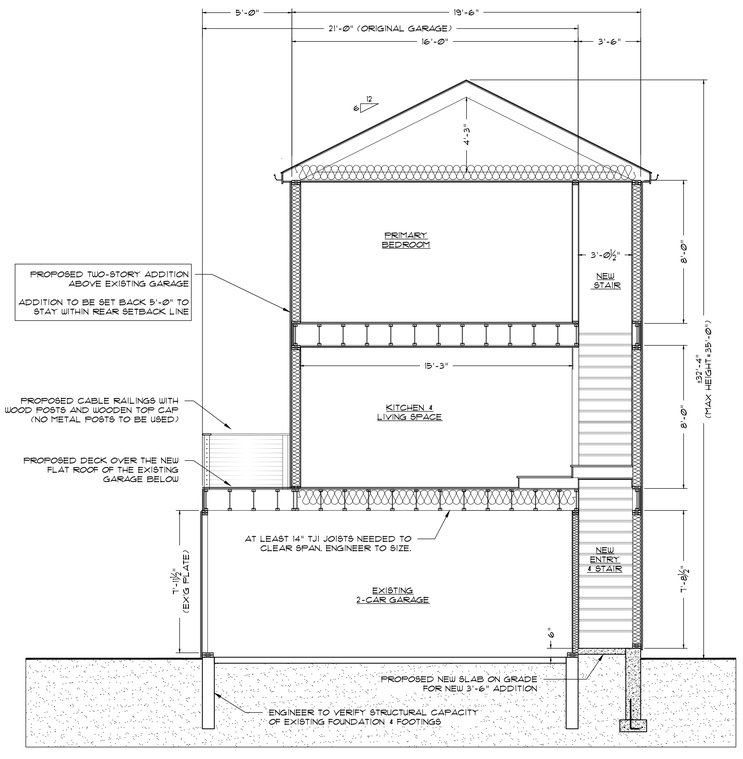
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



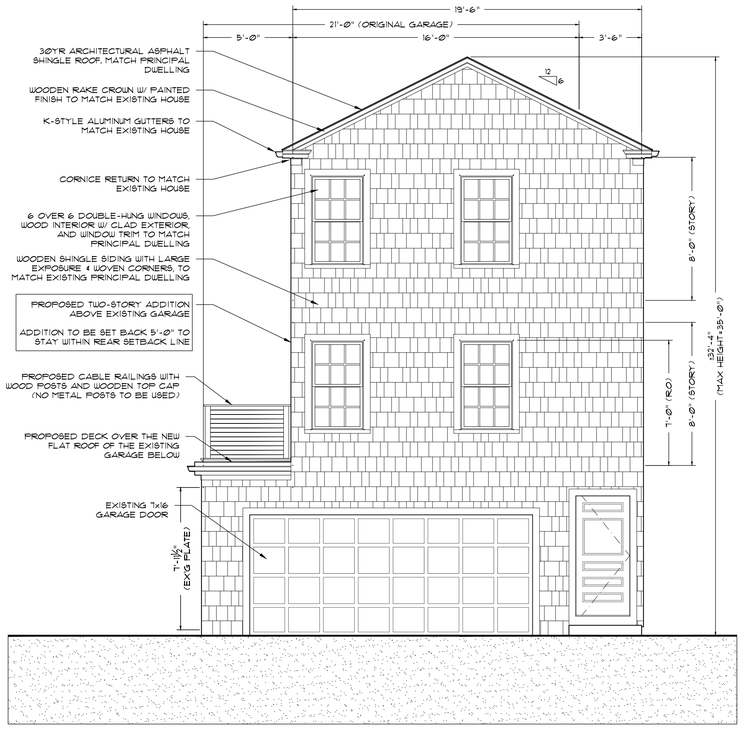
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



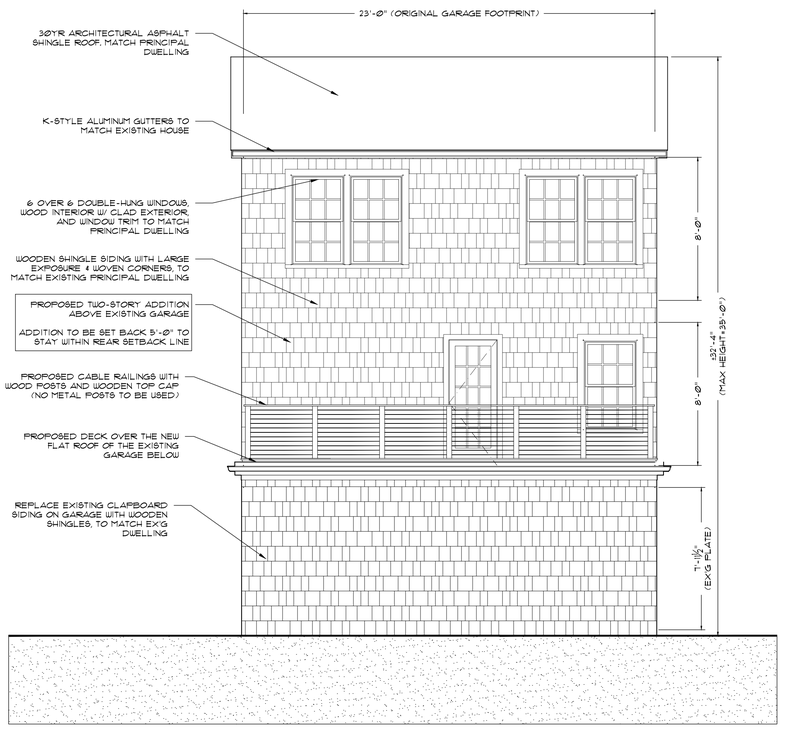
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
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

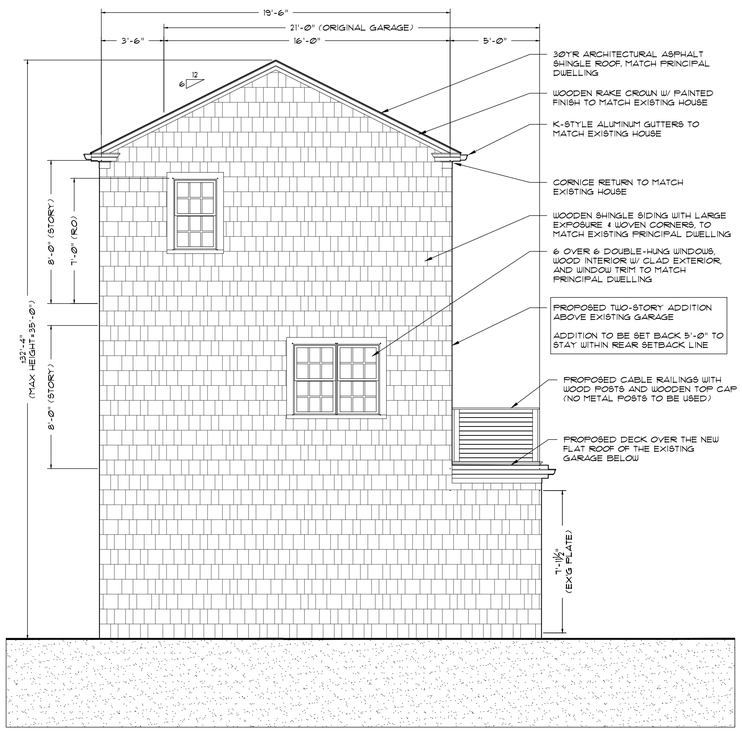
PLANS SCHEME A: ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)

ROOF OPTION 1: GABLE TO MATCH EXISTING HOME

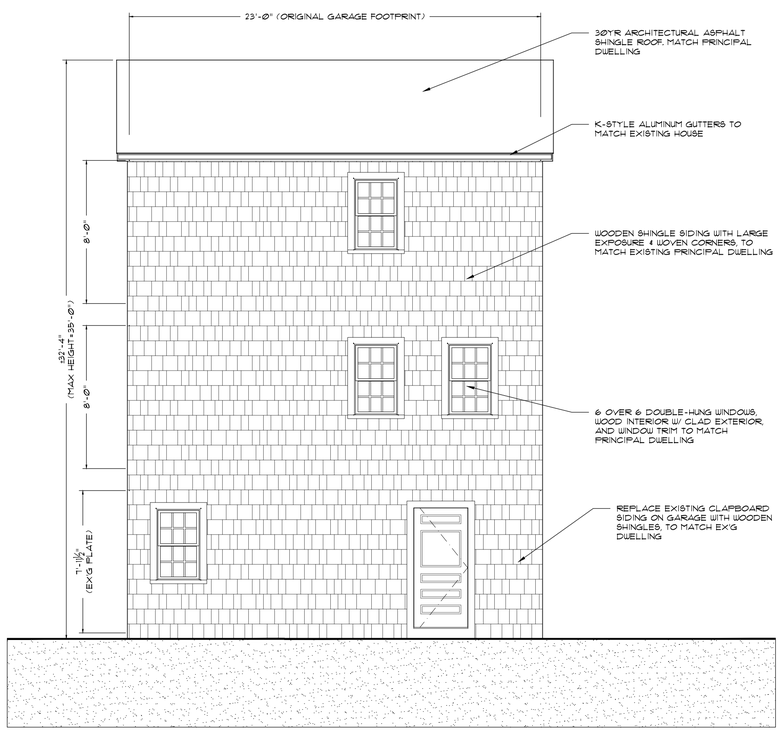
01 VIEW FROM OLIVER ST SCALE: N/A

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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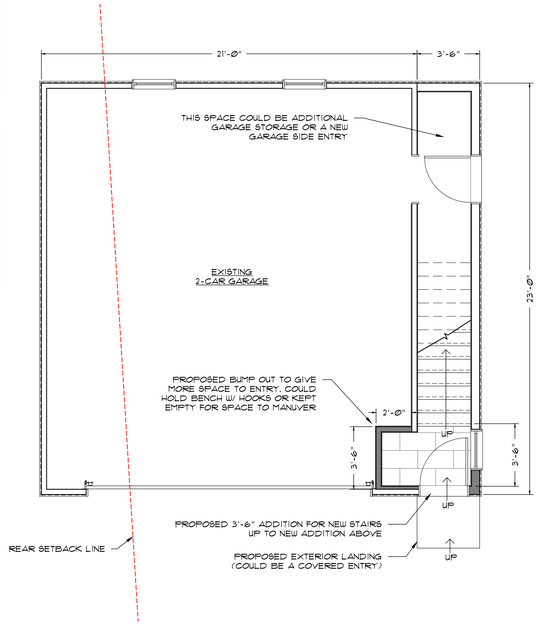
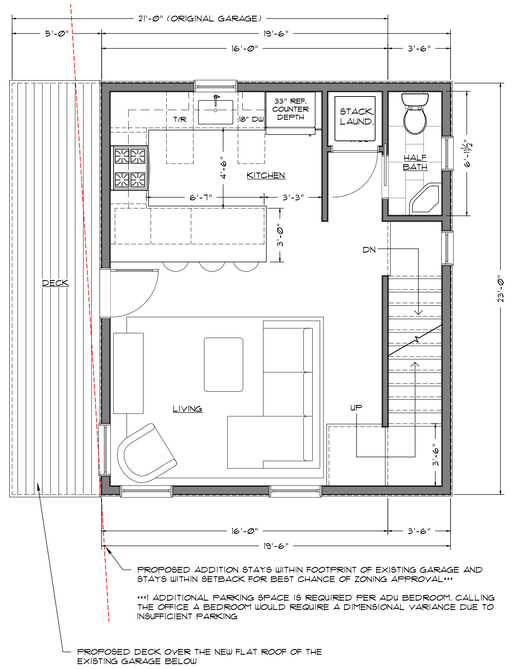
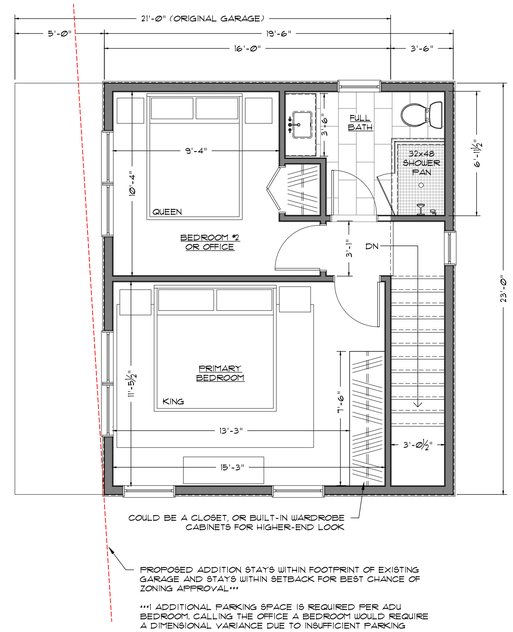


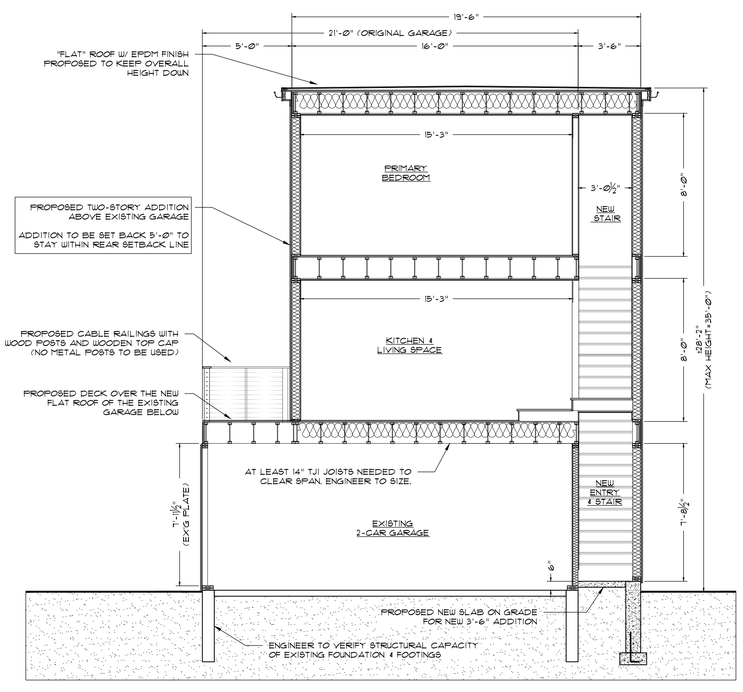
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



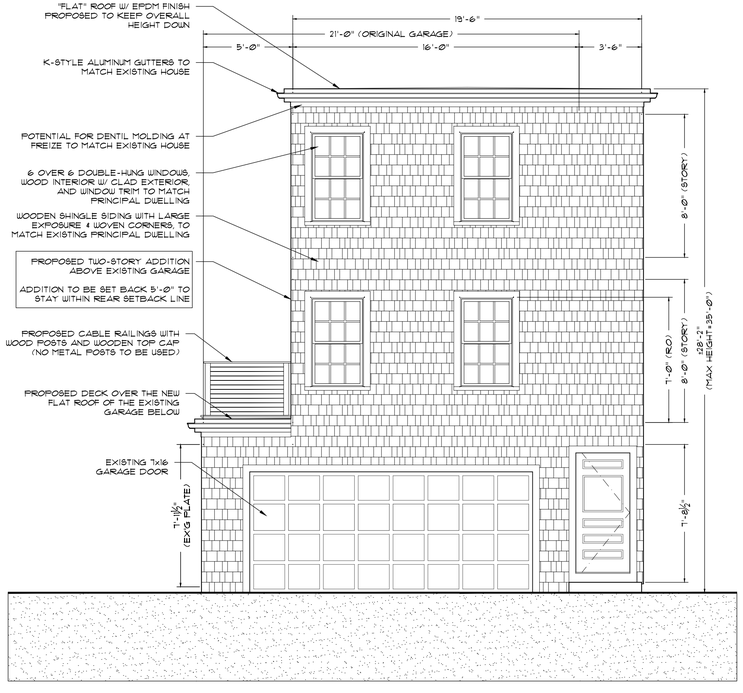
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



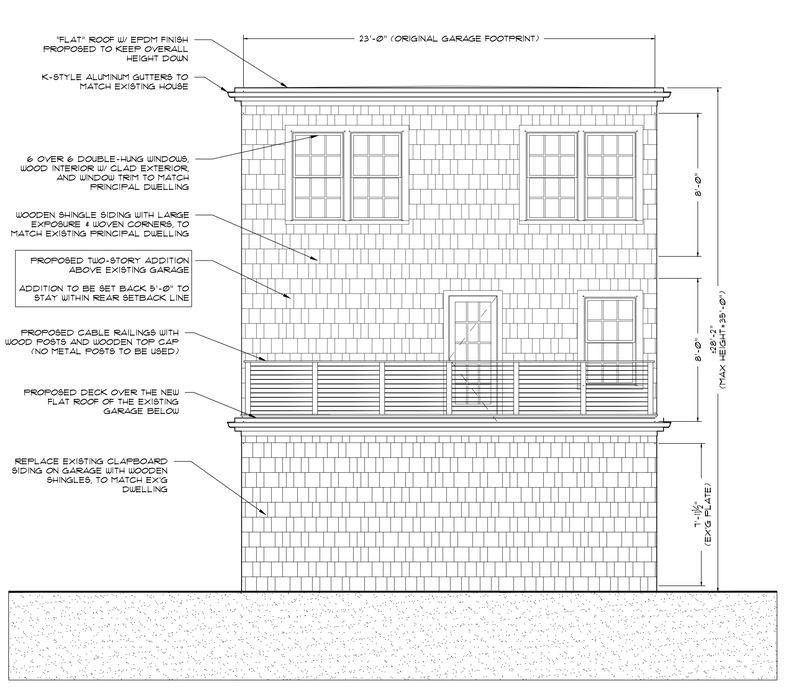
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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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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"

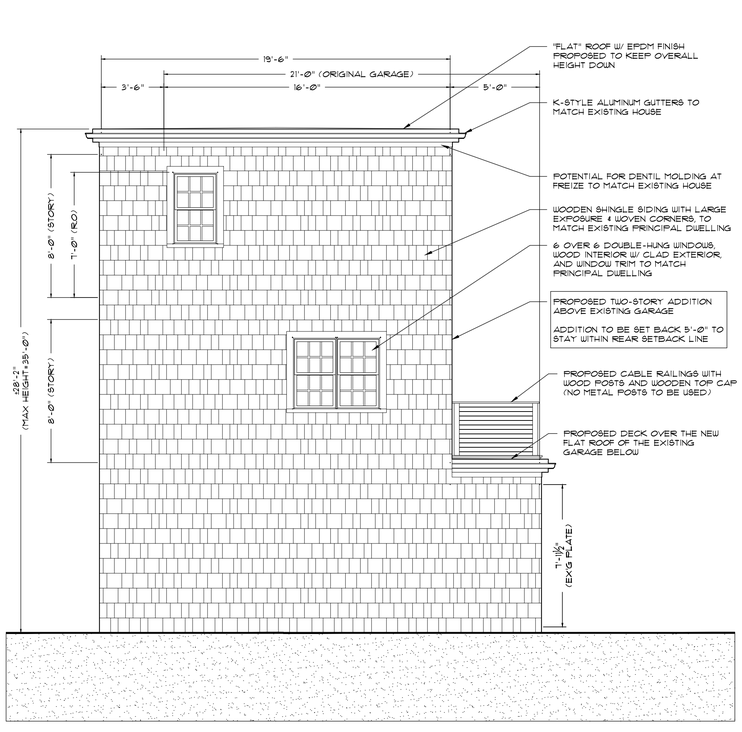
A2-1

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

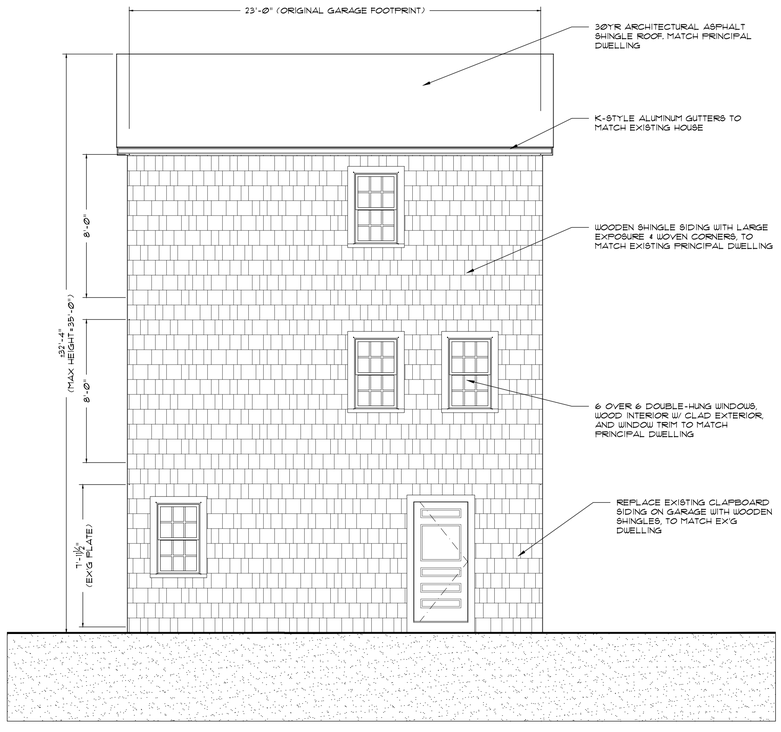
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

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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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
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BRISTOL, RI 02809
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

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

SHEET ARCH D 24" x 36"

A2-2

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

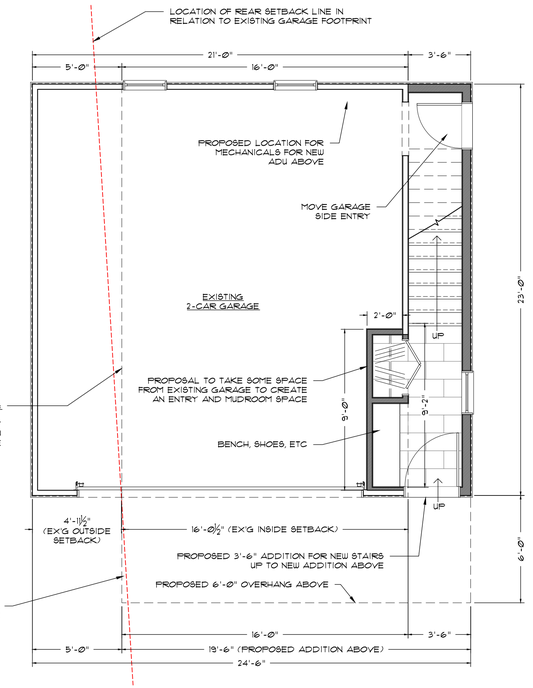
ROOF OPTION 1: **GABLE TO MATCH EXISTING HOME**

SCHEME B

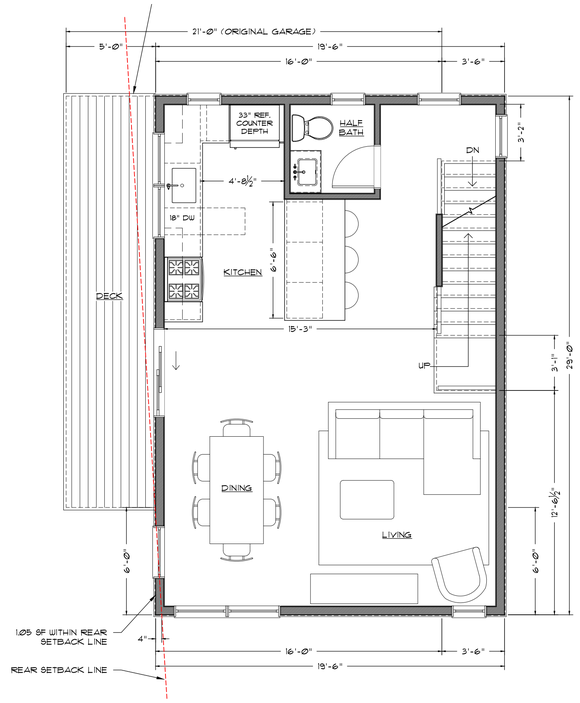
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- 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 ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

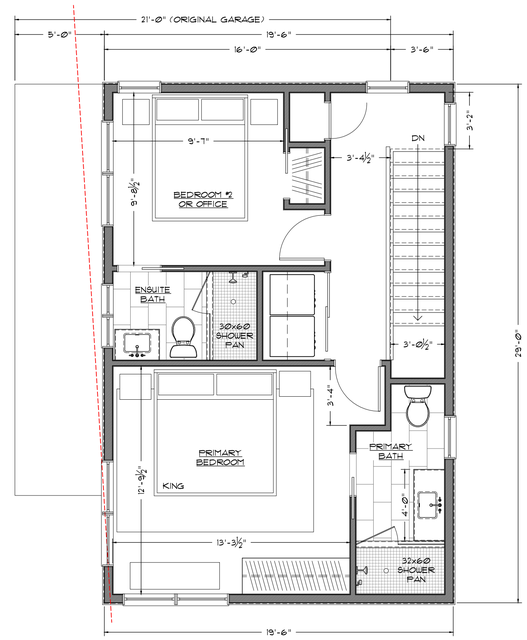
ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521



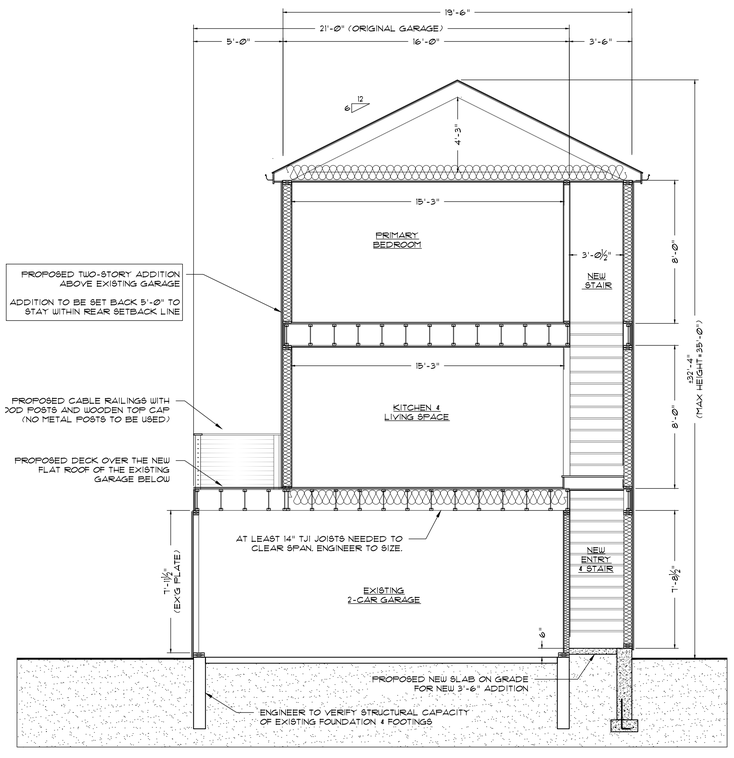
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



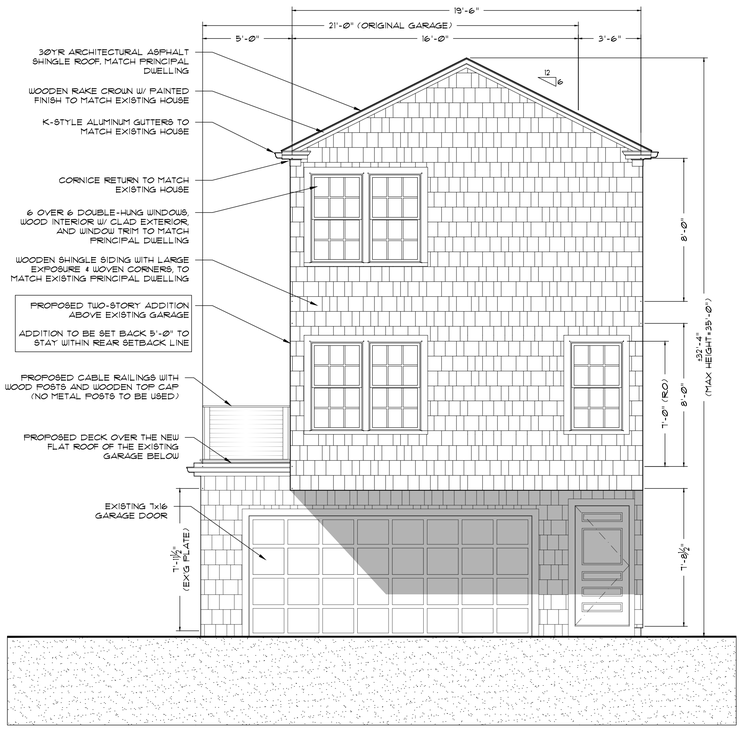
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



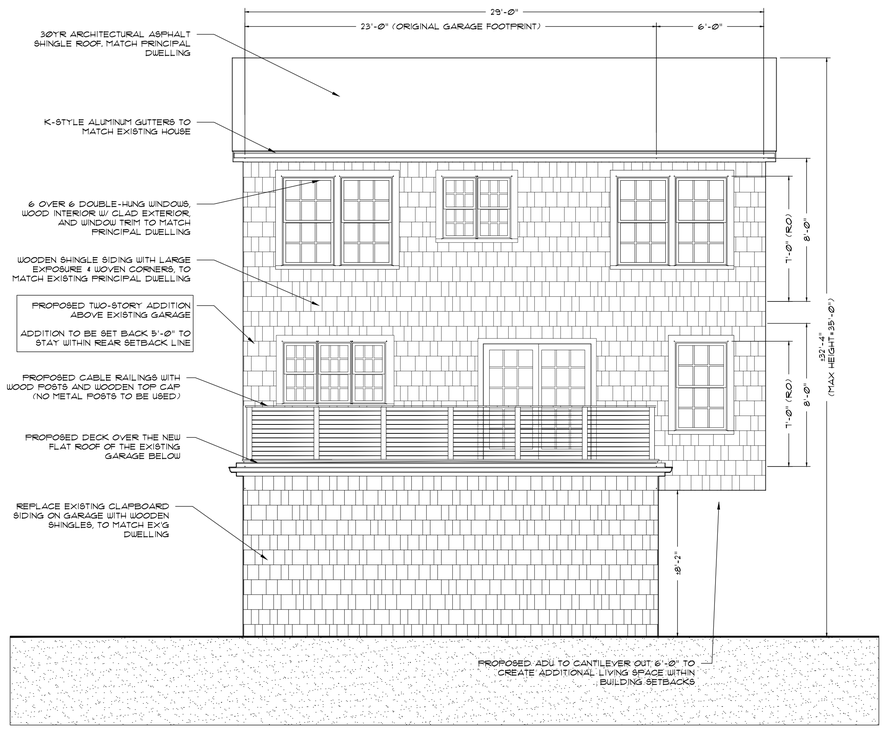
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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"

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 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"

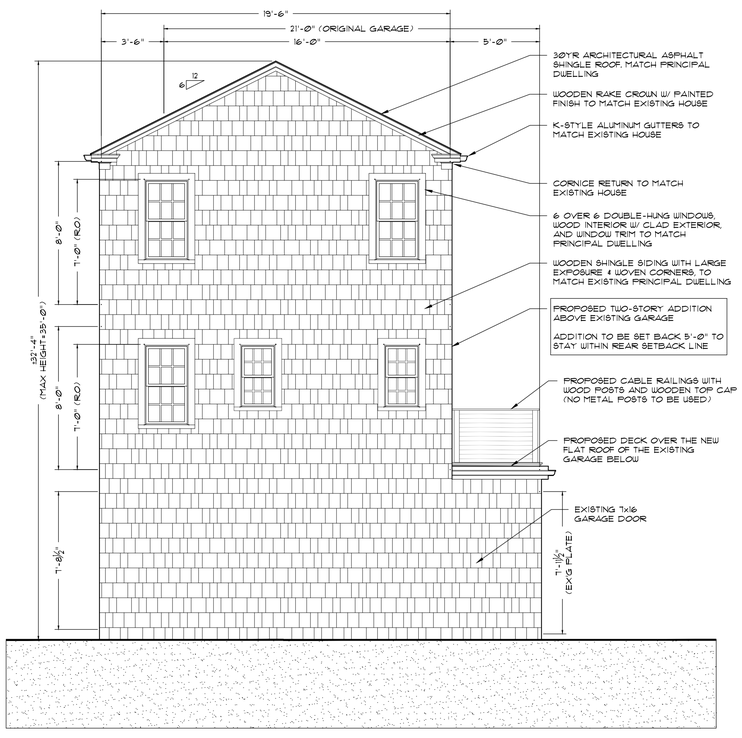
B1-1

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

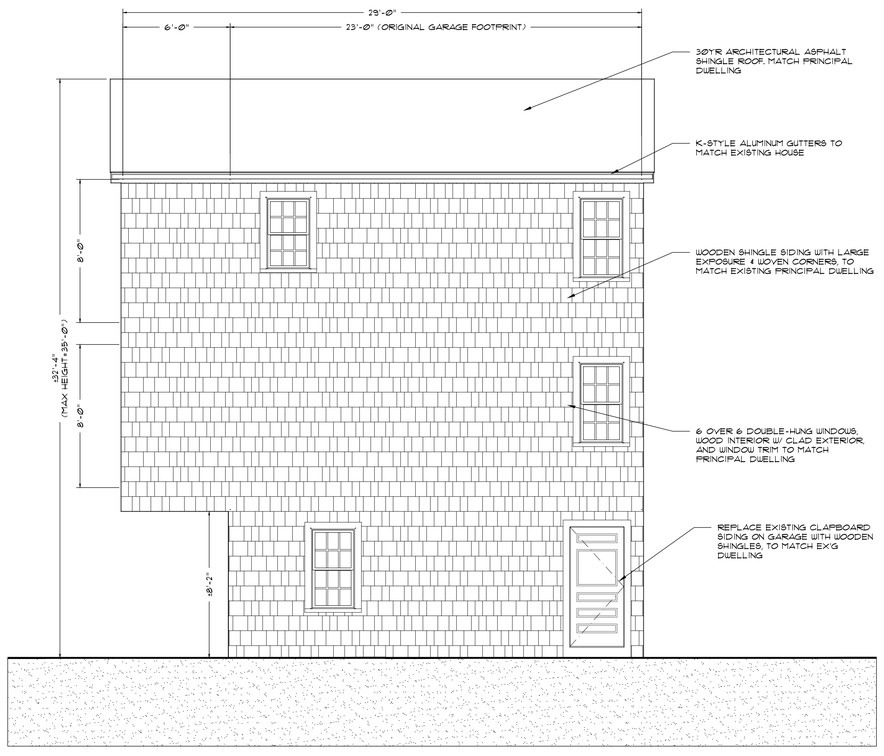
01 VIEW FROM OLIVER ST SCALE: N/A

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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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 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"

B1-2

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

- 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

- 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 ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
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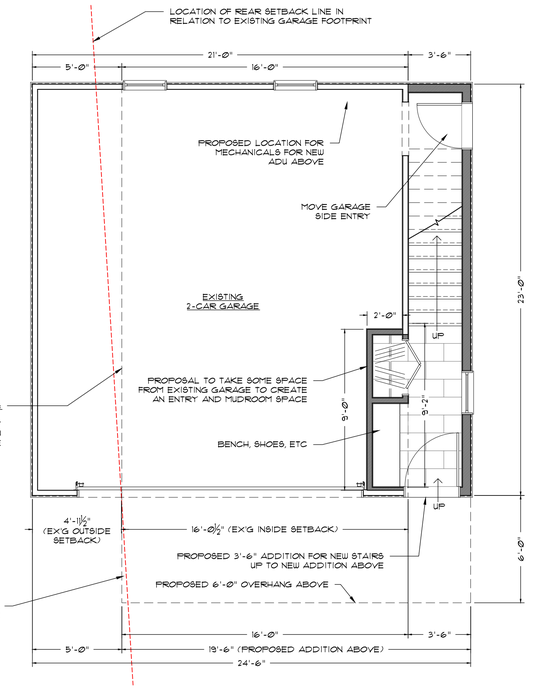
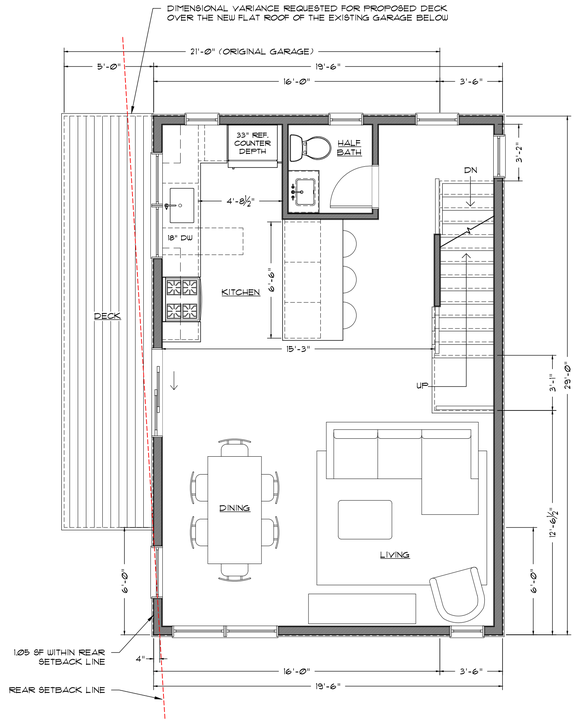
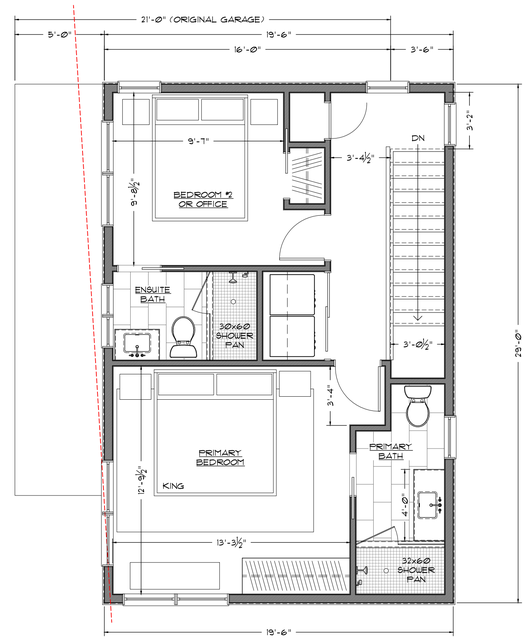


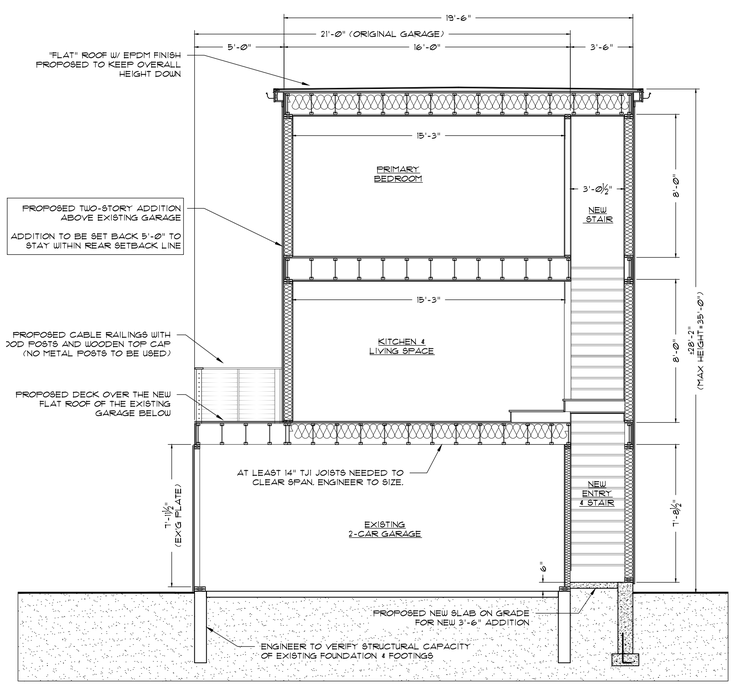
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



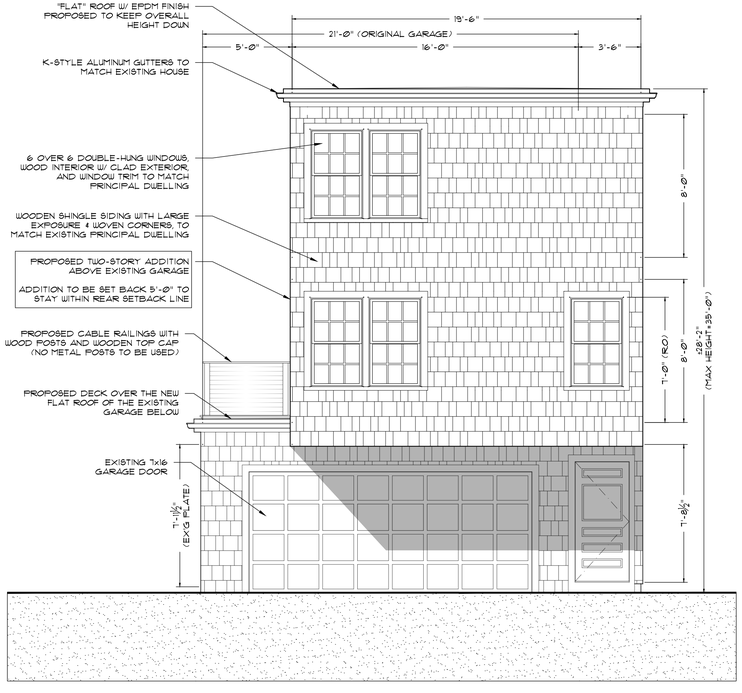
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



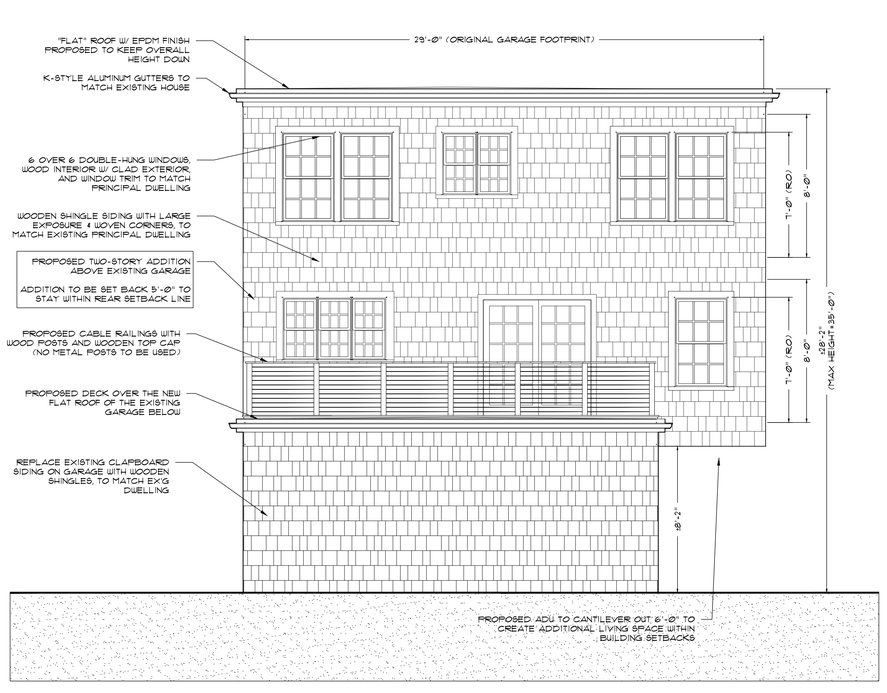
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



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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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

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SHEET ARCH D 24" x 36"

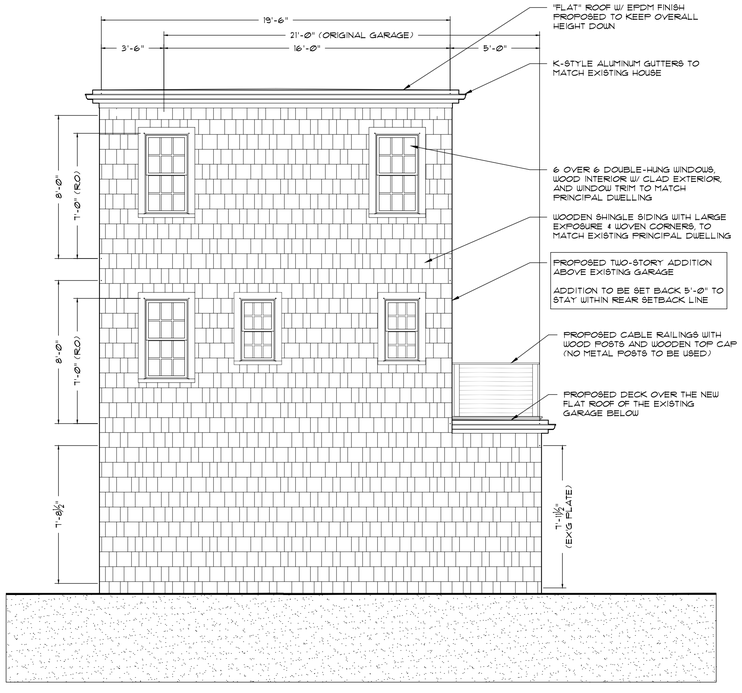
B2-1

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

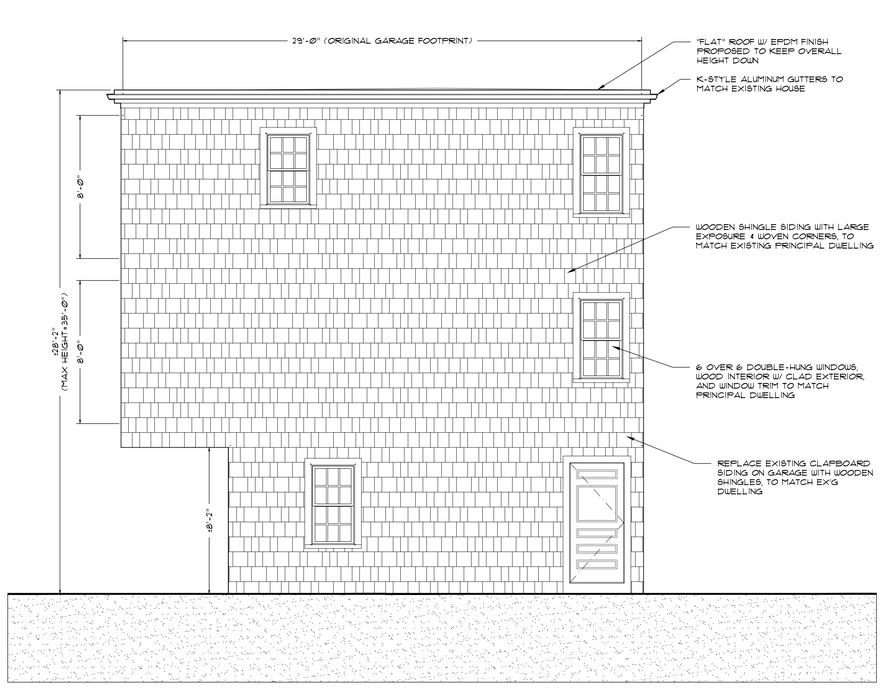
ROOF OPTION 2: FLAT ROOF TO LIMIT HEIGHT AS MUCH AS POSSIBLE

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

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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

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FOR HDC & ZONING APPROVALS

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SHEET ARCH D 24" x 36"

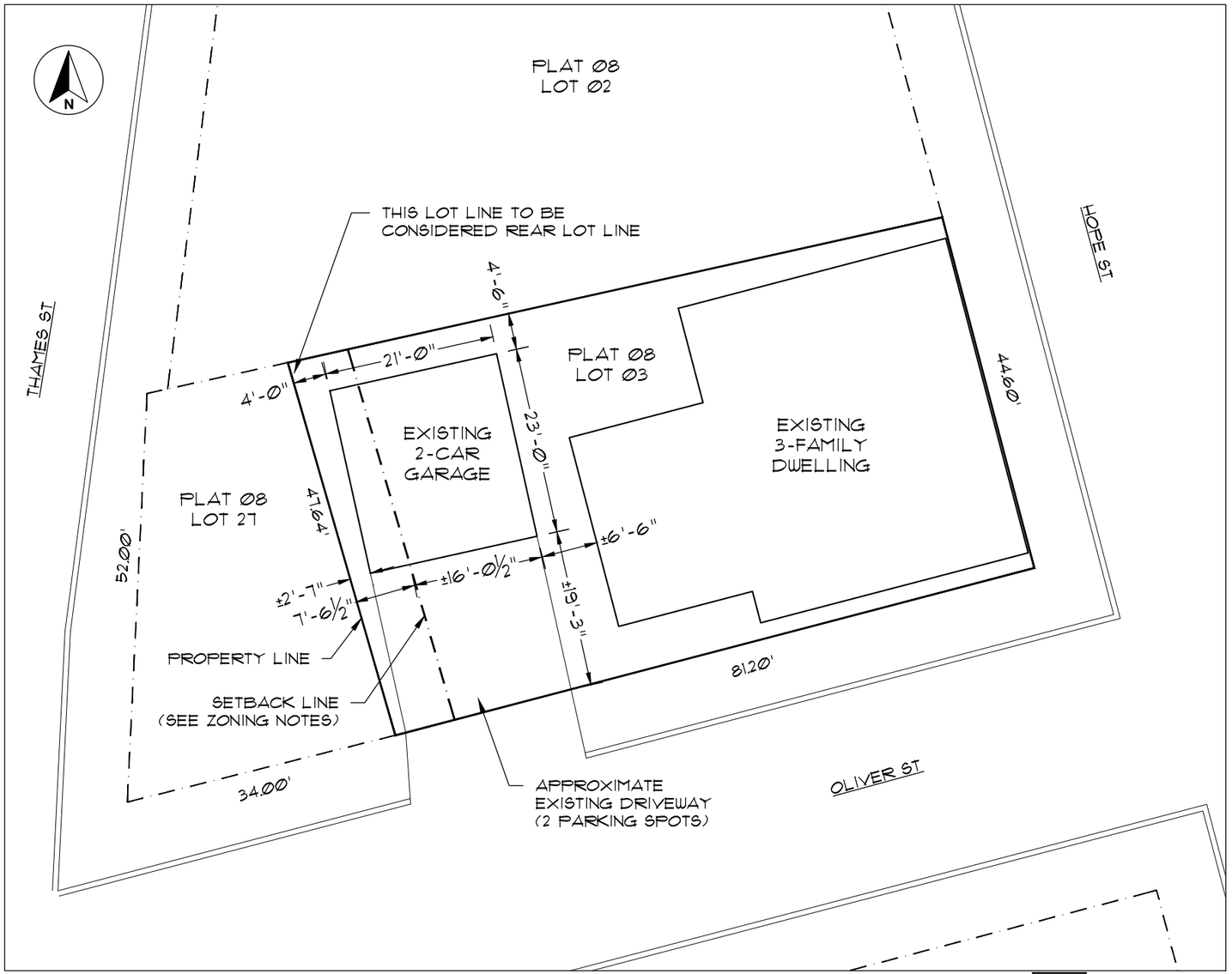
B2-2

PROJECT SCOPE

CONSTRUCT A NEW TWO-STORY ADDITION OVER THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT. BOTH SCHEMES REQUIRE A NEW 3'-6" ADDITION OUTSIDE OF THE EXISTING GARAGE FOOTPRINT FOR A NEW STAIR UP TO THE NEW ADU.

SCHEME A: PROPOSES AND ADDITION OVER THE EXISTING GARAGE FOOTPRINT

SCHEME B: PROPOSES AN ADDITION OVER THE EXISTING GARAGE FOOTPRINT WITH A 6'-0" CANTILEVER OVER THE DRIVEWAY TO MAXIMIZE LIVING SPACE WHILE RESPECTING AS MANY ZONING REQUIREMENTS AS POSSIBLE.



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

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

02 EXISTING GARAGE FROM OLIVER ST SCALE: N/A

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olivia@odscdesign.com
802.338.8762

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

PROPERTY & PROJECT INFORMATION
EXISTING SITE PLAN

WORKING SET.
FOR HDC & ZONING
APPROVALS

ISSUED: 05.19.2026

REVISIONS

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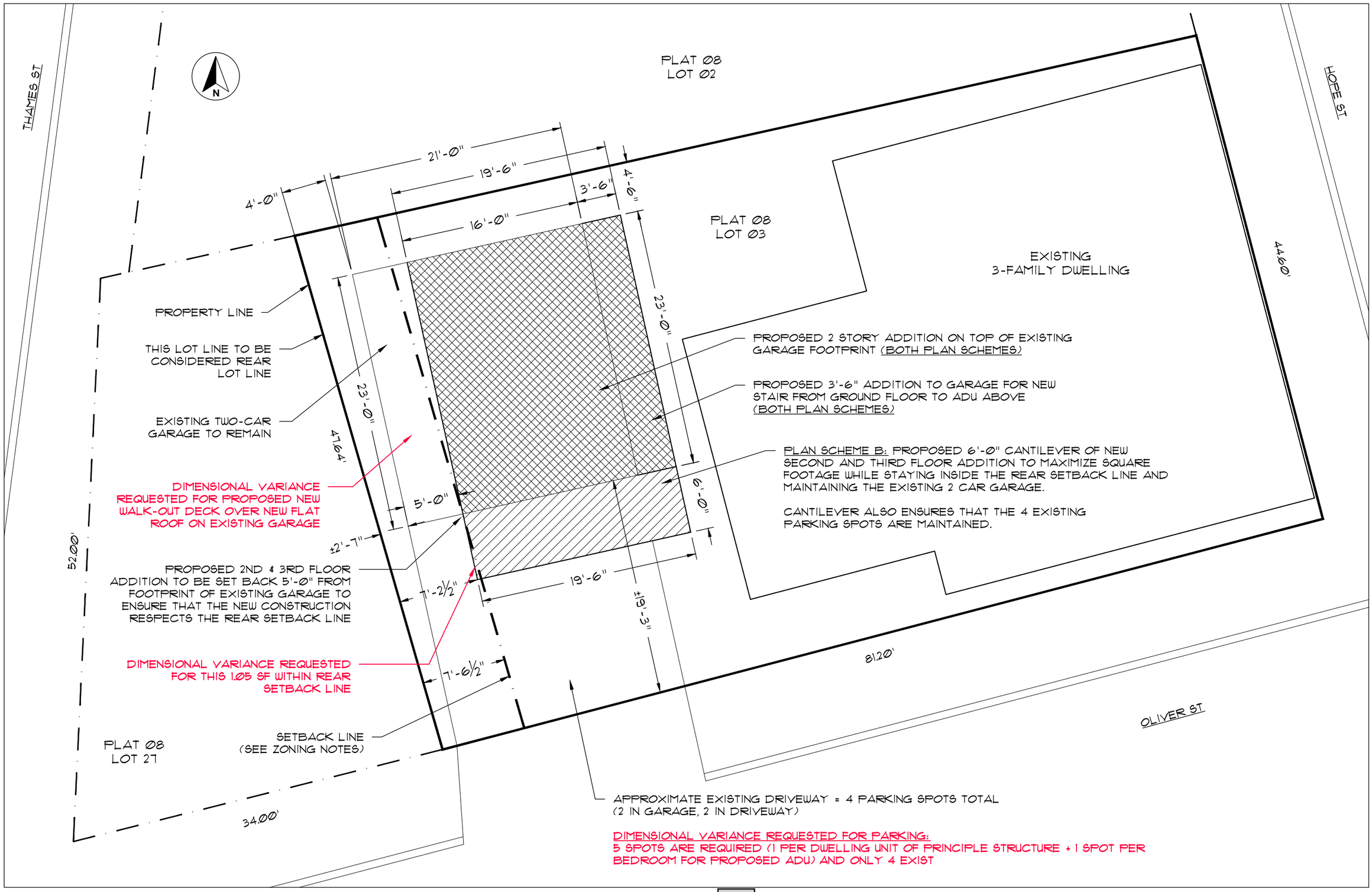
SHEET TABLOID 11" x 17"

A0-1



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

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802.338.8762

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

PROPOSED SITE PLAN

WORKING SET.
FOR HDC & ZONING APPROVALS

ISSUED: 05.19.2026

REVISIONS

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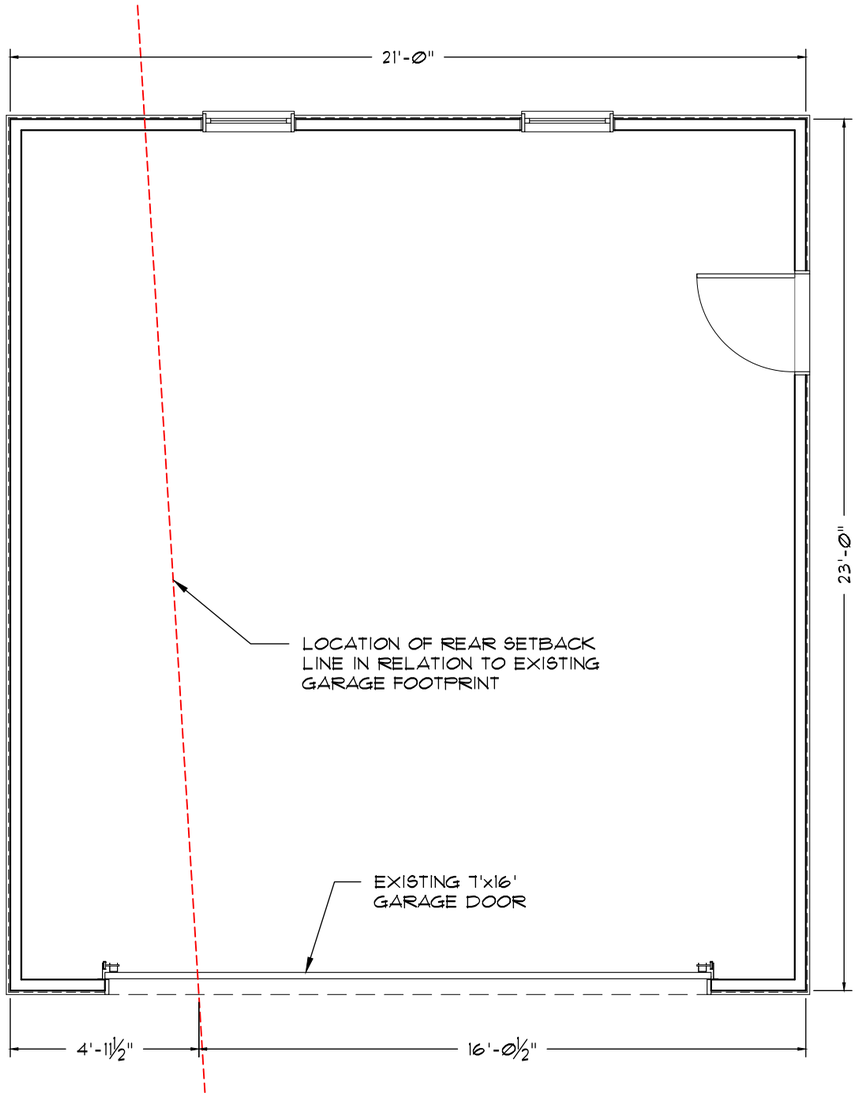
SHEET TABLOID 11" x 17"

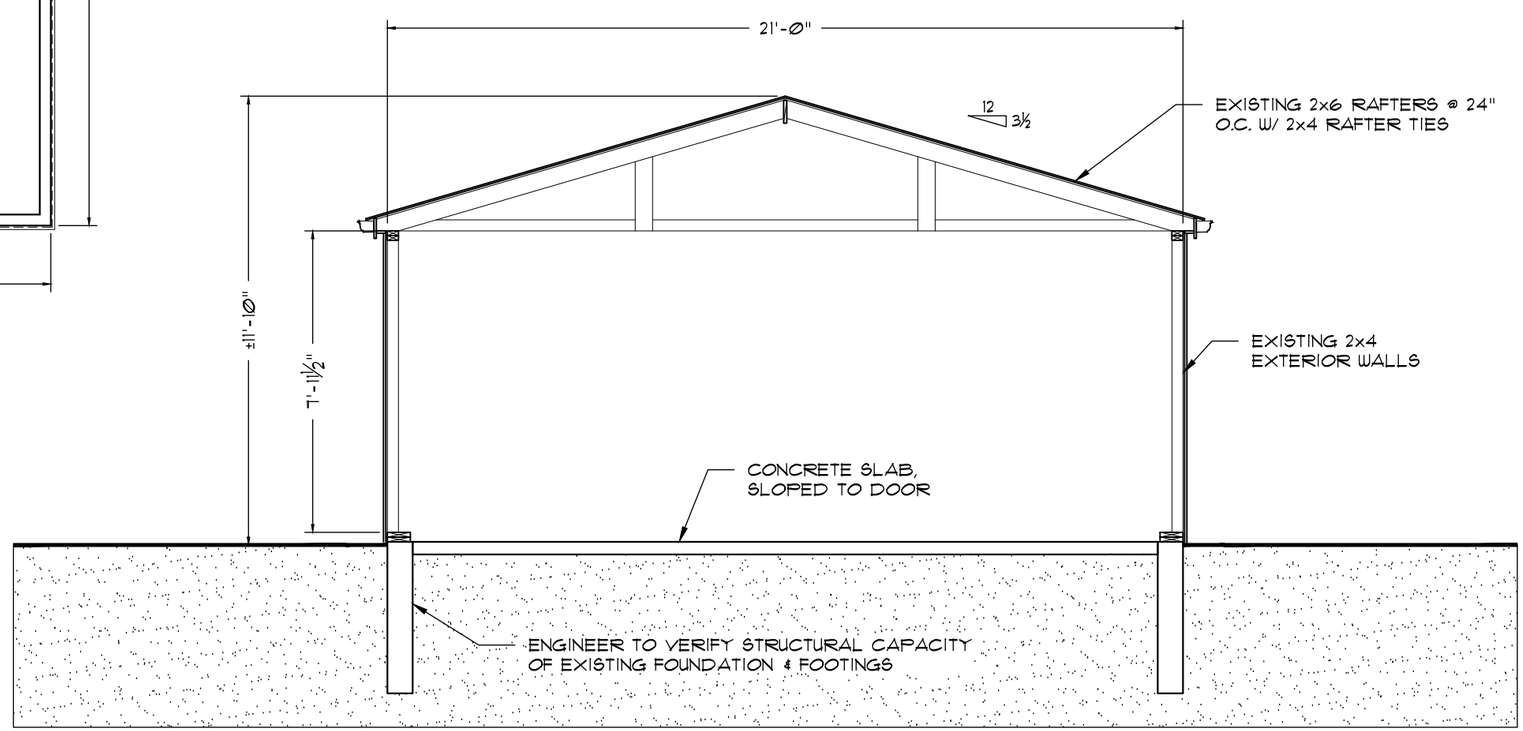
A0-2



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

03 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A

04 PRIMARY STRUCTURE FROM OLIVER ST SCALE: N/A



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

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

EXISTING CONDITIONS
GARAGE FLOOR PLAN & SECTION
PROPERTY PHOTOS

WORKING SET.
FOR HDC & ZONING APPROVALS

ISSUED: 05.19.2026

REVISIONS

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SHEET TABLOID 11" x 17"

A0-3

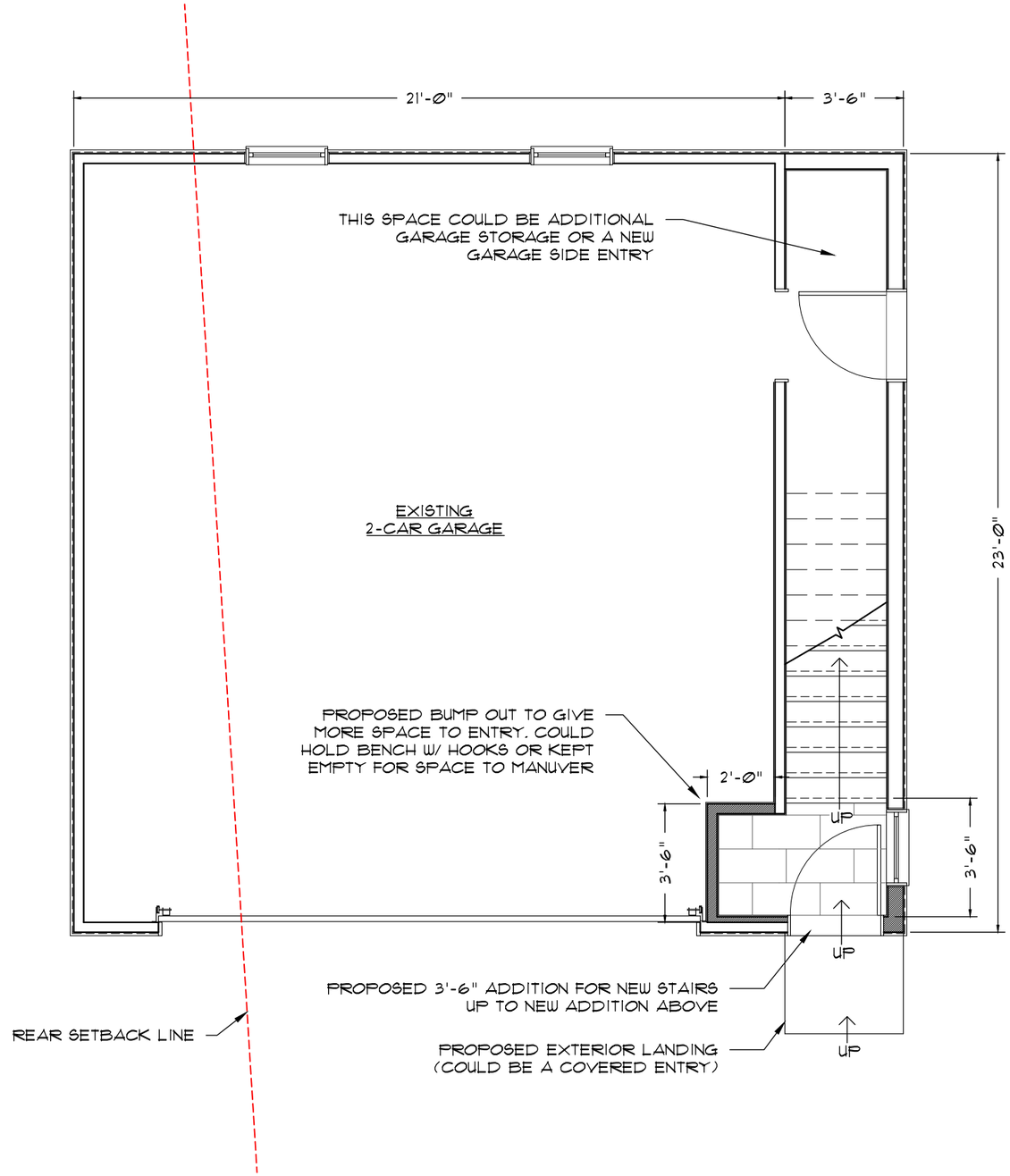
PLANS SCHEME A: **ADDITIONAL FLOORS ARE TO STAY WITHIN GARAGE FOOTPRINT (NEW STAIRWAY EXCEPTED)**

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"

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

SCHEME A
GROUND FLOOR PLAN

WORKING SET.
FOR HDC & ZONING APPROVALS

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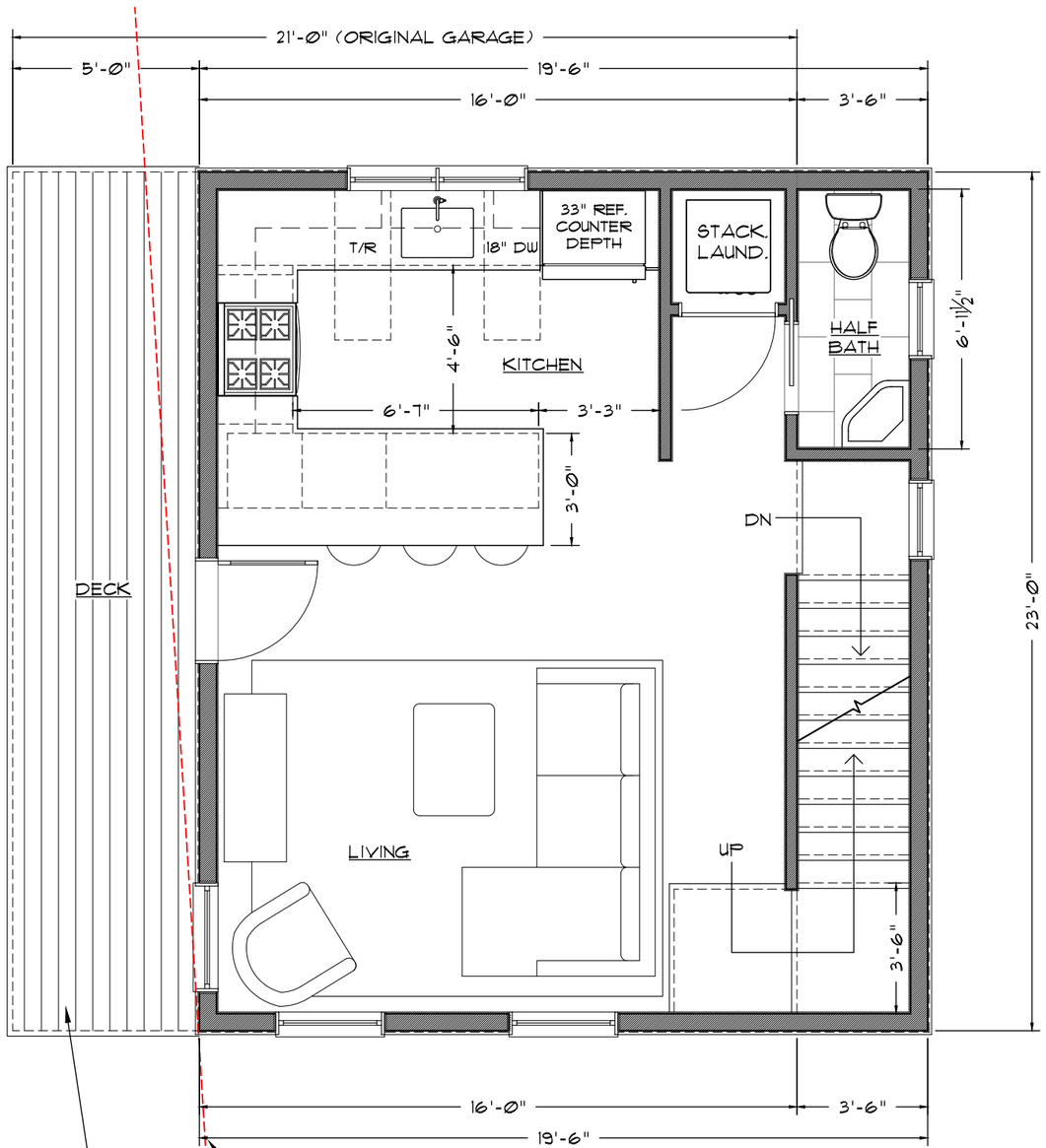
SHEET TABLOID 11" x 17"

A1-1

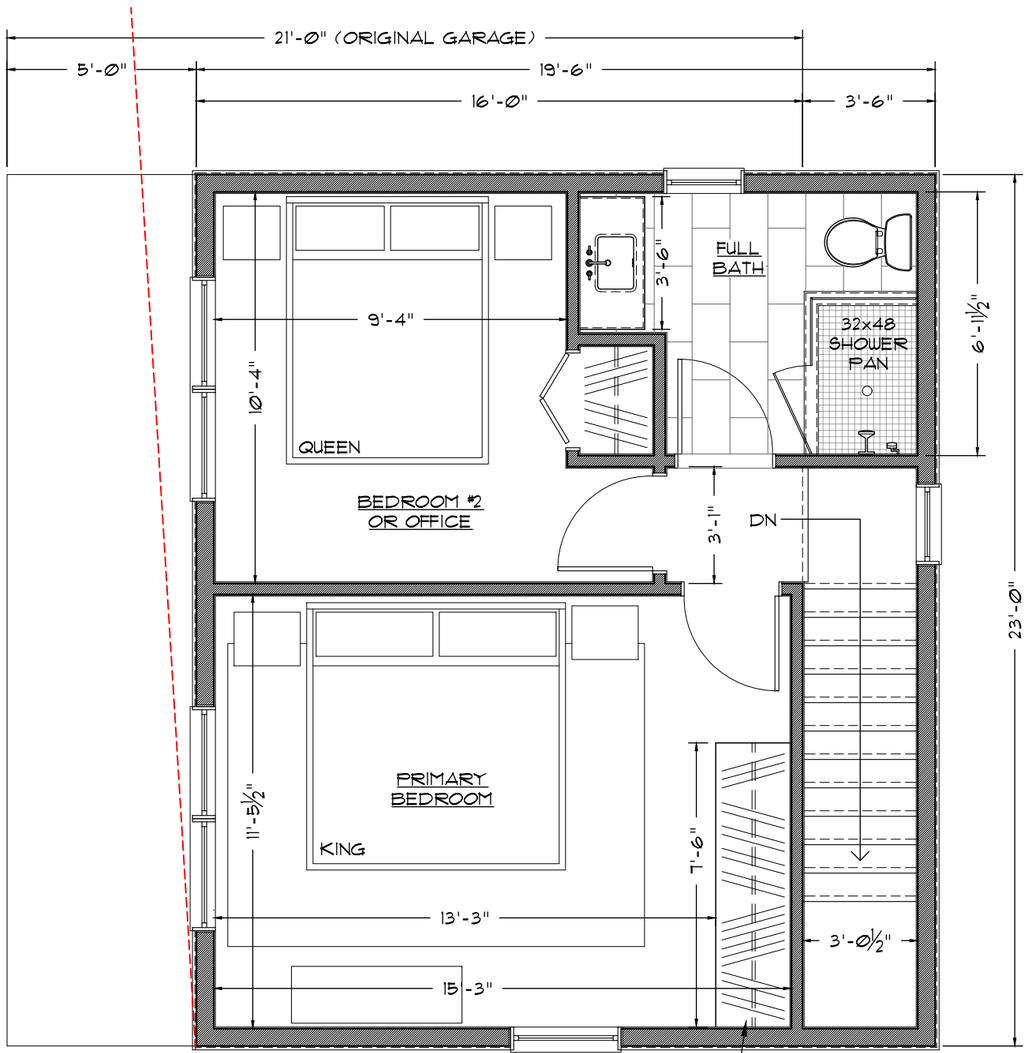


PROPOSED ADDITION STAYS WITHIN FOOTPRINT OF EXISTING GARAGE AND STAYS WITHIN SETBACK FOR BEST CHANCE OF ZONING APPROVAL***

***1 ADDITIONAL PARKING SPACE IS REQUIRED PER ADU BEDROOM. CALLING THE OFFICE A BEDROOM WOULD REQUIRE A DIMENSIONAL VARIANCE DUE TO INSUFFICIENT PARKING

PROPOSED DECK OVER THE NEW FLAT ROOF OF THE EXISTING GARAGE BELOW

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



COULD BE A CLOSET, OR BUILT-IN WARDROBE CABINETS FOR HIGHER-END LOOK

PROPOSED ADDITION STAYS WITHIN FOOTPRINT OF EXISTING GARAGE AND STAYS WITHIN SETBACK FOR BEST CHANCE OF ZONING APPROVAL***

***1 ADDITIONAL PARKING SPACE IS REQUIRED PER ADU BEDROOM. CALLING THE OFFICE A BEDROOM WOULD REQUIRE A DIMENSIONAL VARIANCE DUE TO INSUFFICIENT PARKING

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

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

SCHEME A
ADU ADDITION FLOOR PLANS

WORKING SET.
FOR HDC & ZONING APPROVALS

ISSUED: 05.19.2026

REVISIONS

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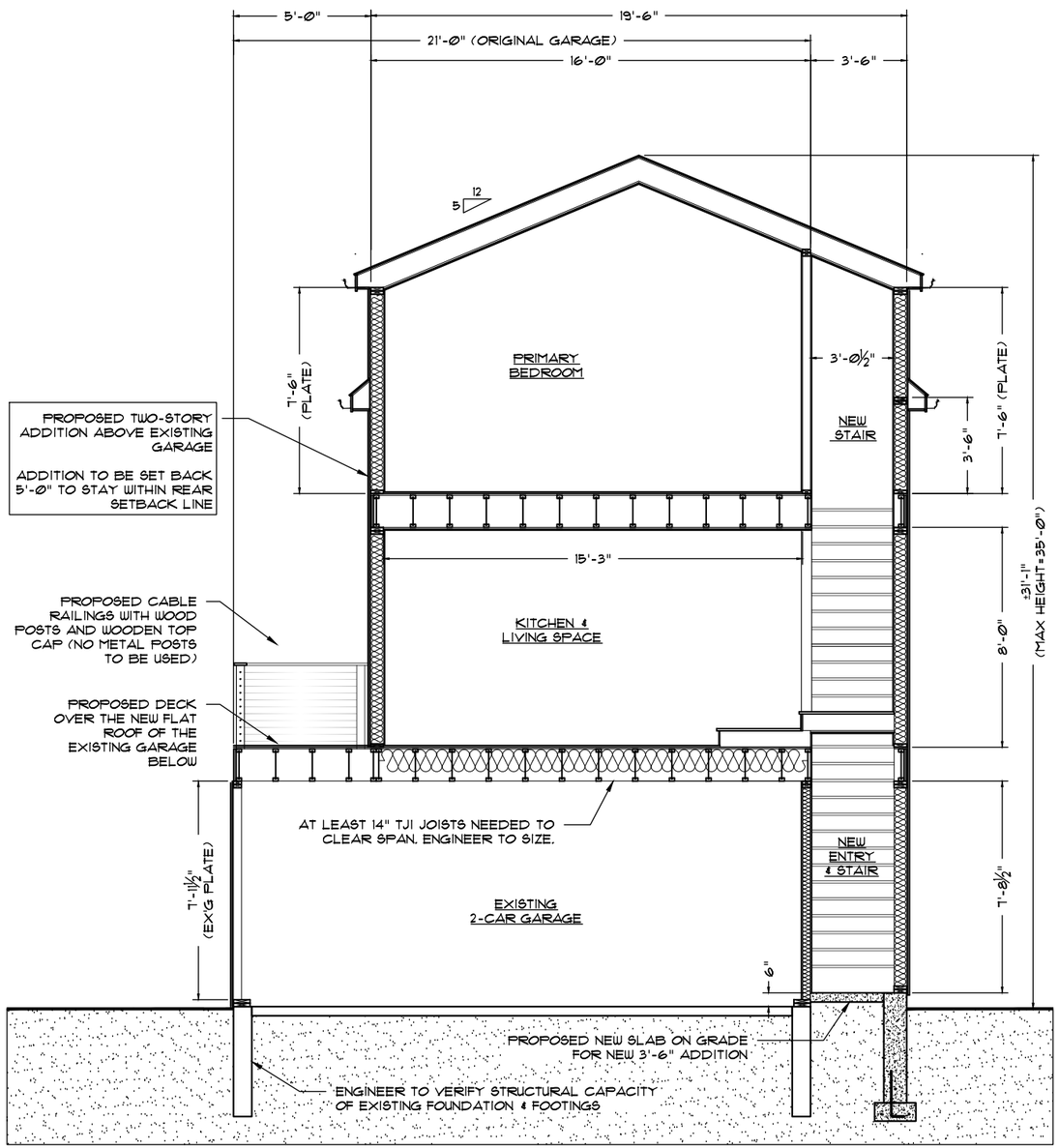
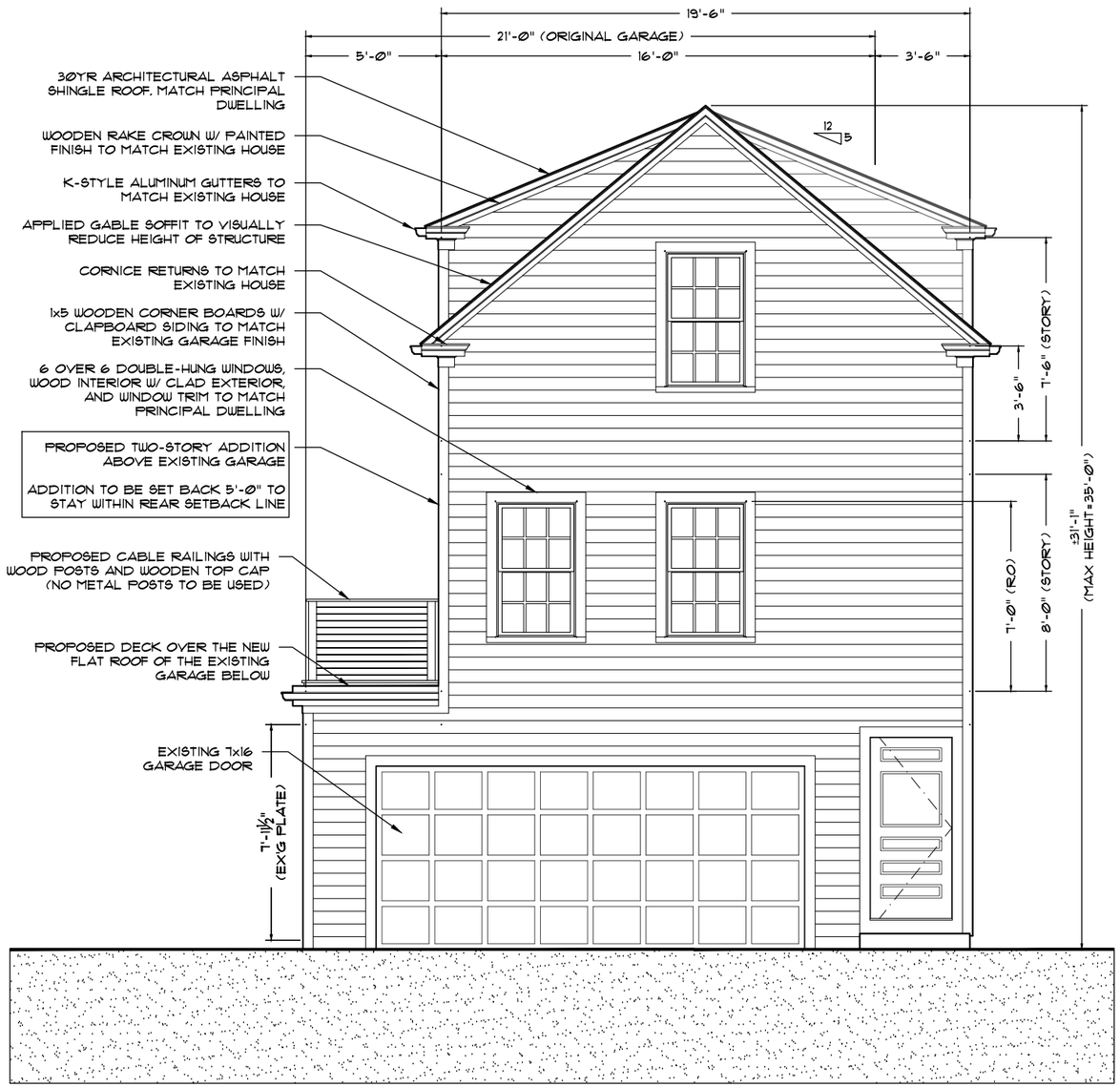
SHEET TABLOID 11" x 17"

A1-2



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

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



02 ELEVATION (OLIVER ST) SCALE: 3/16" = 1'-0"

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

SCHEME A: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
SECTION & ELEVATION

WORKING SET.
FOR HDC & ZONING APPROVALS

ISSUED: 05.19.2026

REVISIONS

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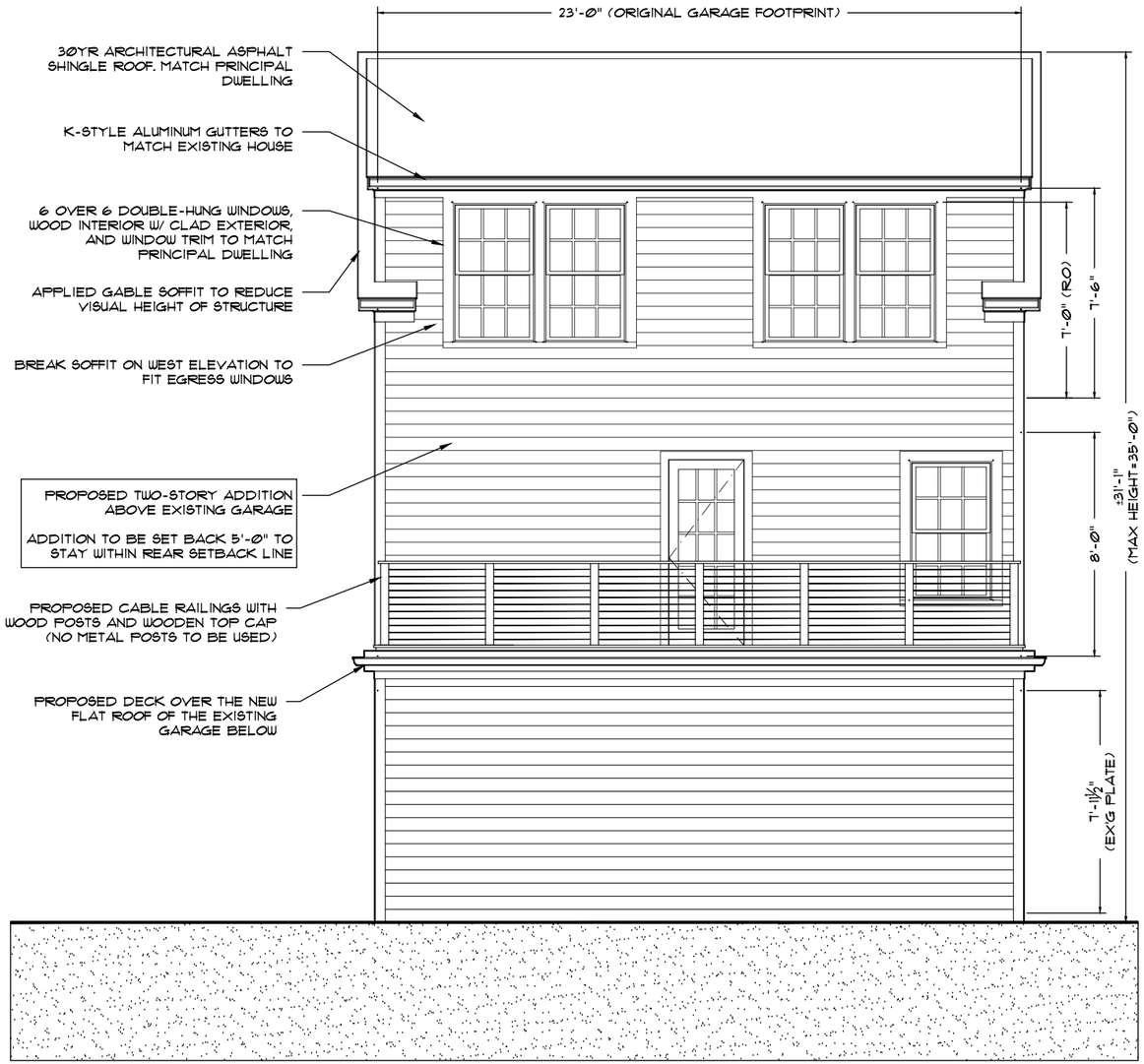
SHEET TABLOID 11" x 17"

A1-3

PROPOSED CABLE RAIL,
SIMILAR TO 715 HOPE ST

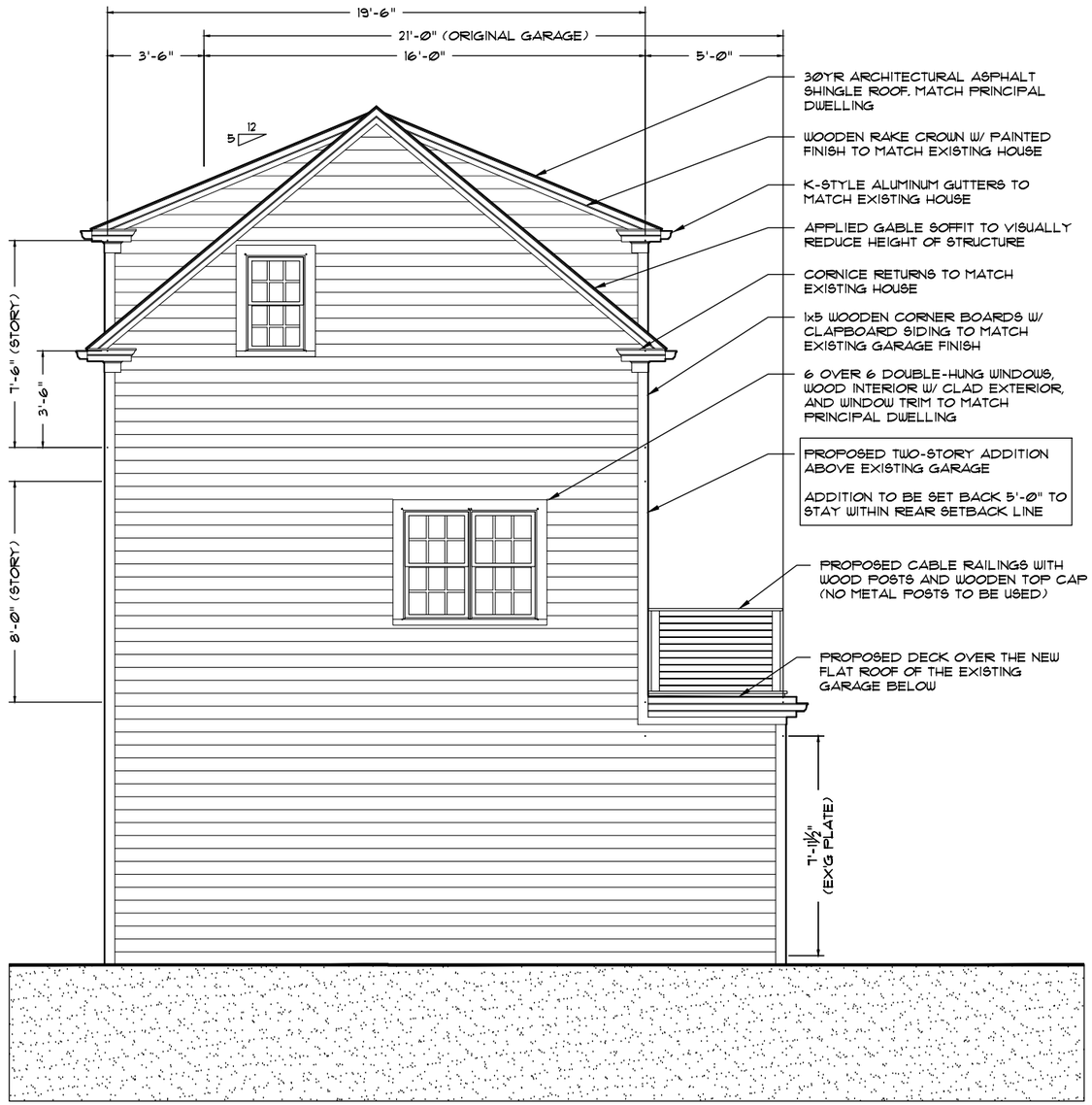
- WOOD TOP CAP
- 4x4 POSTS WRAPPED W/ TRIM
- WOOD DECKING

03 PROPOSED CABLE RAIL EXAMPLE SCALE: N/A



01 WEST ELEVATION SCALE: 3/16" = 1'-0"

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



145 NORTH ELEVATION SCALE: 3/16" = 1'-0"

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802.338.8762

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

SCHEME A: ROOF OPTION 1
GABLE ROOF TO MATCH EXISTING PRIMARY STRUCTURE
ELEVATIONS

WORKING SET.
FOR HDC & ZONING APPROVALS

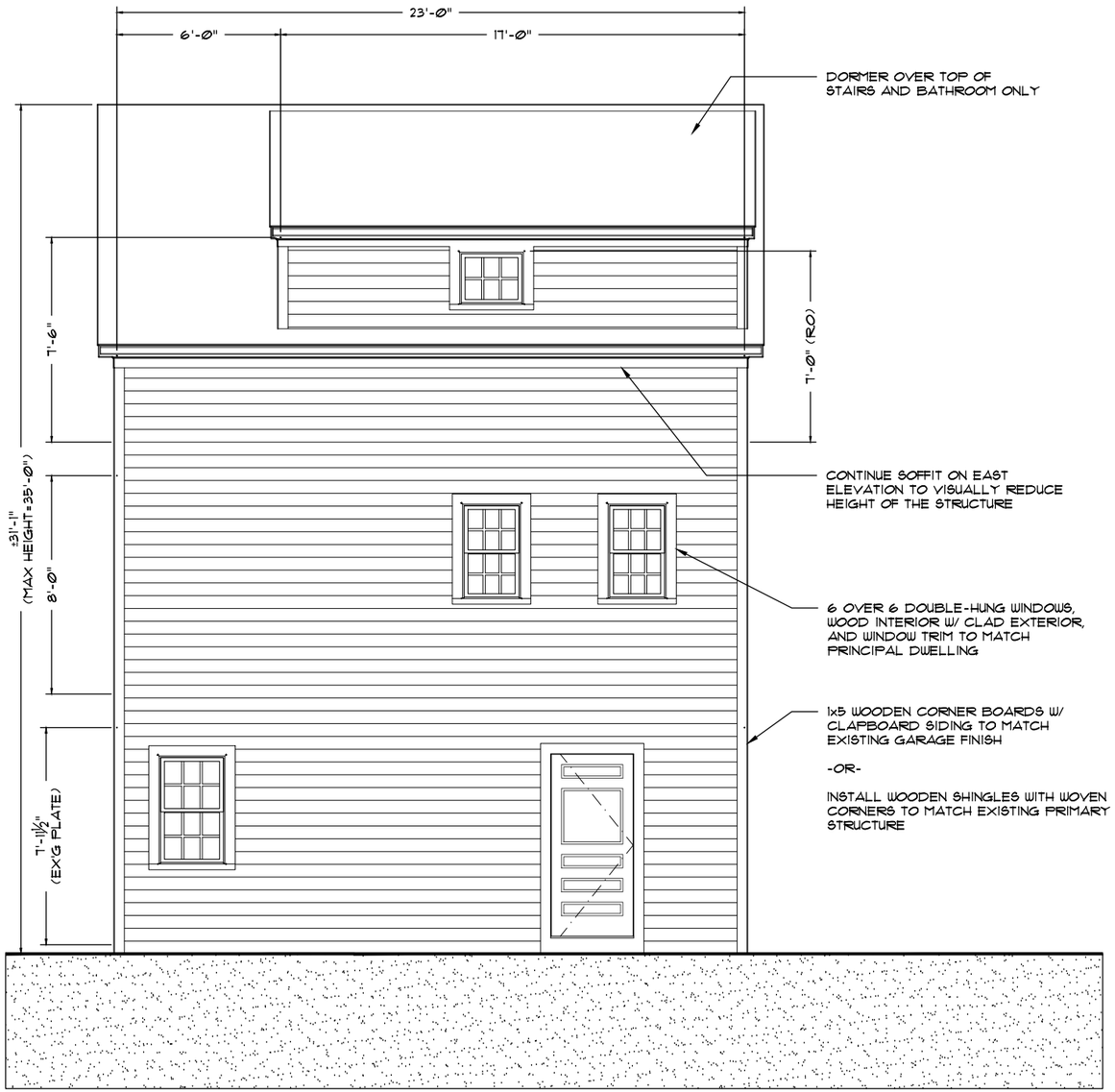
ISSUED: 05.19.2026

REVISIONS

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

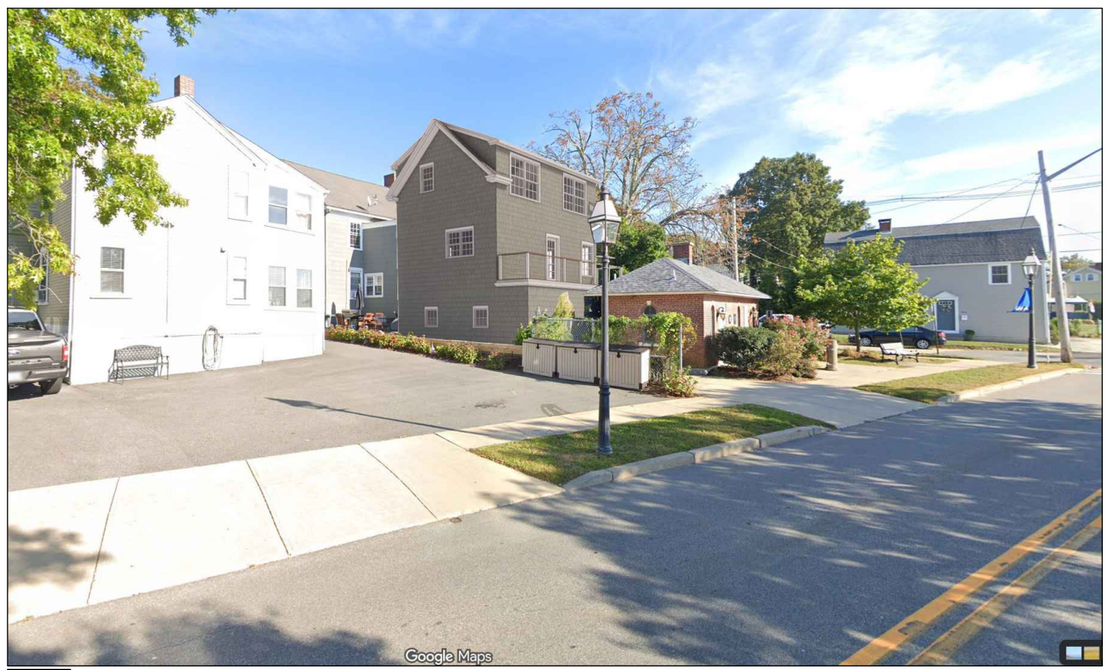
SHEET TABLOID 11" x 17"

A1-4



01 EAST ELEVATION SCALE: 3/16" = 1'-0"

02 VIEW FROM OLIVER ST (SOUTH ELEV.) SCALE: N/A



146 VIEW FROM THAMES ST (NORTHWEST) SCALE: N/A

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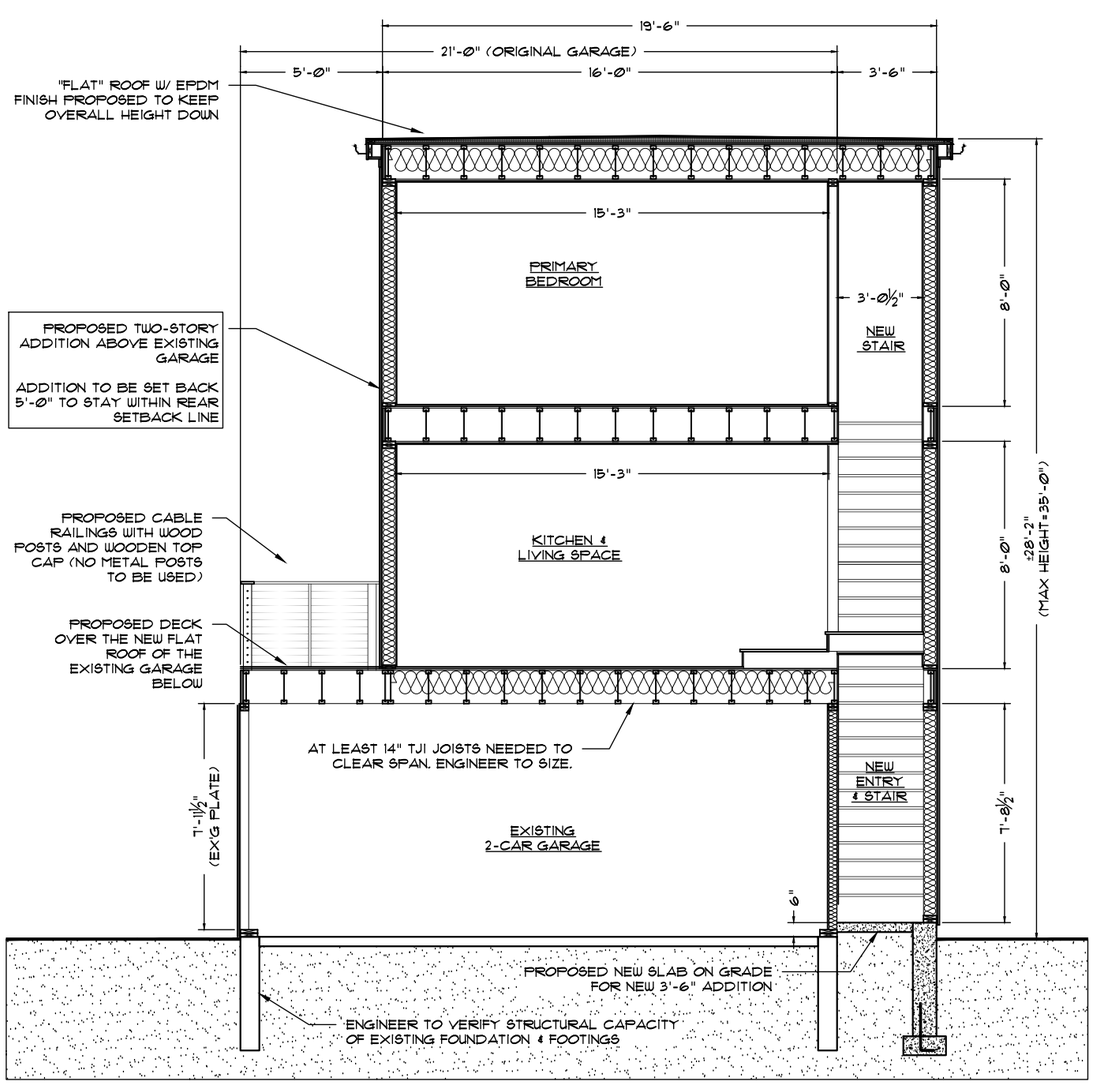
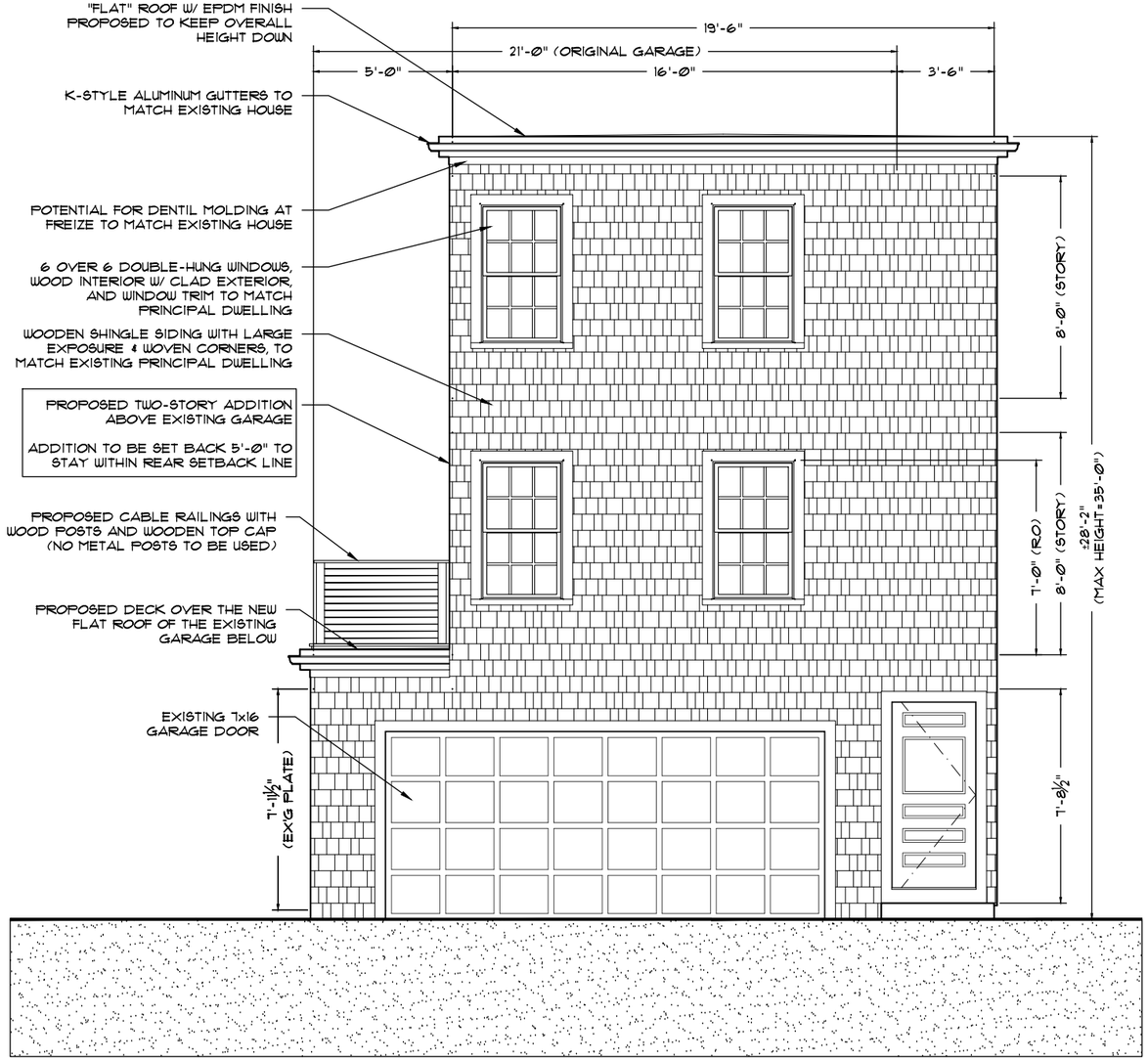
A1-5

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



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



02 ELEVATION (OLIVER ST) SCALE: 3/16" = 1'-0"

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GARAGE RENOVATIONS & ADU FOR
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SCHEME A: ROOF OPTION 2
FLAT ROOF TO REDUCE HEIGHT AS MUCH AS POSSIBLE
SECTION & ELEVATION

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A2-3

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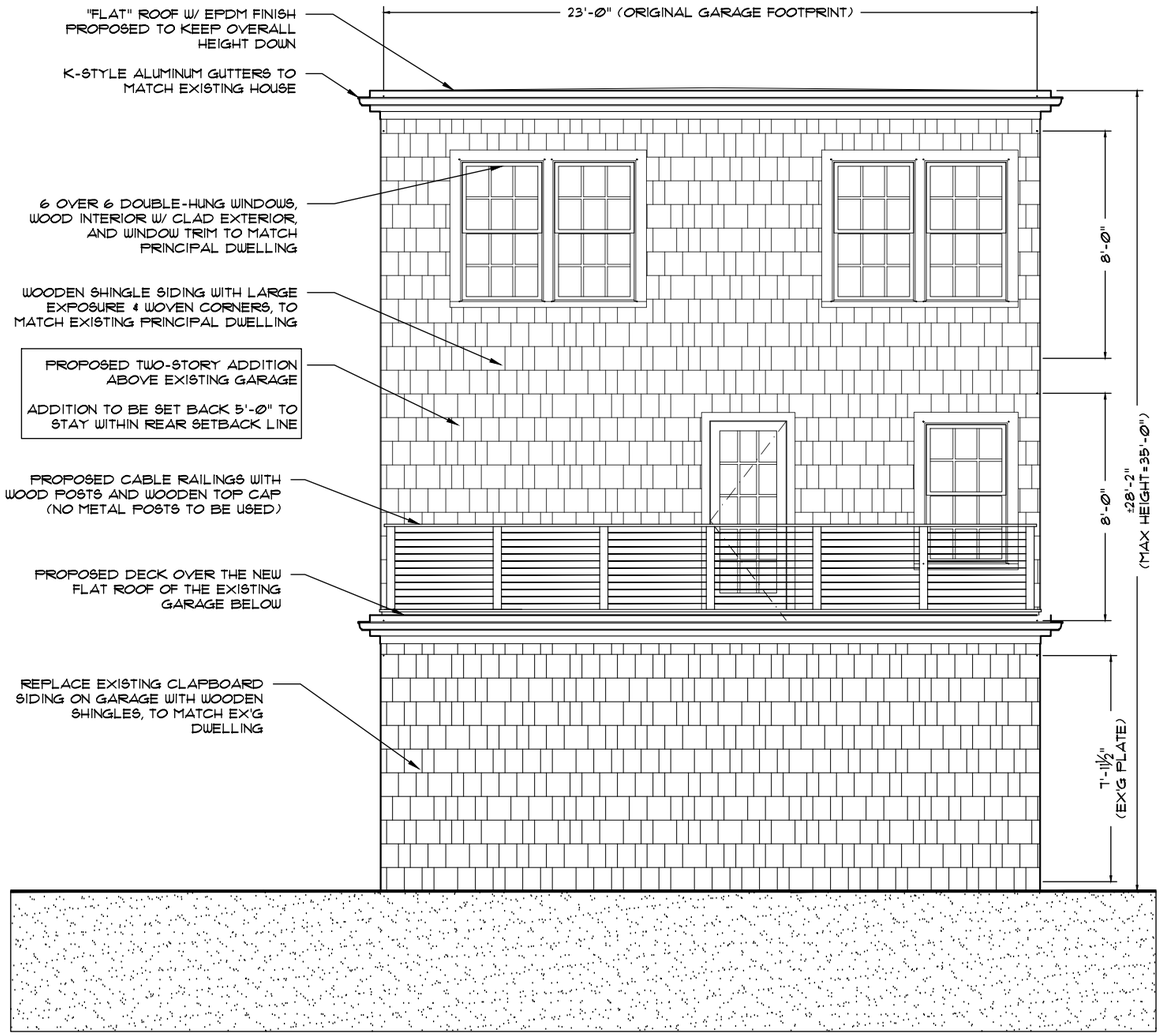
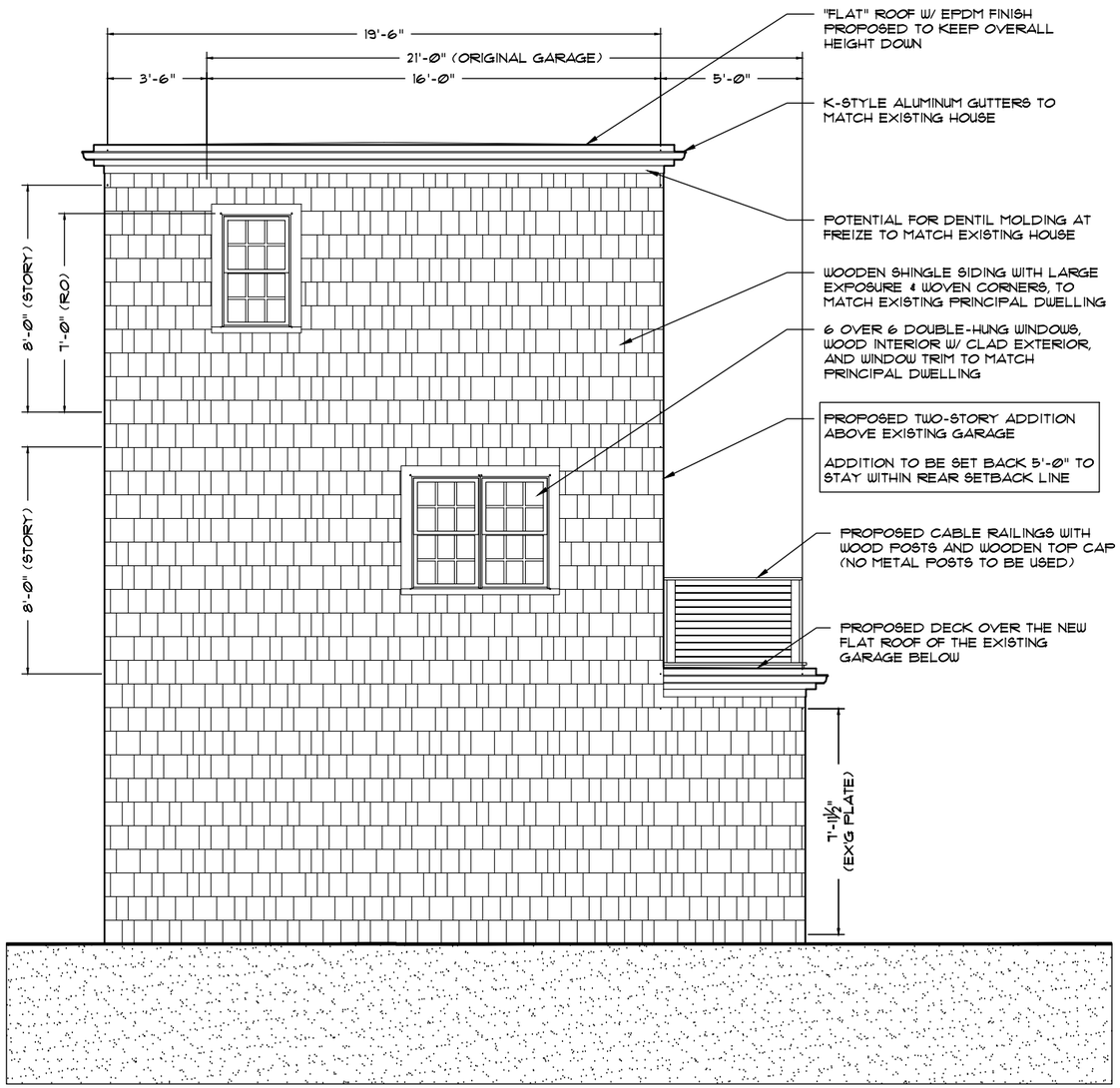


01 WEST ELEVATION SCALE: 3/16" = 1'-0"



148

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

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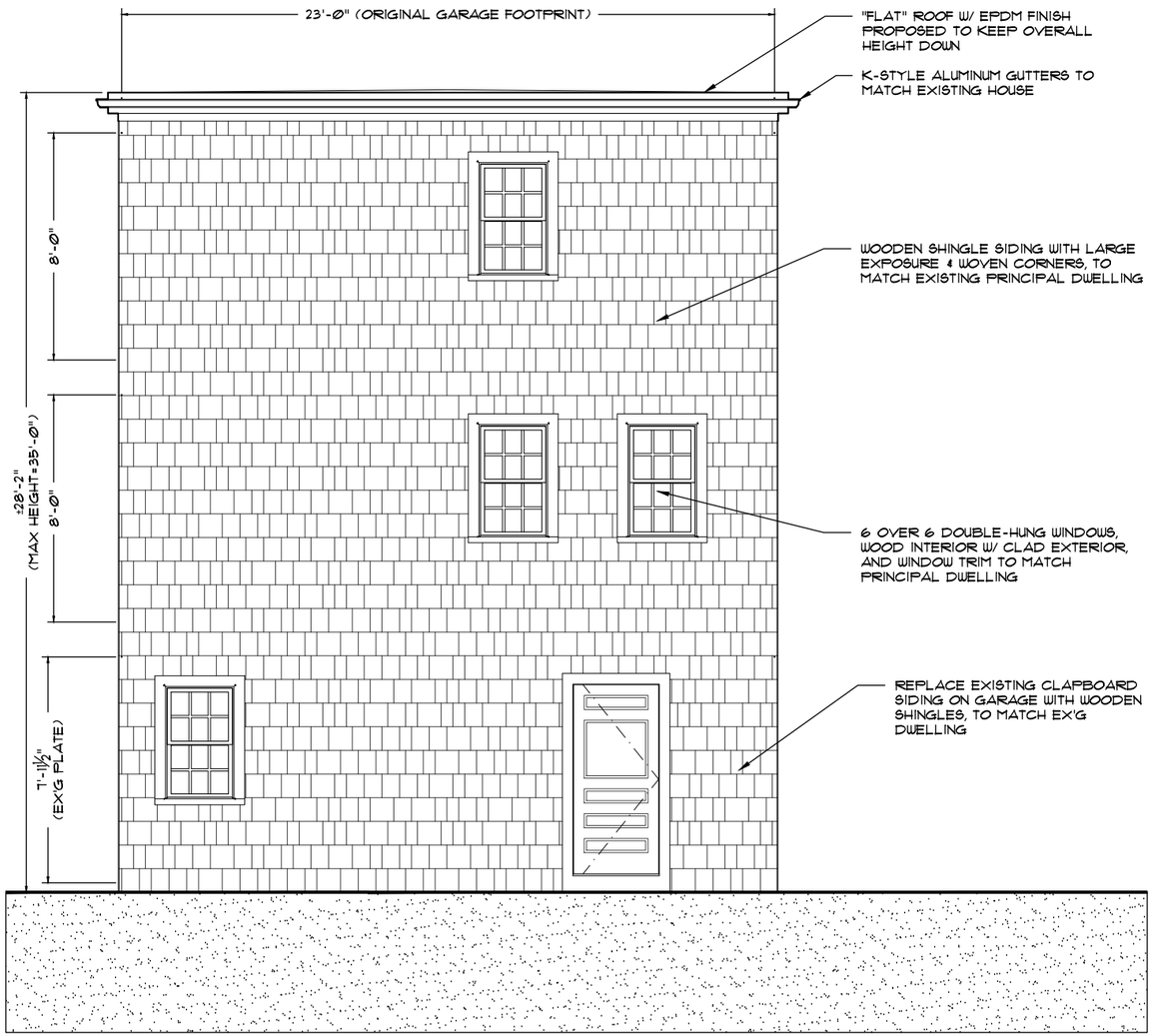
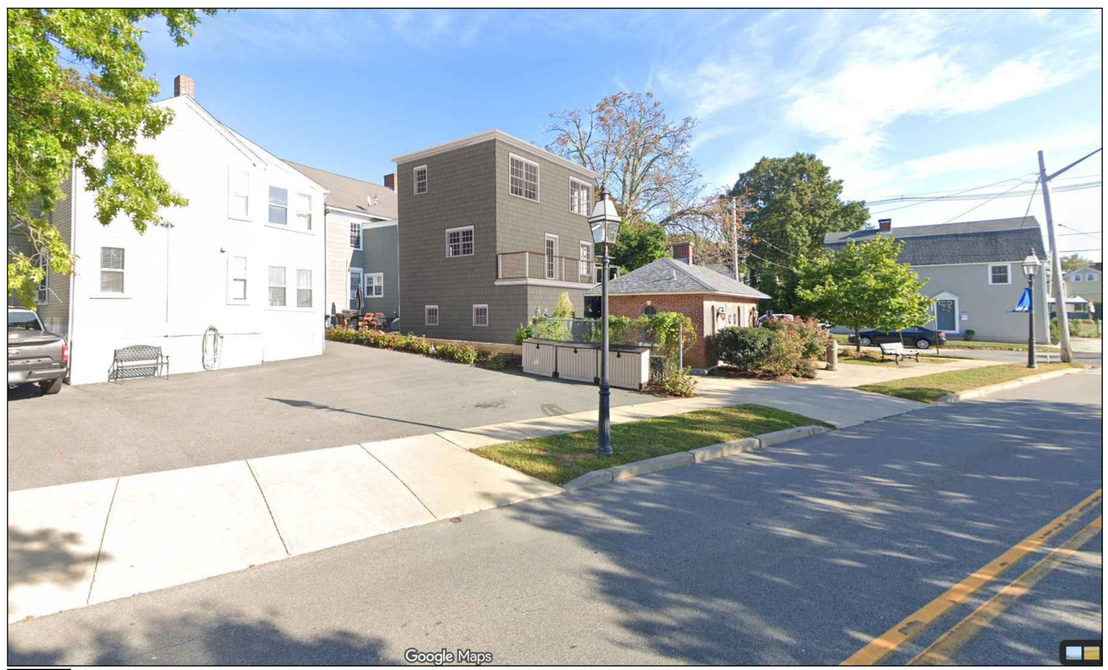
A2-4



01 EAST ELEVATION SCALE: 3/16" = 1'-0"

02 VIEW FROM OLIVER ST (SOUTH ELEV.) SCALE: N/A



149 VIEW FROM THAMES ST (NORTHWEST) SCALE: N/A

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A2-5

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

SCHEME B

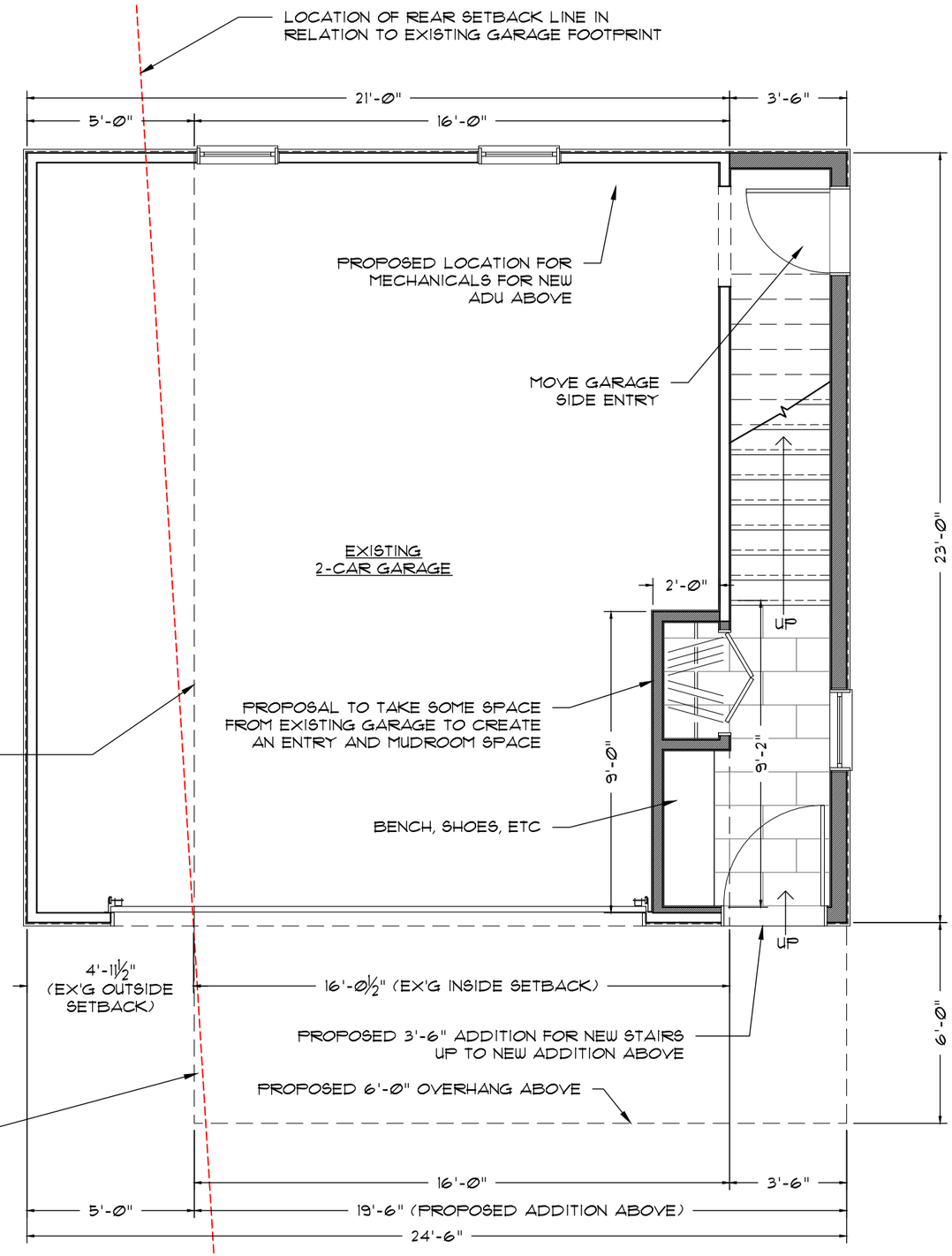
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- 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 ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

ADU FINISHED SF:	1,149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521

PROPOSED 2ND & 3RD FLOOR ADDITION ABOVE:

ADDITION TO BE SET BACK 5'-0" FROM FOOTPRINT OF EXISTING GARAGE TO ENSURE THAT THE NEW CONSTRUCTION RESPECTS THE REAR SETBACK LINE



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

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GARAGE RENOVATIONS & ADU FOR
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SCHEME B
GROUND FLOOR PLAN

WORKING SET.
FOR HDC & ZONING APPROVALS

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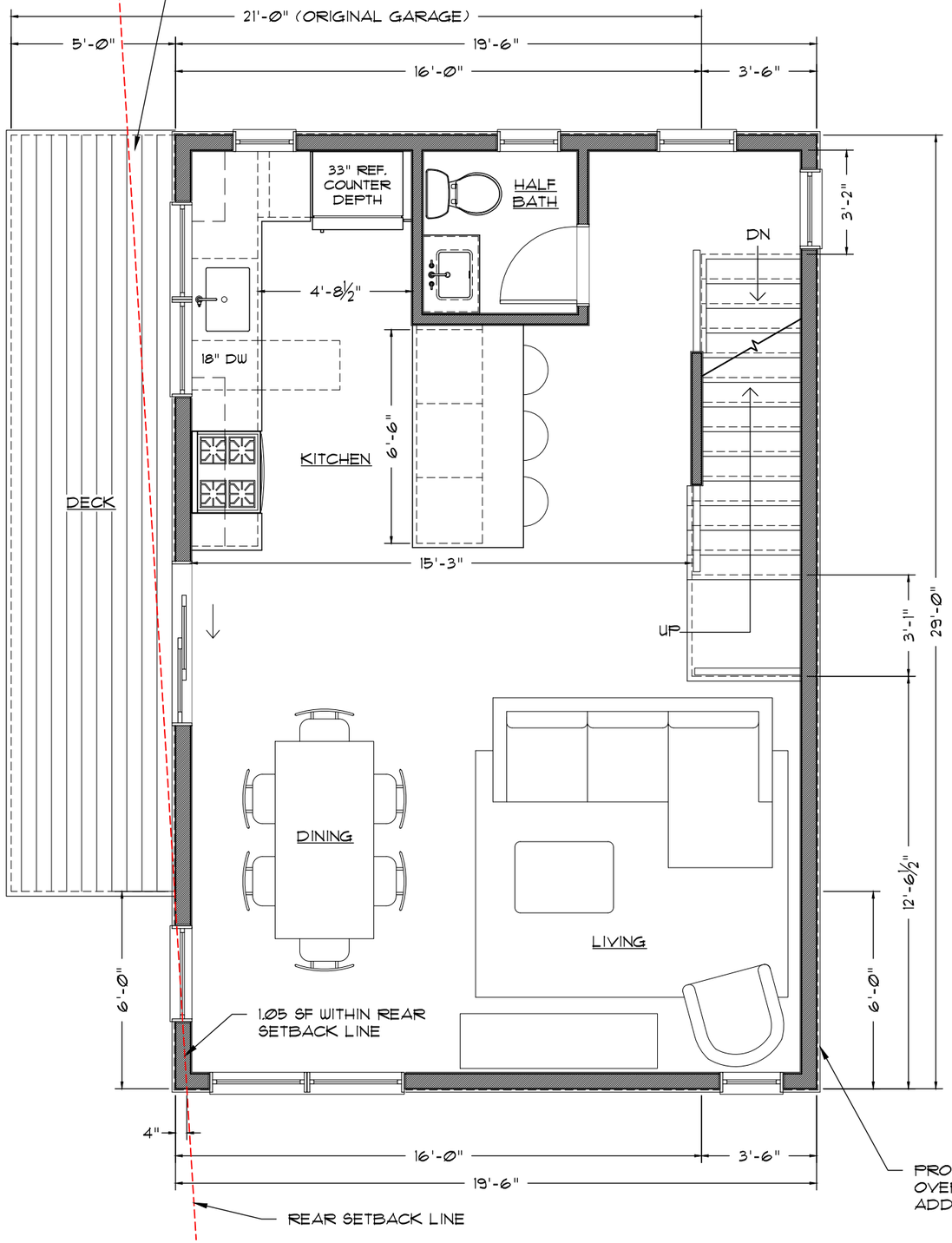
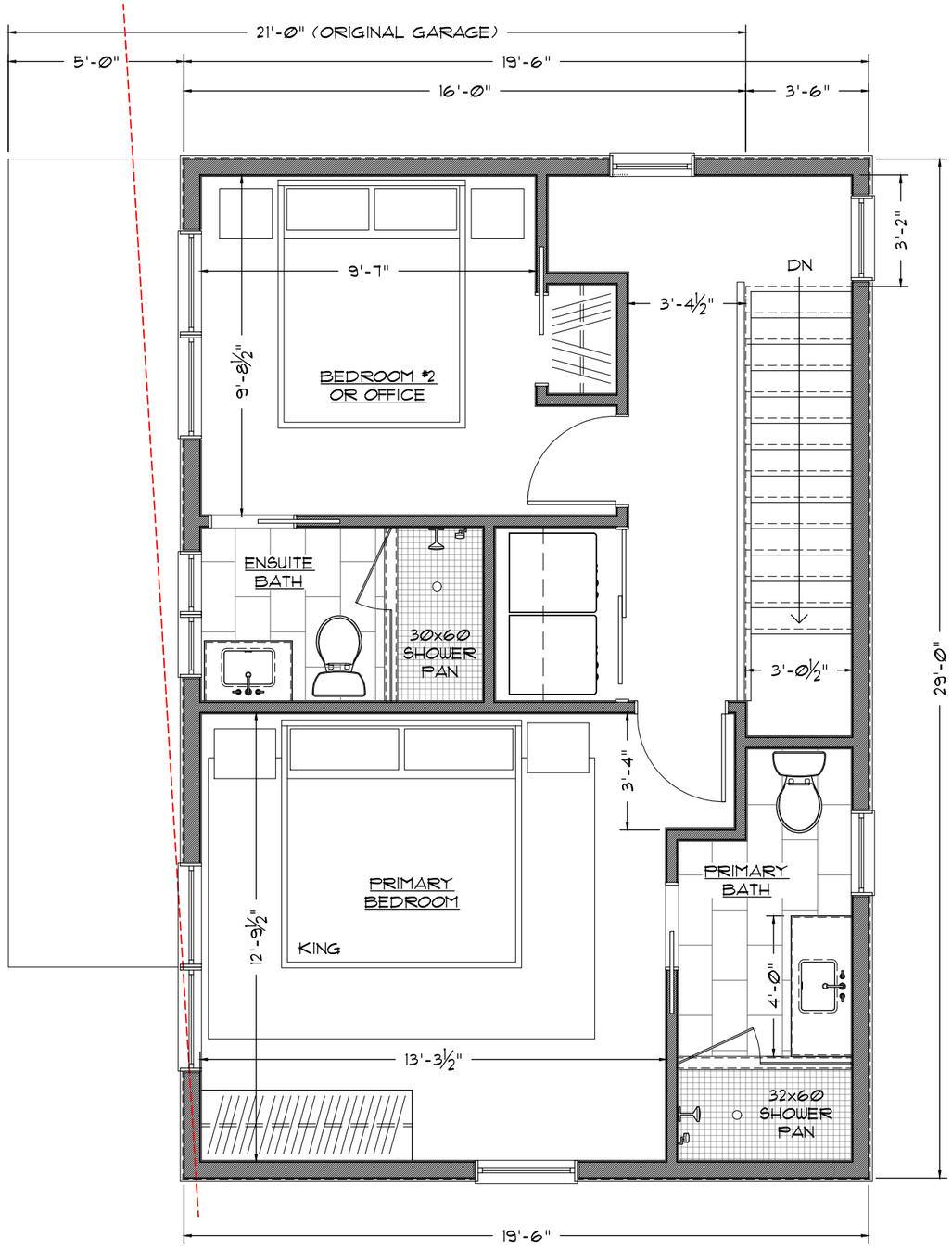
SHEET TABLOID 11" x 17"

B1-1

DIMENSIONAL VARIANCE REQUESTED FOR PROPOSED DECK OVER THE NEW FLAT ROOF OF THE EXISTING GARAGE BELOW



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



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

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GARAGE RENOVATIONS & ADU FOR
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SCHEME B
ADU ADDITION FLOOR PLANS

WORKING SET.
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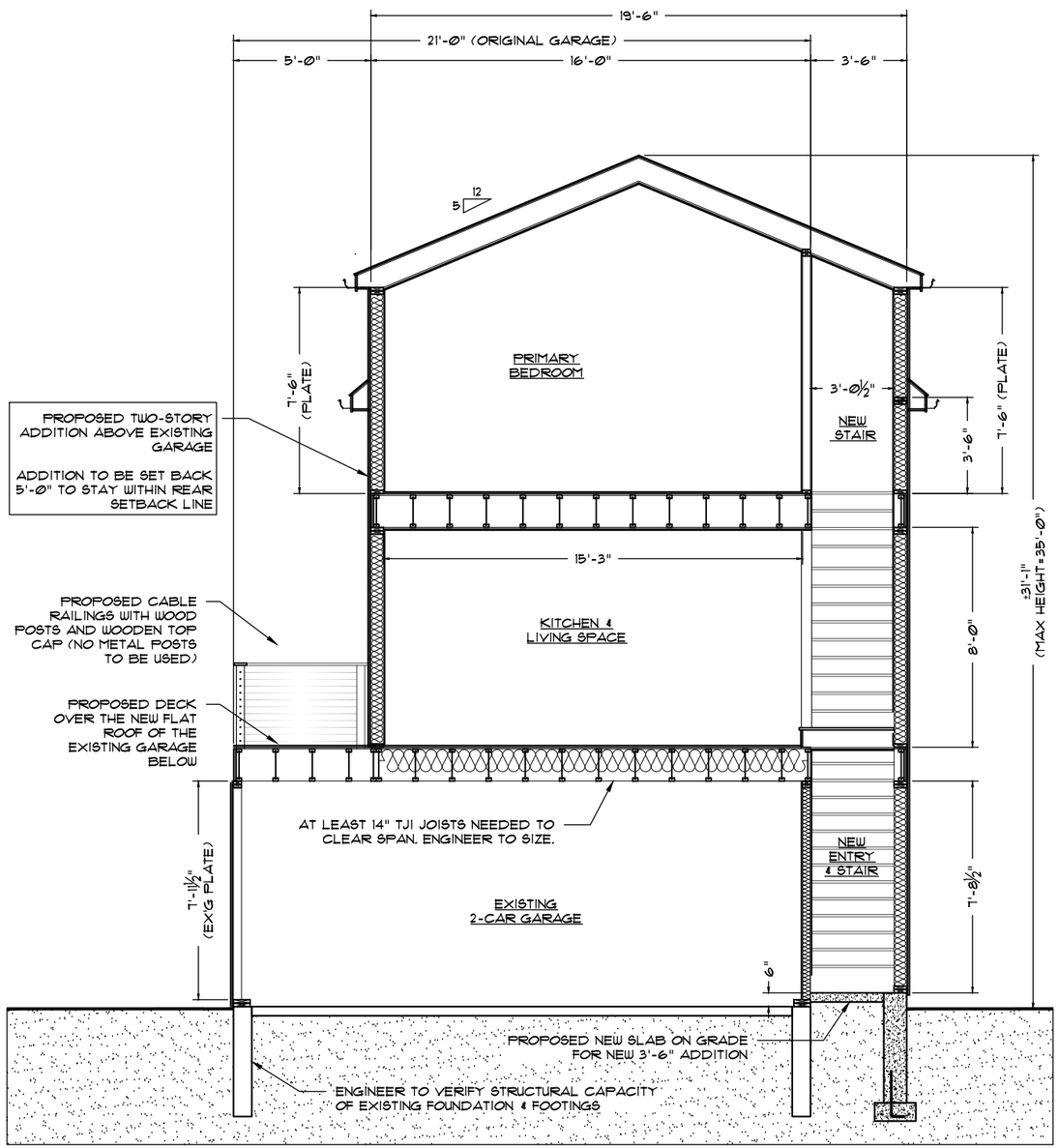
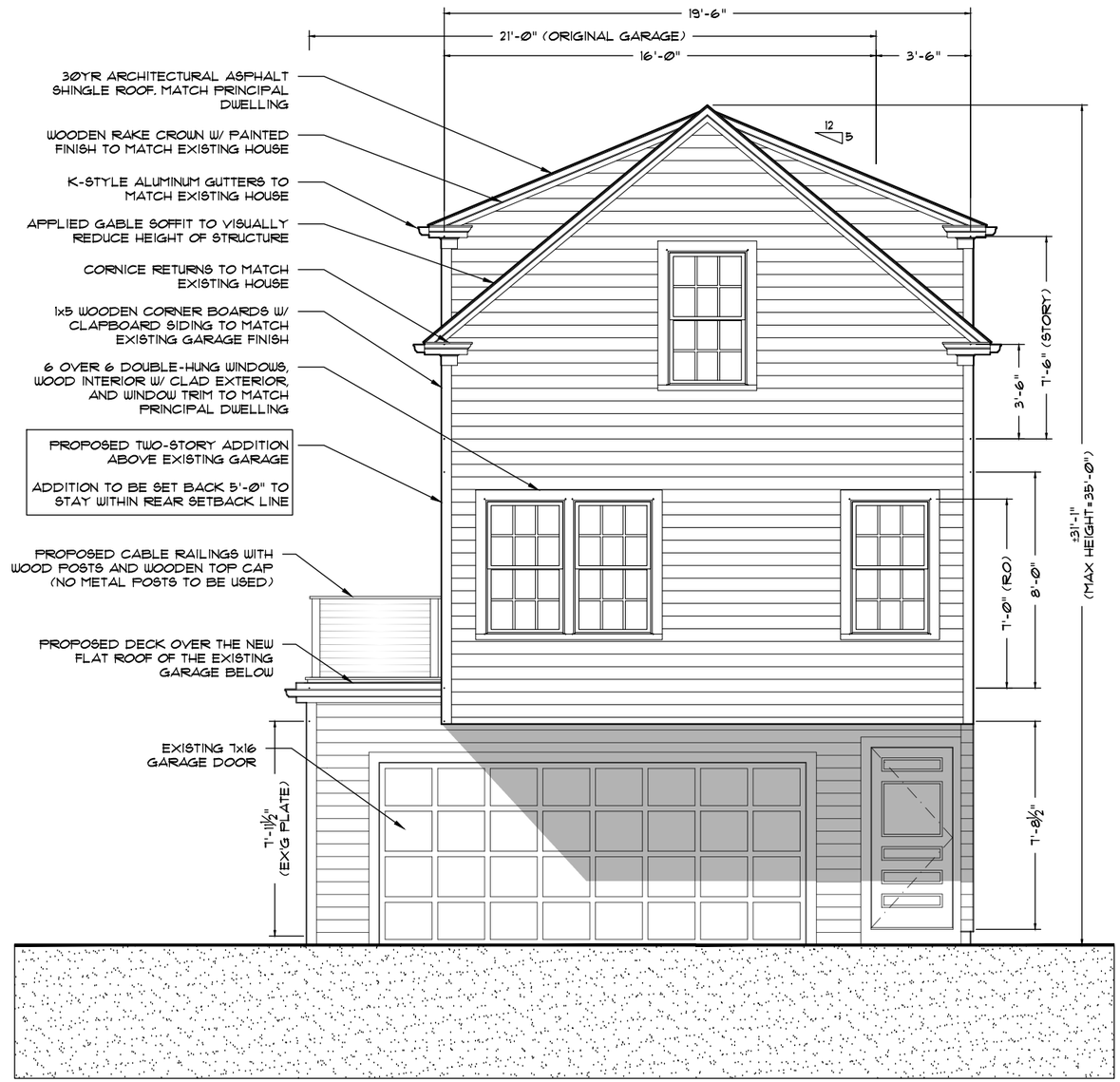
B1-2

NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"



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



02 ELEVATION (OLIVER ST) SCALE: 3/16" = 1'-0"

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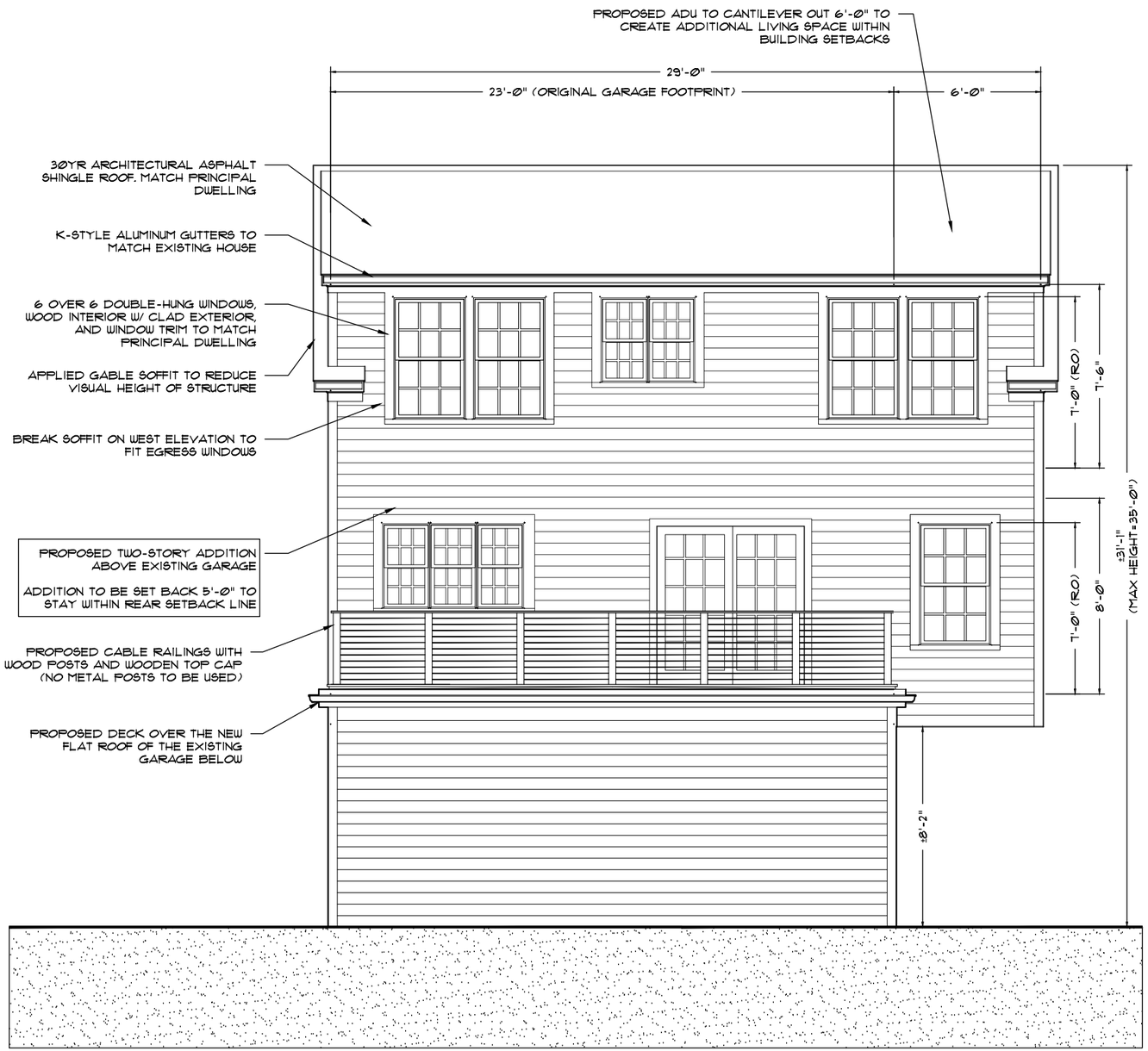

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NOTE: HEIGHT OF EXISTING PRIMARY STRUCTURE IS +/- 37'-0"

02 NORTH ELEVATION SCALE: 3/16" = 1'-0"

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A1-4

01 EAST ELEVATION SCALE: 3/16" = 1'-0"

02 VIEW FROM OLIVER ST SCALE: N/A

154 VIEW FROM THAMES ST SCALE: N/A

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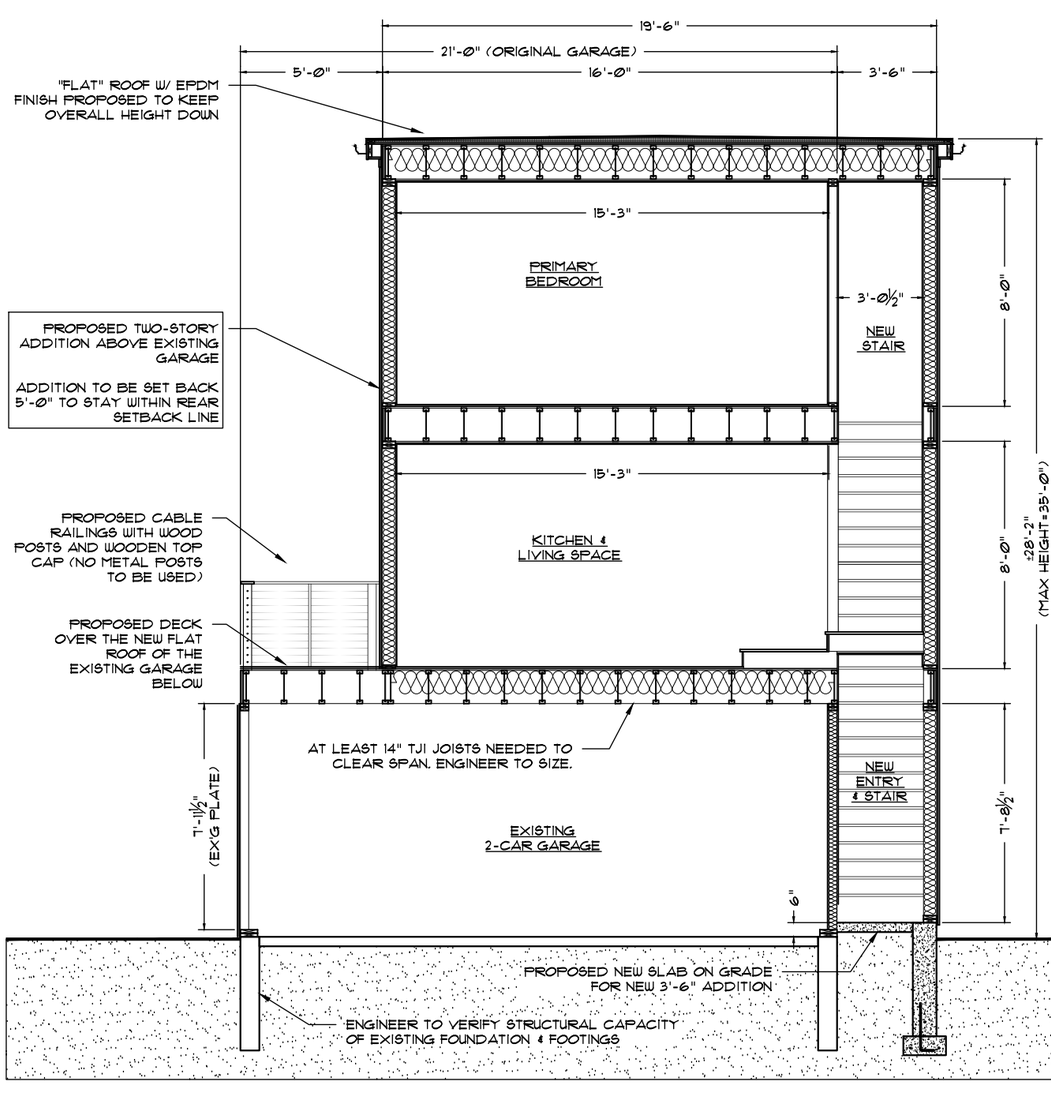

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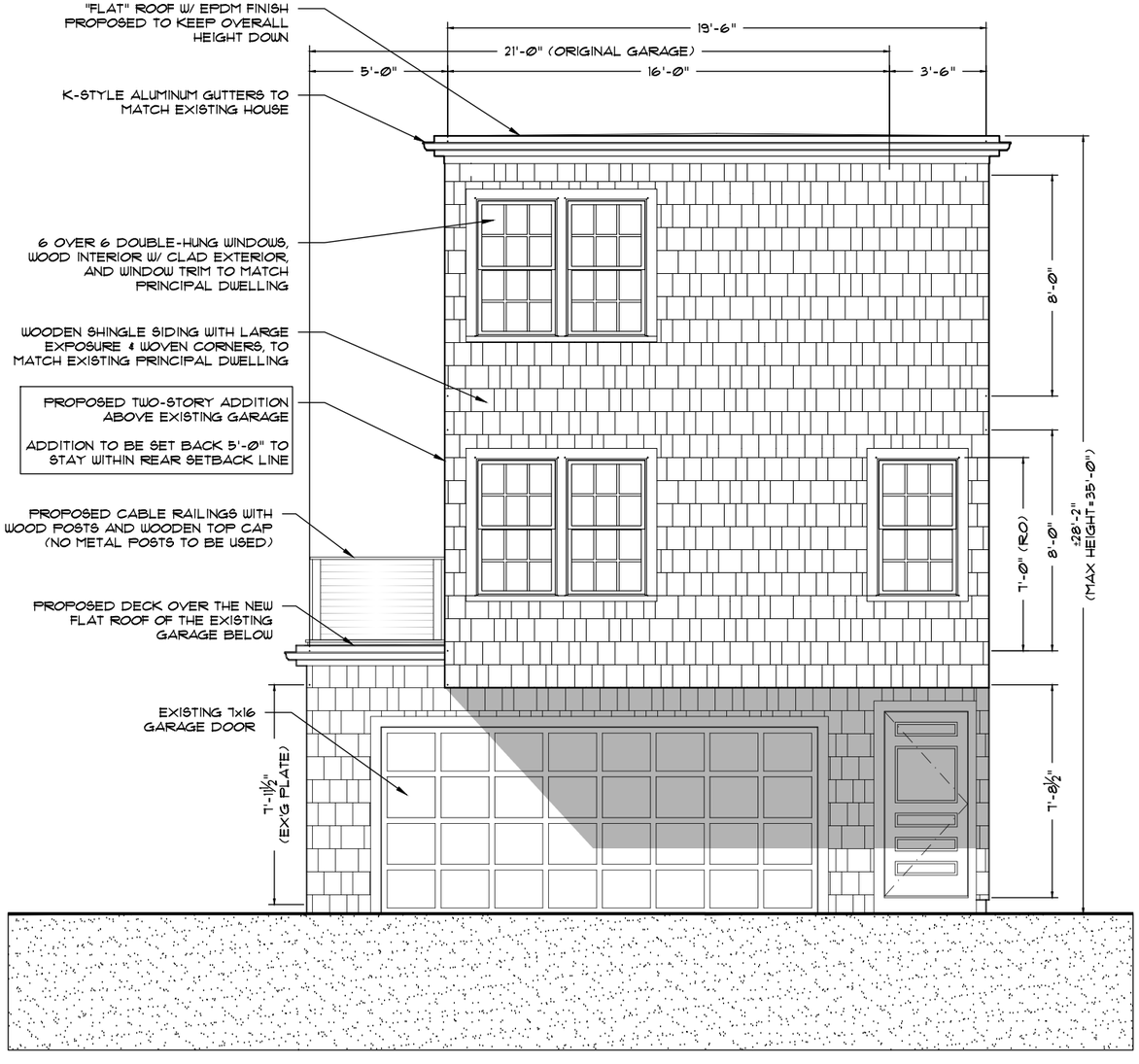

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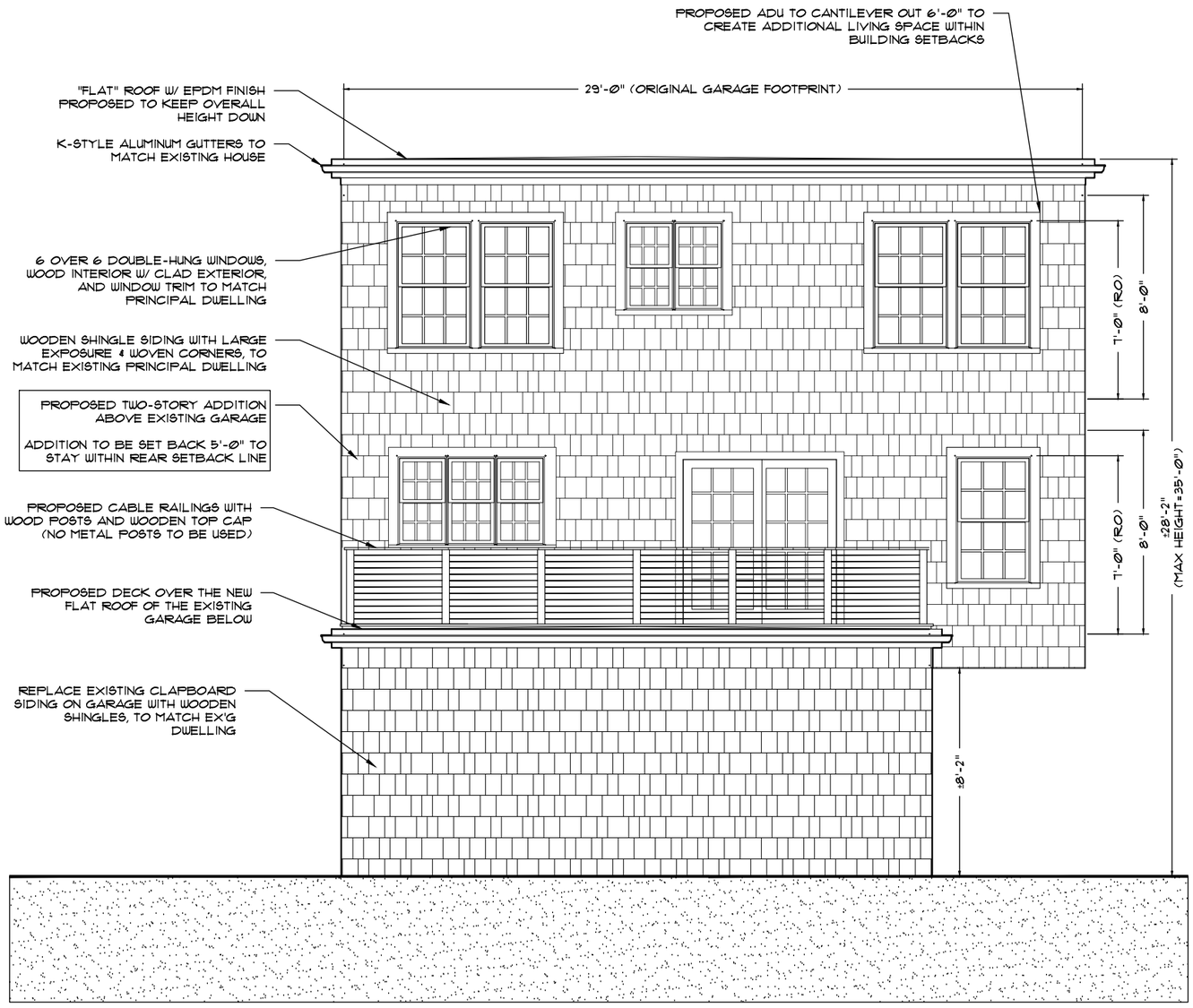

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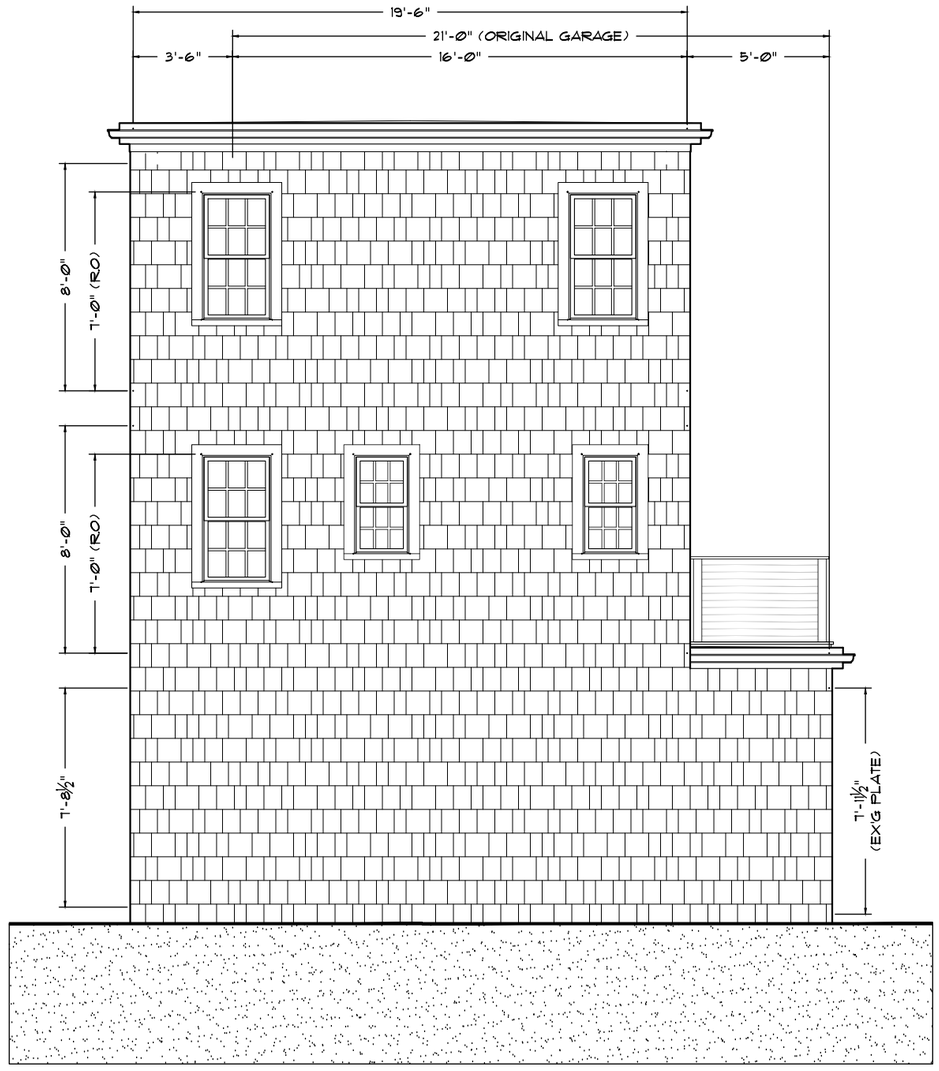

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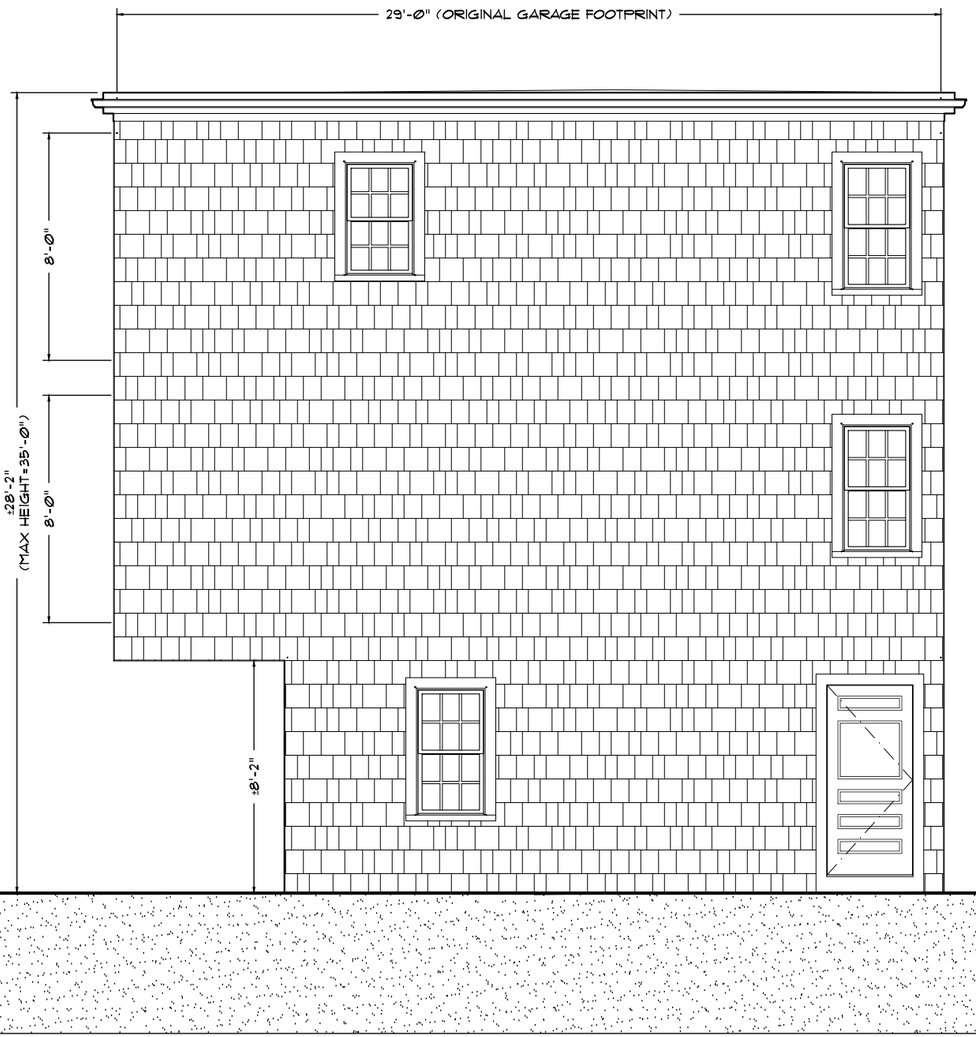
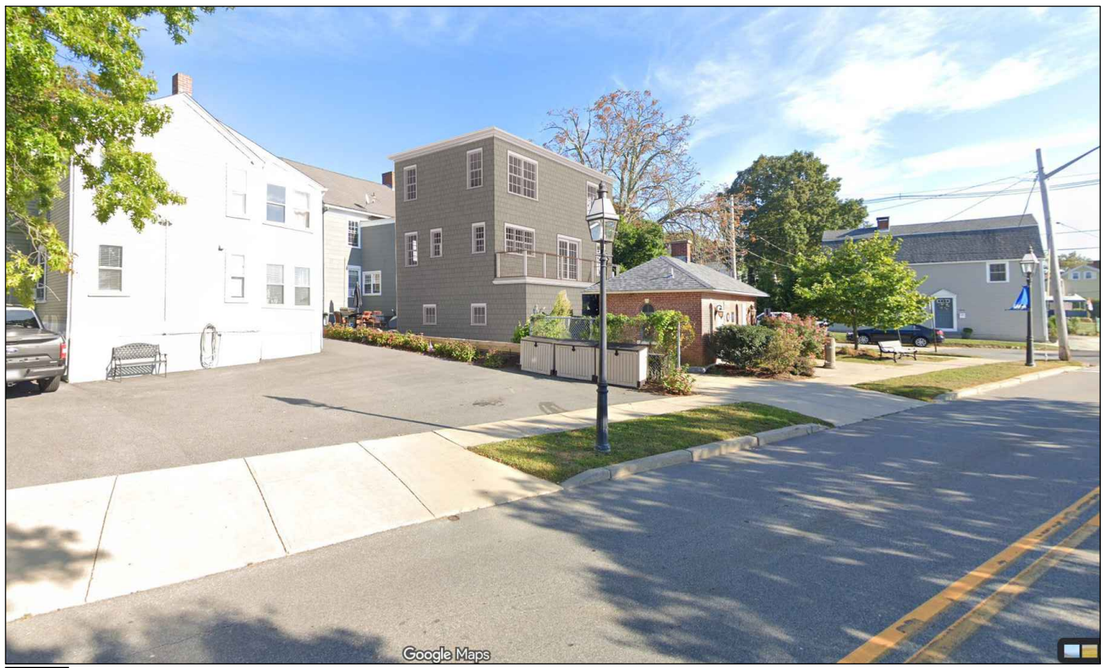


01 EAST ELEVATION SCALE: 3/16" = 1'-0"

02 VIEW FROM OLIVER ST SCALE: N/A



157 VIEW FROM THAMES ST SCALE: N/A

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B2-5

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-67	Contributing	May 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
99 BRADFORD ST , BRISTOL, RI, 02809	013-0059-000

Applicant	Architect/Engineer	Contractor
C&C Investing LLC	Gregory Spiess AIA	C&C Investing LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Carl Pearson	6 Peter Pond Court,East Providence RI 02914

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Conversion of a 1900 mised-use struture - 2 story sturcture of 2,178 SF with 2 retail storefronts on ground floor and an apartment above- to a single family dwelling. Site area is approx. 2,522 SF on lots 99-101 on Bracfors street. Work is to include intrior alterations to crat asingle 2 stoey dwelling . Exterior improvements are as follows. Add an attic and pitche roof to existing flat roof structure; remove existing vinyl siding, aluminum windows and wooden storefront windows, and replace with with new red cedar siding, historical replacment windows, and a new, single, front door; repair existing frontage eaves with new sheet metal flashing and wood soffits, and add a new pitched roof with architectural "slateline" asphaltic shingles. Proposed di esign is conistent with accepted Concept B at hthe Concept Revoew on May 7 and this final design package has addrressed May 7th Commisioner comments on lowering the proposed roof slope and height and stepping the roof edge back from front eave/ccornice to accentuate historical horizontal frontage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00275
HISTORIC NAME:	Commercial Building
ARCH. STYLE:	Commercial
ORIGINAL CONSTRUCTION DATE (est.):	1900

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

Vinyl siding replaced wood siding.

Applicant's Digital Signature
Date: May 14, 2026

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

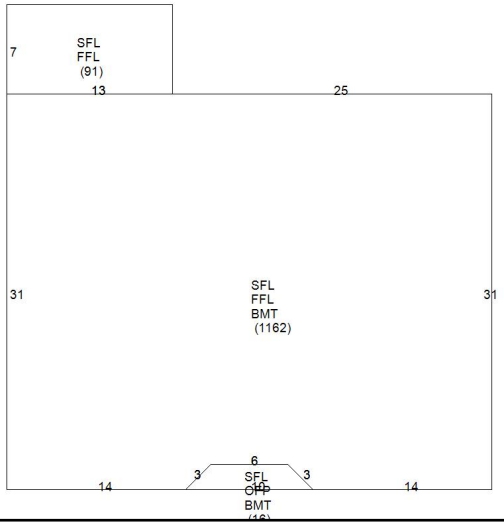
BUILDING EXTERIOR

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

May 13, 2026

Bristol Historical District Commission
Atten: Nicholas Toth
235 High Street, 1st Floor
Bristol RI 0289

PROJECT DESCRIPTION:	**Project Narrative for HDC Submittal** **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) with the new owner of 99 Bradford Street, Carl Pearson, has recently presented alternatives for conversion of a retail building into a single-family dwelling at the Bristol HDC Concept Review on May 7, 2026. This submittal incorporates, in a refined design, the comments and suggestions made at the Concept Review and is here summarized to enable an approved Certificate of Appropriateness.

In summary, proposed concept B was understood by us to gain a consensus from the Commissioners and counsel -especially in terms of maintaining the original retail footprint at the building base and entry alcove. This was proposed to be done in such a manner that the two former doorways were converted to a single front door leading to a new proposed living room and the two flanking former storefront windows would be converted into residential windows aligning and matching the upper windows as two over two divided lite windows. These windows would align with the upper windows on the outer edges and the width adjusted aprox.18 inches to be centered in the historical bays. This enlarged width is conventional in ground floor living room windows. The replacement windows are proposed to be by new Pella historical units of same dimension and style, yet without the former shutters and vinyl siding and with a wider trim common to the 1900s vintage and the adjacent homes on the block. The proposed design will feature cedar clapboard siding of similar dimension (4 inch vertically) exposure to the former vinyl siding and also similar to the adjacent homes..

The only one area where issues were raised by the commissioners was a desire to maintain more of the horizontal nature of the former structure, while understanding the need for a functioning attic and the residential character common in the neighborhood. The “outrigger” overhang eaves of the first and second floor, only found on the Bradford Street frontage, was to be repaired and maintained in similar dimension to the former structure. To accentuate this effect, the proposed pitched attic roof was to be set back from the front edge to help achieve this former horizontality and the roof pitch was lowered and set back from the front face an additional eighteen inches to recede from the frontage. We feel this meets the spirit of the conversation and still provides the function attic and residential character sought by the new owners.

The resulting design presented here in the attached drawings and details fulfills the needs of contemporary adaptive reuse of surplus retail space and provides viable new housing compatible to this historic neighborhood.

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.

CONCLUSION

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.

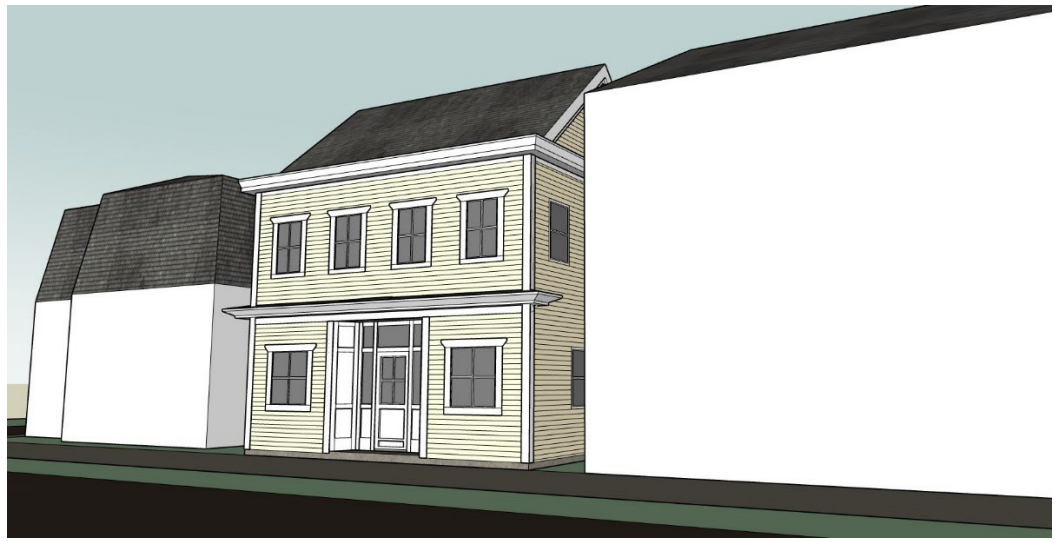
We feel this process has been fruitful and the design has evolved as we considered the many factors of historical forces and the adaptation to new land uses in the downtown.

We look forward to presenting these details at the June 4th meeting with the HDC and achieving the f go - ahead to construction in a timely manner to take advantage of the favorable building season ahead. We appreciate your cooperation and thoughtful deliberation.

Existing Structure Spring 2026

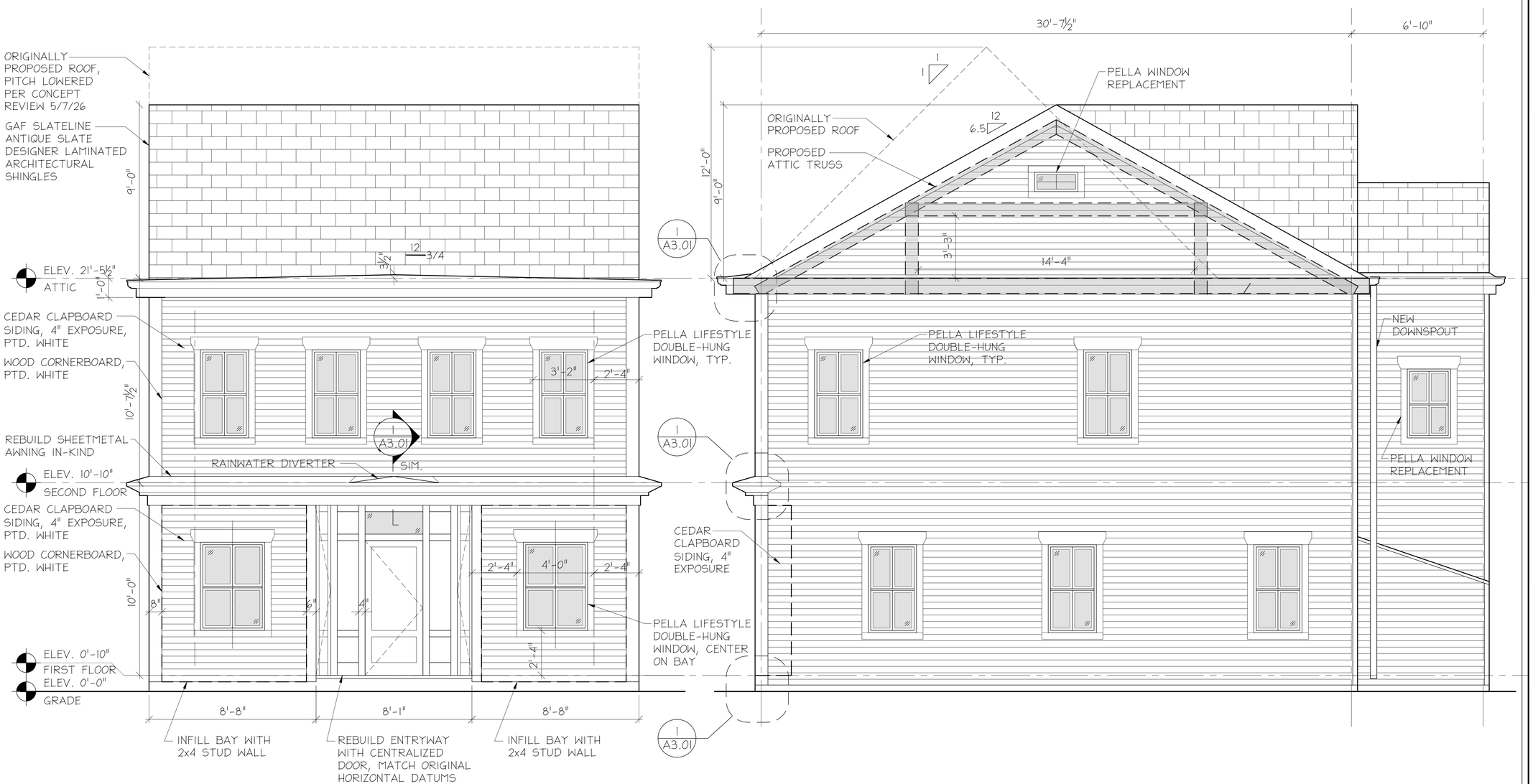
Proposed conversion

Concept B - refined per comments of May 7, 2026 Concept Review Meetng.



Plotting
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-05

Plotting Parameters
Plotted By:amos
Plot Time: Thursday, May 14, 2026 - 8:54am
Plotted File: I:\7517 Amos Bradford Street\plotsheets\A3-02 Elevations.dwg



1 A2.01 SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

2 A2.01 EAST ELEVATION
SCALE: 3/8" = 1'-0"

0 2' 4' 8'

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

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

J · H · L
TECTURE
ARCHITECT• ENGINEER, P. C.
190 High Street • Bristol RI 02809
401.396.9630 • Fax 401.410.0079

ISSUED FOR:
REVIEW (05-14-26)

PRELIMINARY ONLY
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DRAWINGS FOR:

99 BRADFORD

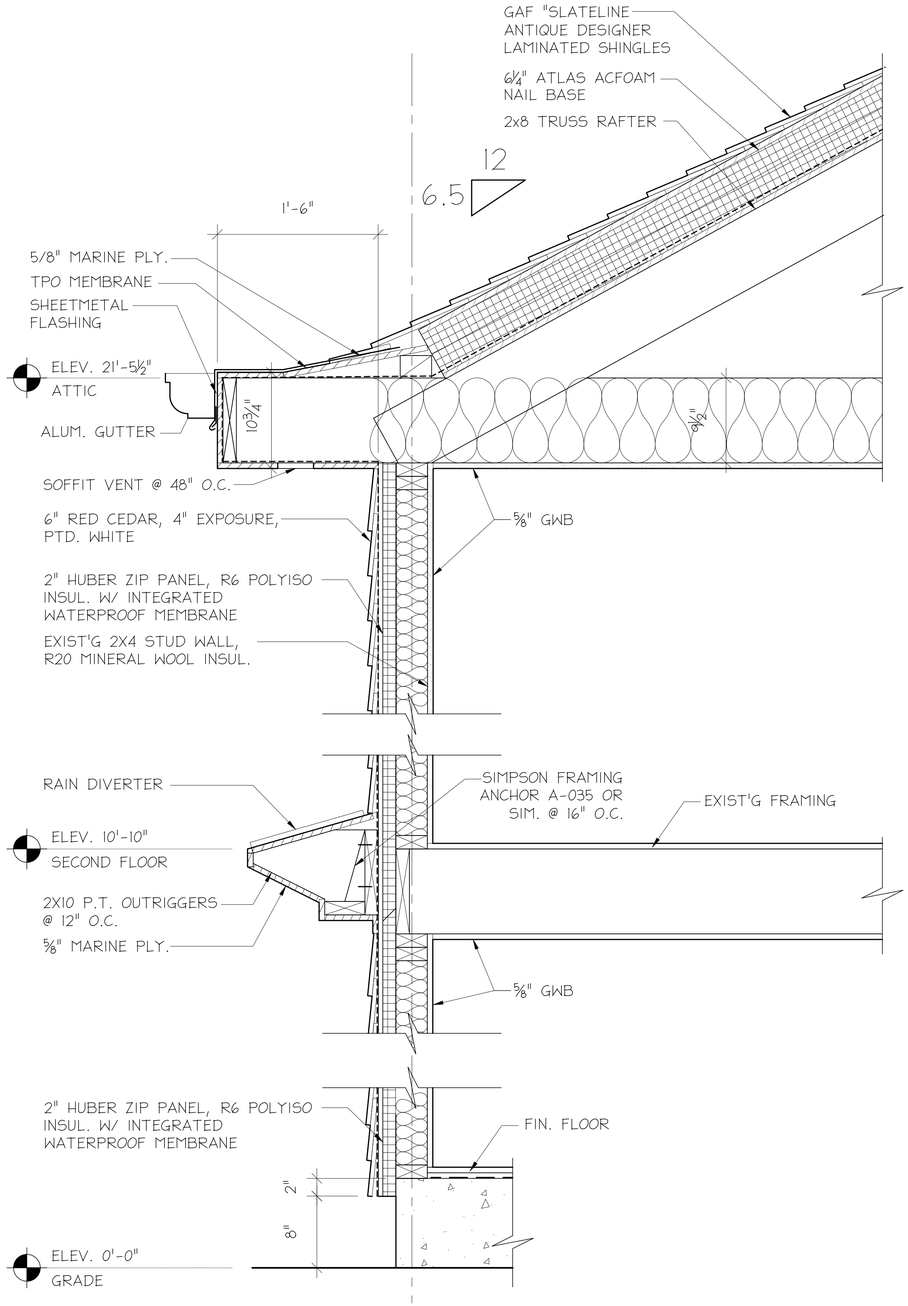
99 BRADFORD STREET
BRISTOL RI, 02809

BUILDING ELEVATIONS

DATE: 05-13-26
SCALE: AS NOTED
DRAWN BY: AM
PROJECT NUMBER: 7517
DRAWING NUMBER: A2.01

Plotted By: Plotted Bypass
Plot Scale: 1:1.7917
Plotted: May 14, 2026 - 4:06pm

Plotted By:
AutoCAD Architecture (US Imperial)
Node: JHLT-DESKTOP-05



1 / A3.01 BUILDING SECTION
SCALE: 1 1/2" = 1'-0"

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#	REVISION DESCRIPTION	DATE	BY
9			
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1			

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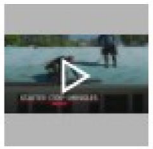
DRAWINGS FOR:
99 BRADFORD

99 BRADFORD STREET
BRISTOL RI, 02809

BUILDING SECTIONS

DATE: 05-12-26
SCALE: AS NOTED
DRAWN BY: AM
PROJECT NUMBER: 7517
DRAWING NUMBER: A3.01



SHOP MEMORIAL DAY SAVINGS >

GAF

Slateline Antique Slate Designer Laminated Architectural Shingles (33.3 sq. ft. per Bundle) (16-pieces)

4.5 (40) Questions & Answers (25)

Covers 33.33 sq.ft.

$75.14 ($2.25 /sq.ft.)

- Diamond cut granules add dimension and depth to shingles
- Micro weave core helps resist cracking and splitting
- UV blocker protects against damaging sunlight for durability
- View More Details

Color/Finish: **Antique Slate**

Pickup at Somerset

Delivering to 02726

Ship to Store

Delivery

Lifetime Shingles
Roof Deck Protection
Leak Barrier
Starter Strip Shingles
Cobra® Attic Ventilation
Ridge Cap Shingles
GAF
GAF
GAF
GAF

Lifestyle Series Double-Hung

Product Selection Guide
- Size and Performance Data LS-DH-2
- Features and Options LS-DH-3

Combination Assemblies LS-DH-4

Glazing Performance
- Vent Units LS-DH-6
- Fixed Units LS-DH-8

Grille Types LS-DH-10

Size Tables
- Double-Hung with Removable Grilles LS-DH-11
- Fixed and Transoms with Removable Grilles LS-DH-12
- Double-Hung with GBG's and SDL's LS-DH-13
- Fixed and Transoms with GBG's and SDL's LS-DH-14
- Replacement Sizes with Removable Grilles LS-DH-15
- Replacement Double-Hung with Removable Grilles LS-DH-16
- Replacement Sizes with Grilles-Between-the-Glass LS-DH-17
- Replacement Fixed with Removable Grilles LS-DH-19

Special Sizes and Dimensions LS-DH-21

Design Data
- Vent Units LS-DH-22
- Fixed and Transoms LS-DH-23
- Replacement Double-Hung Venting LS-DH-24
- Replacement Fixed and Transoms LS-DH-26

Detailed Product Description LS-DH-27

Unit Sections LS-DH-28

Document Navigation Tips:

Items listed in the table of contents above are active links that will take you to the corresponding page.

Supporting documents for this product:

Test Reports:
https://media.pella.com/professional/adm/CertificationReports/Test_Reports_LS-Dual.pdf

CSI Specs (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/08552.rtf

Detailed Product Description (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Clad-Wood-LS/PellaLifestyleSrs-DH_DPD.rtf

Size Tables (requires appropriate CAD software to read and use):
https://media.pella.com/professional/adm/Clad-Wood-LS/LSCDHE_D.dwg

CAD cross sections (requires appropriate CAD software to read and use):
https://media.pella.com/professional/adm/Clad-Wood-LS/LS-DH_XSEC_D.dwg

3D & BIM (requires appropriate software to read and use):
https://media.pella.com/professional/adm/RevitFiles/LS-Revit/Window-Double-Hung-Pella-Lifestyle_Series.zip

Sketchup (requires appropriate software to read and use):
https://media.pella.com/professional/adm/Clad-Wood-LS/PellaSKP_LifestyleSeries_Double-Hung.zip

Combination Recommendations:
https://media.pella.com/professional/adm/Clad-Wood/D_Combinations.pdf

Installation Details:
https://media.pella.com/professional/adm/Clad-Wood/F_InstallationDetails.pdf

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Lifestyle Series Double-Hung

Size and Performance Data

	Dual-Pane
Sizes	
Standard double-hung vent/fixed sizes	●
Transom sizes	●
Egress sizes	●
Special sizes available	●
Performance [1]	
Meets or Exceeds AAMA/WDMA Ratings	H-LC30-LC50 Hallmark Certified
Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure) [2]	0.11
Water Resistance	7.5 psf
Design Pressure	30–50 psf
Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade) [3]	10
Operating Force (lb) Initiate Motion / Maintain Motion (of Hallmark tested size and glazing) [4]	40/40

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested [5]	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness (HGP)		
Pella Lifestyle Series Double-Hung	37" x 59"	11/16"	2.5mm	2.5mm	–	27	23
	37" x 59"	11/16"	5mm	3mm	–	31	27

(–) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. See Design Data pages in this section for specific product performance class and grade values.

(2) Published performance data for air infiltration is determined by testing a minimum of four (4) products of NFRC model size. Testing is conducted in accordance with ASTM E283. Air infiltration ratings for products will differ by size. The performance data does not apply to combination assemblies unless noted. Actual product performance may vary for a number of reasons including installation and product care.

(3) The higher the level, the greater the product's ability to resist forced entry.

(4) Glazing configurations may result in higher operational forces.

(5) ASTM E 1425 defines standard sizes for acoustical testing. Ratings achieved at that size are representative of all sizes of the same configuration.

Lifestyle Series Double-Hung

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	–
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
Additional Glass Options	
Annealed Glass	STC Glazing Options
	Tempered Glass
	Obscure Glass [1]
Gas Fill/High Altitude	
Argon	High altitude (Air-filled only)
Exterior	
EnduraClad® protective finish	–
Cladding Colors	
10 Standard colors [1]	–
Interior [1]	
Unfinished wood	Factory primed
	Factory prefinished paint [1]
	Factory prefinished stain [1]
Wood Types	
Pine	–
Hardware	
Finishes	
Champagne, Matte Black, White or Brown	Oil Rubbed Bronze, Satin Nickel
Sash Locks/Sash Lifts	
Cam-action lock	Sash lifts [2]
Tilt-Wash Cleaning	
Tilt to interior on both sashes	–
Grilles	
Room-side Removable Grilles	
–	Traditional, Custom - Equally Divided
Grilles-Between-the-Glass	
–	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Simulated Divided Light with Optional Spacer [3]	
–	Traditional, Prairie, Top Row, Cross, Custom - Equally Divided
Screens	
–	Full-Size InView™ screens and Vivid View® screens

(–) = Not Available
(1) Contact your local Pella sales representative for current color options.
(2) Sold separately for Pella® Lifestyle Series double-hung windows.
(3) Available with Low-E argon-insulated glass only.

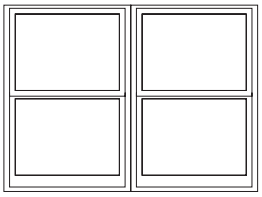
Lifestyle Series Double-Hung

Combination Assemblies

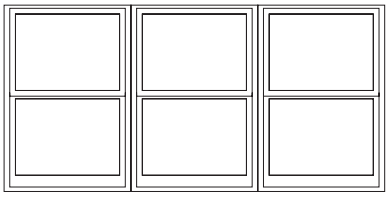
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are available factory-assembled combinations. Some units can be fixed or vent depending on availability. Refer to Combinations section for typical combinations and requirements and limitations related to mulling various combinations.

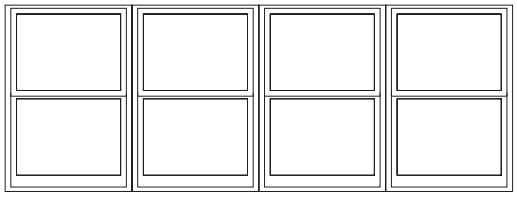
Contact your local Pella sales representative for more information.



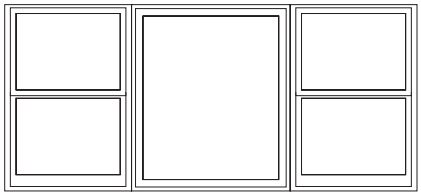
Two-Wide



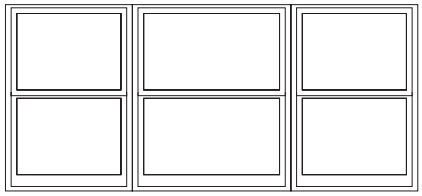
Three-Wide Equal



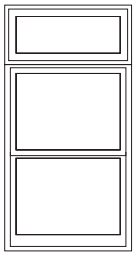
Four-Wide Equal



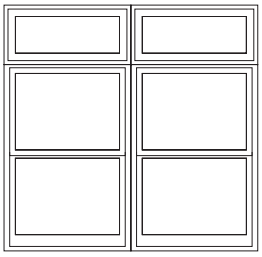
Center Fixed with Flankers



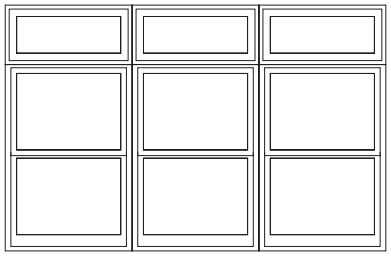
Three-Wide Unequal



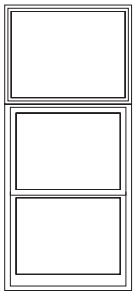
Transom over Single



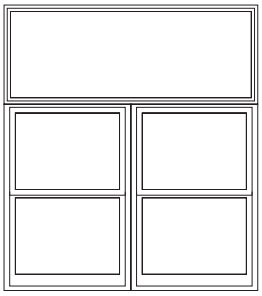
Two-Wide Transoms over Two-Wide



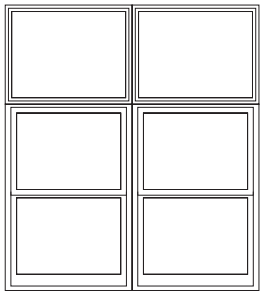
Three-Wide Transoms over Three-Wide



Clad Frame over Single



Single Clad Frame over Two-Wide



Two Wide Clad Frame over Two-Wide

Lifestyle Series Double-Hung

Combination Assemblies

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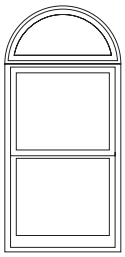
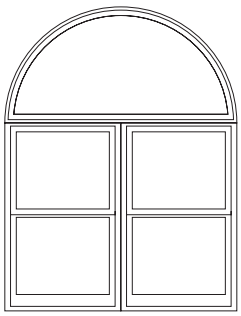
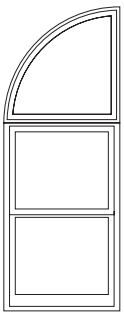


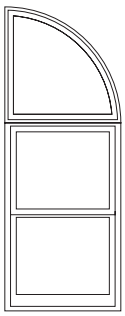
Half Circle over Single



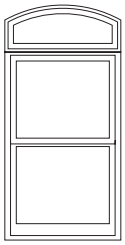
Half Circle over Two-Wide



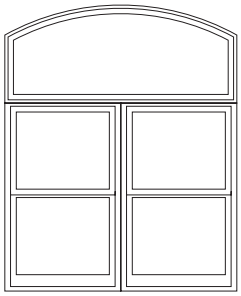
Left Quarter Circle over Single



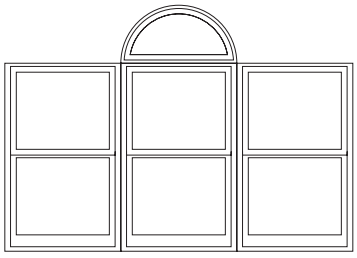
Right Quarter Circle over Single



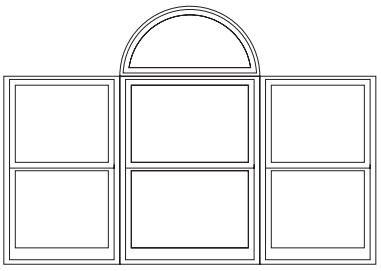
Arch Head over Single



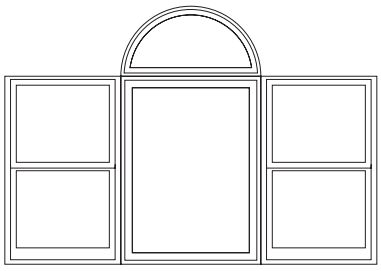
Arch Head over Two-Wide



Half Circle centered on Three-Wide Equal



Half Circle over Three-Wide Unequal



Half Circle over Center Fixed with Flankers

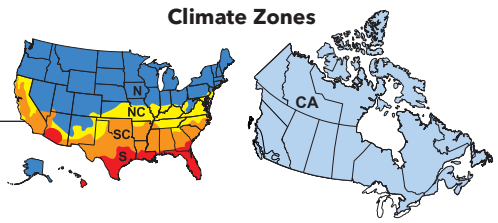
Lifestyle Series Double-Hung

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values [1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada [2]	
										Zone				ER	Zone
Dual-Pane Vent										N	NC	SC	S		CA
11/16"	Advanced Low-E IG	PEL-N-35-00362-00001	2.5	2.5	Argon	0.30	0.30	0.57	56		NC				
	with grilles-between-the-glass	PEL-N-35-00363-00001				0.30	0.27	0.50	56		NC				
	with Simulated Divided Light	PEL-N-35-00364-00001				0.30	0.27	0.50	56		NC				
11/16"	Advanced Low-E IG	PEL-N-35-00365-00001	3	3	Argon	0.30	0.30	0.56	55		NC				
	with grilles-between-the-glass	PEL-N-35-00366-00001				0.30	0.27	0.50	55		NC				
	with Simulated Divided Light	PEL-N-35-00367-00001				0.30	0.27	0.50	55		NC				
11/16"	SunDefense™ Low-E IG	PEL-N-35-00386-00001	2.5	2.5	Argon	0.30	0.22	0.52	57		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00387-00001				0.30	0.20	0.47	57		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00388-00001				0.30	0.20	0.47	57		NC	SC	S		
11/16"	SunDefense Low-E IG	PEL-N-35-00389-00001	3	3	Argon	0.29	0.22	0.52	56		NC	SC	S		
	with grilles-between-the-glass	PEL-N-35-00390-00001				0.29	0.20	0.46	56		NC	SC	S		
	with Simulated Divided Light	PEL-N-35-00391-00001				0.29	0.20	0.46	56		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00374-00001	2.5	2.5	Argon	0.26	0.29	0.55	45	N	NC				
	with grilles-between-the-glass	PEL-N-35-00375-00001				0.26	0.27	0.49	45	N	NC				
	with Simulated Divided Light	PEL-N-35-00376-00001				0.26	0.27	0.49	45	N	NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00377-00001	3	3	Argon	0.26	0.29	0.55	44	N	NC				
	with grilles-between-the-glass	PEL-N-35-00378-00001				0.26	0.26	0.49	44	N	NC				
	with Simulated Divided Light	PEL-N-35-00379-00001				0.26	0.26	0.49	44	N	NC				
11/16"	NaturalSun Low-E IG	PEL-N-35-00350-00001	2.5	2.5	Argon	0.30	0.56	0.64	56	N				34	CA
	with grilles-between-the-glass	PEL-N-35-00351-00001				0.30	0.50	0.57	56	N					
	with Simulated Divided Light	PEL-N-35-00352-00001				0.30	0.50	0.57	56	N					
11/16"	NaturalSun Low-E IG	PEL-N-35-00353-00001	3	3	Argon	0.30	0.55	0.63	55	N				34	CA
	with grilles-between-the-glass	PEL-N-35-00354-00001				0.30	0.49	0.57	55	N					
	with Simulated Divided Light	PEL-N-35-00355-00001				0.30	0.49	0.57	55	N					

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
VLT % = Visible Light Transmission
CR = Condensation Resistance
ER = Canadian Energy Rating

Climate Zones



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Lifestyle Series Double-Hung

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values [1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada [2]	
										Zone				ER	Zone
Dual-Pane Vent - High Altitude Glazing										N	NC	SC	S		CA
11/16"	Advanced Low-E IG	PEL-N-35-00368-00001	2.5	2.5	Air	0.34	0.30	0.57	53						
	with grilles-between-the-glass	PEL-N-35-00369-00001				0.34	0.27	0.50	53						
	with Simulated Divided Light	PEL-N-35-00370-00001				0.34	0.27	0.50	53						
11/16"	Advanced Low-E IG	PEL-N-35-00371-00001	3	3	Air	0.34	0.30	0.56	52						
	with grilles-between-the-glass	PEL-N-35-00372-00001				0.34	0.27	0.50	52						
	with Simulated Divided Light	PEL-N-35-00373-00001				0.34	0.27	0.50	52						
11/16"	SunDefense™ Low-E IG	PEL-N-35-00392-00001	2.5	2.5	Air	0.33	0.23	0.52	53				S		
	with grilles-between-the-glass	PEL-N-35-00393-00001				0.33	0.20	0.47	53				S		
	with Simulated Divided Light	PEL-N-35-00394-00001				0.33	0.20	0.47	53				S		
11/16"	SunDefense Low-E IG	PEL-N-35-00395-00001	3	3	Air	0.33	0.23	0.52	52				S		
	with grilles-between-the-glass	PEL-N-35-00396-00001				0.33	0.21	0.46	52				S		
	with Simulated Divided Light	PEL-N-35-00397-00001				0.33	0.21	0.46	52				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00380-00001	2.5	2.5	Air	0.28	0.29	0.55	42		NC				
	with grilles-between-the-glass	PEL-N-35-00381-00001				0.28	0.27	0.49	42		NC				
	with Simulated Divided Light	PEL-N-35-00382-00001				0.28	0.27	0.49	42		NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-35-00383-00001	3	3	Air	0.29	0.29	0.55	41		NC				
	with grilles-between-the-glass	PEL-N-35-00384-00001				0.29	0.27	0.49	41		NC				
	with Simulated Divided Light	PEL-N-35-00385-00001				0.29	0.27	0.49	41		NC				
11/16"	NaturalSun Low-E IG	PEL-N-35-00356-00001	2.5	2.5	Air	0.34	0.56	0.64	53						
	with grilles-between-the-glass	PEL-N-35-00357-00001				0.34	0.50	0.57	53						
	with Simulated Divided Light	PEL-N-35-00358-00001				0.34	0.50	0.57	53						
11/16"	NaturalSun Low-E IG	PEL-N-35-00359-00001	3	3	Air	0.34	0.55	0.63	52						
	with grilles-between-the-glass	PEL-N-35-00360-00001				0.34	0.49	0.57	52						
	with Simulated Divided Light	PEL-N-35-00361-00001				0.34	0.49	0.57	52						

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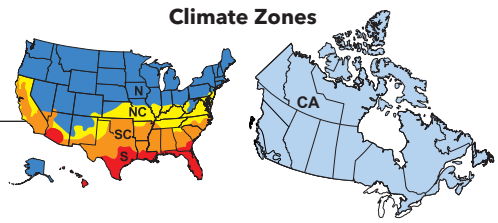
Climate Zones



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Lifestyle Series Double-Hung

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values [1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada [2]	
										Zone				ER	Zone
Dual-Pane Fixed										N	NC	SC	S		CA
11/16"	Advanced LowE IG	PEL-N-229-00861-00001	2.5	2.5	argon	0.27	0.31	0.58	58		NC				
	with grilles-between-the-glass	PEL-N-229-00862-00001				0.27	0.28	0.52	58		NC				
	with Simulated Divided Light	PEL-N-229-00863-00001				0.28	0.28	0.52	58		NC				
11/16"	Advanced LowE IG	PEL-N-229-00949-00001	3	3	argon	0.27	0.31	0.58	57		NC				
	with grilles-between-the-glass	PEL-N-229-00950-00001				0.27	0.28	0.51	57		NC				
	with Simulated Divided Light	PEL-N-229-00951-00001				0.28	0.28	0.51	57		NC				
11/16"	Advanced LowE IG	PEL-N-229-00965-00001	4	4	argon	0.28	0.30	0.57	58		NC				
	with grilles-between-the-glass	PEL-N-229-00966-00001				0.29	0.28	0.51	58		NC				
	with Simulated Divided Light	PEL-N-229-00967-00001				0.29	0.28	0.51	58		NC				
11/16"	SunDefenseTM Low-E IG	PEL-N-229-01045-00001	2.5	2.5	argon	0.27	0.23	0.54	58	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-229-01046-00001				0.27	0.21	0.48	58	N	NC	SC	S		
	with Simulated Divided Light	PEL-N-229-01047-00001				0.28	0.28	0.51	58		NC				
11/16"	SunDefense Low-E IG	PEL-N-229-01053-00001	3	3	argon	0.27	0.23	0.53	57	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-229-01054-00001				0.27	0.21	0.48	57	N	NC	SC	S		
	with Simulated Divided Light	PEL-N-229-01055-00001				0.28	0.21	0.48	57		NC	SC	S		
11/16"	SunDefense Low-E IG	PEL-N-229-01061-00001	4	4	argon	0.28	0.23	0.53	55		NC	SC	S		
	with grilles-between-the-glass	PEL-N-229-01062-00001				0.29	0.21	0.47	55		NC	SC	S		
	with Simulated Divided Light	PEL-N-229-01063-00001				0.29	0.21	0.47	55		NC	SC	S		
11/16"	AdvancedComfort Low-E IG	PEL-N-229-00997-00001	2.5	2.5	argon	0.23	0.30	0.57	46	N	NC				
	with grilles-between-the-glass	PEL-N-229-00998-00001				0.23	0.27	0.51	46	N	NC				
	with Simulated Divided Light	PEL-N-229-00999-00001				0.24	0.27	0.51	46	N	NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-229-01005-00001	3	3	argon	0.23	0.30	0.56	45	N	NC				
	with grilles-between-the-glass	PEL-N-229-01006-00001				0.23	0.27	0.50	45	N	NC				
	with Simulated Divided Light	PEL-N-229-01007-00001				0.24	0.27	0.50	45	N	NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-229-01013-00001	4	4	argon	0.24	0.30	0.55	43	N	NC				
	with grilles-between-the-glass	PEL-N-229-01014-00001				0.25	0.27	0.50	43	N	NC				
	with Simulated Divided Light	PEL-N-229-01015-00001				0.25	0.27	0.50	43	N	NC				
11/16"	NaturalSun LowE IG	PEL-N-229-00901-00001	2.5	2.5	argon	0.28	0.58	0.66	57					37	CA
	with grilles-between-the-glass	PEL-N-229-00902-00001				0.28	0.52	0.59	57					34	CA
	with Simulated Divided Light	PEL-N-229-00903-00001				0.29	0.52	0.59	57					34	CA
11/16"	NaturalSun LowE IG	PEL-N-229-00909-00001	3	3	argon	0.28	0.57	0.65	56					37	CA
	with grilles-between-the-glass	PEL-N-229-00910-00001				0.28	0.51	0.58	56						
	with Simulated Divided Light	PEL-N-229-00911-00001				0.29	0.51	0.58	56						
11/16"	NaturalSun LowE IG	PEL-N-229-00917-00001	4	4	argon	0.29	0.55	0.65	55					35	CA
	with grilles-between-the-glass	PEL-N-229-00918-00001				0.30	0.50	0.58	55						
	with Simulated Divided Light	PEL-N-229-00919-00001				0.30	0.50	0.58	55						

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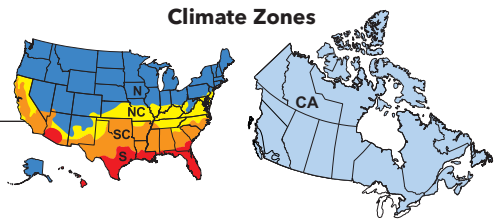
Climate Zones



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Lifestyle Series Double-Hung

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
										U. S.				Canada[2]	
			Ext.	Int.		U-Factor	SHGC	VLT	CR	Zone				ER	Zone
Dual-Pane Fixed - High Altitude Glazing										N	NC	SC	S		CA
11/16"	Advanced LowE IG	PEL-N-229-00857-00001	2.5	2.5	air	0.31	0.31	0.58	54						
	with grilles-between-the-glass	PEL-N-229-00858-00001				0.31	0.28	0.52	54						
	with Simulated Divided Light	PEL-N-229-00859-00001				0.32	0.28	0.52	54						
11/16"	Advanced LowE IG	PEL-N-229-00945-00001	3	3	air	0.31	0.31	0.58	53						
	with grilles-between-the-glass	PEL-N-229-00946-00001				0.31	0.28	0.51	53						
	with Simulated Divided Light	PEL-N-229-00947-00001				0.32	0.28	0.51	53						
11/16"	Advanced LowE IG	PEL-N-229-00961-00001	4	4	air	0.33	0.31	0.57	51						
	with grilles-between-the-glass	PEL-N-229-00962-00001				0.34	0.28	0.51	51						
	with Simulated Divided Light	PEL-N-229-00963-00001				0.34	0.28	0.51	51						
11/16"	SunDefenseTM Low-E IG	PEL-N-229-01041-00001	2.5	2.5	air	0.31	0.23	0.54	55				S		
	with grilles-between-the-glass	PEL-N-229-01042-00001				0.31	0.21	0.48	55				S		
	with Simulated Divided Light	PEL-N-229-01043-00001				0.28	0.21	0.48	53		NC	SC	S		
11/16"	SunDefense Low-E IG	PEL-N-229-01049-00001	3	3	air	0.31	0.23	0.53	54				S		
	with grilles-between-the-glass	PEL-N-229-01050-00001				0.31	0.21	0.48	54				S		
	with Simulated Divided Light	PEL-N-229-01051-00001				0.32	0.21	0.48	54				S		
11/16"	SunDefense Low-E IG	PEL-N-229-01057-00001	4	4	air	0.32	0.23	0.53	52				S		
	with grilles-between-the-glass	PEL-N-229-01058-00001				0.34	0.21	0.47	52				S		
	with Simulated Divided Light	PEL-N-229-01059-00001				0.34	0.21	0.47	52				S		
11/16"	AdvancedComfort Low-E IG	PEL-N-229-00993-00001	2.5	2.5	air	0.26	0.30	0.57	42	N	NC				
	with grilles-between-the-glass	PEL-N-229-00994-00001				0.26	0.27	0.51	42	N	NC				
	with Simulated Divided Light	PEL-N-229-00995-00001				0.26	0.27	0.51	42	N	NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-229-01001-00001	3	3	air	0.26	0.30	0.56	41	N	NC				
	with grilles-between-the-glass	PEL-N-229-01002-00001				0.26	0.27	0.50	41	N	NC				
	with Simulated Divided Light	PEL-N-229-01003-00001				0.27	0.27	0.50	41	N	NC				
11/16"	AdvancedComfort Low-E IG	PEL-N-229-01009-00001	4	4	air	0.27	0.30	0.55	39		NC				
	with grilles-between-the-glass	PEL-N-229-01010-00001				0.28	0.27	0.50	39		NC				
	with Simulated Divided Light	PEL-N-229-01011-00001				0.28	0.27	0.50	39		NC				
11/16"	NaturalSun LowE IG	PEL-N-229-00897-00001	2.5	2.5	air	0.32	0.57	0.66	54						
	with grilles-between-the-glass	PEL-N-229-00898-00001				0.32	0.52	0.59	54						
	with Simulated Divided Light	PEL-N-229-00899-00001				0.33	0.52	0.59	54						
11/16"	NaturalSun LowE IG	PEL-N-229-00905-00001	3	3	air	0.32	0.56	0.65	53						
	with grilles-between-the-glass	PEL-N-229-00906-00001				0.32	0.51	0.58	53						
	with Simulated Divided Light	PEL-N-229-00907-00001				0.33	0.51	0.58	53						
11/16"	NaturalSun LowE IG	PEL-N-229-00913-00001	4	4	air	0.34	0.55	0.65	51						
	with grilles-between-the-glass	PEL-N-229-00914-00001				0.35	0.49	0.58	51						
	with Simulated Divided Light	PEL-N-229-00915-00001				0.35	0.49	0.58	51						

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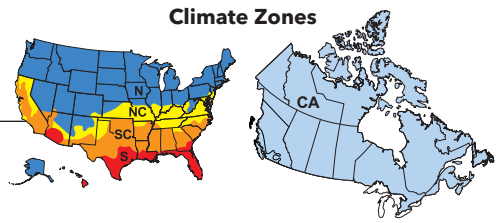
Climate Zones



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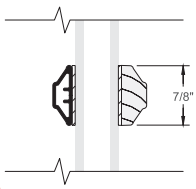
Grilles

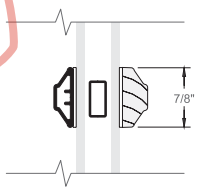
Grille Profiles

Simulated-Divided-Light Grilles



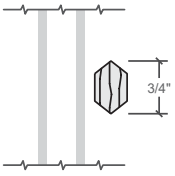
7/8" Regular

Simulated-Divided-Light Grilles with optional spacer



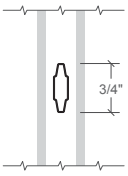
7/8" Regular

Roomside Removable Grilles



3/4" Regular (1)

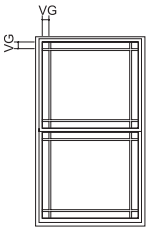
Grilles-Between-the-Glass



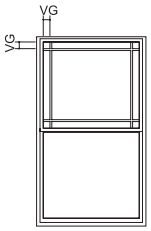
3/4"
Contoured Grille

Grille Patterns

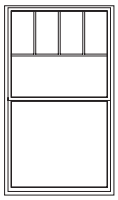
Grilles-Between-the-Glass and Simulated-Divided-Light Grilles



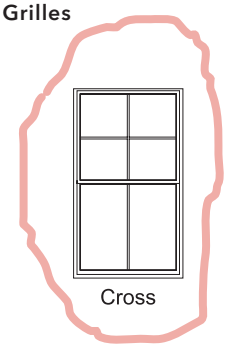
9-Lite Prairie



9-Lite Prairie
Top Sash Only



Top Row



Cross

9-Lite Prairie
- Standard corner lite dimension for Prairie patterns = 2-1/2" VG.
- Available in transoms ≥ 1'3" height and width.

Cross
- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

Top Row
- Minimum DH frame height 35".
- Horizontal bar will be at 1/2" of the VG height of the top sash.

For traditional patterns, see size tables.

VG = Visible Glass
(1) Grilles are available in traditional patterns only.
Lite dimensions noted can vary.
For size and pattern availability contact your local Pella sales representative.

Lifestyle Series Double-Hung

Size Tables - Double-Hung with Removable Grilles

Vent Units

		(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)
	Opening	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"
	Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(908) (889)	2' 11 3/4"	2135	2535	2935	3335	3735	4135
(1 060) (1 041)	3' 5 3/4"	2141	2541	2941	3341	3741	4141
(1 213) (1 194)	3' 11 3/4"	2147	2547	2947	3347	3747	4147
(1 365) (1 346)	4' 5 3/4"	2153	2553	2953	3353	3753	4153
(1 467) (1 448)	4' 9 3/4"	2157	2557	2957	3357 E1	3757 E	4157 E
(1 517) (1 499)	4' 11 3/4"	2159	2559	2959	3359 E1	3759 E	4159 E
(1 670) (1 651)	5' 5 3/4"	2165	2565	2965 E1	3365 E	3765 E	4165 E
(1 822) (1 803)	5' 11 3/4"	2171	2571	2971 E	3371 E	3771 E	4171 E
(1 975) (1 956)	6' 5 3/4"	2177	2577 E1	2977 E	3377 E	3777 E	4177 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.
Traditional grille patterns shown.
Grille patterns shown will align with grilles-between-the-glass on companion units.

Lifestyle Series Double-Hung

Size Tables - Fixed and Transoms with Removable Grilles

Transoms

Opening	(552) (533) 1' 9 3/4"	(654) (635) 2' 1 3/4"	(755) (737) 2' 5 3/4"	(857) (838) 2' 9 3/4"	(959) (940) 3' 1 3/4"	(1 060) (1 041) 3' 5 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(374) (356) 1' 2 3/4"	2114	2514	2914	3314	3714	4114
(451) (432) 1' 5 3/4" / 1' 5"	2117	2517	2917	3317	3717	4117
(552) (533) 1' 9 3/4" / 1' 9"	2121					
(654) (635) 2' 1 3/4" / 2' 1"	2125	2525	2925	3325	3725	4125
(756) (737) 2' 5 3/4" / 2' 5"			2929			

Fixed Units

Opening	(1 060) (1 041) 3' 5 3/4"	(1 213) (1 194) 3' 11 3/4"	(1 365) (1 346) 4' 5 3/4"	(1 517) (1 499) 4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(908) (889) 2' 11 3/4" / 2' 11"	4135	4735	5335	5935
(1 060) (1 041) 3' 5 3/4" / 3' 5"	4141	4741	5341	5941
(1 213) (1 194) 3' 11 3/4" / 3' 11"	4147	4747	5347	5947
(1 365) (1 346) 4' 5 3/4" / 4' 5"	4153	4753	5353	5953
(1 467) (1 448) 4' 9 3/4" / 4' 9"	4157	4757	5357	5957

Opening	(1 060) (1 041) 3' 5 3/4"	(1 213) (1 194) 3' 11 3/4"	(1 365) (1 346) 4' 5 3/4"	(1 517) (1 499) 4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(1 517) (1 499) 4' 11 3/4" / 4' 11"	4159	4759	5359	5959
(1 670) (1 651) 5' 5 3/4" / 5' 5"	4165	4765	5365	5965
(1 822) (1 803) 5' 11 3/4" / 5' 11"	4171	4771	5371	5971

Not to scale.
Traditional grille patterns shown.
Grille patterns shown will align with grilles-between-the-glass on companion units.

Lifestyle Series Double-Hung

Size Tables - Double-Hung with GBG's and SDL's[1]

Vent Units

Opening		1' 9 3/4" (552) (533)	2' 1 3/4" (654) (635)	2' 5 3/4" (755) (737)	2' 9 3/4" (857) (838)	3' 1 3/4" (959) (940)	3' 5 3/4" (1 060) (1 041)
Frame		1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
2' 11 3/4" (908) (889)	2' 11"	2135	2535	2935	3335	3735	4135
3' 5 3/4" (1 060) (1 041)	3' 5"	2141	2541	2941	3341	3741	4141
3' 11 3/4" (1 213) (1 194)	3' 11"	2147	2547	2947	3347	3747	4147
4' 5 3/4" (1 365) (1 346)	4' 5"	2153	2553	2953	3353	3753	4153
4' 9 3/4" (1 467) (1 448)	4' 9"	2157	2557	2957	3357 E1	3757 E	4157 E
4' 11 3/4" (1 517) (1 499)	4' 11"	2159	2559	2959	3359 E1	3759 E	4159 E
5' 5 3/4" (1 670) (1 651)	5' 5"	2165	2565	2965 E1	3365 E	3765 E	4165 E
5' 11 3/4" (1 822) (1 803)	5' 11"	2171	2571	2971 E	3371 E	3771 E	4171 E
6' 5 3/4" (1 975) (1 956)	6' 5"	2177	2577 E1	2977 E	3377 E	3777 E	4177 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.
(1) Simulated divided lights are available in traditional patterns only.
Traditional grille patterns shown.
Grille patterns shown will align with grilles-between-the-glass on companion units.

Lifestyle Series Double-Hung

Size Tables - Fixed and Transoms with GBG's and SDL's

Transoms

Opening	(552) (533)	(654) (635)	(755) (737)	(857) (838)	(959) (940)	(1 060) (1 041)
	1' 9 3/4"	2' 1 3/4"	2' 5 3/4"	2' 9 3/4"	3' 1 3/4"	3' 5 3/4"
Frame	1' 9"	2' 1"	2' 5"	2' 9"	3' 1"	3' 5"
(374) (356) 1' 2 3/4"	1' 2"	2114	2514	2914	3314	3714	4114
(451) (432) 1' 5 3/4"	1' 5"	2117	2517	2917	3317	3717	4117
(552) (533) 1' 9 3/4"	1' 9"	2121					
(654) (635) 2' 1 3/4"	2' 1"	2125	2525	2925	3325	3725	4125
(756) (737) 2' 5 3/4"	2' 5"			2929			

Fixed Units

Opening	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)
	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(908) (889) 2' 11 3/4"	2' 11"	4135	4735	5335	5935
(1 060) (1 041) 3' 5 3/4"	3' 5"	4141	4741	5341	5941
(1 213) (1 194) 3' 11 3/4"	3' 11"	4147	4747	5347	5947
(1 365) (1 346) 4' 5 3/4"	4' 5"	4153	4753	5353	5953
(1 467) (1 448) 4' 9 3/4"	4' 9"	4157	4757	5357	5957

Opening	(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)
	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(1 517) (1 499) 4' 11 3/4"	4' 11"	4159	4759	5359	5959
(1 670) (1 651) 5' 5 3/4"	5' 5"	4165	4765	5365	5965
(1 822) (1 803) 5' 11 3/4"	5' 11"	4171	4771	5371	5971

Not to scale.
Traditional grille patterns shown.
Grille patterns shown will align with grilles-between-the-glass on companion units.

Lifestyle Series Double-Hung

Size Tables - Replacement Sizes with Removable Grilles

Transoms

Opening (mm)	Frame (mm)	Opening	Frame	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
				2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
				1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375)	(356)	1' 2 3/4"	1' 2"	23.5 x 14	27.5 x 14	29.5 x 14	31.5 x 14	35.5 x 14	39.5 x 14	41.5 x 14
(451)	(432)	1' 5 3/4"	1' 5"	23.5 x 17	27.5 x 17	29.5 x 17	31.5 x 17	35.5 x 17	39.5 x 17	41.5 x 17
(654)	(635)	2' 1 3/4"	2' 1"	23.5 x 25	27.5 x 25	29.5 x 25	31.5 x 25	35.5 x 25	39.5 x 25	41.5 x 25

Vent Units

Opening (mm)	Frame (mm)	Opening	Frame	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
				2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
				1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(921)	(902)	3' 0 1/4"	2' 11 1/2"	23.5 x 35.5	27.5 x 35.5	29.5 x 35.5	31.5 x 35.5	35.5 x 35.5	39.5 x 35.5	41.5 x 35.5
(972)	(953)	3' 2 1/4"	3' 1 1/2"	23.5 x 37.5	27.5 x 37.5	29.5 x 37.5	31.5 x 37.5	35.5 x 37.5	39.5 x 37.5	41.5 x 37.5
(1 073)	(1 054)	3' 6 1/4"	3' 5 1/2"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175)	(1 156)	3' 10 1/4"	3' 9 1/2"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226)	(1 206)	4' 0 1/4"	3' 11 1/2"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327)	(1 308)	4' 4 1/4"	4' 3 1/2"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378)	(1 359)	4' 6 1/4"	4' 5 1/2"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473)	(1 461)	4' 10 1/4"	4' 9 1/2"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5 E1	35.5 x 57.5 E	39.5 x 57.5 E	41.5 x 57.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.
Traditional grille patterns shown.

Lifestyle Series Double-Hung

Size Tables - Replacement Double-Hung with Removable Grilles

Vent Units

		(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
	Opening	2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
	Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511)	5' 0 1/4" / 4' 11 1/2"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5 E1	35.5 x 59.5 E	39.5 x 59.5 E	41.5 x 59.5 E
(1 581) (1 562)	5' 2 1/4" / 5' 1 1/2"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5 E1	31.5 x 61.5 E1	35.5 x 61.5 E	39.5 x 61.5 E	41.5 x 61.5 E
(1 683) (1 664)	5' 6 1/4" / 5' 5 1/2"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5 E1	31.5 x 65.5 E	35.5 x 65.5 E	39.5 x 65.5 E	41.5 x 65.5 E
(1 835) (1 816)	6' 0 1/4" / 5' 11 1/2"	23.5 x 71.5	27.5 x 71.5 E1	29.5 x 71.5 E	31.5 x 71.5 E	35.5 x 71.5 E	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

Traditional grille patterns shown.

Lifestyle Series Double-Hung

Size Tables - Replacement Sizes with Grilles-Between-the-Glass

Transoms

Opening	(616) (597) 2' 0 1/4"	(718) (699) 2' 4 1/4"	(762) (749) 2' 6 1/4"	(819) (800) 2' 8 1/4"	(921) (902) 3' 0 1/4"	(1 022) (1 003) 3' 4 1/4"	(1 073) (1 054) 3' 6 1/4"
Frame	1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(375) (356) 1' 2 3/4" / 1' 2"	23.5 x 14	27.5 x 14	29.5 x 14	31.5 x 14	35.5 x 14	39.5 x 14	41.5 x 14
(451) (432) 1' 5 3/4" / 1' 5"	23.5 x 17	27.5 x 17	29.5 x 17	31.5 x 17	35.5 x 17	39.5 x 17	41.5 x 17
(654) (635) 2' 1 3/4" / 2' 1"	23.5 x 25	27.5 x 25	29.5 x 25	31.5 x 25	35.5 x 25	39.5 x 25	41.5 x 25

Vent Units

	(616) (597) 2' 0 1/4"	(718) (699) 2' 4 1/4"	(762) (749) 2' 6 1/4"	(819) (800) 2' 8 1/4"	(921) (902) 3' 0 1/4"	(1 022) (1 003) 3' 4 1/4"	(1 073) (1 054) 3' 6 1/4"
(921) (902) 3' 0 1/4" / 2' 11 1/2"	23.5 x 35.5	27.5 x 35.5	29.5 x 35.5	31.5 x 35.5	35.5 x 35.5	39.5 x 35.5	41.5 x 35.5
(972) (953) 3' 2 1/4" / 3' 1 1/2"	23.5 x 37.5	27.5 x 37.5	29.5 x 37.5	31.5 x 37.5	35.5 x 37.5	39.5 x 37.5	41.5 x 37.5
(1 073) (1 054) 3' 6 1/4" / 3' 5 1/2"	23.5 x 41.5	27.5 x 41.5	29.5 x 41.5	31.5 x 41.5	35.5 x 41.5	39.5 x 41.5	41.5 x 41.5
(1 175) (1 156) 3' 10 1/4" / 3' 9 1/2"	23.5 x 45.5	27.5 x 45.5	29.5 x 45.5	31.5 x 45.5	35.5 x 45.5	39.5 x 45.5	41.5 x 45.5
(1 226) (1 206) 4' 0 1/4" / 3' 11 1/2"	23.5 x 47.5	27.5 x 47.5	29.5 x 47.5	31.5 x 47.5	35.5 x 47.5	39.5 x 47.5	41.5 x 47.5
(1 327) (1 308) 4' 4 1/4" / 4' 3 1/2"	23.5 x 51.5	27.5 x 51.5	29.5 x 51.5	31.5 x 51.5	35.5 x 51.5	39.5 x 51.5	41.5 x 51.5
(1 378) (1 359) 4' 6 1/4" / 4' 5 1/2"	23.5 x 53.5	27.5 x 53.5	29.5 x 53.5	31.5 x 53.5	35.5 x 53.5	39.5 x 53.5	41.5 x 53.5
(1 473) (1 461) 4' 10 1/4" / 4' 9 1/2"	23.5 x 57.5	27.5 x 57.5	29.5 x 57.5	31.5 x 57.5 E1	35.5 x 57.5 E	39.5 x 57.5 E	41.5 x 57.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

- E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².
- E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.
Traditional grille patterns shown.

Lifestyle Series Double-Hung

Size Tables - Replacement Double-Hung with Grilles-Between-the-Glass

Vent Units

Opening (mm)	Opening	Frame	(616) (597)	(718) (699)	(762) (749)	(819) (800)	(921) (902)	(1 022) (1 003)	(1 073) (1 054)
			2' 0 1/4"	2' 4 1/4"	2' 6 1/4"	2' 8 1/4"	3' 0 1/4"	3' 4 1/4"	3' 6 1/4"
			1' 11 1/2"	2' 3 1/2"	2' 5 1/2"	2' 7 1/2"	2' 11 1/2"	3' 3 1/2"	3' 5 1/2"
(1 530) (1 511)	5' 0 1/4"	4' 11 1/2"	23.5 x 59.5	27.5 x 59.5	29.5 x 59.5	31.5 x 59.5 E1	35.5 x 59.5 E	39.5 x 59.5 E	41.5 x 59.5 E
(1 581) (1 562)	5' 2 1/4"	5' 1 1/2"	23.5 x 61.5	27.5 x 61.5	29.5 x 61.5 E1	31.5 x 61.5 E1	35.5 x 61.5 E	39.5 x 61.5 E	41.5 x 61.5 E
(1 683) (1 664)	5' 6 1/4"	5' 5 1/2"	23.5 x 65.5	27.5 x 65.5	29.5 x 65.5 E1	31.5 x 65.5 E	35.5 x 65.5 E	39.5 x 65.5 E	41.5 x 65.5 E
(1 835) (1 816)	6' 0 1/4"	5' 11 1/2"	23.5 x 71.5	27.5 x 71.5 E1	29.5 x 71.5 E	31.5 x 71.5 E	35.5 x 71.5 E	39.5 x 71.5 E	41.5 x 71.5 E

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

Traditional grille patterns shown.

Lifestyle Series Double-Hung

Size Tables - Replacement Fixed with Removable Grilles

Fixed Units

Opening	(1 060) (1 041) 3' 5 3/4"	(1 213) (1 194) 3' 11 3/4"	(1 365) (1 346) 4' 5 3/4"	(1 517) (1 499) 4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(921) (902) 3' 0 1/4" / 2' 11 1/2"	41 x 35.5	47 x 35.5	53 x 35.5	59 x 35.5
(972) (953) 3' 2 1/4" / 3' 1 1/2"	41 x 37.5	47 x 37.5	53 x 37.5	59 x 37.5
(1 073) (1 054) 3' 6 1/4" / 3' 5 1/2"	41 x 41.5	47 x 41.5	53 x 41.5	59 x 41.5
(1 175) (1 156) 3' 10 1/4" / 3' 9 1/2"	41 X 45.5	47 X 45.5	53 X 45.5	59 X 45.5
(1 226) (1 206) 4' 0 1/4" / 3' 11 1/2"	41 X 47.5	47 X 47.5	53 X 47.5	59 X 47.5
(1 327) (1 308) 4' 4 1/4" / 4' 3 1/2"	41 x 51.5	47 x 51.5	53 x 51.5	59 x 51.5
(1 378) (1 359) 4' 6 1/4" / 4' 5 1/2"	41 x 53.5	47 x 53.5	53 x 53.5	59 x 53.5
(1 473) (1 461) 4' 10 1/4" / 4' 9 1/2"	41 x 57.5	47 x 57.5	53 x 57.5	59 x 57.5

Opening	(1 060) (1 041) 3' 5 3/4"	(1 213) (1 194) 3' 11 3/4"	(1 365) (1 346) 4' 5 3/4"	(1 517) (1 499) 4' 11 3/4"
Frame	3' 5"	3' 11"	4' 5"	4' 11"
(1 530) (1 511) 5' 0 1/4" / 4' 11 1/2"	41 x 59.5	47 x 59.5	53 x 59.5	59 x 59.5
(1 581) (1 562) 5' 2 1/4" / 5' 1 1/2"	41 x 61.5	47 x 61.5	53 x 61.5	59 x 61.5
(1 683) (1 664) 5' 6 1/4" / 5' 5 1/2"	41 x 65.5	47 x 65.5	53 x 65.5	59 x 65.5
(1 835) (1 816) 6' 0 1/4" / 5' 11 1/2"	41 x 71.5	47 x 71.5	53 x 71.5	59 x 71.5

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

Traditional grille patterns shown.

Lifestyle Series Double-Hung

Size Tables - Replacement Fixed with Grilles-Between-the-Glass

		(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)
	Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
	Frame	3' 5"	3' 11"	4' 5"	4' 11"
(921) (902)	3' 0 1/4"	2' 11 1/2"	41 x 35.5	47 x 35.5	53 x 35.5	59 x 35.5
(972) (953)	3' 2 1/4"	3' 1 1/2"	41 x 37.5	47 x 37.5	53 x 37.5	59 x 37.5
(1 073) (1 054)	3' 6 1/4"	3' 5 1/2"	41 x 41.5	47 x 41.5	53 x 41.5	59 x 41.5
(1 175) (1 156)	3' 10 1/4"	3' 9 1/2"	41 X 45.5	47 X 45.5	53 X 45.5	59 X 45.5
(1 226) (1 206)	4' 0 1/4"	3' 11 1/2"	41 X 47.5	47 X 47.5	53 X 47.5	59 X 47.5
(1 327) (1 308)	4' 4 1/4"	4' 3 1/2"	41 x 51.5	47 x 51.5	53 x 51.5	59 x 51.5
(1 378) (1 359)	4' 6 1/4"	4' 5 1/2"	41 x 53.5	47 x 53.5	53 x 53.5	59 x 53.5
(1 473) (1 461)	4' 10 1/4"	4' 9 1/2"	41 x 57.5	47 x 57.5	53 x 57.5	59 x 57.5

		(1 060) (1 041)	(1 213) (1 194)	(1 365) (1 346)	(1 517) (1 499)
	Opening	3' 5 3/4"	3' 11 3/4"	4' 5 3/4"	4' 11 3/4"
	Frame	3' 5"	3' 11"	4' 5"	4' 11"
(1 530) (1 511)	5' 0 1/4"	4' 11 1/2"	41 x 59.5	47 x 59.5	53 x 59.5	59 x 59.5
(1 581) (1 562)	5' 2 1/4"	5' 1 1/2"	41 x 61.5	47 x 61.5	53 x 61.5	59 x 61.5
(1 683) (1 664)	5' 6 1/4"	5' 5 1/2"	41 x 65.5	47 x 65.5	53 x 65.5	59 x 65.5
(1 835) (1 816)	6' 0 1/4"	5' 11 1/2"	41 x 71.5	47 x 71.5	53 x 71.5	59 x 71.5

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

See Design Data pages in this section for clear opening dimensions.

Not to scale.

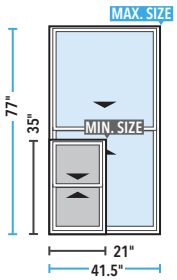
Traditional grille patterns shown.

Lifestyle Series Double-Hung

Special Sizes and Dimensions

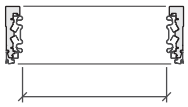
Special Size Frame Dimensions*

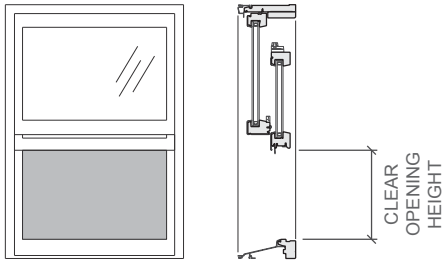
	Minimum	Maximum
Vent	1' 9" W x 2' 11" H (21" x 35") (533 x 889)	3' 5" W x 6' 5" H (41-1/2" x 77") (1 041 x 1 956)
Fixed	1' 9" W x 1' 2" H (21" x 14") (533 x 356)	4' 11" W x 6' 1" H (59" x 73") (1 499 x 1 854)



Miscellaneous Formulas (Equal Sash Only)

	Vent Units
Visible Glass	Width = Frame – 5" Height$_1$ = (Frame – 6.3125") ÷ 2
Actual Glass	Width = Frame – 4" Height$_1$ = (Frame – 4.3125") ÷ 2
Clear Opening Height:	(Frame Height ÷ 2) - 3.25"
Clear Opening Width:	Frame Width - 3.1875"





Shaded portion shows vent area.

Miscellaneous Formulas (Fixed Units Only)

	Fixed and transom units
Visible Glass	Width = Frame – 4.9375" Height = Frame – 4.9375"
Actual Glass	Width = Frame – 4" Height = Frame – 4"

* Available within size range shown. Keep frame dimensions to the nearest 1/4" increment. Frame height cannot exceed frame width on special size dual-pane vent units.
(1) Per Sash
To convert areas to square meters (m^2), multiply square feet by 0.0929.

Lifestyle Series Double-Hung

Design Data - Vent Units

New Construction Vent

Unit	Egress	Clear Opening (Inches)		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Width	Height			Annealed	Tempered	
2135		17-13/16	14-1/4	1.8	3.2	2.5	3	LC50
2141		17-13/16	17-1/4	2.1	3.9	2.5	3	LC50
2147		17-13/16	20-1/4	2.5	4.5	2.5	3	LC50
2153		17-13/16	23-1/4	2.9	5.2	2.5	3	LC50
2157		17-13/16	25-1/4	3.1	5.6	2.5	3	LC40/LC50
2159		17-13/16	26-1/4	3.2	5.9	2.5	3	LC40/LC50
2165		17-13/16	29-1/4	3.6	6.5	2.5	3	LC40/LC50
2171		17-13/16	32-1/4	4.0	7.2	2.5	3	LC30/LC50
2177		17-13/16	35-1/4	4.3	7.8	2.5	3	LC30
2535		21-13/16	14-1/4	2.2	4.0	2.5	3	LC50
2541		21-13/16	17-1/4	2.6	4.8	2.5	3	LC50
2547		21-13/16	20-1/4	3.1	5.7	2.5	3	LC50
2553		21-13/16	23-1/4	3.5	6.5	2.5	3	LC50
2557		21-13/16	25-1/4	3.8	7.0	2.5	3	LC40/LC50
2559		21-13/16	26-1/4	4.0	7.3	2.5	3	LC40/LC50
2565		21-13/16	29-1/4	4.4	8.2	2.5	3	LC40/LC50
2571		21-13/16	32-1/4	4.9	9.0	2.5	3	LC30/LC50
2577	E1	21-13/16	35-1/4	5.3	9.8	2.5	3	LC30
2935		25-13/16	14-1/4	2.6	4.8	2.5	3	LC50
2941		25-13/16	17-1/4	3.1	5.8	2.5	3	LC50
2947		25-13/16	20-1/4	3.6	6.8	2.5	3	LC50
2953		25-13/16	23-1/4	4.2	7.8	2.5	3	LC50
2957		25-13/16	25-1/4	4.5	8.4	2.5	3	LC40/LC50
2959		25-13/16	26-1/4	4.7	8.8	2.5	3	LC40/LC50
2965	E1	25-13/16	29-1/4	5.2	9.8	2.5	3	LC40/LC50
2971	E	25-13/16	32-1/4	5.8	10.8	2.5	3	LC30/LC50
2977	E	25-13/16	35-1/4	6.3	11.7	2.5	3	LC30
3335		29-13/16	14-1/4	3.0	5.6	2.5	3	LC50
3341		29-13/16	17-1/4	3.6	6.7	2.5	3	LC50
3347		29-13/16	20-1/4	4.2	7.9	2.5	3	LC50
3353		29-13/16	23-1/4	4.8	9.1	2.5	3	LC40/LC50
3357	E1	29-13/16	25-1/4	5.2	9.9	2.5	3	LC40/LC50
3359	E1	29-13/16	26-1/4	5.4	10.2	2.5	3	LC40/LC50
3365	E	29-13/16	29-1/4	6.1	11.4	2.5	3	LC35/LC50
3371	E	29-13/16	32-1/4	6.7	12.6	2.5	3	LC30/LC50
3377	E	29-13/16	35-1/4	7.3	13.7	2.5	3	LC30
3735		33-13/16	14-1/4	3.3	6.4	2.5	3	LC35/LC50
3741		33-13/16	17-1/4	4.1	7.7	2.5	3	LC35/LC50
3747		33-13/16	20-1/4	4.8	9.0	2.5	3	LC35/LC50
3753		33-13/16	23-1/4	5.5	10.4	2.5	3	LC35/LC50
3757	E	33-13/16	25-1/4	5.9	11.3	2.5	3	LC35/LC50
3759	E	33-13/16	26-1/4	6.2	11.7	2.5	3	LC35/LC50
3765	E	33-13/16	29-1/4	6.9	13.0	2.5	3	LC35/LC50
3771	E	33-13/16	32-1/4	7.6	14.4	2.5	3	LC30/LC50
3777	E	33-13/16	35-1/4	8.3	15.7	2.5	3	LC30
4135		37-13/16	14-1/4	3.7	6.5	2.5	3	LC30
4141		37-13/16	17-1/4	4.5	7.9	2.5	3	LC30
4147		37-13/16	20-1/4	5.3	9.2	2.5	3	LC30
4153		37-13/16	23-1/4	6.1	11.7	2.5	3	LC30
4157	E	37-13/16	25-1/4	6.6	12.7	2.5	3	LC30
4159	E	37-13/16	26-1/4	6.9	13.2	2.5	3	LC30
4165	E	37-13/16	29-1/4	7.7	14.7	2.5	3	LC30
4171	E	37-13/16	32-1/4	8.5	16.2	2.5	3	LC30
4177	E	37-13/16	35-1/4	9.2	17.6	2.5	3	LC30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, indicates performance with DP Enhancement Kit installed.

To convert area to square meters (m²), multiply square feet by 0.0929.

New Construction Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
4135	7.5	3	3	LC50
4141	9.0	3	3	LC50
4147	10.5	3	3	LC50
4153	12.0	3	3	LC50
4157	13.0	3	3	LC50
4159	13.6	3	3	LC50
4165	15.1	3	3	LC50
4171	16.6	3	3	LC45/LC50
4735	8.8	3	3	LC50
4741	10.5	3	3	LC50
4747	12.3	3	3	LC50
4753	14.1	3	3	LC50
4757	15.2	3	3	LC50
4759	15.8	3	3	LC45/LC50
4765	17.6	3	3	LC45/LC50
4771	19.3	4	4	LC50
5335	10.0	3	3	LC50
5341	12.0	3	3	LC50
5347	14.1	3	3	LC50
5353	16.1	3	4	LC45/LC50
5357	17.4	3	4	LC45/LC50
5359	18.1	4	4	LC50
5365	20.1	4	4	LC50
5371	22.1	4	4	LC50
5935	11.3	3	3	LC50
5941	13.6	3	3	LC50
5947	15.8	3	3	LC45/LC50
5953	18.1	4	4	LC50
5957	19.6	4	4	LC50
5959	20.3	4	4	LC50
5965	22.6	4	4	LC50
5971	24.8	4	4	LC45/LC50

New Construction Fixed Transom

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
2114	1.0	3	3	LC50
2117	1.3	3	3	LC50
2121	1.8	3	3	LC50
2125	2.2	3	3	LC50
2514	1.3	3	3	LC50
2517	1.7	3	3	LC50
2525	2.8	3	3	LC50
2914	1.5	3	3	LC50
2917	2.0	3	3	LC50
2925	3.4	3	3	LC50
2929	4.0	3	3	LC50
3314	1.8	3	3	LC50
3317	2.4	3	3	LC50
3325	3.9	3	3	LC50
3714	2.0	3	3	LC50
3717	2.7	3	3	LC50
3725	4.5	3	3	LC50
4114	2.3	3	3	LC50
4117	3.0	3	3	LC50
4125	5.0	3	3	LC50

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, requires tempered glass.
To convert areas to square meters (m²), multiply square feet by 0.0929.

Lifestyle Series Double-Hung

Design Data - Replacement Double-Hung

Replacement Vent

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Width (Inches)	Height (Inches)			Annealed	Tempered	
23.5 x 35.5		20-5/16	14-1/2	2.0	3.7	2.5	3	LC50
23.5 x 37.5		20-5/16	15-1/2	2.1	4.0	2.5	3	LC50
23.5 x 41.5		20-5/16	17-1/2	2.4	4.5	2.5	3	LC50
23.5 x 45.5		20-5/16	19-1/2	2.7	5.0	2.5	3	LC50
23.5 x 47.5		20-5/16	20-1/2	2.8	5.3	2.5	3	LC50
23.5 x 51.5		20-5/16	22-1/2	3.1	5.8	2.5	3	LC50
23.5 x 53.5		20-5/16	23-1/2	3.3	6.1	2.5	3	LC40/LC50
23.5 x 57.5		20-5/16	25-1/2	3.5	6.6	2.5	3	LC40/LC50
23.5 x 59.5		20-5/16	26-1/2	3.7	6.8	2.5	3	LC40/LC50
23.5 x 61.5		20-5/16	27-1/2	3.8	7.1	2.5	3	LC40/LC50
23.5 x 65.5		20-5/16	29-1/2	4.1	7.6	2.5	3	LC30/LC50
23.5 x 71.5		20-5/16	32-1/2	4.5	8.4	2.5	3	LC30/LC50
27.5 x 35.5		24-5/16	14-1/2	2.4	4.6	2.5	3	LC50
27.5 x 37.5		24-5/16	15-1/2	2.6	4.9	2.5	3	LC50
27.5 x 41.5		24-5/16	17-1/2	2.9	5.5	2.5	3	LC50
27.5 x 45.5		24-5/16	19-1/2	3.2	6.1	2.5	3	LC50
27.5 x 47.5		24-5/16	20-1/2	3.4	6.4	2.5	3	LC50
27.5 x 51.5		24-5/16	22-1/2	3.7	7.1	2.5	3	LC50
27.5 x 53.5		24-5/16	23-1/2	3.9	7.4	2.5	3	LC40/LC50
27.5 x 57.5		24-5/16	25-1/2	4.3	8.0	2.5	3	LC40/LC50
27.5 x 59.5		24-5/16	26-1/2	4.4	8.3	2.5	3	LC40/LC50
27.5 x 61.5		24-5/16	27-1/2	4.6	8.6	2.5	3	LC40/LC50
27.5 x 65.5		24-5/16	29-1/2	4.9	9.2	2.5	3	LC30/LC50
27.5 x 71.5	E1	24-5/16	32-1/2	5.4	10.2	2.5	3	LC30/LC50
29.5 x 35.5		26-5/16	14-1/2	2.6	5.0	2.5	3	LC50
29.5 x 37.5		26-5/16	15-1/2	2.8	5.3	2.5	3	LC50
29.5 x 41.5		26-5/16	17-1/2	3.1	6.0	2.5	3	LC50
29.5 x 45.5		26-5/16	19-1/2	3.5	6.7	2.5	3	LC50
29.5 x 47.5		26-5/16	20-1/2	3.7	7.0	2.5	3	LC40/LC50
29.5 x 51.5		26-5/16	22-1/2	4.1	7.7	2.5	3	LC40/LC50
29.5 x 53.5		26-5/16	23-1/2	4.2	8.0	2.5	3	LC40/LC50
29.5 x 57.5		26-5/16	25-1/2	4.6	8.7	2.5	3	LC40/LC50
29.5 x 59.5		26-5/16	26-1/2	4.8	9.0	2.5	3	LC35/LC50
29.5 x 61.5	E1	26-5/16	27-1/2	5.0	9.4	2.5	3	LC35/LC50
29.5 x 65.5	E1	26-5/16	29-1/2	5.3	10.1	2.5	3	LC30/LC50
29.5 x 71.5	E	26-5/16	32-1/2	5.9	11.1	2.5	3	LC30/LC50

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, indicates performance with DP Enhancement Kit installed.

Lifestyle Series Double-Hung

Design Data - Replacement Double-Hung

Replacement Vent

Unit	Egress	Clear Opening		Vent Area Ft²	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Width (Inches)	Height (Inches)			Annealed	Tempered	
31.5 x 35.5		28-5/16	14-1/2	2.8	5.4	2.5	3	LC50
31.5 x 37.5		28-5/16	15-1/2	3.0	5.7	2.5	3	LC50
31.5 x 41.5		28-5/16	17-1/2	3.4	6.5	2.5	3	LC50
31.5 x 45.5		28-5/16	19-1/2	3.8	7.2	2.5	3	LC50
31.5 x 47.5		28-5/16	20-1/2	4.0	7.6	2.5	3	LC40/LC50
31.5 x 51.5		28-5/16	22-1/2	4.4	8.3	2.5	3	LC40/LC50
31.5 x 53.5		28-5/16	23-1/2	4.6	8.7	2.5	3	LC40/LC50
31.5 x 57.5	E1	28-5/16	25-1/2	5.0	9.4	2.5	3	LC40/LC50
31.5 x 59.5	E1	28-5/16	26-1/2	5.2	9.8	2.5	3	LC35/LC50
31.5 x 61.5	E1	28-5/16	27-1/2	5.4	10.2	2.5	3	LC35/LC50
31.5 x 65.5	E	28-5/16	29-1/2	5.8	10.9	2.5	3	LC30/LC50
31.5 x 71.5	E	28-5/16	32-1/2	6.3	12.0	2.5	3	LC30/LC50
35.5 x 35.5		32-5/16	14-1/2	3.2	6.2	2.5	3	LC35/LC50
35.5 x 37.5		32-5/16	15-1/2	3.4	6.6	2.5	3	LC35/LC50
35.5 x 41.5		32-5/16	17-1/2	3.9	7.5	2.5	3	LC35/LC50
35.5 x 45.5		32-5/16	19-1/2	4.3	8.3	2.5	3	LC35/LC50
35.5 x 47.5		32-5/16	20-1/2	4.6	8.7	2.5	3	LC35/LC50
35.5 x 51.5		32-5/16	22-1/2	5.0	9.6	2.5	3	LC35/LC50
35.5 x 53.5		32-5/16	23-1/2	5.2	10.0	2.5	3	LC35/LC50
35.5 x 57.5	E1	32-5/16	25-1/2	5.7	10.8	2.5	3	LC35/LC50
35.5 x 59.5	E	32-5/16	26-1/2	5.9	11.3	2.5	3	LC35/LC50
35.5 x 61.5	E	32-5/16	27-1/2	6.1	11.7	2.5	3	LC35/LC50
35.5 x 65.5	E	32-5/16	29-1/2	6.6	12.5	2.5	3	LC30/LC50
35.5 x 71.5	E	32-5/16	32-1/2	7.2	13.8	2.5	3	LC30/LC50
39.5 x 35.5		36-5/16	14-1/2	3.6	7.0	2.5	3	LC30
39.5 x 37.5		36-5/16	15-1/2	3.9	7.5	2.5	3	LC30
39.5 x 41.5		36-5/16	17-1/2	4.4	8.4	2.5	3	LC30
39.5 x 45.5		36-5/16	19-1/2	4.9	9.4	2.5	3	LC30
39.5 x 47.5		36-5/16	20-1/2	5.1	9.9	2.5	3	LC30
39.5 x 51.5		36-5/16	22-1/2	5.6	10.8	2.5	3	LC30
39.5 x 53.5		36-5/16	23-1/2	5.9	11.3	2.5	3	LC30
39.5 x 57.5	E	36-5/16	25-1/2	6.4	12.3	2.5	3	LC30
39.5 x 59.5	E	36-5/16	26-1/2	6.6	12.7	2.5	3	LC30
39.5 x 61.5	E	36-5/16	27-1/2	6.9	13.2	2.5	3	LC30
39.5 x 65.5	E	36-5/16	29-1/2	7.4	14.2	2.5	3	LC30
39.5 x 71.5	E	36-5/16	32-1/2	8.1	15.6	2.5	3	LC30
41.5 x 35.5		38-5/16	14-1/2	3.6	7.4	2.5	3	LC30
41.5 x 37.5		38-5/16	15-1/2	3.9	7.9	2.5	3	LC30
41.5 x 41.5		38-5/16	17-1/2	4.4	8.9	2.5	3	LC30
41.5 x 45.5		38-5/16	19-1/2	4.9	9.9	2.5	3	LC30
41.5 x 47.5		38-5/16	20-1/2	5.1	10.4	2.5	3	LC30
41.5 x 51.5		38-5/16	22-1/2	5.6	11.5	2.5	3	LC30
41.5 x 53.5		38-5/16	23-1/2	5.9	12.0	2.5	3	LC30
41.5 x 57.5	E	38-5/16	25-1/2	6.4	13.0	2.5	3	LC30
41.5 x 59.5	E	38-5/16	26-1/2	6.6	13.5	2.5	3	LC30
41.5 x 61.5	E	38-5/16	27-1/2	6.9	14.0	2.5	3	LC30
41.5 x 65.5	E	38-5/16	29-1/2	7.4	15.0	2.5	3	LC30
41.5 x 71.5	E	38-5/16	32-1/2	8.1	16.5	2.5	3	LC30

Egress Notes:

Check all applicable local codes for emergency egress requirements.

E = Window meets minimum clear opening of 24" height, 20" width, and 5.7 ft².

E1 = Window meets minimum clear opening of 24" height, 20" width, and 5.0 ft².

(1) Maximum performance when glazed with the appropriate glass thickness. Second number, where shown, indicates performance with DP Enhancement Kit installed.

Lifestyle Series Double-Hung

Design Data - Replacement Fixed and Transoms

Replacement Fixed

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
41 x 35.5	7.7	3	3	LC50
41 x 37.5	8.2	3	3	LC50
41 x 41.5	9.2	3	3	LC50
41 x 45.5	10.2	3	3	LC50
41 x 47.5	10.7	3	3	LC50
41 x 51.5	11.7	3	3	LC50
41 x 53.5	12.2	3	3	LC50
41 x 57.5	13.2	3	3	LC50
41 x 59.5	13.7	3	3	LC50
41 x 61.5	14.2	3	3	LC50
41 x 65.5	15.2	3	3	LC50
41 x 71.5	16.7	3	3	LC45/LC50
47 x 35.5	8.9	3	3	LC50
47 x 37.5	9.5	3	3	LC50
47 x 41.5	10.7	3	3	LC50
47 x 45.5	11.9	3	3	LC50
47 x 47.5	12.4	3	3	LC50
47 x 51.5	13.6	3	3	LC50
47 x 53.5	14.2	3	3	LC50
47 x 57.5	15.4	3	3	LC50
47 x 59.5	15.9	3	3	LC45/LC50
47 x 61.5	16.5	3	3	LC45/LC50
47 x 65.5	17.7	3	3	LC40/LC50
47 x 71.5	19.5	4	4	LC50
53 x 35.5	10.2	3	3	LC50
53 x 37.5	10.9	3	3	LC50
53 x 41.5	12.2	3	3	LC50
53 x 45.5	13.5	3	3	LC50
53 x 47.5	14.2	3	3	LC50
53 x 51.5	15.6	3	3	LC50
53 x 53.5	16.2	3	4	LC45/LC50
53 x 57.5	17.6	3	4	LC40/LC50
53 x 59.5	18.2	4	4	LC50
53 x 61.5	18.9	4	4	LC50
53 x 65.5	20.2	4	4	LC50
53 x 71.5	22.2	4	4	LC50
59 x 35.5	11.5	3	3	LC50
59 x 37.5	12.2	3	3	LC50
59 x 41.5	13.7	3	3	LC50
59 x 45.5	15.2	3	3	LC50
59 x 47.5	16.0	3	3	LC45/LC50
59 x 51.5	17.5	3	4	LC45/LC50
59 x 53.5	18.2	4	4	LC50
59 x 57.5	19.7	4	4	LC50
59 x 59.5	20.5	4	4	LC50
59 x 61.5	21.2	4	4	LC50
59 x 65.5	22.8	4	4	LC50
59 x 71.5	25.0	4	4	LC45/LC50

Replacement Fixed Transom

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)		Performance Class & Grade [1]
		Annealed	Tempered	
23.5 x 14	1.2	3	3	LC50
23.5 x 17	1.6	3	3	LC50
23.5 x 25	2.6	3	3	LC50
27.5 x 14	1.4	3	3	LC50
27.5 x 17	1.9	3	3	LC50
27.5 x 25	3.1	3	3	LC50
29.5 x 14	1.5	3	3	LC50
29.5 x 17	2.1	3	3	LC50
29.5 x 25	3.4	3	3	LC50
31.5 x 14	1.7	3	3	LC50
31.5 x 17	2.2	3	3	LC50
31.5 x 25	3.7	3	3	LC50
35.5 x 14	1.9	3	3	LC50
35.5 x 17	2.6	3	3	LC50
35.5 x 25	4.3	3	3	LC50
39.5 x 14	2.2	3	3	LC50
39.5 x 17	2.9	3	3	LC50
39.5 x 25	4.8	3	3	LC50
41.5 x 14	2.3	3	3	LC50
41.5 x 17	3.1	3	3	LC50
41.5 x 25	5.1	3	3	LC50

(1) Maximum performance when glazed with the appropriate glass thickness. Second numbe own, requires tempered glass.
To convert areas to square meters (m²), multiply square feet by 0.0929.

Lifestyle Series Double-Hung

Detailed Product Description

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127 mm) for a wall depth of 3-11/16" (94mm).
- Jamb liner shall be high-impact polyvinyl chloride backed by continuous hard-tempered aluminum springs.
- Optional factory applied jamb extensions are available.
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum, lap-jointed and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-5/8" (41 mm).
- Sashes tilt for easy cleaning.

Weatherstripping

- Foam with 3 mm skin at head and bottom rail. Thermal-plastic elastomer bulb with slip-coating set into upper sash for tight contact at check rail.
- Secondary polyvinyl chloride leaf-type weatherstrip on bottom sash at sill.
- Jamb liner to seal against sides of sash.

Glazing System

- Quality float glass complying with ASTM C 1036.
- High altitude glazing available.
- Silicone groove-glazed 11/16" [obscure] dual-seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]].

Exterior

- Exterior aluminum surfaces are finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
- Color is [White] [Tan] [Putty] [Brown] [Poplar White] [Portobello] [Hartford Green] [Morning Sky Gray] [Brick Red] [Black].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [White] [Linen] [Bright White] [stain[1]]].

Hardware

- Galvanized block-and-tackle balances are connected to sash with a polyester cord and concealed within the frame.
- Factory installed self-aligning surface-mounted sash lock. Two sash locks on units with frame width 33-1/4" and greater.
- Optional Sash lift furnished for field installation. Two lifts on units with frame width 33-1/4" and greater.
- Finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Oil-Rubbed Bronze] [Satin Nickel].
- Champagne locks are standard on unfinished units; White locks are standard on factory prefinished white units.

Optional Products

Grilles

- Simulated-Divided-Light [with optional spacer]
  - 7/8" Grilles permanently bonded to the interior and exterior of glass.
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom – Equally Divided].
  - Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain[1]]]. Exterior grilles to match the exterior cladding color.
  - Available only on units glazed with Low-E insulated glass with argon.

  – or –
- Grilles-Between-the-Glass[2]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Top Row] [Custom – Equally Divided].
  - Interior color is [White] [Ivory] [Tan[3]] [Brickstone] [Black] [Putty[3]] [Brown[3]] [Harvest] [Cordovan].
  - Exterior color [matched to the exterior cladding color] [White][4].

  – or –
- Roomside Removable Grilles
  - 3/4" [Traditional] [Custom - Equally Divided] removable solid pine wood bars steel-pinned at joints and fitted to sash with steel clips and tacks.
  - Interior [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [White] [Linen White] [Bright White] [stain[1]]].
  - Exterior [unfinished, ready for site finishing] [factory primed] [factory prefinished, finish color matched to exterior cladding] [White][4].

Screens

- InView™ screens
  - Full-size Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

  – or –
- Vivid View® screens
  - Full-size PVDF 21/17 mesh, minimum 78 percent light transmissive screen, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Screen frame finish is baked enamel, color to match window cladding.

Hardware

- Optional factory applied limited opening device available for vent units in steel, nominal 3-3/4" opening.
- Optional window opening control device available for field installation. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

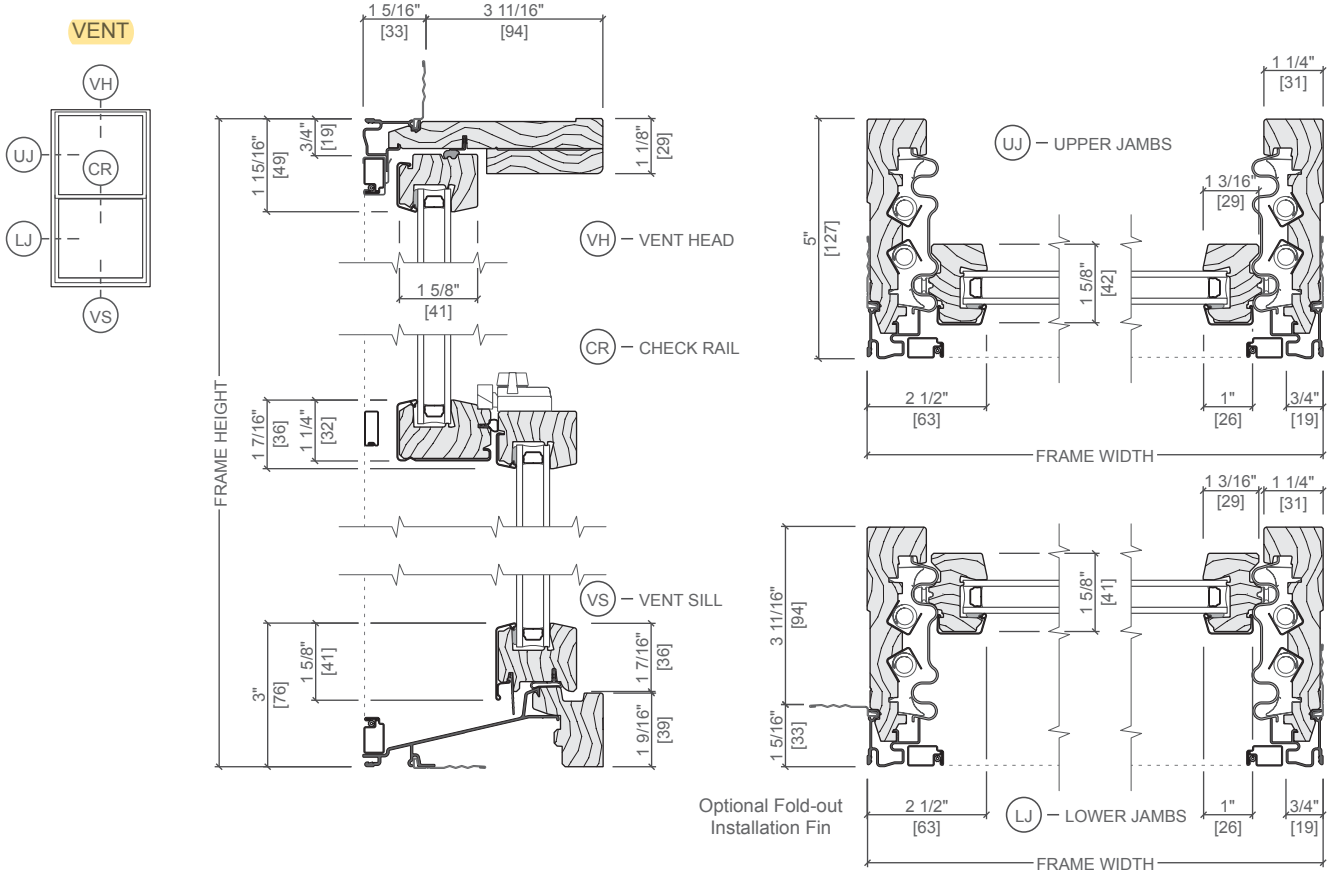
Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Contact your local Pella sales representative for current designs and color options.
(2) Available on units glazed with Low-E insulated glass with argon, and obscure insulated glass.
(3) Tan, brown and putty Interior GBG colors are available only with matching interior and exterior colors.
(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Lifestyle Series Double-Hung

Unit Sections

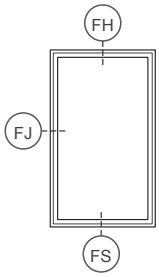


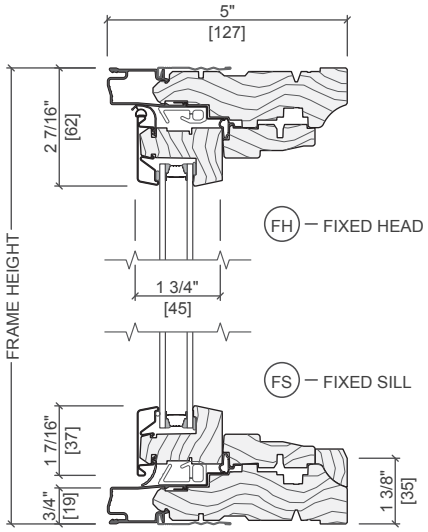
Scale 3" = 1' 0"
All dimensions are approximate.

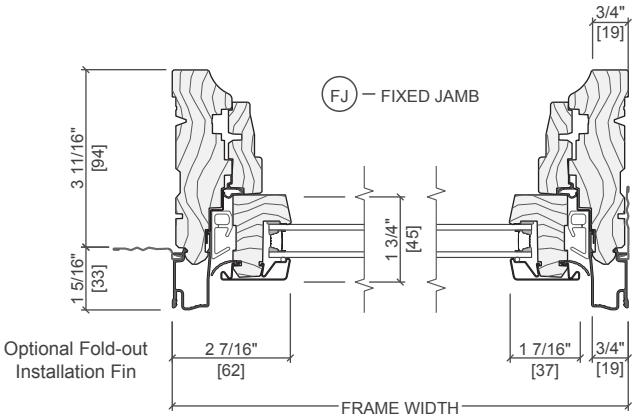
Lifestyle Series Double-Hung

Unit Sections

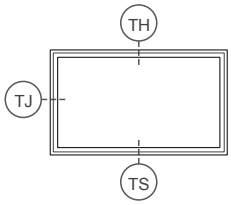
FIXED

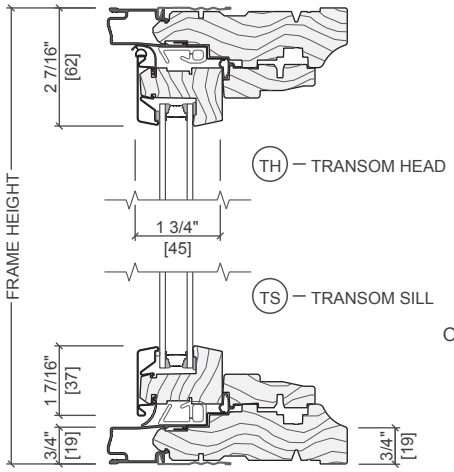


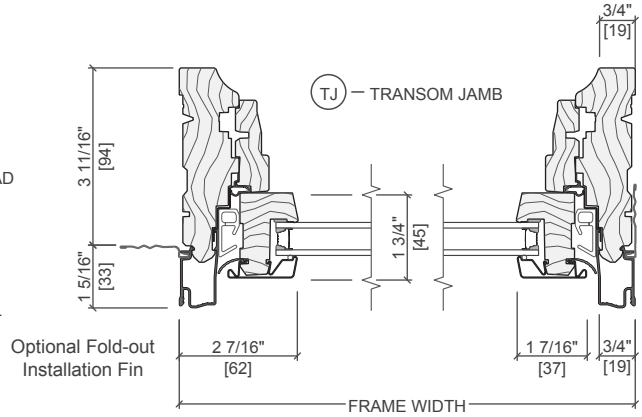


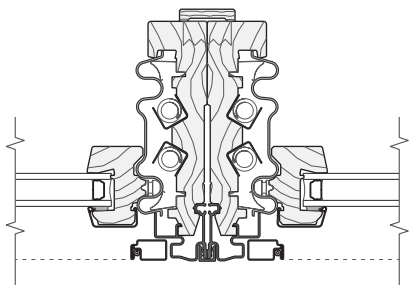


TRANSOMS

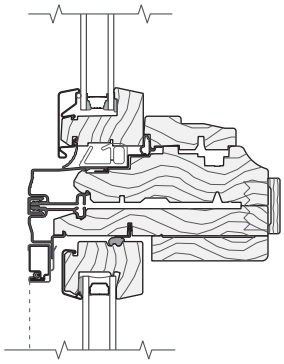




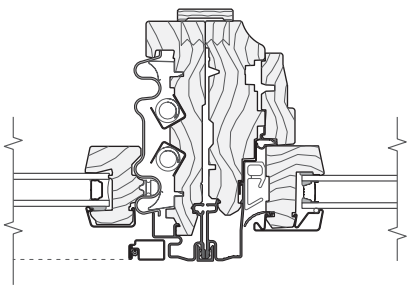




VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT



VERTICAL JOINING MULLION
VENT / FIXED

Scale 3" = 1' 0"
All dimensions are approximate.
See www.Pella.com for mullion limitations and reinforcing requirements.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-33	Contributing	March 13, 2026

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

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

Applicant	Architect/Engineer	Contractor
Danny Ferreira	DAVID SISSON	

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

Work Category:	Addition to Structure(s)

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

Property History

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

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

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: R-6
PATRIOT ACCOUNT #: 930

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

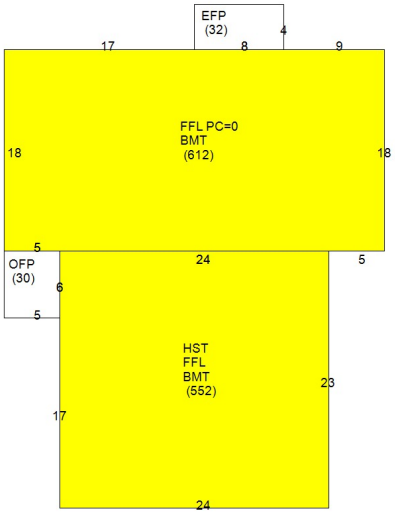
BUILDING EXTERIOR

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

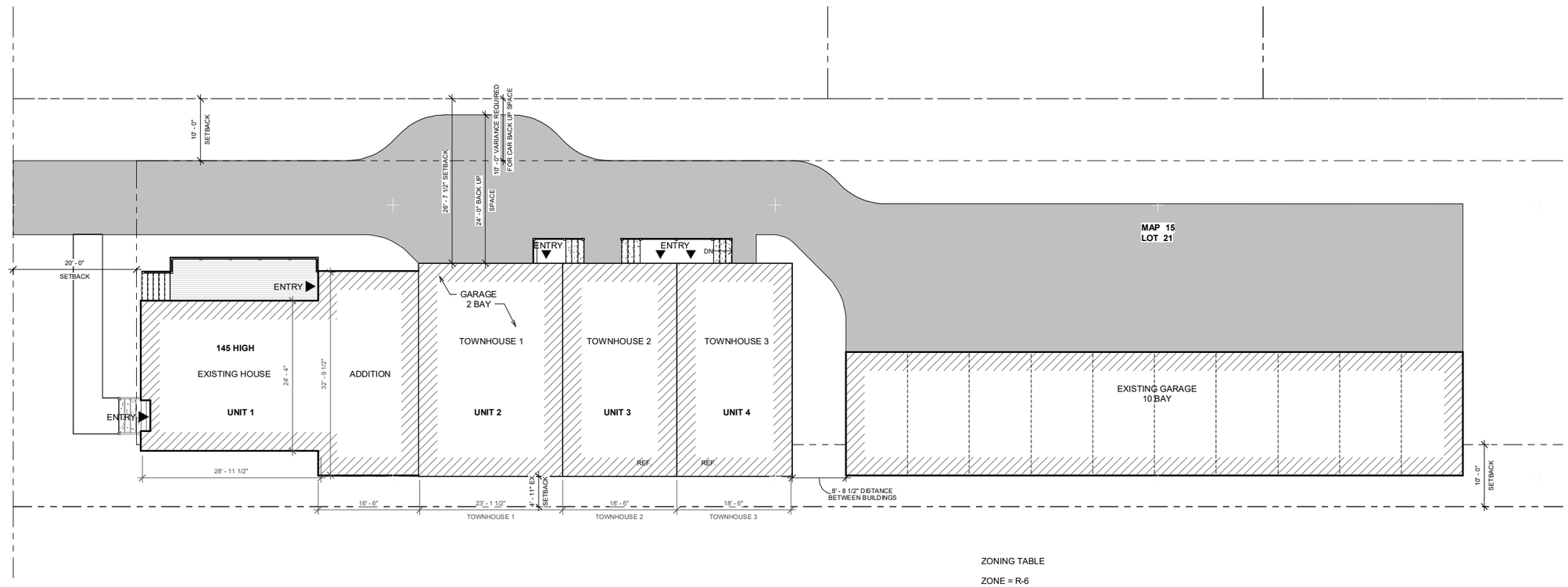
BUILDING INTERIOR

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

SKETCH



PHOTO



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

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	22,750 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		22,750 SF	NO
		MAX 5 UNITS (22,750 SF)	NO
LOT WIDTH	100'	66'	YES
FRONTAGE	60'	66'	NO
LOT COVERAGE	30% (6,825 SF)	15% (3314 SF) EXISTING	NO
		24% (5542 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	20' EXISTING	NO
SIDE SETBACK	10'	27' -11" EXISTING	NO
		26' - 7 1/2" PROPOSED	NO
SIDE SETBACK	10'	4'-11" EXISTING	NO EXISTING NON-CONFORMING
		4'-11" PROPOSED	NO EXISTING NON-CONFORMING
REAR SETBACK	20'	114' - 10" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 10 REQUIRED, 12 PROVIDED
10' X 18' WITH 24' AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:

EXISTING HOUSE	1238 SF
EXISTING PORCH	47 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
TOTAL:	3314 SF

PROPOSED:

EXISTING HOUSE	1238 SF
PROPOSED PORCH	190 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
PROPOSED TOWN HOMES	2085 SF
TOTAL:	5542 SF

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

REV. #	DATE:	ISSUED FOR:
1	2023-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER 26022

SITE PLAN

N.F.C
SIGNED:
2021-08-27

OPT A

A0.1

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

PLAN LEGEND

EXISTING DOOR

EXISTING PARTITION

NEW DOOR

FULL HEIGHT PARTITION

PARTIAL HEIGHT PARTITION

BEAM OVERHEAD

DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION. TYP.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

DIMENSION TO THE FACE OF FINISH

COLUMN LOCATION

CO — CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED

SD — SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED

60 — FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT. REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

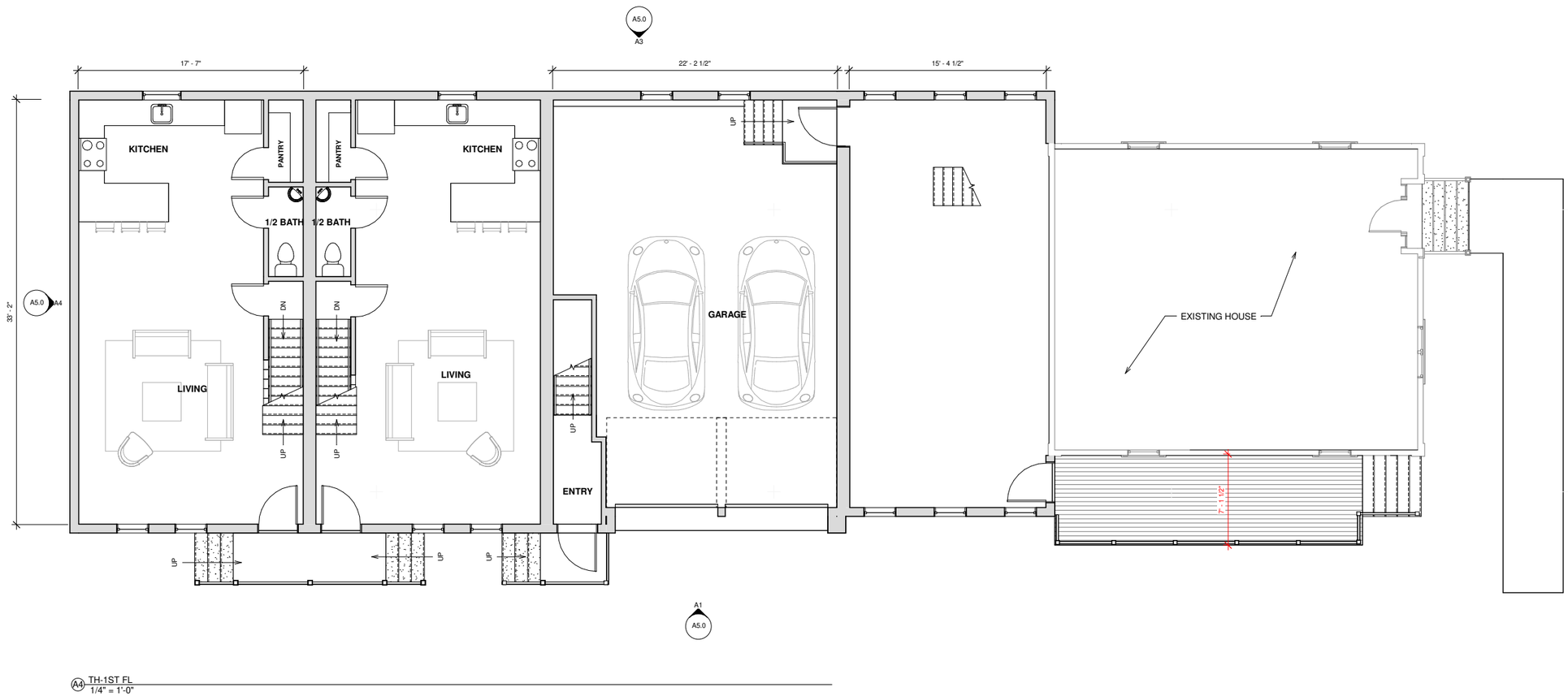
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

KEYED NOTES



A4 TH-1ST FL
1/4" = 1'-0"

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

REV #	DATE:	ISSUED FOR:
1	2025-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

PLANS 1ST FL

N.F.C
SIGNED:
2021-08-27

OPT A

A4.1

DAVID SISSON ARCHITECTURE PC :-: ALL RIGHTS RESERVED

A B C D

1

PLAN LEGEND

EXISTING DOOR

EXISTING PARTITION

NEW DOOR

FULL HEIGHT PARTITION

PARTIAL HEIGHT PARTITION

BEAM OVERHEAD

DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION. TYP.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

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60 — FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

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2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

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8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT. REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

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12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

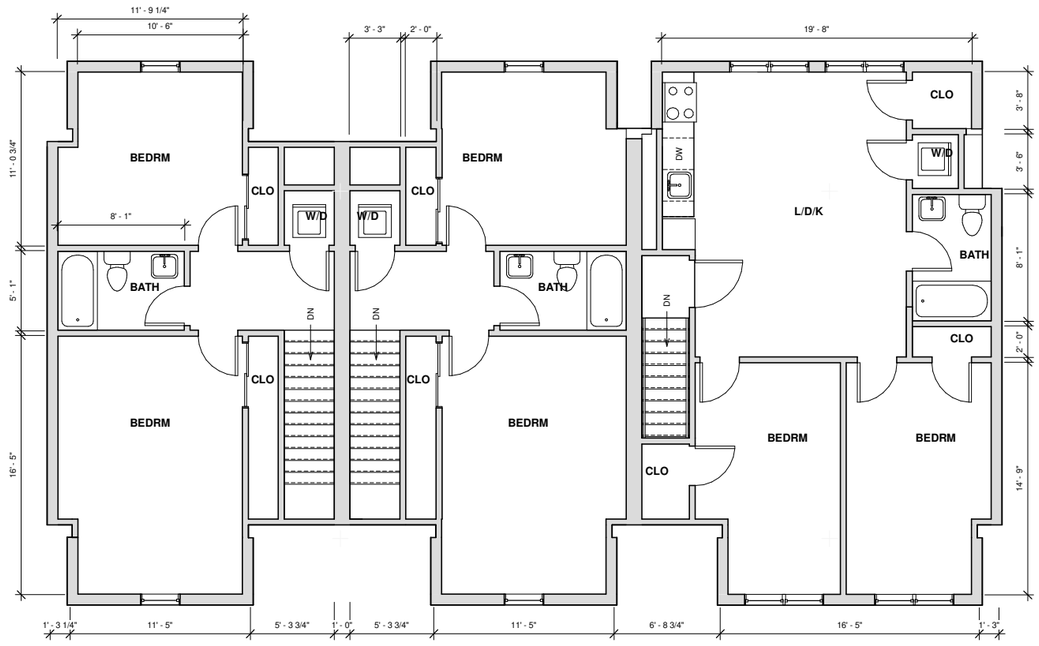
21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

KEYED NOTES

2

3



4

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

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PLANS 2ND FL

N.F.C

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OPT A

A4.2

A B C D

1

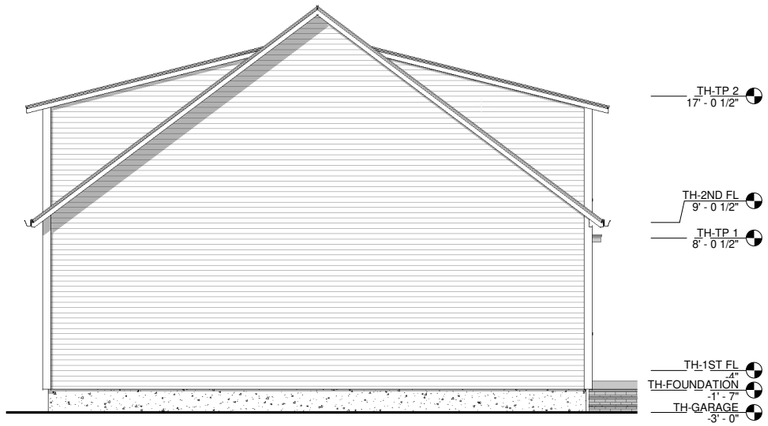
A1 WEST ELEVATION
1/4" = 1'-0"

2

3

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

4



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

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

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ELEVATIONS

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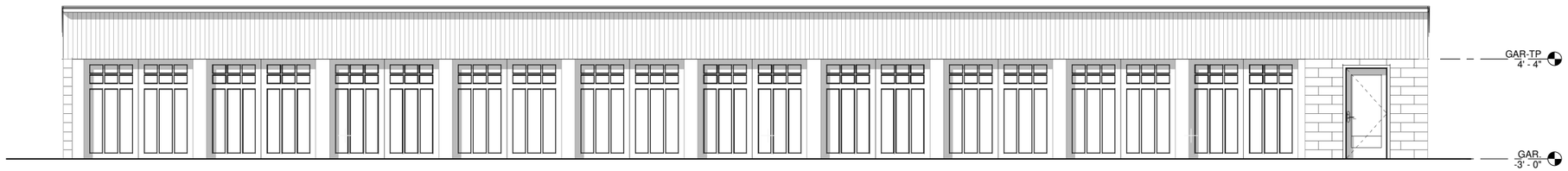
OPT A

A5.0

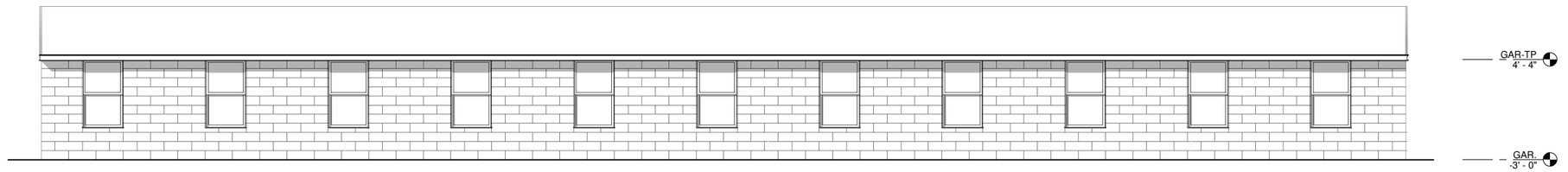
A B C D

1



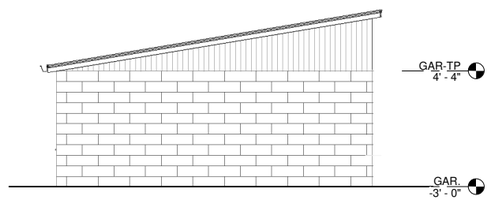
A1 GARAGE FRONT ELEVATION
1/4" = 1'-0"

2



A2 GARAGE REAR ELEVATION
1/4" = 1'-0"

3



A3 GARAGE SIDE ELEVATION
1/4" = 1'-0"

4

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OPT A

A5.1

A B C D

1

2

3

4

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OPT A

A10.0

A B C D

1

2

3

4

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OPT A

A10.1

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A B C D

1

2

3

4

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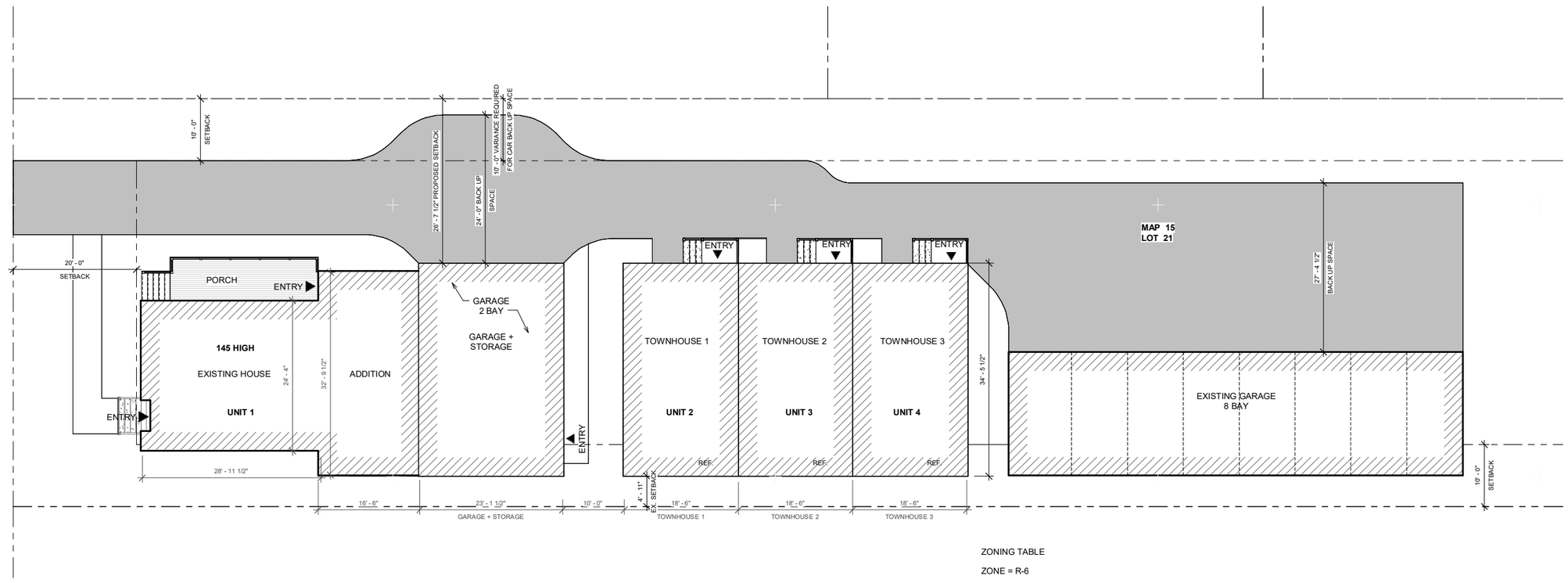
OPT A

A10.2



C4 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	22,750 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		22,750 SF	NO
		MAX 5 UNITS (22,750 SF)	NO
LOT WIDTH	100'	66'	YES
FRONTAGE	60'	66'	NO
LOT COVERAGE	30% (6,825 SF)	15% (3314 SF) EXISTING	NO
		25% (5665 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	20' EXISTING	NO
SIDE SETBACK	10'	27' -11" EXISTING	NO
		26' - 7 1/2" PROPOSED	NO
SIDE SETBACK	10'	4'-11" EXISTING	NO EXISTING NON-CONFORMING
		4'-11" PROPOSED	NO EXISTING NON-CONFORMING
REAR SETBACK	20'	114' - 10" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 10 REQUIRED, 10 PROVIDED
10' X 18' WITH 24' AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:	
EXISTING HOUSE	1238 SF
EXISTING PORCH	47 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
TOTAL:	3314 SF

PROPOSED:	
EXISTING HOUSE	1238 SF
PROPOSED PORCH	190 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	1473 SF
PROPOSED GARAGE	810 SF
PROPOSED TOWN HOMES	1925 SF
TOTAL:	5665 SF

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SITE PLAN

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OPT B

A0.1

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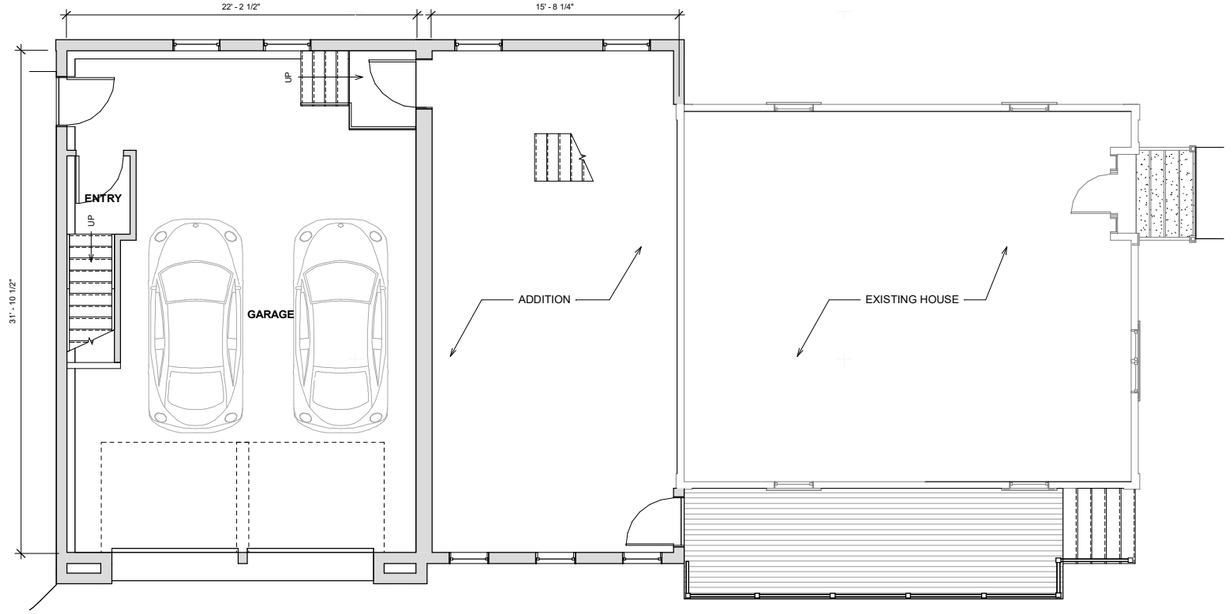
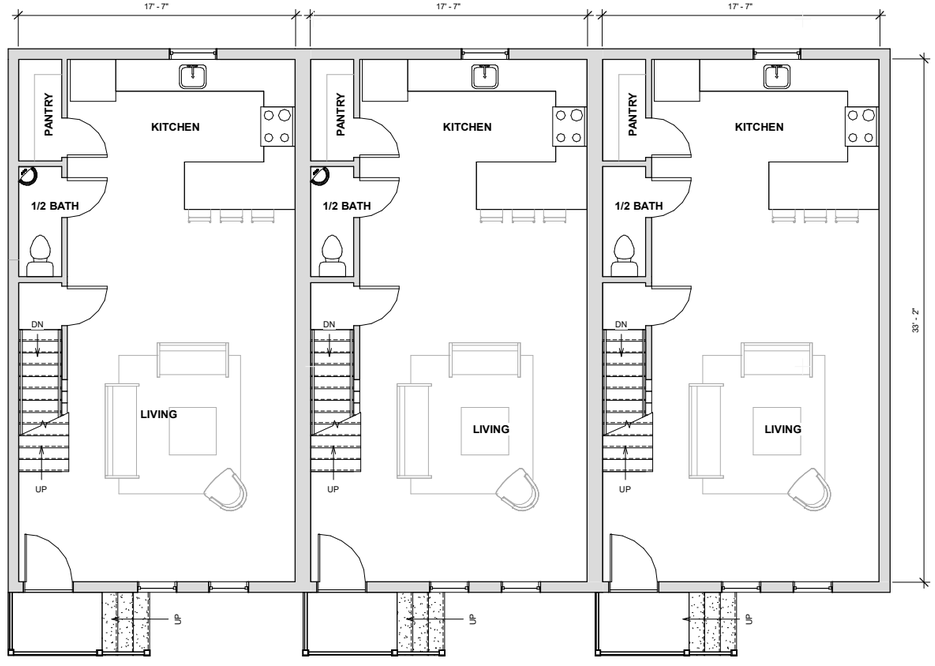


A2 TH-1ST FL 1
1/4" = 1'-0"



A4 TH-1ST FL 2
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
  DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) FIRE RATED DOOR 60 MIN W/ CLOSER

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22. A/V, CATV, TELEPHONE AND OT... NOT SHOWN. SYSTEM TO BE DESI... FOR LOCATIONS OF ALL LOW VOL...

OPT B

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PLANS 1ST FL

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A4.1

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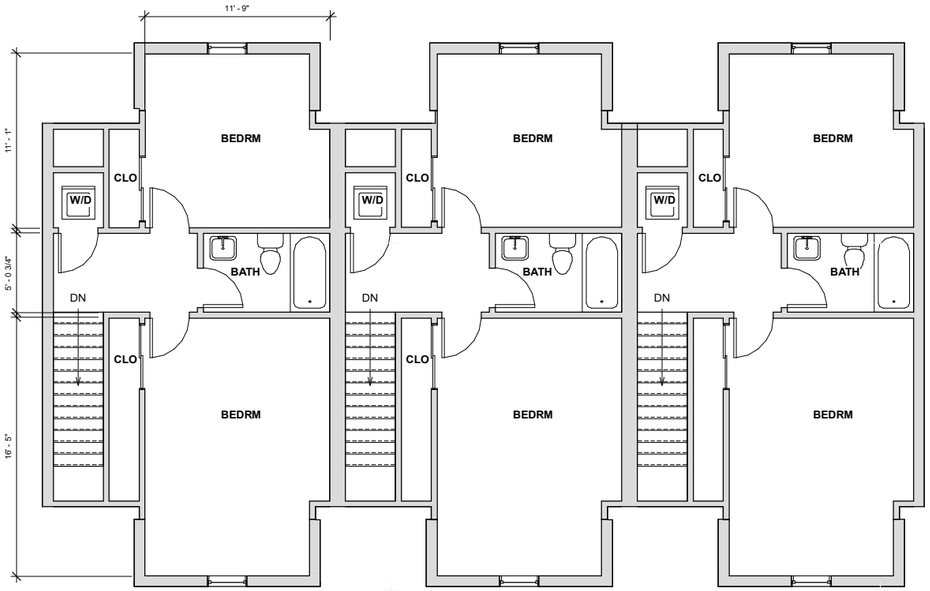
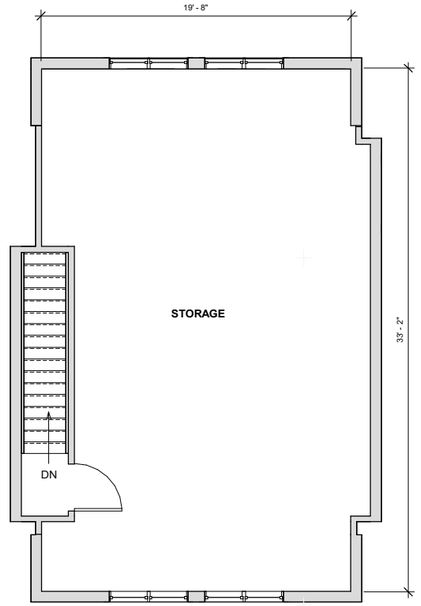
A B C D

1

2





A2 TH-2ND FL
1/4" = 1'-0"

3

4

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
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NOT SHOWN. SYSTEM TO BE DESIG
FOR LOCATIONS OF ALL LOW VOLT

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PLANS 2ND FL

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A4.2

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A B C D

1

A1 EXISTING HOUSE + GARAGE FRONT
1/4" = 1'-0"

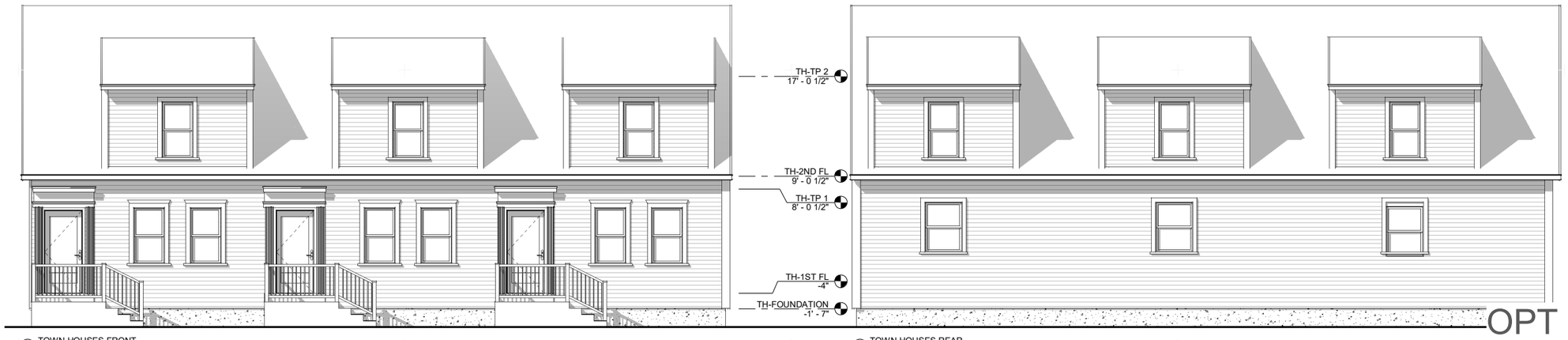
1 SOUTH ELEVATION
1/4" = 1'-0"

2

3

A3 EXISTING HOUSE + GARAGE REAR
1/4" = 1'-0"

4



A4 TOWN HOUSES FRONT
1/4" = 1'-0"

B3 TOWN HOUSES REAR
1/4" = 1'-0"

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ELEVATIONS

NOT FOR CONSTRUCTION

OPT B

A5.0

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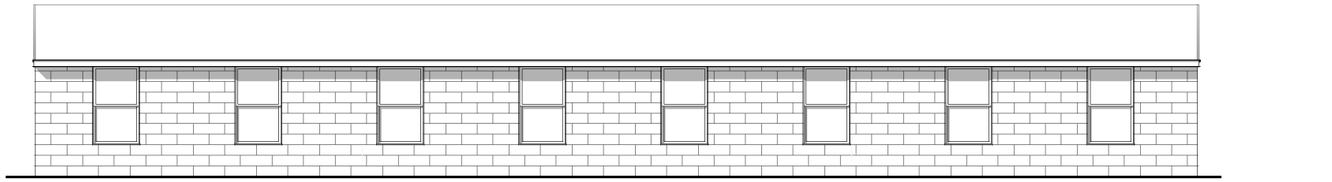
A B C D

1

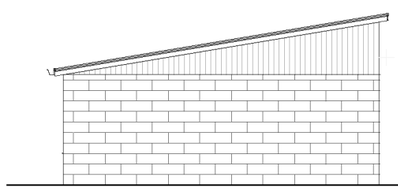
A1 GARAGE FRONT ELEVATION
1/4" = 1'-0"

2



3

A3 GARAGE REAR ELEVATION
1/4" = 1'-0"



4

A4 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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ELEVATIONS

OPT 2

DATE SIGNED:

OPT B A5.1

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A B C D

1

2

3

4

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OPT B

A10.0

A B C D

1

2

3

4

OPT B

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A10.1

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A B C D

1

2

3

4

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A10.2

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1

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OPT B

A10.3

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DAVID SISSON
ARCHITECTURE

145 High Street, Bristol RI 02809
Product Summary for exterior facade work

Exterior Clapboard – Material

- **HardiePlank**® Lap Siding (0.312" in x 6.25" -in x 144 in) - primed
- Color: Painted – SW 7005 **Pure White**
- Exposure : 5"

DAVID SISSON
ARCHITECTURE

Windows – Material

- **Pella® Lifestyle Series Double-Hung Window**
- Material: Clad Wood
- Exterior color: White
- Grilles: none
- Interior color: Painted – TBD

DAVID SISSON
ARCHITECTURE

Roof Shingles – Material

- **GAF** Timberline Natural Shadow 33.3-sq ft Laminated Architectural Roof Shingles
- Color: TBD
- Item #652976
- Model #0600180

DAVID SISSON
ARCHITECTURE

Exterior Doors – Material

- **Jeld-Wen Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 4-Light 1-Panel Plank**
- Color: Wood milk chocolate

DAVID SISSON
ARCHITECTURE

Garage door

CLOPAY – Coachman- Premium series

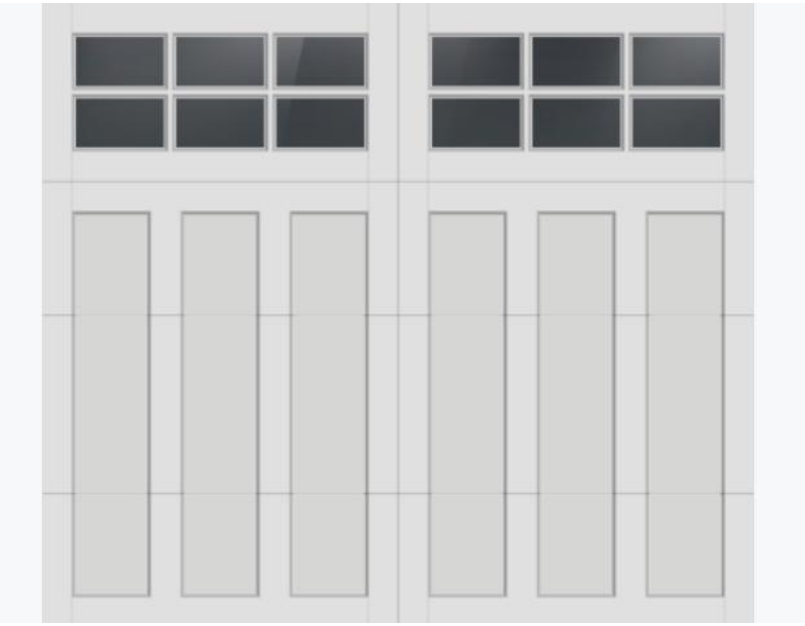
Dimensions: W 8’x H 7’0” & W 8’x H 7’4”

Model CD13

Design : Modern Grooved Panel (contemporary Windows)

Construction 4-layer 1 3/8" Polystyrene Insulation R-value 6.5

Color : Standard White



DAVID SISSON
ARCHITECTURE

Exterior flat Trim

Azek - Traditional 4/ 4-in. x 2-in. x 8-ft. PVC Smooth Trim Board

- Color: Painted – SW 7005 **Pure White**

DAVID SISSON
ARCHITECTURE

145 High Street, Bristol RI 02809
Product Summary for exterior facade work

Exterior Clapboard – Material

- **HardiePlank®** Lap Siding (0.312" in x 6.25" -in x 144 in) - primed
- Color: Painted – SW 7005 **Pure White**
- Exposure : 5"

DAVID SISSON
ARCHITECTURE

Windows – Material

- **Harvey SLIMLINE- 12-lite double-hung vinyl windows**
- Material: Vinyl
- Exterior color: White
- Grilles: 12 LITE
- Interior color: White

DAVID SISSON
ARCHITECTURE

Roof Shingles – Material

- **GAF** Timberline Natural Shadow 33.3-sq ft Laminated Architectural Roof Shingles
- Color: TBD
- Item #652976
- Model #0600180

DAVID SISSON
ARCHITECTURE

Exterior Doors – Material

- **Jeld-Wen Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 4-Light 1-Panel Plank**
- Color: Wood milk chocolate

DAVID SISSON
ARCHITECTURE

Garage door

CLOPAY – Coachman- Premium series

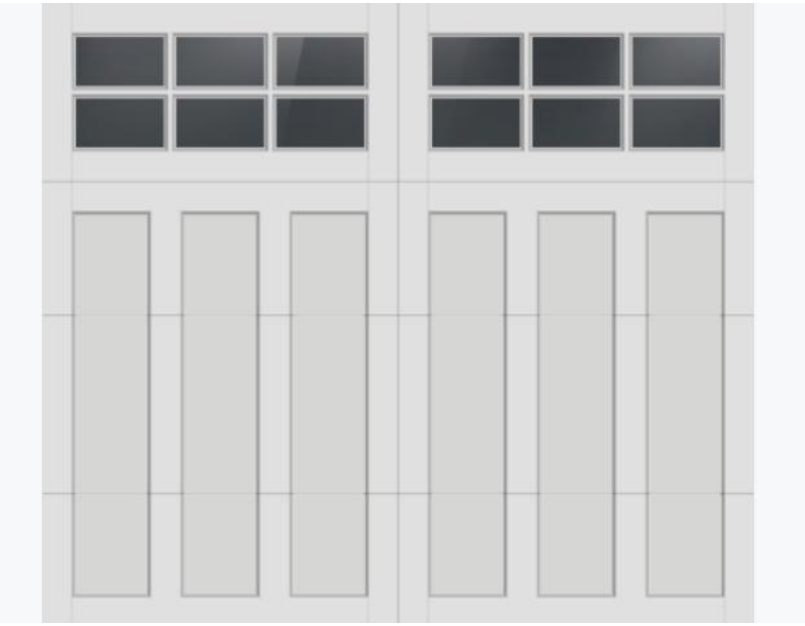
Dimensions: W 8’x H 7’0” & W 8’x H 7’4”

Model CD13

Design : Modern Grooved Panel (contemporary Windows)

Construction 4-layer 1 3/8" Polystyrene Insulation R-value 6.5

Color : Standard White



DAVID SISSON
ARCHITECTURE

Exterior flat Trim

Hardie® Trim Boards - Traditional 4.5-in. x 1.5-in. x 8-ft. Fiber cement

- Color: Painted – SW 7005 **Pure White**

DAVID SISSON
ARCHITECTURE

Gutter system

Amerimax 5-in x 120-in White Aluminum

Color: white

Style: TBD

WET

HORSTMANN
Guidas Dairy

NOTICE
24 HOUR
VIDEO
SURVEILLANCE
NO
DUMPING
ALLOWED

145
Onsite
RENT-A-FENCE
Onsite
RENT-A-FENCE
NOTICE
24-HOUR
VIDEO
SURVEILLANCE

RAMO

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

1 2 3 4 5 6 7 | | #

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

Project: 26022 145 High

Date: 5-15-2026

Attn.: Historic District Commission – Bristol, RI

Dear members of the Historic District Commission,

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

We propose the following:

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

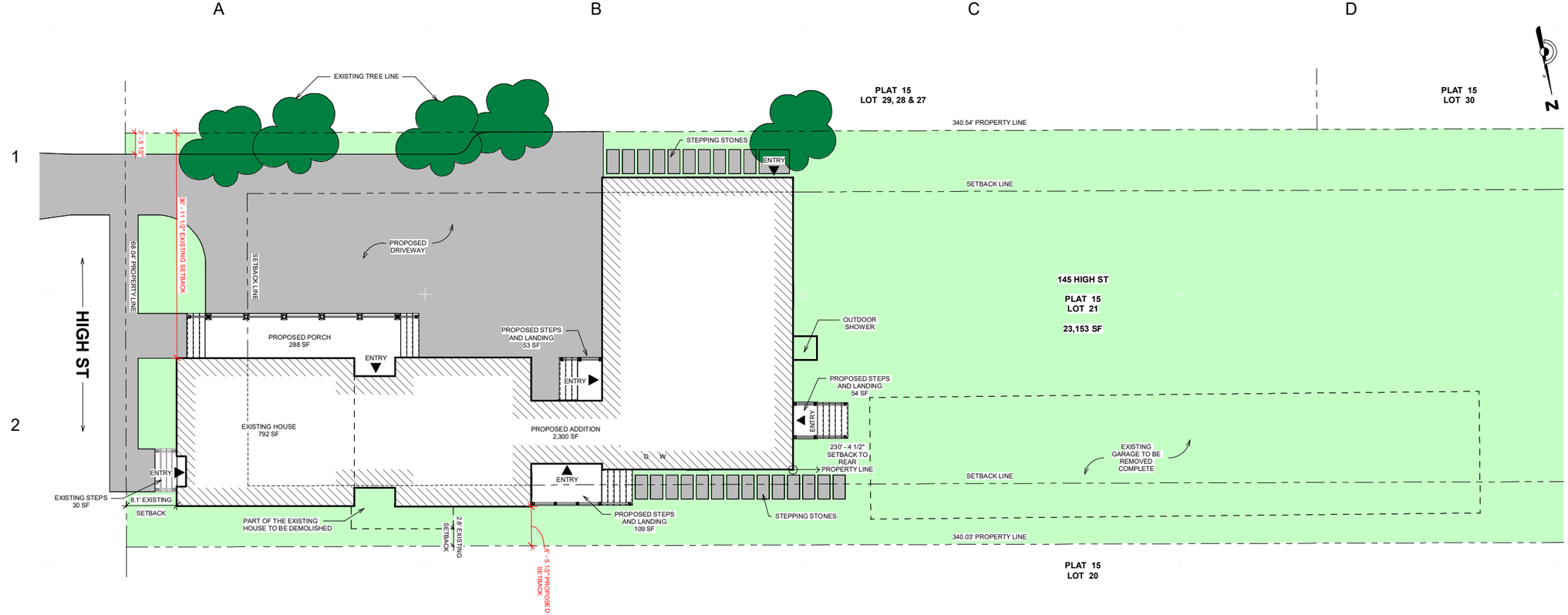
Our goals are:

- To save the existing historic home
- We intend to keep the additions to the same height at the existing single-family home. This is quite a bit shorter than what is allowed in the zone (27’ where 35’ is allowed)
- We intend to align the addition to the existing home, keeping its mass and bulk similar to the existing home
- We intend to provide the same roofline and shape at the addition and existing home. Note that this includes a reconfiguration of the dormers at the existing home.
- We intend to provide similar trim, siding, and exterior detailing at the additions and the existing home, to create a cohesive design

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

Sincerely,

David Sisson



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

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	23,153 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		MAX 5 UNITS (2 UNITS PROVIDED)	NO
LOT WIDTH	100'	68.04'	YES
FRONTAGE	60'	68.04'	NO
LOT COVERAGE	30% (6,945.9 SF)	16.5% (3,818 SF) EXISTING	NO
		15.7% (3,626 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	8.1' EXISTING	NO EXISTING NON-CONFORMING
SIDE SETBACK	10'	36' -11 1/2" EXISTING	
		7' - 6" PROPOSED	YES - 25% REQUEST
SIDE SETBACK	10'	2.8' EXISTING	
		6' - 5 1/2" PROPOSED	YES - ALIGN W/EXISTING HOME
REAR SETBACK	20'	230' - 4 1/2" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 4 REQUIRED, 4 PROVIDED
10' X 18' WITH 24' AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:

EXISTING HOUSE	1,280 SF
EXISTING PORCH	494 SF
EXISTING STEPS	30 SF
EXISTING STEPS	11 SF
EXISTING GARAGE	2,003 SF
TOTAL:	3,818 SF

PROPOSED:

EXISTING HOUSE	792 SF
EXISTING STEPS	30 SF
PROPOSED ADDITION	2,300 SF
PROPOSED PORCH	288 SF
PROPOSED STEPS AND LANDING	109 SF
PROPOSED STEPS AND LANDING	53 SF
PROPOSED STEPS AND LANDING	54 SF
TOTAL:	3,626 SF

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

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

REV. #	DATE:	ISSUED FOR:
	2020-03-06	HDC REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER 26022

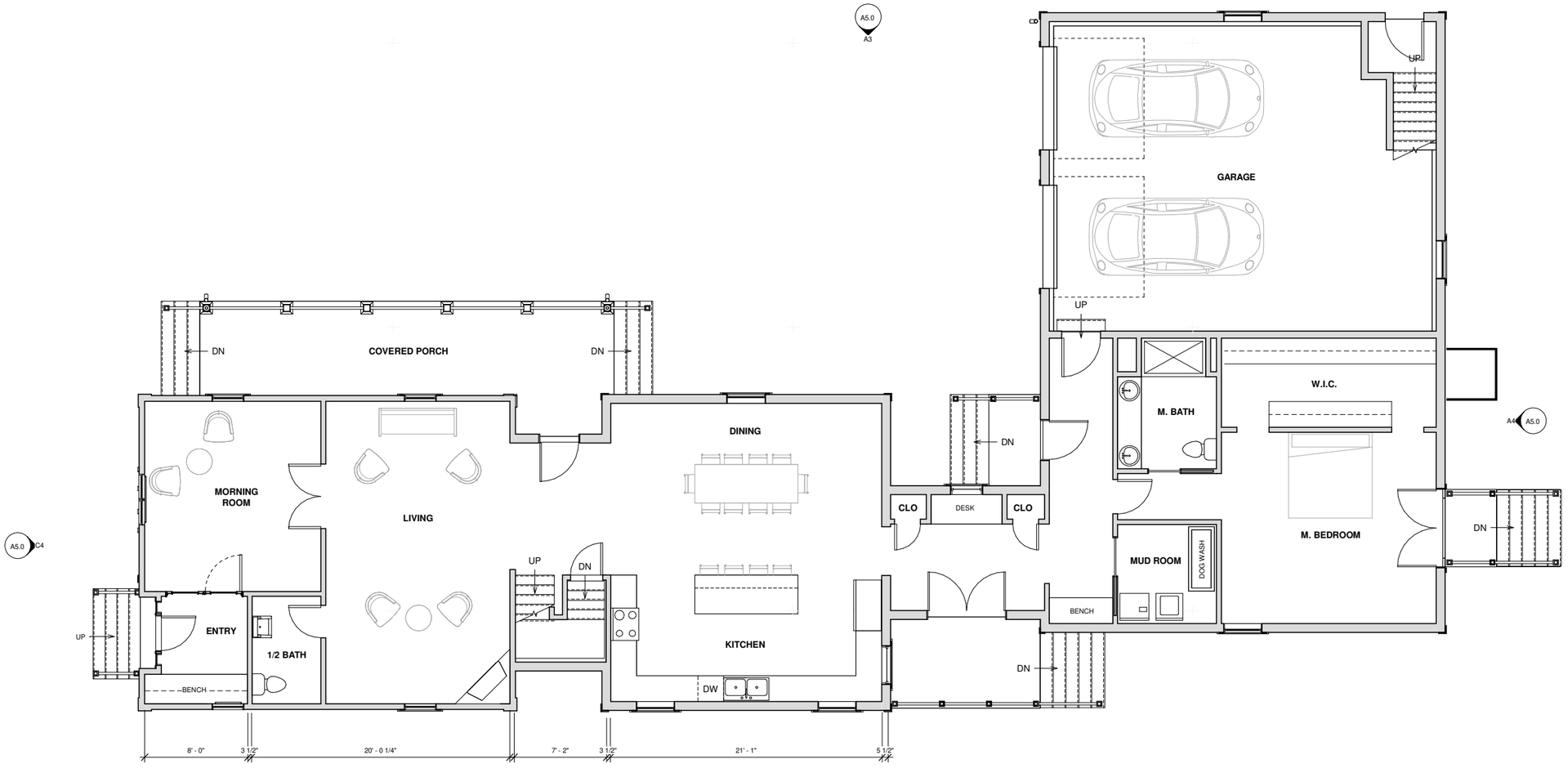
SITE PLAN

N.F.C
SIGNED:
2021-08-27

A0.1

A B C D

1 2 3 4



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

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

REV.#	DATE:	ISSUED FOR:
	2020-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 28022

PLANS 1ST FL

DAVID SISSON ARCHITECTURE PC
ZONING REVIEW ONLY
DATE SIGNED:
2021-08-27

A4.1

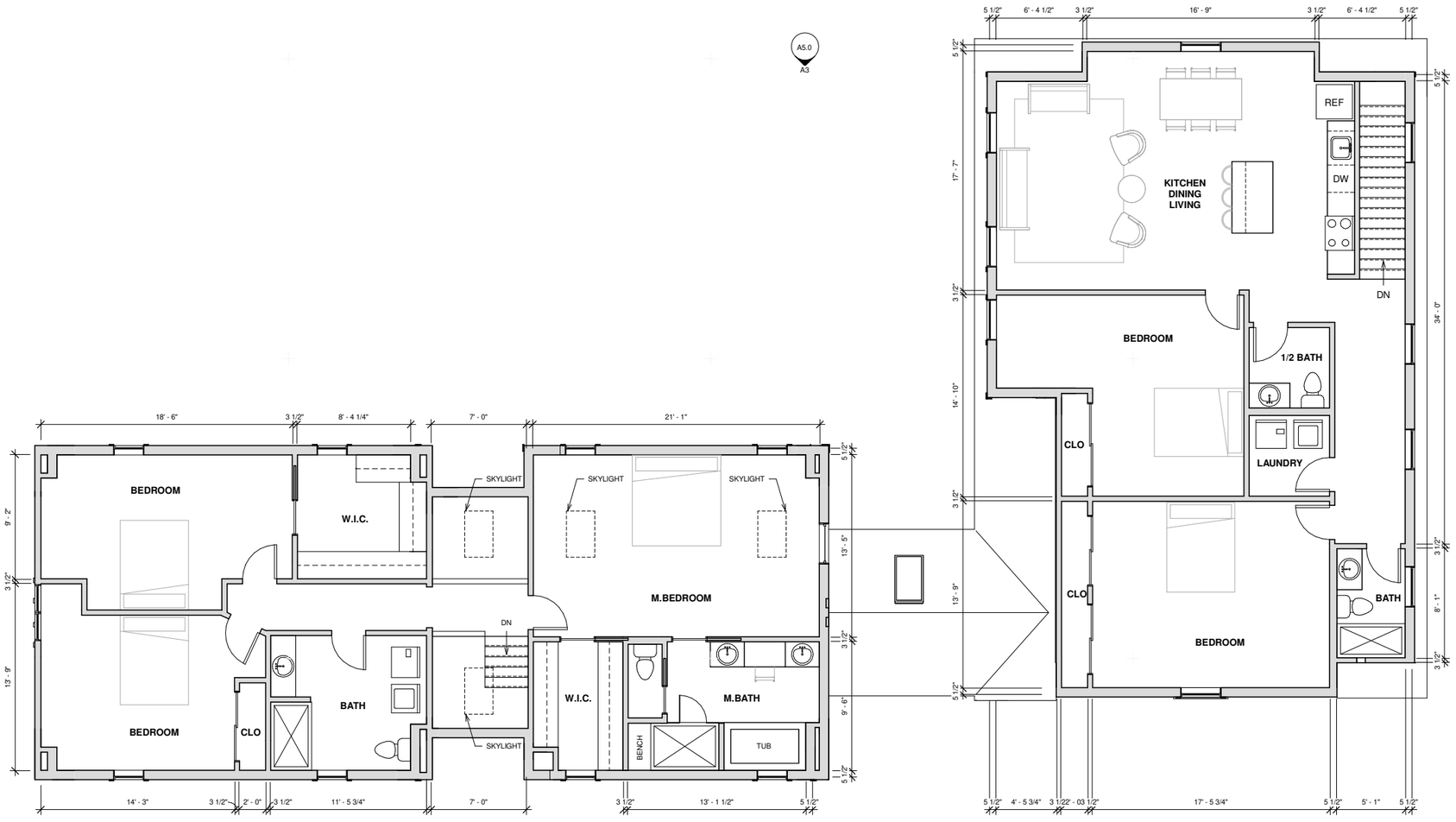
A B C D

1

2

3

4



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

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

REV.#	DATE:	ISSUED FOR:
	2020-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

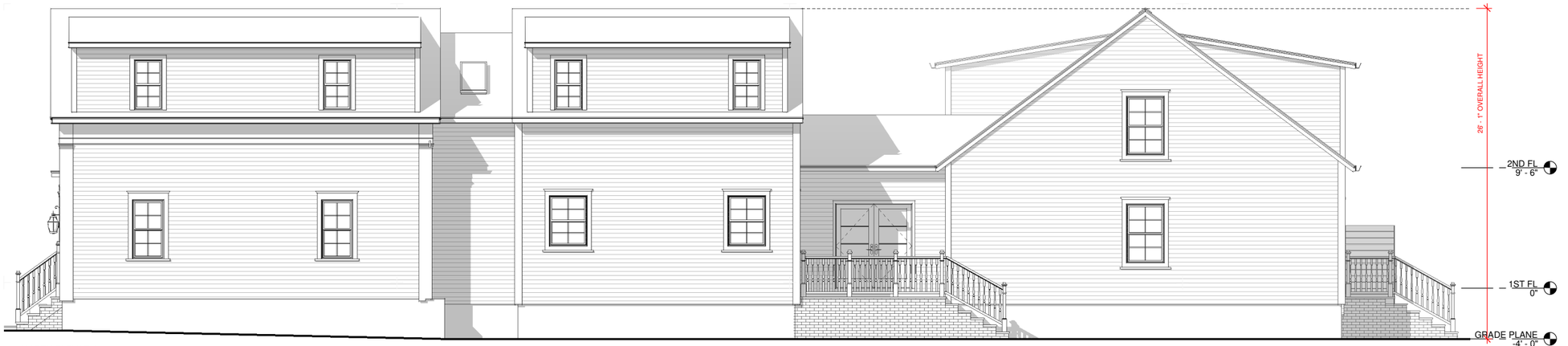
PLANS 2ND FL

ZONING REVIEW ONLY
DATE APPROVED:
2021-08-27

A4.2

A B C D

1



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

2

3

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

4

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

C4 EAST ELEVATION
1/4" = 1'-0"

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

REV.#	DATE:	ISSUED FOR:
	2020-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

ELEVATIONS

ZONING REVIEW ONLY
DATE PLOTTED: 2021-08-27

A5.0

DAVID SISSON ARCHITECTURE PC --- ALL RIGHTS RESERVED

A B C D

1

2

3

4

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345 Taunton Ave
East Providence RI 02914
www.ds-arch.com Info@ds-arch.com 401-566-7070

REV. #	DATE:	ISSUED FOR:
	2026-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

DAVID SISSON ARCHITECTURE PC — ALL RIGHTS RESERVED

DAVID SISSON ARCHITECT 01562 REGISTERED ARCHITECT
ZONING REVIEW ONLY
DATE SIGNED:

A10.0

A B C D

1

2

3

4

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

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

REV. #	DATE:	ISSUED FOR:
	2026-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

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

A10.1

A B C D

1

2

3

4

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

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

REV. #	DATE:	ISSUED FOR:
	2026-06-01	ZONING REVIEW

145 High St
Bristol RI 02809
PROJECT NUMBER: 26022

3D

DAVID P. SISSON
ZONING REVIEW ONLY
NOT FOR CONSTRUCTION
ARCHITECT
DATE SIGNED:

A10.2

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025

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	Assessor's Lot
125 Hope Street	16	51

Applicant	Applicant Phone	Applicant Email
Nancy DiPrete Laurienzo	508 857-7934	nancy@NDLdesigns.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	Two Stafford Court Cranston, RI 02920

Architect/Engineer	A/E Phone Number	A/E Email
Gregory J Snider, Architect	401 421-3130	gs@sniderarchitects.com

Contractor	Contractor Phone Number	Contractor Email
Butera Builder	401 245-9577	Buterabuilder.com

Work Category:	New Structure(s)

Description of proposed work:
We would like to demo the existing house and garage and build something new that meets Flood and Velocity codes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00604
HISTORIC NAME:	Herreshoff, A. Sidney, House
ARCH. STYLE:	Early 20th c.
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
[none observed]	

Nancy DiPrete Laurienzo
Applicant's Name – Printed
Date: February 11, 2025

Nancy DiPrete Laurienzo
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 125 HOPE ST
ACRES: 0.3108
PARCEL ID: 016-0051-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: 125 HOPE ST, LLC
CO - OWNER:
MAILING ADDRESS: 2 STAFFORD CT

ZONING: R-6
PATRIOT ACCOUNT #: 1052

SALE INFORMATION

SALE DATE: 1/8/2025
BOOK & PAGE: 2270-86
SALE PRICE: 725,000
SALE DESCRIPTION:
SELLER: HERRESHOFF, HALSEY C, TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3784
FINISHED BUILDING AREA: 2402
BASEMENT AREA: 1362
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $687,600
YARD: $3,000
BUILDING: $226,600
TOTAL: $917,200

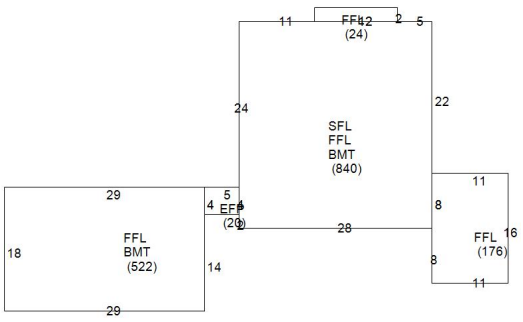
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1930
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
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: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # 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.

125 Hope Street –Executive Summary March 5, 2026

This Executive Summary is provided to support the Commission's review of the revised concept plans and submission explanation.

Character-Defining Features of the Existing House

The historically informed reconstruction is grounded in a clear identification of the architectural elements that contribute to the existing house's character within the Historic District, including form, massing, roof geometry, entry condition, window patterns, materials, and the building's relationship to Hope Street.

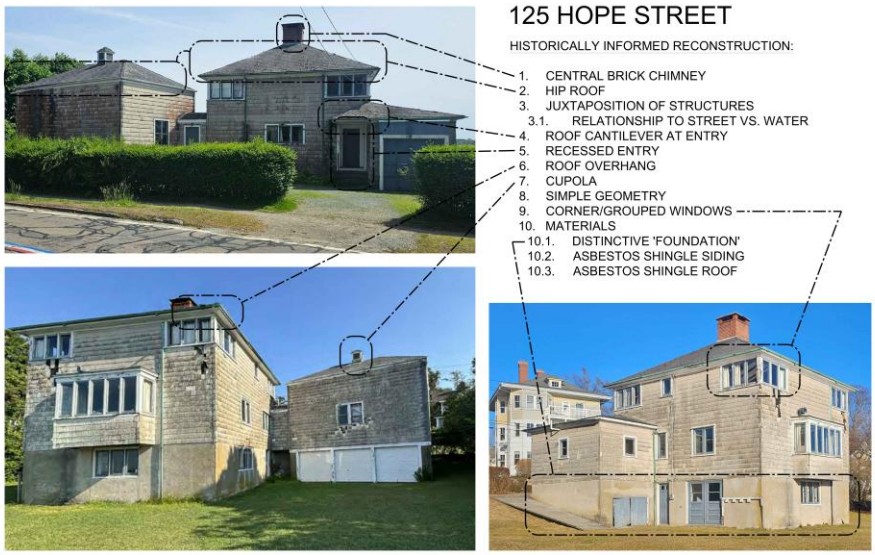


Figure 1. Existing house with character-defining features identified.

Historically Informed Reconstruction – Primary Design Options

Using the identified character-defining features as guiding principles, the architect developed multiple historically informed reconstruction options. Options A and B are the primary design alternatives and maintain a single-building reading from Hope Street, consistent with the Commission's stated preference.

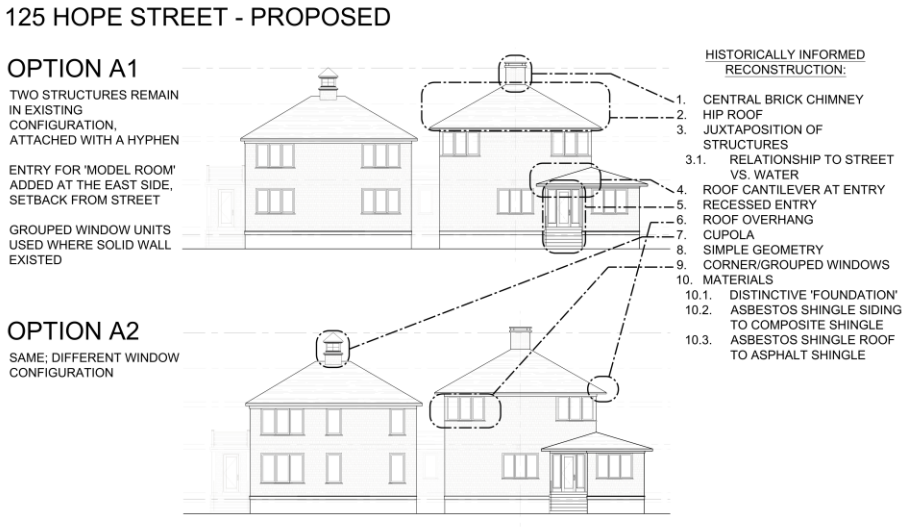


Figure 2. Historically informed reconstruction – Options A1 and A2 (single-building configuration).

Detached Configuration Shown for Comparison

Option C illustrates a detached configuration and is included solely for comparison. While it demonstrates an alternative approach, it does not align as closely with the Commission's preference for a single primary structure.

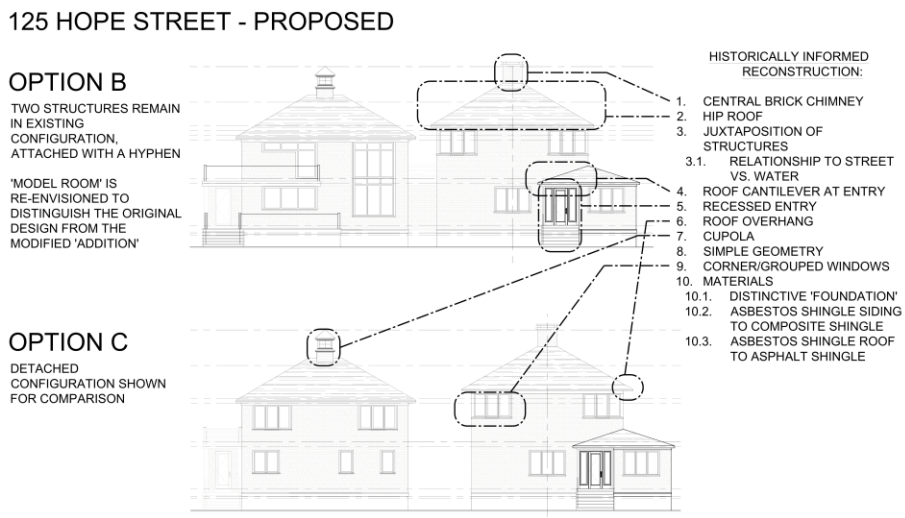


Figure 3. Option C – detached configuration shown for comparison.

Perspective Rendering – Hope Street View

The following perspective rendering illustrates how the historically informed reconstruction would be perceived from Hope Street, demonstrating how the roof form, entry condition, and overall scale are carried forward in a single, unified building.

Figure 4. Street-level perspective of the historically informed reconstruction.

Site Context and Siting

A schematic site plan is included to demonstrate that the historically informed reconstruction maintains a similar footprint, orientation, and relationship to Hope Street and the shoreline, reinforcing the historic siting of the existing house within the district.

Figure 5. Schematic site plan showing existing house and proposed historically informed reconstruction.

DiPrete Engineering

February 11, 2026

Bristol Historic District Commission

c/o Town of Bristol – Department of Community Development

235 High Street

Bristol, Rhode Island

Re: 125 Hope Street – Revised Submission (Historically Informed Reconstruction)

Dear Members of the Bristol Historic District Commission,

This letter is submitted as a continuation of the Commission's review of the property at 125 Hope Street and accompanies the enclosed revised architectural drawings and schematic site plan. The project team appreciates the Commission's sustained engagement over the past year, including the March 6, 2025 Historic District Commission meeting, the March 26, 2025 site walk with Commission members and staff, the September 29, 2025 HDC meeting, and the January 6, 2026 meeting at which the Commission provided direction on the next phase of the project.

Through this extended review process, the existing house has been carefully evaluated by structural engineers, architects, and floodplain professionals, and the findings have been discussed with the Commission on multiple occasions. As part of that process, the Rhode Island Historical Preservation & Heritage Commission (RIHPHC) issued a written opinion dated September 25, 2025 stating that "*Given these factors, it is the RIHPHC's opinion that there are no prudent and feasible alternatives to the demolition.*" That opinion, together with the Commission's deliberations and prior findings, has allowed the project team to move forward from questions of feasibility to a focused discussion on architectural design, historic character, and compatibility within the Historic District.

At the January 6, 2026 meeting in particular, the Commission indicated that while the need for demolition was understood by a majority of the Commission, there remained a strong interest in ensuring that any new construction on the site meaningfully reflects the historic character and perceived uniqueness of the existing house. The Commission further expressed a preference for a single primary structure and encouraged the project team to clearly identify which architectural qualities of the existing house contribute to the Historic District and to demonstrate how those qualities could be incorporated into a new design.

The revised submission has been prepared in direct response to that guidance.

DiPrete Engineering

Terminology and Design Intent

For clarity, the project team describes the proposed work as a historically informed reconstruction. Due to floodplain and structural constraints, the existing structure cannot be retained or restored. The intent of the historically informed reconstruction is to preserve and carry forward the scale, massing, form, and character-defining architectural features of the existing house, while accommodating current building code, floodplain, and life-safety requirements. The goal is not to create a literal copy, but rather a new, code-compliant structure that is firmly grounded in the historic character and context of the district.

Identification of Character-Defining Features

As part of this effort, the architect prepared a photographic and analytical study of the existing house identifying architectural elements considered noteworthy and contributing to the Historic District. These elements are illustrated and labeled in the attached drawings and include the central brick chimney, hip roof form, recessed entry condition, roof overhangs, simple geometry, cupola, grouped window patterns, and traditional material expression.

Revised Design Approach

The revised proposal consists of a historically informed reconstruction that maintains the historic scale, massing, and architectural language of the existing house while accommodating a duplex program within a single, unified building. While the use differs from the existing single-family configuration, the exterior expression is intentionally designed to read as one structure, consistent with the Commission's stated preference.

Design Options

The architectural drawings include three conceptual options. Options A and B maintain a unified building form and align most closely with the Commission's preference for a single structure. Option C is included for comparison purposes only.

Site Plan and Context

A schematic site plan is included showing the existing house and the proposed historically informed reconstruction, maintaining the historic siting and relationship to Hope Street and the shoreline.

Conclusion

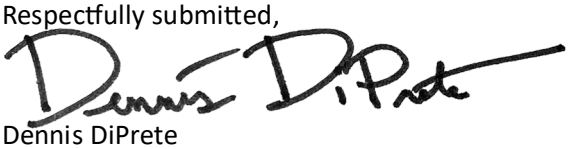
This revised submission represents a good-faith effort to respond directly to the Commission's guidance by proposing a historically informed reconstruction that preserves the historic character of the existing house while providing a safe, code-compliant, and long-term viable structure.

DiPrete Engineering

Enclosures:

- Architectural Concept Drawings – Historically Informed Reconstruction (Options A, B, and C)
- Character-Defining Features Analysis (Existing House Photograph with Annotated Features)
- Schematic Site Plan – Existing House and Proposed Historically Informed Reconstruction

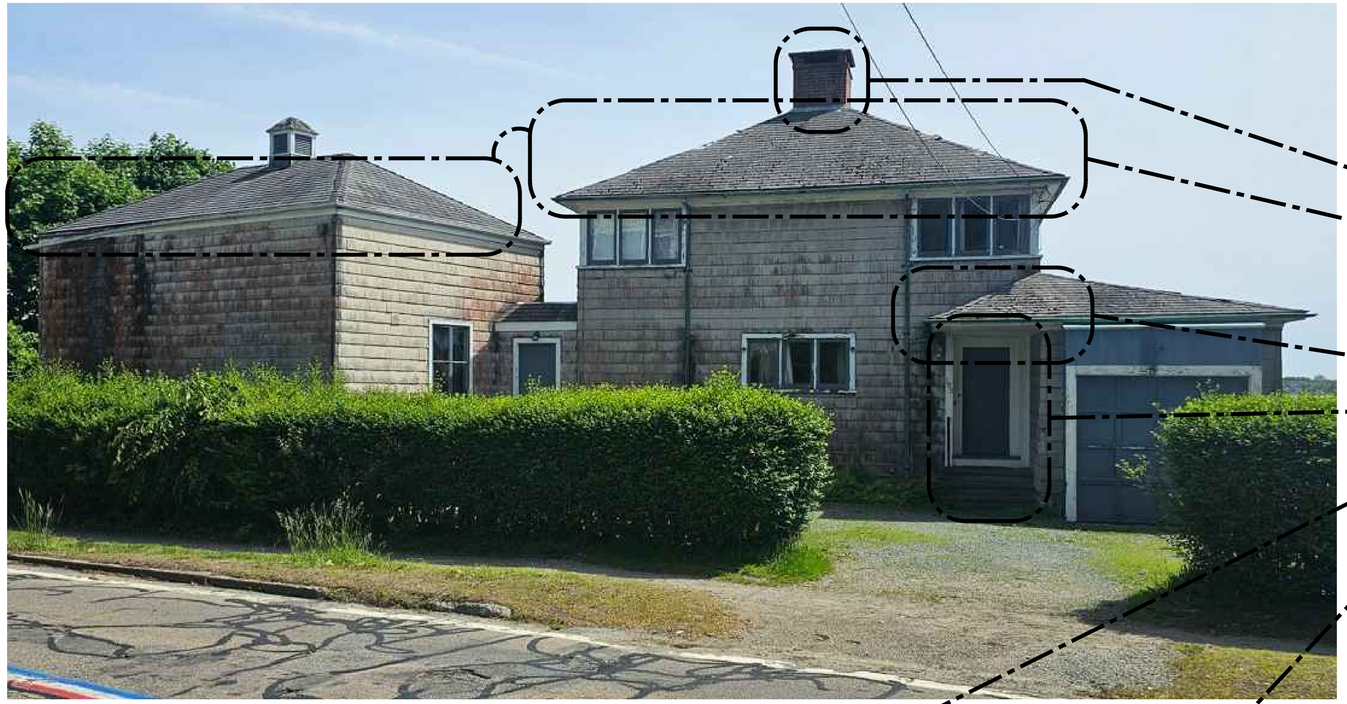
Respectfully submitted,



Dennis DiPrete

Principal

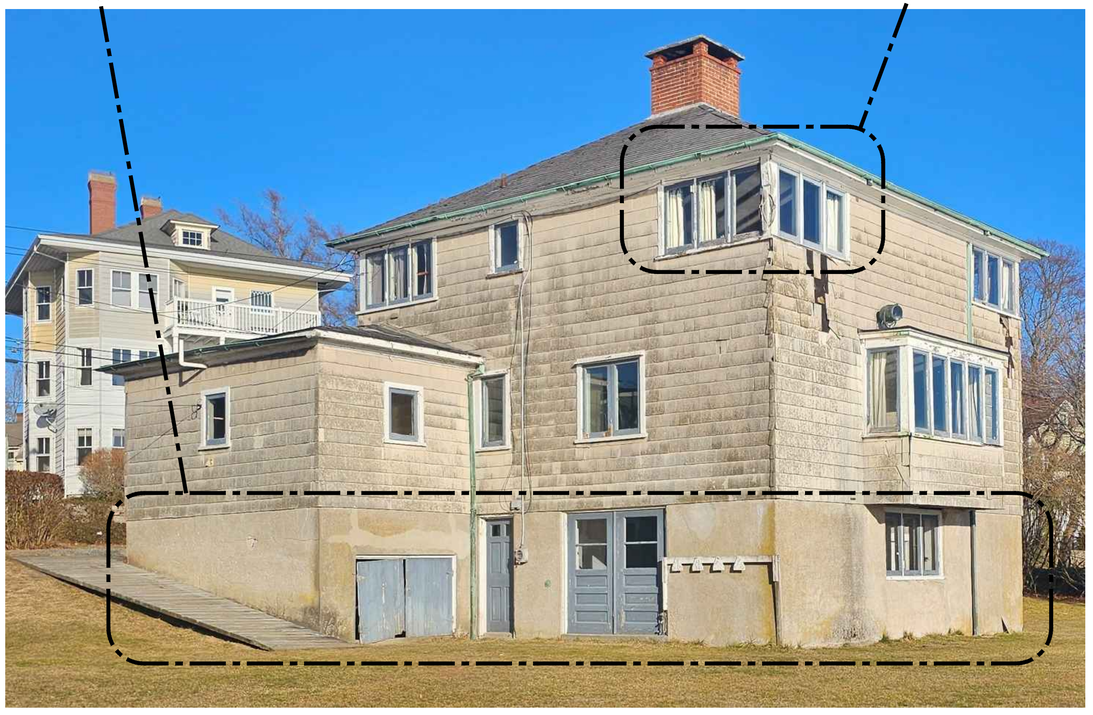
DiPrete Engineering Associates, Inc.



125 HOPE STREET

HISTORICALLY INFORMED RECONSTRUCTION:

1. CENTRAL BRICK CHIMNEY
2. HIP ROOF
3. JUXTAPOSITION OF STRUCTURES
   - 3.1. RELATIONSHIP TO STREET VS. WATER
4. ROOF CANTILEVER AT ENTRY
5. RECESSED ENTRY
6. ROOF OVERHANG
7. CUPOLA
8. SIMPLE GEOMETRY
9. CORNER/GROUPED WINDOWS
10. MATERIALS
    - 10.1. DISTINCTIVE 'FOUNDATION'
    - 10.2. ASBESTOS SHINGLE SIDING
    - 10.3. ASBESTOS SHINGLE ROOF



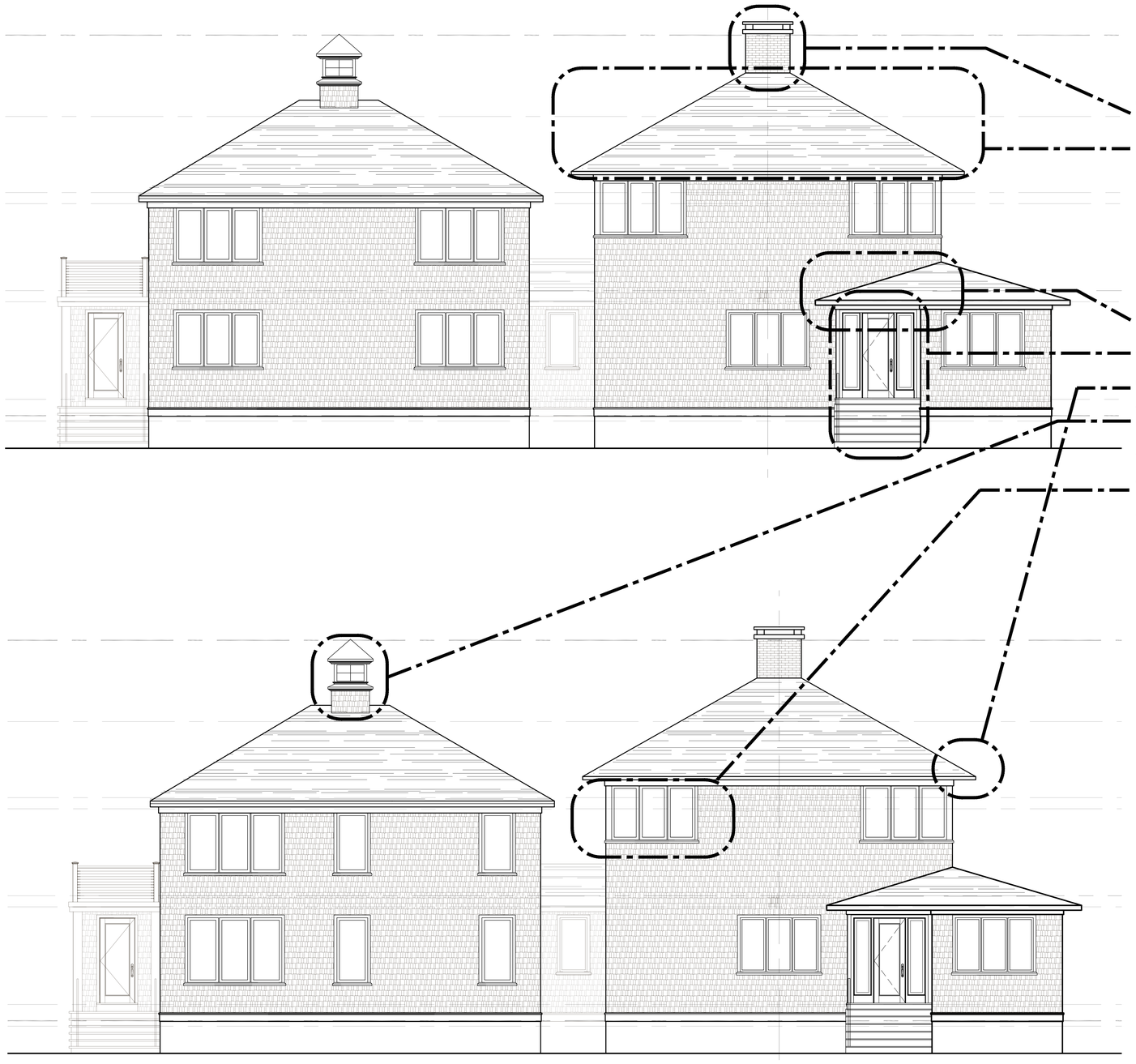
125 HOPE STREET - PROPOSED

OPTION A1

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

ENTRY FOR 'MODEL ROOM' ADDED AT THE EAST SIDE, SETBACK FROM STREET

GROUPED WINDOW UNITS USED WHERE SOLID WALL EXISTED



OPTION A2

SAME; DIFFERENT WINDOW CONFIGURATION

HISTORICALLY INFORMED RECONSTRUCTION:

1. CENTRAL BRICK CHIMNEY
2. HIP ROOF
3. JUXTAPOSITION OF STRUCTURES
   - 3.1. RELATIONSHIP TO STREET VS. WATER
4. ROOF CANTILEVER AT ENTRY
5. RECESSED ENTRY
6. ROOF OVERHANG
7. CUPOLA
8. SIMPLE GEOMETRY
9. CORNER/GROUPED WINDOWS
10. MATERIALS
    - 10.1. DISTINCTIVE 'FOUNDATION'
    - 10.2. ASBESTOS SHINGLE SIDING TO COMPOSITE SHINGLE
    - 10.3. ASBESTOS SHINGLE ROOF TO ASPHALT SHINGLE

125 HOPE STREET - PROPOSED

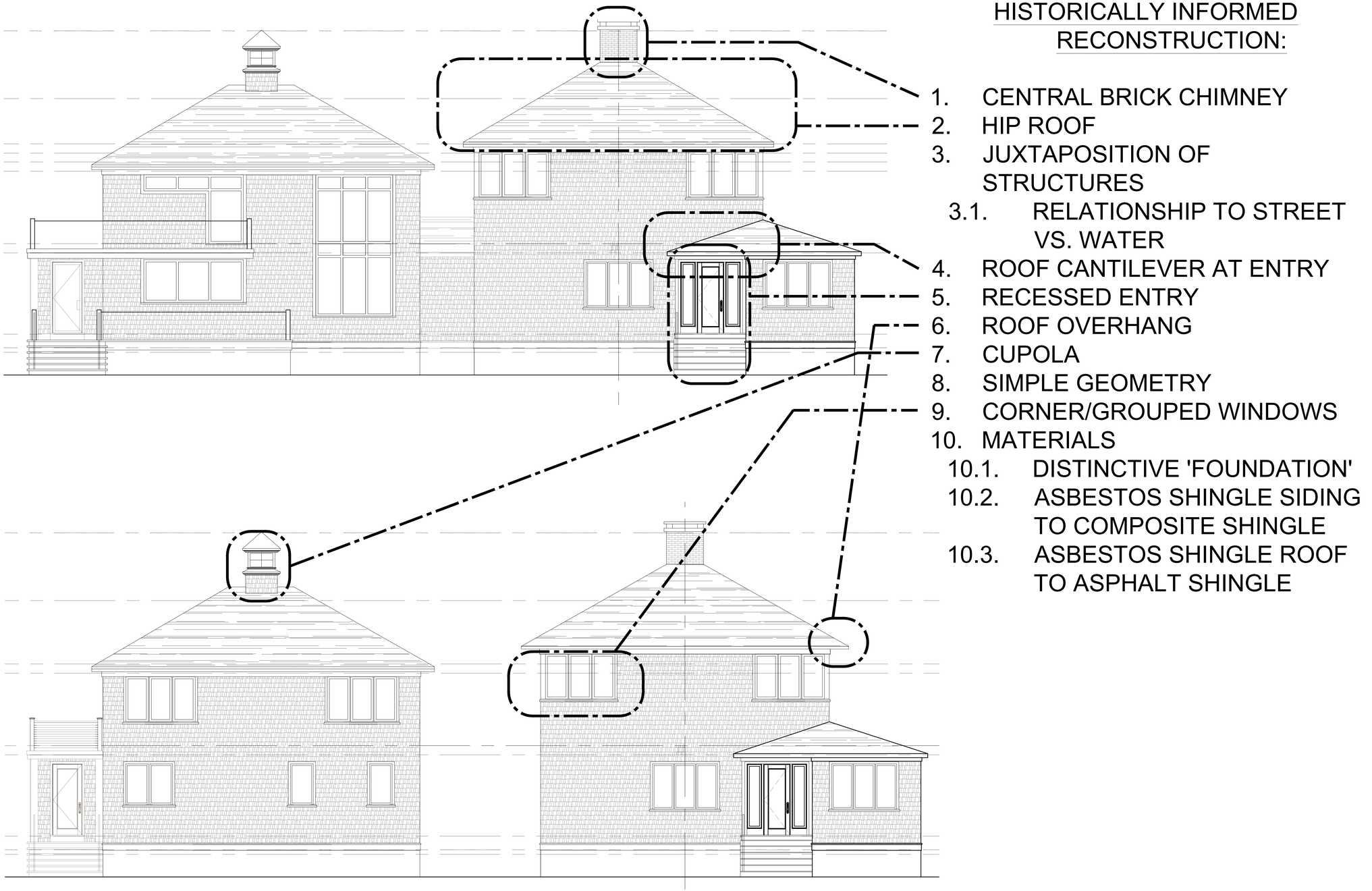
OPTION B

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

'MODEL ROOM' IS RE-ENVISIONED TO DISTINGUISH THE ORIGINAL DESIGN FROM THE MODIFIED 'ADDITION'

OPTION C

DETACHED CONFIGURATION SHOWN FOR COMPARISON



HISTORICALLY INFORMED RECONSTRUCTION:

1. CENTRAL BRICK CHIMNEY
2. HIP ROOF
3. JUXTAPOSITION OF STRUCTURES
   - 3.1. RELATIONSHIP TO STREET VS. WATER
4. ROOF CANTILEVER AT ENTRY
5. RECESSED ENTRY
6. ROOF OVERHANG
7. CUPOLA
8. SIMPLE GEOMETRY
9. CORNER/GROUPED WINDOWS
10. MATERIALS
    - 10.1. DISTINCTIVE 'FOUNDATION'
    - 10.2. ASBESTOS SHINGLE SIDING TO COMPOSITE SHINGLE
    - 10.3. ASBESTOS SHINGLE ROOF TO ASPHALT SHINGLE

125 HOPE STREET - PROPOSED

125 HOPE STREET - PROPOSED

HOPE STREET
(VARYING WIDTH PUBLIC RIGHT OF WAY)

4.6'

4.0'

7.9'

3.1'

17.8'

50' R.I. C.R.M.C. CONSTRUCTION SETBACK

35.6'
(TO COASTAL FEATURE)

37.4'
(TO COASTAL FEATURE)

NARRAGANSETT BAY
BRISTOL HARBOR

EXISTING HOUSE

HOPE STREET
(VARYING WIDTH PUBLIC RIGHT OF WAY)

DECK

DECK

50' R.I. C.R.M.C. CONSTRUCTION SETBACK

NARRAGANSETT BAY
BRISTOL HARBOR

HISTORICALLY INFORMED RECONSTRUCTION

SCALE: 1"=10'
0 5' 10' 20'

DiPrete Engineering
Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY
0	06/04/2026	HDRC PRELIMINARY DETERMINATION SUBMISSION	C.R.H.

CONCEPTUAL SITE PLAN
125 HOPE STREET
ASSESSOR'S PLAT 16 LOT 51
BRISTOL, RHODE ISLAND

PREPARED FOR:
125 HOPE STREET, LLC
125 HOPE STREET
BRISTOL, RHODE ISLAND

SHEET 3 OF 3

DI. JOB NO. 0444-045 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

J:\Domain\projects\0444-045 Hope street s25\autocad drawings\0444-045 plan.dwg Plotted: 2/10/2026

DiPrete Engineering

Executive Summary

125 Hope Street Demolition and Replacement Design Submission

Project Overview

The application for 125 Hope Street involves a coordinated request for approval of demolition of the existing structure and approval of a proposed historically informed replacement design, The project has been under review for an extended period and has progressed beyond questions of feasibility to consideration of the appropriateness of the proposed reconstruction.

Background and Feasibility Review

The existing structure has been evaluated extensively by structural engineers, architects, floodplain professionals, and regulatory agencies, early structural investigations identified significant deficiencies, prompting a comprehensive review of potential alternatives, including renovation, elevation in place, and new construction.

A substantial portion of the existing living space is currently located below required flood elevation levels, Bringing the structure into compliance would require significant elevation and reconstruction measures, further compounding the structural and code-related challenges already identified.

At the Commission's request, the project team investigated FEMA and State Building Code constraints, lifting feasibility, environmental conditions, construction costs, and flood mitigation options, The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) participated in site walks and meetings and reviewed the findings.

On September 25, 2025, RIHPHC issued a formal written opinion concluding that there are no prudent and feasible alternatives to demolition of the existing structure.

HDC Review History

The Historic District Commission has reviewed the project multiple times, including hearings on March 6, 2025; September 29, 2025; January 6, 2026; and a workshop discussion on March 5, 2026, The Commission indicated that demolition could not be considered without a proposed replacement design and requested that any reconstruction reference the existing structure and respond to scale, massing, and streetscape concerns.

Design Approach

The proposed design is a historically informed reconstruction that carries forward the character of the existing 1930s International Style residence without replicating it. The reconstruction is fully code-compliant, including compliance with current flood elevation requirements, with all living space relocated above required flood levels. The applicant has made several major design revisions including combining the originally proposed two single family homes to one duplex building, redesigning he duplex building to be a historically informed version of the existing home, and with this submission further revising the design to be one single family home with other revisions requested by the commission.

Request

The applicant respectfully requests approval of the proposed replacement design and approval of the pending demolition request.

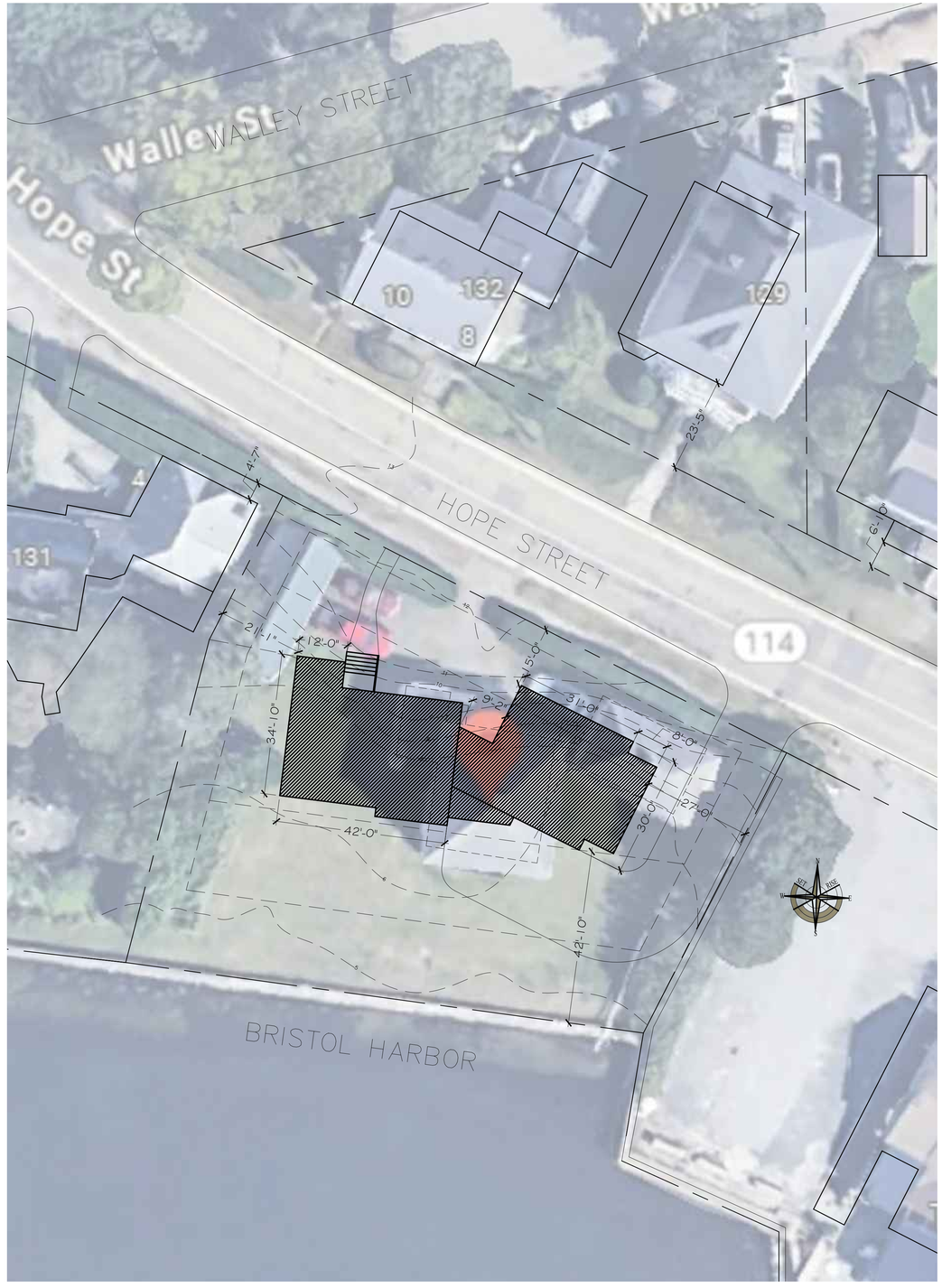
125 HOPE STREET - EXISTING

125 HOPE STREET - PROPOSED

125 HOPE STREET - EXISTING

125 HOPE STREET - PROPOSED

125 HOPE STREET - EXISTING



1 / A0.0 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"

MELCHERT ARCHITECTURE
2 ARTHUR AVE. BRISTOL RI
MADELINE@MELCHERTARCHITECTURE.COM
518-524-4925

125 HOPE STREET

BRISTOL RI 02809

TITLE: SITE PLAN

DWG CONTENTS:

PHASE:	DATE:
HDC	4.8.26
DWN BY:	CHKD BY:
MM	-

REVISIONS:

STAMP

SHEET NO.
SITE PLAN
A0.0

1 A2.0 **PROPOSED ELEVATION**
SCALE: 1/4" = 1'-0"

2 A2.0 **PROPOSED ELEVATION**
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE
2 ARTHUR AVE. BRISTOL RI
MADELINE@MELCHERTARCHITECTURE.COM
518-524-6925

125 HOPE STREET
BRISTOL RI 02809

TITLE: PROPOSED ELEVATIONS

DWG CONTENTS:

PHASE:	DATE:
HDC	4.8.26
DWN BY:	CHKD BY:
MM	-

REVISIONS:
1 ·
2 ·
3 ·
4 ·
5 ·
6 ·
7 ·
8 ·

STAMP

SHEET NO.
A2.0

1 A2.1 **PROPOSED ELEVATION**
SCALE: 1/4" = 1'-0"

2 A2.1 **PROPOSED ELEVATION**
SCALE: 1/4" = 1'-0"

MELCHERT ARCHITECTURE
2 ARTHUR AVE. BRISTOL RI
MADELINE@MELCHERTARCHITECTURE.COM
518-524-6925

125 HOPE STREET

BRISTOL RI 02809

TITLE: PROPOSED ELEVATIONS

DWG CONTENTS:

PHASE:	DATE:
HDC	4.8.26
DWN BY:	CHKD BY:
MM	-

REVISIONS:

STAMP

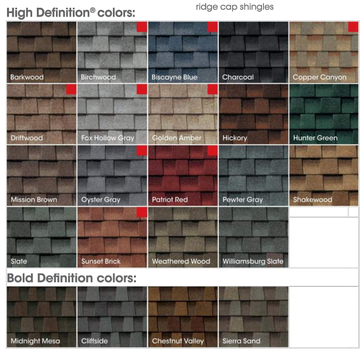
SHEET NO.

A2.1

Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
- **GAF-exclusive algae-fighting technology:** 25-Year StainGuard Plus™ Algae Protection Limited Warranty[2] powered by proprietary time-release algae-fighting technology
- **Peace of mind:** Timberline HDZ® Shingles come with Lifetime[3] coverage against manufacturing defects
- **Impact rating:** Timberline HDZ® passes the UL 2218 impact-resistance test with a Class 3 rating and may be eligible for insurance discounts[4]
- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:



Bold Definition colors:

Product details:

Product/System Specifics
- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 ¼" x 39 ⅜" (337 mm x 1,000 mm)
- **Exposure:** 5 ⅝" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:
- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[5]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LSS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LSS for qualifying GAF products.

[2] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LSS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[4] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[5] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[6] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

65500-164 - REV04/08/2024 - 65088-0225

MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS IN AMERICAN FACTORIES.

FORTIFIED[6]

Regional availability

We protect what matters most™ GAF

Don't Forget Your Pickets!
*See page 30 for more details and ordering information.

PLEASE NOTE: FEENEY DOES NOT PROVIDE FRAME PICTURED.

Fitting Options

QUICK-CONNECT® SURFACE MOUNT
9903W-PKG

Fixed end fitting that attaches to the face of a post or wall with the included screws or bolts. 130° pivot range allows for angled stair terminations. Includes 2" lag screws for wood posts (fit-in bolts for metal posts sold separately)

QUICK-CONNECT® SURFACE MOUNT TENSIONER
9913W-PKG

Surface Mount fitting with a special swiveling body that allows 3/4" of take up for cable tensioning. Includes same lag screws as Surface Mount.

Bulk Cable Options

Bulk CableRail 1/8" diameter, grade-316 stainless steel cable is available in various lengths for use with CableRail fittings.

LENGTH	ITEM #
100-ft	5100
250-ft	5250
500-ft	5500

Feeney has a wide variety of custom fittings for 1/8", 3/16", and 1/4" diameter cables. For more information, visit our website at **feeneyinc.com**

FEENEY ENGINEERED TOOLS® MAKE INSTALLATION EASIER!

1. **Quick-Connect® Release Tool:** For releasing the Quick-Connect® jaws to remove or adjust fitting.
2. **Wrench Wheel:** An easy-to-use tool for tensioning Quick-Connect® Tensioner fittings.
3. **Cable Lacing Needle:** For quickly lacing cable ends through posts without snagging.
4. **Cable Tensioning Gauge:** An easy-to-use tool for checking cable tension.
5. **Cable Cutters:** For shearing stainless steel cables.

*See page 29 for more details and ordering information.

(800) 888-2418

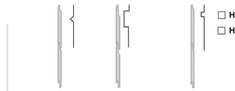
insite. Building design. Streamlined.

FEBRUARY 2024

JamesHardie™

Hardie® Artisan Siding with Lock Joint System — SUBMITTAL FORM 05

Submitted to: .....
Project Name: .....
Submitted by: .....
Date: .....



☐ HZ10® Product Zone
☐ HZ5® Product Zone

Joint Style: ☐ V- Groove ☐ Square Channel ☐ Shiplap

SPECIFICATION SHEET 05

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION I SECTION: 07 46 46 FIBER CEMENT SIDING

Manufacturer
James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by Intertek:
- Reno, Nevada
- Prattville, Alabama

Compliance with the following codes
- 2024, 2021, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2024, 2021, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

Features
- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant

Use
Hardie® Artisan Siding with Lock Joint System is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description
Hardie® Artisan Siding with Lock Joint System is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Artisan Siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (inches)	Exposure (inches)	Length (feet)	Thickness (inches)
V-Groove	8-¼	7	12	5/8
Shiplap	10-¼	9	12	5/8
Square Channel	10-¼	9	12	5/8

Panel Texture & Finish
Hardie® Artisan Siding with Lock Joint System comes in a smooth finish.

Finish comes primed for field paint.

Engineered for Climate®
Hardie® Artisan Siding with Lock Joint System is engineered for performance to specific weather conditions by climate zones as identified by the following map.

The JHInsite® Team James Hardie Building Products www.jameshardiepros.com

SPECIFICATION SHEET 05 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.05 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	<75
	Water Tightness	ASTM C1185	Visual Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
DURABILITY	Warm Water Resistance, Observations	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Visual Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
	Non-combustibility	ASTM E136	Non-combustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Installation
Install Hardie® Artisan Siding with Lock Joint System in accordance with:
- Hardie® Artisan Siding with Lock Joint System Installation Instructions
- Hardie® Artisan Siding with Lock Joint System Technical Data Sheet
- Requirements of authorities having jurisdiction

Sustainable Design Contribution
- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Materials Compliant

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling
Store flat and keep dry and covered prior to installation.

Warranty
Hardie® Artisan Siding with Lock Joint System: 30-year, Non-Prorated, Limited Warranty

Technical Services
Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800) 426-4051

IMPORTANT: Failure to install and finish this product in accordance with applicable building codes and James Hardie written application instructions may affect system performance, violate local building codes, void the product-only warranty and lead to personal injury. **DESIGN ADVICE:** Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project eg, builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

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Product warranties, safety information and additional installation information are available at jameshardiepros.com
1 866 442 7343 I www.jameshardie.com

JamesHardie™

Casement Narrow Frame

The Marvin Ultimate™ Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and narrow lines, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.

fig. 1 CASEMENT NARROW FRAME WINDOWS Designer Black
fig. 2 INTERIOR VIEW Pine
fig. 3 EXTERIOR VIEW Gunmetal
fig. 4 CASEMENT NARROW FRAME WINDOWS Designer Black

fig. 1

fig. 2

fig. 3

fig. 4

FEATURES

Designed for replacement with a narrow jamb that minimizes teardown of existing frame and walls

Durable hardware for easy operation even at large sizes

Unique Wash Mode allows convenient cleaning of both sides of glass from indoors

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 3'6" wide by 8' high

Choose traditional Ogee profiles or square profiles for a more contemporary look

Corner Narrow Frame

The Marvin Ultimate™ Corner Narrow Frame window makes a strong architectural statement in expansive sizes, combining narrow profiles and clean lines with industry-leading performance. Pair this corner window with other Marvin narrow frame windows for consistent sightlines that maximize glass and views.

fig. 1 CORNER NARROW FRAME WINDOW Ebony
fig. 2 INTERIOR VIEW Designer Black
fig. 2 EXTERIOR VIEW Liberty Bronze (Powlescoat)
fig. 4 INTERIOR CORNER DETAIL The clad cap sits flush creating a clean-lined contemporary aesthetic.
fig. 5 EXTERIOR CORNER DETAIL The corner cap is stepped with a square profile.
fig. 6 CORNER NARROW FRAME WINDOW Ebony

fig. 3

fig. 2

fig. 3

fig. 4

fig. 5

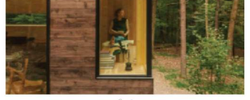


fig. 6

FEATURES

Pair with other Marvin narrow frame windows for consistent sightlines that maximize glass and views

Available in symmetrical or asymmetrical configurations

Expansive sizes to fit openings up to 7' wide by 12' high

Choose traditional Ogee profiles or square profiles for a more contemporary look

MELCHERT ARCHITECTURE
2 ARTHUR AVE. BRISTOL RI 518-524-6925
MADELINE@MELCHERTARCHITECTURE.COM

125 HOPE STREET
BRISTOL RI 02809

PROPOSED MATERIALS

TITLE:
DWG CONTENTS:

PHASE:	DATE:
HDC	4.8.26
DWN BY:	CHKD BY:
MM	-

REVISIONS:

STAMP

SHEET NO.
A3.1

DiPrete Engineering

May 15, 2026

Town of Bristol Historic District Commission

10 Court Street

Bristol, Rhode Island

Re: 125 Hope Street

Pending Demolition Request and Submission of Proposed Replacement Design

Dear Members of the Historic District Commission,

We respectfully submit for your review the proposed architectural design for a historically informed reconstruction at 125 Hope Street, together with the accompanying plans, elevations, streetscape views, and material information. This submission is advanced in coordination with the pending demolition request and responds directly to the Commission's prior comments, guidance, and workshop discussion.

This filing follows the Commission's March 5, 2026 workshop, at which time it was agreed that a more fully developed replacement design would be prepared and presented prior to further consideration of the demolition application.

Project Background and Feasibility Review

The property at 125 Hope Street has been under review for an extended period, during which the feasibility of retaining the existing structure has been carefully and thoroughly evaluated. Structural inspections identified significant deficiencies, and it was further determined that a substantial portion of the existing living space is currently located below required flood elevation levels. Bringing the structure into compliance would require extensive elevation, reconstruction, and code-related interventions.

At the Commission's request, the project team investigated FEMA and State Building Code constraints, lifting feasibility, floodplain conditions, construction costs, and alternative flood mitigation strategies. These efforts included coordination with Town staff, CRMC, and the Rhode Island Historical Preservation and Heritage Commission (RIHPHC), as well as site walks and formal reviews.

Based on this comprehensive evaluation, RIHPHC issued a written opinion dated September 25, 2025 concluding that there are no prudent and feasible alternatives to demolition of the existing structure.

Transition to Replacement Design Review

At the September 29, 2025 and January 6, 2026 HDC hearings, the Commission indicated that demolition could not be considered without a proposed replacement design and requested that any reconstruction reference the existing structure in terms of character, massing, and architectural expression. The Commission further requested refinements related to scale, streetscape presence, and overall hierarchy.

Based on these directives, the project has progressed beyond feasibility analysis and is now focused on the appropriateness of the proposed replacement design.

Design Intent and Architectural Features

The proposed design is a historically informed reconstruction intended to carry forward the character of the existing 1930s International Style residence while providing a fully code-compliant and flood-resilient structure. The design does not seek to replicate the existing house, but rather to reinterpret its defining characteristics in a manner appropriate to current codes and site constraints.

Key architectural features of the proposed house include:

• Overall massing and proportions that reinforce the horizontal emphasis of the original structure

• Simple geometric forms organized in a clear hierarchy

• Asymmetry and articulated volumes that reduce perceived scale

• Ribbon windows and horizontal fenestration patterns consistent with the original architectural language

• Expression of the foundation and base acknowledging required flood elevation while maintaining visual grounding

• Restrained detailing and a material palette compatible with the historic district context

All living space is located above required flood elevation levels, and the structure is designed to meet current building, zoning, and floodplain regulations.

Consistency with Historic District Standards

The proposed reconstruction has been developed to be consistent with the Historic District Commission's standards and review criteria, particularly with respect to compatibility of scale, massing, proportions, rhythm, and materials. While the design is clearly contemporary and fully code-compliant, it is intentionally grounded in the character-defining elements of the existing structure and its surrounding context. The building's articulated massing, horizontal emphasis, restrained detailing, and relationship to the streetscape are intended to ensure that the proposed house is compatible with the historic district without creating a false sense of history.

Response to Commission Comments

In direct response to Commission guidance, the current proposal incorporates conversion to a single-family residence from the previous design of a two family home, reduction in apparent width along Hope Street, refinement of façade proportions and roof forms, introduction of stepped volumes to break down scale, and preparation of existing and proposed streetscape views illustrating the project's appearance from both directions of travel.

Site Placement and Streetscape Considerations

The reconstructed building maintains a similar orientation and relationship to Hope Street and the shoreline. Required elevation increases have been addressed through a combination of massing refinement and shifting the structure farther back on the site, reducing its apparent height and visual impact from the public way.

Demolition and Replacement Coordination

The demolition request and replacement design are advanced together to allow the Commission to evaluate the proposal comprehensively, with a clear understanding of the structure proposed to replace the existing building.

Request

We respectfully request approval of the proposed reconstruction design and approval of the pending demolition request.

Sincerely,

Dennis DiPrete

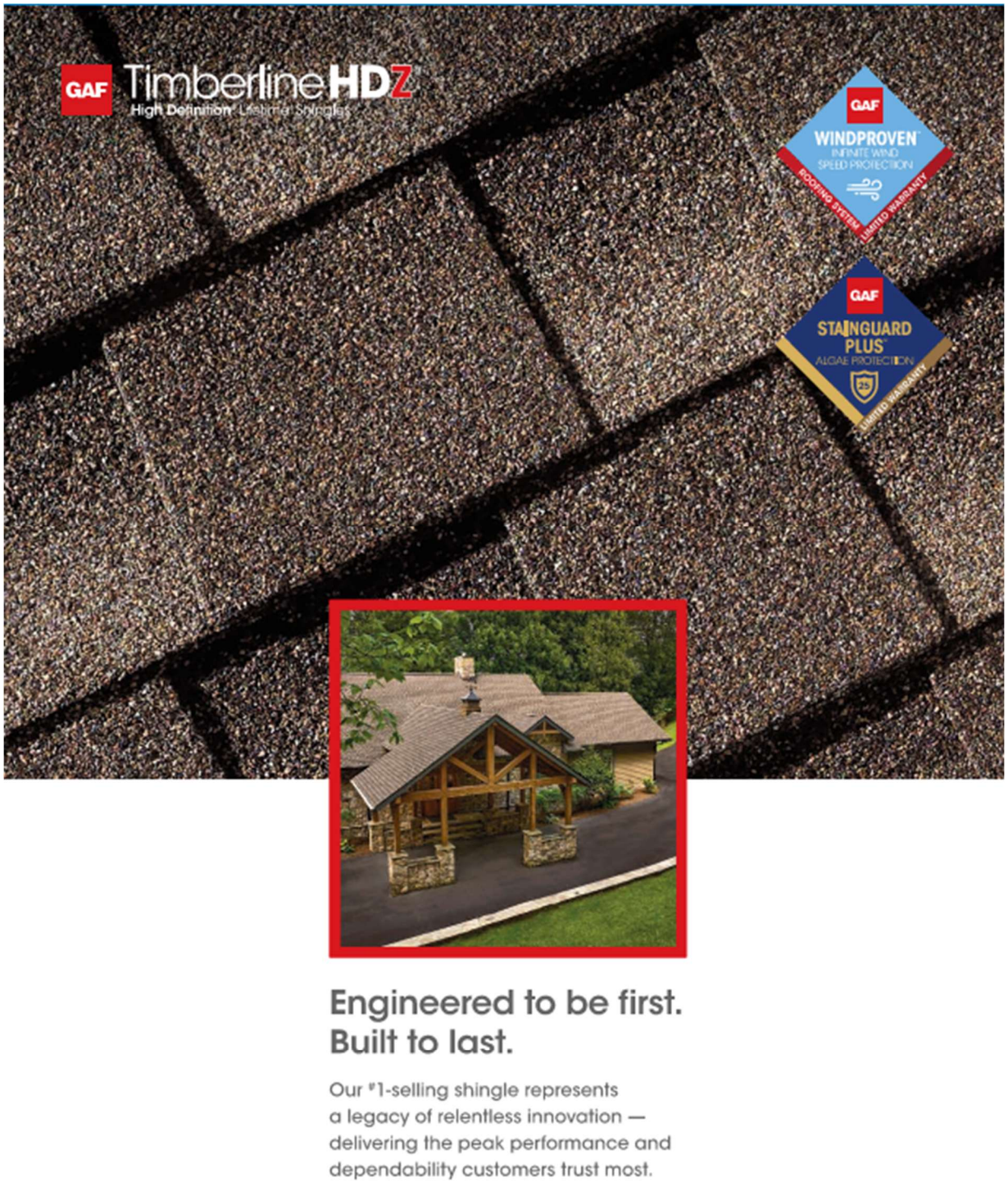
125 Hope Street, Bristol RI

May 20th, 2026

Material List Prepared by Madeline Melchert R.A.

This expanded material list is in addition to the materials page A-3.1 in the 5.18.26 plan set for submittal and offers more detail on the doors, windows, siding and roof.

Proposed Asphalt Shingle Roof:



Benefits:

- **Industry-leading innovation:** Layerlock® Technology powers StrikeZone®, the industry's largest nailing zone. Paired with our legendary Dura Grip™ sealant, these features ensure that the shingles stay in place, even under high wind conditions
- **The industry's strongest wind warranty:** Timberline HDZ® Shingles are eligible for the WindProven™ Limited Wind Warranty,[1] the industry's first wind warranty with no maximum wind-speed limitation, when installed with the required combination of GAF accessories
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- **For the best look:** Use TimberTex® premium ridge cap shingles or TimberCrest® premium SBS-modified ridge cap shingles

High Definition® colors:

Product details:

Product/System Specifics

- Fiberglass asphalt construction
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- **Exposure:** 5 ⅝" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **Hip/Ridge:** TimberTex®; TimberCrest®
- **Starter:** Pro-Start®; QuickStart®; WeatherBlocker™

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018 Type 1
- Meets ASTM D3462[3]
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Rated by the CRRC; Can be used to comply with Title 24 Cool Roof Requirements (some colors)

[1] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*. Visit gaf.com/LRS for qualifying GAF products.

[1] 15-year WindProven™ Limited Wind Warranty covers GAF Shingles with LayerLock® Technology only and requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[2] 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

[3] Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

[4] UL 2218 Class 3 impact-resistance test performed under controlled laboratory conditions. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

[5] Eligibility criteria, terms, and restrictions apply. Visit fortifiedhome.org for details. U.S. only.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

MADE IN THE U.S.A. WITH DOMESTIC AND IMPORTED MATERIALS. AMERICAN JOBS AT AMERICAN FACTORIES.

FORTIFIED ROOF[5]

Regional availability

We protect what matters most™

GAF

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Proposed Fiber Cement Siding & Trim:

Hardie® Artisan Siding with Lock Joint System

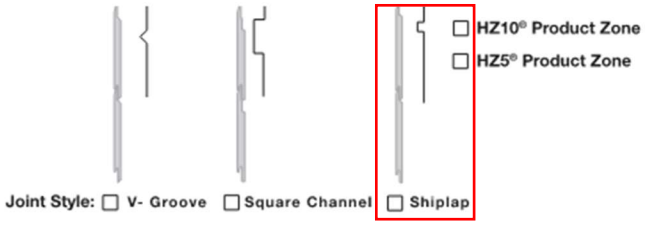
SUBMITTAL FORM **05**

Submitted to: .....

Project Name: .....

Submitted by: .....

Date: .....



SPECIFICATION SHEET 05

DIVISION: 07 00 00 THERMAL AND MOISTURE PROTECTION | SECTION: 07 46 46 FIBER CEMENT SIDING

Manufacturer

James Hardie Building Products Inc.

The products are manufactured at the following locations, with quality control inspections by Intertek:

- Reno, Nevada
- Prattville, Alabama

Compliance with the following codes

- 2024, 2021, 2015, 2012, 2009 and 2006 International Building Code® (IBC)
- 2024, 2021, 2015, 2012, 2009 and 2006 International Residential Code® (IRC)

Features

- Noncombustible
- Dimensionally Stable
- Resistant to damage caused by pests
- Weather Resistant-Engineered for Climate®
- Impact resistant

Use

Hardie® Artisan Siding with Lock Joint System is used as exterior wall covering. The product complies with IBC Section 1403.9 and IRC Section R703.10. The product may be used on exterior walls of buildings of Type I, II, III and IV construction (IBC).

Description

Hardie® Artisan Siding with Lock Joint System is a single-faced, cellulose fiber-reinforced cement (fiber-cement) product. Hardie® Artisan Siding complies with ASTM C1186, as Grade II, Type A; has a flame-spread index of 0 and a smoke-developed index of 5 when tested in accordance with ASTM E84; and is classified as noncombustible when tested in accordance with ASTM E136.

Available Sizes

Product	Width (inches)	Exposure (inches)	Length (feet)	Thickness (inches)
V-Groove	8-¼	7	12	5/8
Shiplap	10-¼	9	12	5/8
Square Channel	10-¼	9	12	5/8

Panel Texture & Finish

Hardie® Artisan Siding with Lock Joint System comes in a smooth finish.

Finish comes primed for field paint.

Engineered for Climate®

Hardie® Artisan Siding with Lock Joint System is engineered for performance to specific weather conditions by climate zones as identified by the following map.

SS2005 PAGE 1 OF 2

SPECIFICATION SHEET 05 FEBRUARY 2024

Performance Properties

	General Property	Test Method	Unit or Characteristic	Requirement	Result
PHYSICAL ATTRIBUTES	Dimensional Tolerances	ASTM C1185	Length	± 0.5% or ± 1/4 in	Pass
			Width	± 0.5% or ± 1/4 in	
			Thickness	± 0.05 in	
			Squareness	Δ in diagonals ≤ 1/32 in/ft of sheet length. Opposite sheet sides shall not vary in length by more than 1/32 in/ft	
			Edge Straightness	≤ 1/32 in/ft of length	
	Density, lb/ft³	ASTM C1185		As reported	<75
	Water Tightness	ASTM C1185	Visual Observations	No drop formation	Pass
	Flexural Strength	ASTM C1185	Wet conditioned, psi	>1015 psi	Pass
			Equilibrium conditioned, psi	>1450 psi	
DURABILITY	Warm Water Resistance, Observations	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Heat/Rain Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
	Freeze/Thaw Resistance	ASTM C1185	Visual Observations	No visible cracks or structural alteration	Pass
			Freeze/Thaw, % strength retention	≥ 80%	
	UV Accelerated Weathering Test	ASTM G23	Visual Observations	No cracking, checking, or crazing	Pass
FIRE CHARACTERISTICS	Surface Burning Characteristics	ASTM E84	Flame Spread Index (FSI)		0
			Smoke Developed Index (SDI)		≤ 5
			Fuel Contributed		0
			NFPA Class		A
			Uniform Building Code Class	As reported	1
			International Building Code® class		A
	Non-combustibility	ASTM E136	Non-combustible	Pass/fail	Pass
	Fire Resistance Rated Construction	ASTM E119	Fire Resistance Rating	1-hour	Note 1

Installation

Install Hardie® Artisan Siding with Lock Joint System in accordance with:

- Hardie® Artisan Siding with Lock Joint System Installation Instructions
- Hardie® Artisan Siding with Lock Joint System Technical Data Sheet
- Requirements of authorities having jurisdiction

Warranty

Hardie® Artisan Siding with Lock Joint System: 30-year, Non-Prorated, Limited Warranty

Sustainable Design Contribution

- Regionally sourced content- varies by project location
- Avoidance of certain chemicals or Red List Materials Compliant

Detailed product information for LEED projects, or other state or regional sustainability programs is available through James Hardie Technical Services.

Storage and Handling

Store flat and keep dry and covered prior to installation.

Technical Services

Contact James Hardie Technical Services online at JamesHardie.com, or by phone at (800) 426-4051

Proposed Aluminum & Wood Windows & Doors: Marvin Ultimate Casement Narrow Frame

MARVIN
ULTIMATE™
COLLECTION

Endless Possibilities

Realize unique visions with endless design possibilities, each meticulously crafted.

INTERIORS

Wood
Six species options + custom, two painted or primed options, six stains + Clear Coat

EXTERIORS

Extruded Aluminum
19 colors + custom

Wood
Three species + custom

SIZING

Standard + custom sizing for replacement, remodeling, or new construction

HARDWARE

Extensive selection including Marvin Gallery Hardware

COASTAL + WATERFRONT

Hurricane Impact Zones 3 (IZ3) + Performance Grade 50 products (PG50)

fig. 2

fig. 3

fig. 4

FEATURES

Durable hardware for easy operation, even at large sizes

Unique Wash Mode allows convenient cleaning of both sides of glass from indoors

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 3'6" wide by 8'6" high

Choose traditional Ogee profiles or square profiles for a more contemporary look

Casement Narrow Frame

The Marvin Ultimate™ Casement Narrow Frame window is a contemporary option with a flush exterior and narrow jamb, ideal for frame-in-frame replacement and allowing quick and easy installation without disturbing the existing frame or interior wall. With its sleek design and narrow lines, this window is a great fit for new construction or remodeling projects that call for slim lines and maximum views.

fig. 1 CASEMENT NARROW FRAME WINDOWS
Designer Black

fig. 2 INTERIOR VIEW
Pine

fig. 3 EXTERIOR VIEW
Gunmetal

fig. 4 CASEMENT NARROW FRAME WINDOWS
Designer Black

fig. 1

Exterior Finish Options

Extruded Aluminum

Extruded aluminum is an extremely tough cladding that protects wood windows, mimics the profiles of wood, and provides superior durability. It is the most commonly ordered exterior material for our Marvin Ultimate™ products.

Select from our palette of 19 durable extruded aluminum colors, including a spectrum of rich hues and three pearlescent finishes. If you have more specialized needs, we can also work with you to create a custom color.

Coastal Impact Products

Coastal living is beautiful and serene until the storms hit. Marvin® Impact Zone 3 (IZ3) products are certified for energy efficiency and rigorously tested by third-party agencies to meet or exceed the most stringent coastal codes. Impact products are designed to protect against flying debris, driving rain, cyclic pressure, temperature extremes, and more.

Proposed Upstate Door Entry Door: Solid Wood Single Panel Stain Grade

DOOR CONSTRUCTION

Each door receives individualized attention from our expert craftsmen. Our doors are built to your exact specifications. Premium materials are always used; each piece of lumber is hand selected for quality and our MDF is double-refined to ensure crisp details and the smoothest paint application available.

Genuine stile and rail construction

Stave core stiles are used for structural stability

Joints are coped and doweled to create a long lasting, high quality product

Muntins are doweled for added strength and support

Different cores are available based on different applications to maximize stability

Raised and flat floating panels are standard

Marine epoxy is used on exterior doors; exterior grade glue is used on interior doors

CNC machining is used on every unit to create hinge pockets, jambs, details, etc.

COASTAL DOORS

Why compromise elegance for function when you can have both? Upstate Door offers fine wood door solutions specifically designed for coastal areas. We can help you get the sophistication and style of a wood door in an area with high winds, water, and humidity and still have it look like the day you received it.

The minimum door thickness for coastal applications is 2 ¼"

Solid rails eliminate the possibility of delamination

Marine epoxy is used to glue the joints, reducing joint movement

Engineered drip and rain caps are included to help push water away from the unit

Multipoint hardware helps protect the door from high winds and water infiltration

Blockade sills are required because they help drain water away from the door

Additional weatherstripping is used to help keep water away from the unit

Stainless steel screws and hardware will not rust when exposed to the elements

Mahogany wood is preferred because it is durable and more resistant to extreme weather

Factory finishing is encouraged to protect hard to reach areas and ensure the entire door is sealed