



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

**Historic District Commission Meeting Agenda
Thursday, September 04, 2025 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. **Review of Previous Month's Meeting Minutes**
 1. **Review of August Minutes**
3. **Application Reviews**
 1. **25-82: 224 Hope St, Gregory Leonetti**

Discuss and Act on replacement of all windows on property.
 2. **25-85: 35 Burton St, Kathleen Keating/John Oliver**

Discuss and act on demolition of shed and replacement with ADU.
 3. **25-92: 1237 Hope St, David Manocchio**

Discuss and act on materials for previously approved ADU and addition.
 4. **25-100: 14 Howe St, George LeBlanc**

Discuss and Act on installation of roof mounted solar panels on 2015 construction home.
 5. **25-104: 227 Thames St #6, House of Windsor/Karen St. Pierre**

Discuss and Act on installation of sign for business.

6. 25-108: 21 High St, John & Nancy Breen

Discuss and Act replacement of deck boards, installation of railings, porch light, and doorbell.

7. 25-109: 423 Hope St, Derek Hulitzky & Bill Fixsen

Discuss and act on replacement of windows.

8. 25-110: 715 Hope St, Michael Mello

Discuss and Act on replacement of door in kind.

9. 25-111: 474 Thames St, Daniel Brooks

Discuss and act on replacement of windows and doors.

10. 25-112: 484 Thames St, Daniel Brooks

Discuss and act on replacement of windows and doors.

11. 25-113: 583 Hope Street, HBSBRI, LLC

Discuss and act on demolition of existing building and construction of mixed use building on site in existing footprint.

12. 25-117: 50 Thames St, David Ouellette

Discuss and act on replacement of decking and stairs with Trex.

4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**
9. **Adjourn**

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, August 7, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

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

In attendance: Lima, Millard, Bergenholtz, Page, Church, O'Loughlin, Teitz, and Toth

Absent: Allen, and Ponder

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the July 17, 2025 meeting.

Lima: Okay, let's review the minutes.

Teitz: There are two sets of minutes stapled together. There are minutes from the April site visit and the minutes from the July meeting, so you need to review them separately.

Toth: Ory, there should be a version for you in the green folder.

Lima: Thank you. Thursday, June 5th. Is that the one we begin with?

Toth: No. That's the edited version of the previous minutes for your signature.

Lima: Okay. July 17th?

Toth: Correct.

Lima: Okay. The minutes of the meeting of July 17th. Are there any additions or corrections?

Church: I have a few. On page 4 at the bottom of the page, item #2, I made a comment at the end that said, "John, I think you voted ney." That should be "nay" not "ney". And then listed down after John made a comment, I said "it's listed as "yeah", it should be "yea", not "yeah". And the following line "ney" again is spelled wrong. It should be "nay". Page 7 at the bottom of page the next to the last paragraph Mr. Cabral is speaking and the last sentence in it in the next to the last paragraph it says, "I came to that conclusion based Geometry". It should be "based on" I believe. Page 21 in the 4th paragraph down the motion was made by Millard to approve application 25-77 for the replacement of the leaking clapboards and rotting window casement and "the bulkhead windows" should be added as they were also approved. Page 34 in the 2nd from last paragraph where I mentioned something about the windows, "windows are the sole", it should be "soul" not "sole", and the same correction should be made in the next paragraph. Page 36, the motion in the 3rd paragraph it says, "Motion made by Church to continue application 25-82", and I believe it was correct, but "to the September 4, 2025 meeting", but I note that they're back on this this meeting, so maybe it was supposed to be the August meeting? So, I'm questioning that. So, my motion was to continue the application to the September 4th meeting because we only had two weeks between this meeting in July and our August meeting and it didn't seem like it was going to be enough time for the applicant to get the information together.

Toth: He did turn it around, so he does have additional information. I did work with him on that.

Church: So that should remain September 4th in the motion.

Teitz: It should remain however it was. Yes.

Church: Okay. Page 41, the 3rd paragraph down that the 3rd sentence doesn't really make sense maybe it should be eliminated. Page 49, five lines down where Andy said,

"It's not to me either". I'm not sure what that refers to.

Page: Which page?

Church: Page 49. It should either refer to something or come out.

Teitz: I think the word "clear" should be added. It should read "It's not clear to me either."

Church: Okay. Page 53, five lines up from bottom, it should read "It is historic". Page 55, 7 paragraphs up from the bottom, take out the second "as it's". Page 57, 6 paragraphs from the top where Andy is talking 7 lines down, it starts out with "different to being with", I think it should be "to begin with" instead.

Teitz: I think so too.

Church: That's what I found.

Lima: Are we still on that date because I have something for the April 25th minutes.

Teitz: We're still on the July minutes.

Lima: Just wanted to make sure. Anything else? Can we have a motion to accept the minutes as amended.

Page/Church

Motion made by Page to accept the minutes of the July 17, 2025 meeting as amended; Seconded by Church.

Voting Yea: Millard, Page, O'Loughlin, Lima, and Bergenholtz

2B. Review of 14 Union & 41 Church Special Meeting Minutes

Lima: Okay. The minutes of the special meeting on April 25, 2025. Does anyone have any comments or corrections?

Page: We're talking about the amended version, correct.

Teitz: Yes.

Page: I'm okay with the amended version.

Lima: I just wanted to add something. When the meeting moved to 41 Church Street in the paragraph just before the motion, it indicates that the Commission was not able to gain entry to the building to conduct an inspection even though the tenant appeared to be on the porch. I don't believe that anyone was there. I didn't see anybody. I don't know if anybody else did.

Teitz: There was a man with at least one child there. That's what I saw.

Church: I could see them inside.

Toth: I recall the same thing.

Lima: Okay.

Teitz: In fact, I thought he was coming out to the porch because we would be going in, that's what I thought when I saw him.

Lima: Okay.

Teitz: It's up to you. It's your minutes. If you don't want it in the minutes.

Lima: It's fine.

Teitz: That's what made it so particular in my mind that okay he's outside and he brought the kid outside so they're out of the way and we can go in and look at the windows, and then the owner said no. That's what struck me.

Lima: Okay. Leave it at that.

Church: So, how about I take the windows as marked are correct.

Teitz: For Union Street.

Church: Yes.

Teitz: Again, that's what I wanted to make sure

Church: Yes, to make it a permanent part of the record.

Teitz: Again, this is what I was trying to clarify because we were all using terminology like "new part" and "old part" of the house and it seemed like it would be confusing to people in the future to figure that out.

Lima: Okay. Anything else?

O'Loughlin: My last name is misspelled throughout the minutes.

Lima: Okay. Anything else? Can we have a motion to accept the minutes?

Teitz: Ben was not at the meetings and also, being a property owner, Ben is recused from the vote.

Bergenholtz: I do know that the tenant was not there. It's an embellishment which is a little unusual for meeting minutes.

Teitz: Okay. There was someone on the porch.

Lima: Should he fill one of these recusal forms out for that or not?

Teitz: You probably should just for your own protection, the recusal form.

Lima: Okay.

Motion made by Church to approve the minutes of the April 25, 2025 special meeting; Seconded by Millard.

Voting Yea: Lima, Church, Millard, Page, and O'Loughlin

3. Application Reviews

3A. 25-96, 500 Wood Street, Tupelo Realty LLC Discuss and act on construction of new buildings. NOTE: Joint meeting with the Bristol Planning Board, begins at 5:30 PM.

4. Application Reviews

4A. 25-12: 125 Hope St, 125 Hope Street, LLC Discuss and act on demolition and replacement of building or options to rehabilitate building.

Toth: This applicant has requested another continuance in order to gather more information.

Teitz: Are we continuing it to a date certain?

Toth: I don't believe they gave me a specific date, but we can put it to September.

Church: We talked about this at the last meeting that we weren't going to keep continuing applications.

Toth: So, this is somebody that has reached out to me. It's a large, complicated project. They do reach out to me saying they need a little bit more time. The issue was more for no shows with no notification prior to the meetings. I don't think this is something that we're necessarily we're going to make them re-apply for.

Lima: Well, if they haven't shown up.

Toth: They said, "we would like to try", then they asked for another continuance.

Lima: How many times are we going to grant them a continuance?

Teitz: Well, since they're not here now, let's continue it to the September meeting and Nick can tell them that they need to come and tell us that if they're not going to be ready to go in September, they can either say they need to continue it until December or they want to withdraw without prejudice so they can come back when they're ready.

Bergenholtz: I feel like this is turning into demolition by neglect. I don't see any sort of way to stop things from deteriorating.

Teitz: The Town of Bristol has not adopted the demolition by neglect part. That's enabling legislation with the State. We don't have a demolition by neglect Ordinance. What we can do is request the Code Enforcement Officer to inspect it and he can require various sealing from the elements, but we don't have a specific Ordinance.

Bergenholtz: Okay.

Teitz: If you're saying you would rather have them here every month so you can keep more pressure on them.

Bergenholtz: I would rather that they secure the building.

Lima: Could we suggest it to the Building Official?

Toth: I can talk to Ray about this.

Teitz: If that's what it takes.

Lima: Okay. So, could we have a motion to continue it with the expectation that the Building Official will communicate with the owners to secure the property.

Motion made by Millard to continue application 25-12 to September 4, 2025 meeting; Seconded by Church.

Voting Yea: Lima, Page, Millard, O'Loughlin, and Church

4B. 25-49: 62 Franklin St, 62 FRANKLIN LLC Discuss and act on replacement of vinyl casement windows.

Anthony Buono present.

Lima: Am I 250ft from this property?

Toth: Yes. I believe, Ory, you should probably recuse yourself.

Buono: I can see you from my living room window.

Lima: I am recusing myself.

Millard: I need to recuse myself as well.

Teitz: You need to elect and acting Chairman.

Motion made by Church to elect Ben Bergenholtz to be acting Chairman; Seconded by Page.

Voting Yea: Page, Church, Millard, Bergenholtz, and O'Loughlin

Teitz: Let the record reflect that Ben Bergenholtz has been elected acting Chairman in light of the recusals.

Buono: So, last year we received approval to put in 2 new west facing bedroom windows on the 2nd floor. We put those in and much to our surprise the Building Inspector said that those windows did not meet the new code because they were too small and they had to be hinged-right windows and not double-hung windows so that someone could get out of the building. So, we went back to the window vendor who said that even though he had done work on the house before, he had listed it as a two-family when it's a four-family. We went back and forth, and he did agree that he made a mistake, and it is a four-family and because it's a four-family the windows don't meet code. So, the solution to this pretty simple, same size, same frame, same specification, same exactly everything, except they're not double-hung, they're hinged-right so that somebody can escape.

Church: This is on the west elevation on the 2nd floor.

Buono: Yes, 2nd floor.

Church: And there are 2?

Buono: Yes. We have to have them taken out and they're very expensive.

Church: And they're not on the original house; they're on the addition?

Buono: No, they're on the original house. They were approved. If you look at the spec sheet, you'll see that they're \$2,100 each.

Church: They're aluminum clad?

Bergenholtz: So, it's the exact same?

Buono: It's the exact same as the ones that were approved, it's just the way they open.

Bergenholtz: Okay. I just came across this with a client that I'm working with.

Teitz: The application says vinyl. Is it aluminum or vinyl?

Buono: I don't know. It's on the spec sheet which I just got from my business partner. Whatever the spec sheet says, that's the window and it was already approved. It's the same window.

Church: We approved vinyl?

Toth: We approved vinyl original. I believe there was vinyl existing in the house. We approved it a year or two ago. Looking at the street view it's vinyl. So, we're replacing vinyl with vinyl.

Bergenholtz: Anybody have any other comments?

Church: I just have one question. You still have the original wood windows on the front of the building, correct.

Buono: No, we replaced those. If you remember last year, we agreed to put the most expensive windows in all of Bristol in the front of the house.

Church: These are the 2 windows that are going to be replaced?

Buono: Whatever you have that I gave as a handout.

Church: It says that the replacement windows are 30 inches high.

Buono: I'm not looking at that, Susan. I'm looking at what I handed to the Board. I don't know what that is.

Church: This is your application.

Buono: I gave it to Nick this evening.

Teitz: This gentleman said that he handed you something this evening?

Toth: There over here.

Church: This window is much shorter than the new window.

Buono: They're the same window. I didn't change the frame.

Teitz: Can we mark that as Exhibit A.

Toth: Yes.

Church: Okay. It looks better on this sheet.

Buono: I want to apologize to the Board because the vendor

Church: So, all of the windows have been replaced in this building?

Buono: Yes.

Bergenholtz: Can we have a motion?

Motion made by Page to accept application 25-49 as presented to replace the 2 windows on the west elevation on the 2nd floor; Seconded by O'Loughlin.

Voting Yea: Bergenholtz, Page, O'Loughlin, and Church

Buono: I just wanted to apologize to the Board because I understand that in my absence the vendor was supposed to come and do this, and they never showed up. I think it was for two meetings. So, I do want to apologize for that. Thank you.

4C. 25-54: 5 Milk Street, Mary Ann Pellegrino Discuss and Act on replacement of windows.

Toth: This applicant has reached out to me as she does not have the additional information requested and has requested a continuance to the September meeting.

Motion made by Church to continue application 25-54 to the September 4, 2025 meeting; Seconded by Page.

Voting Yea: Bergenholtz, Page, O'Loughlin, Millard, Lima, and Church

4D. 25-58: 146 High St, Mike Fanning Discuss and act on installation of shed on property.

Toth: This is the applicant that has for the 3rd time not shown up. My recommendation is that it be denied at this time.

Teitz: Without prejudice so they will have to pay a new filing fee and won't have to wait a year to do so.

Motion made by Church to deny application 25-58 without prejudice and if the applicant is interested, they will have to re-apply and pay a new filing fee. They will not have to wait a year to do so; Seconded by Millard.

Voting Yea: Millard, Page, Church, Lima, O'Loughlin, and Bergenholtz

4E. 25-82: 224 Hope St, Gregory Leonetti Discuss and Act on replacement of all windows on property.

Gregory Leonetti present.

Leonetti: I was here at the last meeting, and I know there are some new faces here. I just want to reintroduce myself. My wife and I along with our know almost 1 month old will be moving to 224 Hope Street eventually. It is known as the Timothy French house who was a local carpenter who built the home along with a lot of homes around Bristol and this one was his personal residence. From the moment we saw it, we really fell in love with it, the charm, the original floors, the chimneys, the molding, everything about it. We're really committed to preserving as much as possible. Retaining the old is not only our goal but really is our top priority. With that said, we have identified the windows as an area that are severely distressed. Our aim is to install windows that are safe, efficient, low maintenance and built to last, especially given the unique circumstances of our location of the home. One of those challenges is the home's location which is being so close to the road and having a direct line of sight to the water. While that view is beautiful, we obviously know the coastal exposure brings harsh conditions. Most specifically the corrosive saltwater and those elements have taken a visible toll as that saltwater is extremely damaging. I did my best. I don't know if the past images that I took translated well enough.

Toth: The images that you provided at the previous meeting are included. The files that you sent me this morning have been printed out for you. Ory, I believe there is a stack of papers that you can just distribute to everyone with specifications. Mr. Leonetti, you had some additional information that you wanted to introduce tonight.

Leonetti: Yes. So, I did my best to document the damage in the photos, but what I thought what really spoke louder was the comments from the members of the Commission at the last month. First of all, Nick was kind enough to visit the property weeks ago. He did a very thorough hour-long site visit. His feedback, which can be pulled from the records basically summarized everything. They're in pretty rough shape. There are a lot of windows, and they fit very poorly. They're very loose. They're beat up and it's clear that they haven't been cared for in a long time.

Toth: Like you said, I did do a site visit. We did look at all of the windows and it's my impression that they're in very, very tough shape.

Bergenholtz: Who else was on the site visit.

Toth: I did this. This is something I'm doing going forward because we've had so many issues with windows. I go out there myself. If anybody calls up and says they would like to replace historic windows, I go out there and make an initial assessment so I'm able to speak to what the applicant is presenting to the Commission.

Leonetti: Both Mr. Page and Mr. Allen have walked by the house many times on their daily walks. Mr. Page said, "I would like the house to be able to move forward. In my opinion in this case to be able to replace the windows. I like what they are doing. Just walking it, there was a great deal of distress." Mr. Allen echoed those sentiments stated, "I too having walked by this house every day think there is a lot of damage. I think most cannot be repaired..." I bring that up because Nick, along with those two folks, have been passed the house frequently so they do know the current condition as obviously pictures even though I tried to do my best, don't always tell the whole story. In addition, there is some other context which I figured out towards the back half of the meeting, due to years of neglect, there is

extensive rot and shrinkage going on internally and externally. I documented it in a video earlier today which I don't know how I would transfer that to you all. I am willing to show it if you have a minute. It is a video that shows close up all of the warping and gaps of those windows. In addition, there is at least 30 window panes themselves that are either broken, cracked, or completely missing, and we estimate that there are about 90% of the windows have noticeable shrinkage in there. For that additional context right after the last meeting, I spoke with many long-time neighbors. I know that one of the neighbors, I believe her name was Cindy Cole, we spoke after I was up here for a little while, they used to babysit for the family and she shared that the family often left the home for weeks at a time for long sailing trips and sometimes would leave the windows open for days and that exposure clearly contributed to the decay and structural issues that we've already had to address inside. So, there are external and internal issues going on. In theory, obviously anything can be restored. We just truly feel that restoration would be more like a reproduction in this case and the final product would lack that functionality and efficiency we're looking for as a new family. With that, I'll pause. I did provide some new images. For a little bit of context, those first 4 pictures that look like this hear (points to the images provided) I just took a simple window from what we'll call the good side of the home, and we just took simple measurements.

Toth: I believe I gave you those copies. Did you hand those out?

Lima: We got them.

Toth: Okay.

Leonetti: So those pictures tell a good story a little bit of just what that distortion and shrinkage has been. You can see by the quick measurements at some of that window stretches from 46 inches to 44½ inches to 45 inches. That's consistent across the board. With that, I will pause for any additional questions. On other thing, I did provide a lengthier cut sheet from the Marvin Elevate windows.

Page: Have you checked if the paint is lead?

Leonetti: We had an inspection do and they didn't signify any lead.

Page: You inspected for lead and there wasn't any lead?

Leonetti: Correct.

Church: You were asked to contact some window restorers to get their opinions. Did you do that?

Leonetti: That was the part I had spoken about that being a nearly impossible turnaround in that one day to turn around a survey. As mentioned at the last meeting, I did speak with New Outlook Restoration to which they ballparked me a price and a timeline for what that project would look like. That's kind of where our conversations were paused from there.

Church: What are the dimension of the muntins of the replacement windows.

Leonetti: So, Marvin Elevates muntin size are 7/8th inch. What I did do, and this is our willingness to try to get this as close as possible, I know we mentioned at the last meeting that the Hope Street and Union Street eye level is really the priority, I was able to work with Marvin who recommended a custom muntin size from Creative Millwork out of North Carolina. They were recommended by Marvin and they are actually able to provide us with custom muntins that are a 1/2 inch. So, Marvin Elevates are 7/8th inch. So, what I'm proposing today is to have these custom muntins for the Hope Street ground level side as well as the Union Street side and then have the manufacturer 7/8th Marvin Elevate windows which have been approved before in the District. I just feel like that is the best of both worlds where we keep the integrity and size of those muntins which we are prioritizing at ground level. We were able to find someone that could do it custom and actually get it smaller than what the manufacturer can offer in any of their lines. The smallest line they have, which is their Ultimate series, is 5/8th. This is a 1/2 inch muntin.

Church: They're simulated as opposed to true divided.

Leonetti: Correct, we had identified that all of the windows are simulated divided light with double paned at the last meeting.

Page: So, since I was mentioned, I did go by, intentionally to look and the windows are in bad shape. The thing I also did was to go look at the yarn factory windows that they were placing which are similarly paned windows on the stone building. They have now put in the first sample of that against the existing windows. The problem with constructing, and you can somewhat see it happening at the yarn factory, of putting windows in a solid structure like stone or brick is that you have much less ability to deal with shrinkage which is what you are dealing with here which is why I'm sure the Historic Commission originally had approved the window changes at the yarn factory and although the frames are in much better shape, you can see where they were losing that separation. Once that's done in a hard structure, it's very difficult to deal with unlike in other structures where you could do shims, cover it, and other things, the originals are basically just lost. Having done that once myself in a historic home, you really don't have many choices.

Leonetti: Thank you for that, Mr. Page. Appreciate it.

Bergenholtz: We've approved these in the District. I don't recall the muntin being that thick though.

Millard: 7/8th.

Bergenholtz: Yes.

Millard: As opposed to.

Bergenholtz: 1/2.

Leonetti: The muntin size varies in the house. Some were 1/2 and some were 5/8 and some are 7/8. The only size that the Elevate series offers is 7/8. I believe the most recent approval that I saw was the home on Thames across from that old factory.

Millard: Is it a considerable upgrade to get 1/2 for you?

Leonetti: It is, which is kind of why I am willing to do it. It is an upgrade to purchase those and make them custom made. If it was up to me I would love the Elevate series to provide them. One thing that is significant is we would have to order the windows without the muntins on

them, and we would not get the factory warranty if we put our own muntins on them. Of those windows, if we are going to go that route I would lose the warranty on probably the most impacted windows from the saltwater and the road.

Bergenholtz: So, the thing you have to get is from North Carolina?

Leonetti: North Carolina.

Bergenholtz: So, that's basically a grill that gets slapped on to the window that you order like a 1 over 1.

Leonetti: Correct.

Bergenholtz: And it voids the warranty?

Leonetti: It voids the warranty from the manufacturer. Correct.

Millard: That doesn't sound like a good idea.

O'Loughlin: I don't care for those windows.

Lima: Is there anyone in the audience who would like to speak for or against this application?

Catherine Zipf: I have some dismay watching how much historical material has come out of this house already. I am equally dismayed but not surprised to see that we are here looking at new windows. I appreciate the situation. I would really strenuously encourage the Board to request other further estimates for restoring the windows. When I looked at the pictures, it looked like a lot of glazing compound that could be replaced. I admit that I haven't seen them but I do think that Casa Bueno Builders or Kim Tavares or Rob Teixeira Restoration would be 3 people who might have a different opinion on whether these windows can be saved or not. Thank you.

Lima: Any other comments? Does someone want to make a motion or any other suggestions? In light of what was just said, there are a number of Rhode Island companies that do window restoration and repair and rebuilding windows. Have you contacted any of those. Has anyone given you their names?

Leonetti: I have contacted New Outlook Restoration.

Lima: I'm just wondering because we have had a number of applicants go to some of these people and the outcome has been very positive. They understand the reality of finances obviously and have been doing this for years. We cannot give you recommendations in regard to specific companies. There are a number of them. I don't know, Catherine, if you have a list of them.

Zipf: I would be happy to provide one.

Lima: Personally, I certainly understand what your situation is. I understand that you would like to get this completed. I will take a poll of the Commission before we vote so that you can get some kind of an idea of how we're thinking. If the Commission is not going to be positive about what you have presented today, then we would probably suggest that you contact some of these other companies and come back. It looks as though it's going to be very difficult checking with other people then we would look at it in a different light. You're coming to us with just one company who said they will do this and that's not how we have handled other properties before. So, I don't want people who have come before us and we've had them ask other companies and then come back and we look at it through your eyes and through other applicants who come here and through the expertise of the Commission. So, I will take a poll and you will see how the Commission feels with your presentation.

Page: I would go forward with replacement. I understand the interior of the windows is what we would look at and what would be fixed. The issue in end though is the frames aren't usable because you have solid construction of a brick building, and those frames are not going to fit. You're going to always have gaps just as you look at any of these other buildings. You can look at the larger building down on the water to see the example of it purely between the replacement and the gaps.

Bergenholtz: I'm torn on this because it is a corner building, and it has the original windows. I really would like more information about refurbishing those windows. I know it can be done, and it has been done. It is an important house. I understand the desire to replace them. I get it. I just wish we had a little more information.

Millard: I tend to feel that I would like a little more information particularly on the window frame itself. Marvin isn't going to replace your window frames are they. So, they're going to have to fit their replacement window into your frame. Are they responsible for doing all of the fitting or are they just delivering the windows to have your contractor put them in? How does that work?

Leonetti: The latter. They will deliver the windows and it will be up to my contractor.

Millard: You might have just as bad a problem when the replacement windows come as opposed to having someone work on each window. So, I would like to know a little bit more about the window that you're going to get. I got the impression that it has movable muntin bars. Correct.

Leonetti: The new ones I'm proposing.

Millard: Right.

Leonetti: No, they do not.

Toth: The custom ones that you had suggested are pop-ins, but the Elevates do not.

Millard: Okay.

Church: That window sample you brought in at the last meeting, that was solid and hard as a rock, and it wasn't going to shrink. Any work you do around the window to the frame is going to be new wood and that's going to shrink. They need putty, they need glazing, and new glass, but they're the original windows with the proper muntin size, and true divided light. It is in a prominent corner. We heard your argument about the saltwater destroying it at the last meeting and you seemed to disregard that information.

Leonetti: I am glad you brought that up. I was quite perplexed by that because I never heard that saltwater does not affect windows. The exact statement from the last meeting was, "The saltwater is better as far as the rot. It's the freshwater which causes the rot...You want the saltwater." I did speak to many folks and one

gentleman has been doing windows and doors for over 40 years and for coastal homes saltwater is the #1 issue when it comes to wood windows. Furthermore, and I believe I attached this in there as well too, on page 29 under general care and maintenance, there's a specific call out to saltwater care which says that if you live near a seacoast saltwater make sure saltwater and other abrasive material do not build up on the exterior surfaces. There is no call out to fresh water. While any water is not good, saltwater is extremely corrosive for boats as it is for cars and so forth. I just wanted to clarify that.

Church: The other thing is that you're not that close to saltwater and it's only coming from one direction. You're protected on the other sides.

Leonetti: We're one of the unique homes on Hope Street that has that direct with water access. It's a direct line of sight.

Church: You want that water view. I'm opposed to replacing the windows. It's an important house and a contributing house and those windows are appropriate to that house. You're going to have to put new frames in anyway and I believe that you should be using the existing windows. They're historical.

O'Loughlin: I would be in favor of going ahead with the replacement.

Lima: Okay, so we have a toss-up here. My suggestion would be for you to get the names from the Historical Society and do that. Would you like us to reschedule you for next month? If we vote on your windows today and the vote is a negative, you will not be able to come back for 1 year. So, my suggestion would be to try to come to some kind of a compromise to bring more and varied alternatives rather than have us vote today.

Leonetti: I would like to make a couple of comments. Catherine mentioned that she is distraught over how much historical items have been removed from the home. I will mention that this is the first matter that I am bringing from the home as an external component of the home that we discussed last time. There will be some items additional outside of the windows that I will need to request and a lot of them seem to be administrative in

order to bring it back to its original fashion. The reason so much, which I know the Historic District Commission does not care about the inside of, but the reason there has been 28 tons of material that has been personally pulled out of the home is because the structure was not suitable and not livable. Horsehair plaster is extremely heavy and as I mentioned before we are, as much as possible, retaining all of the original floors and the 6 chimneys in the home. I have all of the original doors from the interior. I think that's a mis-categorization of what's going on as everything that has been removed is a necessity because as I was going through the home, personally, debris was falling from the roof. I would pull on the ceiling and squirrel nests and debris would come piling down. I'm not sure how it was even livable. I just feel like the context of what's coming out has nothing to do with the whole situation and I would also like to note that Ms. Zipf said that she did not see the windows herself and the three folks that did see the windows all unanimously said that they need to be replaced, including John Allen. I've done a lot of research and spent a lot of time on this and John, rightfully so, seems very conservative about this. It seems that way and I don't know if that's a mischaracterization, but in my opinion seems to be very conservative about this and it was a no-brainer about this according to the meeting minutes. It's a bummer that he can't be here today because based on that vote it's a 4 to at least 2 and I know Mary was on the fence a little bit the last time about the muntins and that's why I did that additional homework to get that custom size and get that turnover. I'm hoping that shows that I am willing to work here and I appreciate that you acknowledge that. There's a lot more to it. It's unfortunate that he can't be here today because it would allow me to move forward with this project.

Lima: We do not deal with the interior of your house.

Leonetti: Correct.

Lima: However. There is the possibility that we could do a home visit so that we could all see what the windows look like at your home. I still believe that the bottom line would be for you to possibly see if other contractors whose field of expertise is repair and/or replacing windows would look at your home and then give us their opinion. We have done that too and numerous

other homeowners who have come to us with the exact same request you have and some we have approved of and some we have not. We're not sitting here as experts, but we would request that you do at least approach some of the experts so that you can understand and we can understand what you're up against. Nick could set up a site visit so we could see for ourselves. We would continue this and there would be no vote today.

Leonetti: Again, it's just unfortunate that the other member is not here today.

Lima: Well, he's not the only one. I haven't seen it either. I would personally like to see it.

Leonetti: Sure.

Toth: We want to set it up like this because obviously we're back and forth. The applicant is trying to get into his home. If you want to reach out to some people to see if there is any chance if they can be restored, but if you do that in the next couple of weeks, we could set up a site visit where we could schedule it as a special meeting where we could take a vote.

Lima: We could do that.

Leonetti: I certainly appreciate that. My goal here is to keep this project moving forward. I certainly understand what you're saying about getting multiple opinions. My feedback on that is as any new window company would say you need new windows automatically and any restoration company is going to come out and say the same sentiments. I am happy to appease and do that due diligence. I just feel like that's an outcome. Any window can be restored. I guess that's my whole argument as this is past the point of restoring and is basically replicating at that point only to cover it with storm windows.

Lima: We've been doing this for quite a few years, and we usually do have more than one choice. So, most of the applicants when they do come, they say that this person said it's going to cost this much, and this is what they're going to do and most of them end up being either replacement or repair and new windows end up being about the same cost. So, if in fact your windows can be repaired, it would probably be in the same ballpark as

replacing all of your windows in addition to all of the other stuff that will go into replacing windows with your framing and all of that other kind of stuff. If you want us to vote now, we can vote now but if you want us to continue it for a month, we will do that.

Leonetti: What happens if there's a 3 to 3 tie?

Lima: Andy.

Teitz: The motion fails. So, it's a denial.

Leonetti: Guess I have no choice. So, when would we be able to have the special meeting because I am not here for the September meeting. I will be out of the country.

Toth: We could do that as soon as I can get a quorum together for a site visit. So, 4 members and base it around your schedule.

Lima: I would also suggest that you contact some of the contractors who do have the expertise with restoring windows. I will say that my contractor has tons of experience working in Bristol, Newport, and Portsmouth, and I wish he could be here. Based on his opinion, and he was there with Nick, he believes that the windows need to be replaced.

Toth: Typically, these special meetings are done on a workday so if he's available to be there, that would be helpful to the Commission. Again, that is something that we'll coordinate between yourself and the Commission. We just have to post it within 48 hours of the meeting and it is still technically a public meeting, but other than that it is a walk through and at the end of the meeting if we so choose, we can take a vote.

Church: You have taken the windows out of the window frames, and you are keeping them.

Leonetti: That's a loaded question. Nick was there, I believe, to witness one as I was taking it out and it just totally crumbled. So, many of the windows I'm afraid to even move and manipulate because of the damage that's going on. Some have been removed out of necessity as I was completing demo. Some have been removed to protect them to make sure that no additional damage is caused to them. But it is a very loaded question because

many of them have so much deterioration and rot that they have physically crumbled and fallen apart. As a matter of fact, I brought a window to show you. Again, this is a window I pulled, and this is a window that I would say is in better condition and this was pulled off of my home on the east side not exposed to any of those corrosive elements and the window is just completely rotted. I pulled this window just to show the damage. This is the interior of the window, and the black is the exterior, and this is why I am afraid to pull some of them out. This is a window that does not even have direct exposure to saltwater and as you can see it is missing panes and is completely deteriorated. (Shows window to Commission.)

Lima: Thank you.

Church: Have you disposed of the ones that you pulled out that came apart?

Leonetti: I have not. I am a firm believer in preservation, so I am trying to use them. If something can't be used, one of our ideas is to put an old window above one of our fireplaces as a decoration. So, we have not. There was one window that was missing when we moved in. Again, there are at least 30 windows that are missing glass, glazing, cracked glass, but I have not thrown out anything myself. I'm trying to protect them. This was a window that was on the most protected side of the house.

Lima: So, we need a motion to continue.

Lima: to do site visit

Toth: will allow Commissioners to see. Will give everyone a chance and have a better understanding.

Motion made by Millard to continue application 25-82 to the September 4, 2025 meeting in order to do a site visit; Seconded by Bergenholtz.

Voting Yea: Church, Lima, Millard, Bergenholtz, Page, and O'Loughlin

Lima: Nick will be in touch with you so that we can schedule the site visit and we can make a decision at that time.

Toth: This will allow the Commission to see it. I think the Commission will agree that this window is in pretty rough shape. The site visit will give everyone a chance to look at everything in its entirety and have a better understanding of what's going on. These site visits are very common. Hopefully we will be able to get everything nailed down soon so you don't get pushed out any further than September.

Leonetti: I just ask that you bring a hard hat and a hammer. I'm always looking for some free labor. I appreciate your time, and I apologize for the long-winded presentation. Thank you for your guidance and support.

Lima: Thank you.

4F. 25-80: 30 Union St, Brad Leclair Discuss and Act on construction of proposed dormer on garage.

Brad Leclair present.

Lima: Andy, I have a question. Mr. Leclair is my sister-in-law's brother-in-law. In other words, my sister-in-law and his wife are sisters.

Leclair: No blood relation.

Teitz: That is not a definition of a family conflict. It does extend to the in-laws, but not the in-laws of in-laws.

Lima: I just wanted to clarify.

Teitz: That's fine. It's good that you're disclosing it as well. You feel that you can impartially hear it?

Lima: Yes.

Leclair: Thank you for taking the time this evening. My wife and I have been in our house for 8 or 9 years now and like it very much. I'm here before you tonight to ask for your approval to add dormer to east side of existing garage. It will match the west side dormer that is currently there. There are details forthcoming. Basically, we're looking to mirror what's there already and allow us a little more space in the garage. There

may be some confusion regarding windows which I apologize for. I can see that it is an important change to the Commission, and I get that. I would ask you if you have several different cut sheets, the final one that we settled on is the Marvin sheet which I do believe was provided. The only disclaimer I would have for that is they don't show a double hung windows, but we would like to have it match the existing window on the other side which is a 2 over 1, and we couldn't get all of that put together as quickly as I should have. In terms of what materials, we're going to use, again we're looking to pretty much mirror what's already there on the existing dormer which would be cedar and painted and trimmed just the same way as the existing one. The garage or what we call the barn I believe was redone in somewhere around 2010/11 before we got there. It's a neat thing. We would like it some place where our children can stay. One of our children is overseas and when she comes back, and we have 2 kids, it's nice to have them around, and we need a little more room. I hope I have as much detail as you need. It's pretty straight forward.

Lima: Any questions?

Millard: That dormer on west side, does that lead out to deck?

Leclair: Yes, there's a small deck.

Millard: The one on the east side that you're proposing is that just a window.

Leclair: It will be 2 windows and no deck.

Millard: Okay.

Lima: Any other questions or comments? Is there anyone in the audience who would like to speak for or against this application? Yes, come forward.

Carol Wardwell: I live at 38 Union St. I am the neighbor to the east. What the pictures you have don't show is the garage is just about on property line between their property and ours. It would be my suggestion that goes before the Zoning Board for approval.

Toth: Haven't you been talking with Ed Tanner.

Leclair: I have.

Wardwell: As did I.

Leclair: And I was told that the Historic District Commission would be the first step and then go to zoning. We would like to be good neighbors, and I am willing to talk to Carol and try to make things good for her in any way I can and I figured I could address that at the zoning meeting.

Toth: I think that the problem we frequently run into is the chicken/egg scenarios. We just get one board to sign off first because one board will ask if the first board signed off.

Wardwell: I get it.

Toth: But you are working with Ed Tanner.

Leclair: Yes.

Wardwell: Thank you.

Lima: Anyone else?

Christine Stillwell: I live at 31 Noyes Avenue. My east boarded is the west wall of his garage and it is literally on the property line. It has been the line for as long as I have been there for 29 years. His wall is my property line. To say casually that he's going to put a dormer on without the ramifications of what would happen to my property and Carol's property if that was added. I think, and I can't tell from the paperwork I got, but I think it would put a 16ft wall in my backyard in the area where I sit and where I would eat outside. It's a small backyard. With a window in it, people could look out through windows and look into my bedroom and backyard. I do have a picture or 2 showing how close that garage is. I don't know why it was stuck in that corner, but it is. It's in a corner with 3 neighbors abutting it.

Toth: If you could bring those up to the Commission and then if you could give me copies so I can add them to the file. Thank you.

Teitz: Submit the copies and then go back to the microphone to identify what they are. You only have one of each?

Stillwell: My printer broke. Sorry.

Lima: Go back to the podium and I'll ask you about each one.

Teitz: And mark each one as an exhibit.

Lima: Okay, we have this picture with the deck.

Stillwell: That's my deck. The roof line it the garage as it exists right now.

Lima: So, there is a hedge between.

Stillwell: I put a hedge in.

Lima: This is Exhibit 1.

Stillwell: So, you just have to project how high that would be to add another level on there.

Lima: So, we have this picture. So, this is the hedge and the roof of the garage. Correct.

Stillwell: Right. It's pretty tall. That's standing in my yard.

Lima: This is Exhibit 2. And this is your back patio, and this is the garage, and this is the roof of the garage in question. This is Exhibit 3.

Stillwell: It is. So, it's tall.

Teitz: Once we've finish identifying these, I do want to say something before we move forward.

Lima: All set.

Teitz: Is there a 4th one?

Stillwell: No.

Teitz: I want to note that this is a Historic District Commission and to remind the Commission your role is to

look at what impact would this dormer have on this property and other historic properties. You can include what happens in the District as a whole. Does this affect views, etc. of other properties around the District. That is part of your review. As far as privacy or anything like that, that's for the Zoning Board to decide. It's your mission to determine how it affects other historic properties around it. So, if you could confine your comments to how it affects the historic values of the properties.

Stillwell: I'm not sure about the historic value.

Teitz: That's why I'm trying to suggest that you may be at the wrong place. That's for the Zoning Board to deal with your other concerns. This Board is to look at the historic value of your property.

Stillwell: Okay. I wasn't sure about the involvement of the Zoning Board. So, I came here. But also, value wise, I think the value of my property would go down that's for zoning to concern.

Teitz: That's what we're looking at. How it affects the historic value of your property. That's what this Board is concerned with. That's what the Historic District Commission is dealing with. How does something affect a particular property where it's going and the neighboring properties in the Historic District. Your property is in the Historic District, that's why you're here and you have the opportunity to speak. I just wanted to make you aware of what this Commission can do and can't do.

Stillwell: Okay.

Lima: Nick, this information goes in this green folder. I didn't have any other folders.

Toth: Sorry, I didn't set the pile out.

Lima: That's okay. I'll give this to you, and you can put it in the file.

Toth: Thank you.

Lima: Anyone else?

Leclair: So, with regard to my neighbors whose opinion I value greatly, my intention was to clear this hurdle and speak to them prior to the Zoning Board. We're very cognitive of the fact that it's a close neighborhood and everything that everyone else does affects those next to them. I would certainly take into account any of their concerns when the time comes and try to make something that they would be as happy as possible with while trying to do what we're doing. It was not my intention to ignore their concerns. I would also point out that the dormer in our neighborhood is a fairly common thing and abuts just about every property that you build on with regard to historical context. I'm not sure if that's exactly correct or not, but I do know there are a lot of them. Thank you.

Lima: Anybody have any questions.

Church: Andy, can we ask if it's an apartment with a kitchen and a bathroom.

Teitz: No. Again, that's the Zoning Board's concern.

Church: I was thinking about the property use changing over time.

Lima: That's inside, not outside. We need to consider what's outside.

Church: If I recall, this was an office.

Leclair: Correct.

Church: I think it had a lavatory in it.

Leclair: It does.

Teitz: I don't think that's really part of the Historic District Commission jurisdiction unless it were something if it were reuse or adaptive reuse then I think it's questionable. I'm not saying it doesn't always apply because, for example, the very first thing we dealt with at 5:30 I think it was part of the fact that it was not a different use. It was a historic structure in the industrial park that were being used for their historic industrial use that has a value to apply. A dormer over a garage whether it's applying for an office verses an apartment I don't think is something that applies to the

historic nature of it as far as that use particularly where it is new construction of the dormer, but if you want to go ahead and go there you can. It's not a black line question. It's a gray line.

Church: I just remember all of the squawks that owner of this property had when that property got enlarged.

Leclair: That was not me.

Church: I know.

Millard: One thing, I think, in relation to what Susan is asking, do you need to put up as large of a dormer if you are just using it for your kids coming home for a visit.

Lima: Again, I think that's another zoning issue.

Teitz: I think the question from your point of view should be is this dormer too large and is it affecting the historic values of the properties of its neighbors. We've had some other ones where there have been in fact large dormers that people have wanted to put on their properties and you've said no they need to be smaller because of how it affected the structure. That's the question you have to look at. Is this dormer too large for the garage and is it going to change it and so forth for this garage so that it changes the character detrimentally, so it is not "appropriate" for the Historic District or not. That's the question you look at when looking at the size of the dormer. You look at the size of the dormer. You can't look at it as what's being used inside. That's a hardship question for the Zoning Board to look at.

Millard: The dormer on west side sort of determines what the dormer on the east side looks like to balance things out.

Leclair: Not to interrupt, but that was the.

Teitz: Let them discuss it first.

Church: That doesn't have to.

Teitz: You can make a motion if you want.

Page: I agree with the comments on the neighborhood and what this is doing, but understanding it's not ours. The kids will hopefully have a good time with this. It's a matching dormer. I suggest we approve and let them do their role.

Motion made by Page to approve application 25-80 for the addition of a dormer on the east side of the garage as presented; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Page, Millard, O'Loughlin, Lima, and Church

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Lima: When it comes time.

Teitz: If zoning approves it.

Lima: Bob will be your Project Monitor. He will be in touch with you through it and you will proceed.

Leclair: Thank you very much. Have a good night.

Lima: Thank you.

4G. 25-85: 35 Burton St, Kathleen Keating/John Oliver

Discuss and act on demolition of shed and replacement with ADU.

Toth: This applicant could not appear, and their representatives could not appear, and has requested a continuance to September.

Lima: someone want to make a motion?

Motion made by Bergenholtz to continue application 25-85 to the September 4, 2025 meeting; Seconded by Church.

Voting Yea: Lima, Bergenholtz, Page, Church, Millard, and O'Loughlin

4H. 25-89: 112 Bradford St, Michael Rodrigues Discuss and act on replacement of rotten wood on porch with Trex material, Replacement of steps in kind, repair of railings in kind.

Michael Rodrigues present.

Rodrigues: Good evening. We would like to replace the existing front porch in kind with the Trex decking on the floor of the porch itself. Everything else will be replaced with pressure treated wood.

Lima: Anybody have any questions or comments?

Bergenholtz: So, it's just the decking?

Rodrigues: Yes, it's a Trex decking. I have paperwork here if you want to see it.

Bergenholtz: I see that, but you're just doing the decking.

Rodrigues: Just deck and we would like to do the stairs if it's alright with you, if you would approve the stairs. If not, we'll replace the stairs.

Toth: Sir, I believe you have a sample.

Rodrigues: Would you like to see the sample?

Lima: Sure.

Rodrigues: (Shows sample to Commission.)

Teitz: The agenda says replacement of steps in kind. So, you can't act on replacement of the steps by Trex since it wasn't advertised that way. You can't change it.

Rodrigues: Okay, then I will just do the decking with Trex and the steps with wood.

Lima: Just to be clear.

Rodrigues: Yes.

Lima: So, the application just says that you would like to replace the decking and the application also indicates that you will replace the stairs in kind.

Rodrigues: Yes.

Lima: Okay. So, that's what we're going to be working on. So, if you're going to replace the stairs with wood and it's going to look exactly like it does now, then we can vote on it tonight.

Rodrigues: Okay.

Lima: Okay, but if you want to replace it with something else you need to reapply for the stairs.

Rodrigues: Okay.

Lima: So, what is your decision.

Rodrigues: We'll do the stairs as wood and the deck as Trex.

Lima: Okay. We needed that on the record.

Rodrigues: Okay.

Lima: Thank you. Does anybody have any questions or comments?

Church: Are you replacing the original railing with in kind materials?

Rodrigues: Yes, with wood.

Lima: Is there anyone in the audience who would like to speak for or against this application? Could we have a motion?

Motion made by Page to approve application 25-89 as submitted for the replacement of the deck with Trex decking and the replacement of the railings and stairs in kind with wood; Seconded by Bergenholtz.

Voting Yea: Lima, Page, Bergenholtz, Millard, Church, and O'Loughlin

Secretary of Interior Standards: 9

Project Monitor: Mary Millard

Lima: When your certificate is ready, I'm going to ask you if you would put it in one of your windows in the front, so your neighbors know that you've been here. If you have questions, contact Nick and he will contact Mary so that we can follow it through.

Rodrigues: Okay.

Toth: Yes. I will be out of town tomorrow, but it will be sometime next week. You will get a notification online. Once you have that or even before then, you can pull the building permit and get it all approved.

Rodrigues: Thank you.

Lima: Thank you.

4I. 25-92: 1237 Hope St, David Manocchio Discuss and act on construction of ADU and kitchen extension.

David Manocchio and Jonathan O'Donnell present.

Manocchio: Hello. I apologize for not being here at the previous meeting. Jonathan presented in front of you and explained to you my situation. I have an 86yr old father who I need to be closer to. I would like to move him onto my property. My property is rather unique in that it's over an acre on Hope Street and I was hoping to get a little bit of a variance in terms of the size for an ADU that I'm allowed to put on my property for my father. In conjunction with the ADU, I would be doing an addition to the kitchen as well.

Lima: Do you have a materials list here?

Manocchio: I believe Jonathan has a materials list.

O'Donnell: So, this is sort of a 2-part project. I came in for review last month and the Commission had sort of said that they were open to the kitchen addition, but they were not open to the ADU that we had presented at the time. So, we have been speaking with Ed Tanner on this. We have been considering doing a subdivide of property because he's only allowed to do a 22x24, but he doesn't want stairs for his elderly father. We figured the easiest way, and Ed Tanner guided us, to get a variance for a larger footprint and with it being such a

large property setbacks and percentage lot coverage was a non-issue. What was an issue previously was that the Commission didn't like the way it looked with the existing house being 300yrs old. So, this would be completely separate, and it wouldn't really affect that. Again, this is a 2-part thing. The extension of the kitchen on the back of the house the Commission was concerned with the front elevation which would be the south side.

Page: So, you're back to what you presented the last time with the kitchen going off that porch.

O'Donnell: That was only a portion of it. The ADU was connected.

Page: I understand. The kitchen part is attached.

O'Donnell: Yes.

Page: But you are doing a separate building for your father.

Manocchio: Correct.

Page: Which takes away the issue of the property.

Manocchio: Correct.

Page: So, basically you responded to what we asked for and now doing a variance.

Manocchio: Correct.

Lima: Andy, did you have something?

Teitz: Yes. Is there a site plan anywhere showing us where the addition is going to be on the lot?

Page: I think it's the last page.

Teitz: Okay.

O'Donnell: I have an updated version.

Toth: Pass that around for everyone to look at and we'll keep it for the file.

O'Donnell: Okay. (Gives updated version to Commission.)

Teitz: Hope Street is here. So, it's your plan to apply to the Zoning Board for a variance to have the ADU be larger than otherwise allowed.

O'Donnell: Correct. That's what Ed Tanner and he guided us on this.

Teitz: That's fine. I did talk to Ed Tanner as well. We were looking at various things to see if there was any way to do this right. So, I'm glad we're here. It seems like a relatively simple variance request.

O'Donnell: He said that it seemed to be the most favorable way to get it passed.

Teitz: Obviously, none of us can guarantee what they'll do but I would agree. Let me pass this along and Ory, when it gets to you can you mark it as an exhibit.

Lima: Sure. Exhibit 1 Nick?

Toth: Yes.

Church: I like this solution.

O'Donnell: A lot different from the previous one.

Church: Right. My only concern is there's really no materials list for either the kitchen addition for the exterior or the roof or for the new building.

O'Donnell: Well, we would sort of be open to it.

Church: You have to tell us.

O'Donnell: Our first choice would be cedar shingles, but I've also heard that you sort of want things to look different. So, we wanted to paint it. Clapboard would be fine as well.

Lima: We can't discuss that because that's your choice. What we can do possibly is vote on what we have here with you. Would it be appropriate, Andy, for them to come back if we approve in concept what this is and then come back with the materials. What would be the best course?

Teitz: I do what to first answer the question which is yes, it should because one of the Secretary of Interior Standards is to avoid what they call conjecture. Somebody should be able to look at a property and say, "Oh that's the new part and that's the old part." It shouldn't all look old. It's not Disney Land where it all looks old. So, yes, there should be some difference in material between this new kitchen addition that you're putting on and the existing house.

Manocchio: The roof style will be different because the original roof style is a gambrel, and this will be a single pitch roof.

Teitz: I think that's what Ory is saying. The Commission doesn't want to design it for you. You need to come in with something that would be there. If you did want to change the actual materials to clapboard, that would be something that the Commission could give you their comments on.

O'Donnell: Would it be possible to pick something now to use for siding.

Lima: I'm not comfortable with that. We need specifics.

Teitz: We generally need to have cut sheets and specifics of what you're going to be using. We do have cut sheets for the windows and doors.

O'Donnell: Ed Tanner suggested those to me.

Toth: If Zoning approves, they could get the ball rolling.

Lima: We would do the specifics after that.

Toth: Yes. Just correct me if I'm wrong. In theory, we approve tonight and Zoning signs off on it. You get a contractor and get things going and start foundations, framing and all of that fun stuff. They could come back with the specifics, but they could get started.

Teitz: Technically, if it's only a concept approval.

Toth: Would it be a concept approval?

Teitz: No, it wouldn't because a concept approval is not binding. So, I don't want to tell people to start digging and get a contractor and stuff like that when there's no formal approval. I suppose what the Commission could do is they could approve the footprint of the addition which would then allow site work, but realizing the actual details would have to come back. The other thing I would say is we need materials for the ADU. Since that is going to be new constructure there's generally more flexibility there as far as using modern materials and it probably would be a good idea to differentiate it and have the ADU not looking like something that was there for 100 years.

Church: I wouldn't have any problem with the siding on that addition being the same as the house, that being shingles, but we do need a specific materials list.

Page: May I ask something. This isn't a concept submittal.

Lima: Right, but we don't want to deny it.

Page: But what I was going to suggest is that we accept it and then they have to come back for the skin. That's what's missing.

Lima: That's what Andy was suggesting.

Page: Not a concept, but an approval. They've got to come back with the skin.

Teitz: An approval, but they've got to come back with the details for the skin of the building.

Lima: Do you understand?

O'Donnell: Yes.

Lima: I just wanted to make sure that you understand.

O'Donnell: So, this is time sensitive for his elderly father.

Lima: I understand that. You need the permit, and you need that stuff.

O'Donnell: And we need to get the variance. So, it's still a little way out.

Lima: Right. You're going to have to go to Zoning, but stuff can happen simultaneously so when you come back Zoning may have approved it, and you can give us the specific materials. That's what we're looking for.

O'Donnell: Okay. I have another question. Since this is sort of a 2-part project, and we need the variance for the ADU, would it be possible to sort of approve the kitchen.

Lima: We don't have the materials.

O'Donnell: Aside from that.

Teitz: That's what they're talking about doing. Approving the kitchen, but just not the actual exterior materials of it.

Manocchio: So, when would we present the materials list?

Lima: At the September meeting.

Manocchio: Okay.

Lima: So, you could do some groundwork so to speak for the kitchen depending on what Zoning gives you the leeway for.

O'Donnell: I believe we don't need any variance for the kitchen, just a permit, I think.

Church: The windows are okay. The Andersen windows.

Lima: We can't give them permission to start building without knowing what the products are.

Church: We have windows and door.

Manocchio: We're not going to start building prior to September 4th anyway. You'll have those materials in hand prior to that. There's no way we're building anything before that.

Lima: Andy, what should our motion be.

Teitz: I think you're voting to approve the footprint and envelope of part 1 as to the kitchen, and the windows and door as provided, but subject to the requirement to come back for approval of skin material of the building.

Lima: Okay.

Teitz: And then maybe as a separate motion to approve, if you're okay with the design now on the ADU part, to approve it or if not, again just to approve the footprint and envelope of the ADU with a requirement for that coming back to you as well for the skin. Would those windows be the same on the ADU as well?

O'Donnell: I think so.

Teitz: That's my suggestion.

Lima: Okay. That's Bob's motion. Is there anyone in the audience who would like to speak for or against this application?

Catherine Zipf: I really like this. I just wanted to compliment everybody. I think the kitchen addition does a really nice job of respecting what was there and I kind of like the flare to the ADU.

Page/Ben

Motion made by Page to approve application 25-92 regarding the footprint and envelope of the kitchen, as well as the windows and door as provided in the packet. Applicant is required to come to the September 4, 2025 meeting with the list of materials for the skin of the building to be approved. Further, motion to approve the footprint and envelope of the ADU, as well as approval of the windows to be used in the ADU which will match the windows in the kitchen addition. Applicant is required to return for the September 4, 2025 meeting with the list of materials for the skin of the building for approval; Seconded by Bergenholtz.

Voting Yea: Church, Lima, Millard, O'Loughlin, Bergenholtz, and Page

Secretary of Interior Standards: 5, 9, 10

Project Monitor: Robert Page

Lima: Contact Nick so that you can get whatever permits you need.

Manocchio: And plan to come back here on September 4th with the specifics and materials for the skins on the kitchen and ADU.

Toth: Yes.

4J. 25-97: 132 High St, Dean and Susan Morris Discuss and act on changes to approved design for doors, gutters, and replacement of wood shutters.

David Andreozzi and David Rizzolo present.

Millard recused.

Andreozzi: We just want to make some modifications to the existing work proposed.

Rizzolo: We were here back in May and received a series of approvals on this project then. We have three things we would like to present tonight. One of them we actually would like to change tonight and ask for less variance on which are our shutters. The shutters on the house are not in great condition. We looked at them and we had some concerns with them. A lot of them are actually held on and held together by screws in the siding. The owners recently brought a general contractor on board. They looked at the shutters and they feel that they can restore the existing shutters in the house. In terms of shutters, we would like to amend our application from replacing all of the shutters on the house to restoring all of the existing shutters on the house and then adding shutters to two windows and the two windows are the two that were approved back in May as part of the new work on the house. The other thing we would like to do is we would like to add gutters and leaders to the house. The owners have found since they have moved in that they have a wet basement problem. They have had a couple of subcontractors out looking at remediation on the basement and one of the things that has come up as a recommendation is to add gutters and leaders to house to better manage the stormwater around the house that way it is not directly infiltrating into the soil and then getting into the basement. We are proposing to add 1/2

round copper gutters and full round copper leaders to the house. The last aspect tonight is we were approved in May for a 2 panel French door on the addition. As the design has evolved, the owners have expressed to us that they would like a better connection to the backyard, more of a visual connection. So, we are proposing in place of the already approved 2 panel French door to go with a 4 panel lift and slide door. This is a custom door. It's wood. It's got divided lights in it with and the muntin bars are 7/8 to match the windows on the house. I think that is it. I'm going to bring up the gutter samples. (Brings samples of gutter and leader to Commission.)

Andreozzi: I just wanted to add that the divided lights width and height were designed to exactly match the existing windows to make the fabric match from one piece to the other, so it is a continuous feeling. Also, I wanted to bring up as a finding of fact that this is basically a hidden wall and no one can see it at the back of the house.

Bergenholtz: It looks good to me.

Lima: Does anyone have any questions or comments. Is there anyone in the audience who would like to speak for or against this application? Can we have a motion?

Motion made by Bergenholtz to approve application 25-97 as presented; Seconded by Church.

Voting Yea: Bergenholtz, Lima, Church, O'Loughlin, and Page

Secretary of Interior Standards: 5, 9, 10

Project Monitor: Chris Ponder

4K. 25-98: 18 Burnside St, John Marshall Discuss and act on adaptive reuse of manufacturing building to condominiums.

John Marshall and Attorney Alfred R. Rego present.

Attorney Rego: Good evening. This is the beginning of an adaptive reuse for in kind replacement of the basic buildings. Ultimately it is a proposal for 7 units. There are 5 units at Burnside which is 2 on the first

floor, 2 on the second floor, and 1 on the 3rd floor. With respect to Resolute, parking at the 1st level with parking to the south of the building and 2 units which would be on the 2nd floor of that building. You should have information regarding the roofing which is an in kind proposal of asphalt shingles, wood trim, wood siding. I think the only thing that might be different is the gutters which I don't think there are gutters, but there is a proposed fiberglass system, and you have specs there. There is some brick repointing that is something that needs to be done. The windows will be Andersen wood aluminum clad windows. We have to comply with the fire code because the previous use of these buildings was industrial, and code does require different sizes and ability to open in case of fire and the like. I don't know if there are any additional questions. This is basically what we had talked about a few weeks ago. We do have the specification sheets which we did not have at that time. We did have a TRC meeting and expect that we will be back at TRC and then to the Planning Board.

Lima: Any comments or questions? Is there anyone in the audience who would like to speak for or against this application? Would somebody like to make a motion?

Motion made by Page to approve application 25-98 as submitted for an adaptive use of 7 units along with the materials as submitted. Finding of fact that it is not going to be used as it was historically, but it will be given a new use that requires minimal changes to its distinctive materials, features, and spacial relationships and essentially keeping the envelopes of both of the buildings, keeping the window configuration, the details such as the cupola; Seconded by Church.

Voting Yea: Millard, Lima, Page, Church, O'Loughlin, and Bergeholtz

Secretary of Interior Standards: 1, 2, 4, 6, 9

Project Monitor: Susan Church

Lima: When your certificate is ready Nick will contact you and please make sure it is seen on building because you know there will be tons of questions as far as what's happening there.

Marshall: We certainly will.

Church: You will need to come back for accessories like lighting, signage, hardscape, and landscape.

Lima: Like if you put in exterior lights and things like that. We will have to see you again.

Marshall: Okay. Thank you.

4L. 25-99: 850 Hope St, Bristol VFW Post 237 Discuss and act on installation of wooden shelter on rear of building.

Karl W. Antonevich and Armand Pereira present.

Pereira: We come in front of you today for a rear entrance which is used a lot because there are less stairs. We had a small lean-to there that was just a plastic thing we made so people wouldn't get wet and it's also a smoking area where people would go outside to have a cigarette during parties and such. What happens is when they keep the door open, the smoke would come inside and there were complaints, so we came up with idea of extending the lean-to to the whole back of the building. It's a 24ft lean-to going towards the south end and that way we could kind of put a plastic partition in the middle so smokers could smoke on the other side, and I had a guy draw it up.

Antonevich: The whole intention here is to keep people dry and even though we don't like the smoke, we do like the smokers.

Pereira: We can't discriminate.

Antonevich: Some of our members smoke so we have to accommodate everybody. So, we just need a lean-to in case we have a cookout. It's open and we have 6ft grill. We can have a steak fry. It's all about us raising money.

Pereira: We're trying to keep the place going. We submitted another one to put a patio in last year but we didn't have funding to do it. We wanted to put a patio in on the left side so people could sit out there and stare at the water and have a drink but unfortunately we had an oil tank in the ground that cost us \$35,000 to get

it out by DEM. Now DEM needs to come and dig some more for \$300,000 but we got a grant. So, in September they're going to come dig and take everything out. We've been going over these hurdles and we're just trying to come up with different ideas to make some money keep the place going.

Lima: In terms of the patio, will they have to come back?

Toth: The patio is administrative.

Lima: Okay, just wanted to make sure.

Toth: They are good to go.

Church: You're not going to have to change any of the fabric of the existing building?

Pereira: No. We're just going to add a lean-to coming out 14ft with some posts and a plastic barrier for the winter.

Church: Okay.

Millard: What's underneath?

Pereira: Concrete. There's dirt now and we will extend the concrete.

Lima: Is there anyone in the audience who would like to speak for or against this application?

Motion made by Church to approve application 25-99 for the addition of a 12x24 canopy at the rear at the east entrance of the building with a concrete patio. The canopy and patio are not to impact the existing building; Seconded by Page.

Voting Yea: Lima, Church, Page, Millard, Bergenholtz, and O'Loughlin

Secretary of Interior Standards: 10

Project Monitor: Ory Lima

5. **Concept Review**

6. **Monitor Reports & Project Updates**

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Toth: As I sent out via email, we will be having a public meeting for public input for the design standards guide. I know a few members have gotten back to me saying they could come. It's August 21st at 5:30 p.m. If we can get 4, I will post it as a special meeting. Not that we really need to do that it's just that we really want to get the chance for the consultant to come up and talk to the public and get their input. Just let me know if you can attend. If so, I'll post it and we can get moving.

Lima: That's Thursday, August 21st?

Toth: Yes. Just let me know and I will post it.

Lima: I will let you know.

Toth: Great. Anything else?

Teitz: Kind of a save the date announcement. Saturday, November 15th, the statewide training of which I am part of the advisory committee, which is the mandatory training where you need the 3 hours and you need an hour every year. It is going to be an in-person conference called Rhode Island Land Use Official Training Seminar. It's going to be at the Inn at the Crossing in Warwick on Saturday morning. It's going to be live in-person. It will include a keynote speaker who is very knowledgeable on land use law and very influential on it, not me. Then there will be breakout sessions so planning boards, zoning boards, and historic district commissions will all have their own breakout sessions. This will qualify you for the hour credit you'll need. The HDC breakout session sounds really good because it's going to be all about windows. Mike Deluca and a woman from RI HVAC put it together and Ray Cогnetta who's one of the people on the window list is going to be there with samples. So, it's going to be an hour talking about HDC windows and lead issues there. Saturday, November 15th from 8:30 to 12pm. I'm speaking at the Zoning breakout session.

10. Adjourned at 9:13PM



Bristol Historic District Commission

Item 1.

Application for Review of Proposed Work - Printable Application

HDC-25-82

June 25, 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
224 Hope Street	15	38

Applicant	Applicant Phone	Applicant Email
Gregory Leonetti	203-215-8892	gregoryleonetti12@gmail.com

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

Architect/Engineer	A/E Phone Number	A/E Email
Cliff Rodrigues	401-835-1802	cro17@cox.net

Contractor	Contractor Phone Number	Contractor Email
Mike Martins	401-855-2485	mikemartins1961@gmail.com

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
- Replacing the current windows with new Marvin windows (specs attached)

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)	


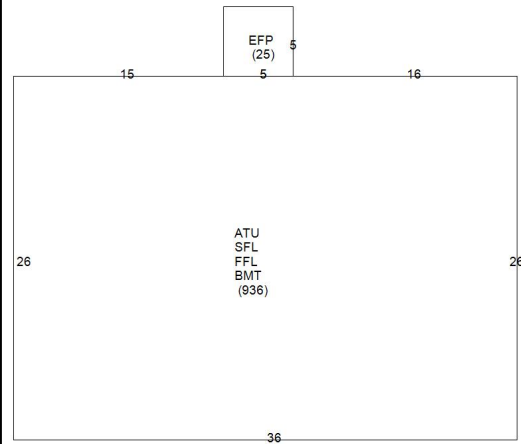
Gregory Leonetti
Applicant's Name – Printed
Date: June 25, 2025

Gregory Leonetti
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
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	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
SALE INFORMATION SALE DATE: 12/30/2024 BOOK & PAGE: 2269-95 SALE PRICE: 605,000 SALE DESCRIPTION: SELLER: WHITE, GEORGE H TRUSTEE	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
PRINCIPAL BUILDING AREAS	PHOTO 
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	
SKETCH	PHOTO
	



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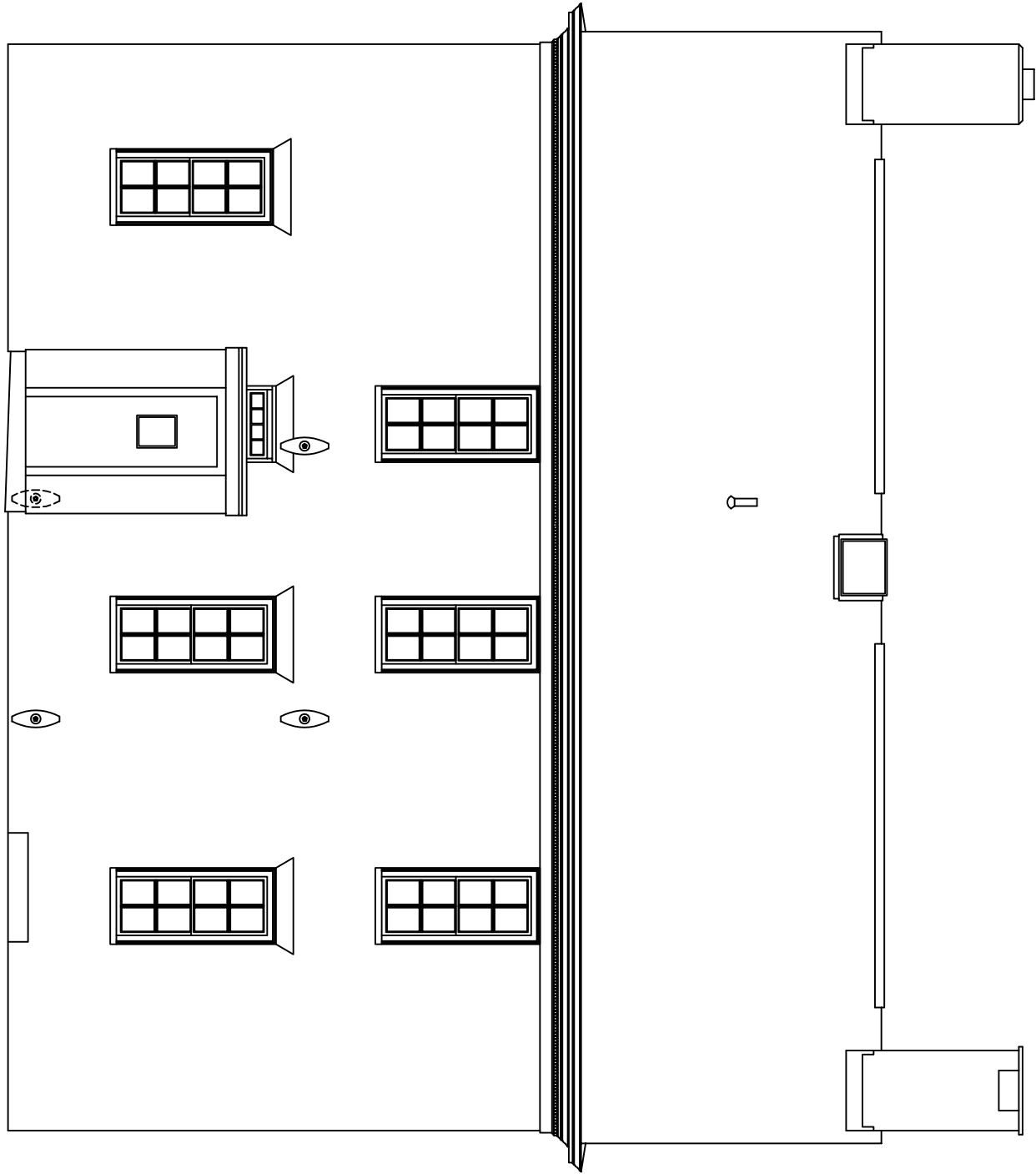
This information is believed to be correct but is subject to change and is not warranted.

7/11/2025

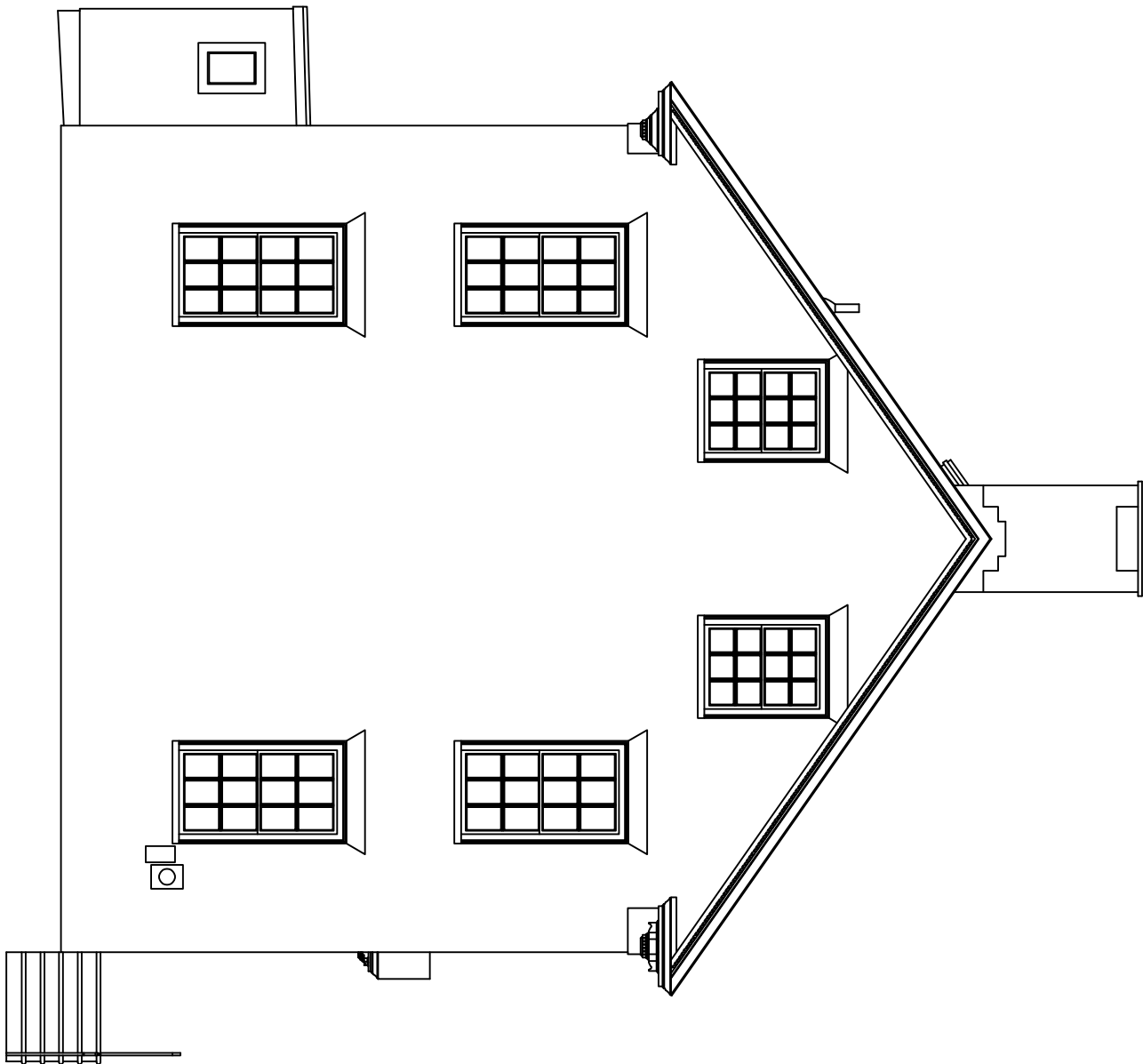
Property Information - Bristol, RI

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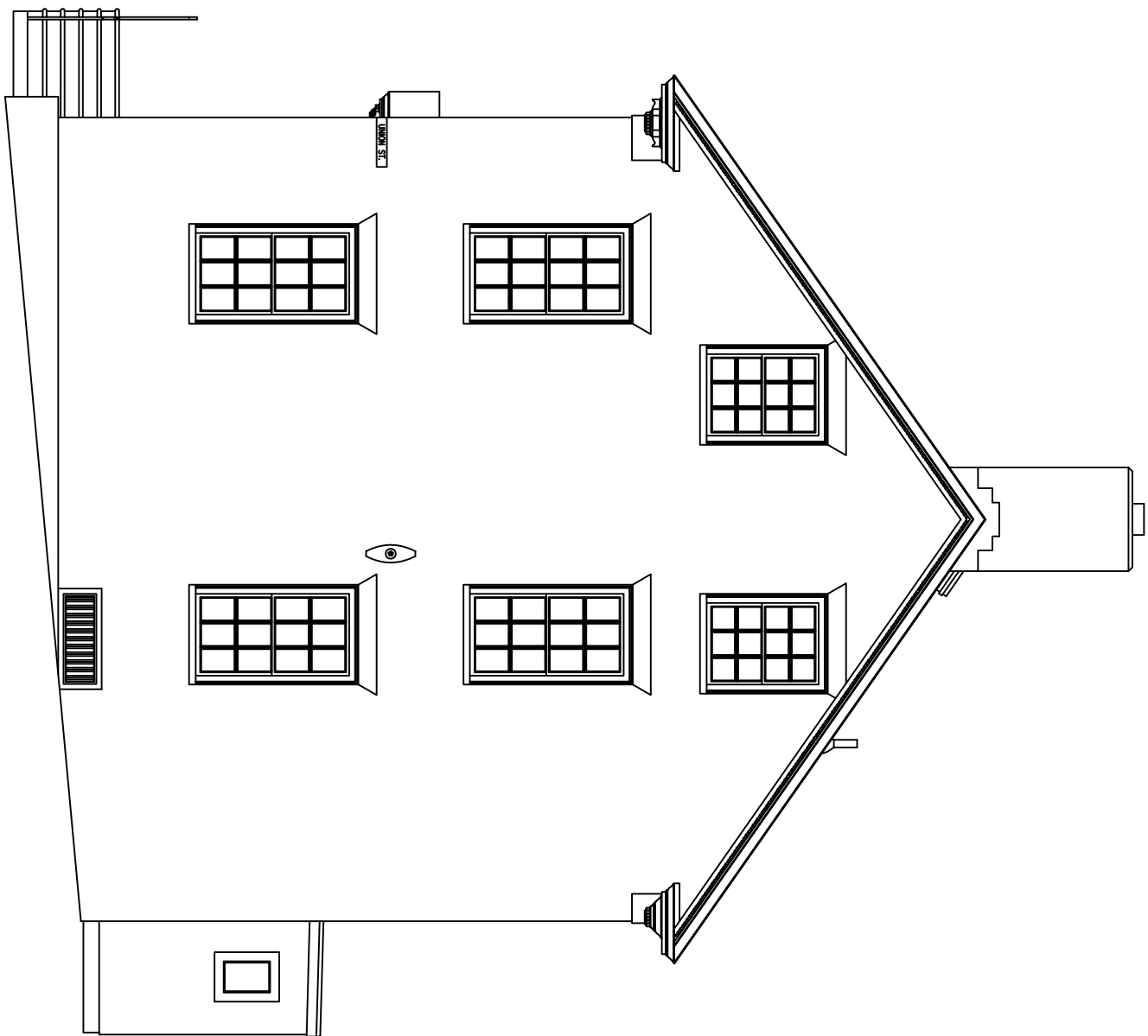
Page 1 of 1



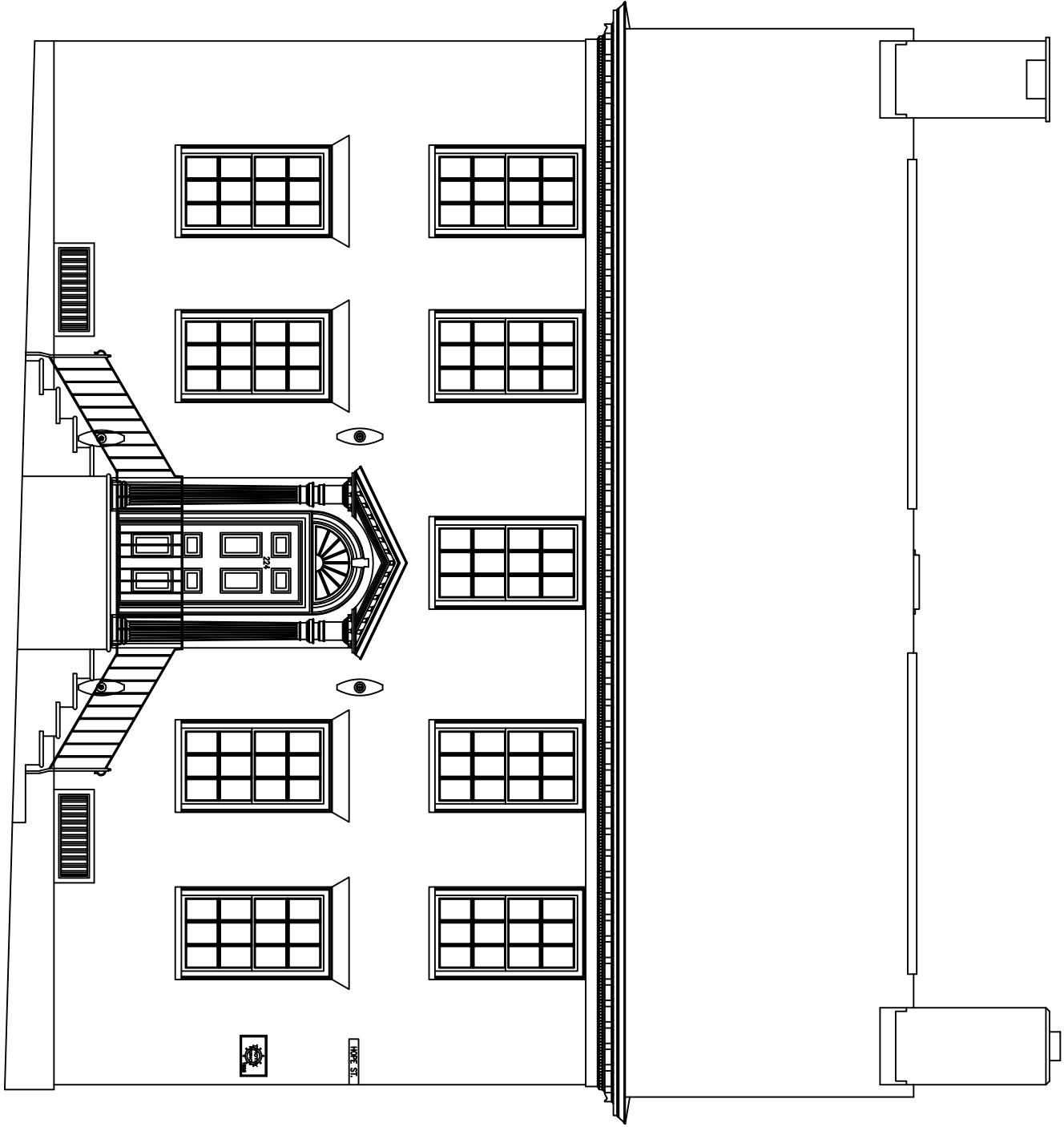
EAST ELEVATION
SCALE: 3/16" = 1'-0"



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



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



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

















































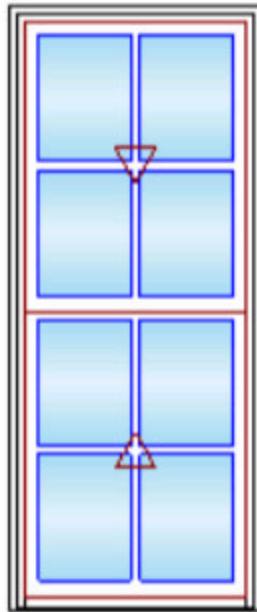








MARVIN 



As Viewed From The Exterior

Entered As: CN

MO 26" X 60"

CN 2660

FS 25 1/2" X 59 3/4"

RO 26 1/2" X 60 1/4"

Egress Information

Width: 22 3/8" Height: 24 31/32"

Net Clear Opening: 3.88 SqFt

Performance Information

U-Factor: 0.28

Stone White Exterior

White Interior

Elevate Double Hung

CN 2660

Rough Opening 26 1/2" X 60 1/4"

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 2W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

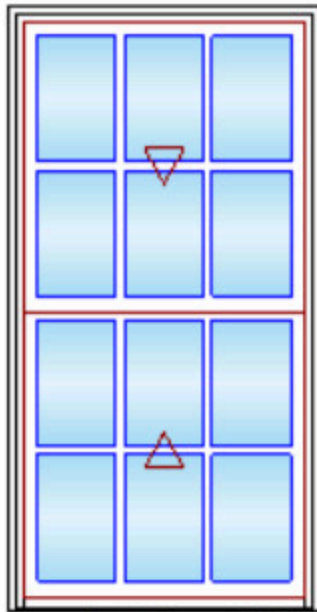
Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

4 9/16" Jamb



As Viewed From The Exterior

Entered As: CN

MO 32" X 60"

CN 3260

FS 31 1/2" X 59 3/4"

RO 32 1/2" X 60 1/4"

Egress Information

Width: 28 3/8" Height: 24 31/32"

Net Clear Opening: 4.92 SqFt

Performance Information

U-Factor: 0.28

Solar Heat Gain Coefficient: 0.28

Visible Light Transmittance: 0.48

Condensation Resistance: 56

CPD Number: MAR-N-272-01534-00001

Stone White Exterior

White Interior

Elevate Double Hung

CN 3260

Rough Opening 32 1/2" X 60 1/4"

Top Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 3W2H

Stone White Ext - White Int

Bottom Sash

Stone White Exterior

White Interior

IG

Low E2 w/Argon

Stainless Perimeter and Spacer Bar

7/8" SDL - With Spacer Bar - Stainless

Rectangular - Standard Cut 3W2H

Stone White Ext - White Int

White Weather Strip Package

1 White Sash Lock

Exterior Aluminum Screen

Stone White Surround

Bright View Mesh

***Screen/Combo Ship Loose

4 9/16" Jamb

Nailing Fin

***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.

***Note: Unit Availability and Price is Subject to Change



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-85	Contributing	June 30, 2025
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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
35 Burton St	15	73

Applicant	Applicant Phone	Applicant Email
Kathleen Keating/John Oliver	(401) 464-1733	katydidkeating@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
MH Architect, LLC	(401) 559-1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
Charles E. Millard, Inc.	(401) 254-0111	dean@millardinc.com

Work Category:	New Structure(s)
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Description of proposed work:

Existing 10'-6" x 18', 2-story shed with covered porch on the West side to be demolished and rebuilt to create a code compliant and usable storage shed and second floor ADU. Exploration of the existing foundation shows that there is no foundation wall or footing supporting the structure. The existing second floor area floor framing is not suitable for the load capacity of storage or habitable space, there isn't sufficient head height and there is only a ladder for access. The proposed new structure would be exactly the same footprint size and location with a code compliant foundation and exterior staircase for access to the second floor. The roof ridge would be raised to achieve adequate head height. A dormer to the West would be added to provide natural light and additional head room on the Second Floor. Wall and floor framing would be suitable for the depth required for properly insulating the second floor (to meet 2024 IECC code). New doors and windows will be double-pane with sufficient U-value. The existing porch columns would be salvaged for reuse. The door and window configuration on the South facade (facing Burton St) would match the existing. Exterior materials, clapboard exposure, trim, and architectural detailing would match the existing structure which has been fully measured and documented. With the exception of the higher roof and West dormer, the massing, roof pitch and overall look of the shed will match the existing.

Property History

Building Survey Data

RIHPHC ID #:	BRIS00259
HISTORIC NAME:	Cummin

ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Front porch and stair railings replaced, brackets added to porch posts. 1971 survey form notes original bracketed front porch removed 1970, references "old photo." Current porch looks period appropriate - restored?	


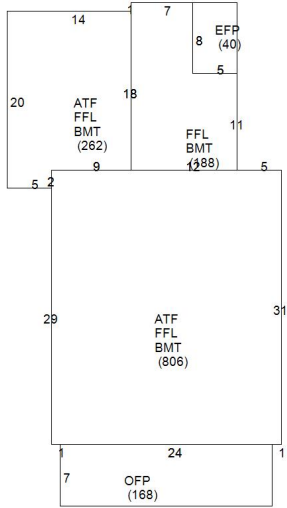
Kathleen Keating/John Oliver
Applicant's Name – Printed
Date: June 30, 2025

Melissa R Hutchinson
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 35 BURTON ST ACRES: 0.1549 PARCEL ID: 015-0073-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: OLIVER, JOHN S. CO - OWNER: MAILING ADDRESS: 35 BURTON ST ZONING: R-6 PATRIOT ACCOUNT #: 982	BUILDING STYLE: Conventional UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 8/25/2006 BOOK & PAGE: 1318-115 SALE PRICE: 620,000 SALE DESCRIPTION: SELLER: 35 BURTON ST. LLC	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 8 # OF BEDROOMS: 4 # 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
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 3788 FINISHED BUILDING AREA: 1683 BASEMENT AREA: 1256 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$224,900 YARD: \$3,000 BUILDING: \$272,500 TOTAL: \$500,400	
SKETCH	PHOTO
	

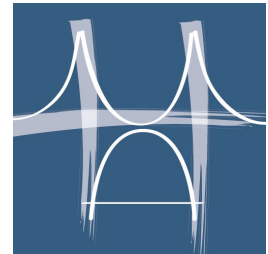


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This information is believed to be correct but is subject to change and is not warranted.

7/23/2025

Property Information - Bristol, RI



MATERIALS LIST

35 Burton St

Pitched Roof

Architectural grade asphalt shingle (gable roof and dormer)

Siding

Painted cedar shingles with exposure to match the existing shed with 1x6 painted cedar corner boards (match existing colors – red body and white trim)

Windows

Double-hung windows, 6-over-6 with authentic divided light, extruded aluminum clad, Marvin Elevate series (ADL) in white exterior, Second Floor South window to be a 12-lite casement window to match the size and configuration of the existing fixed window

Entry Doors

Fiberglass 12-lite French door, TruStile FL1210 “French Lite”, Traditional Collection with clear glass, 3-panels (center door to be operable, two flanking doors to be fixed)

2’-6” x 6’-8” at South façade and 2’-8” x 6’-8” at North façade

New Exterior Stair

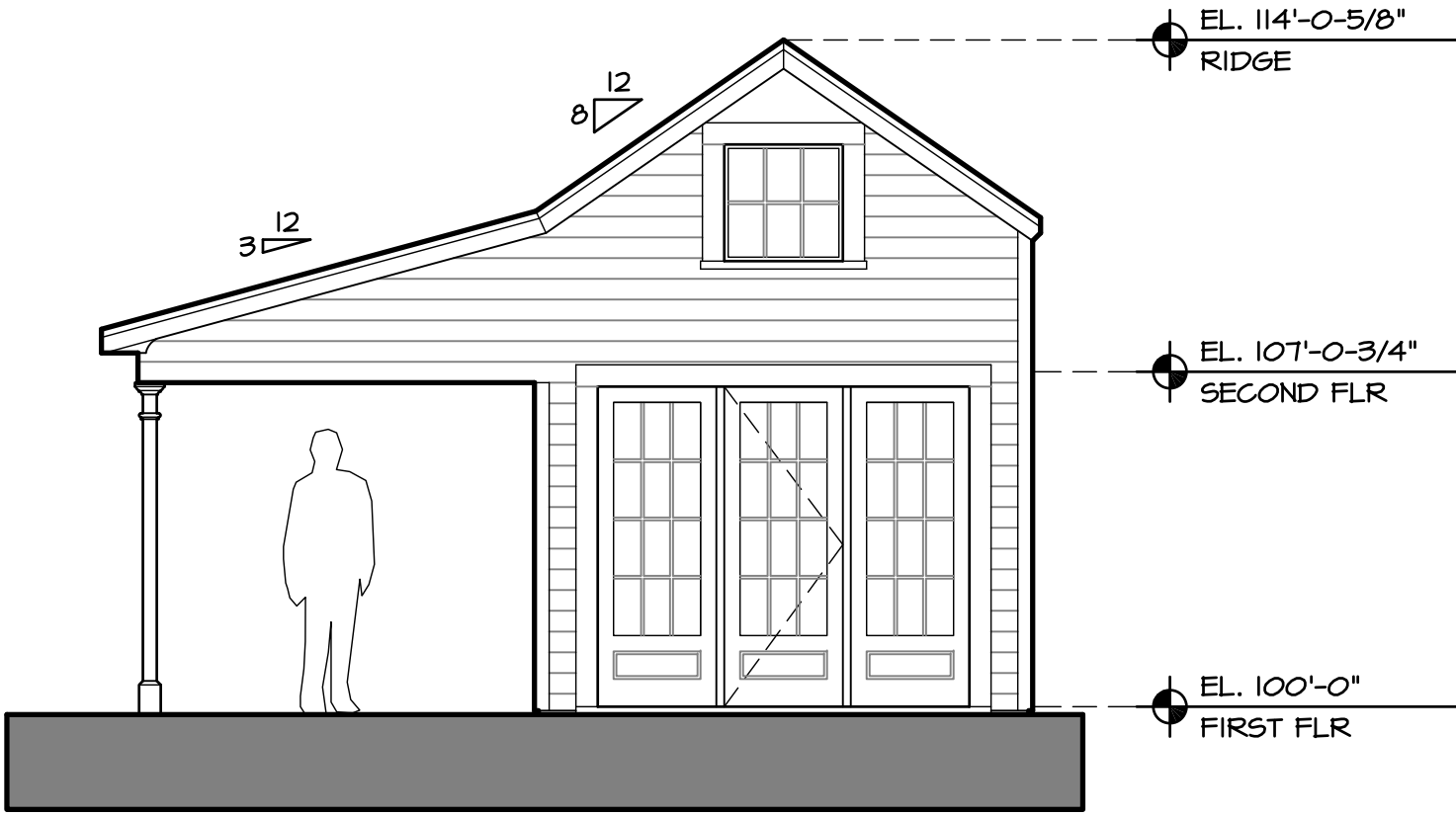
TimberTech Azek PVC composite decking, “Vintage Collection – Mahogany” color, pressure-treated framing

Porch Columns

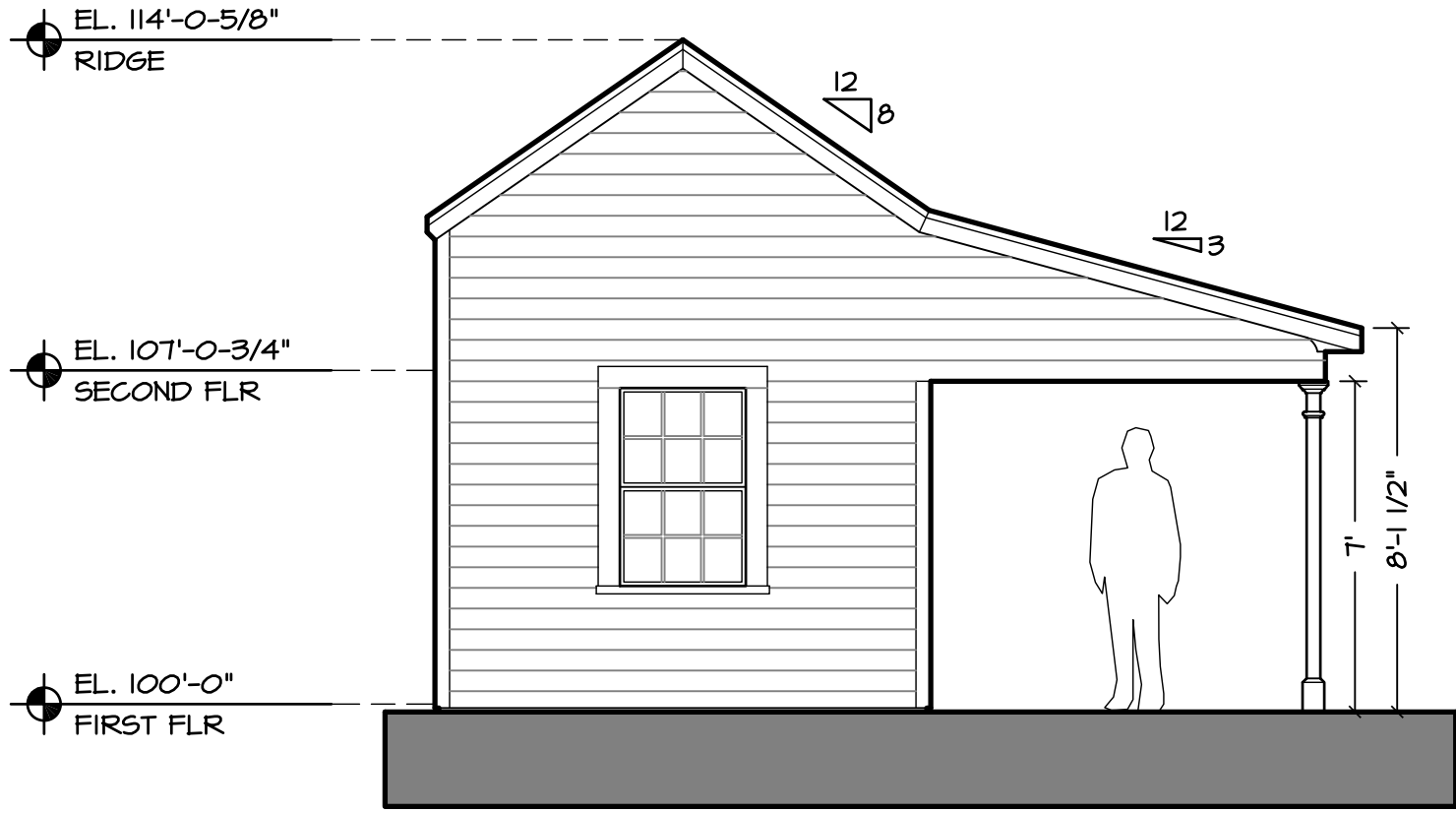
Salvage and reuse existing painted wood columns (post, capital and base)

Gutters and Rain Leaders

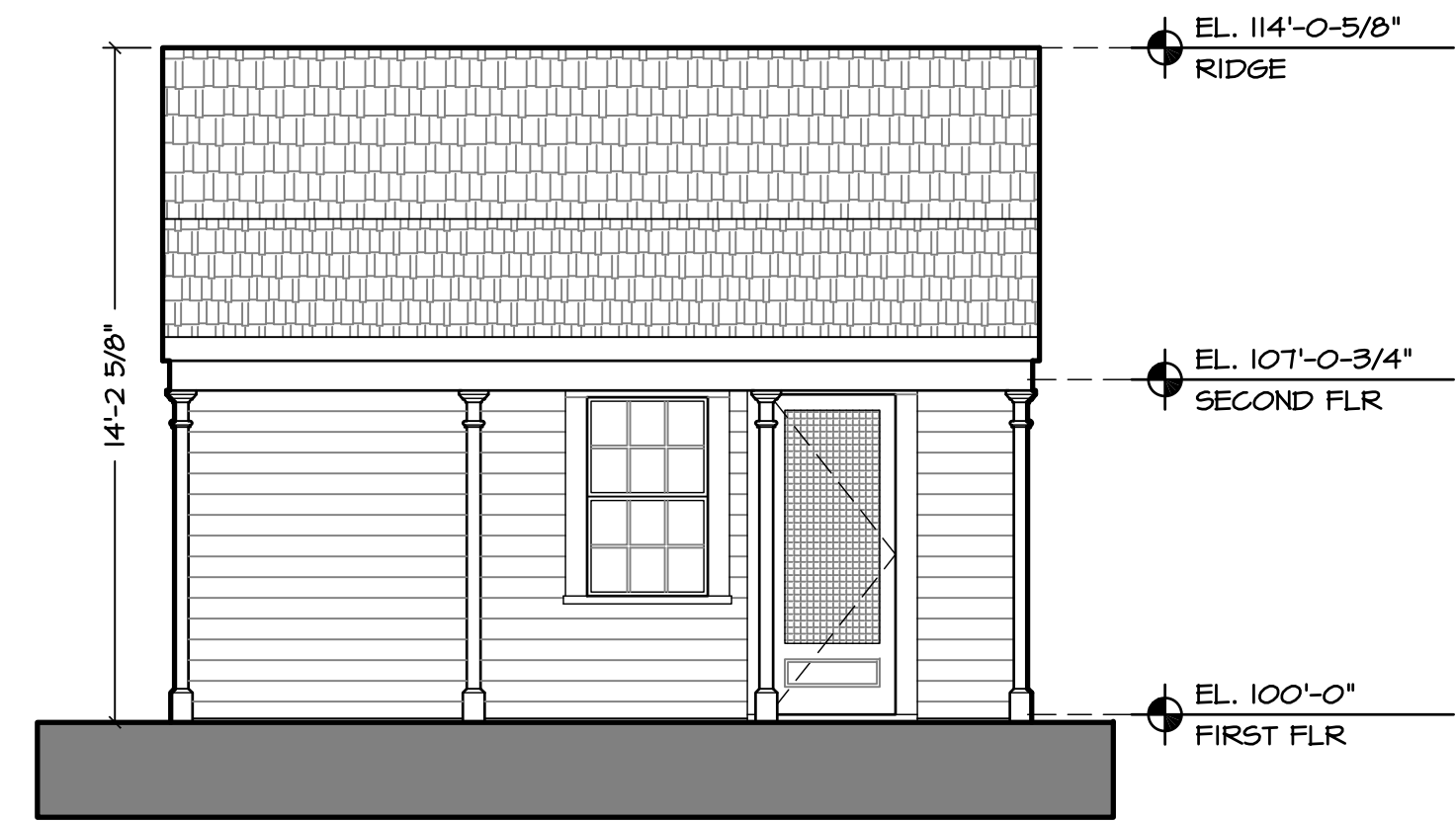
Extruded aluminum 6” gutter to match existing gutters and downspouts (match color)



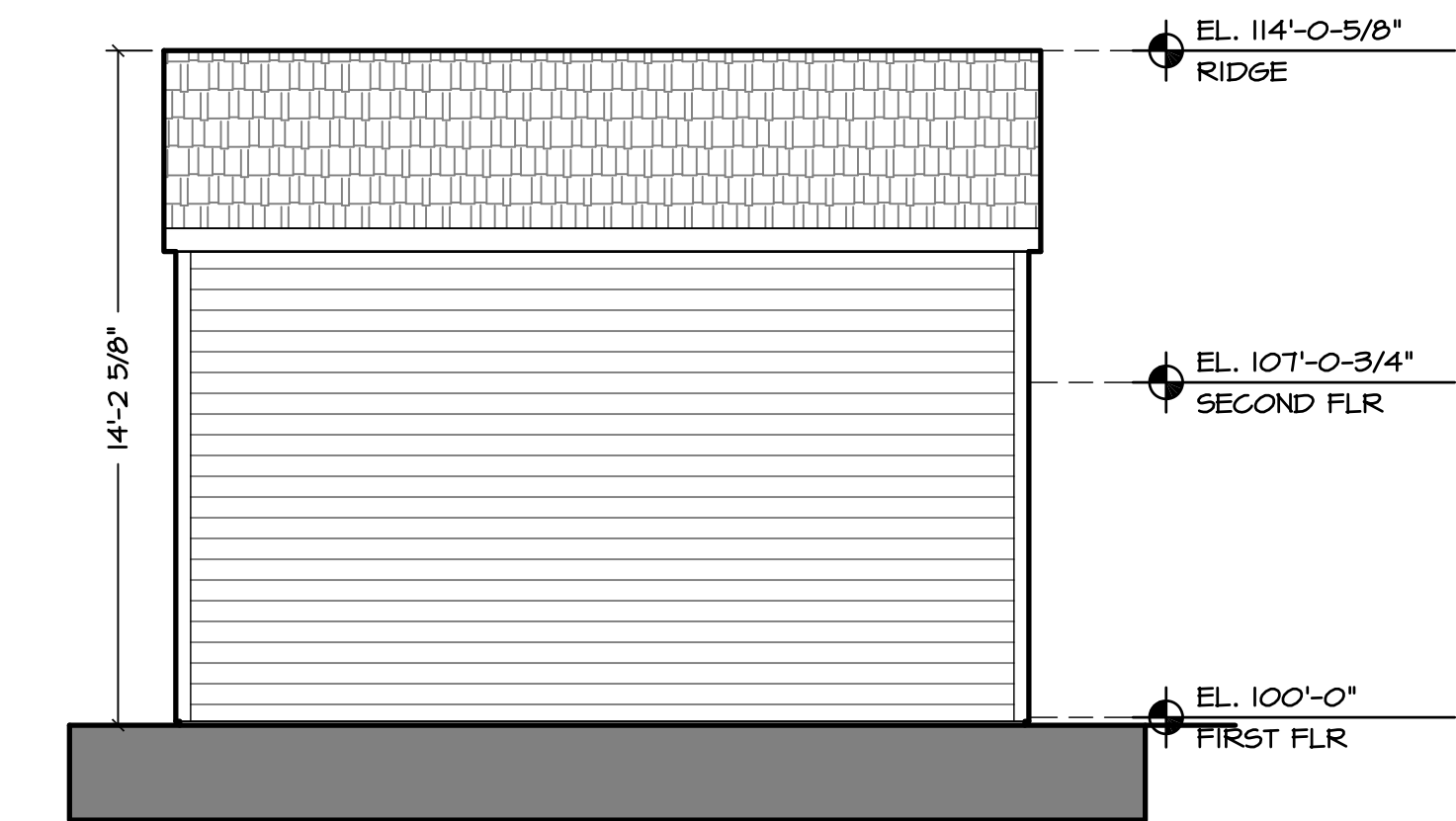
4 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



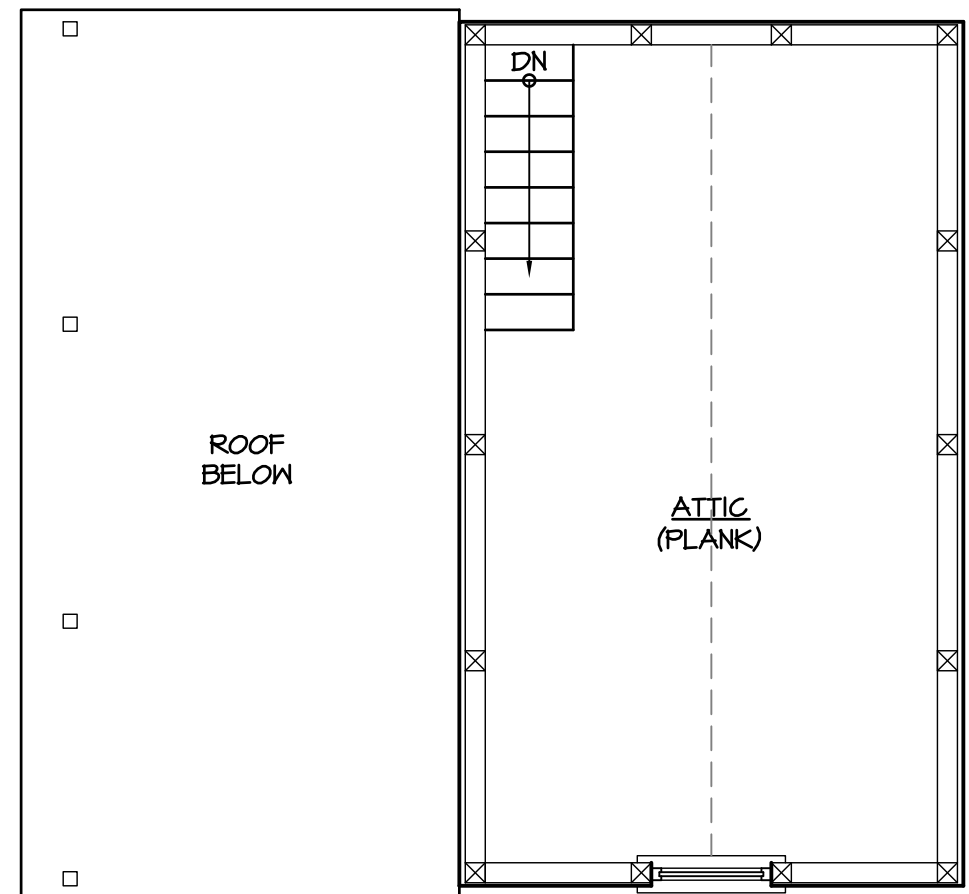
5 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



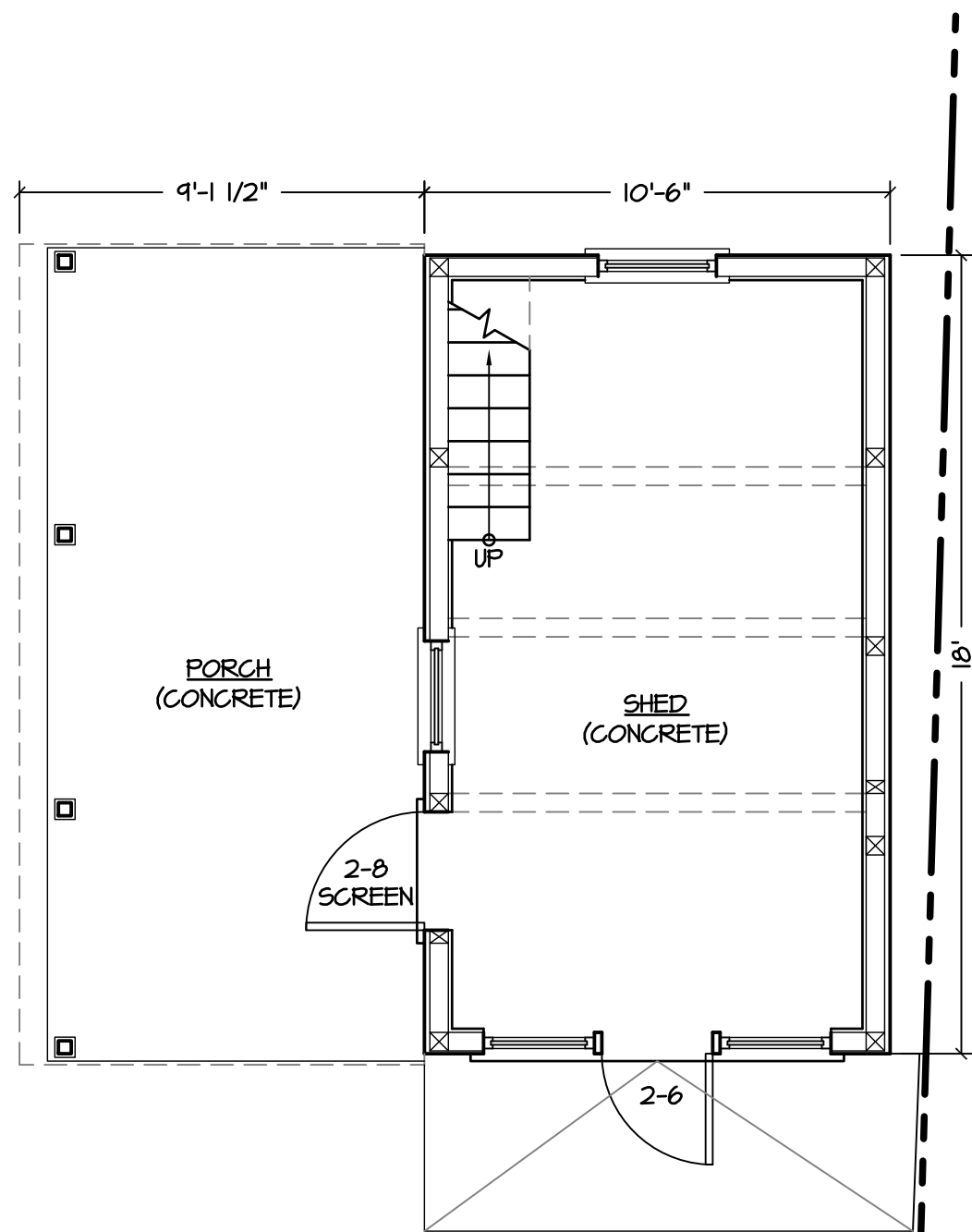
6 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



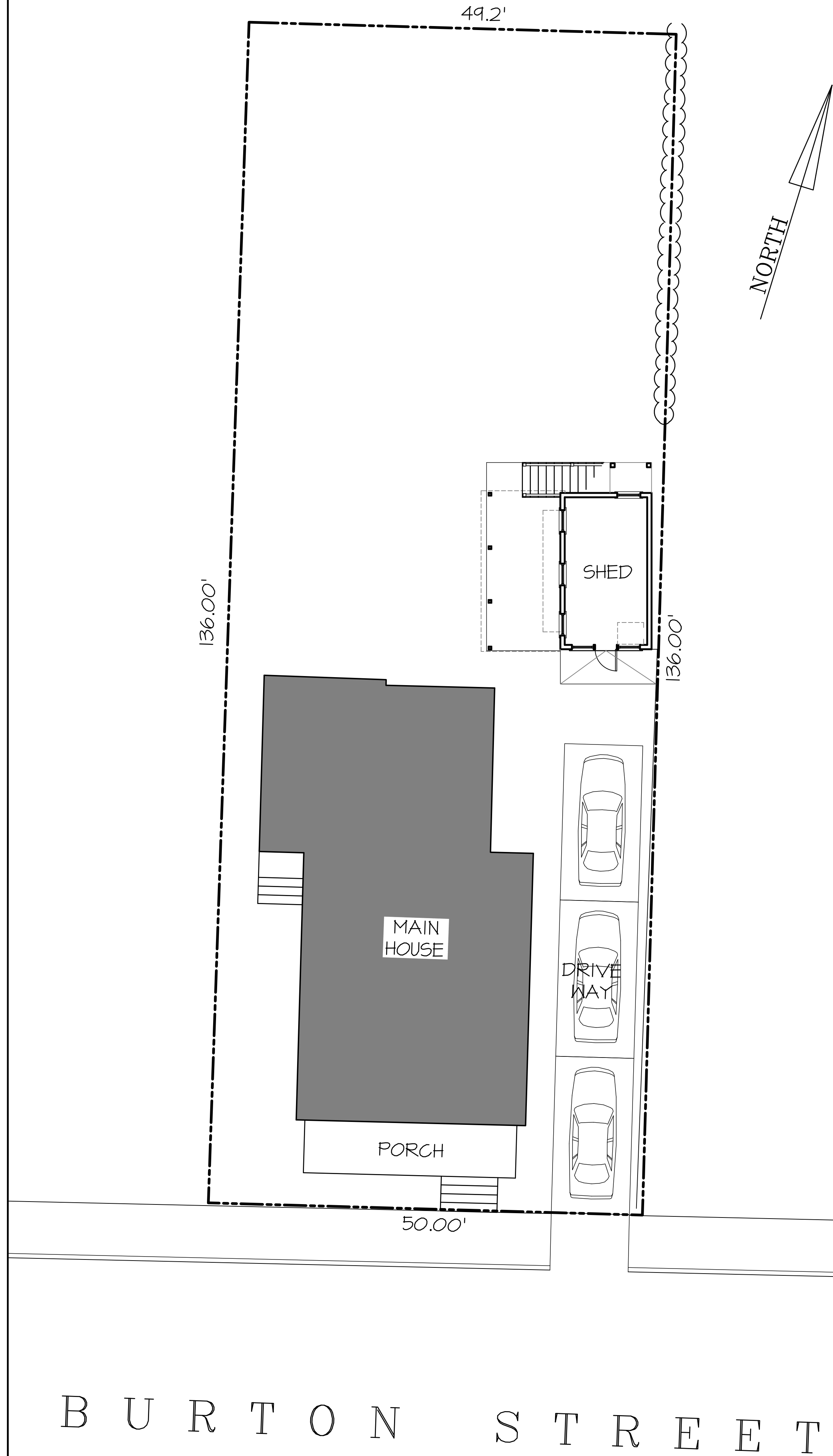
7 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



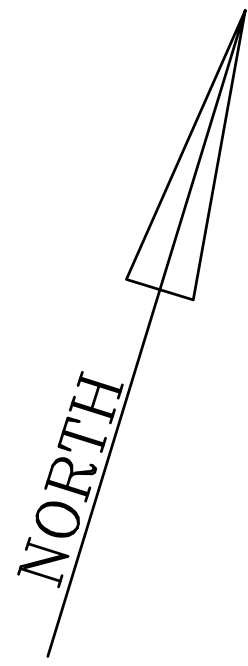
2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



MH Architect, LLC

 203 Hooper Street
Tiverton, RI 02878
401.559.1957
mharchitect.com

Revisions			
No.	Date	Description	Initials

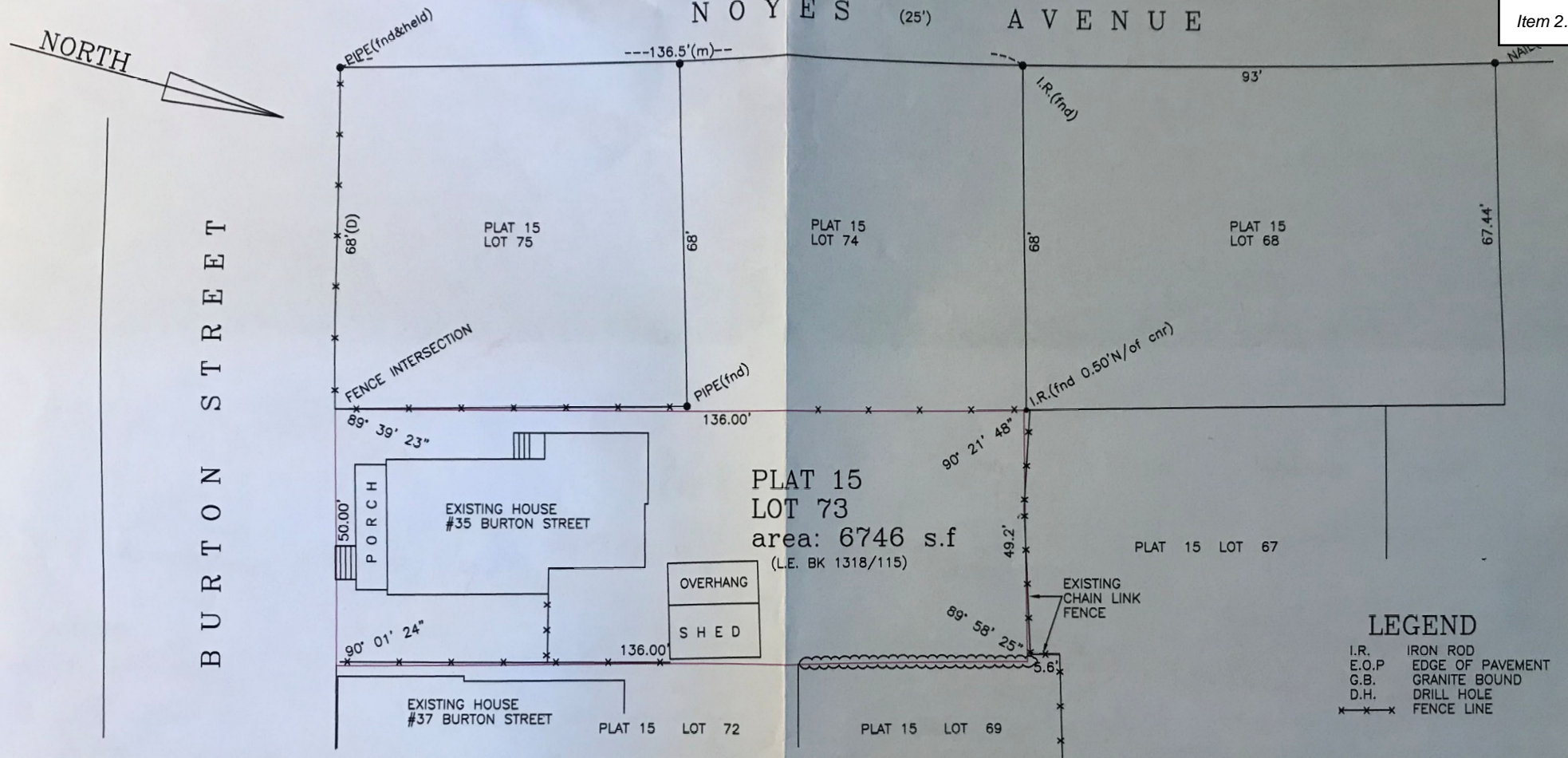
**KEATING / OLIVER ADU
CARRIAGE HOUSE
35 BURTON STREET
BRISTOL, RI 02809**

drawing status
PROGRESS PRINT
NOT FOR CONSTRUCTION
Issued on 6/19/2025

Drawing Title
PROPOSED SITE PLAN, EXISTING FLOOR PLANS
AND EXISTING EXTERIOR ELEVATIONS

Date June 19, 2025 Scale AS NOTED

Drawing Number
X1.0



CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY: MEASUREMENT SPECIFICATION

LIMITED CONTENT BOUNDARY SURVEY CLASS 1 STANDARD

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

JOHN J. BARKER, JR.

No. 1885

REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN J. BARKER, JR.

PLS #1885

C.O.A # LS-A302

SITE PLAN
for

John S. Oliver & Kathleen Anne Keating

PLAT 15 LOT 73 35 BURTON STREET BRISTOL R.I. 02809

SCALE 1"=20'

DATE : 7/10/2022

DWN BY: JJB

DWG # 220503-794

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #1: Street view (South Façade) of 2-story shed with covered porch at West side

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #2: West Façade of covered porch with 4 existing slender columns

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #3: North Façade (with main house shown beyond)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #4: Main door at South Façade (triple set of 12-lite French doors)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #5: Second Floor fixed 12-lite fixed window



Photo #6: Typical porch column



Photo #7: North double-hung 6-over-6 window

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #8: Exterior trim and corner board

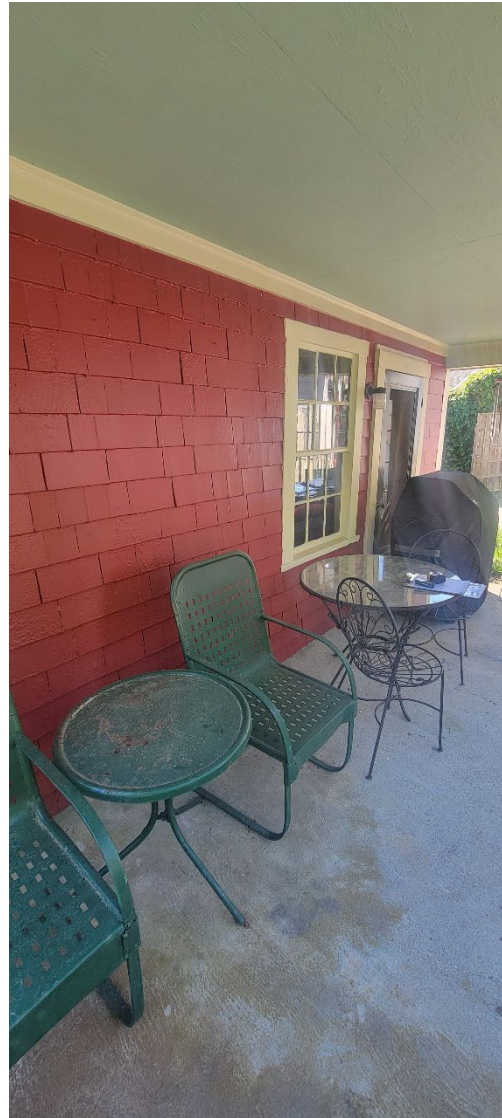


Photo #9: P cedar siding, window and door below covered porch (concrete floor)

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #10: Interior First Floor storage



Photo #11: Interior

35 Burton St, Bristol, RI

Existing Photos of Shed/Carriage house



Photo #12: Interior Second Floor



Photo #13: Interior Second



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-92		July 10, 2025
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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
1237 HOPE ST.	61	34

Applicant	Applicant Phone	Applicant Email
David Manocchio	(401)259-1862	dmanocchio@turnerbrothers.com

Property Owner (If Different from Applicant)	Owner Mailing Address
David Manocchio	

Architect/Engineer	A/E Phone Number	A/E Email
Jonathan O'Donnell	(401)855-0878	jonod5@yahoo.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Addition to Structure(s)
----------------	--------------------------

Description of proposed work:
Extention of kitchen and an attached ADU.

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)	


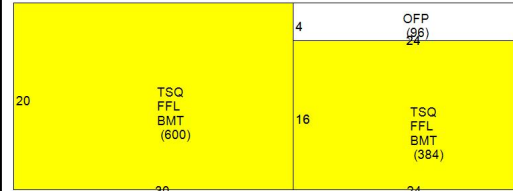
David Manocchio
Applicant's Name – Printed
Date: July 10, 2025

Jonathan O'Donnell
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 1237 HOPE ST ACRES: 1.0872 PARCEL ID: 061-0034-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: MANOCCHIO, DAVID CO - OWNER: MAILING ADDRESS: 1237 HOPE ST ZONING: R-20 PATRIOT ACCOUNT #: 3910	BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1716 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/1/2021 BOOK & PAGE: 2094-114 SALE PRICE: 515,000 SALE DESCRIPTION: SELLER: MACDONALD, GEORGINA	INTERIOR WALL: Plaster FLOOR COVER: Pine HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 7 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3048 FINISHED BUILDING AREA: 1722 BASEMENT AREA: 984 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$265,800 YARD: \$1,200 BUILDING: \$175,100 TOTAL: \$442,100	
SKETCH	PHOTO
	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

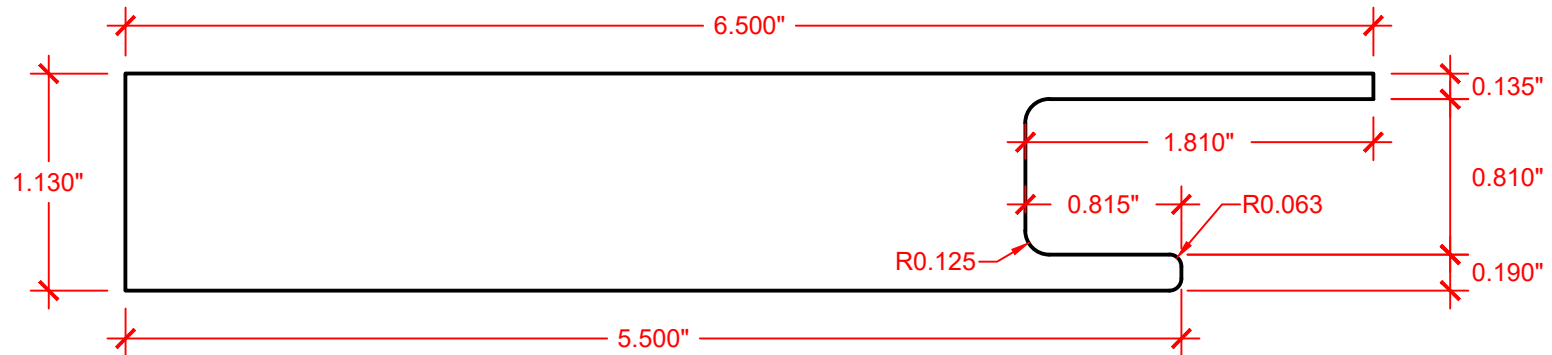
7/23/2025

Property Information - Bristol, RI

VERSATEX®

BUILDING PRODUCTS

PROFILE:



VERSATEX Building Products

www.versatex.com
724.857.1111

REV 7/24

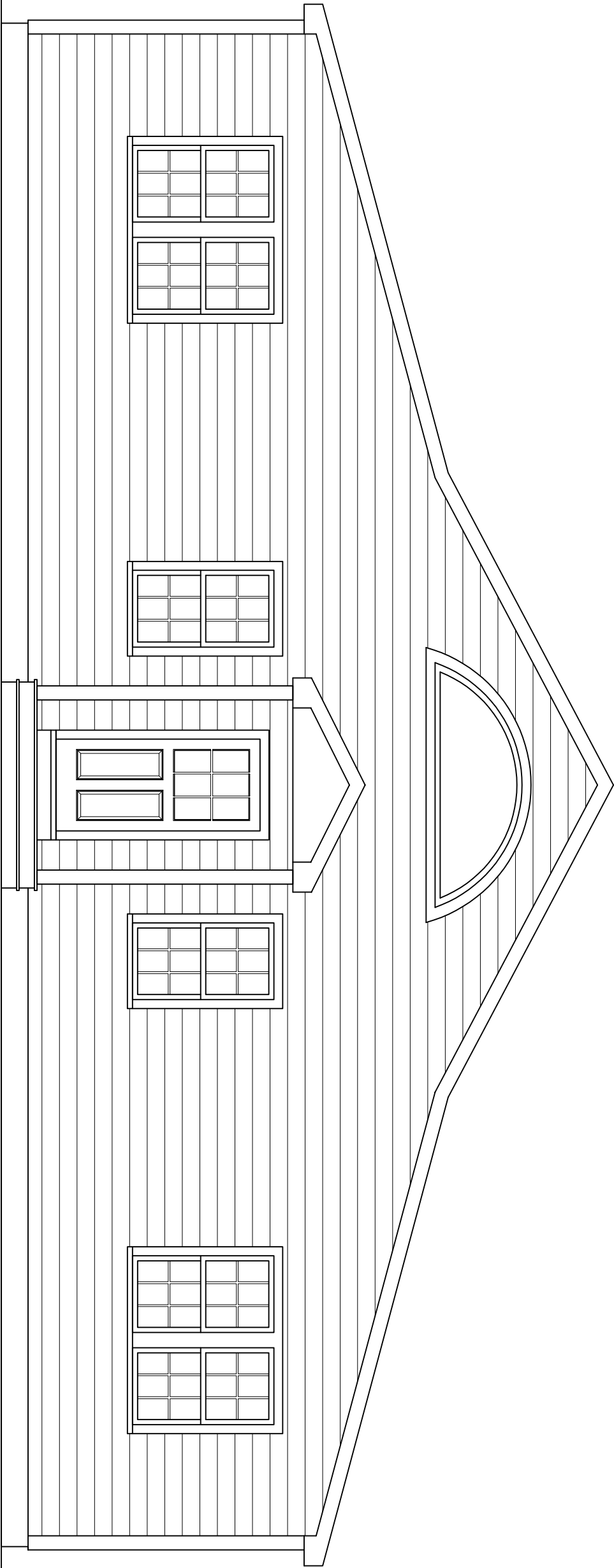
99

6" STEALTH CASING WITH J-CHANNEL

Scale: 1" = 1"

Actual: 1 1/8" x 5 1/2"

Part NO. PCB6"CASINGW/J



1 PROPOSED EAST ELEVATION
SCALE: $\frac{1}{4}" = 1'-0"$

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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(401)855-0878
jonod5@yahoo.com

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

O'Donnell
DESIGN SERVICES

Jonathan O'Donnell assumes no liability for any losses or damages resulting from the use of this drawing. The user of this drawing is responsible for obtaining all necessary permits and for complying with all applicable codes and regulations. The user of this drawing is also responsible for obtaining all necessary information regarding the project and for providing it to Jonathan O'Donnell in a timely manner. Jonathan O'Donnell is not responsible for any errors or omissions in this drawing or for any consequences resulting from the use of this drawing.

BY:
JONATHAN O'DONNELL

DRAWING:
PROPOSED EAST
ELEVATION

REVISIONS

SCALE: AS NOTED
DATE: 7/25/2025
SHEET NO. 1 OF X

Snap-Lock 150 Standing Seam



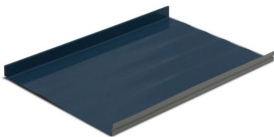
Request
Pricing

SNAP-LOCK 150 STANDING SEAM

A lifetime mid-range standing seam.

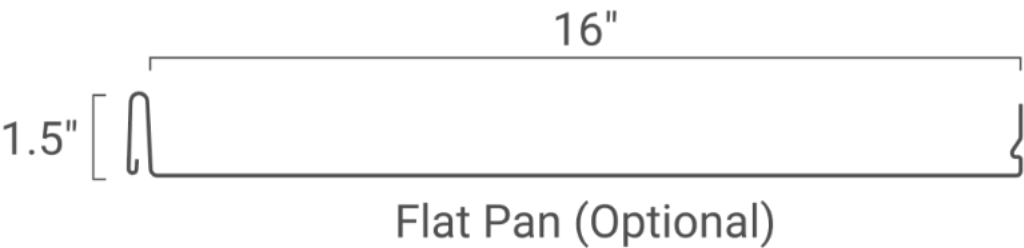
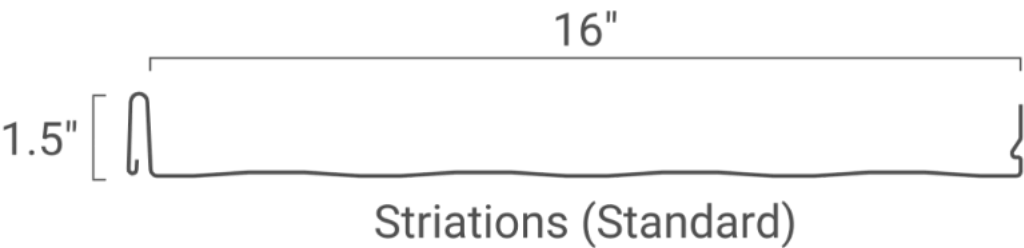
ROCK SOLID DESIGN

Snap-Lock 150 is a modern standing seam most chosen for residential applications. A clip lock design allows for unlimited expansion and contraction.



Design & Size

We provide Snap-Lock 150 custom cut to the inch per specifications. Any length is available from 3' up to 45'. Snap-Lock 150's design features 1.5" high snap-lock style ribs, spaced 16" on center. Thickness options include 26 and 24 gauge as standard.



*Minor Ribs Available at Some Locations - Verify



SIZE
16" Width (Coverage)
Cut to Inch From 3'-45'



GAUGE & WEIGHT

[illegible][illegible]

A diagram of a window with two panes. Each pane is divided into six smaller sections by a grid of lines. The window is set within a frame.

**-TREX COMPOSITE
DECKING OR SIMILAR**

The diagram shows a rectangular structure with a vertical section on the left side. This section is divided into three horizontal layers. The top layer is the thickest, followed by a middle layer of medium thickness, and a bottom layer that is the thinnest. The right side of the structure is a solid vertical wall. The overall shape is a rectangle with a complex internal structure on the left edge.

JONATHAN O'DONNELL

PROPOSED SOUTH ELEVATION

1

SHEET NO. 1 OF X

SHEET NO. 1 OF X

PROPOSED SOUTH ELEVATION

JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

jonod5@yahoo.com



SCALE: $\frac{1}{4}" = 1'-0"$

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

jonod5@yahoo.com

JONATHAN O'DONNELL

PROPOSED

PROPOSED
EAST
ELEVATION

SCALE: AS NOTED

SHEET NO. 1 OF X

SHEET NO. 1 OF X

09

PANEL STYLE 402 ARTS AND CRAFTS



Interior



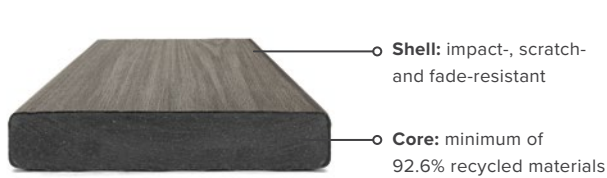
Exterior

Summary

Configuration	Single Door
Interior Color	Pine
Glass	Low-E4® Glass
Hardware	Albany, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior	Colony White

LUXURY HIGH-PERFORMANCE DECKING

Trex Signature® decking is made of nature-inspired wood thermoplastic lumber (WTCL) for a look as much like wood as wood itself. The proprietary shell formulation creates an elegant grain pattern finish and a high-end matte feel. An alternative to naturally durable hardwood lumber, Signature Decking is ICC-ES ESR-2507-certified to be a minimum of 92.6% recycled content by weight.



1" Grooved edge



1" Square edge

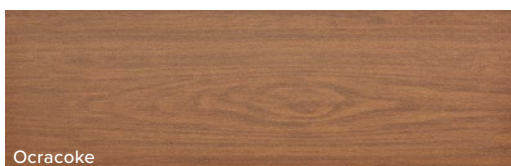
FEATURES	DECKING BOARDS	
	1" x 6" Grooved Edge	1" x 6" Square Edge
Actual Dimensions - Standard	.94" x 5.5"	.94" x 5.5"
Actual Dimensions - Metric	24 mm x 140 mm	24 mm x 140 mm
Available Lengths - Standard	12', 16', 20'	20'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	609 cm
Weight per Lineal Foot	2.4 lbs	2.5 lbs

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE
Flame Spread	ASTM E 84	Class C Flame Spread Index
Thermal Expansion	ASTM D 1037	1.9×10^{-5} in/in/°F
Moisture Absorption	ASTM D 1037	< 1%
Screw Head Pull-Through	ASTM D1761	161 lbf/screw*
Fungus Resistance	ASTM D1413	Rating – no decay
Termite Resistance	AWPAE1-72	Rating = 9.6

*Fastener used in testing: #8 x 2.5" HEADCOTE Stainless Steel Screw

COLORS



With the reassurance of our **50-Year Limited Residential and Fade & Stain Warranty**.

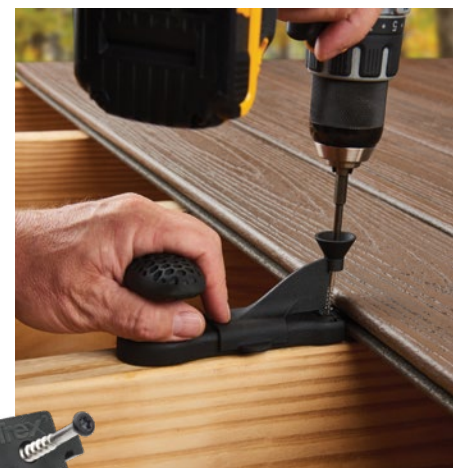
For warranty and installation information, please visit signature.trex.com

FASTENERS

Trex Hideaway® Hidden Fastening System

Self-gapping, glass-filled nylon fastener with 304 grade stainless steel sharp point screw for wood framing. Increase installation speed and accuracy with the Trex® Universal Fastener Installation Tool. Other approved fasteners include color-matched composite deck screw, matching composite plug with composite screw, color-coordinated fascia screw and uncoated stainless steel fascia screw.

For a full list of approved fasteners, download our Installation Guide at trex.com/literature





(/)

Everlast Products

You can finally relax. You found Everlast.

Now you can love your home, for life...with Everlast. Available in both of the longest trending siding styles - horizontal lap siding and vertical board and batten - your home will enjoy the solid and authentic upscale residential look, for life. Best of all, you eliminate costly and recurring maintenance of premium-priced siding, like wood, fiber cement or engineered wood.

So relax. You have Everlast.

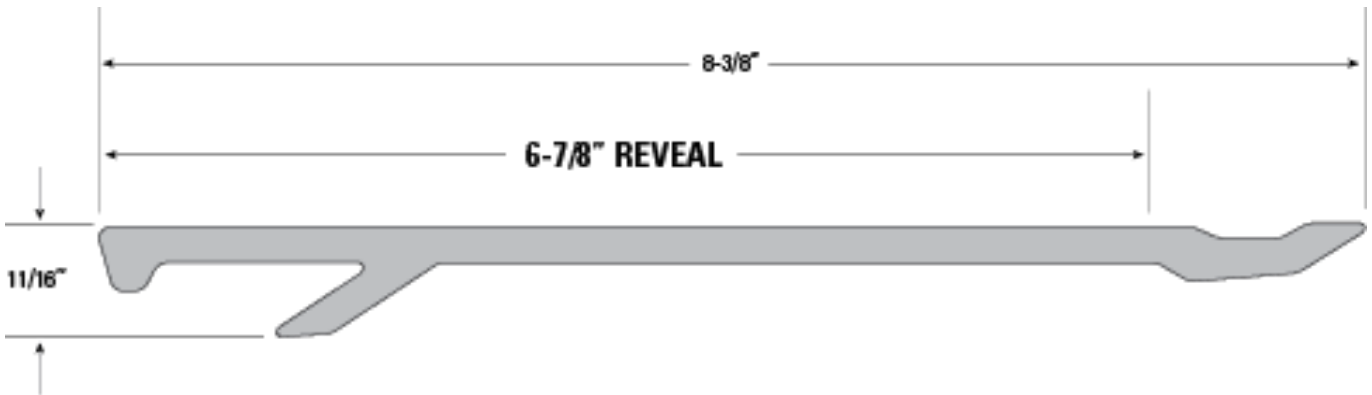
Everlast Horizontal Lap Siding

Available in two reveal widths - standard 6-7/8" and narrow 4-1/2" - Everlast Horizontal Lap Siding produces the classic American rough-sawn cedar clapboard aesthetic. Plus, choose from a beautiful palette of timeless colors.

Standard 6-7/8" Lap Siding

**EVERLAST®**
Advanced Composite Siding

(/)



12' Plank Length
Narrow 4-1/2" Lap Siding

* Please contact your Everlast dealer for product availability

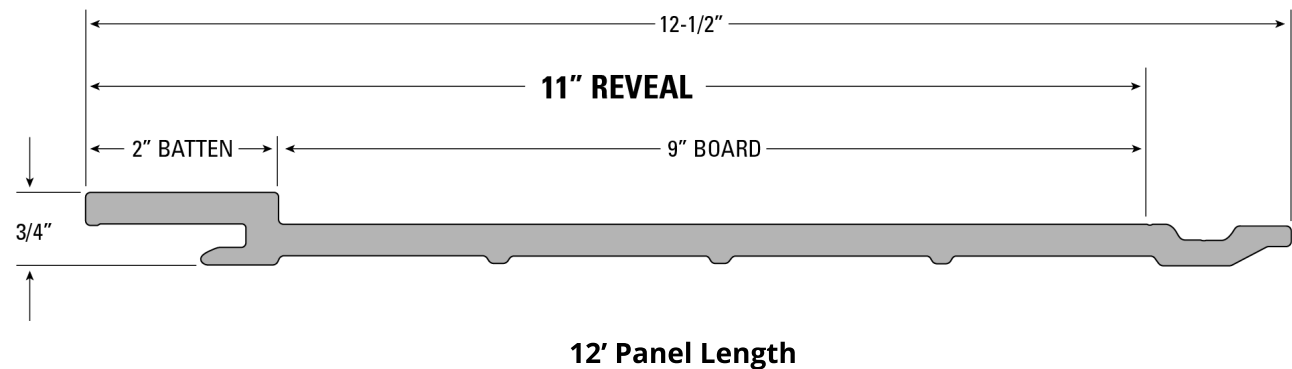


(/)



Everlast Vertical Board & Batten Siding

Everlast Board & Batten is the perfect choice both as a primary or accent siding. Featuring a 2" integral batten and 9" face, you produce the classic American rough sawn cedar board and batten aesthetic. Plus, choose from a beautiful palette of timeless colors.





(/)



Everlast Board & Batten Color Options *

Explore your choice of Everlast Board & Batten's beautiful and timeless upscale residential colors.



(/)



Everlast Premium Color-Matched Trim Options

Everlast Premium Color-Matched Trim with CedarTouch® is available in the same beautiful color palette as Everlast siding. Choose a color to complement or match your Everlast siding.



3-1/2" Casing Trim



3-1/2" Outside Corner Trim



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-100	Non-Contributing	July 21, 2025
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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
14 Howe Street	20	73

Applicant	Applicant Phone	Applicant Email
George LeBlanc	978-764-2952	georgeleblanc21@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Sunwatt Solar	401-600-1270	dweinberg@sunwatt.solar

Work Category:	Addition to Structure(s)
----------------	--------------------------

Description of proposed work:
Installation of 8.8KW DC solar PV roof-mounted array

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	2015
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	


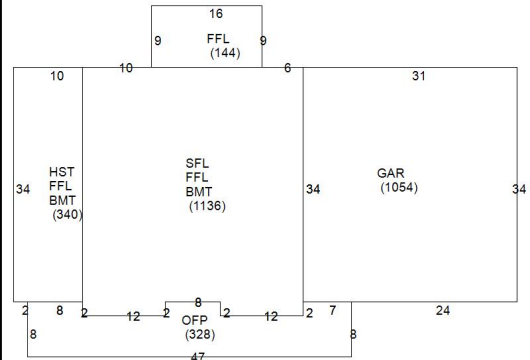
George LeBlanc
Applicant's Name – Printed
Date: July 21, 2025

Dana Weinberg
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 14 HOWE ST ACRES: 0.5499 PARCEL ID: 020-0073-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: LeBLANC, GEORGE L & LYNN M TE CO - OWNER: MAILING ADDRESS: 14 HOWE ST ZONING: R-10 PATRIOT ACCOUNT #: 1465	BUILDING STYLE: Custom UNITS: 0 YEAR BUILT: 2015 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 8/19/2015 BOOK & PAGE: 1814-158 SALE PRICE: 0 SALE DESCRIPTION: SELLER: LeBLANC, GEORGE L & LYNN M TE	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: FWA w/AC FUEL TYPE: Oil/Gas PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 5954 FINISHED BUILDING AREA: 2926 BASEMENT AREA: 1476 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$306,100 YARD: \$1,900 BUILDING: \$692,600 TOTAL: \$1,000,600	
SKETCH	PHOTO
	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

112

Page 1 of 1

SYSTEM SPECS	8.8kWDC, 6.4kWAC	IMPORTANT PROJECT NOTES	REVIEW CONDUIT RUN W. HOMEOWNER PRIOT TO INSTALL
	(20) Silfab SIL-440 QD 440 Watt solar panels.		
	(20) ENPHASE IQ8MC Inverter/s		

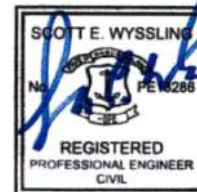
CRITTER GUARDS	YES: Use flush end clamps
SNOW GUARDS	YES: See site plan for location

Vicinity Map:



FULL PROJECT SCOPE	
Rooftop Solar PV Installation	
APPLICABLE CODES	NEC 2020, IBC 2020
AZIMUTH (R1,R2,R3...)	R1 164; R2 254
ROOF STATUS	New Roof
PLAN SET STATUS	COMPLETE
CUSTOMER PHONE	9787642952
CUSTOMER EMAIL	georgeleblanc21@gmail.com
REVIEWED	<i>Peter Hughes</i>

Sheet List Table	
Sheet Number	Sheet Title
1	Cover Sheet
2	Site Plan
3	Racking
4	Single Line



Wyssling Consulting, PLLC
76 N Meadowbrook Drive, Alpine UT 84004
Rhode Island COA #9333
Digitally Signed 7/18/2025

Sunwatt SOLAR
1005 MAIN STREET #2129
PAWTUCKET RI 02860

LeBLANC RESIDENCE	14 HOWE STREET BRISTOL RI 02809	ROOFTOP SOLAR PV
CUSTOMER	PROJECT ADDRESS	PRIMARY SCOPE

Drawn By:	
QC:	
DATE:	
COVER SHEET	
SHEET NUMBER	

1

SYSTEM SPECS	8.8kWDC, 6.4kWAC (20) Silfab SIL-440 QD 440 Watt solar panels. (20) ENPHASE IQ8MC Inverter/s	IMPORTANT PROJECT NOTES	REVIEW CONDUIT RUN W. HOMEOWNER PRIOT TO INSTALL
---------------------	--	--------------------------------	--

FIRE SAFETY SETBACK LEGEND	
18"MIN	
36"MIN	
SITE SPECIFIC DETAILS	
PV Roof Coverage %	Less than 33%
Habitable/Uninhabitable Structure	Habitable
Requirement 1	18"Min at peak and 36" Min walkway on one side of roof or straddeling a hip roof per IFC 1205.2.1.1 and 1205.2.1.2
Requirement 2	#N/A

Wyssling Consulting, PLLC
 76 N Meadowbrook Drive, Alpine UT 84004
 Rhode Island COA #9333
 Digitally Signed 7/18/2025

INTERIOR EQUIPMENT

- E. Main Service Panel
- E. Generator ATS
- N. Fused PV Disconnect
- N. Solar Combiner

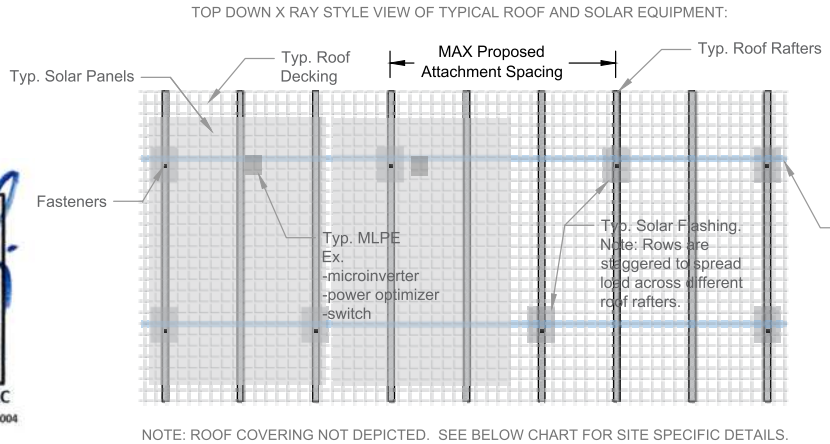
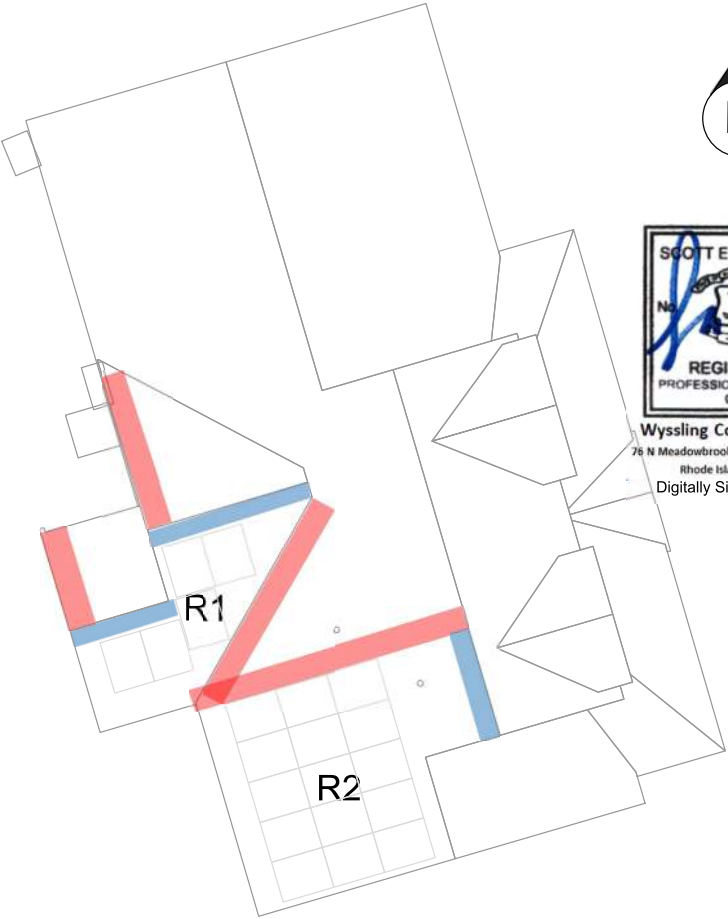
EXTERIOR EQUIPMENT

- E. Utility Meter
- N. Unfused PV Disconnect

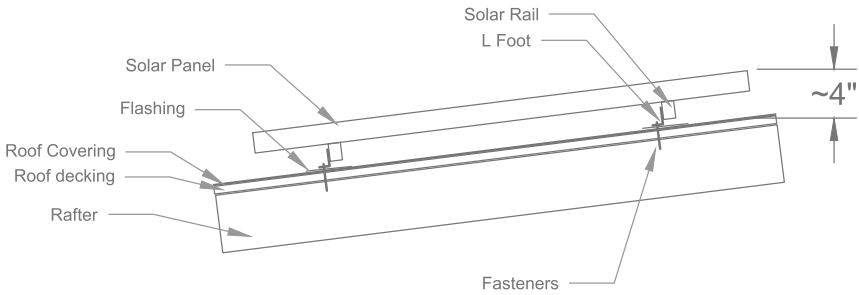
CRITTER GUARDS	YES: Use flush end clamps
SNOW GUARDS	YES: See site plan for location

STRUCTURAL AND RACKING INFO									
	ROOF COVERING	RAFTER SIZE	RAFTER SPACING	ROOF PITCH (~degrees)	SOLAR RAIL (and hardware)	FLASHING	FASTNERS/S	PROPOSED MAX ATTACH. SPACING	NOTES
R1	Shingled	2X8	16"	34	Ironridge XR100	Ecofasten GF1	5/16" lag bolt	4' staggered	
R2	Shingled	2X8	16"	33	Ironridge XR100	Ecofasten GF1	5/16" lag bolt	4' staggered	
R3									
R4									

SYSTEM SPECS	8.8kWDC, 6.4kWAC	IMPORTANT PROJECT NOTES	REVIEW CONDUIT RUN W. HOMEOWNER PRIOT TO INSTALL
	(20) Silfab SIL-440 QD 440 Watt solar panels.		
	(20) ENPHASE IQ8MC Inverter/s		



SIDE VIEW OF SOLAR RACKING/ATTACHMENTS (NOT TO SCALE)



STRUCTURAL AND RACKING INFO

	ROOF COVERING	RAFTER SIZE	RAFTER SPACING	ROOF PITCH (~degrees)	SOLAR RAIL (and hardware)	FLASHING	FASTNERS/S	PROPOSED MAX ATTACH. SPACING	NOTES
R1	Shingled	2X8	16"	34	Ironridge XR100	Ecofasten GF1	5/16 lag bolt	4' staggered	
R2	Shingled	2X8	16"	33	Ironridge XR100	Ecofasten GF1	5/16 lag bolt	4' staggered	
R3									
R4									

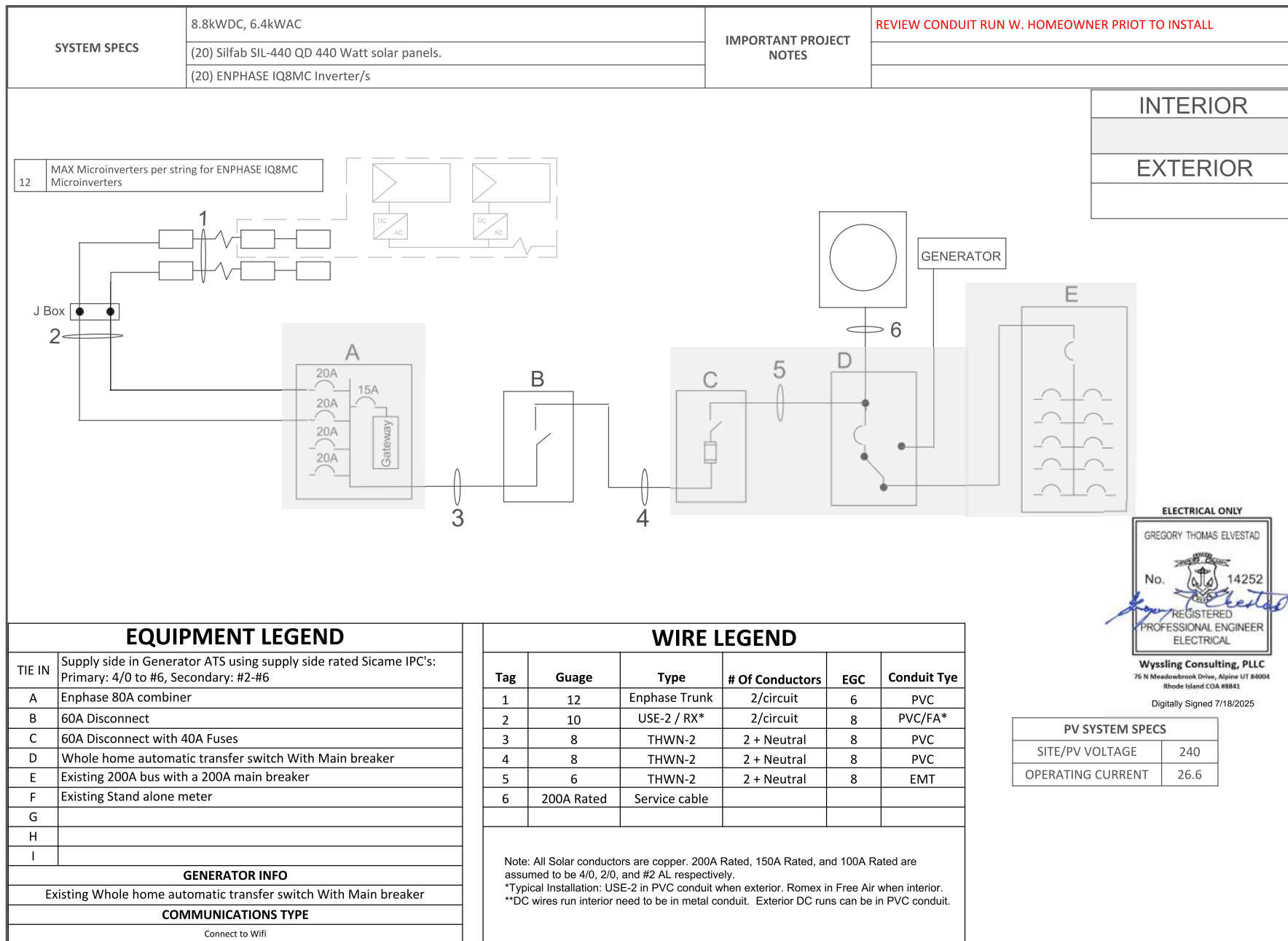


CUSTOMER	LeBLANC RESIDENCE
	14 HOWE STREET BRISTOL RI 02809
	ROOFTOP SOLAR PV
PROJECT ADDRESS	
PRIMARY SCOPE	

Drawn By:	
QC:	
DATE:	
RACKING	

SHEET NUMBER

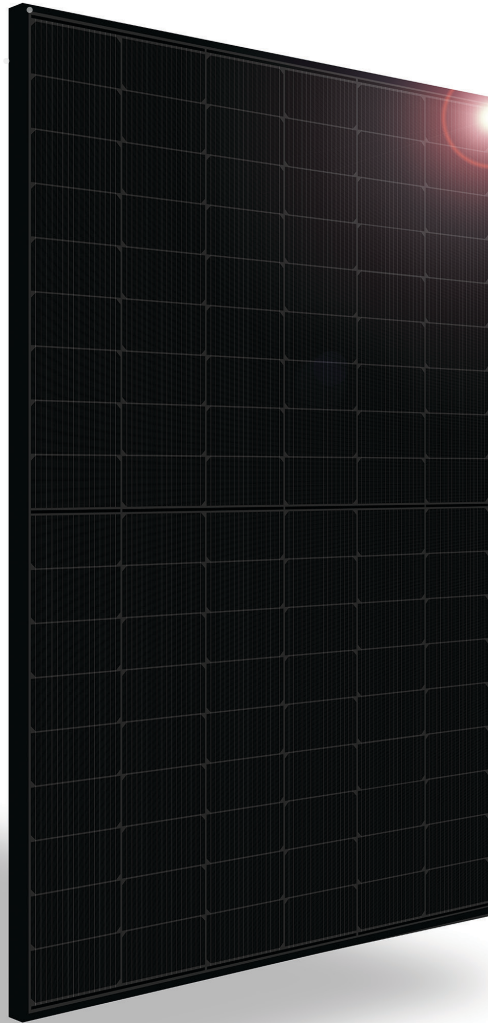
3



SILFAB
PRIME **NTC**

SIL-440 QD

SILFAB
SOLAR®



NEXT-GENERATION N-TYPE CELL TECHNOLOGY

- Improved Shade Tolerance
- Improved Low-Light Performance
- Increased Performance in High Temperatures
- Enhanced Durability
- Reduced Degradation Rate
- 25-Year Product Warranty/
30-Year Performance Warranty



SILFABSOLAR.COM



ELECTRICAL SPECIFICATIONS**440**

Test Conditions		STC	NOCT
Module Power (Pmax)	Wp	440	328.0
Maximum power voltage (Vpmax)	V	33.41	31.17
Maximum power current (Ipmax)	A	13.17	10.52
Open circuit voltage (Voc)	V	38.97	36.64
Short circuit current (Isc)	A	14.22	11.44
Module efficiency	%	22.6%	
Maximum system voltage (VDC)	V	1000	
Series fuse rating	A	25	
Power Tolerance	Wp	0 to +10	

Measurement conditions: STC 1000 W/m² • AM 1.5 • Temperature 25 °C • NOCT 800 W/m² • AM 1.5 • Measurement uncertainty ≤ 3%
 Sun simulator calibration reference modules from Fraunhofer Institute. Electrical characteristics may vary by ±5% and power by 0 to +10 W.

MECHANICAL PROPERTIES / COMPONENTS**METRIC****IMPERIAL**

Module weight	21 kg ± 0.2 kg	46.3 lbs ± 0.4 lbs
Dimensions (H x L x D)	1721 mm x 1133 mm x 35 mm	67.8 in x 44.6 in x 1.37 in
Maximum surface load (wind/snow)*	4000 Pa rear load / 5400 Pa front load	83.5 lb/ft ² rear load / 112.8 lb/ft ² front load
Hail impact resistance	ø 25 mm at 83 km/h	ø 1 in at 51.6 mph
Cells	108 Half cells - N-Type Silicon solar cell 182 mm x 91 mm	108 Half cells - N-Type Silicon solar cell 7.16 in x 3.58 in
Glass	3.2 mm high transmittance, tempered, antireflective coating	0.126 in high transmittance, tempered, antireflective coating
Cables and connectors (refer to installation manual)	1350 mm, ø 5.7 mm, MC4 from Staubli	53.1 in, ø 0.22 in (12 AWG), MC4 from Staubli
Backsheet	High durability, superior hydrolysis and UV resistance, multi-layer dielectric film, fluorine-free PV backsheet	
Frame	Anodized aluminum (Black)	
Junction Box	UL 3730 Certified, IEC 62790 Certified, IP68 rated, 3 diodes	

TEMPERATURE RATINGS**WARRANTIES**

Temperature Coefficient Isc	0.04 %/°C	Module product workmanship warranty	25 years**
Temperature Coefficient Voc	-0.24 %/°C	Linear power performance guarantee	30 years
Temperature Coefficient Pmax	-0.29 %/°C		≥ 98% end 1st yr ≥ 94.7% end 12th yr ≥ 90.8% end 25th yr ≥ 89.3% end 30th yr
NOCT (± 2 °C)	45 °C		
Operating temperature	-40/+85 °C		

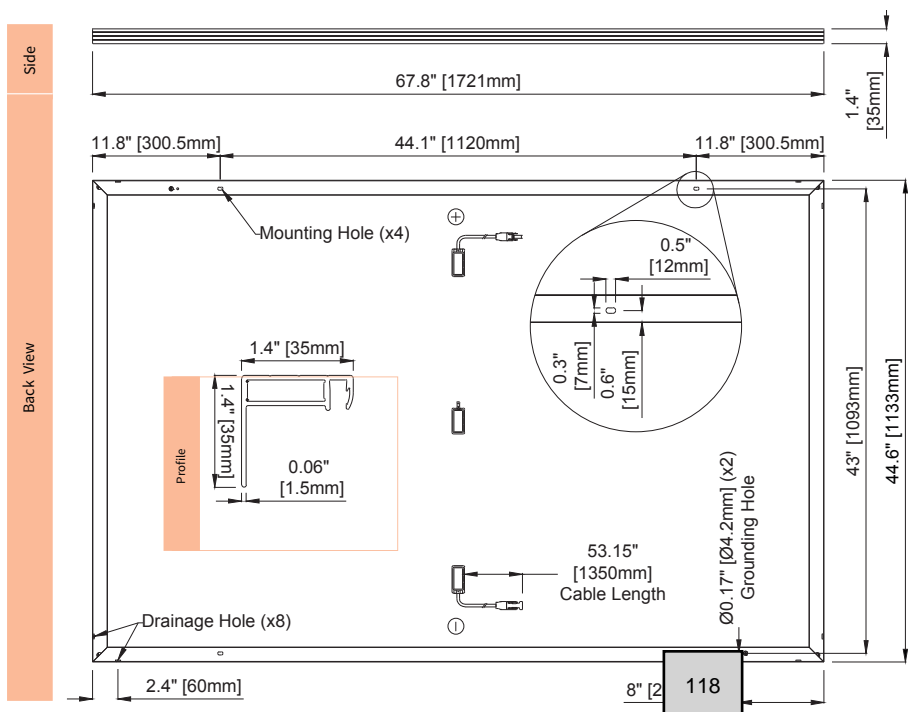
CERTIFICATIONS**SHIPPING SPECS**

Product	UL 61215, UL 61730, CSA C22.2#61730, IEC 61215, IEC 61730, IEC 61701 (Salt Mist Corrosion), IEC 62716 (Ammonia Corrosion), CEC Listed, UL Fire Rating: Type 2	Modules Per Pallet:	26 or 26 (California)
		Pallets Per Truck	32 or 30 (California)
Factory	ISO9001:2015	Modules Per Truck	832 or 780 (California)

* ⚠ Warning. Read the Safety and Installation Manual for mounting specifications and before handling, installing and operating modules.

** 12 year extendable to 25 years subject to registration and conditions outlined under "Warranty" at silfabsolar.com.

PAN files generated from 3rd party performance data are available for download at: silfabsolar.com/downloads.

**SILFAB SOLAR INC.**

1770 Port Drive
 Burlington WA 98233 USA
 T +1 360.569.4733
 info@silfabsolar.com
SILFABSOLAR.COM

7149 Logistics Lane
 Fort Mill SC 29715 USA
 T +1 839.400.4338

240 Courtneypark Drive East
 Mississauga ON L5T 2Y3 Canada
 T +1 905.255.2501
 F +1 905.696.0267

Silfab - SIL-440-QD-20241217

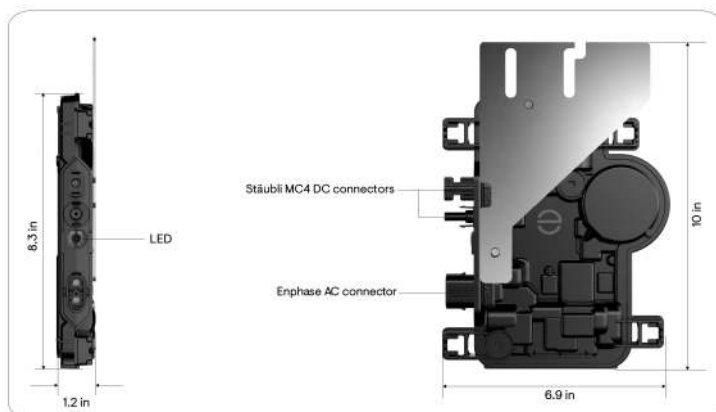
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IQ8MC Microinverter

Our newest IQ8 Series Microinverters^{1,2,3} are the industry's first microgrid-forming⁴, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently.



Key specifications	IQ8MC-72-M-US @240 VAC	IQ8MC-72-M-US @208 VAC
Peak output power	330 VA	315 VA
Nominal grid voltage (L-L)	240 V split-phase (L-L), 180°	208 V single-phase (L-L), 120°
Nominal frequency	60 Hz	60 Hz
CEC weighted efficiency	97%	96.5%
Maximum input DC voltage	60 V	60 V
MPPT voltage range	25–45 V	25–45 V
Maximum module I_{sc}	20 A	20 A
Ambient temperature range	-40°C to 65°C (-40°F to 149°F)	



Simple

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

Reliable

- Produces power even when the grid is down⁴
- More than one million cumulative hours of testing
- Industry-leading limited warranty of up to 25 years
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

¹ IQ8 Series Microinverters can be added to existing IQ7 systems on the same IQ Gateway only in the following grid-tied configurations: Solar Only or Solar + Battery (IQ Battery 3T/10T and IQ Battery 5P) without backup.

² IQ7 Series Microinverters cannot be added to a site with existing IQ8 Series Microinverters on the same gateway. Mixed system of IQ7 and IQ8 will not support IQ8-specific PCS features and grid-forming capability.

³ IQ Microinverters ship with default settings that meet North America's IEEE 1547 interconnection requirements. Region-specific adjustments may be requested by an Authority Having Jurisdiction (AHJ) or utility representative, according to the IEEE 1547 interconnection standard. Use an IQ Gateway to make these changes during installation.

⁴ Meets UL 1741 only when installed with IQ System Controller 2 or 3.

Input data (DC)	Units	IQ8MC-72-M-US	
Commonly used module pairings ⁵	W	260–460	
Module compatibility	—	To meet compatibility, PV modules must be within the following max. input DC voltage and max. module I_{sc} . Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator .	
MPPT voltage range	V	25–45	
Operating range	V	18–58	
Min./Max. start voltage	V	22/58	
Max. input DC voltage	V	60	
Max. continuous operating DC current	A	14	
Max. input DC short-circuit current	A	25	
Max. module I_{sc}	A	20	
Overvoltage class DC port	—	II	
DC port backfeed current	mA	0	
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit.	
Output data (AC)	Units	IQ8MC-72-M-US @240 VAC	IQ8MC-72-M-US @208 VAC
Peak output power	VA	330	315
Max. continuous output power	VA	320	310
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Min./Max. grid voltage ⁶	V	211–264	183–229
Max. continuous output current	A	1.33	1.49
Nominal frequency	Hz	60	
Extended frequency range	Hz	47–68	
AC short-circuit fault current over three cycles	Arms	2.70	
Max. units per 20 A (L-L) branch circuit ⁷	—	12	10
Total harmonic distortion	%	<5	
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1.0	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.4	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	33	25
Mechanical data	IQ8MC-72-M-US		
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)		
Relative humidity range	<div>120</div> 4% to 100% (condensing)		

⁵No enforced DC/AC ratio

Mechanical data	IQ8MC-72-M-US
DC connector type	Stäubli MC4
Dimensions (H × W × D); Weight	212 mm (8.3") × 175 mm (6.9") × 30.2 mm (1.2"); 1.1 kg (2.43 lb)
Cooling	Natural convection – no fans
Approved for wet locations; Pollution degree	Yes; PD3
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure
Environ. category; UV exposure rating	NEMA Type 6; outdoor
Compliance	IQ8MC-72-M-US
Certifications	<p>CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB 3rd Ed.), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01.</p> <p>This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020, and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to the manufacturer's instructions.</p>

Components of the Enphase Energy System



IQ Battery

All-in-one AC-coupled storage solution that integrates seamlessly with your solar energy system, providing reliable backup power and intelligent energy management for maximum performance and energy savings.



IQ System Controller

The IQ System Controller connects the home to the grid power, IQ Batteries, generator and solar PV with microinverters.



IQ Combiner/IQ Gateway

The IQ Combiner/IQ Gateway is a device that performs energy management, provides internet connectivity, and integrates with the IQ Series Microinverters to provide complete control and insights into the Enphase Energy System.



IQ Cable

The IQ Cable is a continuous-length 12-AWG cable with pre-installed connectors for IQ Microinverters that support faster, simpler, and more reliable installations. The cable is handled like standard outdoor-rated electrical wire, allowing it to be cut, spliced, and extended as needed.

Revision history

Revision	Date	Description
DSH-00049-5.0	December 2024	Updated information on backward compatibility with IQ7 Series Microinverters.
DSH-00049-4.0	February 2024	Added information about IEEE 1547 interconnection standard requirements.
DSH-00049-3.0	October 2023	Included NEC 2023 specification in the “Compliance” section.
DSH-00049-2.0	September 2023	Updated module compatibility information.
DSH-00049-1.0	May 2023	Preliminary release.





25-104



Bristol Historic District Commission

Application for review of proposed Work

1. Property Address (Street & No.) 227 thames st

2. Plat # 10 Lot # 12

3. a. Applicant: karen stpierre

b. Owner *(if different from applicant written authorization of owner required)*:

Mailing Address:

Phone: 4012548800

Email: alloy666@gmail.com

4. a. Architect/Draftsman:

Phone:

Email:

b. Contractor:

Phone:

Email:

5. Work Category:

Sign(s)/Landscaping

6. Description of proposed work:

2'x7' plexi glass sign

karen stpierre

mark cahill

Applicant's Name – Printed


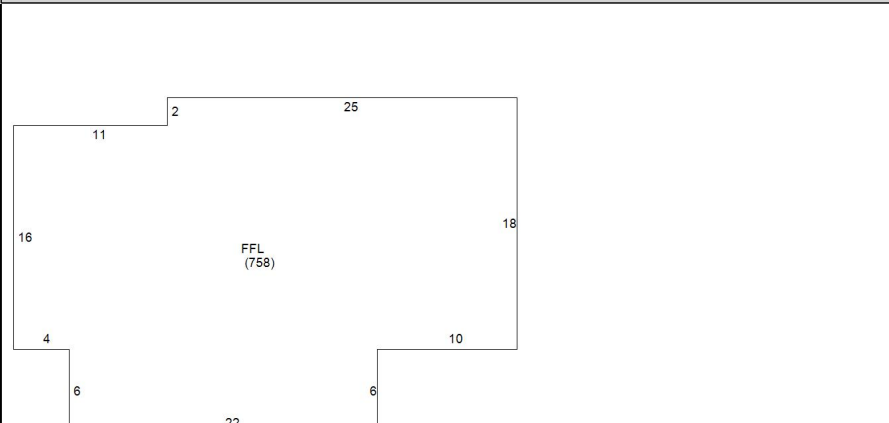
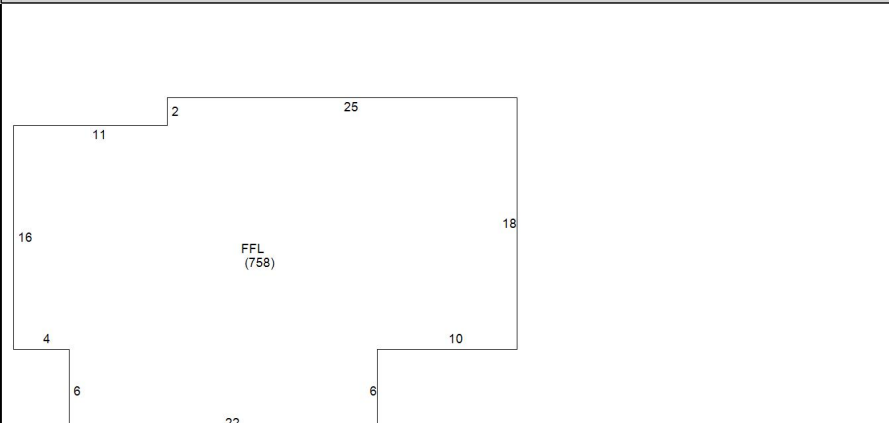
Applicant's Signature

Date: July 31, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 227 THAMES ST -UNIT #6 ACRES: 0 PARCEL ID: 010-0012-006 LAND USE CODE: 24 CONDO COMPLEX: OWNER: THAMES STREET, LLC CO - OWNER: MAILING ADDRESS: 227 THAMES ST, Unit 6 ZONING: PATRIOT ACCOUNT #: 528	BUILDING STYLE: Retail Condo UNITS: 1 YEAR BUILT: 1964 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/6/2023 BOOK & PAGE: 2225-69 SALE PRICE: 350,000 SALE DESCRIPTION: SELLER: ANATOTH, LLC.	INTERIOR WALL: FLOOR COVER: HEAT TYPE: Warm & Cool FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 758 FINISHED BUILDING AREA: 758 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$223,300 TOTAL: \$223,300	SKETCH 
SKETCH	
	



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This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

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Nick Toth

From: L.Tallet and F. Campanile <indigocoffee@rcn.com>
Sent: Sunday, August 3, 2025 3:58 PM
To: Nick Toth
Cc: royalgem201@aol.com
Subject: House of Windsor Sign at 227 Thames St, Bristol, RI

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

To Whom It May Concern at the Town of Bristol -

We are the owners of Unit 6 at 227 Thames St in Bristol, RI, which is the commercial unit in the building. We own the unit under the name Thames Street LLC.

As requested, we're emailing to confirm that the business at that location - House of Windsor - is leasing the space and has permission to have their sign on the building.

Please don't hesitate to reach out if you have any questions or concerns.

Thanks so much,
Lourdes Tallet
Florence Campanile

Thames Street LLC
c/o Tallet-Campanile
14 Adare Pl
Northampton, MA 01060

413-626-7301





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-108	Contributing	August 7, 2025
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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
21 High Street	16	24

Applicant	Applicant Phone	Applicant Email
John and Nancy Breen	401-225-4660	breen5@cox.net

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	New Structure(s)
----------------	------------------

Description of proposed work:
1. Replace deck boards, 2. Add Deck rail, 3. Add front porch light and doorbell, 4. Add railing on front steps

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00108
HISTORIC NAME:	Richmond, Lemuel C., House
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Wood clapboards and trim restored (was vinyl sided, trim removed/covered, in 1988 survey).	

John and Nancy Breen
Applicant's Name – Printed
Date: August 7, 2025

John Breen
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 21 HIGH ST ACRES: 0.1268 PARCEL ID: 016-0024-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: BREEN, JOHN J. III & NANCY E. TE CO - OWNER: MAILING ADDRESS: 55 SOUZA WAY ZONING: R-6 PATRIOT ACCOUNT #: 1023	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1887 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/18/2025 BOOK & PAGE: 2276-346 SALE PRICE: 604,000 SALE DESCRIPTION: SELLER: U.S. BANK NATIONAL ASSOCIATION	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3330 FINISHED BUILDING AREA: 1631 BASEMENT AREA: 868 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$209,900 YARD: \$0 BUILDING: \$284,100 TOTAL: \$494,000	
SKETCH	PHOTO



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This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

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Page 1 of 1

Request for Exterior Work to 21 High Street

Plat 16, Lot 24. Lemuel C. Richmond Jr House

Owner Applicant: John and Nancy Breen

breen5@cox.net

Contractor: The Damon Company or “The Breen Company”

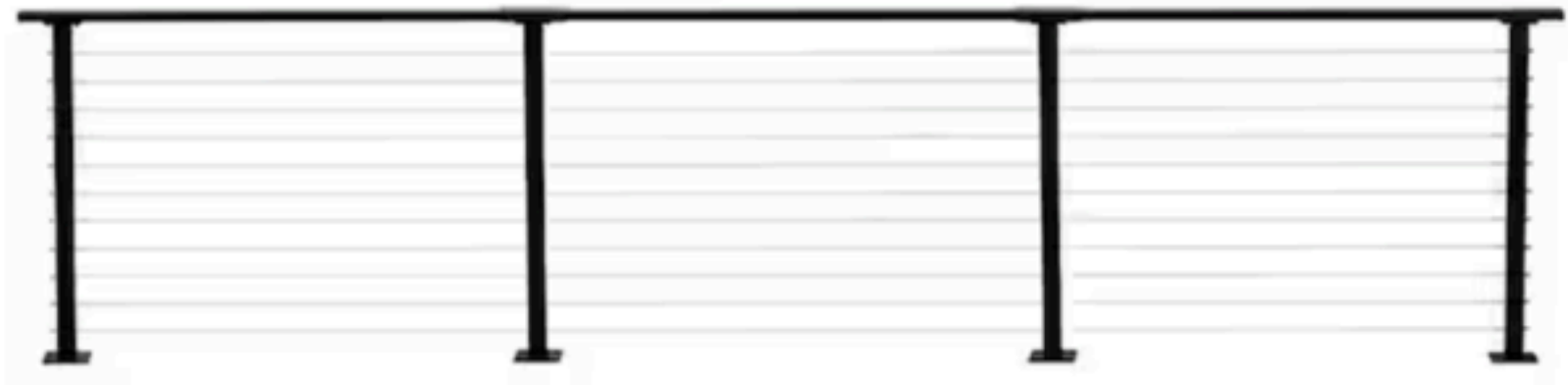
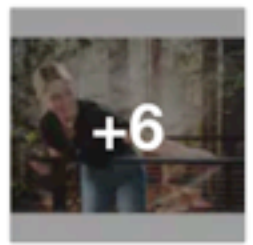
1. Replace existing mahogany deck boards with mahogany or trex or ipe. (most likely mahogany). Existing is 25 years old, and was cut away during work in exterior of house.
2. Add a deck rail (to bring to code), there has not been one there to our knowledge
3. At an exterior front porch light and doorbell
4. Add a railing to the front steps to bring to code.

Proposed deck rail

CityPost

14 ft. Deck Cable Railing, 36 in. Base Mount, Black

★★★★★ (36) Questions & Answers (60)



Hover Image to Zoom

- Proposed porch light
- Will match existing lams in back



- Add rail to front steps





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-109	Contributing	August 12, 2025
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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
423 Hope St. Bristol, Ri 02809	10	3

Applicant	Applicant Phone	Applicant Email
Derek Hultzky & Bill Fixsen	(508) 816-4200 (Derek)	derekhultzky@gmail.com; wfixsen@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
Spencer McCombe	401-662-6338	spencer@cordtsendesign.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
Demolition of the existing 2-story window due to rot and water damage. Replace with new windows to match style of existing and to have operable sashes.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00666
HISTORIC NAME:	Belvedere Hotel/Bradford Hotel
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1901
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Three story balcony modified with higher railings and a modified support system, e.g. the top angled support starts and ends at different points; there is no vertical support between the 2nd & 3rd fl. balconies.	

Derek Hultzky & Bill Fixsen
Applicant's Name – Printed
Date: August 12, 2025

Spencer McCombe
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 423 HOPE ST ACRES: 0 PARCEL ID: 010-0003-022 LAND USE CODE: 24 CONDO COMPLEX: OWNER: 423 HOPE ST REDEVELOPMENT, LLC CO - OWNER: MAILING ADDRESS: 13579 VERDE DRIVE ZONING: D PATRIOT ACCOUNT #: 513	BUILDING STYLE: Office Condo UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Brick ROOF STYLE: Flat ROOF COVER: Other
	BUILDING INTERIOR
	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Reg A/C FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 3 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
SALE INFORMATION	
SALE DATE: 6/13/2008 BOOK & PAGE: 1441-135 SALE PRICE: 0 SALE DESCRIPTION: SELLER:	
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1522 FINISHED BUILDING AREA: 1522 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$411,100 TOTAL: \$411,100	
SKETCH	PHOTO
<p>UnSketched Subareas: FFL (1522)</p>	



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This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

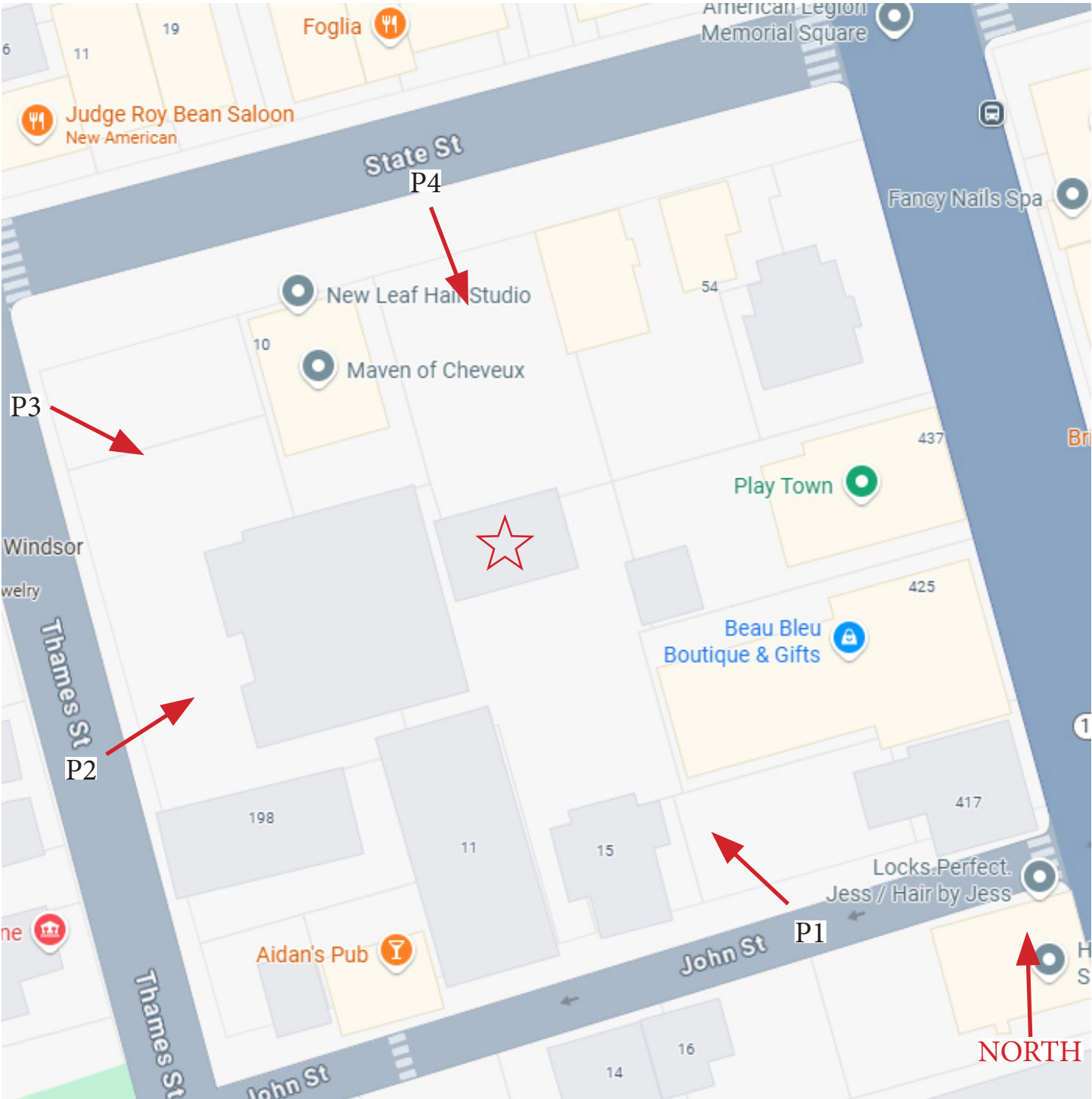
Property Information - Bristol, RI

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Page 1 of 1

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809
Plat: 10 Lot: 3

Photo Map



Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: South Elevation (Front)



Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Southwest Elevation (Front)



Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809
Plat: 10 Lot: 3

Existing Conditions: Northwest Elevation (Back)



New mullions to
match existing
mullions

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Exterior Damage

Separation of
wood from
stone due to
water damage
from improper
installation
practices

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Exterior Damage



Water damage
causing wood rot

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Exterior Damage



Water damage
causing damage
to framing
members

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Interior Damage

Wood rot &
growth of fungus
due to water
damage

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3

Existing Conditions: Interior Damage



Wood rot due to water damage

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809
Plat: 10 Lot: 3

P1: Existing Conditions: South Elevation (Front)



Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809
Plat: 10 Lot: 3

P2: Existing Conditions: West Elevation (Side)



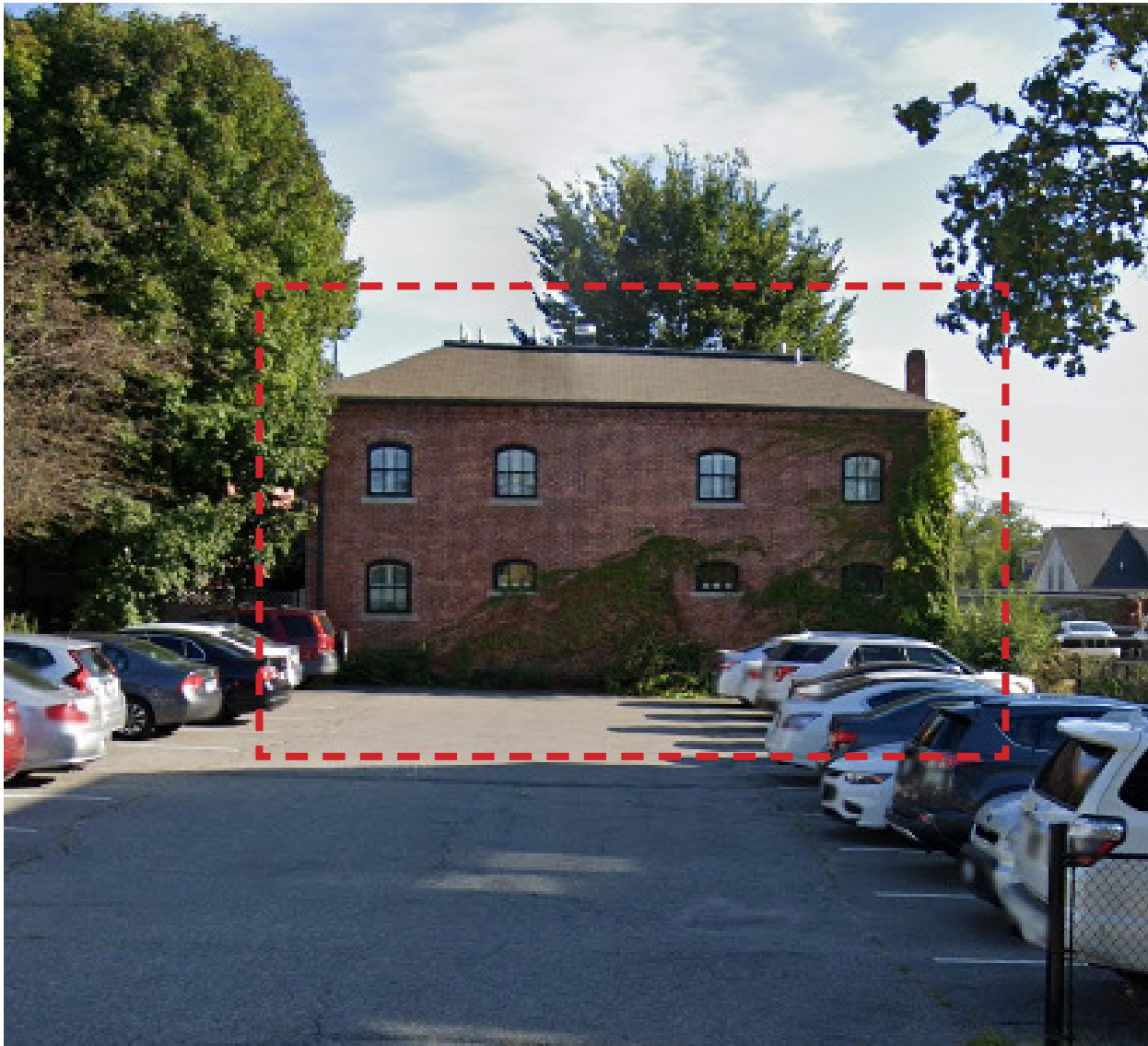
Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809

Plat: 10 Lot: 3


















































P3: Existing Conditions: Northwest Elevation (Back)

Carriage House at The Belvedere, 423 Hope St., Bristol, RI 02809
Plat: 10 Lot: 3

P4: Existing Conditions: North Elevation (Back)



















































CASEMENT VENTING PICTURE

MO (mm)	3 - 0 1/2 (927)	3 - 4 1/2 (1029)	4 - 0 1/2 (1232)	4 - 8 1/2 (1435)	5 - 0 1/2 (1537)	5 - 4 1/2 (1638)	6 - 0 1/2 (1842)
RO (mm)	3 - 1 (940)	3 - 5 (1041)	4 - 1 (1245)	4 - 9 (1448)	5 - 1 (1549)	5 - 5 (1651)	6 - 1 (1854)
FS (mm)	3 - 0 (914)	3 - 4 (1016)	4 - 0 (1219)	4 - 8 (1422)	5 - 0 (1524)	5 - 4 (1626)	6 - 0 (1829)
DLO (mm)	2 - 6 3/16 (767)	2 - 10 3/16 (868)	3 - 6 3/16 (1072)	4 - 2 3/16 (1275)	4 - 6 3/16 (1376)	4 - 10 3/16 (1478)	5 - 6 3/16 (1681)
2 - 11 3/8 (898) 2 - 11 5/8 (904) 2 - 11 1/8 (893) 2 - 5 21/64 (745)							
3 - 3 3/8 (1000) 3 - 3 5/8 (1006) 3 - 3 1/8 (893) 2 - 9 21/64 (847)							
3 - 7 3/8 (1101) 3 - 7 5/8 (1108) 3 - 7 1/8 (1095) 3 - 1 21/64 (948)							
3 - 11 3/8 (1203) 3 - 11 5/8 (1209) 3 - 11 1/8 (1196) 3 - 5 21/64 (1050)							
4 - 5 3/8 (1365) 4 - 5 5/8 (1362) 4 - 5 1/8 (1349) 3 - 11 21/64 (1202)							
4 - 7 3/8 (1406) 4 - 7 5/8 (1412) 4 - 7 1/8 (1400) 4 - 1 21/64 (1253)							
4 - 11 3/8 (1508) 4 - 11 5/8 (1514) 4 - 11 1/8 (1501) 4 - 5 21/64 (1355)							


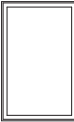

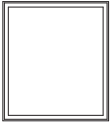

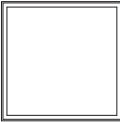




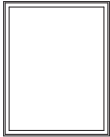


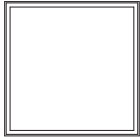







Details and Elevations not to scale.
* Units will have structural cable on the head and sill.
Please consult your local Marvin representative for more information.
For further details and drawings visit the 'Technical Specifications' section at Marvin.com.

CASEMENT VENTING PICTURE

MO (mm)	1 - 4 1/2 (419)	1 - 6 1/2 (470)	1 - 8 1/2 (521)	2 - 0 1/2 (622)	2 - 2 1/2 (673)	2 - 4 1/2 (724)	2 - 6 1/2 (775)	2 - 8 1/2 (826)
RO (mm)	1 - 5 (492)	1 - 7 (483)	1 - 9 (533)	2 - 1 (635)	2 - 3 (686)	2 - 5 (737)	2 - 7 (787)	2 - 9 (838)
FS (mm)	1 - 4 (406)	1 - 6 (457)	1 - 8 (508)	2 - 0 (610)	2 - 2 (660)	2 - 4 (711)	2 - 6 (762)	2 - 8 (813)
DLO (mm)	0 - 10 3/16 (259)	1 - 0 3/16 (310)	1 - 2 3/16 (360)	1 - 6 3/16 (462)	1 - 8 3/16 (513)	1 - 10 3/16 (564)	2 - 0 3/16 (614)	2 - 2 3/16 (665)
5 - 3 3/8 (1609) 5 - 3 5/8 (1616) 5 - 3 1/8 (1603) 4 - 9 21/64 (1456)								
5 - 11 3/8 (1812) 5 - 11 5/8 (1819) 5 - 11 1/8 (1806) 5 - 5 21/64 (1659)								
6 - 5 3/8 (1965) 6 - 5 5/8 (1971) 6 - 5 1/8 (1958) 5 - 11 21/64 (1812)								
6 - 11 3/8 (2117) 6 - 11 5/8 (2124) 6 - 11 1/8 (2111) 6 - 5 21/64 (1964)								
7 - 7 3/8 (2320) 7 - 7 5/8 (2327) 7 - 7 1/8 (2314) 7 - 1 21/64 (2167)								
7 - 11 3/8 (2422) 7 - 11 5/8 (2428) 7 - 11 1/8 (2416) 7 - 5 21/64 (2269)								

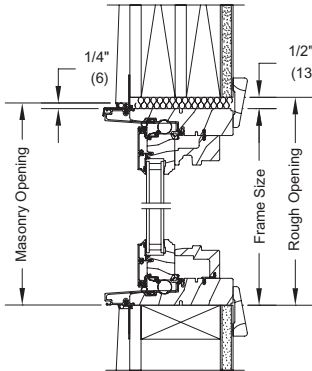
Details and Elevations not to scale.
* Units will have structural cable on the head and sill.
T For safety and/or code requirements, Marvin recommends tempered glass in all units with a frame size height of 71 1/8" or larger and units with frame size 25.2 ft² and larger.
Please consult your local Marvin representative for more information.
For further details and drawings visit the 'Technical Specifications' section at Marvin.com.

CASEMENT VENTING PICTURE

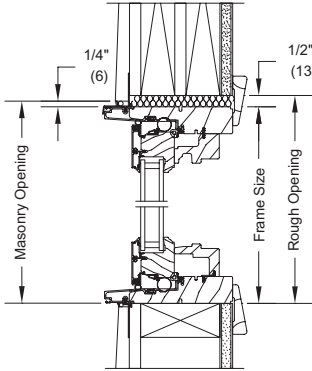
MO (mm)	3 - 0 1/2 (927)	3 - 4 1/2 (1029)	4 - 0 1/2 (1232)	4 - 8 1/2 (1435)	5 - 0 1/2 (1537)	5 - 4 1/2 (1638)	6 - 0 1/2 (1842)
RO (mm)	3 - 1 (940)	3 - 5 (1041)	4 - 1 (1245)	4 - 9 (1448)	5 - 1 (1549)	5 - 5 (1651)	6 - 1 (1854)
FS (mm)	3 - 0 (914)	3 - 4 (1016)	4 - 0 (1219)	4 - 8 (1422)	5 - 0 (1524)	5 - 4 (1626)	6 - 0 (1829)
DLO (mm)	2 - 6 3/16 (767)	2 - 10 3/16 (868)	3 - 6 3/16 (1072)	4 - 2 3/16 (1275)	4 - 6 3/16 (1376)	4 - 10 3/16 (1478)	5 - 6 3/16 (1681)
5 - 3 3/8 (1609) 5 - 3 5/8 (1616) 5 - 3 1/8 (1603) 4 - 9 21/64 (1456)	 UCAVP3664	 UCAVP4064	 UCAVP4864	 UCAVP5664*	 UCAVP6064*	 UCAVP6464*	 UCAVP7264*
5 - 11 3/8 (1812) 5 - 11 5/8 (1819) 5 - 11 1/8 (1806) 5 - 5 21/64 (1659)	 UCAVP3672T	 UCAVP4072 T	 UCAVP4872 T	 UCAVP5672* T	 UCAVP6072* T	 UCAVP6472* T	 UCAVP7272* T
6 - 5 3/8 (1965) 6 - 5 5/8 (1971) 6 - 5 1/8 (1958) 5 - 11 21/64 (1812)	 UCAVP3678 T	 UCAVP4078 T					
6 - 11 3/8 (2117) 6 - 11 5/8 (2124) 6 - 11 1/8 (2111) 6 - 5 21/64 (1964)	 UCAVP3684 T	 UCAVP4084 T					
7 - 7 3/8 (2320) 7 - 7 5/8 (2327) 7 - 7 1/8 (2314) 7 - 1 21/64 (2167)	 UCAVP3692 T	 UCAVP4092 T					
7 - 11 3/8 (2422) 7 - 11 5/8 (2428) 7 - 11 1/8 (2416) 7 - 5 21/64 (2269)	 UCAVP3696 T						

CASEMENT VENTING PICTURE

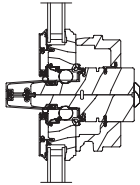
CONSTRUCTION DETAILS



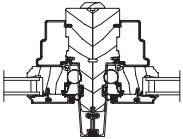
3/4" VENTING PICTURE
HEAD JAMB AND SILL



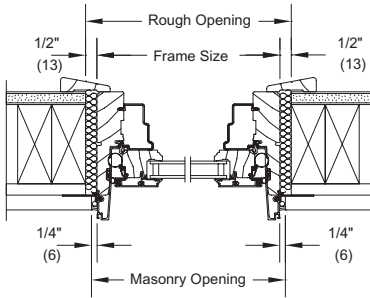
1" VENTING PICTURE
HEAD JAMB AND SILL



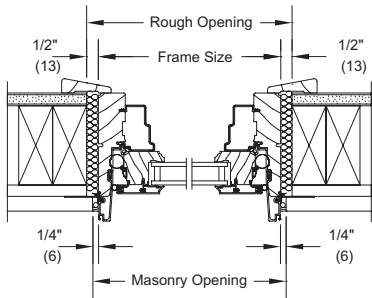
HORIZONTAL MULLION



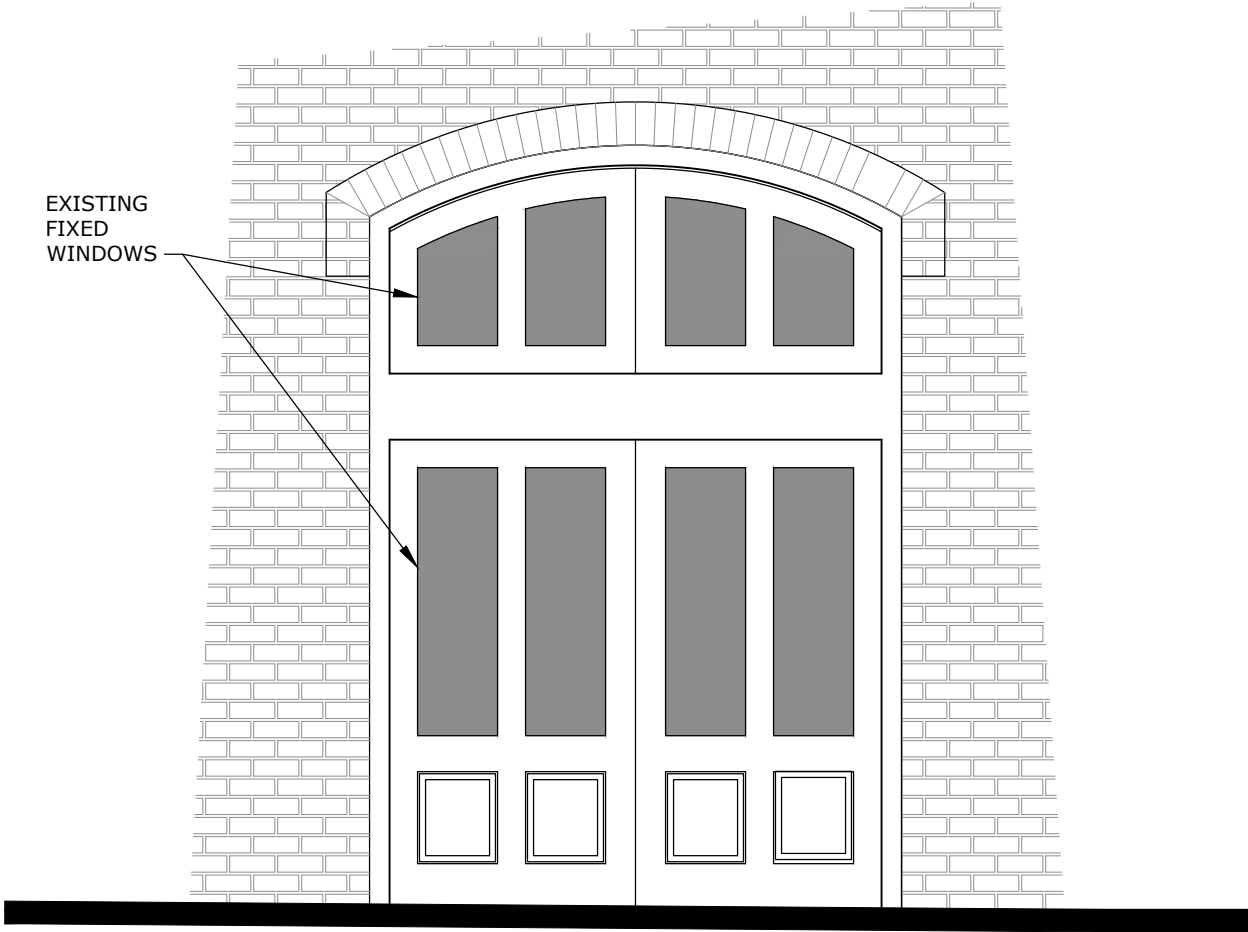
VERTICAL MULLION



3/4" VENTING PICTURE
JAMB

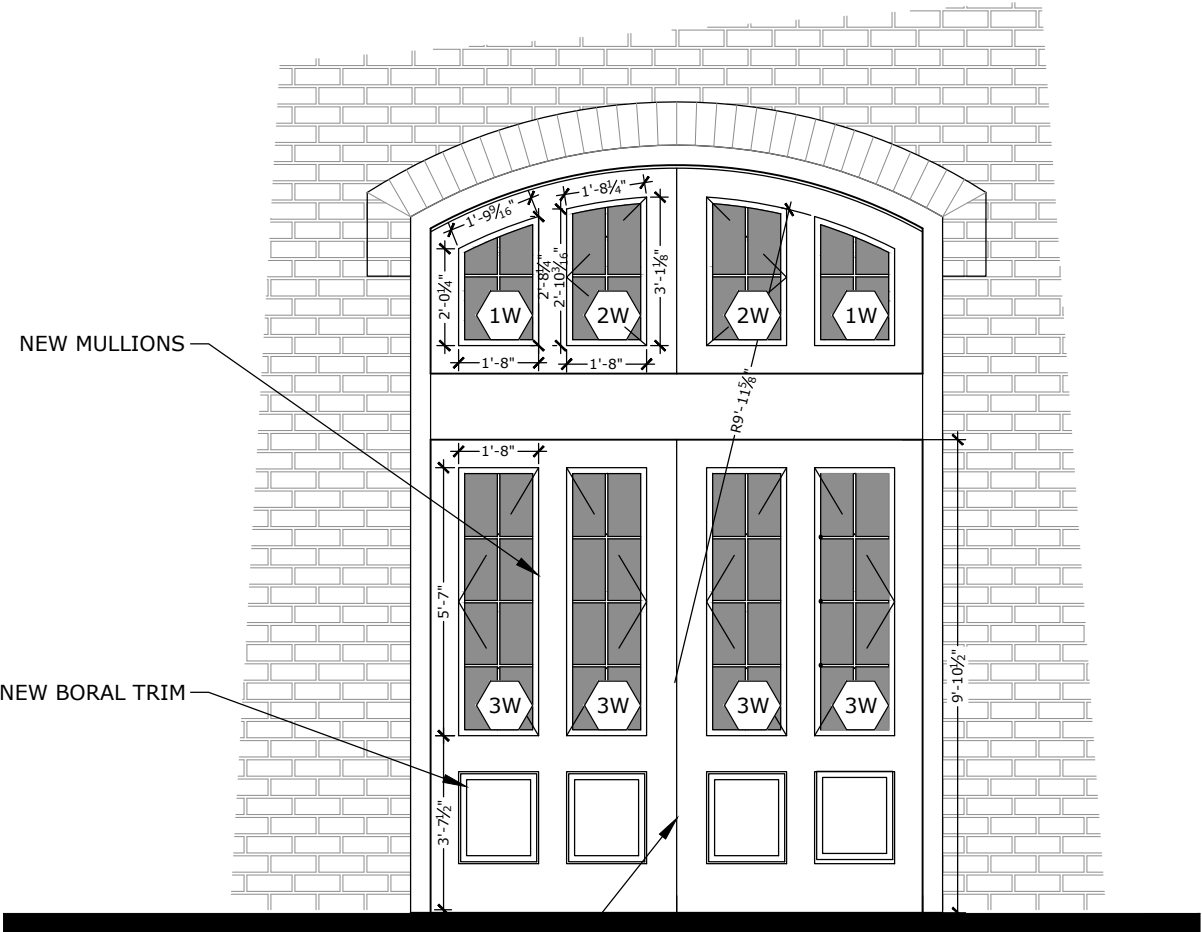


1" VENTING PICTURE
JAMB



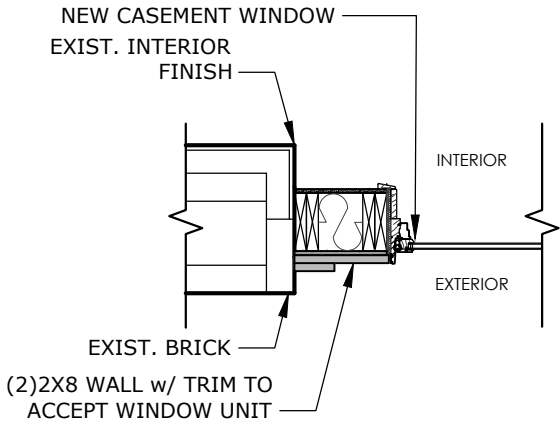
1
EXISTING WINDOW
ELEVATION (SOUTH)

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






2
PROPOSED WINDOW
ELEVATION (SOUTH)

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



3
WINDOW DETAIL

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

EXTERIOR WINDOW SCHEDULE														
- TYPICAL B.O. HEADER ABOVE SUBFLOOR FOR UNITS W/O TRANSOM UNIT IS 6'-11" AT GROUND FLOOR, FIRST FL, AND SECOND FL, UNLESS NOTED OTHERWISE ON PLANS/ELEV/SEC OR BY MANUFACTURER -														
- REFERENCE PLANS FOR JAMB DEPTH - ALL WINDOWS & DOORS SHALL MEET & BE LABELED AAMA/ WDMA/ CSA 101/ 1,5,2/ A440 - ALL GLAZING SHALL MEET & BE LABELED NFRC STANDARDS -														
NOTATION	CALL NO. & OPERATION	TYPE	MAKE / MODEL	UNIT SIZE WxH (R.O. AS PER MANU.)	DESIGN PRESSURE (+/-PSF)	U FACTOR TOTAL UNIT	SHGC (A)	EMERGENCY ESCAPE OPENING ^(B)	WINDBORNE DEBRIS PROTECTION	TEMPERED GLASS (C)	EXT / INT COLOR	SCREEN / COLOR	GRILLE PATTERN ^(D)	HARDWARE / FINISH
	CUSTOM (STATIONARY)	CASEMENT VENTING	MARVIN / ULTIMATE	1'-8" x 2'-8 1/4" V.I.F.	35/35<	0.28>	0.32	NO	N.A.	YES	TO MATCH EXIST.	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	CUSTOM (VENTING)	CASEMENT VENTING PICTURE	MARVIN / ULTIMATE	1'-8" x 3'-1 1/8" V.I.F.	35/35<	0.28>	0.28	NO	N.A.	YES	TO MATCH EXIST.	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
	UCAVP2064 (VENTING)	CASEMENT VENTING PICTURE	MARVIN / ULTIMATE	1'-8" x 5'-3 1/4"	35/35<	0.28>	0.28	NO	N.A.	NO	TO MATCH EXIST.	YES / TBD	SPEC. EQ. LT	OWNER TO SELECT
(A) GLASS TYPE TO BE DOUBLE IG, ARGON FILLED, HIGH PERFORMANCE LOW-E4 w/ HEATLOCK OR BETTER.														
(B) EMERGENCY ESCAPE OPENINGS AS PER SECTION R310 OF SBC-2: - NET CLEAR OPENING = 5.7 S.F. (5.0 S.F. FOR GRADE FLOOR WINDOWS) - NET CLEAR HEIGHT = 24" - NET CLEAR WIDTH = 20" - MAXIMUM SILL HEIGHT = 44"														
(C) GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 OF SBC-2 SHALL BE SAFETY GLAZING.														
(D) GRILLES TO BE PERMANENT 7/8" SIMULATED DIVIDED LIGHTS UNLESS NOTED OTHERWISE.														
(E) PROVIDE WINDOW OPENING CONTROL DEVICES (W.O.C.D.) THAT COMPLY WITH ASTM F2090 FOR OPERABLE UNITS W/ SILLS MORE THAN 72" ABOVE GRADE AND LESS THAN 24" A.F.F.														
(F) PROVIDE CORROSION RESISTANT HARDWARE SUITABLE FOR COSTAL ENVIRONMENT														



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-110	Contributing	August 12, 2025
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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
715 Hope Stret	8	6

Applicant	Applicant Phone	Applicant Email
Michael Mello	401-219-6006	

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
Replace the rotted wooden threshold with a new wooden threshold. Also, replace the metal front door with a new metal front door.

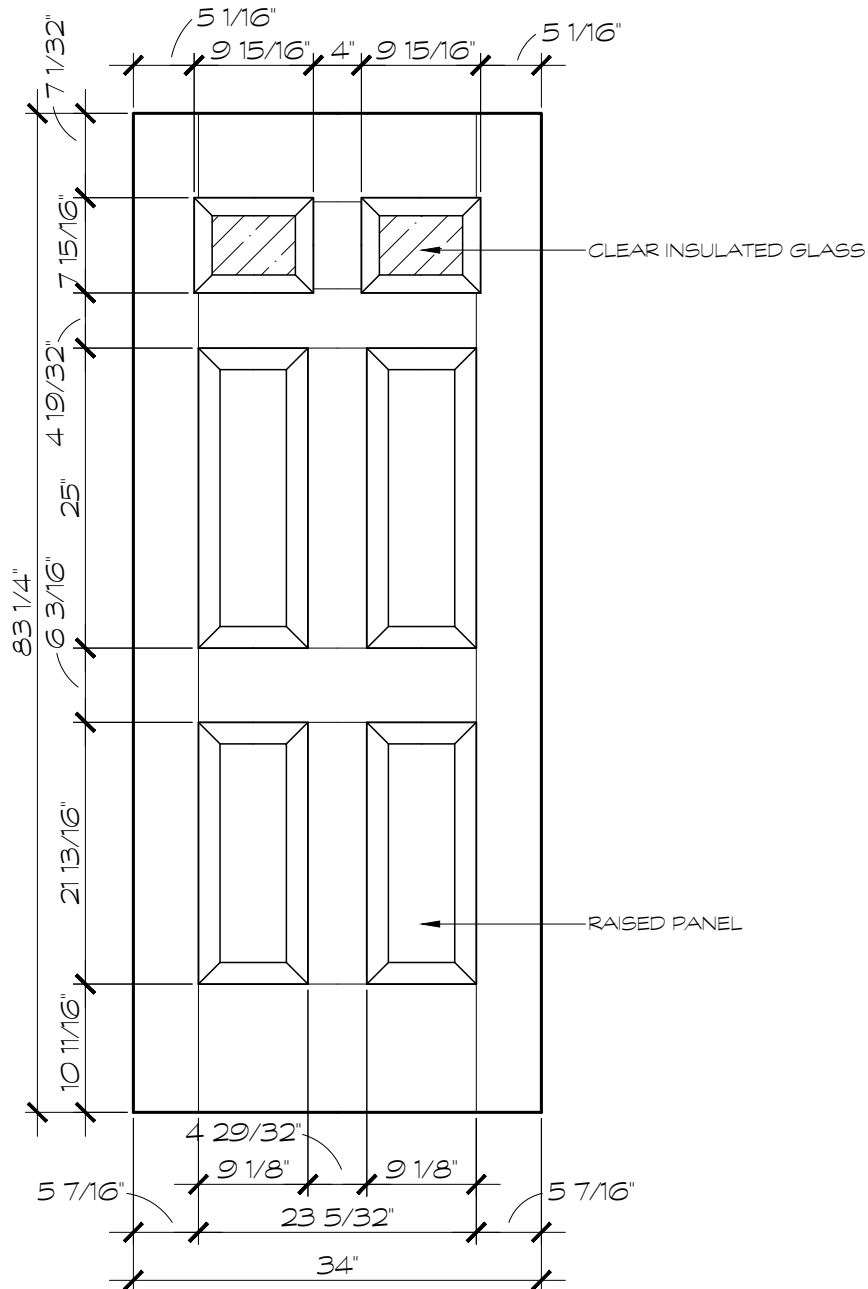
Property History

Building Survey Data	
RIHPHC ID #:	BRIS00936
HISTORIC NAME:	Booth House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1770 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Unpainted wood shingles replaced with cementitious clapboards on front elev. Non-original windows have been replaced again in same 6/6 configuration. Details on the cornice (drops and Greek Key molding) are no longer extant.	

Michael Mello
Applicant's Name – Printed
Date: August 12, 2025

Michael Mello
Applicant's Digital Signature

Town of Bristol, RI



DOOR DETAIL

SCALE: 3/4" = 1'-0"

S296

NOTE:

DRAWING DEPICTED AS VIEWED FROM EXTERIOR
STICKING IS NOT INCLUDED IN STILE & RAIL DIMENSIONS
DRAWINGS ARE FOR GENERAL REFERENCE ONLY AND
MAY NOT BE BUILT TO THE EXACT DETAIL SHOWN

DOOR: S296

THERMA-TRU
DOORS

PROPOSED DOOR UNIT FOR
REEB MILLWORK CORP.
1000 MALONEY CIRCLE
BETHLEHEM, PENNSYLVANIA 18015
JOB:

DWG. #S296-21070

DATE: 9/15/2017

DRAWN: K. APGAR

REEB

1000 MALONEY CIRCLE, BETHLEHEM, PA 18015
OFFICE: 610-867-6160 / WEB: WWW.REEB.COM

THIS DRAWING AND THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO REEB MILLWORK CORPORATION AND SHALL NOT BE REPRODUCED, COPIED OR DISCLOSED IN WHOLE OR PART, OR USED FOR MANUFACTURE OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF REEB MILLWORK CORPORATION.









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-111	Contributing	August 13, 2025
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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
474 Thames St	21	21

Applicant	Applicant Phone	Applicant Email
Daniel Brooks	508-922-9090	danbrookso907@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Daniel Brooks	508-922-9090	danbrookso907@gmail.com

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
Replacement of windows throughout the property. Existing windows are not original to the house, and are in poor condition.
Replacing with wood clad windows with aluminum exterior.

Property History

Building Survey Data	
RIHPHC ID #:	BRISo1052
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca/ "Warehouse, c.1860"
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
All 12/12 and 8/8 DH sash facade windows replaced with picture or sliding glass windows. There was no porch in 1971, due to "restoration."	


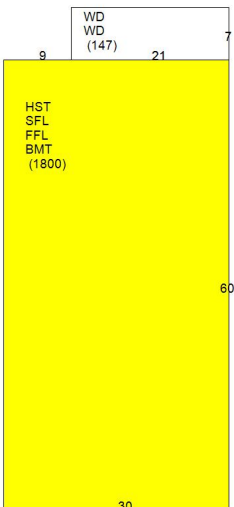
Daniel Brooks
Applicant's Name – Printed
Date: August 13, 2025

Daniel Brooks
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 474 THAMES ST ACRES: 0.1253 PARCEL ID: 008-0021-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: BROOKS DANIEL CO - OWNER: BROOKS LORIN MAILING ADDRESS: 474 THAMES ST ZONING: W PATRIOT ACCOUNT #: 294	BUILDING STYLE: Mixed Use UNITS: 2 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 6/6/2025 BOOK & PAGE: 2284-137 SALE PRICE: 805,000 SALE DESCRIPTION: SELLER: SANTOS, HENRY B.	INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 7 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7494 FINISHED BUILDING AREA: 4500 BASEMENT AREA: 1800 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$213,200 YARD: \$0 BUILDING: \$250,900 TOTAL: \$464,100	
SKETCH	PHOTO
	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

161

Page 1 of 1



474 and 484 Thames St Bristol RI

Wednesday, August 13, 2025 8:34 PM



Front of building showing gable end view. Previous owner had replaced with vinyl sliding windows. Looking to replace with Pella wood clad 6/6 double hung windows to look more to the original windows.



Left side view along driveway, windows are in poor condition, many rotted and/or inoperable. Looking to replace with Pella wood clad 6/6 double hung windows.



View of one of many rotted windows in poor condition.



Close up view of existing vinyl windows.



Rear of house.





Existing rear sliding door. Looking to replace with 36" French door 9 lite.



Evidence of original windows along the right side of the house that were previously boarded up. 6 on 1st floor, 6 on second floor. Proposing to reinstall with matching Pella wood clad 6/6 double hung windows. Same size and style windows as the left and rear sides.



Another view of previously boarded up window.



Interior view of existing windows. These windows are not original to the house.



Interior view of existing vinyl sliders. Proposed to replace with Pella wood clad 6/6 double hung windows.

Window count and sizes:

1st floor:

11 windows 30"x55"

1 exterior door 36"x80" 9 lite fiberglass door

2nd floor:

11 windows 30"x55"

2 windows 72"x 55"

1 exterior door 36"x80" 9 lite fiberglass door

3rd floor:

2 41"x60"

1 36"x41"

1 exterior door 36"x80" 9 lite fiberglass door



Pella® Reserve™

Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set® interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

Product Specifications

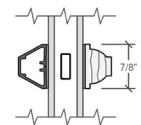
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set-; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
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Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	For more info visit PellaADM.com
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-⅝"	119-½"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

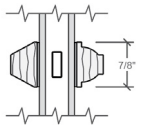
Grilles

Integral Light Technology®

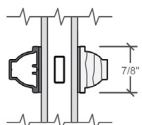
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



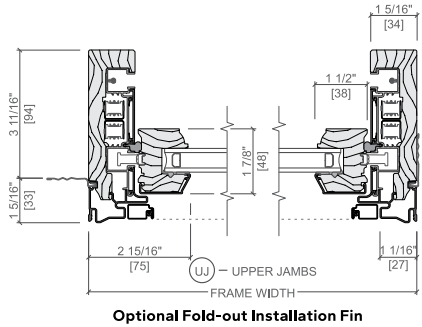
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



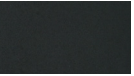
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

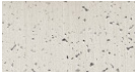


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



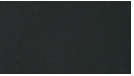
Champagne



White



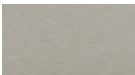
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin® Hardware, for a look that will never go out of style.

BALDWIN®



Hinged & Bifold Patio Door Handle
Virago

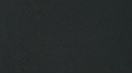


Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard

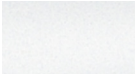


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



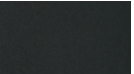
Champagne



White



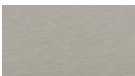
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

^{3, 4} See back cover for disclosures.

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5, 6} See back cover for disclosures.

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Screens

Rolscreen®

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

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

⁸All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry
We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-112	Contributing	August 13, 2025
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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
484 Thames St	19	19

Applicant	Applicant Phone	Applicant Email
Daniel Brooks	508-922-9090	danbrookso907@gmail.com

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

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email
Daniel Brooks	508-922-9090	danbrookso907@gmail.com

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
Replacement of existing non-original windows and doors.

Property History

Building Survey Data	
RIHPHC ID #:	BRISo1053
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Post 1995: Vinyl 1/1 replacement windows (from aluminum). Prior to 1995: Primary elev. 1st fl. windows replaced with a 3-unit picture window.	

Daniel Brooks
Applicant's Name – Printed
Date: August 13, 2025

Daniel Brooks
Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 484 THAMES ST ACRES: 0.0955 PARCEL ID: 008-0019-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: BROOKS DANIEL CO - OWNER: BROOKS LORIN MAILING ADDRESS: 484 THAMES ST ZONING: W PATRIOT ACCOUNT #: 292	BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1897 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 7/28/2025 BOOK & PAGE: 2288-217 SALE PRICE: 500,000 SALE DESCRIPTION: Other SELLER: SANTOS, HENRY B	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 3 # 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
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2575 FINISHED BUILDING AREA: 1610 BASEMENT AREA: 805 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$296,700 YARD: \$0 BUILDING: \$179,000 TOTAL: \$475,700	
SKETCH	PHOTO



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

176

Page 1 of 1

474 and 484 Thames St Bristol RI

Wednesday, August 13, 2025

8:34 PM



Front of building showing gable end view. Previous owner had replaced with vinyl sliding windows. Looking to replace with Pella wood clad 6/6 double hung windows to look more to the original windows.



Left side view along driveway, windows are in poor condition, many rotted and/or inoperable. Looking to replace with Pella wood clad 6/6 double hung windows.



View of one of many rotted windows in poor condition.



Close up view of existing vinyl windows.

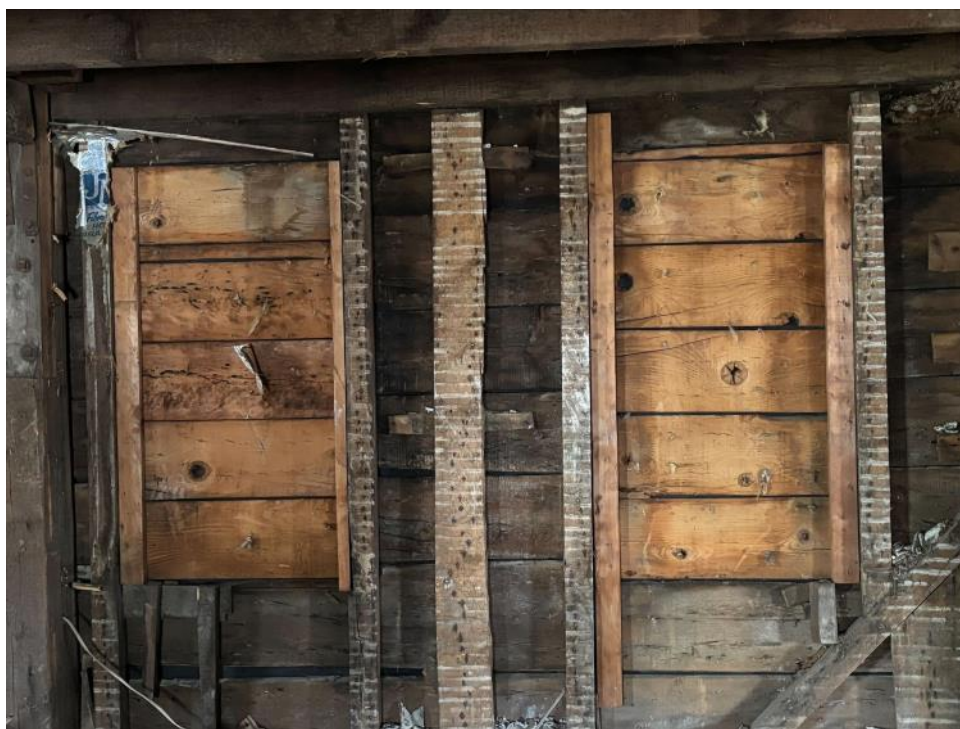


Rear of house.





Existing rear sliding door. Looking to replace with 36" French door 9 lite.



Evidence of original windows along the right side of the house that were previously boarded up. 6 on 1st floor, 6 on second floor. Proposing to reinstall with matching Pella wood clad 6/6 double hung windows. Same size and style windows as the left and rear sides.



Another view of previously boarded up window.



Interior view of existing windows. These windows are not original to the house.



Interior view of existing vinyl sliders. Proposed to replace with Pella wood clad 6/6 double hung windows.

Window count and sizes:

1st floor:

11 windows 30"x55"

1 exterior door 36"x80" 9 lite fiberglass door

2nd floor:

11 windows 30"x55"

2 windows 72"x 55"

1 exterior door 36"x80" 9 lite fiberglass door

3rd floor:

2 41"x60"

1 36"x41"

1 exterior door 36"x80" 9 lite fiberglass door



Pella® Reserve™

Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

Product Specifications

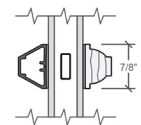
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set-; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
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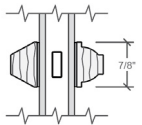
Grilles

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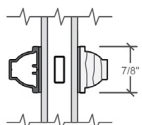
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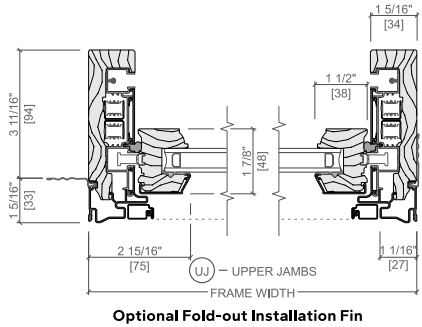
Putty Glaze Exterior with Ogee Interior⁴
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Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

Window Hardware

Item 10.

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



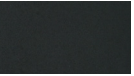
Champagne



White



Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

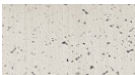


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

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Fold-away Crank



Cam-Action Lock

Finishes:



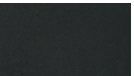
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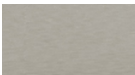
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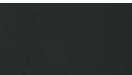


Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

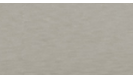
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Hinged & Bifold Patio Door Handle
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Sliding Patio Door Handle
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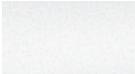


Multi-Slide Patio Door Handle^{5, 6}

Finishes:



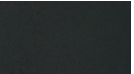
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Satin Brass

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Maple

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Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



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⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.











Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-113	Contributing	August 14, 2025
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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
583 Hope Street	9	16

Applicant	Applicant Phone	Applicant Email
HBSBRI, LLC	978-443-1858	hbsbrillc280@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	34 Wagonwheel Road, Sudbury, MA 01776

Architect/Engineer	A/E Phone Number	A/E Email
Cote Architecture	401-683-8184	chris@cotearch.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	New Structure(s)
----------------	------------------

Description of proposed work:

The existing building will be demolished down to the foundation. A new 2 story building will be constructed on partially on the existing building footprint and expanded to the south toward Bradford Street. The new building will retain the retail space on the first floor and will add a single family residential unit split between the 1st and second floors with attic space and a roof deck on the roof level and a garage on the ground level facing Bradford Street. The property currently consists of two separate lots (plat 9, lots 16+18) which will be combined to create a single lot.

Property History


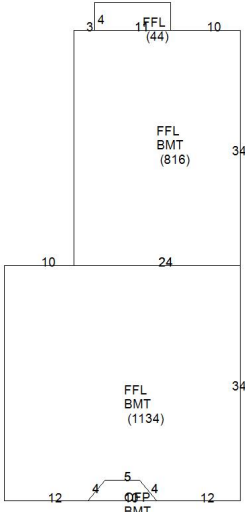
Building Survey Data	
RIHPHC ID #:	BRIS00692
HISTORIC NAME:	
ARCH. STYLE:	Modern Commercial
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
[none observed]	

Date: August 14, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 583 HOPE ST ACRES: 0.0495 PARCEL ID: 009-0016-000 LAND USE CODE: 06 CONDO COMPLEX: OWNER: HBSBRI, LLC CO - OWNER: MAILING ADDRESS: 34 WAGONWHEEL RD ZONING: D PATRIOT ACCOUNT #: 319	BUILDING STYLE: RetailStores UNITS: 1 YEAR BUILT: 1930 FRAME: Wood Frame EXTERIOR WALL COVER: Stone ROOF STYLE: Flat ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/8/2024 BOOK & PAGE: 2259-334 SALE PRICE: 0 SALE DESCRIPTION: SELLER: SHUSMAN, DANIEL J.	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 4 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 3990 FINISHED BUILDING AREA: 1994 BASEMENT AREA: 1973 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$182,400 YARD: \$800 BUILDING: \$123,900 TOTAL: \$307,100	
SKETCH	PHOTO
	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

195

Page 1 of 1



583 Hope Street - existing view from southeast



583 Hope Street - existing view from south (Bradford Street)



583 Hope Street - existing view from northeast

cote architecture

500 wood st #115 bristol ri 02809
401 683 8184 cotearch.com

August 15, 2025

583 Hope Street

Bristol, RI

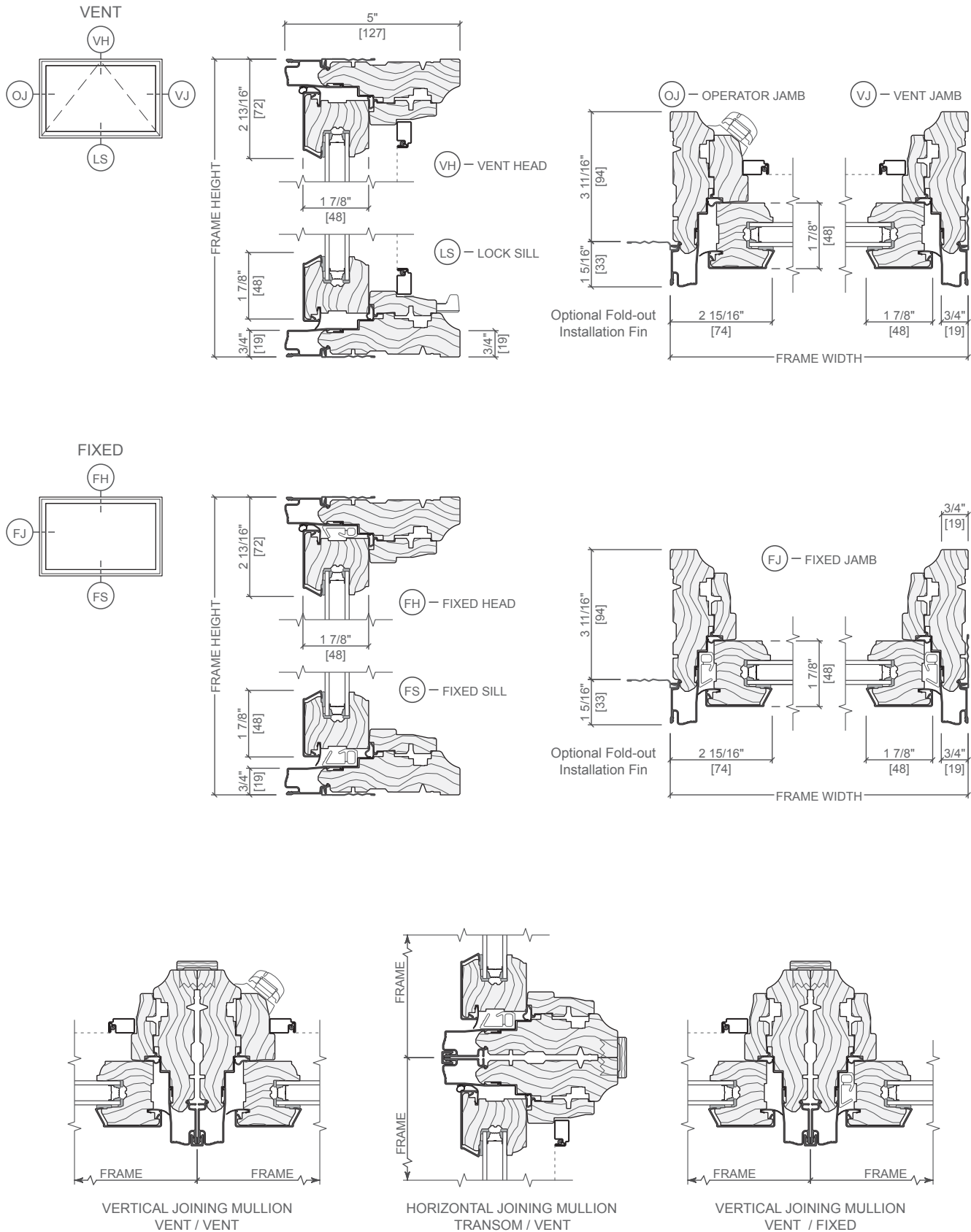
Material List for HDC Application

Clapboard Siding:	LP Smart Side wood fiber lap siding, brushed smooth finish, primed and painted
Flat Panels:	LP Smart Side wood fiber panel siding, brushed smooth finish, primed and painted
Miscellaneous Trim:	LP Smart Side wood fiber trim, brushed smooth finish, primed and painted
Soffits:	LP Smart Side wood fiber soffit, brushed smooth finish, primed and painted
Decking:	5/4 x 6 Garapa decking
Railing Caps:	5/4 x 6 Garapa
Cable Railings:	Atlantis Rail Systems, Spectrum Series, stainless steel posts + cables
HVAC Enclosure:	1x4 cedar slat fence
Gable Roofs:	Asphalt shingles, manufacturer and color TBD
Low-Slope Roofs:	EPDM, black
Solar Panels:	TBD
Windows:	Pella Reserve Traditional double hung, awning + direct set, aluminum clad wood, insulated glass w/ 5/8" integrated lite muntins, putty profile exterior + interior
French Door:	Pella Reserve Traditional inswing patio door, aluminum clad wood, insulated glass w/ 5/8" integrated lite muntins, putty profile exterior + interior
Entry Door:	Simpson Door Company, paint grade wood door, 6812 Craftsman one panel, two lite, insulated glass, shaker sticking
Side Entry Door:	Masonite Lincoln Park 1 fiberglass door, paint grade
Trash Closet Double Door:	Masonite Lincoln Park 1 fiberglass door, paint grade
Garage Door:	Overhead Door Signature Collection Wood, Vill Madre Ortega, paint grade, insulated, 3 pane square top window, satin etched glass,
Exterior Lighting:	TBD



Pella® Reserve™ Traditional Awning Window

Unit Sections – Aluminum-Clad Exterior, Putty Exterior Profile



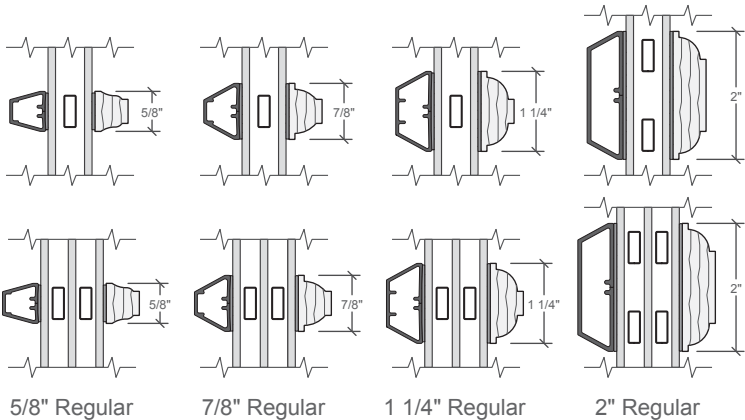
Scale 3" = 1' 0"
All dimensions are approximate.
See supporting document Combination Recommendations, for mullion limitations and reinforcement requirements.



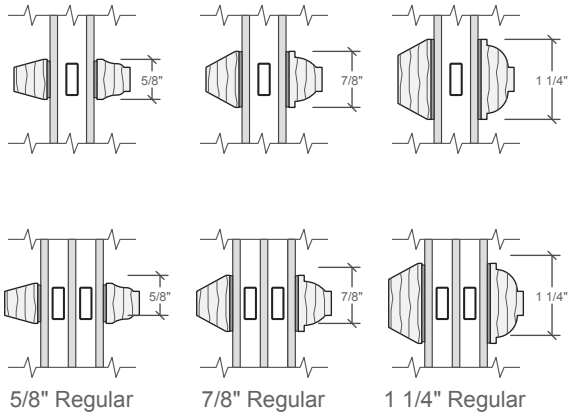
Grille Profiles

Traditional Style Collection - Integral Light Technology®

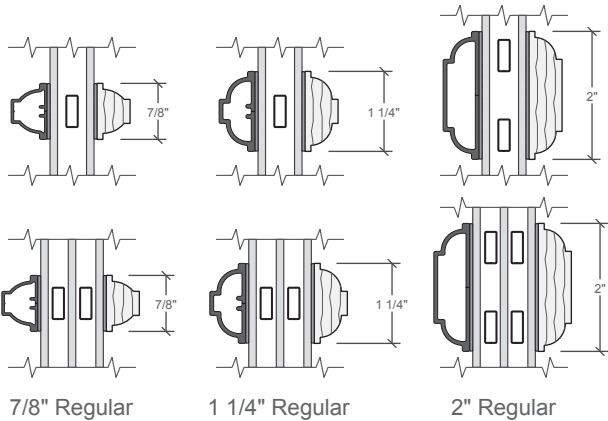
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



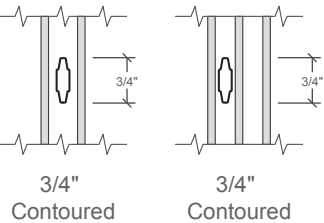
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass

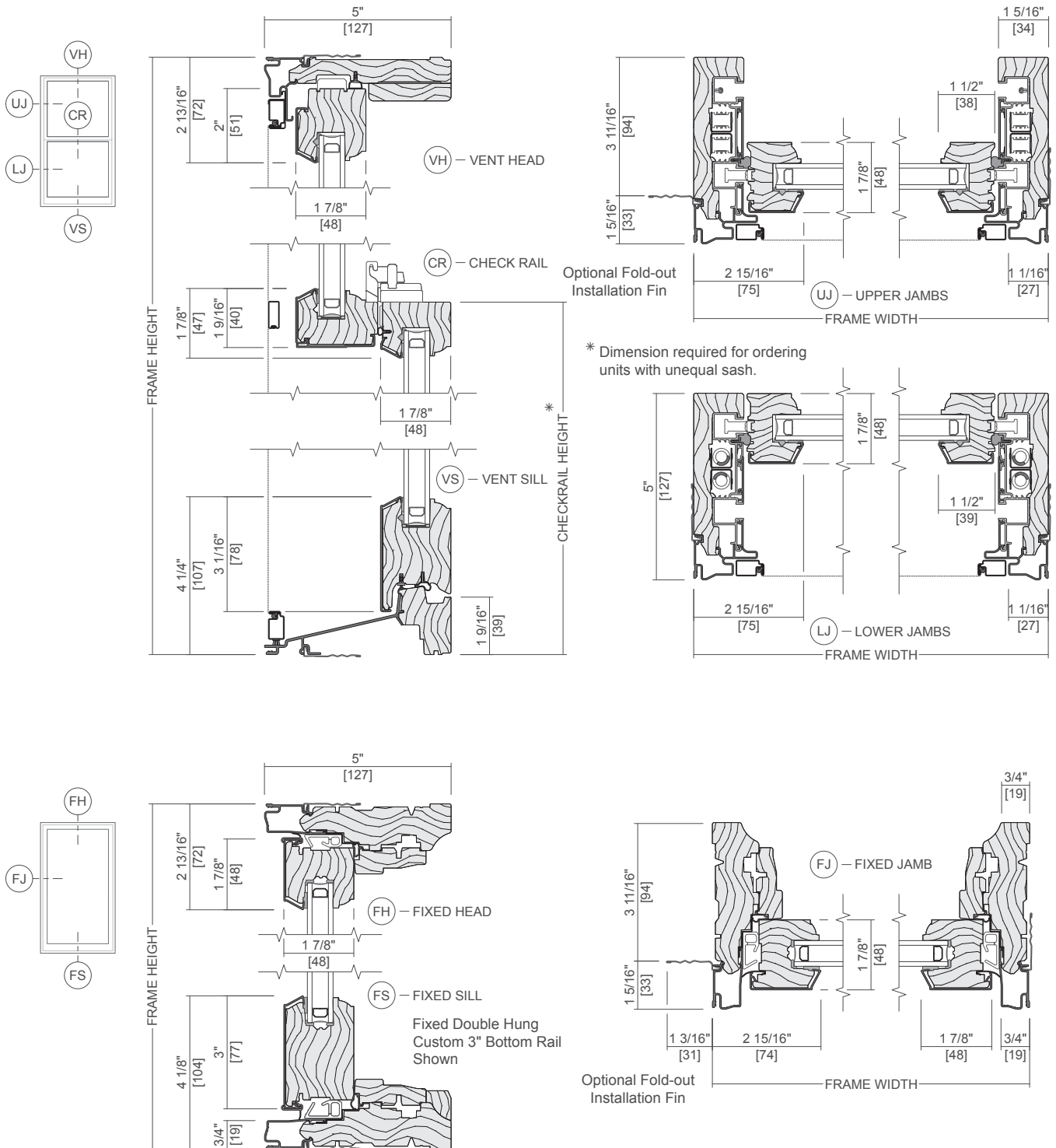


Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



Pella® Reserve™ Traditional Hung Window

Unit Sections - Aluminum-Clad Putty Glaze Exterior Profile

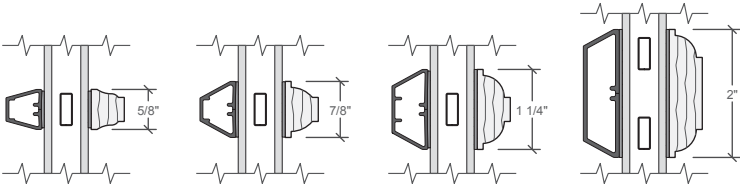




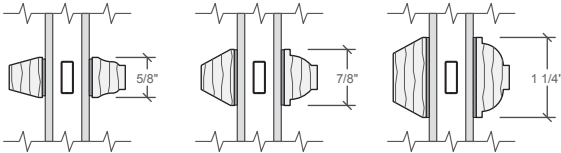
Grille Profiles

Traditional Style Collection - Integral Light Technology®

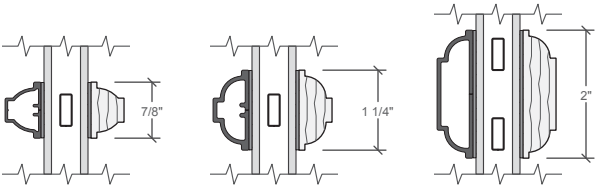
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



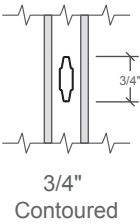
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



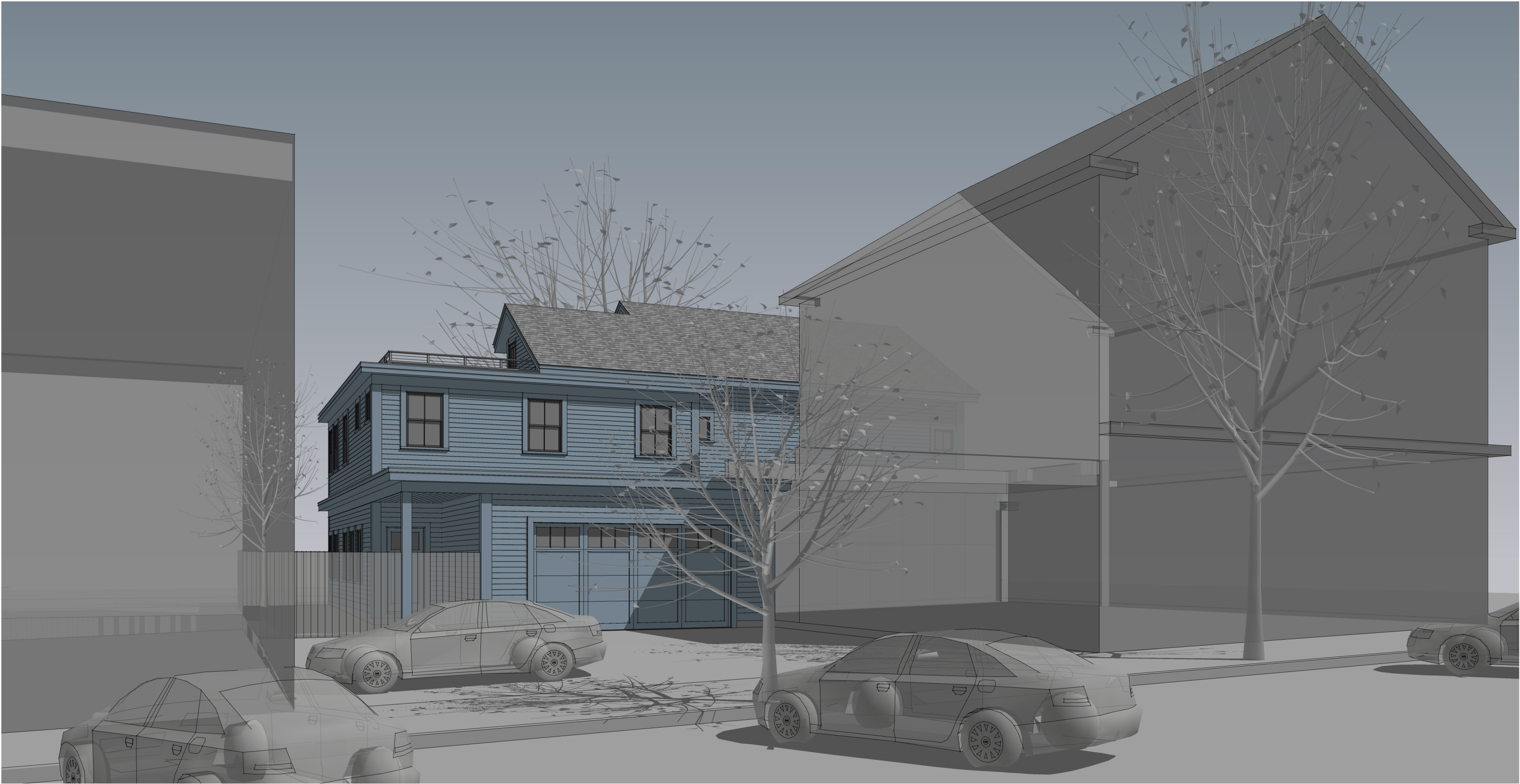
Ogee Grilles
Clad Exterior - Wood Interior



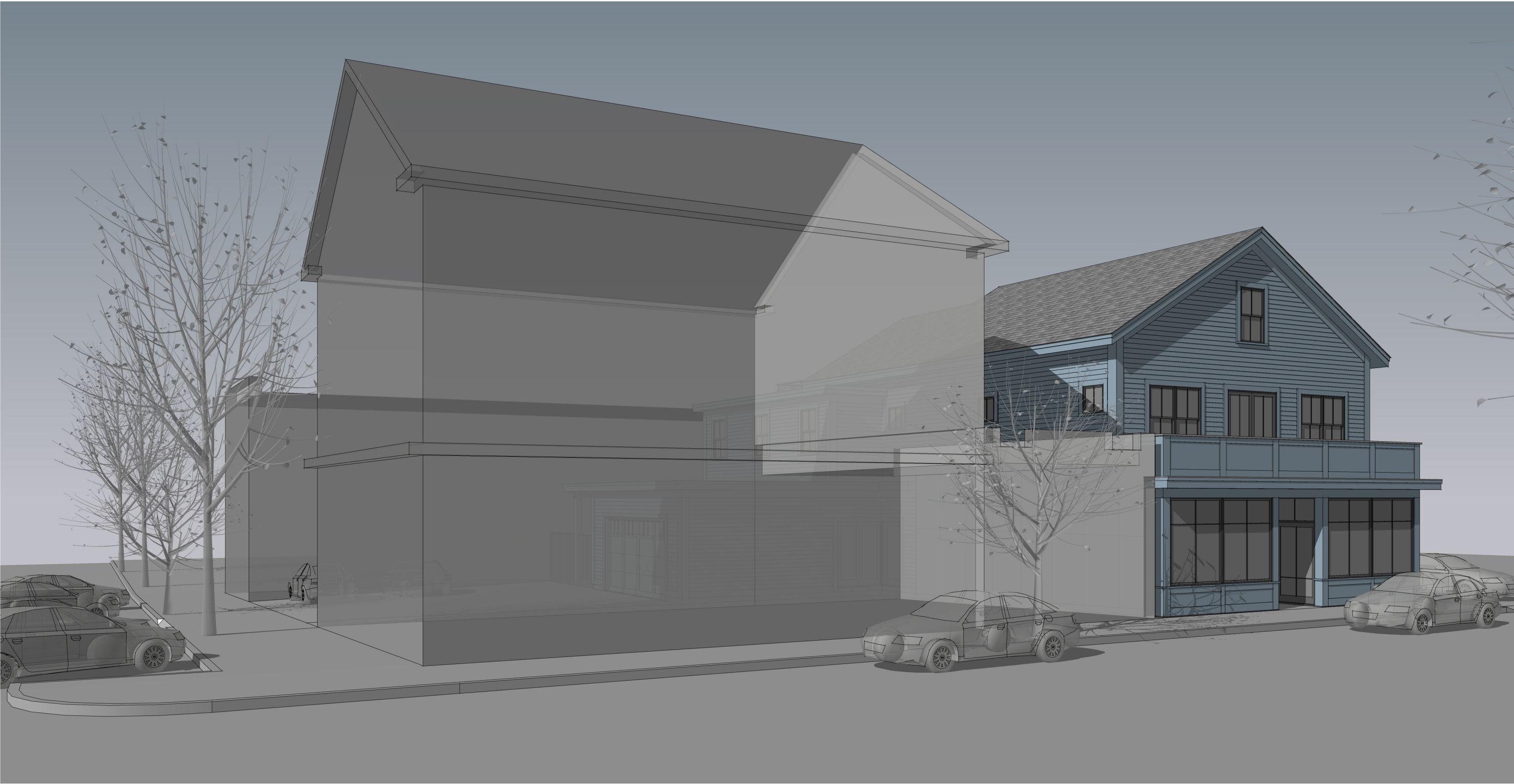
Grilles-Between-the-Glass



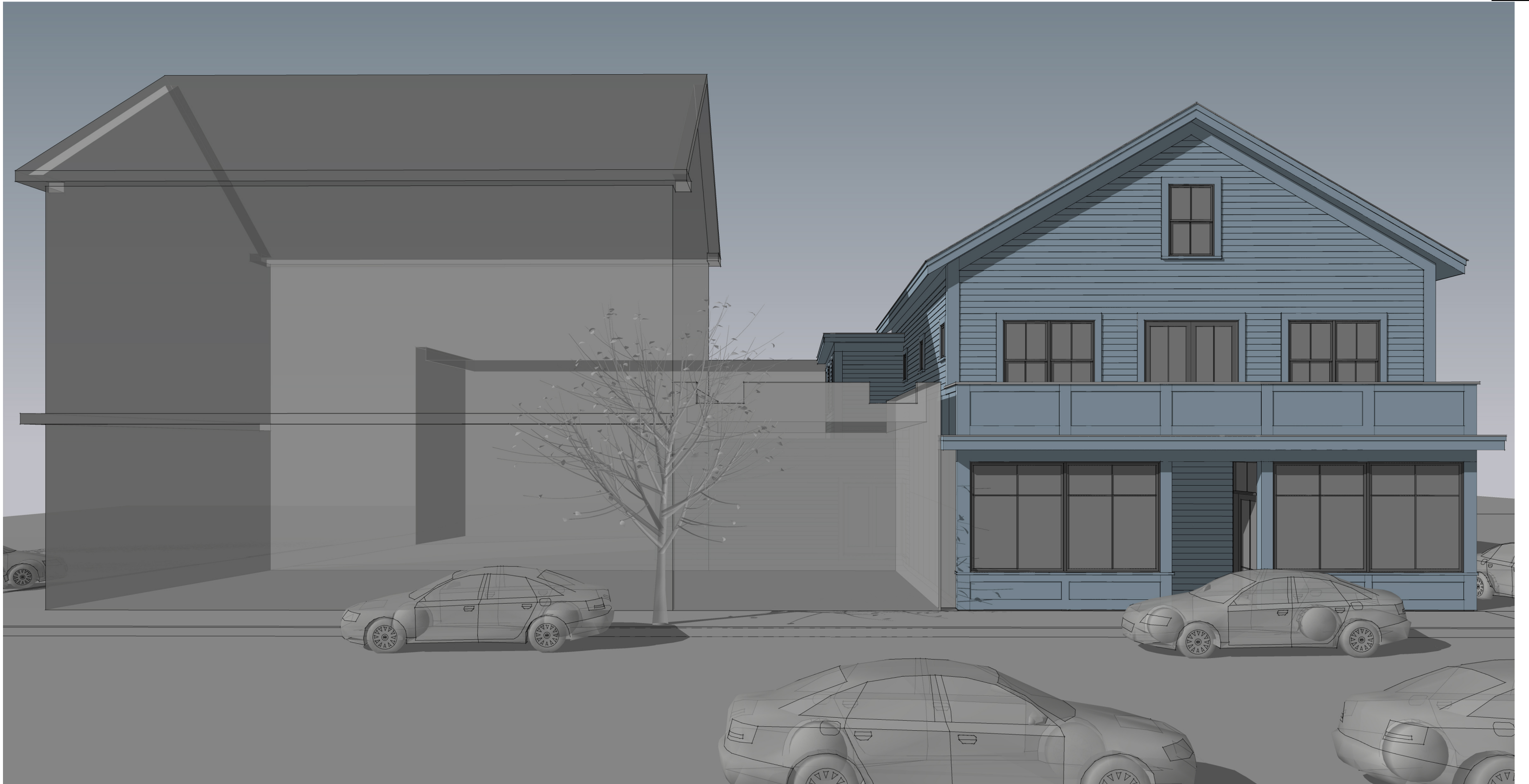
Interior wood ILT grilles available in Pine, Mahogany or Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



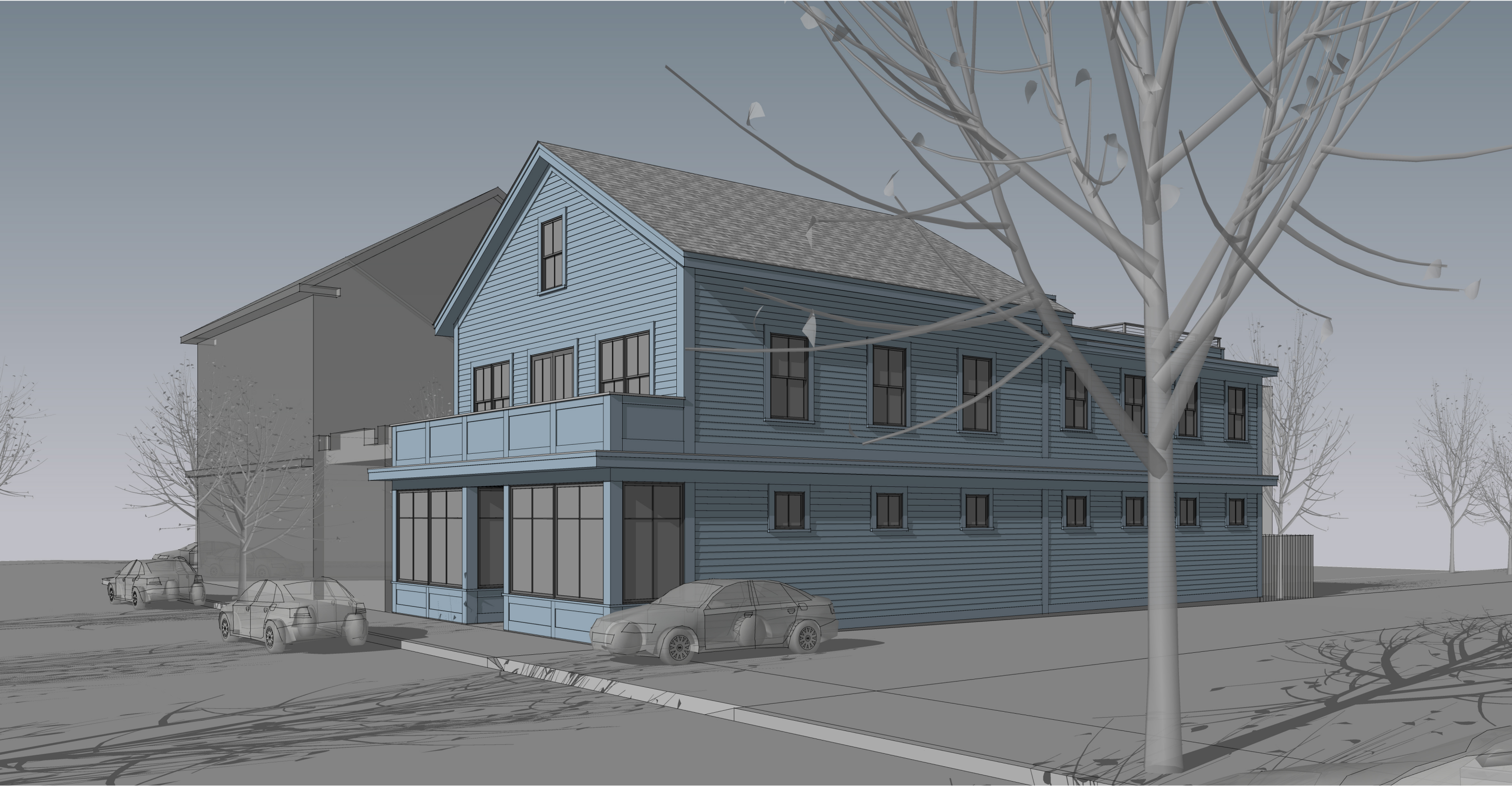
583 Hope Street - proposed view from south (Bradford Street)



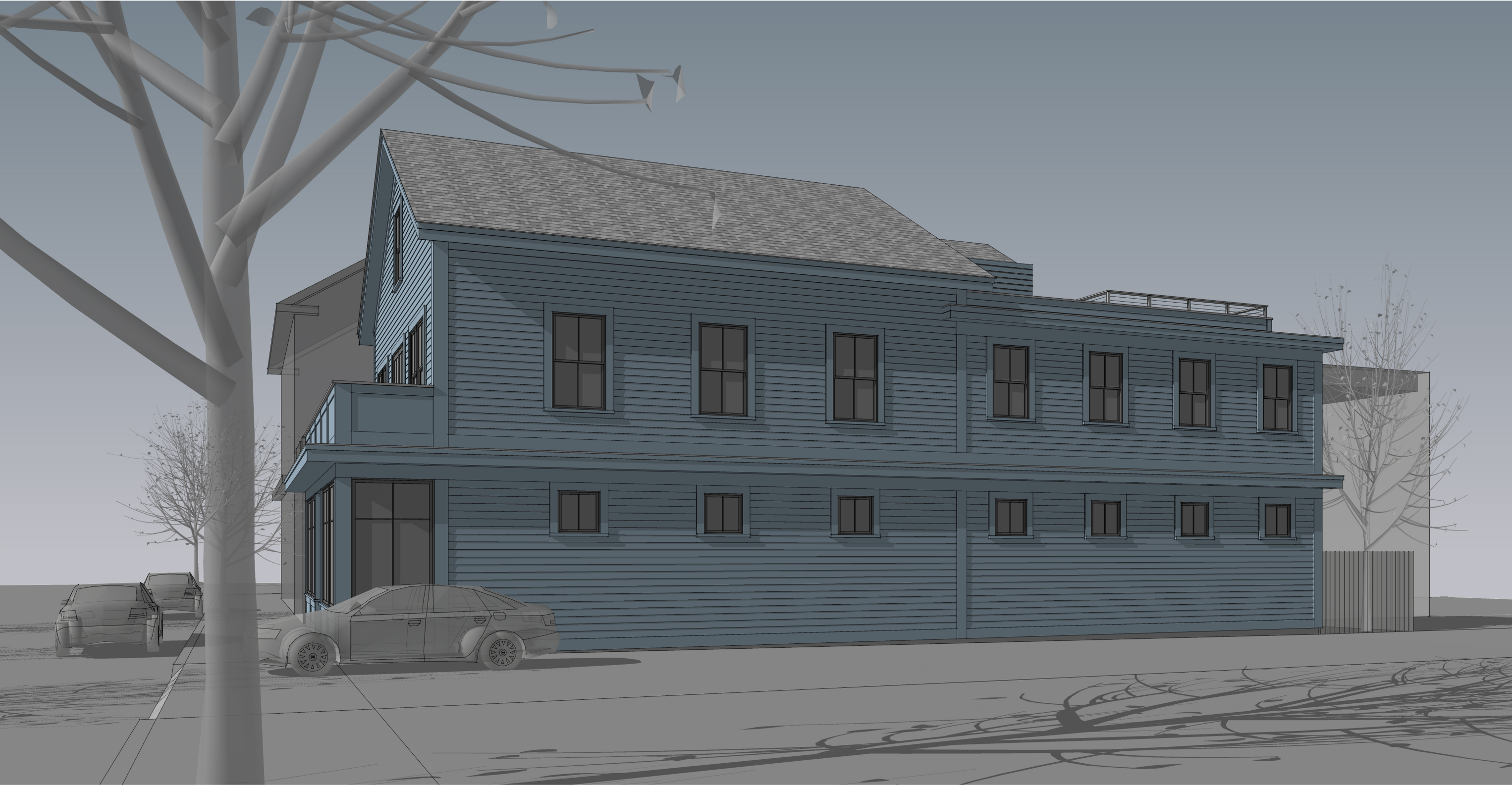
583 Hope Street - proposed view from southeast



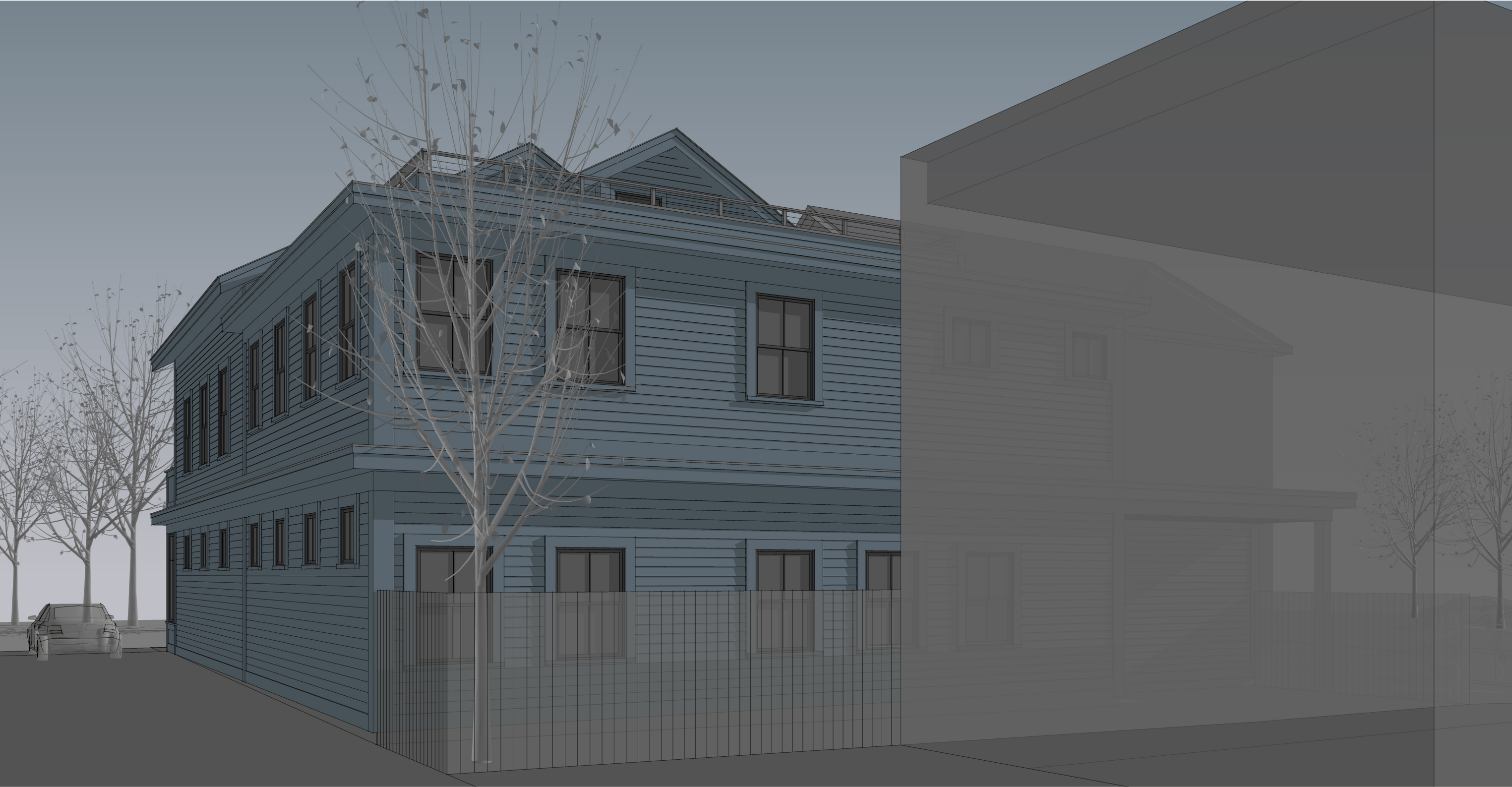
583 Hope Street - proposed view from east



583 Hope Street - proposed view from northeast

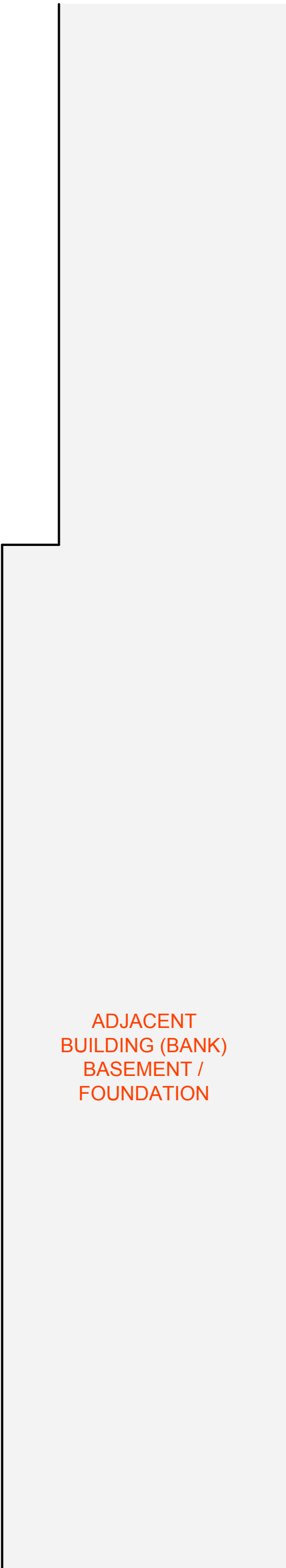
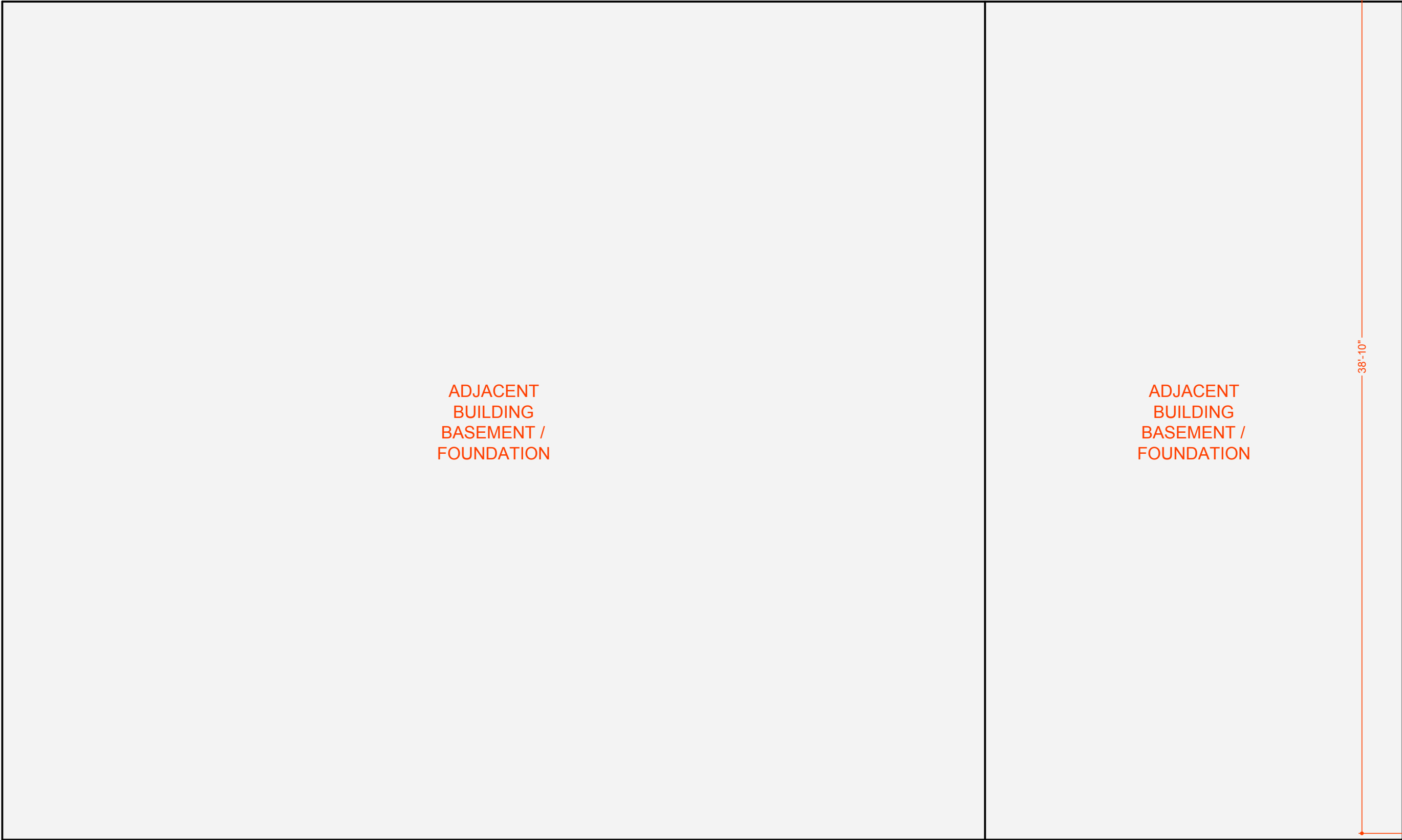
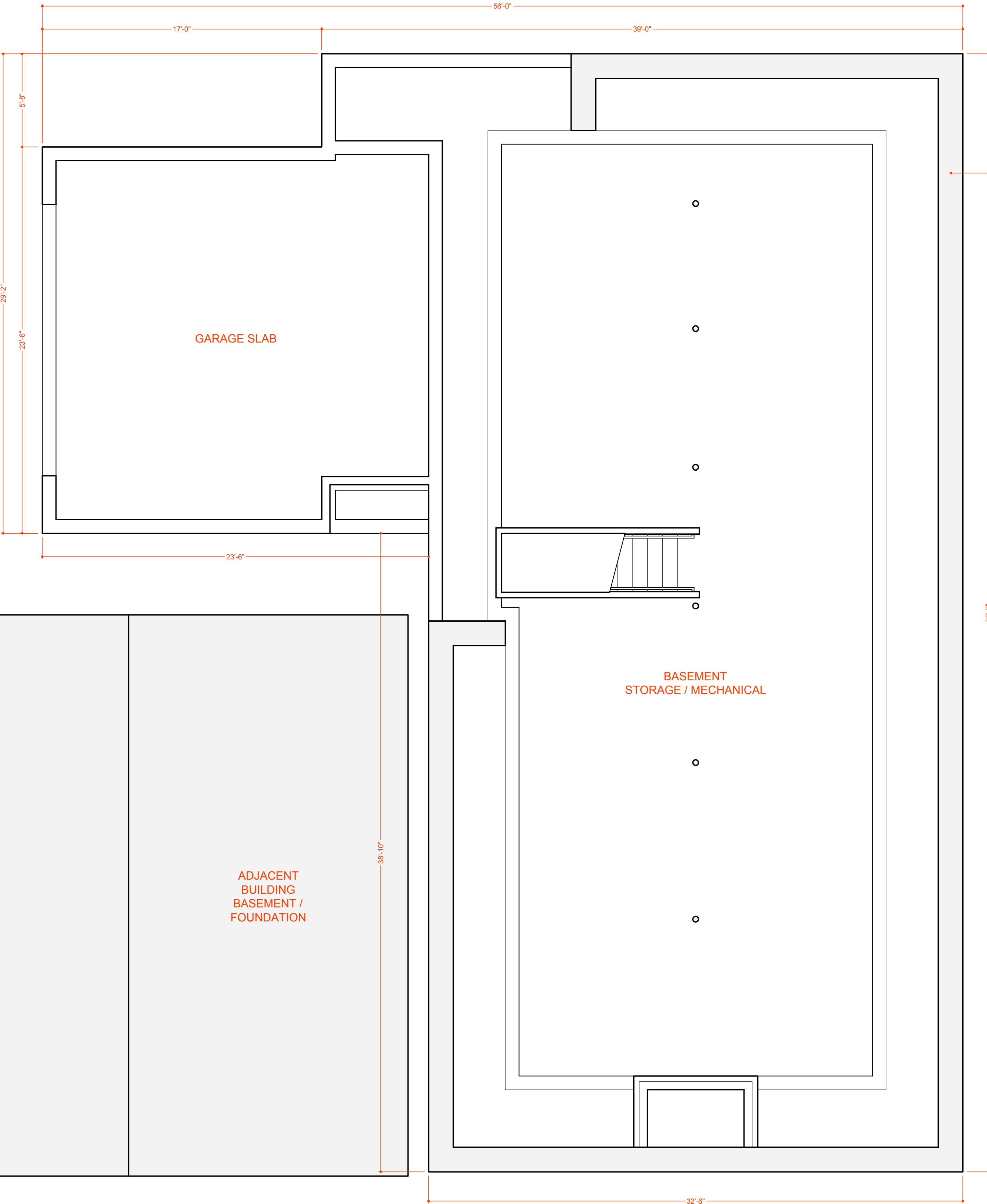


583 Hope Street - proposed view from north



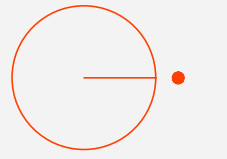
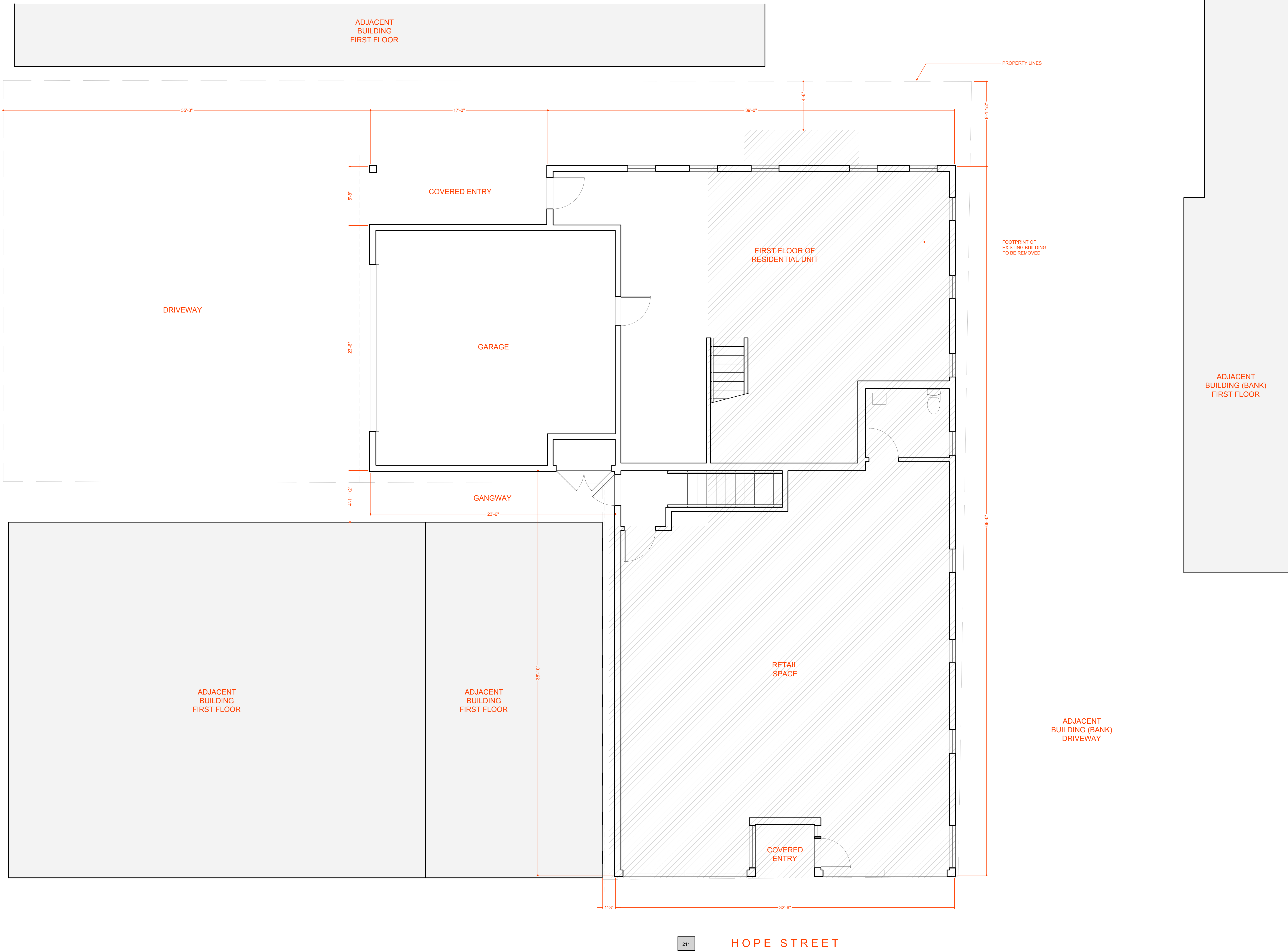
583 Hope Street - proposed view from northwest

BRADFORD STREET

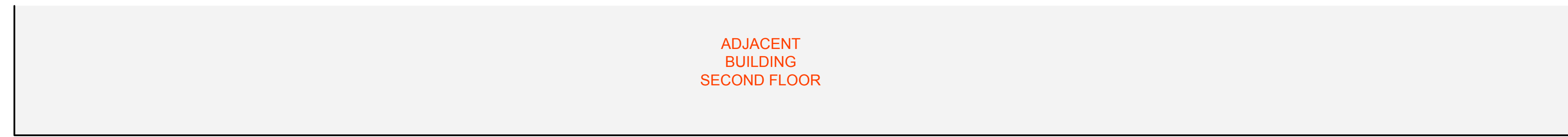


HOPE STREET

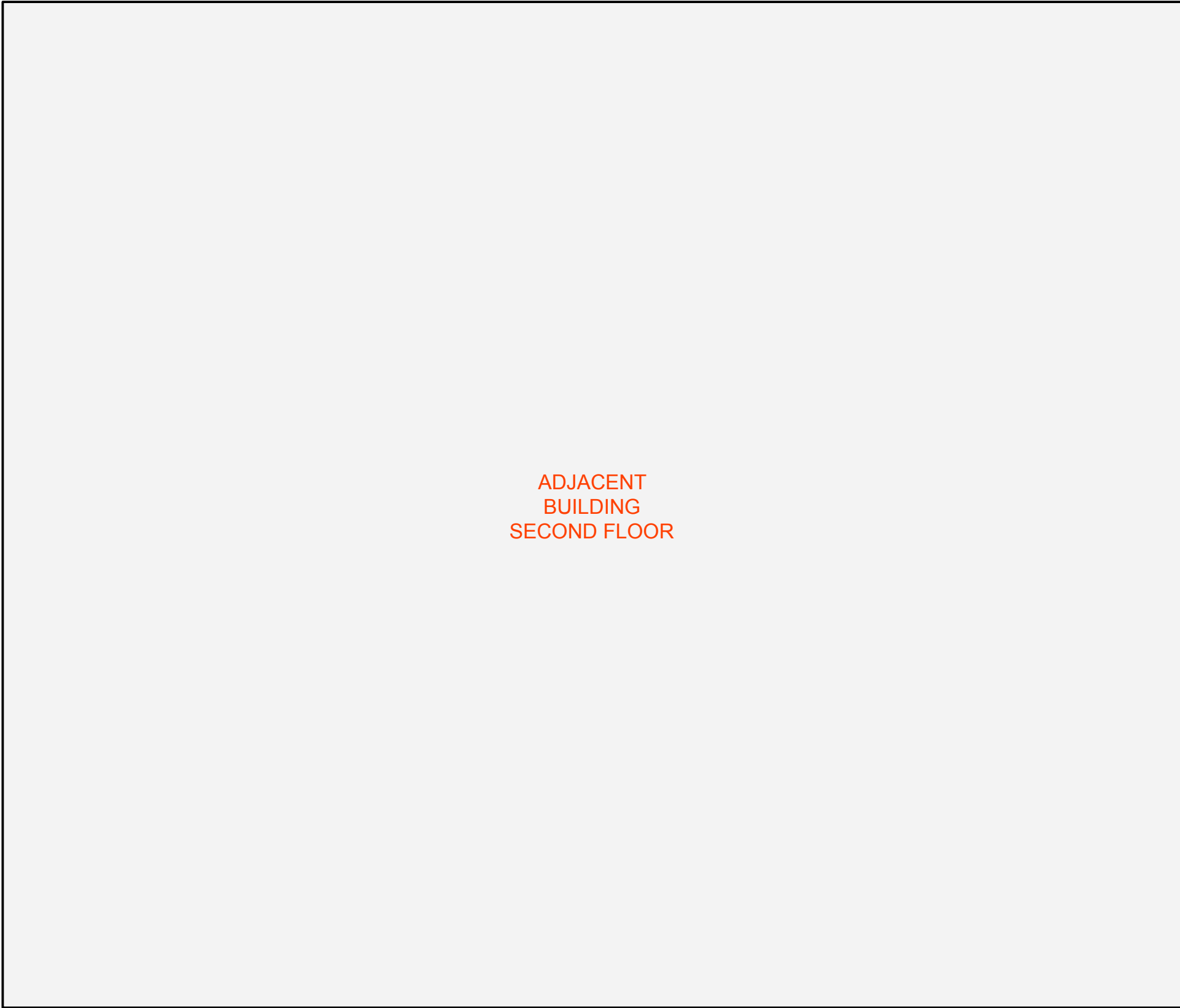
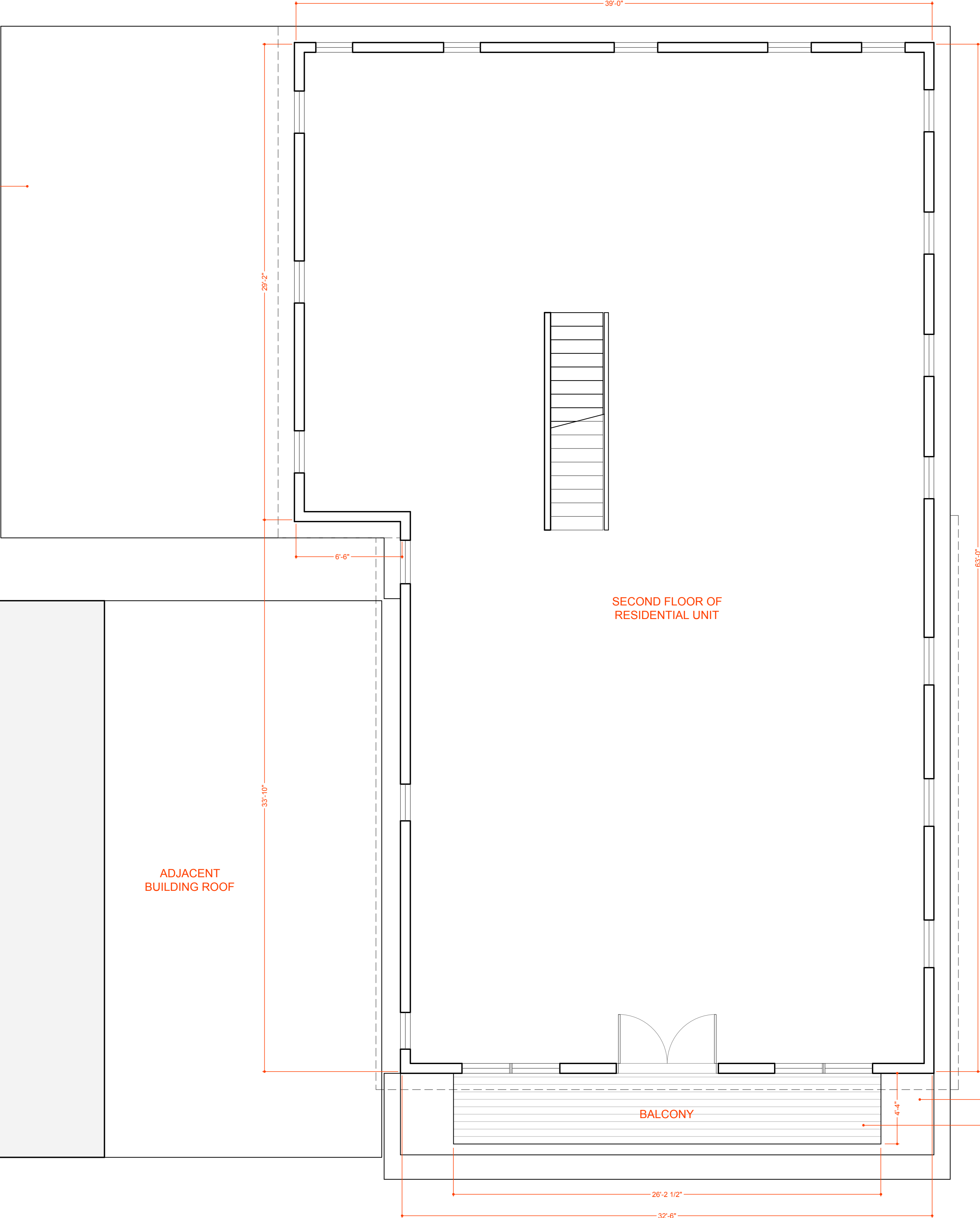
BRADFORD STREET



BRADFORD STREET



LOW SLOPE
MEMBRANE ROOF



ADJACENT
BUILDING ROOF

ADJACENT
BUILDING
SECOND FLOOR

METAL PARAPET CAP
WOOD DECKING

BALCONY

HOPE STREET

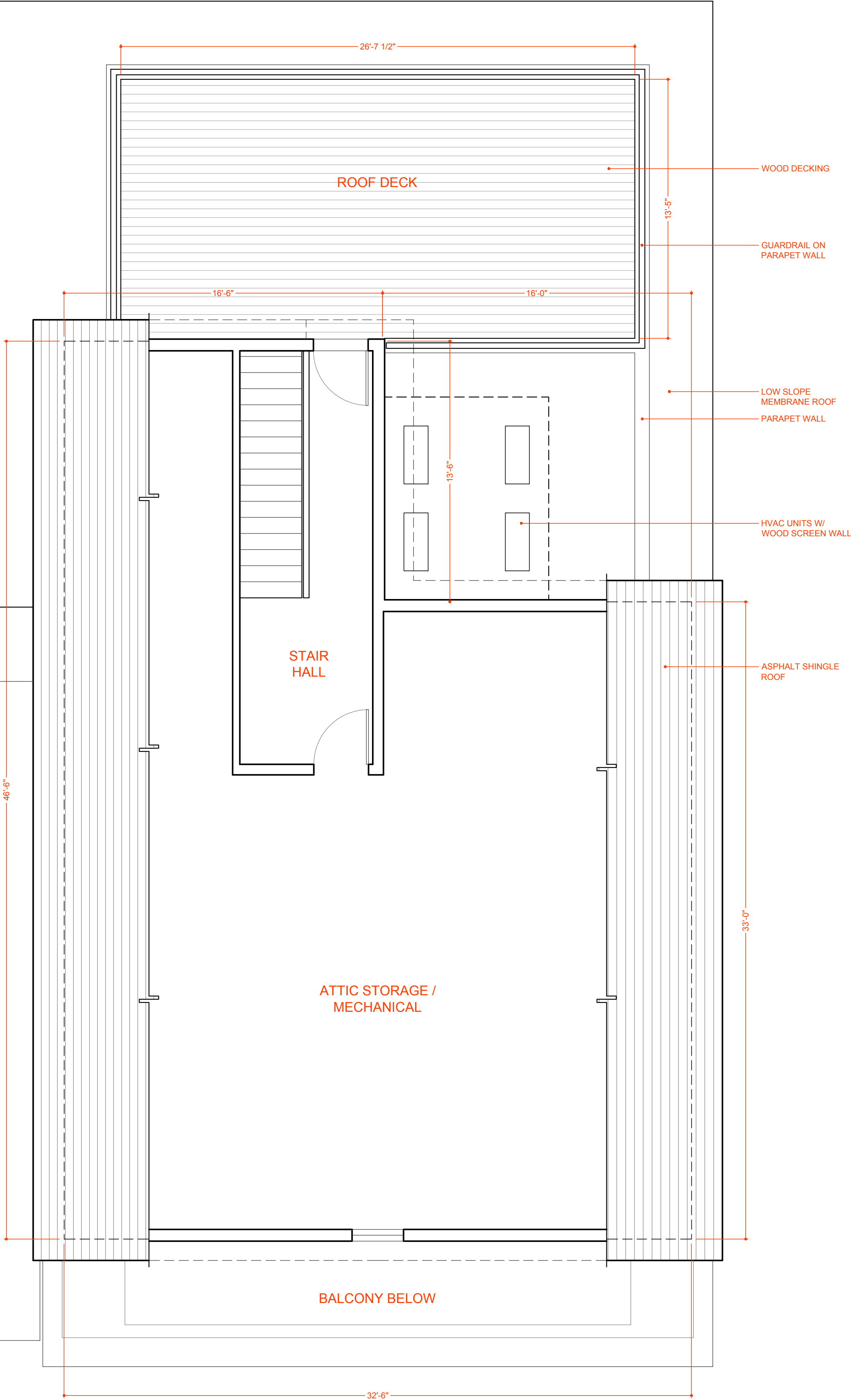
BRADFORD STREET

ADJACENT BUILDING ROOF

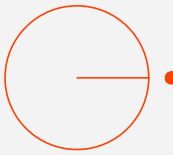
ADJACENT BUILDING THIRD FLOOR

ADJACENT BUILDING ROOF

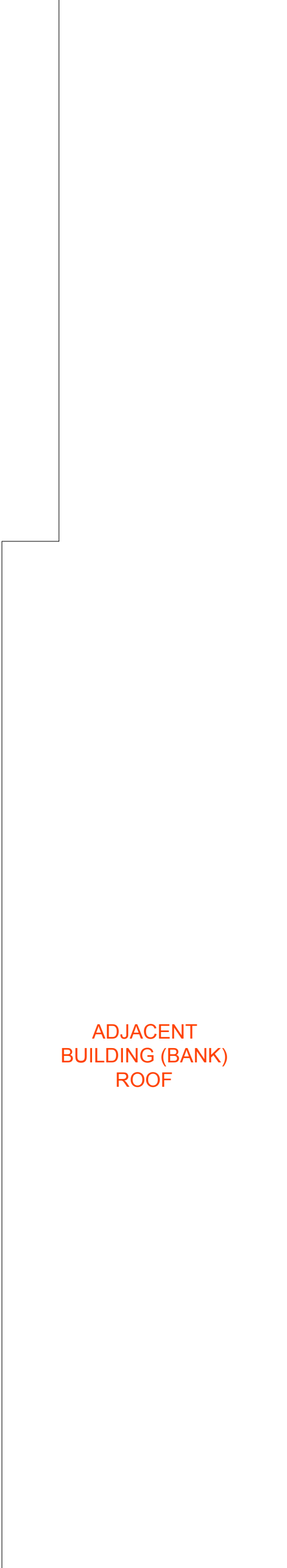
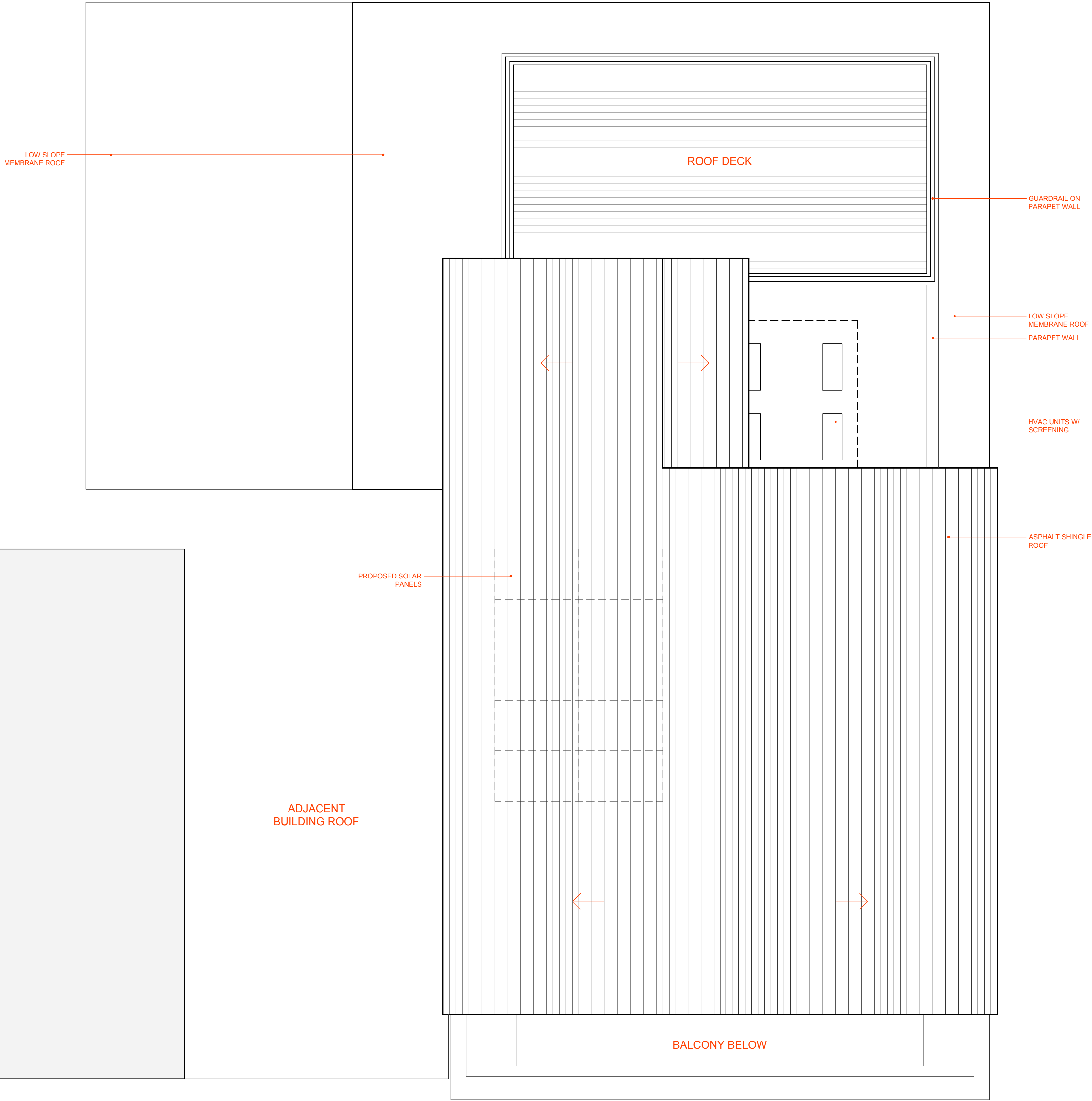
ADJACENT BUILDING (BANK) ROOF



HOPE STREET



BRADFORD STREET



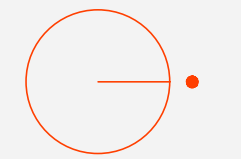
ADJACENT BUILDING FOURTH FLOOR / ATTIC

ADJACENT BUILDING ROOF

HOPE STREET

583 HOPE STREET
Bristol, RI

Project North



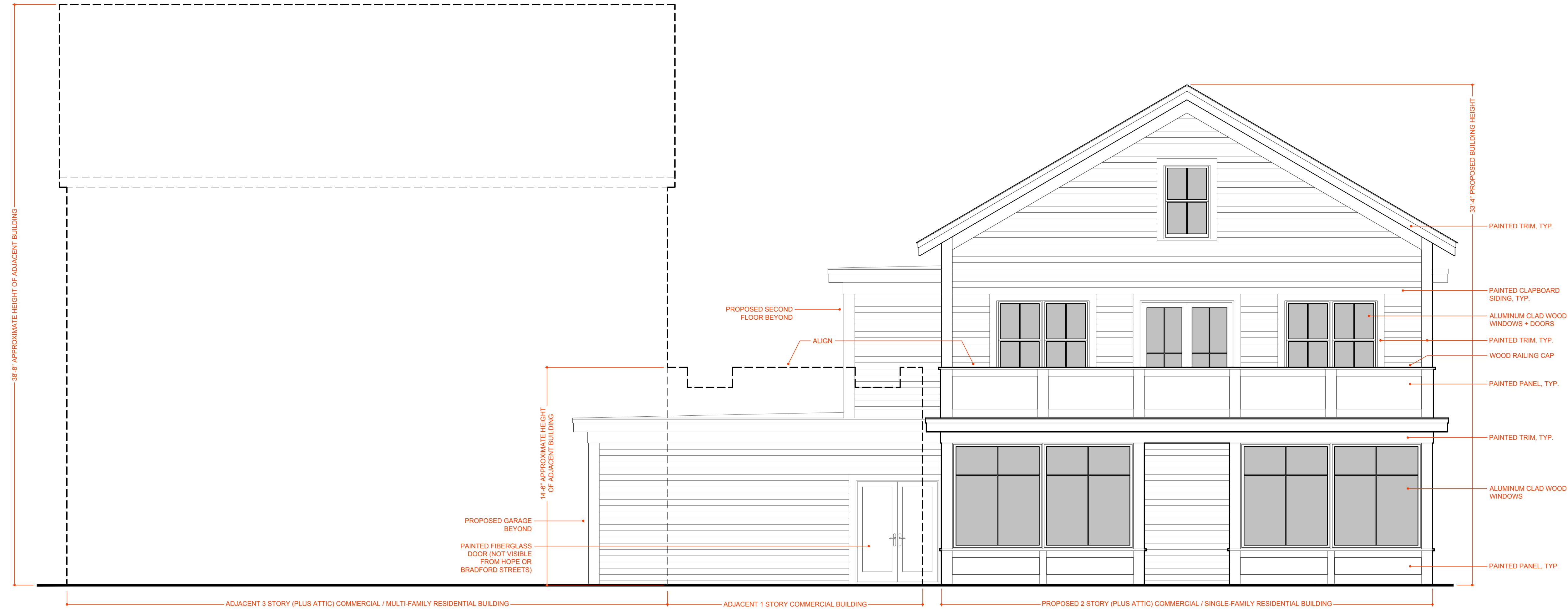
Revisions

ELEVATIONS

Scale 1/4"=1'-0"

A3.1

Issue Date 08.15.25



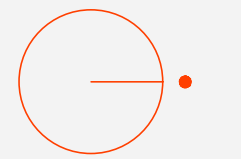
EAST ELEVATION



NORTH ELEVATION

583 HOPE STREET
Bristol, RI

Project North



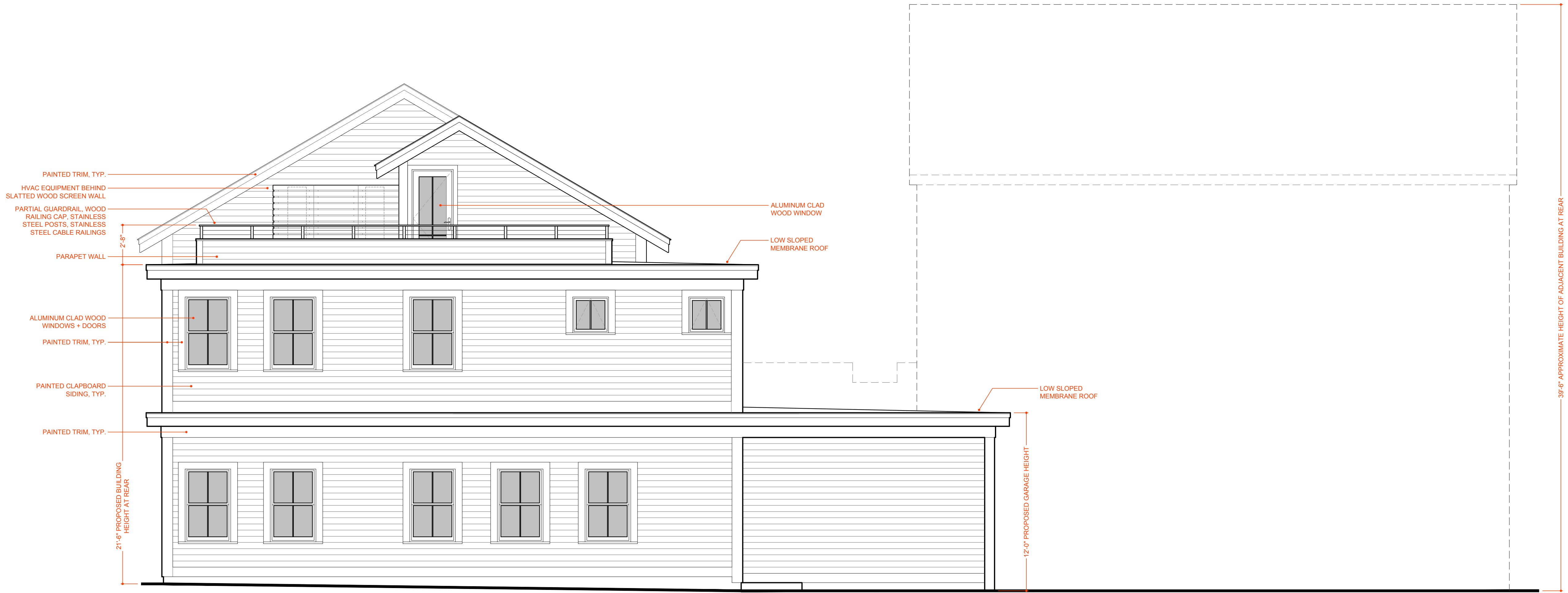
Revisions

ELEVATIONS

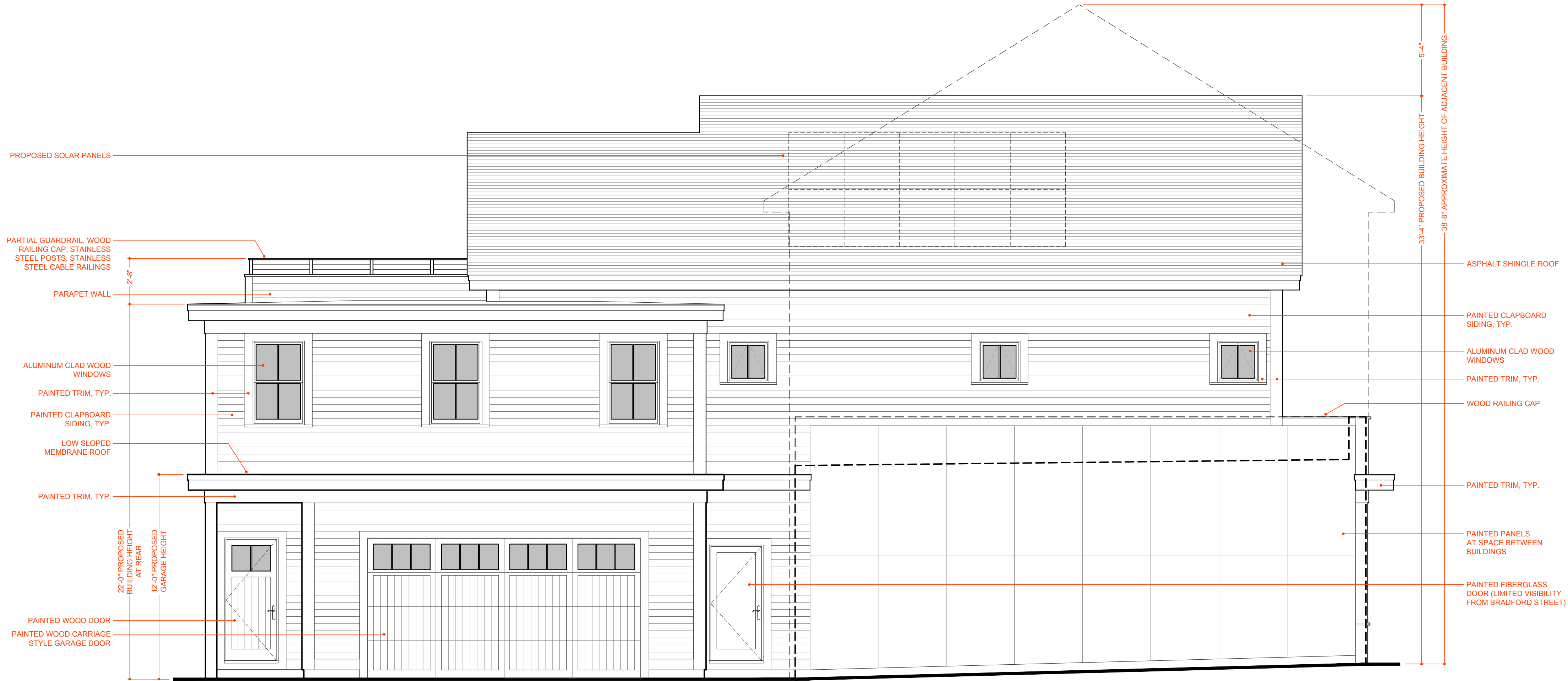
Scale 1/4"=1'-0"

A3.2

Issue Date 08.15.25



WEST ELEVATION

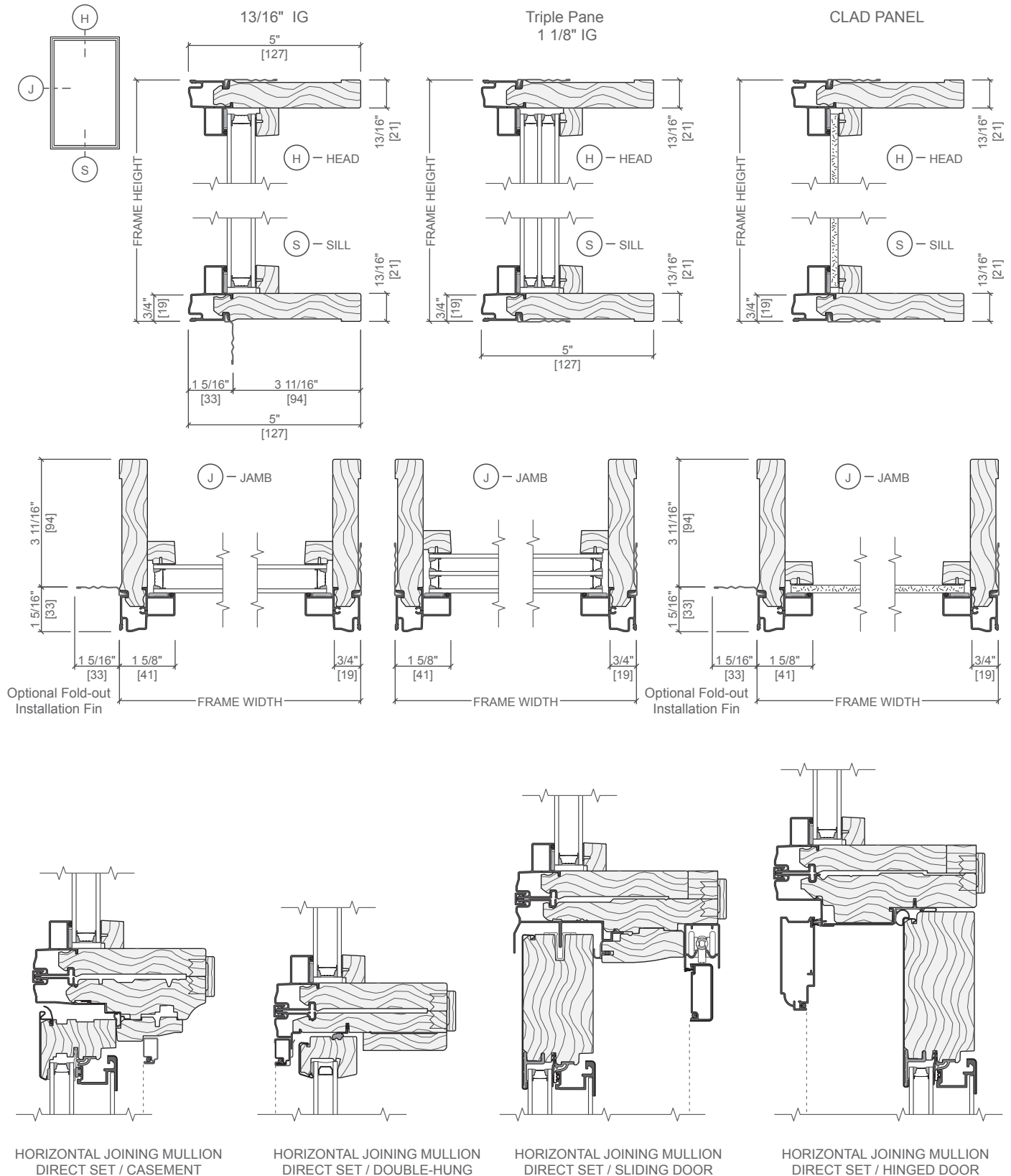


SOUTH ELEVATION



Clad-Wood Fixed Frame Direct Set Windows

Unit Sections - Interior Glazed Rectangular and Angled Shapes



Scale 3" = 1' 0"

All dimensions are approximate.

See www.PellaADM.com for mullion limitations and reinforcing requirements.

Rev. 08/30/21

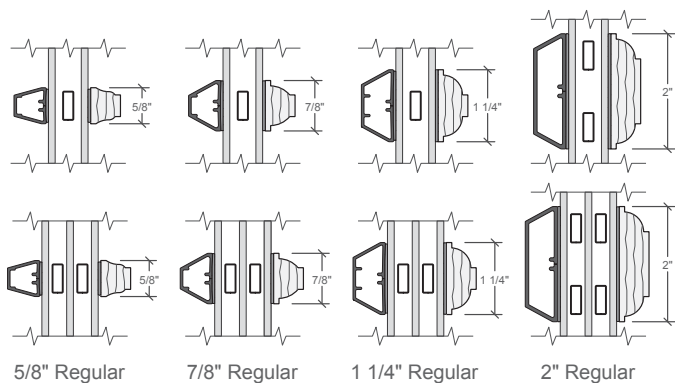
Pella 2025 Architectural Design Manual | Division 08 - Openings | Windows and Doors | www.Pella.com



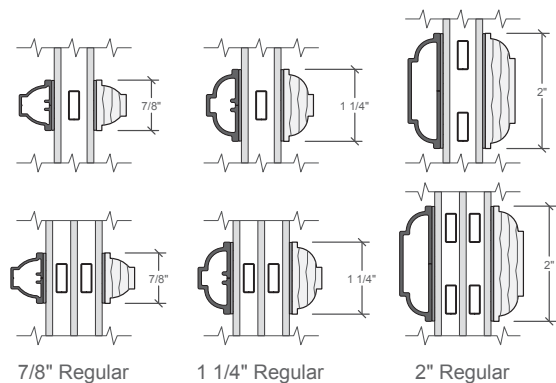
Grille Profiles

Traditional Style Collection - Integral Light Technology®

Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior

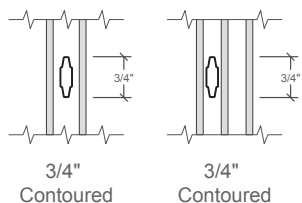


Ogee Grilles
Clad Exterior - Wood Interior



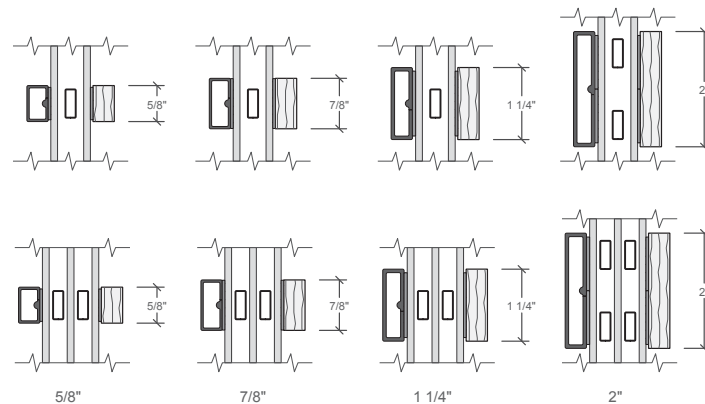
(Ogee ILT Grilles are available for Rectangle and Radius Shapes,
Putty Glaze ILT grilles are available for rectangle only.)

Grilles-Between-the-Glass



Contemporary Style Collection - Integral Light Technology®

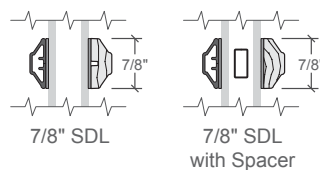
Square Grilles
Clad Exterior - Wood Interior



(Square ILT Grilles are available for Contemporary Style Rectangular and
Angle Shapes only)

Simulated-Divided-Light-Grilles

Simulated Divided Light



(1) Available in Pine, Mahogany, or Douglas Fir to match complete unit.

Doors > Exterior > Lincoln Park 1 Panel



Visualize



Favorite

Share

Lincoln Park 1 Panel

Fiberglass Standard

- These strong, long lasting, weather resistant doors won't rust or rot, and resist dents better than steel or wood doors.
- Fiberglass doors have a variety of style options and require less routine maintenance than wood or steel doors.
- Available as a Masonite Performance Door System, which is 64% better at keeping air and water out than the leading competitor.

Where to Buy



Finish

Smooth



Color

Blue

Paint Stains Custom



Paint colors shown are for reference only and may vary from the physical product. Consult with your retailer or dealer for personalized assistance, including availability and more options not shown online.



Door Configuration

Single Door



See All Available Sizes



Pella® Reserve™

Traditional Wood & Clad/Wood

Exquisitely designed windows and doors with unparalleled historical detailing.

Double-Hung Interior



Double-Hung Exterior



- **Easy-to-learn Pella Steady Set™ interior installation system**

Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.¹ The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.² Available on select windows.

- **Historical Details**

Our most historically authentic line of wood windows and patio doors. Featuring through-stile construction, deliberate proportions and intricate profiles. Pella Reserve – Traditional products are the ideal choice for historical renovations and traditional building projects.

- **Authentic hardware**

Complement your project with historically authentic spoon-lock window hardware. Our Antiek casement window hardware is inspired by period furniture to deliver authentic traditional style.

- **Architectural interest**

Pella's Integral Light Technology® grille helps capture the look of true-divided-light without sacrificing energy performance. Further your aesthetic with the putty profile, recreated with historically accurate angles to provide meaningful depth and a realistic shadow. Pella Reserve products offer the industry's deepest sash dimension.

- **Virtually unlimited customization**

If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.

- **Tailor-made solutions**

From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.

- **Intentional innovation**

The award-winning Integrated Rolscreen® retractable screen preserves aesthetics and the view. It is a double- and single-hung screen that appears when you open the window and rolls away, out of sight, when you close it.

- **Durable interiors and extruded aluminum exteriors**

To help save you time on the jobsite, interior finish options are available in a variety of paints and stains, or primed and ready-to-paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.

- **ENERGY STAR® certified³**

Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.

- **Testing beyond requirements**

All wood products and testing are not created equal. Pella raises the bar on industry standard testing and beyond to deliver long-lasting products and reduced callbacks. Every Pella wood window and door passes 5, on average, quality checks before it arrives on the jobsite.

- **Best limited lifetime warranty⁴**

Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.⁴

Available in these window and patio door styles:



Special shape windows also available.

Product Specifications

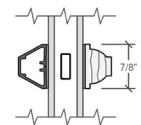
Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-¾"	13-¾"	59"	59"	LC30 – CW50	0.25-0.29	0.18-0.47	27-35	Pella Steady Set [®] ; Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-¾"	13-¾"	47"	108"	R35-CW50	0.25-0.29	0.18-0.47	27-34	
Fixed Casement	10"	10"	144"	144"	R35-CW50	0.25-0.29	0.18-0.47	27-35	
Double-Hung	14"	24-3/8"	48"	96"	CW30-CW50	0.25-0.30	0.19-0.53	28-35	
Precision Fit Double-Hung	13-½"	23-¾"	48"	84"	CW40-CW50	0.25-0.31	0.19-0.53	26-30	Pocket Replacement
Monumental Hung	13-¾"	24"	72"	144"	LC25-CW50	0.25-0.30	0.17-0.47	29-34	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
In-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
In-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	18"	36"	48"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	36"	36"	96"	119-½"	R50-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	For more info visit PellaADM.com
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	—	
Multi-Slide Patio Door	40-¼"	50-½"	701-5/8"	119-½"	R15-LC25 ³	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	31-¾"	55-½"	312"	119-½"	R15-LC25 ³	0.26-0.44	0.13-0.45	—	

Window sizes available in 1/8" increments
Special sizes available. For more information regarding performance, visit [pella.com/performance](#). For more information regarding frame and installation types, visit [PellaADM.com](#).

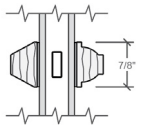
Grilles

Integral Light Technology[®]

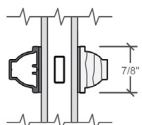
Choose the look of true divided light without sacrificing energy performance.



Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



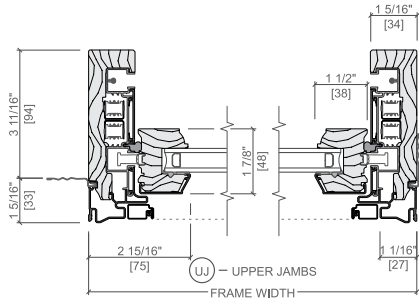
Putty Glaze Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"



Ogee Exterior with Ogee Interior⁴
7/8", 1-1/4" or 2"

Cross Sections

Cross Sections



Optional Fold-out Installation Fin

The double-hung cross sections provide visual reference to the historic putty exterior profile and traditional, beveled Ogee interior that add architectural interest to your project.

^{3, 4} See back cover for disclosures.

Window Hardware

Classic Collection

Get a timeless look with authentic styles in classic finishes.



Fold-away Crank
Antiek



Spoon-Style Lock

Finishes:



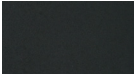
Champagne



White



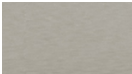
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Rustic Collection

Create a distinct and charming look with distressed finishes.



Fold-away Crank
Antiek

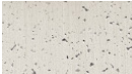


Spoon-Style Lock

Finishes:



Distressed Bronze



Distressed Nickel

Essential Collection

Select from popular designs and finishes to suit every style.



Fold-away Crank



Cam-Action Lock

Finishes:



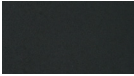
Champagne



White



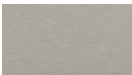
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Patio Door Hardware

Classic Collection

Choose timeless pieces, created in collaboration with Baldwin[®] Hardware, for a look that will never go out of style.

BALDWIN[®]



Hinged & Bifold Patio Door Handle
Virago

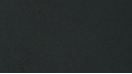


Sliding & Multi-Slide Patio Door Handle
Ambrose



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle
Standard



Sliding Patio Door Handle
Standard



Multi-Slide Patio Door Handle^{5, 6}

Finishes:



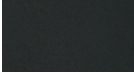
Champagne



White



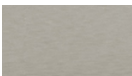
Brown



Matte Black



Oil-Rubbed Bronze



Satin Nickel



Satin Brass

Additional hardware collections available. Visit [PellaADM.com](#) for more information.

^{5, 6} See back cover for disclosures.

Wood Types

Choose the wood species that best complements your project's interior.

Custom solutions:



Pine



Douglas Fir



Mahogany



White Oak



Red Oak



Cherry



Maple

Prefinished Pine Interior Colors

Custom interior finishes, unfinished or primed and ready-to-paint are also available.



White



Bright White



Linen White



Natural Stain



Golden Oak Stain



Early American Stain



Provincial Stain



Dark Mahogany Stain



Charcoal Stain



Black Stain

Extruded Aluminum-Clad Exterior Colors

Our low-maintenance EnduraClad® exterior finish resists fading. Take durability one step further with EnduraClad Plus which also resists chalking and corrosion.⁷



Custom colors are also available.



Black



White



Brown



Fossil



Iron Ore



Portobello



Putty



Almond



Classic White



Brick Red



Hartford Green



Pearl Gray



Soft Linen



Satin Steel



Matte Gray



Wolf Gray



Spice Red



Sage



Frost Blue



Blue Ash

Screens

Rolscreen®

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

Integrated Rolscreen®

A concealed retractable screen that moves seamlessly with the sash of a single- or double-hung window — appearing when you open the window and rolling out of sight when you close it.

TuffScreen® by Phifer®

The TuffScreen® is 2.5x stronger than a standard screen.⁸ It is tear, puncture and damage resistant, standing up to pets, children and harsh weather. Available on sliding patio doors.

⁸All trademarks are property of their respective owners

Flat

InView™ screens are clearer than conventional screens and come standard.



The Best Limited Lifetime Warranty in the Industry
We know your reputation matters and you stake your reputation on quality, dependable products. That's why we have the best limited lifetime warranty in the industry for wood windows and patio doors.²

¹ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

² Based on comparing written limited warranties of leading national wood window and wood patio door brands. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty or contact Pella Customer Service.

³ Ratings are contingent on product configurations.

⁴ Color-matched to your product's interior and exterior color. Offering may vary by product type. See Pella sales representative for details.

⁵ Flush multi-slide handle is a Pella exclusive design.

⁶ Flush multi-slide handle is not available in Champagne.

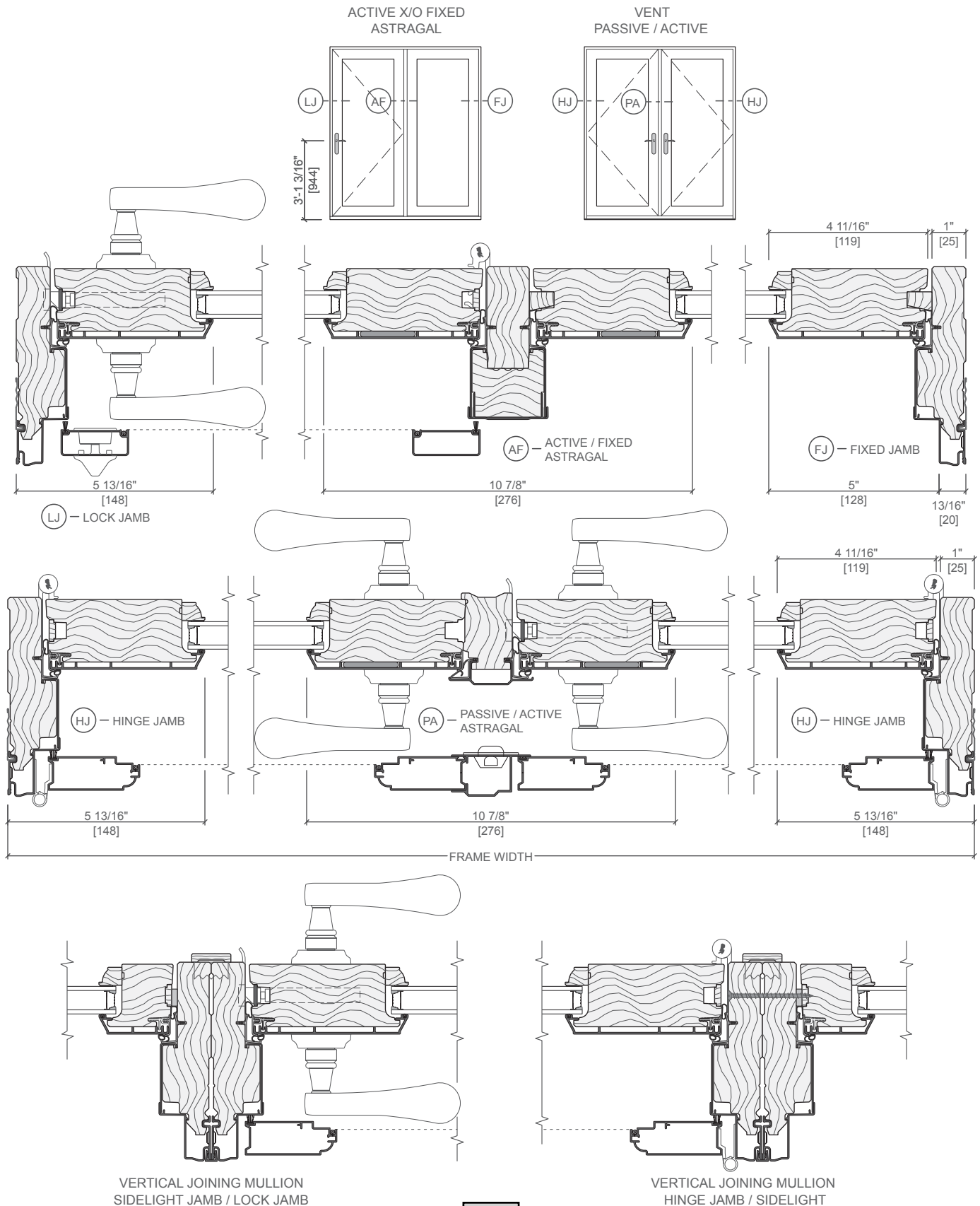
⁷ EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

⁸ Based on the composite results of a 5-panel strength analysis comparing TuffScreen and standard screening.



Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile

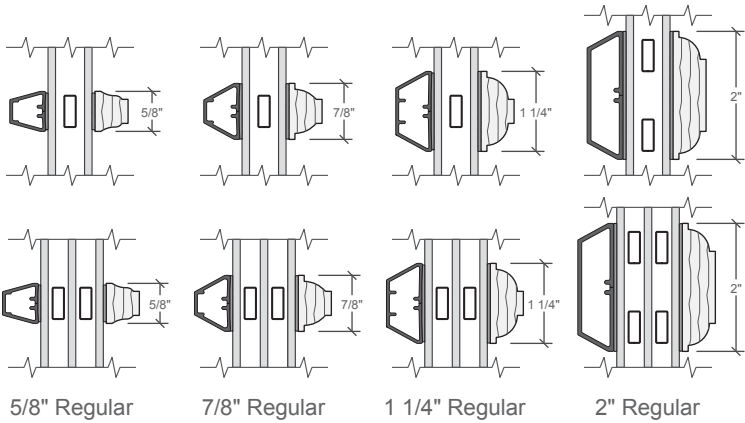




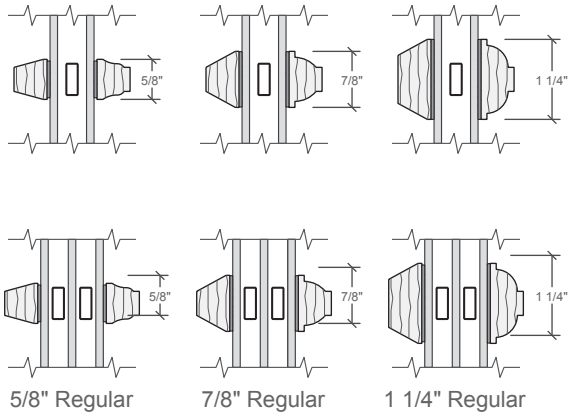
Grille Profiles

Traditional Style Collection - Integral Light Technology®

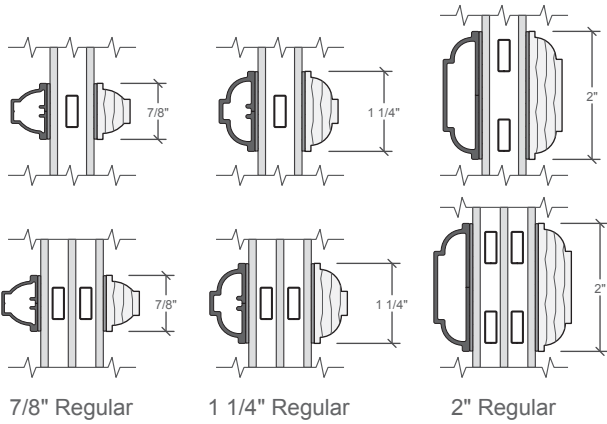
Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



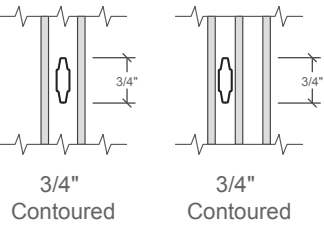
Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



Ogee Grilles
Clad Exterior - Wood Interior



Grilles-Between-the-Glass



Interior wood Integral Light Technology grilles available in Pine, Mahogany or Douglas Fir to match complete unit.



Featured: LP® SmartSide® ExpertFinish® Cedar Texture Shakes, Trim, Fascia, Soffit & Accessories in Abyss Black

LP SmartSide®
ExpertFinish® TRIM & SIDING

LP SmartSide®
TRIM & SIDING

Product Guide & Specifications



Featured: LP® SmartSide® Cedar Texture Lap, Soffit, Cedar Shake, Trim & Fascia

BECAUSE STRENGTH IS MAKE OR BREAK

Featured: LP® SmartSide® ExpertFinish® Panel Siding & Trim in Tundra Grey *Image edited for dramatization

A NATURAL DEFENSE AGAINST NATURE

All LP® SmartSide® products are treated to the core through our proprietary LP® SmartGuard® manufacturing process. With a carefully formulated mix of resins, waxes and zinc borate, the SmartGuard process adds strength and helps LP SmartSide products offer protection against hail damage and moisture intrusion as well as resistance to termites and fungal decay.

See more about how LP SmartSide products are made at [YouTube.com/LPSmartSide](https://www.youtube.com/LPSmartSide)



FOUR COMPONENTS OF PROTECTION

LP's proprietary SmartGuard manufacturing process helps ensure that every LP SmartSide Trim & Siding product is treated with an advanced formula of adhesive resins, water-resistant waxes and zinc borate, after which a water-resistant, resin-saturated overlay is bonded to the product. The result: four components of protection against water damage, termites and fungal decay.



RESINS



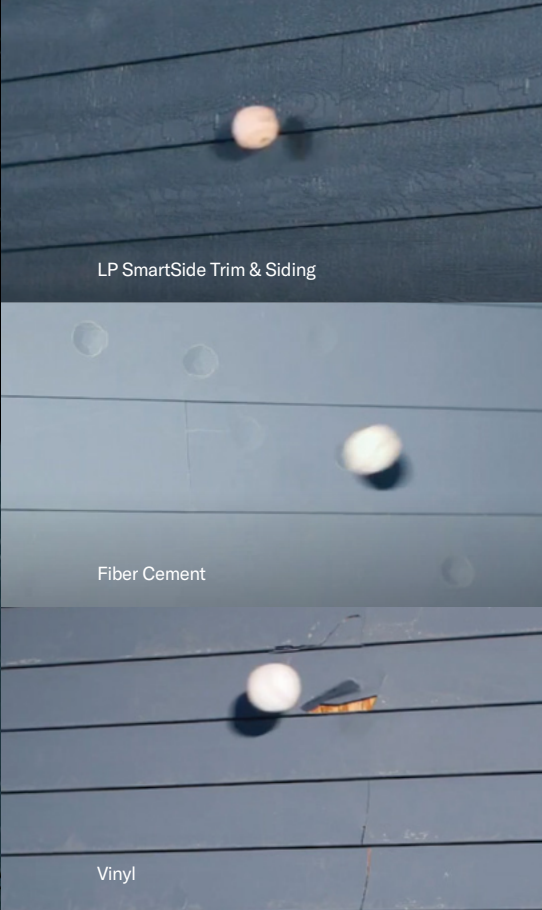
WAXES



ZINC BORATE



OVERLAY



OUTSTANDING IMPACT RESISTANCE

In a study commissioned by LP, researchers determined that LP® SmartSide® cedar lap siding resists impact better than vinyl and fiber cement siding, which means that it can stand up better against everything from everyday bumps to storm debris.

And because of LP SmartSide siding's durability, it doesn't break easily and results in less waste.



HAIL AND WIND RESISTANCE

Results of third-party testing commissioned by LP Building Solutions demonstrate that LP SmartSide cedar texture lap siding resists hail damage better than fiber cement and vinyl. In fact, the LP SmartSide warranty covers impacts from hail up to 1.75 inches in diameter. LP SmartSide lap siding is also designed to withstand tough storms with wind gusts of up to 200 miles per hour. Refer to ESR-1301 or PR-N124.



RESISTANCE TO FUNGAL DECAY AND TERMITES

Since 1996, LP SmartSide siding has undergone brutal testing in Hilo, Hawaii. An average temperature of more than 70 degrees, high levels of humidity, and almost 170 inches of annual rainfall make Hilo's climate the perfect breeding ground for termites, moisture and fungal decay. Yet our Exterior Exposure Program continues to validate that LP SmartSide siding performs over time.

BACKED BY STRONG WARRANTIES

LP has your back with an industry-leading transferable prorated limited warranty for LP SmartSide products: a 50-year limited warranty for the substrate and 100% labor and material in the first 5 years. LP® SmartSide® ExpertFinish® Trim & Siding products include an additional 15-year limited warranty for the finish.

For complete warranty details visit [LPCorp.com/Literature](https://www.lpcorp.com/Literature)



SIDING FOR A MORE SUSTAINABLE WORLD

LP® SmartSide® Trim & Siding products are must-have materials to help builders qualify for sustainable building programs. In fact, the LP SmartSide full product portfolio represents one of the only carbon-negative siding options on the market, making it a great solution for clients who desire sustainable products with minimal impact on our environment.



Featured: LP® SmartSide® ExpertFinish® Panel Siding & Trim in Abyss Black



Featured: LP® SmartSide® ExpertFinish® Panel Siding & Trim in Abyss Black

We're not just building for the future; we're helping to protect it by using Sustainable Forestry Initiative® (SFI) certified forest management and fiber sourcing systems to help ensure that our wood comes from well-managed forests.

INHERENTLY SUSTAINABLE

The LP® SmartSide® manufacturing process begins with wood, a renewable resource, grown and gathered responsibly under strict SFI standards. We utilize 99% of all wood fiber that enters our manufacturing facilities either in our products or as an alternative renewable energy source to offset fossil fuel consumption.

A DURABLE CARBON-NEGATIVE SIDING OPTION

The amount of carbon dioxide emitted from raw material sourcing, manufacturing, shipping, and average end-of-life of LP SmartSide is less than the amount stored over its lifetime, qualifying it as carbon negative. In fact, LP SmartSide Trim & Siding produces 54% less greenhouse gas emissions during manufacturing as compared to fiber cement-based siding products.



Learn more about LP's sustainability story at LPCorp.com/Sustainability



Featured: LP® SmartSide® ExpertFinish® Lap shown in Cedar Texture Snowscape White

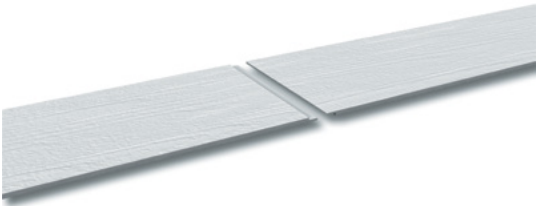


Featured: LP® SmartSide® ExpertFinish® Cedar Texture Nickel Gap Siding in Sand Dunes

HOLDS UP. STANDS OUT.

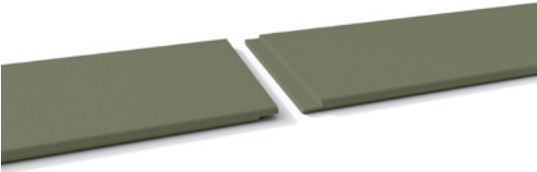
LAP SIDING

Create the look you want with a versatile selection of LP® SmartSide® ExpertFinish® products. Engineered to help stand up to many weather conditions, LP SmartSide Lap Siding is a natural, durable choice for structures in most regions. Plus, It’s a great companion cladding for structures partially finished in stucco, stone or brick.



LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE LAP JOINT SIDING

Shown in ExpertFinish color Snowscape White



LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH LAP JOINT SIDING

Shown in ExpertFinish color Garden Sage

A MODERN PROFILE WITH DESIGN FLEXIBILITY

NICKEL GAP SIDING

LP® SmartSide® Nickel Gap Siding offers a modern profile using SmartGuard® technology. Nickel Gap features locking flanges with a fastener groove that hides nails. This also allows for the siding to be stacked and tapped into place, creating a gap between the boards about the size of a nickel.



LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE NICKEL GAP SIDING

Shown in ExpertFinish color Snowscape White



LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH NICKEL GAP SIDING

Shown in ExpertFinish color Garden Sage



Featured: LP® SmartSide® ExpertFinish® Cedar Texture Panel & Vertical Siding, Trim & Fascia in Abyss Black



Featured: LP® SmartSide® Cedar Shakes, Vertical Siding, Trim & Fascia

Item 11.

DURABLE FROM TOP TO BOTTOM

PANEL & VERTICAL SIDING

Tough to the core, LP® SmartSide® ExpertFinish® Panel & Vertical Siding are treated engineered wood products that boast great durability, stability and consistency. They’re easy to recommend for multifamily, shed and residential applications that require a premium look and the toughness to help combat many weather conditions. Plus, they can help you re-create the charming appearance of board and batten while providing the added protection of the LP® SmartGuard® process.



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
PANEL**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
CEDAR TEXTURE
VERTICAL SIDING**

Shown in ExpertFinish
color Snowscape White



**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
PANEL**

Shown in ExpertFinish
color Garden Sage



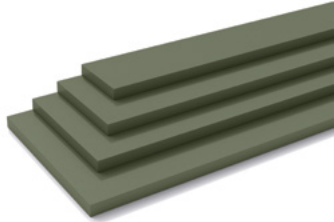
**LP SMARTSIDE
EXPERTFINISH
BRUSHED SMOOTH
VERTICAL SIDING**

Shown in ExpertFinish
color Garden Sage



**LP SMARTSIDE EXPERTFINISH
CEDAR TEXTURE TRIM**

Shown in ExpertFinish color Snowscape White



**LP SMARTSIDE EXPERTFINISH
BRUSHED SMOOTH TRIM**

Shown in ExpertFinish color Garden Sage

THE FINISHING TOUCH TO MAKE THE NEIGHBORS JEALOUS

TRIM & FASCIA

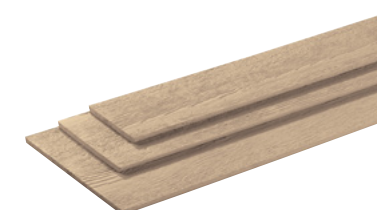
LP® SmartSide® ExpertFinish® Trim & Fascia are the finishing touch that’s the first to get noticed. With deep cedar-grain texture and brushed smooth options as well as a variety of widths and thicknesses, you can add custom design accents that take curb appeal to the next level. LP SmartSide ExpertFinish Trim is a must-have product for when you want your craftsmanship to stand out on any home or shed.

PRIMED AND READY TO MATCH YOUR **STYLE**

The complete LP® SmartSide® Trim & Siding product collection is available primed and ready to paint any color so you can enjoy the flexibility you need to create almost any home style. Explore the collection and options on the following pages.

SHOW YOUR TRUE COLORS

For even more aesthetic options, primed LP SmartSide products serve as a great option. These products arrive ready to be painted any color so you and your clients can create the look you want. They're also backed by the durability you expect from engineered wood technology. All LP SmartSide products are available in the primed option.



LAP SIDING

Easier-to-maintain traditional siding, available in cedar texture



NICKEL GAP SIDING

Offers a modern profile with locking flanges and a fastener groove that hides nails



SHAKES

Accent piece with staggered or straight edges and shiplap ends for a detailed finish



PANEL & VERTICAL SIDING

Siding that can be used to create the classic board and batten style, among other looks



TRIM & FASCIA

Details to add interest and curb appeal to any home's look, available in brushed smooth and cedar texture



SOFFIT

Ventilation that completes a clean exterior look and serves as a finishing touch



J-BLOCK

Offers a way to easily and attractively mount light fixtures, water faucets and more



MINI-SPLIT

Install exterior features with ease; can be separated for specific mount styles



OUTSIDE CORNER

Primed one-piece corners eliminate the need to build corners on the jobsite and help prevent water intrusion



Specifications: LP® SmartSide® Lap Siding

BRUSHED SMOOTH LAP SIDING

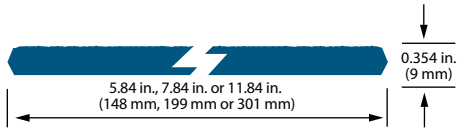
BRUSHED SMOOTH TEXTURE PROVIDES A MODERN LOOK THAT STILL REMAINS TIMELESS

- One of the most durable lap siding options on the market today
- Available in lengths up to 16’ to help speed installation
- May create fewer seams than traditional 12’ siding
- Primed for exceptional paint adhesion
- APA-certified lap siding
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Brushed Smooth

38 SERIES BRUSHED SMOOTH LAP



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Lap	16 ft. (192 in.)(4.9 m)	5.84 in. (148 mm)	0.354 in. (9 mm)	45989	1.5 PSF
	16 ft. (192 in.)(4.9 m)	7.84 in. (199 mm)	0.354 in. (9 mm)	45990	1.5 PSF
	16 ft. (192 in.)(4.9 m)	11.84 in. (301 mm)	0.354 in. (9 mm)	45991	1.5 PSF

Specifications: LP® SmartSide® Lap Siding Coverage

Lap Siding 16' Length	Reveal (size)		
Area (sq. ft.)	4-7/8" (6")	6-7/8" (8")	10-7/8" (12")
100	16 pcs.	11 pcs.	7 pcs.
200	31 pcs.	22 pcs.	14 pcs.
300	47 pcs.	33 pcs.	21 pcs.
400	62 pcs.	44 pcs.	28 pcs.
500	77 pcs.	55 pcs.	35 pcs.
600	93 pcs.	66 pcs.	42 pcs.
700	108 pcs.	77 pcs.	49 pcs.
800	124 pcs.	88 pcs.	56 pcs.
900	139 pcs.	99 pcs.	63 pcs.
1000	154 pcs.	110 pcs.	69 pcs.
1500	231 pcs.	164 pcs.	104 pcs.
2000	308 pcs.	219 pcs.	138 pcs.
2500	385 pcs.	273 pcs.	173 pcs.
3000	462 pcs.	328 pcs.	207 pcs.
3500	539 pcs.	382 pcs.	242 pcs.
4000	616 pcs.	437 pcs.	276 pcs.
4500	693 pcs.	491 pcs.	311 pcs.
5000	770 pcs.	546 pcs.	345 pcs.

Specifications: LP® SmartSide® Brushed Smooth Panel Siding

BRUSHED SMOOTH PANEL SIDING

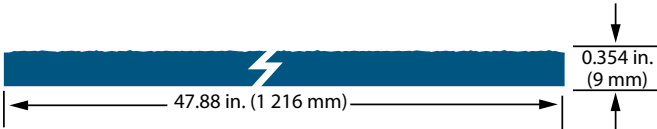
DURABILITY NEVER LOOKED SO GOOD

- Primed for exceptional paint adhesion
- Lighter per square foot than comparable fiber cement panel
- Strong enough to be nailed directly to stud, making additional sheathing unnecessary in many applications
- Helps to eliminate need for additional bracing on load-bearing walls
- Excellent exterior for homes in areas of high winds
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Brushed Smooth Panel

38 SERIES BRUSHED SMOOTH PANEL – SQUARE EDGE



Specifications: LP® SmartSide® Brushed Smooth Panel Siding

DESCRIPTION	LENGTH	GROOVE	GROOVE WIDTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Brushed Smooth No Groove Square Edge	8 ft. (96 in.)(2.4 m)	No Groove	N/A	47.88 in. (405 mm)	0.354 in. (9 mm)	46008	-

Rated for Structural Use by APA
*Special order item. Requires minimum quantity and extended lead times.
**Coordinates with LP SmartSide Trim for board and batten applications.

Specifications: LP® SmartSide® Panel Siding Coverage

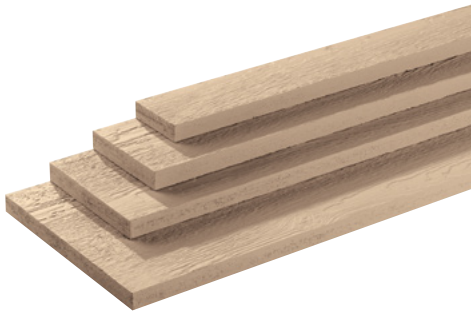
Panel Siding	Size			
Area (sq. ft.)	4' x 8'	4' x 9'	4' x 10'	4' x 12'
100	4 pcs.	3 pcs.	3 pcs.	3 pcs.
200	7 pcs.	6 pcs.	5 pcs.	5 pcs.
300	10 pcs.	9 pcs.	8 pcs.	7 pcs.
400	13 pcs.	12 pcs.	10 pcs.	9 pcs.
500	16 pcs.	14 pcs.	13 pcs.	11 pcs.
600	19 pcs.	17 pcs.	15 pcs.	13 pcs.
700	22 pcs.	20 pcs.	18 pcs.	15 pcs.
800	25 pcs.	23 pcs.	20 pcs.	17 pcs.
900	29 pcs.	25 pcs.	23 pcs.	19 pcs.
1000	32 pcs.	28 pcs.	25 pcs.	21 pcs.
1500	47 pcs.	42 pcs.	38 pcs.	32 pcs.
2000	63 pcs.	56 pcs.	50 pcs.	42 pcs.
2500	79 pcs.	70 pcs.	63 pcs.	53 pcs.
3000	94 pcs.	84 pcs.	75 pcs.	63 pcs.
3500	110 pcs.	98 pcs.	88 pcs.	73 pcs.
4000	125 pcs.	112 pcs.	100 pcs.	84 pcs.
4500	141 pcs.	125 pcs.	113 pcs.	94 pcs.
5000	157 pcs.	139 pcs.	125 pcs.	105 pcs.

Specifications: LP® SmartSide® Trim

CEDAR TEXTURE TRIM

THE CLASSIC APPEARANCE OF CEDAR

- Use for corners, window and door trims
- Narrow widths for more design flexibility
- Primed for exceptional paint adhesion
- 16’ length can result in faster installation and fewer seams
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Cedar Texture

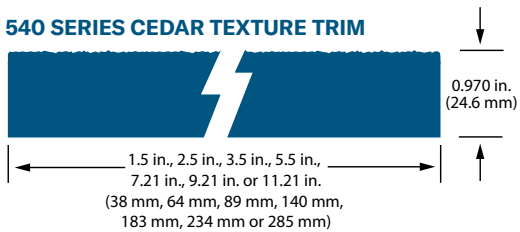
190 SERIES CEDAR TEXTURE TRIM



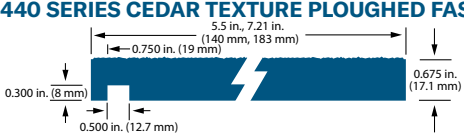
440 SERIES CEDAR TEXTURE TRIM



540 SERIES CEDAR TEXTURE TRIM



440 SERIES CEDAR TEXTURE PLOUGHED FASCIA



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
190 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.578 in. (14.7 mm)	28448	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.578 in. (14.7 mm)	28450	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.578 in. (14.7 mm)	28452	2 PSF
440 Series Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.675 in. (17.1 mm)	25877	2 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	25878	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	25880	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	25882	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	25883	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	25884	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	25885	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	1.50 in. (38 mm)	0.970 in. (24.6 mm)	25886 *	3 PSF
	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	25887 *	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	25888	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	25890	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	25891	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	25892	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	25893	3 PSF
440 Series Ploughed Fascia	16 ft. (192 in.)(4.9 m)	5.47 in. (140 mm)	0.62 in. (17.1 mm)	27240 *	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.62 in. (17.1 mm)	27819 *	2 PSF

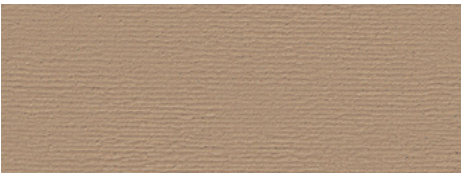
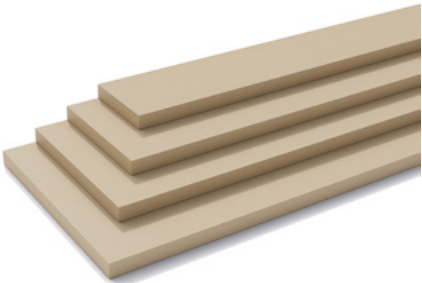
*Special order item. Requires minimum quantity and extended lead times.

Specifications: LP® SmartSide® Trim

BRUSHED SMOOTH TRIM

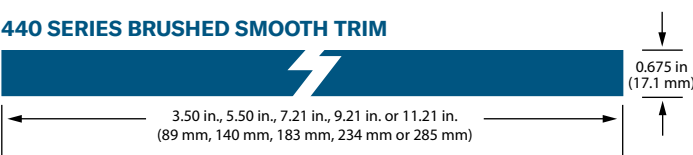
SMOOTH APPEARANCE, ADVANCED DURABILITY OF ENGINEERED WOOD

- Helps protect against moisture intrusion, impacts from hail, and damage from freeze/thaw cycles
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay
- 16’ length can result in faster installation and fewer seams
- Primed for exceptional paint adhesion
- Backed by an industry-leading 5/50-year limited warranty

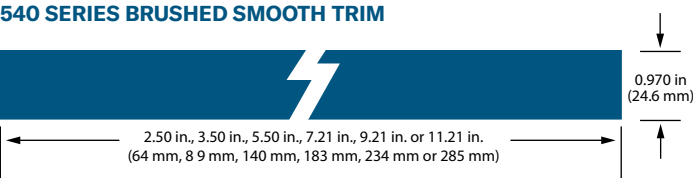


Brushed Smooth Trim

440 SERIES BRUSHED SMOOTH TRIM



540 SERIES BRUSHED SMOOTH TRIM



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
440 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.675 in. (17.1 mm)	45999	2 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.675 in. (17.1 mm)	46000	2 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.675 in. (17.1 mm)	46001	2 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.675 in. (17.1 mm)	46002	2 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.675 in. (17.1 mm)	46003	2 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.675 in. (17.1 mm)	46004	2 PSF
	16 ft. (192 in.)(4.9 m)	1.50 (38 mm)	0.675 in. (17.1 mm)	46012	2 PSF
540 Series Trim	16 ft. (192 in.)(4.9 m)	2.50 in. (64 mm)	0.970 in. (24.6 mm)	46010	3 PSF
	16 ft. (192 in.)(4.9 m)	1.50 (38 mm)	0.970 in. (24.6 mm)	46011	3 PSF
	16 ft. (192 in.)(4.9 m)	3.50 in. (89 mm)	0.970 in. (24.6 mm)	45992	3 PSF
	16 ft. (192 in.)(4.9 m)	5.50 in. (140 mm)	0.970 in. (24.6 mm)	45993	3 PSF
	16 ft. (192 in.)(4.9 m)	7.21 in. (183 mm)	0.970 in. (24.6 mm)	45995	3 PSF
	16 ft. (192 in.)(4.9 m)	9.21 in. (234 mm)	0.970 in. (24.6 mm)	45997	3 PSF
	16 ft. (192 in.)(4.9 m)	11.21 in. (285 mm)	0.970 in. (24.6 mm)	45998	3 PSF

Specifications: LP® SmartSide® Soffit

CEDAR TEXTURE SOFFIT

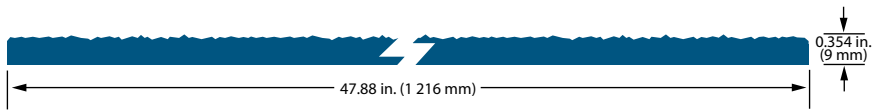
THE FINISHING TOUCH

- Cut-to-width can help to eliminate time spent cutting full sheets down to size
- 38 Series engineered for closed soffit applications
- 76 Series and 190 Series are ideal for use as the starter course for roofs with exposed eaves
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay

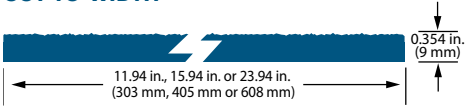


Cedar Texture

38 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



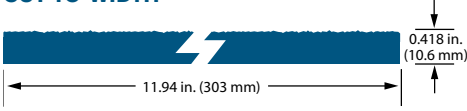
38 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH



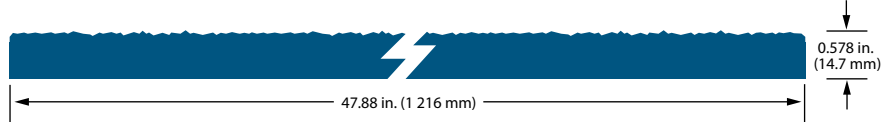
76 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



76 SERIES CEDAR TEXTURE SOFFIT – CUT-TO-WIDTH



190 SERIES 4' x 8' CEDAR TEXTURE SOFFIT



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	25813	-
38 Series Cedar Texture Siding and Soffit Panel	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.354 in. (9 mm)	41044	-
76 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.418 in. (10.6 mm)	25814	-
190 Series 4' x 8' Cedar Texture Soffit	8 ft. (96 in.)(2.4 m)	47.88 in. (1 216 mm)	0.578 in. (14.7 mm)	25816 *	-
38 Series Cedar Texture Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	25805	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	25806	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	25807	-

*Special order item. Requires minimum quantity and extended lead times. | Metric units are rounded.

Specifications: LP® SmartSide® Soffit

BRUSHED SMOOTH SOFFIT

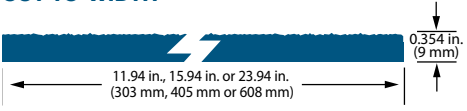
THE FINAL DETAIL TO MAXIMIZE CURB APPEAL

- Cut-to-width can help to eliminate time spent cutting full sheets down to size
- 38 Series engineered for closed soffit applications
- Treated with the SmartGuard® process for superior protection against many weather conditions and resistance to termites and fungal decay



Brushed Smooth

38 SERIES BRUSHED SMOOTH SOFFIT – CUT-TO-WIDTH



DESCRIPTION	LENGTH	ACTUAL WIDTH	THICKNESS	PID NUMBER	WEIGHT
38 Series Brushed Smooth Soffit – Cut-to-Width	16 ft. (192 in.)(4.9 m)	11.94 in. (303 mm)	0.354 in. (9 mm)	46005	-
	16 ft. (192 in.)(4.9 m)	15.94 in. (405 mm)	0.354 in. (9 mm)	46006	-
	16 ft. (192 in.)(4.9 m)	23.94 in. (608 mm)	0.354 in. (9 mm)	46009	-


ATLANTIS
RAIL SYSTEMS



Spectrum

Railing System

A Square Post System With Many Options

COST: \$ \$ \$ \$

The Spectrum System features pre-drilled square posts and fittings to surface or fascia mount the posts and mount handrails. The cable infill offers a choice between using 1/8" or 5/32" cable with HandiSwage™ Studs. You can find installation instructions at www.atlantisrail.com or by asking your Atlantis Rail Sales Representative for more information. Customers must source their own hardwood flat handrail (minimum 2" x 4"). Choose from the colors below.



COLOR SELECTION

STANDARD



SPECIAL



Colors from top, left to right: Black, Metallic Silver, Pure White, Dark Brown, Pebble Grey and Light Brown.

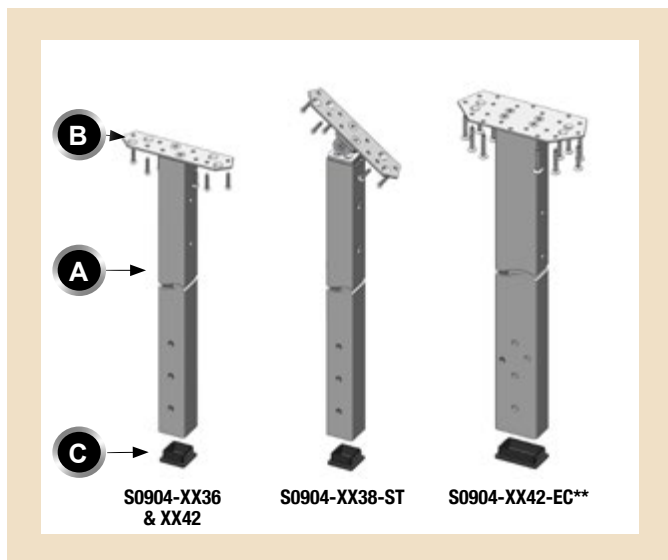
**Uncoated option available upon request.*

CABLE INFILL OPTION

HandiSwage™

The Spectrum System is available using a 5/32" or 1/8" diameter cable and HandiSwage™ Studs, making it one of the simplest and most economical cable railing systems available. All the studs, cable and accessories are made from electro-polished 316L stainless steel for maximum corrosion resistance and durability. For a finished look, we offer a variety of cover nut sets including multiple styles and colors.



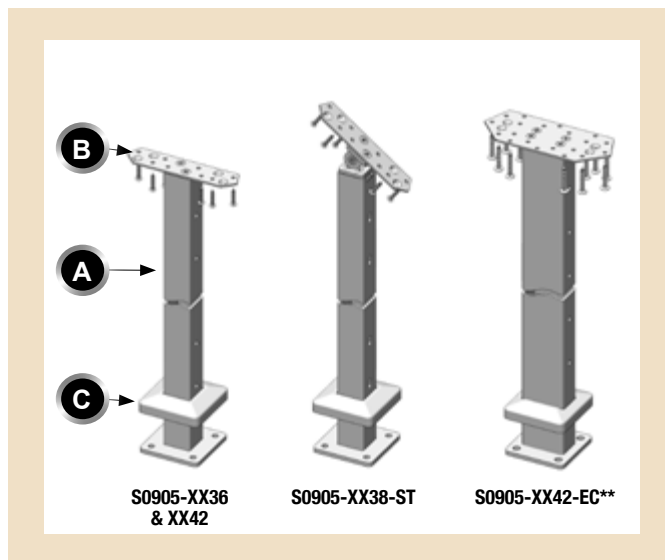


FASCIA MOUNT POST KIT COMPONENTS

- A. Spectrum Square Post
- B. Top Mounting Plate Assembly
- C. Plastic Bottom Cap

NOTE: Fascia mounting fasteners & hardware sold separately.

**S0904-XX42-EC and S0905-XX42-EC post kits are use on 42" height railings as end and corner posts.



SURFACE MOUNT POST KIT COMPONENTS

- A. Spectrum Square Post
- B. Top Mounting Plate Assembly
- C. Base Cover

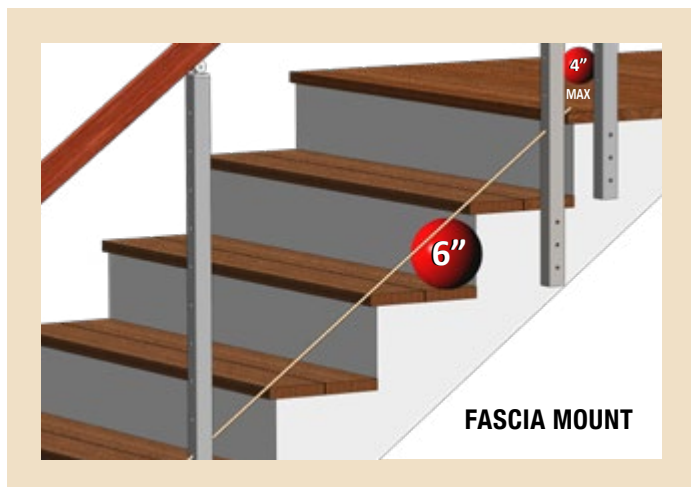
NOTE: Surface mounting fasteners & hardware sold separately.

Spectrum Post Kits Cable Spacing & Heights

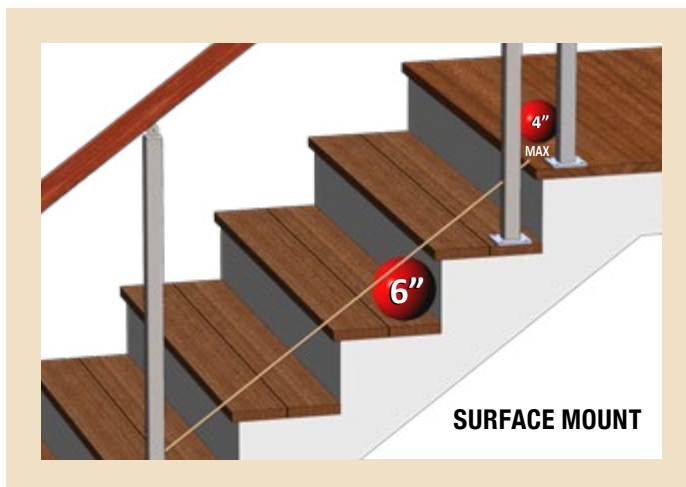
Part Number	Post Description	Cable Spacing	Rows of Cable	Actual Post Height	Rendered Rail Height	Height From Surface	Stair Angle
S0904-XX36*	36" Fascia Mount Post Kit	2.625"	12	42"	36"	34.375" +/-	—
S0904-XX38-ST*	38" Fascia Mount Stair Post Kit	2.629" – 2.756"	10	45.75"	34" – 36"	39.625" +/-	32° - 38°
S0904-XX42*	42" Fascia Mount Post Kit	2.688"	14	48"	42"	40.375" +/-	—
S0904-XX42-EC*	42" Fascia Mount End & Corner Post Kit	2.688"	14	48"	42"	40.375" +/-	—
S0905-XX36*	36" Surface Mount Post Kit	2.625"	12	34.50"	36"	34.50"	—
S0905-XX38-ST*	38" Surface Mount Stair Post Kit	2.629" – 2.756"	10	38.125"	34" – 36"	38.125"	32° - 38°
S0905-XX42*	42" Surface Mount Post Kit	2.688"	14	40.50"	42"	40.50"	—
S0905-XX42-EC*	42" Surface Mount End & Corner Post Kit	2.688"	14	40.50"	42"	40.50"	—
S0905-XX45*	36" Surface Mount Cable Stabilizer Kit	2.625"	12	34.50"	36"	34.50"	—
S0905-XX46*	42" Surface Mount Cable Stabilizer Kit	2.688"	14	40.50"	42"	40.50"	—

* "XX" in the part number is the color designation. Replace with "BK" for black, "MT" for metallic silver, "WH" for white, "BR" for dark brown or "SP" for one of the special colors.

For more information on Spectrum post and stabilizer kits, see the Atlantis Rail Stock Post Reference Sheet on page 45.



FASCIA MOUNT



SURFACE MOUNT

CABLE STABILIZER KIT

The Cable Stabilizer Kit is used with surface mount Spectrum posts only. It enables you to adapt longer cable spans to code compliancy by stabilizing the deflection of the cable between posts. Each kit comes with a pre-drilled stanchion to work with the standard spacing of the Spectrum posts. It cannot be used to replace the use of substantial mid posts and should never be used in spans over 6'. The stabilizer is powder-coated to match the post color. Mounting screws included.

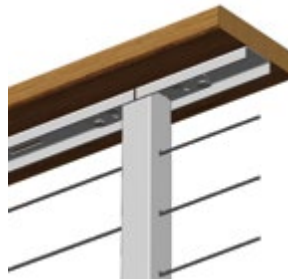


S0905-XX45* & S0905-XX46*

REINFORCING CHANNEL

This channel is used in applications where the handrail needs additional structural reinforcement. It fits over the Top Mounting Plate Assembly and the screws can be mounted through the slots running the length of the channel and into the handrail. The Reinforcing Channel is powder-coated to match the post color and available in 48" lengths and can be cut to size. The 36" surface mount post requires a spacing block (S0904-XX58*). Spacing block sold separately with fasteners.

*We do not recommend the use of artificial lumber.
Use at the installer/end users' own risk.*



S0904-XX54*

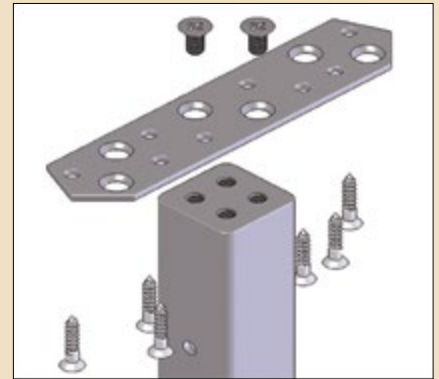


S0904-XX53*

WIDE MOUNTING PLATE

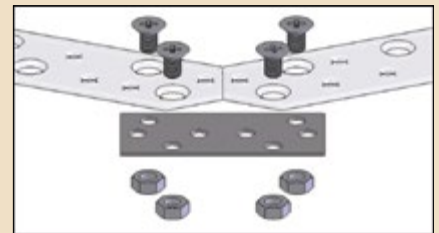
The Wide Mounting Plate is twice the width of the standard mounting plate and is used in applications where a wider top rail is desired. The plate is powder-coated to match the post color. Additional wood screws are included.

* "XX" in the part number is the color designation. Replace with "BK" for black, "MT" for metallic silver, "WH" for white, "BR" for dark brown or "SP" for one of the special colors.



Top Mounting Plate Assembly (fasteners included)

This assembly allows for the easy installation of a customer supplied flat top rail. Each plate is precision machined with matching hole patterns for easy installation to posts and handrails. A stainless plate is fastened to the post and wood screws are then drilled up into the top rail.



Corner Mending Plate Set - S0904-XX51* (fasteners included)

This set is used to join Top Mounting Plate Assemblies on corner posts. The hole patterns match those of the Mounting Plate and attach using the 1/4" screws and nuts.



The mounting plates feature angled ends which allow installers to meet 90° or 135° angles at corners. Corners require double posts.

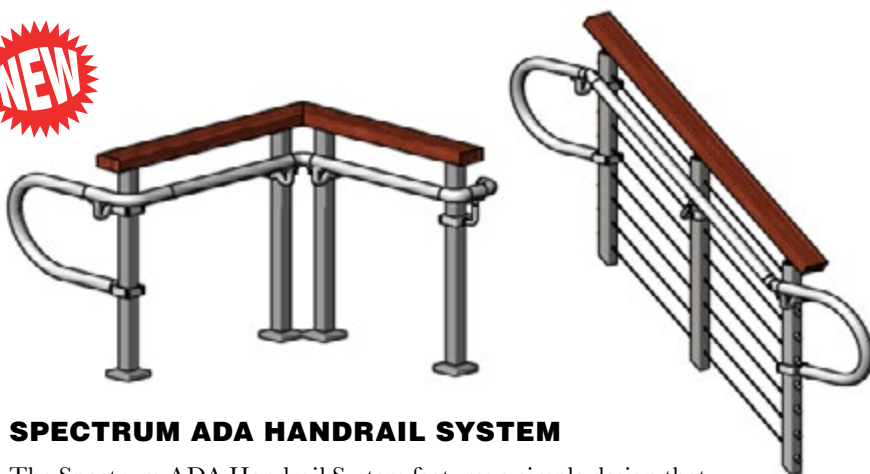


The base cover can be added once the surface mount post is secured for a finished look.



SPECTRUM GATE SYSTEM

The Spectrum Gate Kit is available for a 36" or 42" height Spectrum Cable Railing System. These gate kits come standard with pre-installed cable and fittings. They are installer friendly and attach easily to stock Spectrum Hinge/Latch posts using the Spectrum Gate Mounting Hardware Kit (sold separately). A customer sourced hardwood flat handrail (minimum 2" x 4") is attached to the gate frame using the supplied screws. The gate is available in the standard and special Spectrum colors. For use with the Spectrum System only.



SPECTRUM ADA HANDRAIL SYSTEM

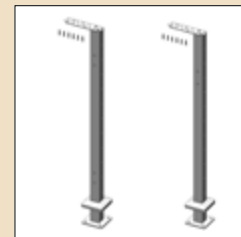
The Spectrum ADA Handrail System features a simple design that allows installers to handle a variety of handrail transitions using a small set of components. The system consists of 1-1/2" tubular handrails and is made from powder-coated aluminum for a durable finish. Clamp-on handrail brackets are utilized on the Spectrum System posts and can be installed quickly and easily with simple hand tools. To the right are a few of the fittings that are used in a Spectrum ADA Handrail System. Visit the Atlantis Rail website for a look at the complete selection of ADA components.

The handrail and associated fittings are powder-coated in the following colors: black, metallic silver, white, dark brown and bronze. Powder-coating for white, bronze and black has a textured finish while metallic silver and dark brown have a smooth finish.

SPECTRUM GATE COMPONENTS



Spectrum Gates –
S0905-GT36-XX*
S0905-GT42-XX-XX*



Hinge and Latch Posts –
S0905-HP36-XX*,
S0905-HP42-XX-XX*
S0905-LP36-XX*,
S0905-LP42-XX-XX*

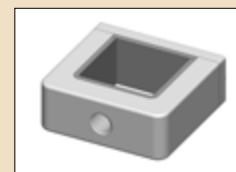


Gate Hardware Kit – S0905-HDG01
HandiSwage™ Termination Stud – C0731-HG0703

***XX" in the part number is the color designation. Replace with "BK" for black, "MT" for metallic silver, "WH" for white, "BR" for dark brown or "SP" for one of the special colors.



SPECTRUM ADA COMPONENTS



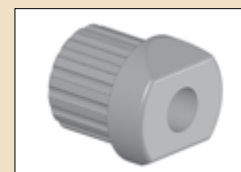
ADA Clamp –
A0906-0060-XX**



ADA Adjustable Rail Support –
A0906-ADA19-XX**



ADA Loop Bracket –
A0906-ADA91-XX**



ADA Loop End Mount –
A0906-ADA90-XX**



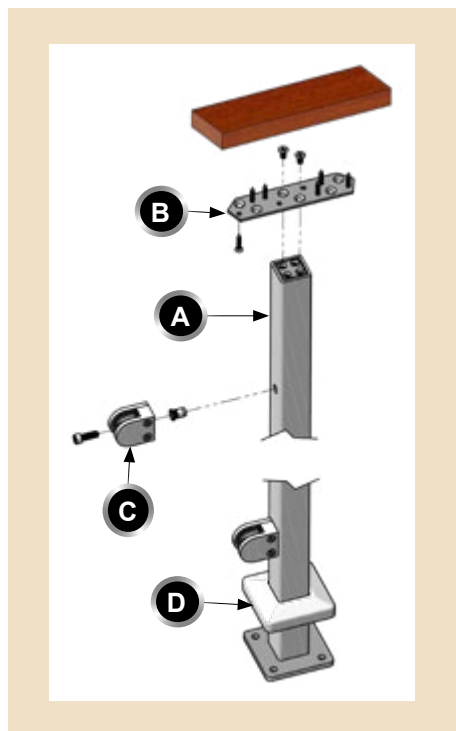
ADA Adjustable Knuckle –
A0906-ADA14-XX**



ADA Loop –
A0906-ADA10-XX**

***XX" in the part number is the color designation. Replace with "BK" for black, "MT" for metallic silver, "WH" for white, "BR" for dark brown or "BZ" for bronze.

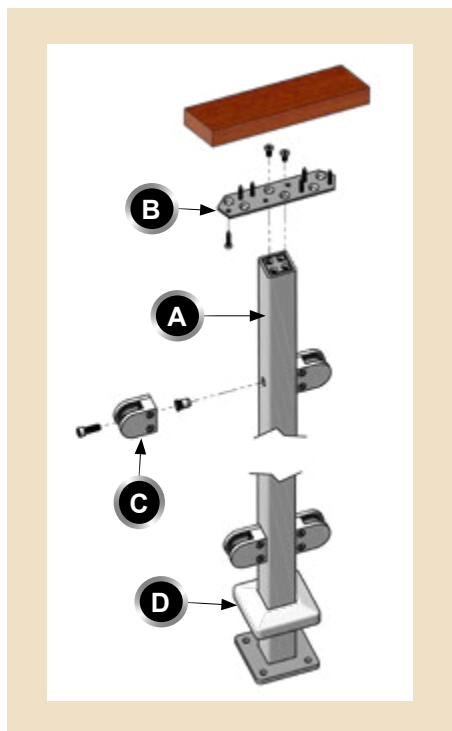
SPECTRUM GLASS SYSTEM



SURFACE MOUNT GLASS END POST KIT COMPONENTS

- A. Spectrum Square End Post
B. Top Mounting Plate Assembly
C. Glass Panel Connector (Flat)
D. Base Cover

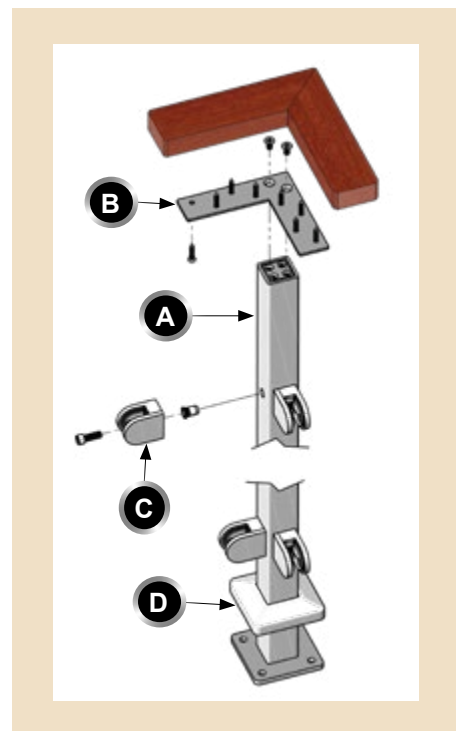
NOTE: Surface mounting fasteners & hardware sold separately.



SURFACE MOUNT GLASS MID POST KIT COMPONENTS

- A. Spectrum Square End Post
B. Top Mounting Plate Assembly
C. Glass Panel Connector (Flat)
D. Base Cover

NOTE: Surface mounting fasteners & hardware sold separately.



SURFACE MOUNT GLASS CORNER POST KIT COMPONENTS

- A. Spectrum Square End Post
B. Top Mounting Corner Plate Assembly
C. Glass Panel Connector (Flat)
D. Base Cover

NOTE: Surface mounting fasteners & hardware sold separately.

Spectrum Post Kits Heights

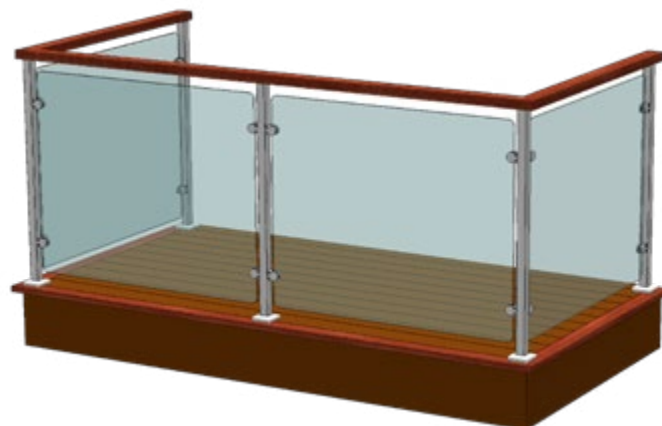
Part Number	Post Description	Actual Post Height	Rendered Rail Height	Height From Surface
S0905-XX36-GE*	36" Surface Mount End Post Kit	34.50"	36"	34.50"
S0905-XX36-GM*	36" Surface Mount Mid Post Kit	34.50"	36"	34.50"
S0905-XX36-GC*	36" Surface Mount Corner Post Kit	34.50"	36"	34.50"
S0905-XX42-GE*	42" Surface Mount End Post Kit	40.50"	42"	40.50"
S0905-XX42-GM*	42" Surface Mount Mid Post Kit	40.50"	42"	40.50"
S0905-XX42-GC*	42" Surface Mount Corner Post Kit	40.50"	42"	40.50"

*"XX" in the part number is the color designation. Replace with "BK" for black, "MT" for metallic silver, "WH" for white, "BR" for dark brown or "SP" for one of the special colors.

GLASS INFILL OPTION

The Spectrum Glass System utilizes surface mounted square posts with pre-installed glass panel connectors which accept 3/8" to 1/2" glass infill. Posts are available in heights of 36" and 42" and standard colors of black, metallic silver, white and dark brown. Special colors and uncoated posts are also available. Ask your Atlantis Rail Account Manager for details.

- Customers must source their own hardwood top rail (minimum of 2" x 4").
- Atlantis Rail does not offer glass panels as part of the Spectrum Glass System.





6812 CRAFTSMAN ONE PANEL-TWO LITE

DOOR SPECIFICATIONS (AS SHOWN):

- Glass:** Clear
- Profile:** Shaker Sticking
- Panel Type:** 3/4" FP

Rough opening needs to be 2" wider and 2 1/2" taller than your door.

 [Use my location to provide accurate pricing](#)

STANDARD OPTIONS

Quantity



Change Quantity

Change Door Shape

Planning to Stain or Paint?☐ Stain ☒ Paint

view more

Original Slab Width

view more

FeetInchesFraction

3

0

0

Original Slab Height

view more

7

0

0

Thickness

view more

2 1/4"

IG Glass, Option 1

view more

Clear

Add Low-E

☒ Yes☐ No

Film

view more

Yes

Sticking Profile

Shaker Sticking

Panel Type

3/4" FP

Groove Type

None

Stile Width

view more

5-1/2"

UltraBlock

view more

Yes

DESIGN AND CONSTRUCTION ALTERATIONS

Modified Mortise & Tenon

view more

☐ Yes☒ No

Two-Piece Laminated Stiles and Rails

view more

☐ Yes☒ No

Engineered Stiles and Rails with 1/4" Veneer

view more

☐ Yes☒ No

Mouldings

view more

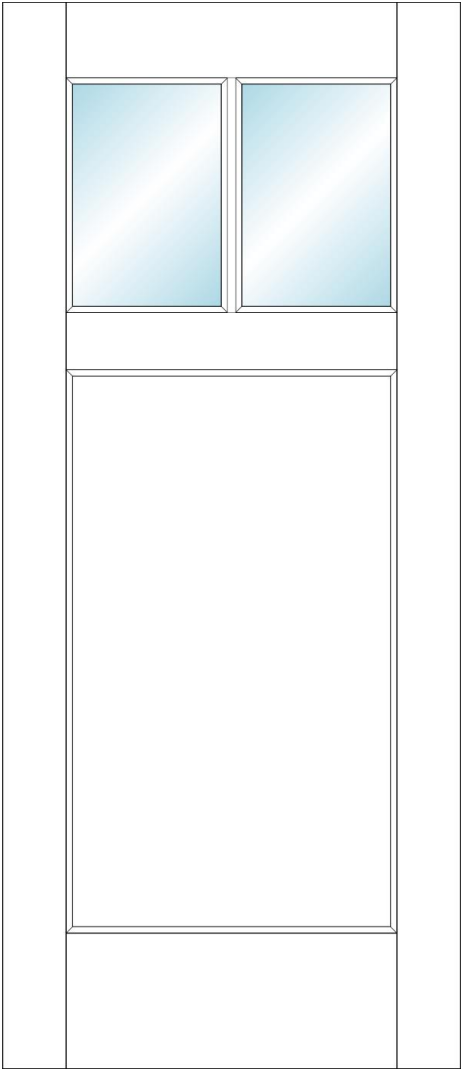
None

FINISHING TOUCHES

Priming

view more

☒ Yes☐ No



Signature[®] Carriage WOOD



Custom crafted wood doors provide distinctive charm and unmatched luxury

The Genuine. The Original.





Signature® Carriage Wood doors combine the classic swing-open appearance and detailing of carriage house wood doors with the convenience of sectional garage doors. Inspired by Amish craftsmen, premium wood is transformed into the finest garage doors.

Built better from the inside out



Ponderosa Collection, Buchanan model, (580 B) stained finish, 4PA- Four Pane Arched Top

Multiple designs and options let you choose the perfect complement to your home with our style, window and glass options.

World class door with the best species of wood available.

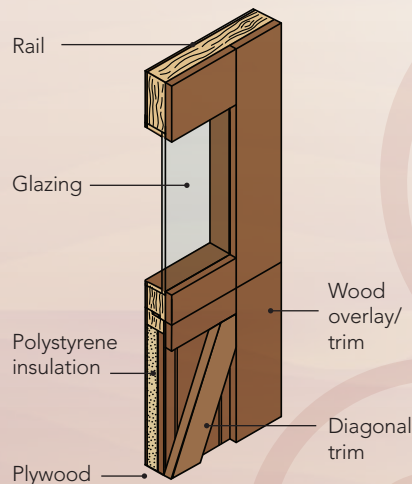
Polystyrene insulation can diminish street noise and provide quieter door operation. R-value* of 4.75 available for select models.

Our WindStorm™ wind load-rated system is available on select products to meet regulations for a variety of wind speeds.

*Overhead Door Corporation uses a calculated door section R-value for our insulated doors.

Door construction

580 Series Premium Construction



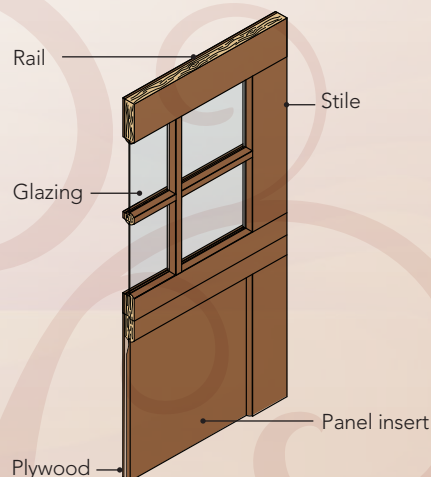
Paint or stain grade, insulation standard.

2" four-layer construction†.

Polystyrene insulation provides an R-value of 4.75*.

† Thickness may vary slightly depending on wood type.

570 Series Standard Construction



Paint or stain grade, insulation optional.

Up to 1⅝" thick rail and stile construction with panel inserts.

The perfect combination. We combine our trusted technical experience with the elegance of Amish craftsmanship to create a door that reflects handmade artistry built to stand the test of time.

Villa Madre Collection



Villa Madre Collection

*Capturing the romantic lines and distinguished flare of old world estates,
Villa Madre Collection doors exemplify elegance and style.
Doors provided in unfinished, paint-grade or stain-grade wood.*

Premium Construction (Insulation* standard)

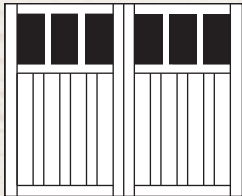
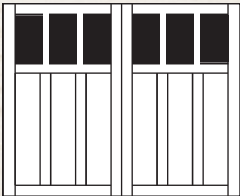
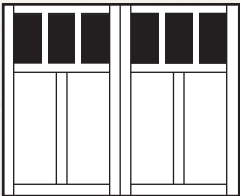
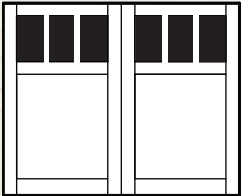
Ortega
(580 Base)

Medina
(580 M)

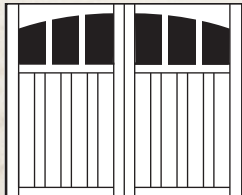
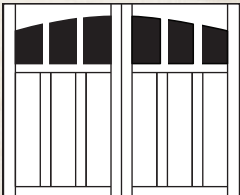
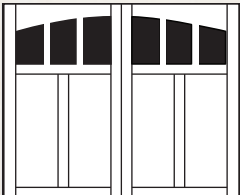
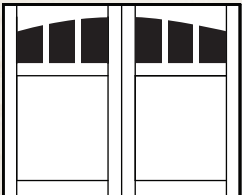
Pizarro
(580 P)

Cruz
(580 C)

Square top



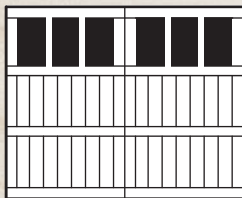
Arched top



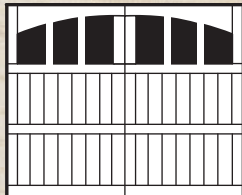
Standard Construction
(Insulation optional)

Castille Grooved
(570 C)

Square top



Arched top



Villa Madre Collection, Pizarro model (580 P), 3PS- Three Pane Square Top windows with speciality glass, decorative hardware



See additional window options on page 14.

*Insulated R-value 4.75. Overhead Door Corporation uses a calculated R-value for our insulated doors.

2 Choose a wood species

Select the material for your door

Contact your Overhead Door™ Distributor to see samples of wood options.

Wood Options									
Doors provided in unfinished, paint-grade or stain-grade wood.	Paint grade			Stain grade					
	T1-11 4" Grooved Plywood	T1-11 8" Grooved Plywood	Medium Density Overlay (MDO)	Smooth/Luan Plywood	Rough sawn Plywood	Hemlock	Western Red Cedar	Mahogany	Knotty Cedar*
Model									
Parson Collection									
†Drake Narrow (570 DN)			Standard	Optional					
†Drake Wide (570 DW)			Standard	Optional					
†Kingston Narrow (571 N)			Standard			Standard	Optional	Optional	
†Kingston Wide (571 W)			Standard			Standard	Optional	Optional	
†Bristol Narrow (580 BN)						Standard	Optional		
†Bristol Wide (580 BW)						Standard	Optional		
Ponderosa Collection									
Buchanan (580 B)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Dakota (580 D)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Sierra (580 S)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
†Austin (570 A)			Standard	Optional					
†Baxter (570 B)			Standard	Optional					
Villa Madre Collection									
Ortega (580 Base)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
†Castille (570 C)			Standard	Optional		Optional	Optional	Optional	
Medina (580 M)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Pizarro (580 P)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional
Cruz (580 C)	Optional	Optional	Standard	Optional	Optional	Optional	Optional	Optional	Optional

*Call the wood group for special pricing **866-672-4154**

† Additional wood options are available. Please consult your factory Wood Door Specialist. odcwooddoor@OverheadDoor.com

Base 580 Overlay Trim Options					
Model	Paint grade	Stain grade			
	Extira	Hemlock	Western Red Cedar	Mahogany	Knotty Cedar*
Parson Collection					
Bristol Wide (580 BW), Bristol Narrow (580 BN)		Standard	Optional		
Ponderosa Collection					
Buchanan (580 B), Dakota (580 D), Sierra (580 S)	Standard	Optional	Optional	Optional	Optional
Villa Madre Collection					
Ortega (580 Base), Medina (580 M), Pizarro (580 P), Cruz (580 C),	Standard	Optional	Optional	Optional	Optional

3

Choose a window

Customize your door with windows and glass types

Choose a window style:

Single Door



3PS- Three Pane Square Top



3PA- Three Pane Arched Top



4PS- Four Pane Square Top



4PA- Four Pane Arched Top



6PS- Three over Three Square Top



6PA- Three over Three Arched Top



8PS- Four over Four Square Top



8PA- Four over Four Arched Top



2PS- Two Pane Square Top



2PA- Two Pane Arched Top



22S- Two over Two Square Top



22A- Two over Two Arched Top

Double Door



3PS- Three Pane Square Top



3PA- Three Pane Arched Top



4PS- Four Pane Square Top



4PA- Four Pane Arched Top



6PS- Three over Three Square Top



6PA- Three over Three Arched Top



8PS- Four over Four Square Top



8PA- Four over Four Arched Top



2PS- Two Pane Square Top



2PA- Two Pane Arched Top



22S- Two over Two Square Top



22A- Two over Two Arched Top

Double Door - Double Arch



3PD- Three Pane Double Arched Top



4PD- Four Pane Double Arched Top



6PD- Three over Three Double Arched Top



8PD- Four over Four Double Arched Top



2PD- Two Pane Double Arched Top



22D- Two over Two Double Arched Top

Not all window options are available for all models. Consult your Overhead Door™ Distributor for additional options that may be available.

Choose a glass type:

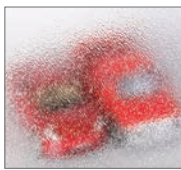
Double Strength (DSB) glass comes standard.
In addition we offer an array of choices to complement your home.



Clear



Satin Etched



Obscure

4 Choose your hardware

Customize your door with hardware



Spade Design Hammered Hinge



Heritage Hinge



Bean Design Hinge



Traditional Hammertone Hinge



Pyramid Studs



Traditional Hammertone Handle



Bean Design Handle



Large Hammered Iron Handle



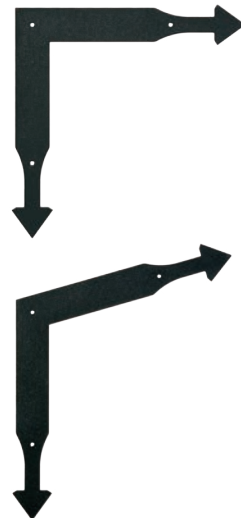
Round Studs



Fleur De Lis Levers



Lion Head Knocker



Arrow Corner Hardware

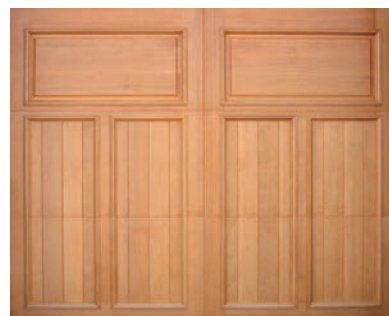
For full decorative hardware options contact your Overhead Door Distributor.

5 Choose your opener

Finish with selecting the right opener



Be sure to ask about our complete line of Overhead Door® garage door openers. Powerful, quiet and durable, our garage door openers are designed for performance, safety and convenience. Your Overhead Door Distributor™ will help you choose the opener that best suits your door and preferences.



Villa Madre Collection, Ortega 580B, Oak finish, 6PA - Three over Three Arched Top windows

Limited Warranty.

Signature® Carriage Collection garage doors are backed by a 1 year limited warranty. See full text of warranty for details.

The Genuine. The Original.

Since 1921, Overhead Door Corporation has not only raised the standards of excellence for the industry – we've created them. We created the first upward-acting door in 1921 and the first electric garage door opener in 1926.

Today, our network of over 400 Overhead Door™ Distributors are still leading the way with innovative solutions and unmatched installation, service and support. So look for the Red Ribbon. It's your guarantee that you're getting the genuine, the original Overhead Door™ products and services.

SOLD AND DISTRIBUTED BY:



The Genuine. The Original.



2501 S. State Hwy. 121 Bus., Suite 200, Lewisville, TX 75067
1-800-929-DOOR • sales@overheaddoor.com
 overh...r.com

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Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-117	Contributing	August 18, 2025
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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
50 Thames St	1	57

Applicant	Applicant Phone	Applicant Email
David Ouellette	4012419968	

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Replacing in Kind
----------------	-------------------

Description of proposed work:
<p>•Proposed work for submission:</p> <ol style="list-style-type: none"> 1. Replace damaged, worn or rotted siding and trim as needed prior to new paint <ol style="list-style-type: none"> a. Replace shingles on South extension with cedar clapboard to match existing exterior b. Additional prep work as needed (sanding, refasten siding, etc..) c. New paint to match existing color scheme (for reference) 2. Replace gutters <ol style="list-style-type: none"> a. Replace existing clogged, leaking gutters with a seamless system; K style, leaf guard. 3. Replace exterior doors (North/South) <ol style="list-style-type: none"> a. Replace with either solid wood or fiberglass to match existing b. Address areas of rotted door frame and deteriorated weatherproofing 4. Replace existing exterior decking, stairs with Trex and install kickers <ol style="list-style-type: none"> a. Address areas of deterioration, peeling paint and instability b. Increase longevity, ease of maintenance and aesthetics 5. Replace storm/screen windows to match, best effort to match (Previously submitted/approved 23-128) <ol style="list-style-type: none"> a. Preservation of sills, window glazing, benefits of storms windows and screen 6. Replace exterior lighting on West, South and North face (Previously submitted/approved 23-128) <ol style="list-style-type: none"> a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00182
HISTORIC NAME:	Manchester William, House
ARCH. STYLE:	Greek Rev 252

ORIGINAL CONSTRUCTION DATE (est.):	1840 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	


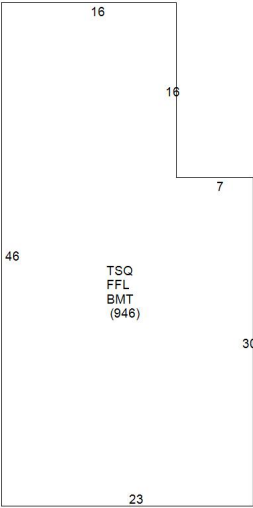
David Ouellette
Applicant’s Name – Printed
Date: August 18, 2025

DAVID OUELLETTE
Applicant’s Digital Signature



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 50 THAMES ST ACRES: 0.0708 PARCEL ID: 010-0057-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: OUELLETTE, DAVID ALAN & CO - OWNER: BURGIO, JENNIFER JT MAILING ADDRESS: 50 THAMES ST ZONING: W PATRIOT ACCOUNT #: 576	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 9/12/2022 BOOK & PAGE: 2187-46 SALE PRICE: 500,000 SALE DESCRIPTION: SELLER: LAVENDER, JAMES S.	INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	PHOTO 
GROSS BUILDING AREA: 2838 FINISHED BUILDING AREA: 1656 BASEMENT AREA: 946 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$188,300 YARD: \$0 BUILDING: \$273,600 TOTAL: \$461,900	
SKETCH	PHOTO
	



www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.

8/28/2025

Property Information - Bristol, RI

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Page 1 of 1

BHDC (2025)

Review of Proposed Work 50 Thames St.

Summary:

This is a proposal to secure a Certificate of Appropriateness in accordance with Commission guidelines. Objective is to ensure the integrity of the existing structure and safety concerns. No major exterior renovations are planned.

- Proposed work for submission:
 1. Replace damaged, worn or rotted siding and trim as needed prior to new paint
 - a. Replace shingles on South extension with cedar clapboard to match existing exterior
 - b. Additional prep work as needed (sanding, refasten siding, etc..)
 - c. New paint to match existing color scheme (for reference)
 2. Replace gutters
 - a. Replace existing clogged, leaking gutters with a seamless system; K style, leaf guard.
 3. Replace exterior doors (North/South)
 - a. Replace with either solid wood or fiberglass to match existing
 - b. Address areas of rotted door frame and deteriorated weatherproofing
 4. Replace existing exterior decking, stairs with Trex and install kickers
 - a. Address areas of deterioration, peeling paint and instability
 - b. Increase longevity, ease of maintenance and aesthetics
 5. Replace storm/screen windows to match, best effort to match (Previously submitted/approved 23-128)
 - a. Preservation of sills, window glazing, benefits of storms windows and screen
 6. Replace exterior lighting on West, South and North face (Previously submitted/approved 23-128)
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement.



BHDC

Review of Proposed Work 50 Thames St.

1. Replace damaged, worn or rotted siding and trim as needed prior to new paint
 - a. Replace shingles on South extension with cedar clapboard to match existing exterior
 - b. Additional prep work as needed (sanding, refasten siding, etc..)

South



Replace w/clapboard



North



South



BHDC

Review of Proposed Work 50 Thames St.

2. Replace gutters
 - a. Replace existing clogged, leaking gutters with a seamless system; K style, leaf guard.



BHDC

Review of Proposed Work 50 Thames St.

3. Replace exterior doors (North/South)
 - a. Replace with either solid wood or fiberglass to match existing
 - b. Address areas of rotted door frames and deteriorated weatherproofing



BHDC

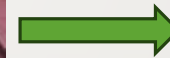
Review of Proposed Work 50 Thames St.

4. Replace existing exterior decking, stairs with Trex and install kickers
 - a. Address areas of deterioration, peeling paint and instability
 - b. Increase longevity, ease of maintenance and aesthetics
 - c. New stairs to provide overhang for kickers

South face



North face



West face



BHDC

Previously Submitted/Approved (23-128) 50 Thames St.




4. Replace storm/screen windows, best effort to match
 - a. Preservation of sills, window glazing, benefits of storms windows and screen



Existing


North face missing

West face missing

Proposed



Home / Vertical Two Track Storm Window w One Screen

ONLY 1000/1000

VERTICAL TWO-TRACK STORM WINDOW W ONE SCREEN

3-Track Solid Frame External Custom Aluminum Storm Windows With One Screen On The Bottom Portion. Shurdy, Solid Two Track Main Frame Construction. With Easy To Remove Screens For Clearing. Custom Built To Your Specifications. And Handcrafted To Fit Any Budget.

★★★★★ 1. Add Your Review

\$150.99

Production times are running 10-12 weeks.

Buy 1 and save 5% Buy 10 and save 10%

width inches

— Please Select —

height inches

— Please Select —

width fraction

— Please Select —

height fraction

— Please Select —

Weather Seal (Weatherstripping Seal) Frame Color

BHDC

Previously Submitted/Approved (23-128) 50 Thames St.

5. Replace exterior lighting on West, South and North face
 - a. Both fixtures are older, loose, a potential electrical safety hazard and in need of replacement.

West



South



North



Hampton Bay 1-Light Black Outdoor Wall Lantern Sconce (2-Pack)

★★★★★ (13)



- Exterior rustic design
- Easy set up
- Clear seeded glass
- Each light fixture uses one 60-Watt maximum medium-base bulb
- UL Certified

[More](#)

[View all photos](#)