TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, November 05, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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

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

1. **Pledge of Allegiance**

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

    1. **October Minutes**

3. **Application Reviews**

    1. **26-45: 721 Hope St, Mosa Al Zowelei**

        Discuss and act on changes to previously approved ADU design.

    2. **26-119: 217 Hope St, Tides Condominiums**

        Discuss and act on replacement of slate roofing with composite material.

    3. **26-124: 240 High St, State House Foundation**

        Discuss and act on temporary placement of Bristol Santa House on State House property.

    4. **26-134: 41 State St, Hope-High Realty Trust, LLC**

        Discuss and act on reconfiguration of concrete steps, new railing, and relocation of AC Condensers.

    5. **26-140: 83 State St, Esther Nelson**

        Discuss and act on installation of terrace with stairs, new handrails, and trellis.

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6. **26-143: 101 High St, David Howe**

   Discuss and act on replacement of 3 windows.

7. **26-152: 64 High St, Hope-High Realty Trust, LLC**

   Discuss and act on reconstruction of porch based on historical evidence.

8. **26-158: 35 Burton St, Kate Keating and John Oliver**

   Discuss and act on construction of new two story shed.

9. **26-159: 23 Milk St, Timothy Harrall**

   Discuss and act on replacement of two skylights, removal of a third and replacement with shingles.

10. **26-160: 693 Hope St, James Zulch**

    Discuss and Act on replacement of existing deck with proposed 2 story deck.

11. **26-162: 244 Metacom Ave, Andrew Broten**

    Discuss and act on changes to approved location of pool and remodel of barn on property.

12. **26-164: 145 High St, Bristol Maryott**

    Discuss and act on changes to previously approved improvements to property.

13. **26-165: 1200 Hope St, Christopher Cavedon**

    Discuss and act on approval of well house in front of property.

4. Concept Review

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

1. **2027 Meeting Schedule**

Review preliminary 2027 Meeting Schedule

2. Letter of Support from A. Robinson

Receive and file letter from Arnold Robinson by request of Chair.

9. Adjourn

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, October 8, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

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

1. Pledge of Allegiance

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

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

Also in attendance: Town Solicitor Teitz, and Toth

Absent: Allen and Ponder

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the September 10, 2026 meeting.

Member Bergenholtz asked if anyone had any changes, questions, or additions to the minutes. Member Church's corrections were as follows: page 18, last paragraph, 3rd sentence down "he said there then would be a court summons" needed to be fixed to take out the word "then".

Motion made by Member Lima to accept the minutes of the September 10, 2026 meeting as amended; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries

4. Application Reviews

4A. 26-54: 244 Metacom Ave, Andrew Broten Discuss and Act on request to remove stone structure.

Applicant did not show.

Member Bergenholtz asked if it could be denied since it was the third time the applicant did not show up.

Motion made by Member Church to deny application #26-54 without prejudice as the applicant has failed to appear three times; Seconded by Member Page.

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

Opposed: None

Motion carries

4B. 26-113: 18 Burnside, 18 Burnside LLC Discuss and act on repair in kind of dormers, replacement of skylights in kind, replacement of cupola with replica in kind.

Member Millard recused.

Dean Nadalin of 9 Church Street representing 18 Burnside, LLC presented the application to the Commission. Member Bergeholtz acknowledged that there was a letter in the record allowing Mr. Nadalin to speak on behalf of the applicant. A discussion between the Commission members commenced thereafter.

Member Church asked if the facia boards, gutters, and roof shingles were covered by administrative approval. Nick Toth stated the gutters were going to be fiberglass which could be approved administratively, and the facia was to be repaired in kind which could be approved administratively as well. Mr. Toth said the roof was his most common administrative approval. Member Church

stated she didn't realize there was a new owner for the building as the last application listed a different owner and the application listed the use as all apartments in. She asked Mr. Nadalin if the use of the building was going to be mixed now and Mr. Nadalin stated that was the applicant's intent. Member Church said the Commission needed to approve of the new proposed use of the building. Member Bergenholtz thought it was the same owner that had presented the application previously. Member Church advised the Commission that it was a new owner.

Member Lima asked Attorney Teitz if the application needed to be presented to the Zoning Board before the HDC. Attorney Teitz said it was in a manufacturing zone so the applicant had to go to Zoning for the residential use but if it the building was to return to a commercial use, it probably wouldn't go to Zoning and probably from a historic preservation point of view it would actually be closure to its original use. Member Lima stated she meant if the applicant was going to make the building use into all residential, would the applicant then have to go to Zoning and Attorney Teitz said the applicant had already been to the Zoning Board.

Member Bergenholtz stated the application was really a repair in kind application and felt it really wasn't necessary to have been presented. Attorney Teitz said it was within Mr. Toth's jurisdiction not to approve something administratively and refer it to the Commission and given the scale of the application. Mr. Toth said realistically the only thing that Mr. Nadalin needed to come before the Commission for was the cupola, windows, and skylights as the they never approve of the windows and skylights administratively and the cupola was a reproduction. Member Bergenholtz stated everything seemed to be very straight forward to him.

Member Church asked if windows were all wood windows and Mr. Nadalin said yes. She also asked Mr. Nadalin if the panes would be the same and Mr. Nadalin said the panes would be the same as well. Member Church asked about what the windows in the back would be. Mr. Nadalin stated the windows in the back would be the Andersen windows. Member Church asked if the windows in back would also be wood and Mr. Nadalin said yes.

Alternate Member Camara asked Mr. Nadalin if the applicant had considered replacing the windows from the 1980s with the same type of windows that exist on the opposite side of the building. Mr. Nadalin said no because the windows on the other side of the building were completely different. He said the dormer on the north side had a different sash and number of windows.

Member Church asked if the purchase of the building include the warehouse that went all the way back. Mr. Nadalin said it was just the main building and the little addition on the south side, but not the warehouse. Member Church asked if the warehouse was sold and Mr. Nadalin didn't know the status of the warehouse.

Member Lima said although it would be an uphill battle, but commended Mr. Nadalin and the applicant for wanting to keep things the way they were on the building and felt it would be a wonderful addition to the area. Member Bergenholtz asked if there was anyone in the audience who wished to come forward and speak for or against the application. With no one coming forward, Member Bergenholtz asked for a motion.

Motion made by Member Page to approve application #26-113 the Herreshoff to repair leaks, in kind changes, replication of the cupola, skylights and facia, windows from the 1980s to be replaced; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries

Secretary of Interior Standards: 5, 6

Project Monitor: Bob Page

4C. 26-116: 439 Hope St, BEMS, LLC Discuss and act on installation of hanging sign for business on front of building.

Member Page recused.

Brent Maitland of 18 Sandra Drive presented the application to the Commission. The Commission then discussed the same.

Member Bergenholtz asked if any Commission members had any questions or comments.

Member Church asked Mr. Maitland why the proposed sign wasn't on a level with the existing sign? Mr. Maitland said it may be due to how it was shown on the rendering. Member Church stated the Commission needed to know. Mr. Maitland said the application stated 120 and Member Church advised Mr. Maitland that meant 120 inches and the Commission needed to know exactly where the sign would be installed. Mr. Maitland said it was just the perspective of the application. Member Church said it looked like the sign was being installed on the upper level which didn't look correct as the name of the building was part of the upper level.

Member Bergenholtz said the new sign looked like it was going to be installed on the parapet. Mr. Maitland understood what Member Bergenholtz meant and said that was not the goal to obscure the building name. Member Bergenholtz said the new sign should be equal to the other sign. Mr. Toth said the other sign was compliant with zoning height.

Member Bergenholtz asked if there were any other comments or questions. He stated that it wouldn't be a problem to drop the sign down to the correct spot. Mr. Maitland said he would be glad to confirm the placement of the sign. Member Church said it would be in the motion.

Member Bergenholtz asked if there was anyone in the audience who wanted to speak for or against the application. No one came forward and a motion was made.

Motion made by Member Church to approve application #26-16 for the installation of a sign with the stipulation that the sign was be installed on the same level as the existing sign to the north. The installation of the sign is to take place in the grout and not in the brick. The sign is to conform to the application design and measurements; Seconded by Alternate Member Camara.

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

Opposed: None

Motion carries

Secretary of Interior Standards: 9, 10

Project Monitor: Sue Church

4D. 26-117: 549 Hope St, Peter Nunes Discuss and Act on demolition to addition on outbuilding, with remainder of building to be preserved, change of lot lines.

Peter Nunes of 4 Hopkins Lane, South Kingstown, RI, presented the application to the Commission. The Commission then discussed the same.

Member Lima clarified that Mr. Nunes was asked for the Commission's approval to demolish the side portion of the outbuilding while keeping the rest of the outbuilding, and then Ken Marshall would come back to the Commission to do a foundation and repair it. Mr. Nunes said that was correct, but the transfer of the property needed to be completed first. He stated it was a wonderful opportunity to preserve the structure.

Member Bergenholtz asked if anyone else had any questions or comments. Member Church asked Mr. Nunes if he knew when the outbuilding was built and Mr. Nunes was not sure of the year. Member Church said the hinges on the door looked unique.

Member Bergenholtz asked if anyone had any further questions or comments.

Attorney Teitz was very pleased with the overall motives but was concerned about the demolition in steps. He wondered if the removal of lean-to could be a condition of the restoration of main building. Attorney Teitz understood that it was something that would happen after the property was transferred. He wanted to see something more that would indicate that the other building was going to be restored rather than someone indicating that they hoped to restore it. Attorney Teitz was concerned about saving features like the chimney. Mr. Nunes stated there was a brick forge in the building and that's what the chimney was for. Attorney Teitz asked if the chimney was from the 20th century and Mr. Nunes said yes. Mr.

Nunes stated the whole building was from the 20th century. Member Church said it was in the barn portion of the building. Attorney Teitz stated there were no photographs of the interior that would allow for a determination of how old the building was. Member Church asked if there was a wall behind the lean-to. Mr. Nunes said the original wall of the barn was behind the lean-to. Alternate Member Camara stated in essences it was a 3-sided lean-to, and the 4th wall was the original part of the barn and Mr. Nunes said that was correct.

Member Church stated the approval of anything on a building goes with the building and not with the owner. She said the prospective owner could come before the Commission with the plans for the restoration and ask for the demolition of the shed. Member Church asked if the sale was contingent on the Commission's approval and Mr. Nunes said yes. She advised Mr. Nunes that he could come when the application for restoration is presented as the decision goes with building and not who owns it. Member Church was concerned that the new owner might change his mind about restoring the building. Mr. Nunes said he would have to apply if he changed his mind, but the new owner wanted it for storage. Member Church said Mr. Nunes could tear it down and felt the Commission should have the big picture before doing anything. Mr. Nunes stated the reason they wanted the permission to remove the lean-to was that it projected onto the property they were keeping.

Member Church had no objection to the removal of the lean-to but was worried about the future of the rest of the building. Mr. Nunes said it was the best case scenario for the building. He said the new owner was sincere about restoring the building. Mr. Nunes said they couldn't complete the sale unless it was agreed that they could remove the lean-to. He said the removal wouldn't be done before the transfer of the property; it would be done along with the restoration of the barn.

Member Church, pointing on the site plan, asked if the red line indicated what would be the new property line. Attorney Teitz said Mr. Nunes advised the Commission that there was already a lot but didn't see on the plan where it was indicated and asked where the existing property line was. Mr. Nunes approached Attorney Teitz and showed the location on the plan. Attorney Teitz stated the survey was not suitable for a subdivision as it didn't

show what existed and what's new, not just what's new. Mr. Nunes said it was an existing tax lot, but they were changing 1 boundary to encompass the barn.

Attorney Teitz asked if Mr. Marshall was buying the property on Hope Street and Mr. Nunes stated Mr. Marshall owned the property on Hope Street already. Attorney Teitz stated that there was no separate lot at all, they were just reconfiguring Mr. Marshall's lot. He was just asking for clarification as it was not clear on the plan. Mr. Nunes clarified that Mr. Marshall owned to the back of the Bristol restaurant building and Mr. Nunes owned the driveway and the barn.

Member Bergenholtz asked what the Commission was thinking of doing. Member Page felt because of the separation of the properties, it made sense for the lean-to to come down so the sale could go through and the barn be preserved. He appreciated everyone's concern about the preservation of the barn. However, Member Page stated the barn was a standing building and as long as only the lean-to was removed, the barn had a separate wall and they would have to come before the Commission for anything else. Everyone on the Commission was in agreement.

Member Lima as Attorney Teitz if that was okay. Attorney Teitz said it was up to the Commission. Member Page stated that razing it was not only appropriate, but it also gave an understanding of the property.

Attorney Teitz said what was important was the fact the barn had an exterior wall there already. He said it should be a condition of the demolition and a finding of fact so that it will not in any way endanger the existing barn by the removal of the lean-to.

Mr. Nunes said the soffit was still intact. Attorney Teitz said the Commission only had Mr. Nunes' testimony on that fact and nothing visual to back it up. Member Church said the Commission didn't have any interior pictures. Mr. Nunes didn't have any interior pictures.

Attorney Teitz stated that on page 42 of the application it could be seen where it looked like the roof of the barn overhangs the lean-to. He said it looked like the lean-to could be removed and the roof would stay intact

which would protect the soffit and the side of the building.

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

Motion made by Member Page to approve application #26-117 as presented for the removal of the lean-to with a finding of fact that the original wall of the barn is retained and exists. The property/lean-to has not required historic significance in its own right so it may be demolished; Seconded by Member Lima.

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

Opposed: None

Motion carries

Secretary of Interior Standards: 4

Project Monitor: Ory Lima

4E. 26-119: 217 Hope St, Tides Condominium Association
Discuss and Act on replacement of Slate roof with composite replacement material.

Jim Hurley and Bill Wood, residents of 217 Hope Street presented the application to the Commission. The Commission then had a discussion after the presentation of the application.

Member Church asked Mr. Hurley if he had the minutes from the Tides Condominium Association meeting in which the replacement of the roof was approved. Mr. Hurley said he had the minutes.

Mr. Wood showed a sample of the composite slate to the Commission. Mr. Hurley stated the brand name of the composite slate was F Wave classic slate composite shingle which had a 130mph wind rating and a 50yr manufacturer's warranty. Mr. Hurley stated it was a welcome solution to the slate roof issue at the Tides.

Member Bergenholtz stated the Commission had never approved it before. He was at Riverhead in Middletown and they had a similar product and he couldn't tell the difference. Member Bergenholtz' only concern was how long did it keep its look.

Steve Calabrese, representative for Hendersen Roofing, was present. He spoke in regard to the composite slate product. Mr. Calabrese said the life expectancy of the product was 50yrs. Member Page asked if that was without fading and Mr. Calabrese said yes. Mr. Calabrese stated there was a 50yr defect coverage on the product. Member Lima asked if there were any other roofs in Newport, Providence, etc., that had the product on them. Mr. Calabrese said there were several that he could forward links to for the Commission to see.

Member Church said the composite slate was not the same dimensions as the original slate. Mr. Calabrese said slate comes in many different shapes and sizes. Member Church asked Mr. Calabrese if the composite could match the rest of the roof slates. Attorney Teitz said the existing slate on the roof seemed to be much wider horizontally than the composite slate. Mr. Calabrese said the composite slate was going to be more narrow. Member Church said it wouldn't match the front of the building. Mr. Calabrese showed the Commission pieces of the original slate shingles evidencing that they were not hung horizontally and said that the Commission may have been looking at the image sideways.

Mr. Hurley stated the picture was taken of the back southwest corner of the building. Member Church said it was a distinct pattern, and the composite was going to look awkward. Member Lima said looking at the image on page 55 of the application, she felt the slate shingle may have been hung vertically and not horizontally. Member Bergenholtz suggested that the sample was from an end piece which was smaller than ones used in the middle.

Member Church asked if they had looked into replacing it with new slate shingles. Mr. Wood said the roof has been replaced with slate shingle before. Member Church stated St. Michael's Church replaced their roof with slate shingles. Mr. Wood stated that the Newport Catholic Group is replacing all of their slate with the composite product. Member Church said that was in Newport and they didn't know if it was in a historic district. Member

Church stated if the composite looked like the original slate roof, she would be more inclined to approve it.

Member Lima asked if the composite be configured in the way that the roof is shown in the image, i.e., could they be hung horizontally verses vertically. Mr. Calabrese said no. Member Millard said there wouldn't be any water coverage if the product was hung horizontally.

Alternate Member Camara said if they looked at page 54 and use the woodwork under the eve, it showed that the slate was a certain width. He stated the Commission was deceived by some of the close ups on page 55. Member Church said it looked like there were slate replacements that were not the same size. Alternate Member Camara said there were repairs over the years but felt they were off the mark by thinking the tiles were 1ft long.

Member Bergenholtz wanted to poll the Commission members to see how they felt about the composite material. Member Lima wanted a financial comparison as to the cost of the actual slate verses the composite.

Mr. Calabrese offered to show pictures from his phone of completed projects. Attorney Teitz said since it was a public hearing and the Commission needed to have physical evidence and having it on his phone didn't help at this point. Member Bergenholtz stated the issue was if it went through the Commission was the precedence that it would set for future applications for slate roofs in the district and they needed to be cautious. The Commission wanted more information and pictures. Alternate Member Camara said they needed measurements as well. Member Bergenholtz stated if there were other products available that might look closer to the slate, then that should be presented as well. Attorney Teitz advised Mr. Hurley and Mr. Calabrese to provide the specific addresses of other projects so the Commission members could go look at them as everyone was curious about the results. Member Bergenholtz stated he would like to drive to a location and look at it for himself.

Robin Foster who lived at the Tides on the 1st floor came forward to speak. She advised the Commission that she could not sit outside because some slates had fallen. Ms. Foster had hired someone to fix some slates above her area to prevent any further damage. She said it was an accident waiting to happen. Attorney Teitz asked if the

slates were original to the building and Ms. Foster believed they were original to the building. Attorney Teitz stated the slates were approximately 125yrs old which was about 25yrs past their lifespan and it wasn't a question of whether they needed to be replaced. He stated if the Association wanted to replace the roof with new slate, then they could get the permit administratively. However, the issue was that the Association wanted to do something different.

Mr. Hurley stated the estimate was over $500,000 for real slate shingles. Member Millard said there needs to be a consideration that this was not for an organization but rather people's homes. Attorney Teitz respectfully disagreed and said the Commission shouldn't take that into consideration. He said the value of it would go back into the building. Attorney Teitz said the new slate would last for 100yrs and that was the value aspect of it. He stated the cost of it was not really a reason for granting or denying it.

Member Bergenholtz said the new product would change the overall look of the property as it was a major character-defining feature. Mr. Wood said historically there were less and less companies that were repairing and doing slate roofs. He stated 50 to 100yrs from now there may not be anyone doing them.

Member Bergenholtz said the Commission was in agreement. Attorney Teitz asked if the Commission wanted to do a site visit. Member Church said that was going to be a bit difficult. Attorney Teitz said it would be visible enough from the street. Mr. Calabrese stated looking at it from the street was different than looking at it up close. He said when looking up at it, it does look horizontal but looking at it up close it looks square because of the overlapping tile rows.

Member Bergenholtz said that's why he wanted to visit another finished project to see what it looked like. Mr. Toth asked Mr. Calabrese to send him addresses of finished projects. Member Bergenholtz didn't think a site visit was necessary. Attorney Teitz suggested a motion to continue the application to the November meeting.

Motion made by Member Bergenholtz to continue application #26-119 to the November 5, 2026 meeting; Seconded by Member Lima.

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

Opposed: None

Motion carries

4G. 26-122: 25 Byfield St, Mary Ann Pellegrino Discuss and act on replacement of non-original windows.

Mary Ann Pellegrino presented the application to the Commission. The Commission then discussed the matter after the presentation.

Member Bergenholtz asked Mr. Toth if he went out to the property and looked at the windows. Mr. Toth said he was not able to make it out to the property, but the photographs showed that the windows were in bad shape. Attorney Teitz asked Ms. Pellegrino when the windows that she wanted to replace were put in. Ms. Pellegrino said they were put in over 7 years ago.

Member Church said the house was built in 1780 and obviously the windows were not all original but all wood windows. She stated the house was a contributing house in the district. Ms. Pellegrino said she was going to keep the configuration 6 over 1. Member Bergenholtz stated the original windows wouldn't have been a 6 over 1 configuration.

Member Church wasn't against the windows being replaced but felt the windows should be all wood windows. Mr. Toth said that hadn't been the standard practice, and the new Standards Guide said a compatible substitute such as composite metal clad windows were allowable. Member Church stated the existing windows were wood and Mr. Toth said that the standards state if the windows can't be repaired then those other windows were suitable.

Ms. Pellegrino said that over the kitchen sink she couldn't get the insert to work to get air into the kitchen. She hired a handyman who charged her over $300 to take the piece apart and put it back so she could take the insert out and put it back. Ms. Pellegrino said the

handyman wanted $800 to do both sides. She stated it didn't make sense to throw more money at bad windows.

Member Lima asked Mr. Toth what it meant at the bottom of the cover sheet where it said alternations to major architecture since 1978 height, massing, wall covering, trim, windows, porches, and wood clapboards replaced with wood shingles by 1988 survey. She asked Mr. Toth if that meant that some of the windows had been replaced. Mr. Toth said that was just a standard field/specific field that he pulled from the survey and the "siding has been replaced since 1988" was the non-form part. Ms. Pellegrino stated that none of the windows had been replaced. She said she had replaced some of the flashing which hadn't worked.

Member Bergenholtz asked if there were any other questions or comments.

Member Church said the property was part of survey that was done in 1986 and was part of state record. She stated it was a major contributing property and 1 of the oldest houses in Bristol.

Member Bergenholtz asked if the Commission had approved of Andersen windows before. Mr. Toth said they had, especially Andersen 400 series. Attorney Teitz asked if the Andersen 400 was available in all wood. Ms. Pellegrino said no and Mr. Toth wasn't sure. Member Lima asked if the windows were original to the house. Ms. Pellegrino said they were not, but rather replacement windows.

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

Motion made by Alternate Member Camara to approve application #26-122 as presented for the replacement of windows which are not original to the building; Seconded by Member Lima.

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

Opposed: Church

Motion carries 5 to 1

Secretary of Interior Standards: 9

Project Monitor: Bob Camara

Member Lima asked Ms. Pellegrino to place the permit in the front of the house where visible. Ms. Pellegrino said she would put it on the front door.

5. Concept Review

6. Monitor Reports & Project Updates

Member Page advised the Commission that Blithwold was doing a great job on the greenhouse, and everyone should go by to look at it.

Member Lima had questioned the height of the greenhouse but looked at a book she had about Blithwold, and it showed the original greenhouse and it was that big.

Member Page stated they were doing a great job and it was going to be great.

7. HDC Coordinator Reports & Project Updates

Mr. Toth advised the Commission that he was working with Attorney Teitz on 224 Hope Street to resolve that issue. He said 1200 Hope Street was also going to receive a violation. Member Lima asked what 224 Hope Street was about, and Mr. Toth said it was the window trim issue on the brick house.

7A. Purchase of Tablets The Town is working to purchase tablets for commissioners to use during meetings.

Mr. Toth advised the Commission that the Town was going to be purchasing tablets for the Commissioners. Member Bergenholtz asked if the Commission had a say in it and Mr. Toth said no. Member Lima said she didn't need one. Mr. Toth said the Town was spending far too much money on preparing packets for everyone. The Commission members were not in favor of the idea but were going to see how it played out. Mr. Toth said it was for all of the Boards. Attorney Teitz asked if the Town could try to purchase the largest size tablets they could get so it was easier to read. Member Church asked if everyone would get a tablet to take home. Mr. Toth said the

tablets were to be shared by all Commissioners so the tablets would not be taken home by anyone. Member Lima asked if they could use their own iPad instead and Mr. Toth said yes. She didn't have a problem with using a tablet but spending a significant amount of time at home working on it when they're volunteers was pushing the envelope. Attorney Teitz suggested that since the applications are submitted electronically, the Commission should utilize the display screens available in Town Hall to display the application packages during the meetings for everyone to see. He said that displaying it on the bigger screens would help everyone see what the applicants were requesting easier.

Member Church advised Mr. Toth again that he needed to be very specific to applicants about everything the applicant needed to submit electronically. Mr. Toth said he was doing his very best to guide applicants but there was only so much he could do. He said Planning and Zoning have similar problems with their applications not being complete. Mr. Toth stated he couldn't make an applicant make a good application but rather make a complete application. Member Lima said when an application gets postponed or continued or denied, then an applicant would shape up. She stated it wouldn't take much for an applicant to sit up and take notice. Member Lima said if an applicant wasn't completing the application the way they should and the Commission didn't vote on it, then people would learn quickly that they need to do it correctly in order to get the desired results. Attorney Teitz said tablets and the use of the big display screens would make it easier for everyone to see the finer details of the plans and application.

8. HDC Coordinator Approvals

9. Other Business

Mr. Toth advised the Commission that the Town received a 2026 CLG grant in the amount of $9,000 to do the Standards Guide design. He said it was going to be out to bid and hopefully it was going to be Arnold Robinson again. He stated it was to do the outline, graphics, and everything to make it pretty. Mr. Toth said the next CLG will be in the spring which would be for mapping on the Town Common to figure out where all of the bodies were buried.

Motion was made by Member Lima to adjourn; Seconded by Member Page

10. Adjourned at 8:17PM

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-45	Contributing	April 10, 2026

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

Project Address	Assessor's Plat/Lot
721 HOPE ST , BRISTOL, RI, 02809	008-0003-000

Applicant	Architect/Engineer	Contractor
Olivia Spence	Olivia Spence	

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

Work Category:	Addition to Structure(s)

Description of proposed work:

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

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

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

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

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

same two roof options as Scheme A.

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

Property History

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

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

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: W
PATRIOT ACCOUNT #: 277

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

LAND: $367,400
YARD: $12,200
BUILDING: $532,500
TOTAL: $912,100

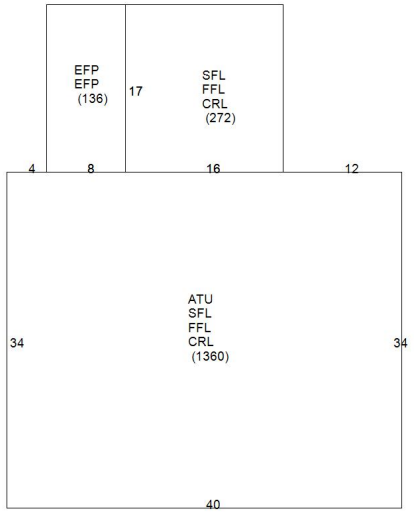
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO



NEW NARRATIVE

The original building design was approved by the Historic District Commission in June. This amendment proposes limited modifications to the building's massing to accommodate a revised stair configuration on the north side of the building.

The proposed changes include reducing the building's east-west width by 3.5 feet and increasing its north-south length by 3.5 feet. The balcony has also been removed to minimize the number of zoning variances required.

The revised design maintains the original building form, architectural character, and street-facing appearance consistent with the design approved by the Historic District Commission in June. The proposed modifications are intended to address functional and zoning requirements while preserving the intent and appearance of the previously approved design.


NO
PARKING
THIS
SIDE



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-119	Contributing	September 11, 2026

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

Project Address	Assessor's Plat/Lot
217 HOPE ST , BRISTOL, RI, 02809	011-0016-008

Applicant	Architect/Engineer	Contractor
James Hurley	N/A	Henderson Roofing

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

Work Category:	Replacing in Kind

Description of proposed work:

The Tides Condominium HOA proposes to replace existing slate roofing with a composite material roofing system. The composite slate is identical in appearance to real slate and offers advantages of ease of installation, lower cost and durability.

Over the years, the existing slate roof has been a constant source of repairs and expense. Each year, slate roofing tiles fail, dislodge, break loose, cause leaks and fall to the ground posing a significant safety hazard.

The scope of work for this proposal is to replace slate roofing on the back (west) side of the house, one area with a known leak and others with noticeable failures of slate tiles, no doubt sources of future leaks. The area of the roof proposed for replacement is approximately 25% of the entire roof. The remainder of the roof will be replaced in the coming 2-3 years.

The contractor planning to do this project is endorsed by the composite roofing manufacturer and has completed multiple similar projects in Rhode Island and Connecticut. The contractor's proposal is included with this application. A sample of the composite roofing material will be provided at the meeting.

This will be a welcome solution in providing a durable roof that will keep the beautiful home beneath safe and dry while maintaining the historic character of the Tides. Thank you for your consideration.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00623
HISTORIC NAME:	Wilbour, Joshua, House/ Miramar/ The Tides
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1899/1960s

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

James Hurley
Applicant's Digital Signature
Date: September 11, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 217 HOPE ST
ACRES: 0
PARCEL ID: 011-0016-001
LAND USE CODE: 23
CONDO COMPLEX:
OWNER: DAVOLIO, LISA R. & MOREHOUSE, MICHAEL L. TE
CO - OWNER:
MAILING ADDRESS: 217 HOPE ST, UNIT 1

ZONING: R-6
PATRIOT ACCOUNT #: 637

SALE INFORMATION

SALE DATE: 8/11/2026
BOOK & PAGE: 2333-99
SALE PRICE: 1,400,000
SALE DESCRIPTION:
SELLER: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 1813
FINISHED BUILDING AREA: 1453
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $0
YARD: $0
BUILDING: $642,100
TOTAL: $642,100

BUILDING EXTERIOR

BUILDING STYLE: Rnch Condo
UNITS: 1
YEAR BUILT: 1986
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gambrel
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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

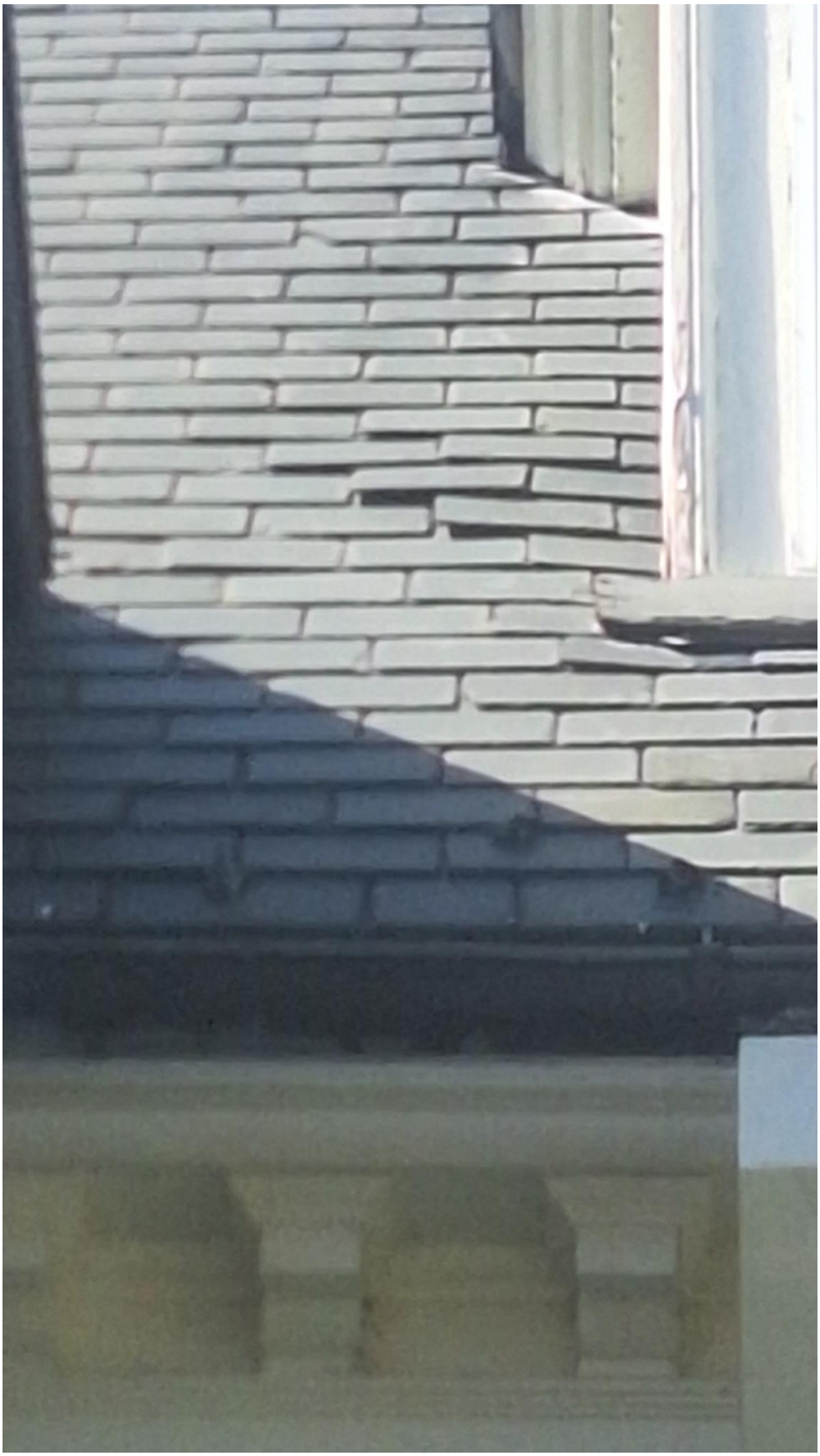
SKETCH

UnSketched Subareas:
FFL (1453)
OFP (360)

PHOTO









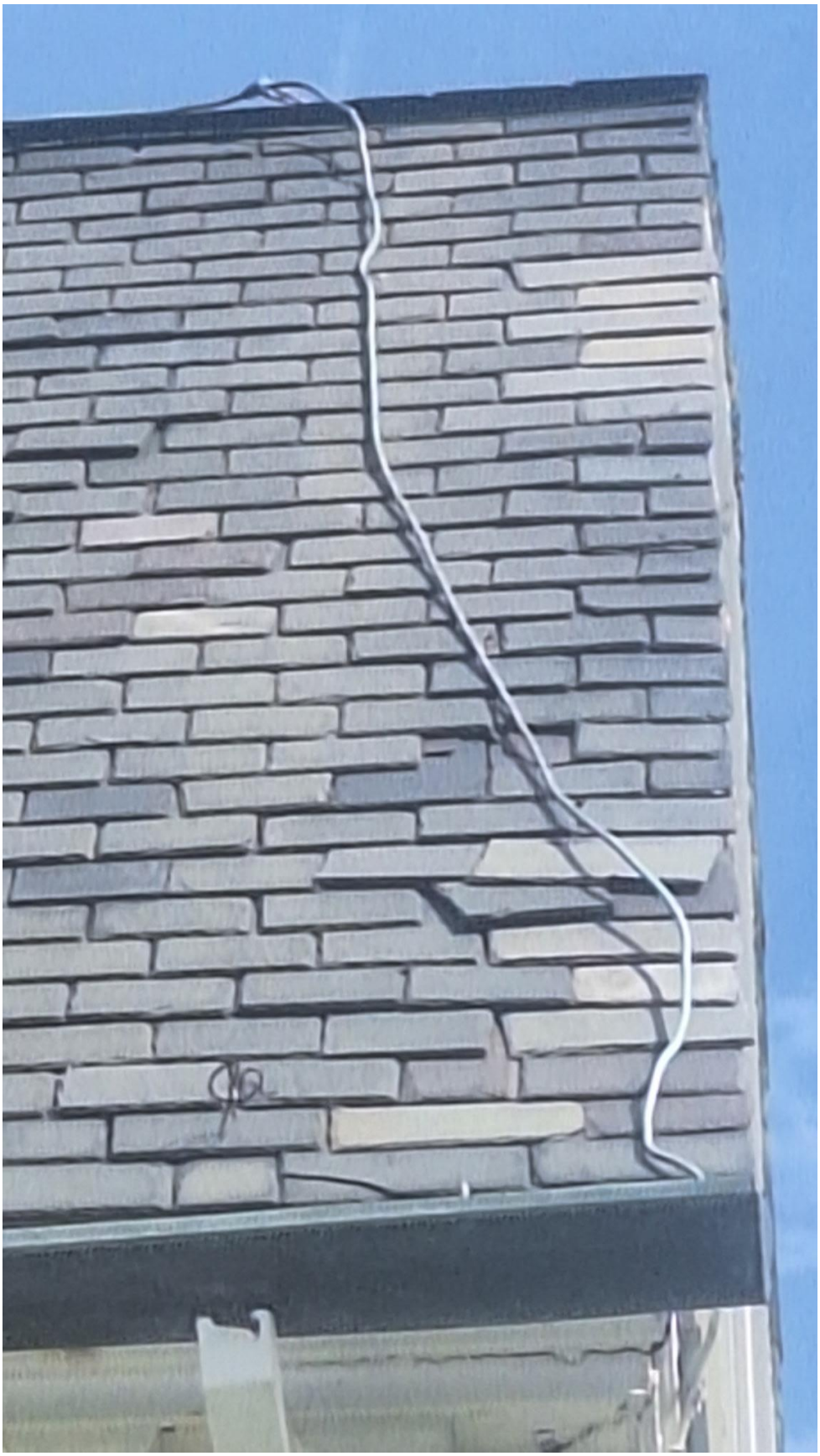












F-WAVE® REVIA® XTM Classic Slate Roofing Shingles

ABOUT THIS MANUAL

- This Installation Manual is for Steep-Slope Residential Applications of F-WAVE® REVIA® **XTM Classic Slate** Synthetic Roofing Shingles. For support with non-residential Steep-Slope installations, or for any other questions about the installation of F-WAVE® REVIA® XTM Roofing Shingles, please call F-WAVE Technical Support at 888-GO-FWAVE (888-463-9283).
- To obtain a Spanish-language version of this Installation Manual for Steep-Slope Residential Installations, please visit fwaveroofing.com or call F-WAVE Technical Support at 888-GO-FWAVE (888-463-9283).
- ***Para obtener una versión en Español de este Manual Para Instalaciones Residenciales De Pendiente Pronunciada por favor visite fwaveroofing.com o llame al soporte técnico de F-WAVE en el 888-463-928.***

PURPOSE OF INSTRUCTIONS

- These installation instructions are intended to be a general guide for experienced roofing professionals to use when installing F-WAVE® REVIA® XTM Roofing Shingles.
- Although F-WAVE® REVIA® XTM Roofing Shingles are different from traditional asphalt shingles in terms of design and materials, the installation methods are similar in many aspects.
- This manual specifically addresses the application of general roofing practices to the installation of F-WAVE® REVIA® XTM Roofing Shingles. Not every general roofing practice or detail an installer may encounter on a shingle installation is included in this manual. **Before installation, the installer must ensure adherence to all applicable state and local building codes**.

NOTE: F-WAVE shingles must be installed according to F-WAVE application instructions and requirements by a roofing professional. F-WAVE assumes no responsibility for leaks and other defects that result from failure to properly prepare the surface to which the shingles are applied, or from improper or poor application — this includes the required use of smooth, flat roof decks in good condition, the required use of a synthetic roofing underlayment, the required use of only approved sealants or adhesives, and the requirement for the installer to provide proper attic ventilation in accordance with standard minimum requirements. The installer is responsible for reviewing all applicable building codes and property standards and requirements before installation.

General Installation

Significant differences between the installation of traditional asphalt shingles and F-WAVE® REVIA® XTM Roofing Shingles are set forth in this manual. Installers should carefully read and understand each section of this manual. When installing F-WAVE® REVIA® XTM Roofing Shingles always be sure to consult your local building codes and regulations, minimum property standards, and follow all applicable requirements. Additional information, including requirements for a FORTIFIED Home™, is available at: fwaveroofing.com/resources.

SAFETY

- FALL PROTECTION EQUIPMENT MAY BE REQUIRED AND IS ALWAYS ADVISABLE.
- ALL ROOFING AND RELATED ACTIVITIES SHOULD ALWAYS BE COMPLETED WITH SAFETY IN MIND. ALL GOOD AND PROVEN SAFETY PRACTICES SHOULD BE FOLLOWED.
- ROOFING ACTIVITY CAN BE DANGEROUS. ALL NECESSARY PRECAUTIONS AND SAFETY GUIDELINES MUST BE FOLLOWED IN ACCORDANCE WITH PROPER ROOFING TRADE PRACTICES AND REGULATIONS, OSHA REQUIREMENTS AND LOCAL BUILDING CODES.

ROOF DECK

- Select and install a roof deck adhering to local building codes, minimum property standards, and manufacturers' recommendations.
- F-WAVE recommends using at least ***15/32" (12mm) thick plywood*** or at least ***7/16" (11mm) thick OSB*** decking.
- ***Roof decks must be well seasoned, well supported, properly attached, and provide a SMOOTH, FLAT, nailable surface for installing shingles. Ensure roof deck and other roofing materials are dry before installing shingles.***

UNDERLAYMENT

- Select and install underlayment adhering to local building codes, manufacturers' published installation requirements, and F-WAVE's requirements.
- F-WAVE requires the use of ***synthetic underlayment*** that complies with ***ASTM D226, Type I*** or ***Type II***; ***ASTM D4869, Type I, Type II, Type III***, or ***Type IV***; ***ASTM D6757*** or ***ASTM D8257***.
- ASTM E108 & UL790 installations:
  For a ***Class A*** Roof Assembly, F-WAVE requires a ***single layer*** of ***GAF Tiger Paw*** underlayment installed according to manufacturer's requirements.
- Always make sure the roof design and installation provides for proper ventilation to help avoid high humidity, condensation, and mold growth problems. A design professional must always address the potential for moisture entrapment, excessive moisture build-up, and condensation. Local building codes in your area should also be reviewed for ventilation requirements. See ATTIC VENTILATION section.

- Select and install waterproofing underlayment according to local building codes. Waterproofing underlayment is recommended for flashing critical areas such as valleys, eaves, ridges, hips, pipe penetrations, dormers, slope changes, skylights, and chimneys. F-WAVE requires the use of self-adhering ***waterproofing underlayment*** compliant to ***ASTM D1970***.
- Underlayment must be applied flat and unwrinkled to the roof deck. After the application of the underlayment, shingles should be installed as soon as possible.
- For guidance on the use of radiant barriers as insulation, see the Radiant Barriers & Insulations technical bulletin at fwave.com/resources.

ROOF REPLACEMENT

- Check with local building codes to determine whether pre-inspections or approvals are required. Determine any specific standards that must be followed as defined by relevant building codes and minimum property standards.
- The F-WAVE WeatherForce® Advantage Standard Product Limited Warranty requires installation over a ***FLAT, SMOOTH***, clean roof deck covered with underlayment as specified in the UNDERLAYMENT section. ***Re-roofing over existing asphalt shingles or other roofing materials is NOT allowed***.
- The existing structure and deck must be suitable for providing safe working conditions and the addition of the new shingles. Check that existing ventilation is adequate and will meet the minimum standards as defined in relevant building codes and minimum property standards.

COLD CLIMATES

- In climates that have the potential for snow and ice there is always a possibility for the formation of ice dams at the eaves and any other uninsulated or unheated overhangs.
- In such climates, install waterproofing underlayment complying with local building codes, and F-WAVE's requirements as specified in the UNDERLAYMENT section.
- In climates that have the potential for snow and ice, F-WAVE requires that waterproofing underlayment be applied at the eaves, extending a minimum of ***24" (610mm)*** up the roof deck from the location of the interior side of exterior walls.
- F-WAVE recommends installing equipment for snow retention. See the Snow Guards technical bulletin at fwaveroofing.com/resources.

DRIP EDGE

- Install non-corroding drip edge metal adhering to local building codes and minimum property standards. F-WAVE recommends metal that is at least ***0.019" (0.5mm) thick***.
- **EAVES** - F-WAVE recommends a ***D-Type drip edge*** at the eaves, extending a minimum of ***2" (51mm)*** back from the roof edge; bending downwards over the fascia and directing water away from the fascia board. See example in **Figure 1**. Apply underlayment over drip edge metal at eaves.
- **RAKES** - F-WAVE recommends a ***T-Type modified drip edge*** at rakes to cover the cut edge of the shingles. Apply drip edge over underlayment at rake edges. Trim shingles ***1/8" (3mm)*** from T-Type drip edge. See **Figure 2**.

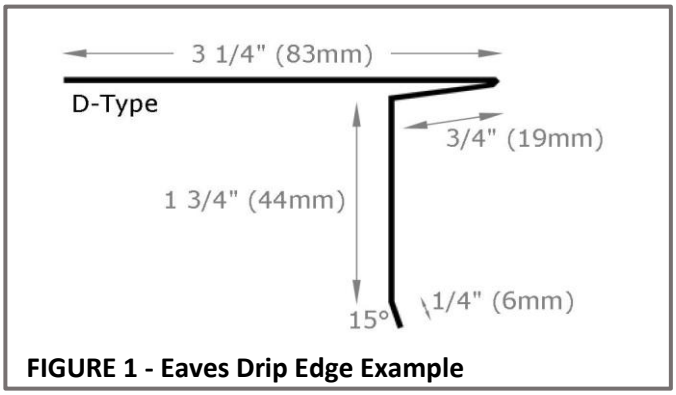


FIGURE 1 - Eaves Drip Edge Example

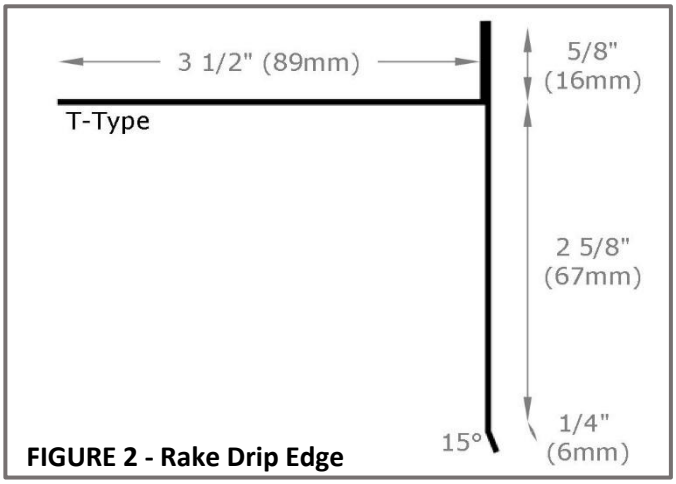


FIGURE 2 - Rake Drip Edge

LOW-SLOPES

- ***Low slopes*** are defined as slopes between 2:12 and 4:12. Roof slopes are defined by the ratio of vertical rise to horizontal run. For example, 2:12 means 2 inches (51mm) vertical rise per 12 inches (305mm) horizontal run.
- For low slope applications, F-WAVE® REVIA® XTM shingles are ornamental in regards to waterproofing. The underlayment installed becomes the primary water barrier.
- F-WAVE requires the installation of either ***one layer of self-adhering waterproofing*** underlayment, or ***two layers of synthetic underlayment*** for the entirety of low slope surfaces.
- Installations on slopes below 2:12 are not allowed.

FASTENING

- Select fasteners after consulting and adhering to both local building codes and F-WAVE's requirements.
- F-WAVE requires the use of ***11-*** *or* ***12- gauge,*** roofing nails, corrosion-resistant, with heads a minimum of ***3/8" (9.5mm)*** in diameter. Nails must ***penetrate 3/4" (19mm)*** into the roof deck, or at least ***1/8" (3.2mm) through*** the roof deck for roof decks less than 3/4" (19mm) thick. F-WAVE recommends ring shank nails. F-WAVE requires nails that are at least ***1 1/2" (38mm)*** in length for installing field shingles.
- Fasteners must not be exposed or visible on the finished roof. Staples are not an approved fastening method.
- All nails must be driven straight with heads flush to the shingle surface, and not cutting into the shingle. See **Figure 3**.
- Recommended air tool pressure is 100-120 PSI.

FASTENER LOCATIONS

- Use ***six fasteners per shingle*** for ***ALL*** applications, including STEEP SLOPES & HIGH WIND applications.
- To ensure shingles are installed correctly, each ***SHINGLE MUST BE IN POSITION AND ALIGNED BEFORE NAILING. DO NOT TRY TO ADJUST THE SHINGLE POSITION ONCE THE FIRST NAIL HAS BEEN INSTALLED AS THIS MAY CAUSE THE SHINGLE TO BOW.***
- Fasteners must be positioned within the six boxes indicated on the shingle. See **Figure 4**.
- Do ***NOT*** locate fasteners in the gutters labelled 1, 2 or 3. Fasteners must ***NOT*** be exposed once the installation is complete.

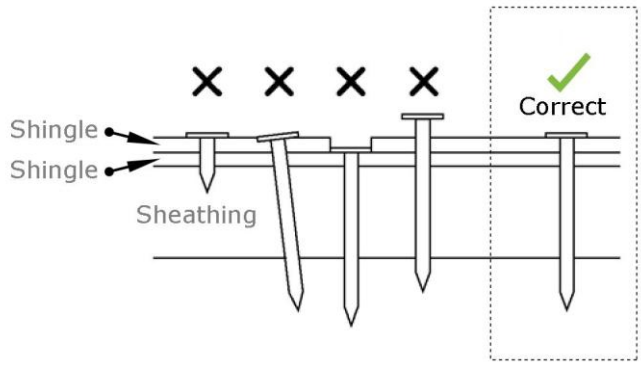


FIGURE 3 - Fastening

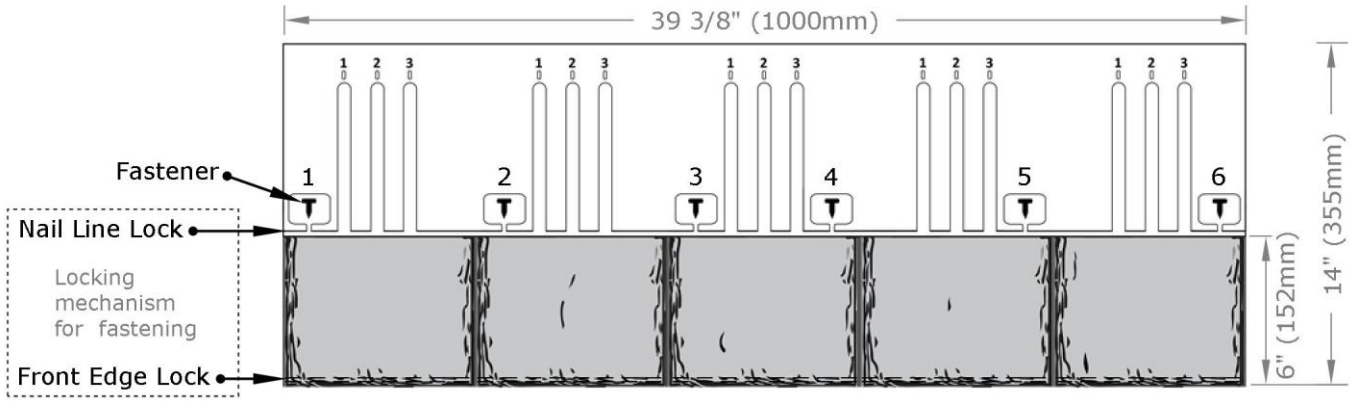


FIGURE 4 - Fastener Locations

STEEP SLOPES & HIGH WINDS

- F-WAVE defines High Winds as ***131mph (211kph)*** or higher. Refer to relevant local building codes and minimum property standards to determine whether your installation is in a High Wind Zone.
- Steep Slopes are greater than ***21:12***. Roof slopes are defined by the ratio of vertical rise to horizontal run. For example, 21:12 is 21 inches (533mm) vertical rise per 12 inches (305mm) horizontal run.
- ***For Steep Slopes and High Wind Zones F-WAVE® REVIA® XTM Shingles do NOT require hand sealing.***

ATTIC VENTILATION

- F-WAVE requires that attic ventilation meets or exceeds minimum standards as defined by the relevant building codes and minimum property standards.
- Improper attic ventilation can cause moisture buildup in the attic, heat stress on the roofing materials, and ice damming. Those situations can lead to premature failure of roofing materials including the wood decking. To ensure proper attic ventilation, air must be allowed to circulate freely from attic eaves to peaks.
- See the Radiant Barriers & Insulations technical bulletin at fwaveroofing.com/resources.

HAND SEALING

- The front edge of the F-WAVE® REVIA® XTM Roofing Shingle is held in place mechanically and does ***NOT*** require adhesive.
- In roofing situations where hand sealing is required, for example when repairing a damaged tab, use F-WAVE approved sealant and adhesive (see **Table 1**).
- Apply ***five 1" (25mm) diameter*** sized spots behind every tab, (total of 25 spots per full shingle). See **Figure 5**.
- Press the shingle down into position. F-WAVE approved sealant and adhesive should approach the edge of the shingle, but not be exposed.
- ***Seal failure due to installation temperatures being below the sealant manufacturer's minimum acceptable installation temperature is not a manufacturing defect.*** F-WAVE accepts no responsibility for losses relating to sealant failure due to installation temperatures.
- For repair or replacement of a tab, hand sealing is required. Refer to the Repair or Replacement technical bulletin at fwaveroofing.com/resources.

TABLE 1 - APPROVED SEALANTS & ADHESIVES

MANUFACTURER	PRODUCT NAME
NPC Sealants	#900 Solar Seal®
R. M. Lucas Co.	#6600 Universal™ Terpolymer Sealant
OSI®	Quad® Sealant
MuleHide	SEBS1 approved, (JST1 NOT approved)

TABLE 1 - Approved Sealants & Adhesives

NOTE: ***Do not use asphalt-based underlayments, adhesives or sealants.*** These products are not compatible with F-WAVE® REVIA® XTM Synthetic Shingles and will void the WeatherForce® Advantage Limited Product Warranty. Only use F-WAVE approved sealants and adhesives as outlined in these installation instructions and in the technical bulletins at fwaveroofing.com/resources.

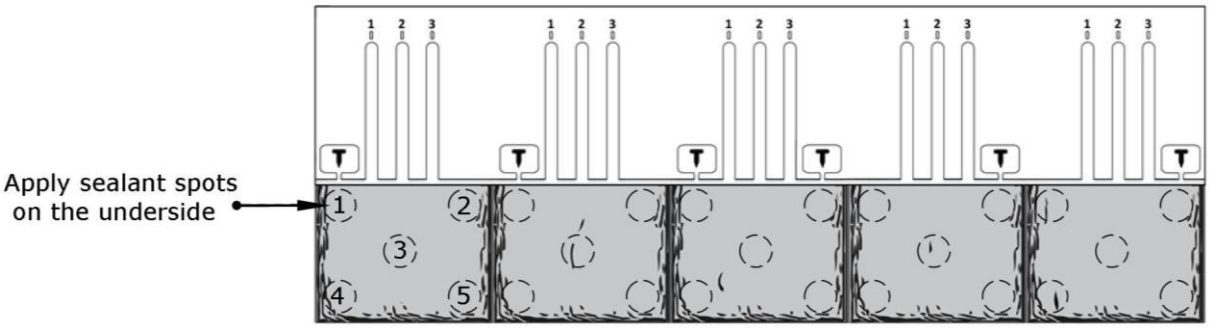


FIGURE 5 - Sealant Spots

Shingle Installation

CUTTING SHINGLES

- Score the shingle surface accurately and snap shingle along the line.

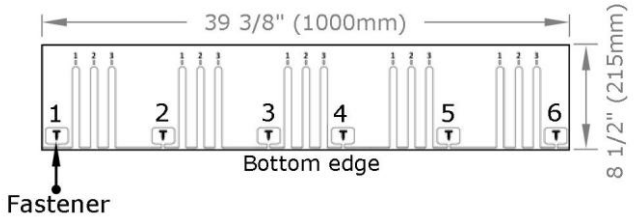


FIGURE 6 - REVIA® XTM Starter Shingle

STARTER COURSE

- F-WAVE requires the use of REVIA® XTM Starter Shingles to ensure proper waterproofing and aesthetics.
- Cut ***4" (100mm)*** off the length of the first full starter shingle installed on the roof, so that it is offset from the first full shingle in the first course of all eaves.
- The starter should overhang the eaves drip edge by ***1/4" to 3/4" (6mm to 19mm)***.
- Fasten starter shingles with ***six fasteners.***
- Fasteners must be positioned within the boxes indicated on the shingle. See **Figure 6**.
- Continue along the eave with full length starter shingles before starting the first course of full shingles.
- Align shingles accurately. **Do not overlap**.
- **Do not install on any rakes or valleys**.
- Engage Course #1 Front Edge Lock into starter Nail Line Lock using the same method used for subsequent courses. Follow steps A, B and C. See **Figure 7**.

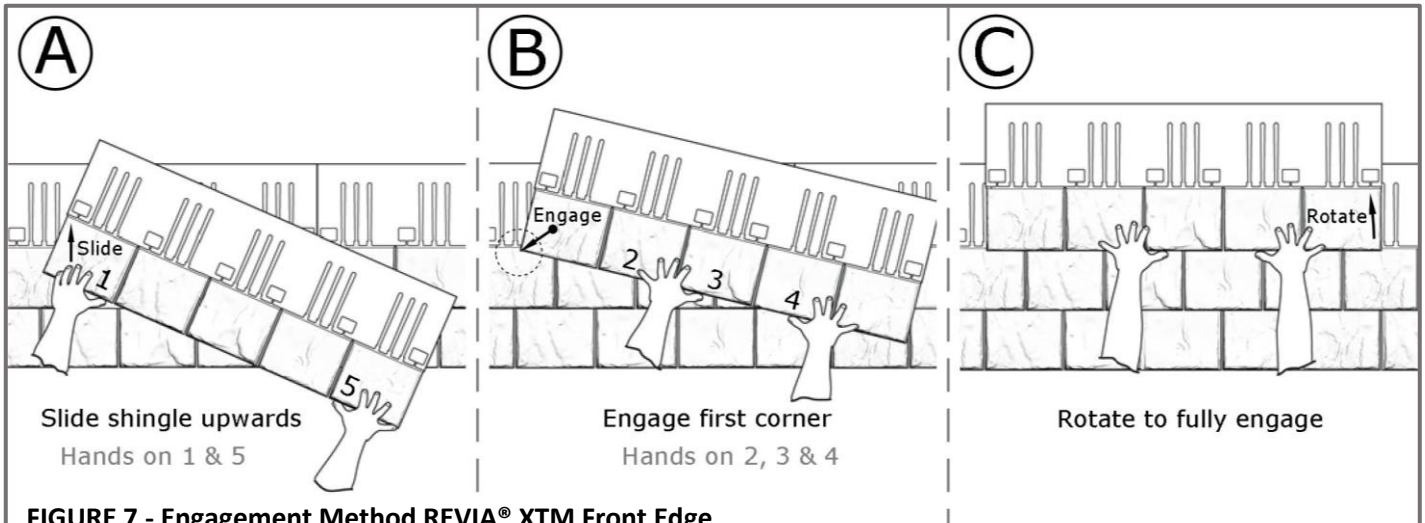


FIGURE 7 - Engagement Method REVIA® XTM Front Edge

APPLICATION PATTERN

- F-WAVE® REVIA® XTM Roofing Shingles must be installed in a ***diagonal*** application pattern. The offset between courses of **Classic Slate** is one full tab plus a partial tab offset.
- There are several ways to lay the shingles. For the best appearance, the method used should be consistent on all slopes. Irrespective of the method used, trim shingles 1/8" (3mm) short of the rake edge.
- F-WAVE recommends the REPEATING OFFSET PATTERN.

REPEATING OFFSET PATTERN

- Establish the overall diagonal method or stair-step effect always having a 1-tab setback. See **Figure 8**.
- **COURSE 1** - Full shingle. APPLY FULL ROW OF SHINGLES BEFORE STARTING ON COURSE 2. THIS ENSURES STRAIGHT COURSE ALIGNMENT WHEN MOVING UP THE SLOPE.
- **COURSE 2** - Skip the first tab and place the shingle on alignment line **#1**.
- **COURSE 3** - Skip the first tab and place the shingle on alignment line **#2**.
- **COURSE 4** - Skip the first tab and place the shingle on alignment line **# 3**.
- **COURSE 5** - Skip the first tab and place the shingle on alignment line **#3**.
- **COURSE 6** - Skip the first tab and place the shingle on alignment line **#2**.
- **COURSE 7** - Skip the first tab and place the shingle on alignment line **#1**.
- **FURTHER COURSES** - Repeat pattern established for **Courses 2** to **7** starting with alignment line **#1**. I.e. Full shingle, 1, 2, 3, 3, 2, 1; 1, 2, 3, 3, 2, 1 etc.

GENERAL ADVICE

- F-WAVE suggests that it is good practice to apply a chalk line every ***4'*** to ***6' (1.2m*** to ***1.8m)*** up the roof surface to keep the courses straight and the exposures consistent at ***6" (152mm)***. Apply underlayment accurately to make use of any guide lines provided. **Use blue chalk only**. Red chalk can leave permanent stains on the roof. Pieces cut from shingles along the rake can be used elsewhere on the roof as required.

FRONT EDGE LOCK

- The front edge of F-WAVE® REVIA® XTM Roofing Shingles must be mechanically locked in place to provide strong wind uplift resistance. See **Figure 9**.
- Lay the shingle down flat. Ensure proper engagement by sitting the Rack Limiter down onto the roof deck.
- ***ENSURE ALL FRONT EDGE LOCKS ARE FULLY ENGAGED BEFORE FIXING SHINGLE TO DECK.***

SHINGLE RACK

- F-WAVE® REVIA® XTM Roofing Shingles have been designed to allow some rack (skew) when installed. See **Figure 10,** and **Figure 11**.
- Do not exceed maximum rack. Every F-WAVE® REVIA® XTM Roofing Shingle must lay down flat with all Rack Limiters in contact with the roof deck and all Front Edge Locks engaged.

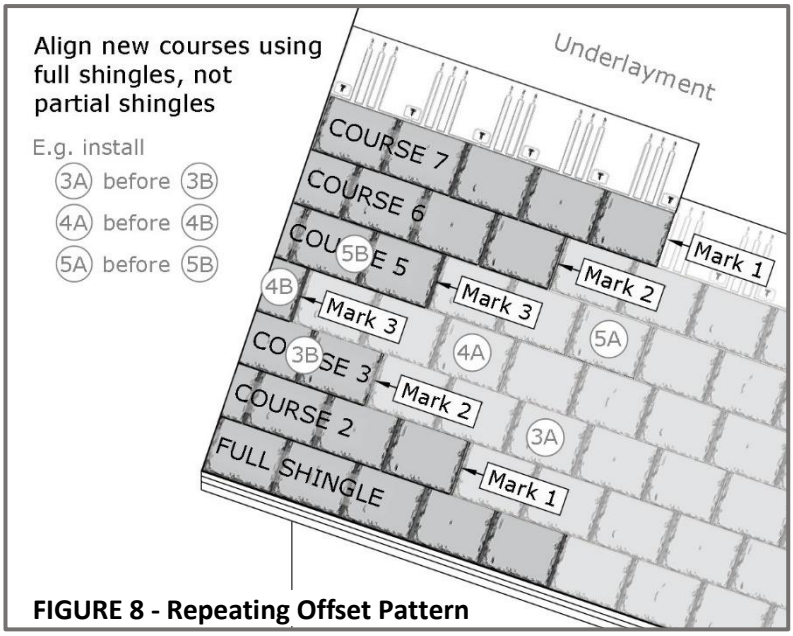


FIGURE 8 - Repeating Offset Pattern

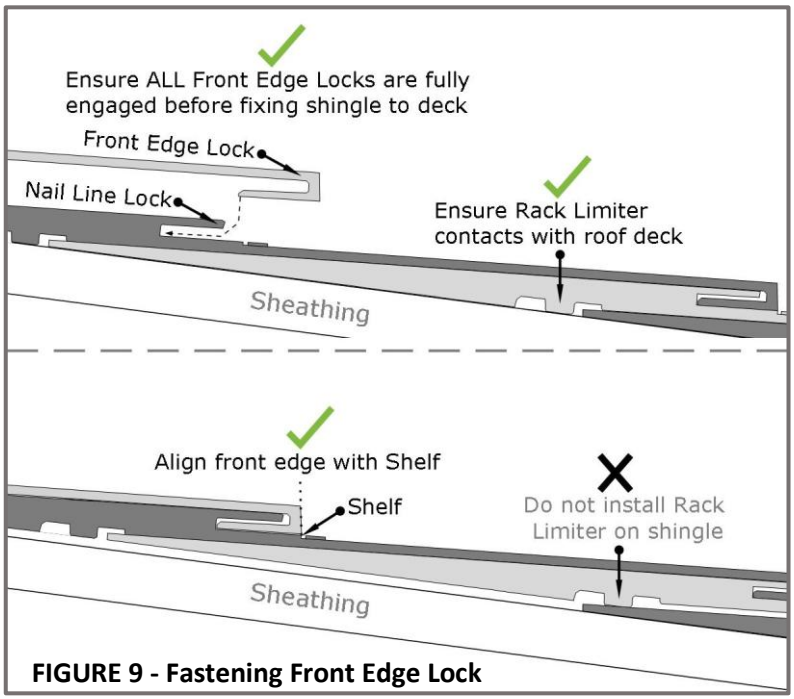


FIGURE 9 - Fastening Front Edge Lock

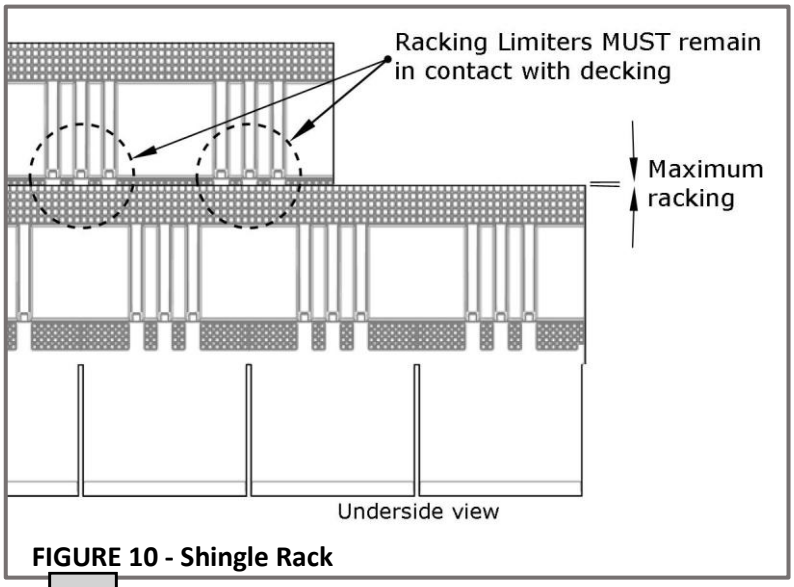


FIGURE 10 - Shingle Rack

SHINGLE ALIGNMENT

- When installing F-WAVE® REVIA® XTM Roofing Shingles it is important to place the shingles accurately.
- For the REPEATING OFFSET PATTERN, place the edge of the shingle on the correct alignment mark. See **Figure 11**.
- When installing shingles side by side, ensure that the edges are flush with each other, so that the course is straight. It is important to make sure the nail lines are straight and match up on butted shingles. It is incorrect to misalign or overlap shingles. See **Figure 12**.

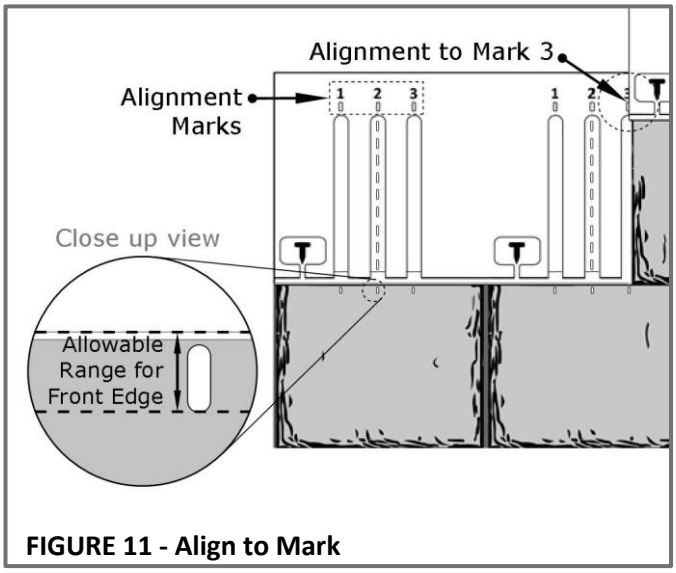


FIGURE 11 - Align to Mark

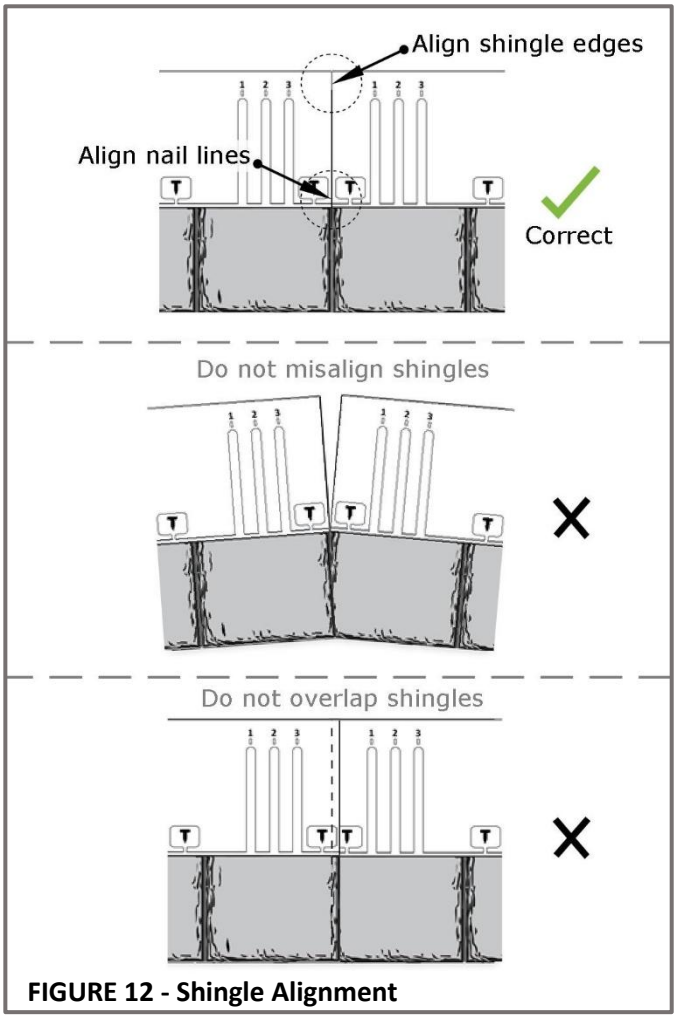


FIGURE 12 - Shingle Alignment

REDUCED EXPOSURE

- When reducing the exposure, ***ALWAYS*** lock the front edge in place by either hand sealing, or by the following method.
- **A.** Measure the Offset between shingles. Prepare a Starter Strip by trimming the nail line portion from a starter or full shingle. Starter Strip width = Offset minus 1" gap.
- **B.** Align the Starter Strip with the adjacent shingle leaving a 1" gap between the Starter Strip and Nail Line Lock on the underlapping shingle. Attach using fasteners.
- **C.** Engage the Front Edge Lock on the overlapping shingle into the Nail Line Lock on the Starter Strip. In some instances, engaging the Front Edge Lock may be difficult due to a height difference. In such cases make a cut at the front of the exposure and seal this for watertightness using F-WAVE approved sealant and adhesive.
- Continue installing shingles up the roof locking each front edge in place. See **Figure 13**.

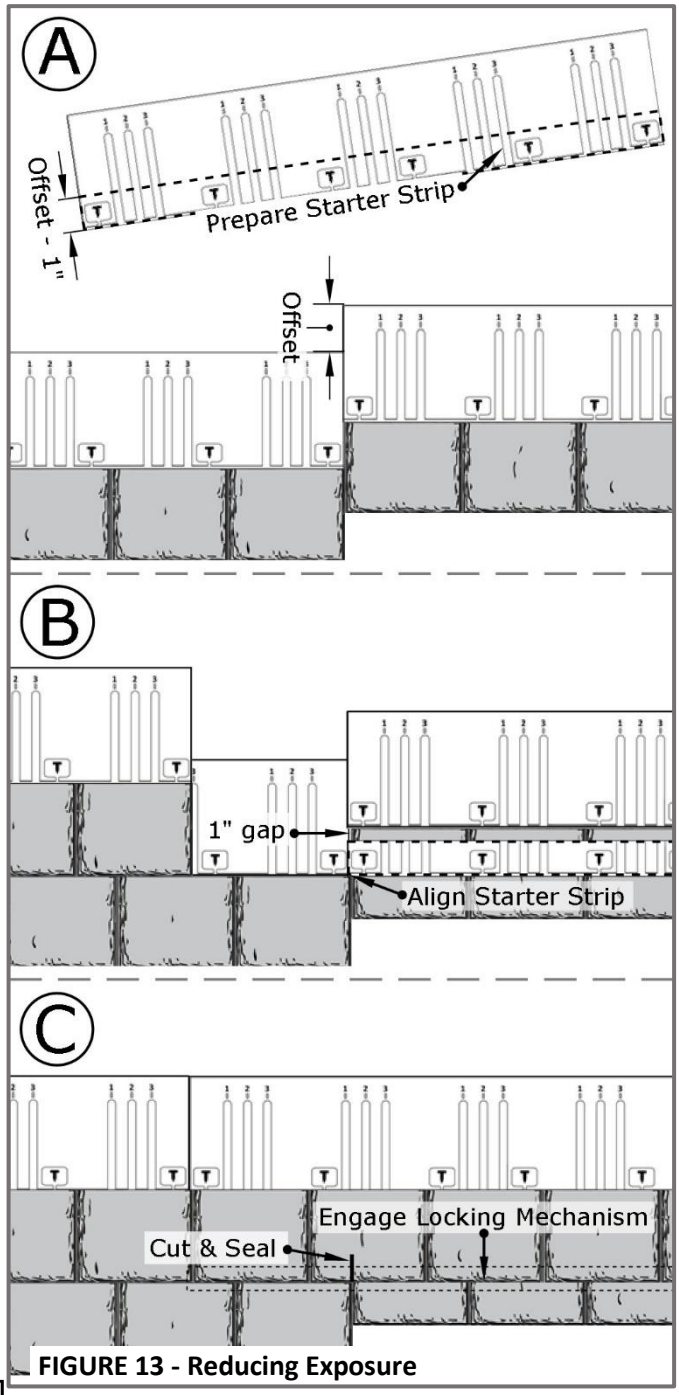


FIGURE 13 - Reducing Exposure

Flashings

VALLEYS

- F-WAVE recommends two installation methods; the OPEN VALLEY method and the CLOSED VALLEY ALTERNATIVE.
- **UNDERLAYMENT** - All valley flashings should be in place before shingles are installed near the valleys. Apply a minimum ***36" (915mm)*** wide layer of waterproofing membrane directly to the roof deck. Fasten underlayment over the waterproofing membrane by ***6" (152mm)***. Refer to local building codes to determine whether alternatives to waterproofing underlayment may be used.
- **VALLEY METAL** - Consult local building codes for width of metal valley and for allowed materials. The width should be a minimum of ***12" (305mm)*** on each side. F-WAVE recommends the use of a W-style valley metal. See **Figure 14**.
- Install the metal valley on top of the underlayment and fasten ***1" (25mm)*** from the edges of the valley. When overlapping metal valley pieces, ensure a minimum overlap of ***4" (102mm)*** and seal together with F-WAVE approved sealant and adhesive (see **Table 1**). Do not apply fasteners at the overlaps except on the edges.
- **SHINGLES** - Trim a ***1" (25mm) 45° angle cut*** from the top of the shingle in the valley. See **Figure 15**.
- Seal valley shingles to the metal by applying two parallel ***1/2" (12.7mm) diameter beads*** of F-WAVE approved sealant and adhesive that are 1" apart. See **Table 1**. Trim the shingles at the valley to form either an OPEN VALLEY or CLOSED VALLEY ALTERNATIVE as outlined in the following sections.

OPEN VALLEY

- F-WAVE prefers the Open Valley method using a "W" style valley metal. To install an Open Valley, first follow the instructions outlined in the VALLEYS section.
- When it comes to trimming the shingles at the valley, apply a blue colored chalk line on either side of the valley. Start at ***4" (102mm)*** wide at the top of the valley and add ***1/8" (3mm)*** for every ***12" (305mm)*** of length of the valley. This will allow for increased water flow near the eaves of the roof.
- Trim shingles to the chalk line. See **Figure 16**.

CLOSED VALLEY ALTERNATIVE

- To produce a Closed Valley look, F-WAVE recommends a Closed Valley Alternative method using a "W" style valley metal. ***Closed valley methods such as the 'closed cut' and 'woven' methods are NOT allowed***.
- To install the Closed Valley Alternative, first follow the instructions outlined in the VALLEYS section.
- When trimming the shingles at the valley, leave a 1/16" (1.6mm) to 1/8" (3.2mm) gap between the cut edge and the "W" fold. See **Figure 17**.

ROOFING PENETRATIONS

- Flash all roofing penetrations using standard roofing practices. For further details go to fwaveroofing.com.

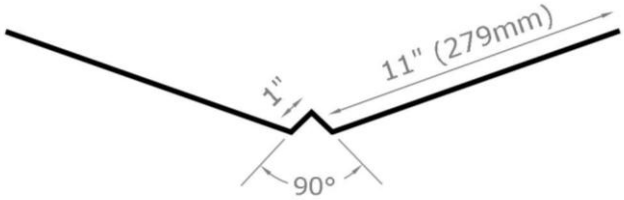


FIGURE 14 - Valley Metal Example

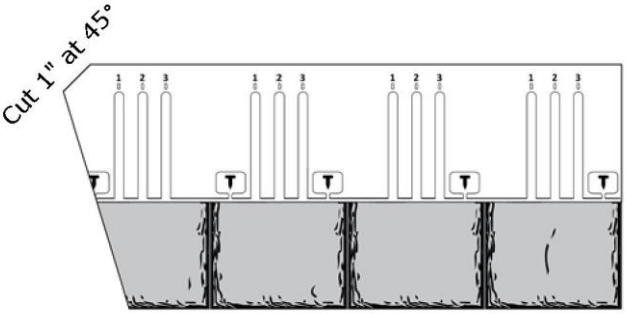


FIGURE 15 - Clip Corners

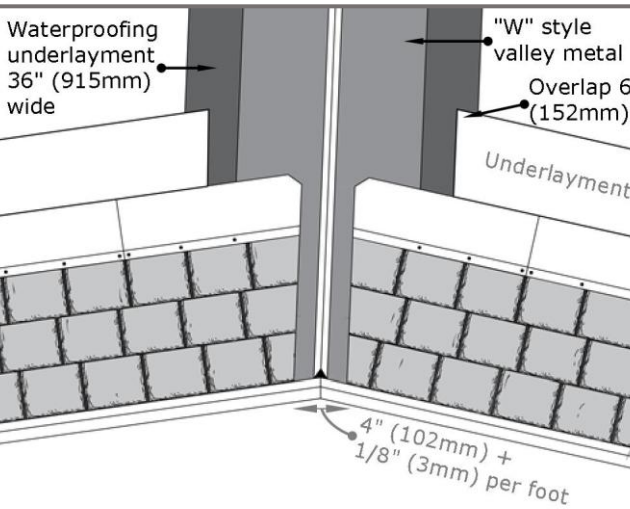


FIGURE 16 - Open Valley

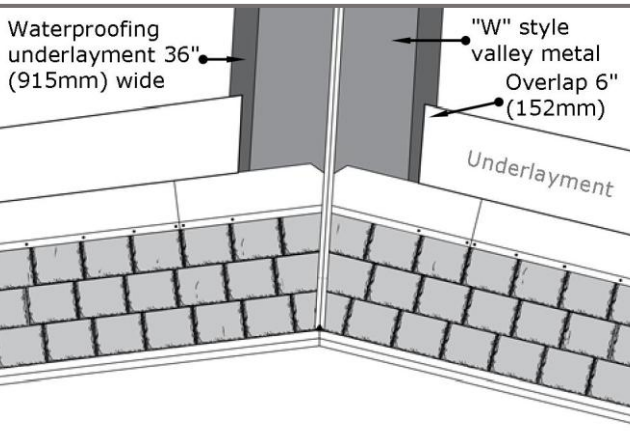


FIGURE 17 - Closed Valley Alternative

VERTICAL WALL FLASHINGS

- Adhere to local building codes and standards when installing roof to wall flashings.
- **FLASHING** - F-WAVE recommends installing metal flashings wherever the roof meets a vertical wall.
- Refer to the ROOF TO SIDEWALL and ROOF TO HEADWALL sections for details.
- **COUNTER FLASHING** - Install counter flashing over the top of the flashing as required. All siding or other counter flashing materials should terminate at least ***2″ (51mm)*** above the roofing surface and overlap the metal flashing by at least ***2″ (51mm)***.
- **SHINGLES** - When shingles overlap a metal flashing, do not fasten through the metal. Use F-WAVE approved sealant and adhesive, (see **Table 1**), to adhere the shingle to the metal.

ROOF TO HEADWALLS

- Apply roof shingles up to the edge of the headwall.
- Install an apron flashing at least ***5" (127mm)*** up the headwall and extending at least ***4″ (102mm)*** down the roof. Nail apron flashing to the roof deck only and seal to shingles with F-WAVE approved sealant and adhesive (see **Table 1**). Do not nail the apron flashing to the wall. Instead, secure with siding material (counter flashing) over the top. Terminate counter flashing at least ***2″ (51mm)*** above the roof and overlap the apron flashing by at least ***2″ (51mm)***. See **Figure 18**.
- Apply second row of shingles over metal flashing on the roof surface and trim to just cover exposed metal. Use F-WAVE approved sealant and adhesive, (see **Table 1**), to adhere the cut shingle to the metal apron.
- If a cut down exposure is used as an aesthetic course, fasteners must not be exposed, and hand sealing is required.

ROOF TO SIDEWALLS

- F-WAVE recommends using ***10″ x 8″ (254mm x 203mm) step flashing*** metal. See **Figure 19**.
- Step flashing must extend at least ***4″ (102mm)*** up the sidewall and at least ***4″ (102mm)*** over underlapping shingles.
- Interlace step flashing with shingle courses as the shingles are applied. Fasten step flashing to the roof deck only, using two nails installed into the top overlapped region. Overlap pieces of step flashing by ***2″ (51mm)***.
- Use F-WAVE approved sealant and adhesive (see **Table 1**) to adhere the underside of the shingle to the metal step flashing.

CHIMNEYS

- Apply underlayment up to the base of the chimney.
- Install an apron flashing on the front of the chimney. Install step flashing along the sides. For further details see the VERTICAL WALL FLASHINGS section. For recommended dimensions, see **Figure 20**.
- Install prefabricated metal cricket flashing or field fit using roofing flashings of sufficient width to cover the cricket.
- Install sheet metal cap flashing as counter flashing over flashings such as step flashing and apron flashings. See **Figure 21**.

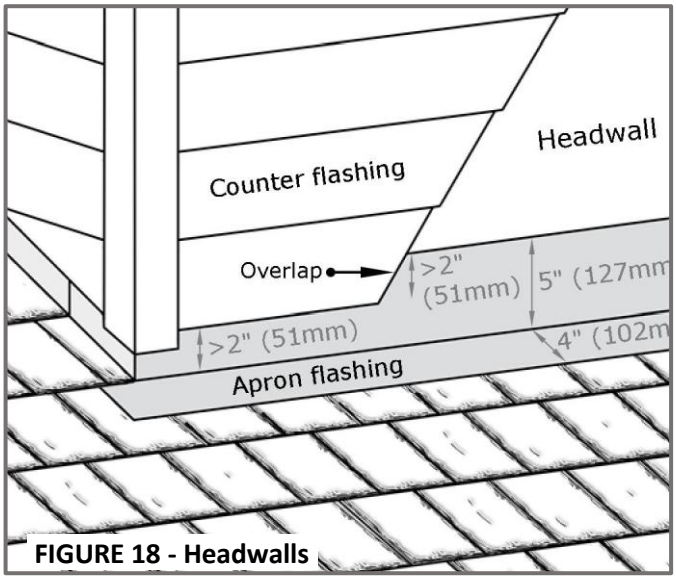


FIGURE 18 - Headwalls

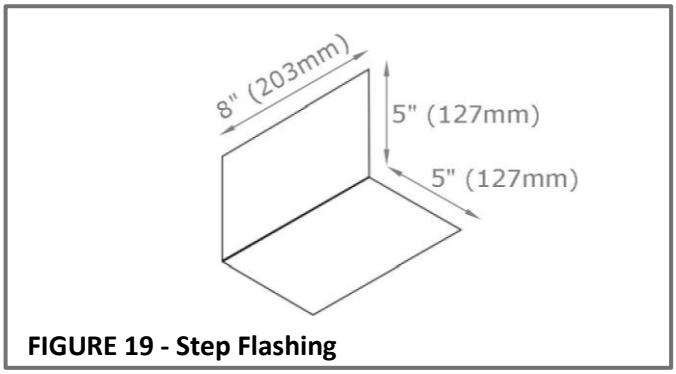


FIGURE 19 - Step Flashing

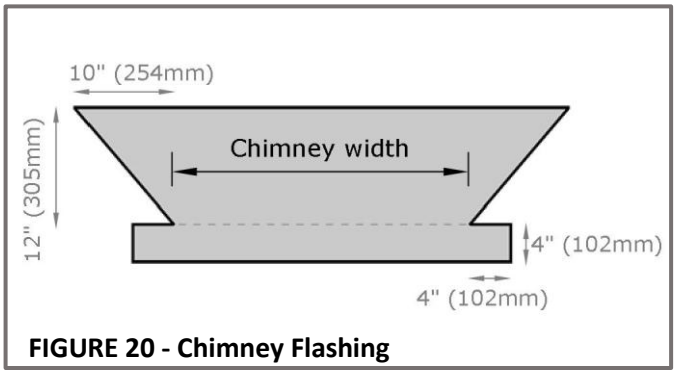


FIGURE 20 - Chimney Flashing

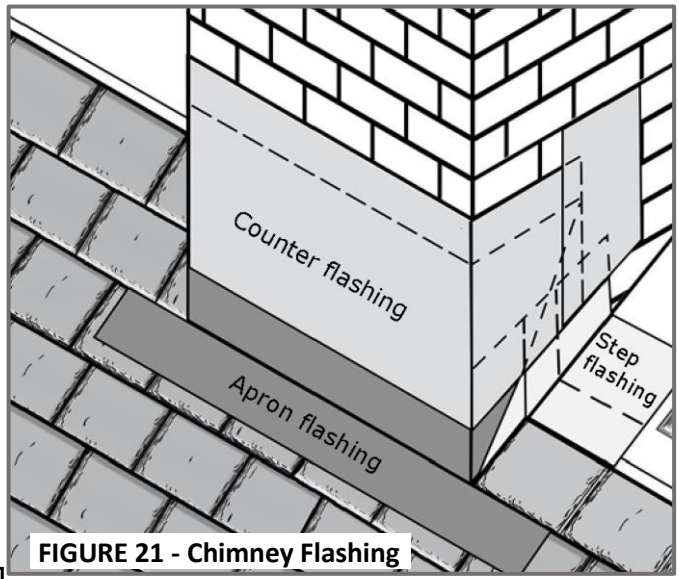


FIGURE 21 - Chimney Flashing

HIPS & RIDGES

- Install F-WAVE® REVIA® **Classic Slate** Hip & Ridge Shingles along the hips and ridges.
- Attach using two fasteners, a minimum of ***1 3/4" (44mm)*** in length. Nails must penetrate a minimum ***3/4" (19mm)*** into the roof deck or ***1/8" (3.2mm)*** through the roof deck. Install nails ***1" (25mm)*** from the edge of the Hip & Ridge Shingles, in the nailing zone indicated on each shingle. See **Figure 22**.
- Make a starter shingle by removing the exposure portion. See **Figure 23**.
- Where Hip & Ridge Shingles are installed over ridge vent, select ridge vent that is at least ***11" (279mm)*** wide. Install ridge vent according to manufacturer's instructions.
- Install Hip & Ridge with a ***7 3/4" (197mm) exposure***. At the ridge, start the Hip & Ridge shingles from the opposite direction of the prevailing winds. See **Figure 24**. Begin hips at the bottom of the hip. For further installation details about F-WAVE Hip & Ridge Shingles, visit fwaveroofing.com/resources.

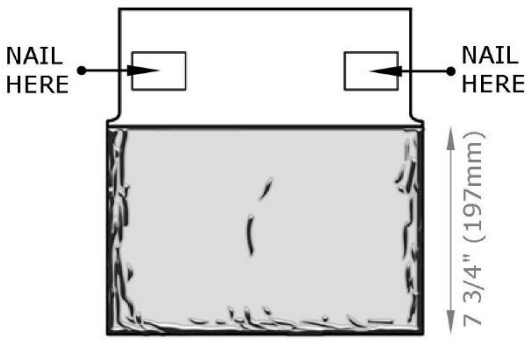


FIGURE 22 - Classic Slate Hip & Ridge Shingle

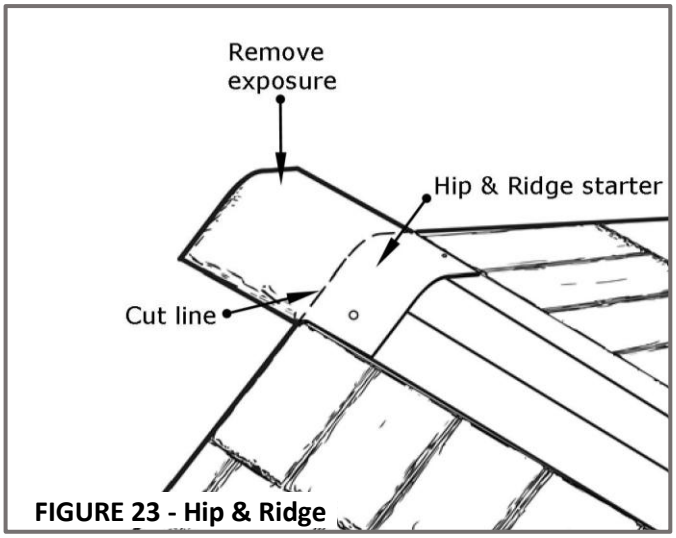


FIGURE 23 - Hip & Ridge

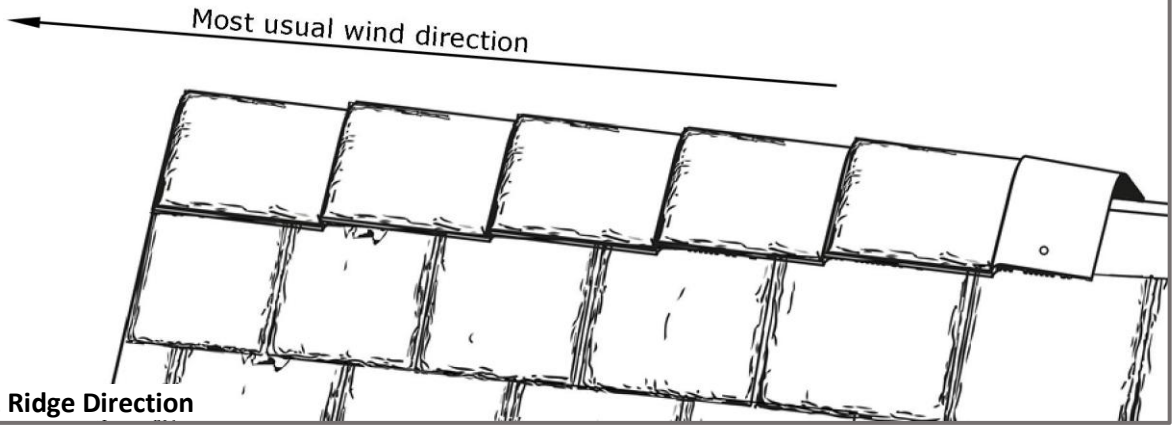


FIGURE 24 - Hip & Ridge Direction

BRISTOL HISTORIC
10/1/26 1 (26-119)

The Tides Condominium
217 Hope Street
Bristol, RI 02809

September 30, 2026

To Whom it May Concern:

The Tides Condominium Homeowner's Association Board approves of the use of composite slate roofing materials to replace the existing slate roofing. The efforts of the owners who contributed to the related application to the Town of Bristol Historic District Commission are appreciated.

Sincerely,

James Hurley
Board President

William Wood
Board Member

Roger Reale
Board Member

BRAVA

LIMITED LIFETIME WARRANTY

This is a limited manufacturer's warranty, which, subject to the terms and conditions herein described, Brava Roof Tile (hereinafter "Brava") extends to all original property owners or the first subsequent owner if this warranty was properly transferred for Brava roofing Products regardless of where the owner purchased the Products.

Limited Lifetime Warranty

Subject to the terms, conditions and limitations set forth below, Brava warrants to the original owner of the property on which the Products are installed, and to any party to whom such owner transfers ownership as permitted herein, for a "Lifetime" period of 50 years from the date of the original purchase of the Products. For this warranty term, Brava guarantees that the Products have been manufactured free from defects that materially affect performance when subjected to normal and proper use and installed according to manufacturers specifications.

Transferability

This warranty is transferable by the original owner **only once** during the first 25 years. To be a valid transfer: 1) the new Transferee owner shall fill out and mail the Warranty Transfer Form within thirty (30) days of the property transfer on which the Products have been installed.

Hail Warranty Coverage

Brava's Products are engineered and tested to meet UL 2218 Class IV impact rating. Warranty coverage does not apply to foreign objects as described in the "Limitations" section or hail with a greater diameter than 1 ½" as determined by the National Weather Service. In the event a claim for hail is covered under this warranty, the provisions of the "Remedy" section shall apply.

High Wind Warranty Coverage

Brava shall have no liability under this Limited Lifetime Warranty for Product damage resulting from or any way related to exposure to winds (i) in excess of 90, 110, or 130 mph depending on actual installation specifications used in the field; (ii) occurring after the first fifteen (15) years following application; or (iii) any time after the Products have been exposed to winds in excess of 90, 110, or 130 mph depending on actual installation specifications used in the field. Refer to installation guidance for standard and high wind installation specifications, requirements, and associated wind speed coverage. In the event a claim for wind is covered under this warranty, the provisions of the "Remedy" section shall apply.

Color Resistance Warranty Coverage

Brava's Products are engineered to the highest available standards to resist color fading, however, the color of materials subjected to elements of the outdoor environment may weather over time. The degree of weathering depends on several factors specific to the geographic area in which the materials are installed. This warranty shall cover, for any claim that is reported within **ten (10) years** from the date the Products were installed, any fading which is greater than four (4) Hunter units, as determined in accordance with ASTM D2244 and beyond what is typical of roofing materials installed in the geographical location where the Products are installed. In the event the change in color exceeds four (4) Hunter units but does not exceed, in Brava's sole discretion, what is typical for the geographic area, or a claim is made more than ten (10) years from the date the Products were installed, this warranty shall not apply. In the event a claim for fading is covered under this warranty, the provisions of the "Remedy" section shall apply.

Remedy

Brava assumes the obligation, in its sole discretion, to either: A) provide replacement products and installation costs to repair the affected portions of the roof, or B) refund the original purchase price of the Products, excluding freight and other related costs, or C) any other mutually agreeable resolution. In the event Brava selects Option A, installation costs shall include labor, flashing, metal

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work, underlayment, product disposal, and other related costs, provided however, that Brava's obligation to pay said installation costs shall not exceed the prevailing local rates, or $350 per one hundred square feet, whichever is lower. Furthermore, Brava reserves the right to approve the selection of any contractor enlisted by the Owner to perform the repair work. Notwithstanding the foregoing, one hundred and twenty (120) months from the date of the original purchase of the Products, Brava's sole responsibility shall be the issuance of a refund, which amount shall be a percentage of the original purchase price of the Products, which percentage shall be determined by dividing the number of months remaining in the warranty period by 600. Brava's refund after 120 months from the date of installation specifically excludes installation costs and other related costs. Any claim and/or replacement of Brava products will not extend the warranty period set forth above. Notwithstanding anything herein to the contrary, no benefit under this warranty shall accrue to any owner and Brava shall incur no liability under this warranty unless and until the Products have been paid for in full by the owner or its predecessor in title.

Insurable Risks

Before any coverage shall apply under this warranty, in the event of damage to Products caused by any insurable risk during the warranty period, the owner must first exhaust all efforts to pursue the cost of replacement or repair of all damaged Products through the owner's insurance coverage. Any costs incurred by the owner in excess of the insurance contributed by any source of insurance reimbursements (excluding insurance deductibles), will be reimbursed by Brava only to the extent such costs are otherwise permitted pursuant to this warranty.

Customer Responsibilities

To have a valid warranty, the original owner must complete the attached Warranty Registration Form within thirty (30) days of the completion of installation of the Products. For High Wind Installations, a copy of the High Wind Warranty Compliance Form must be completed and submitted with the registration. For any alleged warranty claims, the warranty claimant must notify Brava in writing within sixty (60) days after discovery of any manufacturing defect or covered damage. The warranty claimant must include proof of purchase (or proof of warranty transfer in accordance with this warranty), and proof of property ownership, along with such notice. Failure to timely notify Brava of any defect or damage shall nullify this warranty.

Limitations

This warranty does not apply to, and Brava shall not be liable for the following:

1. Improper installation or installation not in strict adherence to Brava's written installation instructions and specifications.
2. Damage to the roofing product due to causes beyond normal service and use, including, but not limited to:
    a. Acts of nature such as, but not limited to, fire, earthquake, flood, lightning, hurricane, tornado, derechos or other casualty.
    b. Wind velocities greater than 90 mph, 110 mph, or 130 mph depending on actual installation specifications used in the field. Refer to the "High Wind Warranty Compliance Form" for guidance associated with installation specifications and wind speed coverage.
    c. Impact of foreign objects including damage caused by objects blown onto the roof by wind, i.e., tree branches, hail in greater diameter than 1 ½" as determined by the National Weather Service.
    d. Improper storage, handling, or misuse of the Products.
    e. Vandalism.
    f. Inadequate ventilation.
3. Damage to the Products caused by alterations made after completion of the application, including, but not limited to, structural changes, equipment installation, painting or the application of cleaning solutions, coatings, solar panels, snow guards, or other modifications.
4. Installation of Products while the Product temperature is less than 32 degrees Fahrenheit.
5. Damage or loss caused by ice backup, ice damming or snow slides.
6. Damage or any failure of materials used as a base or sheathing over which the roof or Products are applied.
7. Damage to the Products caused by movement, structural damage, building defects (including walls, foundations, and roof decks), distortion, cracking or settling of the roof deck caused by the settlement of the building.
8. Discoloration or damage caused by masonry dust, chimney exhaust (including, but not limited to, ash), exposure to chemicals, paints, solvents, or metals including copper, zinc or any other metal that might discolor, shading or sap from trees, bushes, plants or natural vegetation, algae, fungi, insects, animals, lichen or cyan bacteria.
9. Damage to the interior or exterior of the building, including, but not limited to, mold growth.

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10. Inadequate roof drainage.
11. Distortion, warping, or damage related to additional or unusual heat sources, including without limitation reflections from windows or metallic surfaces, or heat buildup caused by non-compliance with local building codes covering roof ventilation. Compliant ventilation shall include, at a minimum, compliance with the International Roofing Code (IRC) or International Building Code (IBC).
12. Damage resulting from foot traffic, foreign objects, or from accessing the roof for construction, maintenance, or repair activities involving equipment or features including, without limitation, chimneys, ventilation systems, HVAC systems, satellite dishes, or antennae.
13. Any maintenance, repair, or replacement of the Products not authorized in advance by Brava.
14. Damage caused by, or the cost to repair or replace, products not sold by Brava, including but not limited to metal work and counterflashing.
15. Any other cause not involving inherent manufacturing defects in the materials supplied by Brava.

THIS WARRANTY CONTAINS ALL THE PROVISIONS OF YOUR REMEDIES AND REPLACES ALL OTHER ORAL OR WRITTEN WARRANTIES, LIABILITIES, OR OBLIGATIONS OF BRAVA EXPRESSED OR IMPLIED. THERE ARE NO OTHER WARRANTIES THAT EXTEND BEYOND THE DESCRIPTION ON THE FACE HEREOF AND BRAVA MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, OR FITNESS FOR PARTICULAR PURPOSE, AND NO WARRANTY SHALL ARISE FROM A COURSE OF DEALING OR USAGE OF TRADE. IN NO EVENT SHALL BRAVA BE LIABLE FOR INCIDENTAL, SPECIAL, COLLATERAL, OR INDIRECT DAMAGES OR FOR DAMAGE TO THE BUILDING, ITS CONTENTS, OR ITS OCCUPANTS, AND CONSEQUENTIAL DAMAGE OF ANY KIND, INCLUDING LOSS OF BUSINESS OR PROFITS AND INABILITY OF OWNER OR ANY OTHER PERSON TO USE THE ROOFING OR RE-INSTALLATION LABOR COSTS. NO FIELD REPRESENTATIVE OR DISTRIBUTOR OF BRAVA IS AUTHORIZED TO MAKE ANY CHANGES OR MODIFICATIONS TO THIS WARRANTY. BRAVA'S LIABILITY IS LIMITED TO THE PROVISIONS OF THIS WARRANTY, WHETHER ANY CLAIMS AGAINST IT ARE BASED UPON STRICT LIABILITY, NEGLIGENCE, BREACH OF WARRANTY, OR ANY OTHER THEORY OR CAUSE OF ACTION.

Replacement Variations

Brava reserves the right to discontinue or modify any of its roofing products, including the color thereof without notice to the owner and shall not be liable to the owner as a result of any such discontinuation or modification. In addition, Brava shall not be liable in the event the replacement roofing product may vary in color in comparison to the original roofing product as a result of normal weathering or variations in color within a single batch or between batches (including between materials manufactured at different times.) If Brava replaces any roofing product under this warranty, it may substitute the roofing product designed by Brava to be of comparable quality or price range in the event the original roofing product purchased is no longer available.

Terms and Conditions

The owner's rights under this warranty, and Brava's corresponding liability, are subject to the following terms and conditions;
a) Products have been installed strictly in accordance with Brava's published application instructions; b) the registration certificate must be completed, signed by the installing contractor and returned to Brava within thirty (30) days after the completion of the installation; c) claims under warranty will be honored if submitted by registered or certified mail to Brava Roof Tile, PO Box 484, Washington, IA 52353 within sixty (60) days following the discovery of any defect covered by this warranty, with specific details in writing, and provided Brava or its agent are permitted a commercially reasonable opportunity to examine and analyze the material claimed to be defective. Brava may require the owner to submit, at the owner's expense, a photograph, or a sample of the defective material for analysis; d) an authorized representative of Brava shall approve of such claim in writing.

Eligibility

THIS WARRANTY, WHICH IS LIMITED AS INDICATED ABOVE, GIVES THE OWNER SPECIFIC LEGAL RIGHTS AND THE OWNER MAY ALSO HAVE OTHER RIGHTS WHICH VARY FROM STATE TO STATE. This limited warranty will not take effect unless all eligibility requirements have been satisfied, this warranty is registered to the Owner, and the roofing contractor has been paid in full.

Dispute Resolution

This warranty shall be interpreted and enforced in accordance with the laws of the state of Iowa. Any dispute arising from this warranty shall be resolved in the District Court of Johnson County, Iowa. Owner hereby agrees that it will not contest the jurisdiction of the District Court for Johnson County, Iowa to resolve any dispute related to this warranty.

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Gmail

Jim H <jimh0104@gmail.com>

Brava Local Installs

5 messages

Matt Isakower <matt.isakower@bravatile.com>
To: "jimh0104@gmail.com" <jimh0104@gmail.com>

Hey Jim,

Great speaking with you, I have a lot of Brava information attached for you as well as some installs I found.

Install Street Address	Install City	Install State	Install Zip	Color	Profile
255 Mcdonald Rd	Colchester	CT	6415	Washington 1.	MWS 2.0
20 Alderwood Road	Newton Center	MA	02459	Atlantic	Slate 2.0
36 Great Blue Hill Summit Road	Milton	MA	2186	MultiColor	Slate 1.0
11 Surrey Ln	Danvers	MA	01923	Black/Onyx	Slate 2.0
12 Chickadee Way	North Attleboro	MA	02760	Onyx	MWS 2.0
51 Pavilion Ave.	Rumford	RI	02916	Black/Onyx	Slate 1.0
116 Coburn Rd.	Berlin	MA	01503	Rustic Cedar	Slate 1.0
50 Climax Rd.	Avon	CT	06001	Aspen	Slate 1.0
56 Meetinghouse Rd.	Sagamore Beach	MA	2562	European	Slate 1.0
117 Atlantic Ave	Westerly	RI	2891	Victorian	Slate 1.0
1109 Prospect Ave.	Hartford	CT	6105	Cottage	Slate 1.0
425 LaGrange St	West Roxbury	MA	02132	Light Arendale	Slate 1.0
771 Harrison Ave.	Boston	MA	02118	Charcoal	Slate 1.0
58 Monument Square	Concord	MA	01742	Washington 1.	Slate 1.0
357 Main St	Wakefield	MA	01880	Cottage	Slate 1.0
450 Massachusetts Avenue	Boston	MA	02118	Washington 1.	Slate 1.0
21 Washington Square	Salem	MA	01970	MultiColor	Slate 1.0
109 Green St	Fairhaven	MA	02719	TBD	Slate 2.0
165 Whitehall Ave	Mystic	CT	6035	Light Arendale	Slate 2.0
125 Vermillion Dr.	Avon	CT	06001	Welsh	Slate 1.0

Please let me know if I can help with anything else!



Matt Isakower
Product Specialist
Matt.Isakower@bravatile.com
(908) 316-8624
Homeowner Sales, Sample Requests, Product Guidance, and Contractor Referrals.

BRAVA

Brava Roof Tile

Have more questions? Book a 30-minute meeting with me using the link below!
https://calendly.com/matt-isakower-bravatile/30min

4 attachments

Brava-Limited-Lifetime-Warranty_1-2024.pdf
74K

UV-Testing-Color-Durability.pdf
2237K

BRAVA-Slate-Brochure-6-25.pdf
6652K

Brava Slate Comparison Data Sheet.pdf
4069K

Jim H <jimh0104@gmail.com> Mon, Oct 5, 2026 at 3:28 PM
To: Bill Wood <woodypub12@gmail.com>, Roger Reale <splinter39@aol.com>

Here is some information from a Brava rep on other houses with Brava composite slate.

Is this the guy you talked with Bill?
[Quoted text hidden]

---

11 attachments

image.png
2K



image.png
61K



image.png
17K

image.png
1K

image.png
2K

image.png
2K



image.png
101K

Brava-Limited-Lifetime-Warranty_1-2024.pdf
74K

UV-Testing-Color-Durability.pdf
2237K

BRAVA-Slate-Brochure-6-25.pdf
6652K

Brava Slate Comparison Data Sheet.pdf
4069K

Jim H <jimh0104@gmail.com> Mon, Oct 5, 2026 at 3:58 PM
To: Matt Isakower <matt.isakower@bravatile.com>

Matt,

Thank you for the information! What does the "squares" column mean - does that translate into a number of square-feet?

I didn't realize there were so many colors, ours is gray.

Jim
[Quoted text hidden]

Matt Isakower <matt.isakower@bravatile.com> Tue, Oct 6, 2026 at 7:52 AM
To: Jim H <jimh0104@gmail.com>

Hey Jim,

Yes, a “roofing square” is 100 square feet. So a”15 square roof” would be 1,500 square feet.

Please let me know if you have any other questions!

Get Outlook for iOS

From: Jim H <jimh0104@gmail.com>
Sent: Monday, 05 October 2026 15:58:04

To: Matt Isakower <matt.isakower@bravatile.com>
Subject: [External]Re: Brava Local Installs

Caution: The sender of this message is external to your organization and not recognized. Use care when replying, selecting links, or opening attachments.

[Quoted text hidden]

Jim H <jimh0104@gmail.com> Wed, Oct 14, 2026 at 7:46 AM
To: Nick Toth <ntoth@bristolri.gov>
Cc: Bill Wood <woodypub12@gmail.com>, Roger Reale <splinter39@aol.com>

Hi Nick,

Here is information requested by the HDC regarding local installations of composite slate roofing.

Should I upload this to the HDC website or is this email adequate?

Thank you.

- Jim Hurley

---------- Forwarded message ---------
From: **Matt Isakower** <matt.isakower@bravatile.com>
Date: Mon, Oct 5, 2026 at 2:53 PM
Subject: Brava Local Installs
To: jimh0104@gmail.com <jimh0104@gmail.com>

[Quoted text hidden]

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4 attachments

Brava-Limited-Lifetime-Warranty_1-2024.pdf
74K

UV-Testing-Color-Durability.pdf
2237K

BRAVA-Slate-Brochure-6-25.pdf
6652K

Brava Slate Comparison Data Sheet.pdf
4069K

BRAVA

TECHNICAL BULLETIN

Published April 9, 2024 | Scope: Codes & Testing | Revised October 7, 2024

UV TESTING & COLOR DURABILITY

SUMMARY

Customers who choose Brava products can be confident in product UV performance based on industry-leading formulation practices, proven test results, and real-world roof system performance.

Brava Roof Tile products are manufactured using mineral pigments and undergo extensive testing to validate UV performance and color durability.

CONTENTS

- Mineral Pigments
- UV & Color Testing
- ASTM G155
- ASTM D2244
- Warranty
- Notes
- Resources
- Questions

MINERAL PIGMENTS

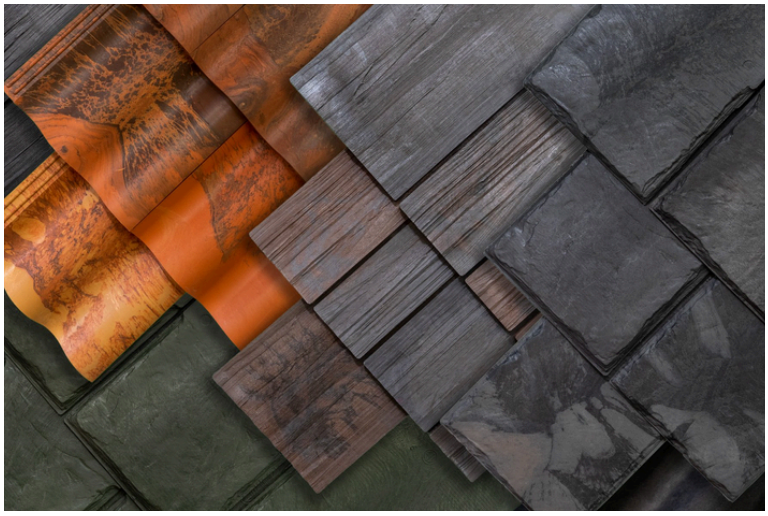
Brava roof tiles are made with mineral pigments, not chemical colorants. Chemical colorants break down and degrade over time in intense UV radiation found in sunlight. Using our COLORCAST™ mineral-infusion process, mineral pigments are thoroughly dispersed in the product. This process makes for long-lasting color throughout each Brava Tile. Learn about Brava Colors at bravarooftile.com - A Lifetime of Color.



CARBON BLACK



REFINED RED IRON





TESTING & PERFORMANCE

Brava works closely with trusted industry testing agencies and suppliers to provide best-in-class UV performance. Brava's products undergo two ASTM test methods to test for UV performance. These tests are ASTM G155 and ASTM D2244.

ASTM G155 xenon arc testing is a test standard used to simulate the effects of sunlight and moisture on materials under harsh conditions. This simulation accelerates aging effects to allow for shorter testing durations to predict future results.

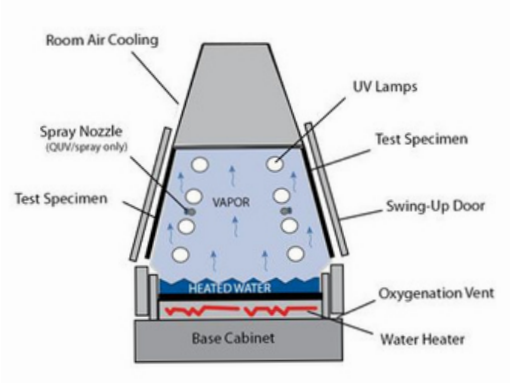
ASTM D2244 is the standard practice for the calculation of color tolerances and color differences from instrumentally measured color coordinates. The color difference between a reference and an aged test specimen is determined using a color spectrophotometer.

ASTM G155

Test samples of Brava Roof Tile products with our standard UV stabilization formulation were exposed to a xenon arc lamp apparatus for 4,500 hours in a controlled environment through a 3rd party testing agency. This testing meets the requirements for Miami-Dade County, Florida, in the southernmost part of the continental United States.

Brava elected to continue testing using industry-standard QUV Weathering chambers with samples exceeding 15,000 hours. This testing duration approximates 20+ years in a high UV environment like Florida.

Negligible strength or visible difference was measured between controls and weathered samples.



QUV accelerated weathering tester reproduces the potential damage caused by sunlight, rain, and dew.

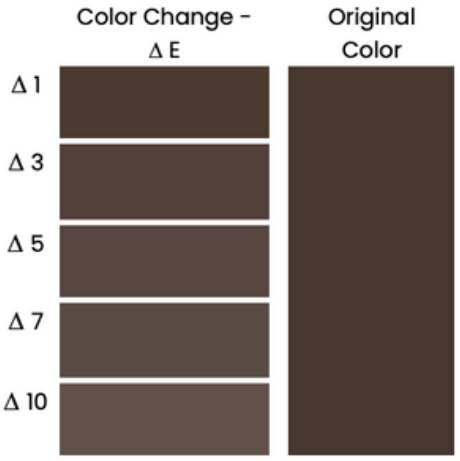
ASTM D2244

This test determines the magnitude and direction of color departure through three instrumentally determined components measured in Hunter Units (ΔE). This method is widely used in industrial and commercial applications including, but not limited to, automobiles, coatings, cosmetics, inks, packaging, paints, plastics, printing, security, and textiles.

After each course of accelerated weathering, products are tested for color durability, providing a standardized measurement as individual differences in color vision affect how colors are perceived.



Color Spectrophotometer used during ASTM D2244 to evaluate and standardize color measurements of material samples before and after accelerated UV exposure testing.



Example of color difference and perceptibility to the human eye.

WARRANTY

While Brava Products are designed to resist fading, no material is fade proof when exposed to years of UV exposure and the elements.

Our products are designed to resist fading under normal conditions and will not fade by more than 4 Hunter Units (ΔE) for the first 10 years.

Brava also offers a High UV package for additional protection in high-altitude regions.

NOTES

Color vision differences are influenced by both physiological and environmental factors, affecting perception of color among individuals. Testing mechanisms aim to standardize color perception across variations in spectral sensitivity.*

*Emery KJ, Webster MA. Individual differences and their implications for color perception. Curr Opin Behav Sci. 2019 Dec;30:28-33.

RESOURCES

Check for updates to this and other Technical Bulletins on our Resources Page.

Complete Installation Training, View Resources, and Contact Technical Support by visiting our Technical Support Portal. *(Brava Online Training is Self-Paced and Mobile Accessible.)*

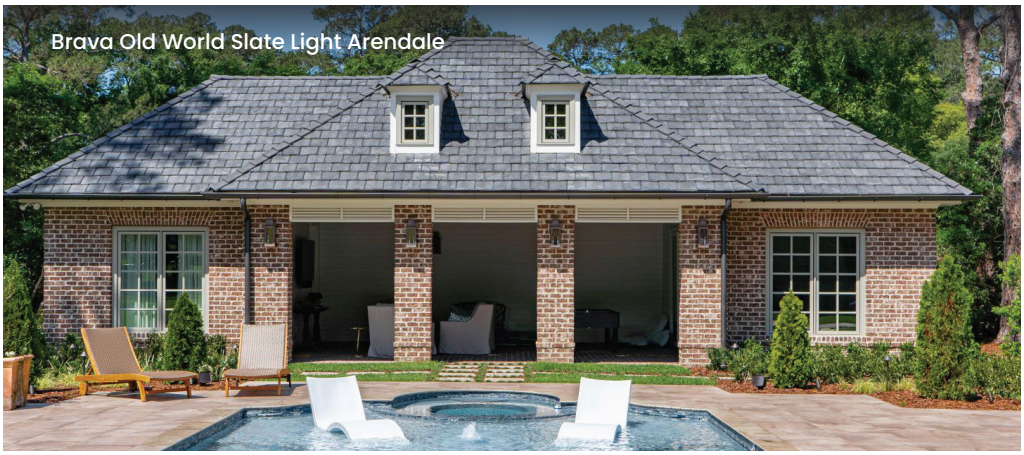
Training before beginning installation can improve project outcomes.

QUESTIONS

If you have any questions regarding Brava Roof Tile products and accessories, call 844-290-4196 and ask for Technical Support.
Or contact us through the Technical Support Portal.

BRAVA

Brava Old World Slate









Beautifully authentic high-performance roofing.

The beautiful look of a slate roof without the maintenance.

Truly realistic
Our proprietary process creates the most authentic-looking old world slate on the market.

Superior performance
Brava is designed to withstand even the most severe weather, boasting the highest hail resistance rating in the industry.

Enhanced curb appeal
Curb appeal directly correlates with owner satisfaction and higher property value.

Maintenance free
Brava's proprietary formulation ensures extreme durability.

Color technology
Brava's proprietary multi-coloring process means you get the authentic appearance of a natural product, complete with variegated colors throughout the entire product.

Fully sustainable
Brava uses recycled material to create a roof that is fully recyclable.

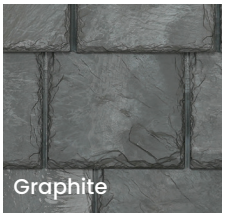
Complete
Brava offers a complete line of accessory tiles.

Unparalleled Performance

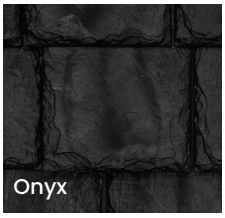
























Note: Premium Blend and Title 24 Cool Roof Colors are available as an upcharge from Standard Color pricing. Please consult your sales representative for additional information.

Description	Weight	Dimensions
6" Field Tile	1.4 lbs.	6" x 22"
9" Field Tile	1.8 lbs.	9" x 22"
12" Field Tile	2.7 lbs.	12" x 22"
Starter	1.6 lbs.	12" x 12"
Hip & Ridge	2.0 lbs.	5 5/8" x 6" x 16"
Solid Multi-Width Accessory	4.5 lbs.	12" x 22 7/8"
Weight Per Square (Standard Slate)	311 lbs./sq.	
Weight Per Square (Multi-Width Slate)	305 lbs./sq.	

Aesthetics	Brava Old World Slate	Natural Slate
Authentic Look	✓	✓
1" Thickness	✓	✗
Multi-Colored Variegated	✓	Only the most expensive
Solid Accessories for Realistic Installation	✓	✗

Performance	Brava Old World Slate	Natural Slate
Fire Retardant: Class A or Class C	✓	✓
Wind Resistance: 188+ mph*	✓	✗
Impact Resistance: Class 4	✓	Varies by product
Freeze/Thaw Resistant	✓	May spall in alpine regions
Maintenance-Free	✓	Requires inspection and repair throughout the life cycle
Colorfast	✓	Only some varieties
Hail Warrantied	✓	Varies by product

Installation	Brava Old World Slate	Natural Slate
Lightweight	✓	✗
Estimated Waste Factor	Low	High; slates with hairline cracks or broken during install will be discarded
Gun Nailed in Cold Weather	✓	✗

CLASS 4
Class 4 hail rating

CLASS A
Class A fire rating available

Made in USA

MIAMI-DADE COUNTY APPROVED

*Brava tiles are tested and approved to withstand wind speeds of up to 188 mph with nails and up to 211 mph with high wind / screw installation.

Tolerances +or- 1/2". All specifications subject to change without notice.

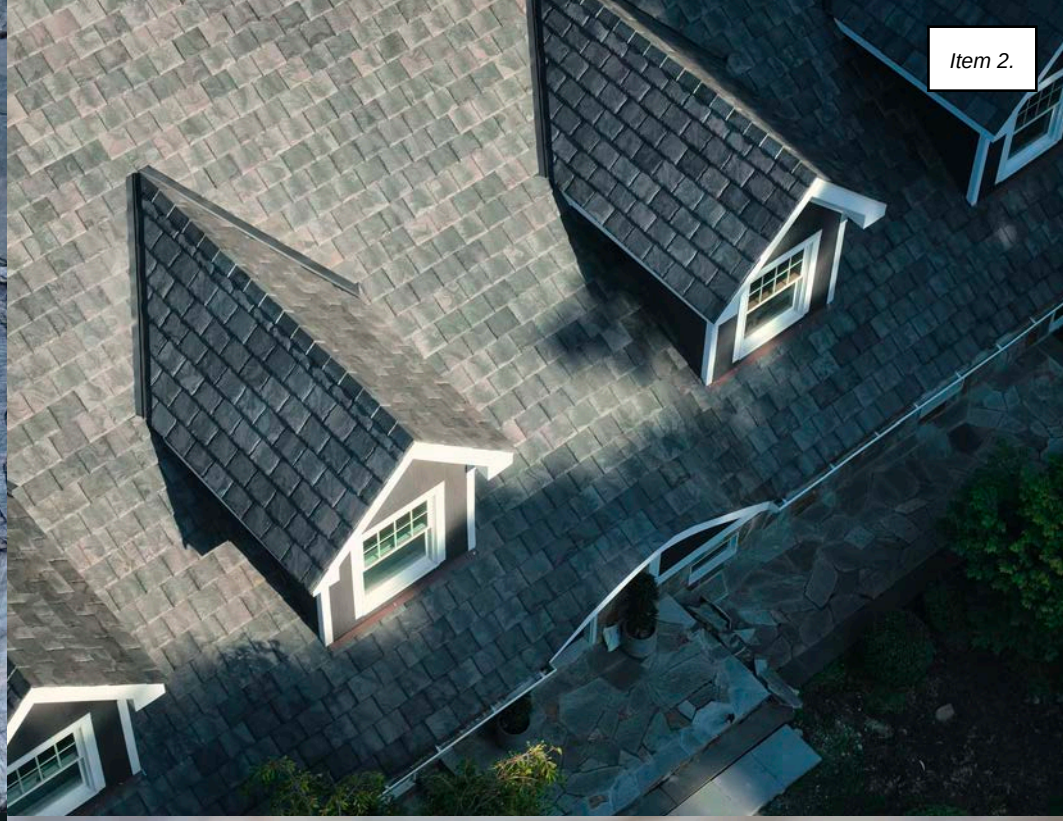
The printed colors shown may vary from actual colors. Before making a final selection, be sure to review actual material samples and roof installations. Please contact your salesperson for further assistance.

In order to achieve certain fire and wind ratings, special installation instructions may be required. Please reference Brava Roof Tile installation manuals at www.BravaRoofTile.com for more details.

© Brava 2023 OWS.SS.V9.1223


BRAVA
Beautifully Authentic High-Performance Roofing
Slate Roof Tile







Washington



Build
With BRAVA

Whether you're taking your first steps, navigating mountain trails, walking beach side under blue skies, or sharing laughs around a campfire, life's core memories bring us back to one place: home.

Make it a home *Built with BRAVA*.





Inspiring Beauty

Every BRAVA Roof Tile Is A Choice Tile.

Extraordinary color, superior mineral pigment throughout, variegation within each tile and super fine detail create an unparalleled natural stone look.

Compression Molded

Compression molding makes our tiles stronger and more detailed.

Thicker, More Material

The gauge of BRAVA material is thicker and provides more headlap than comparable synthetic roofing products. The finished roof is more durable and dimensional.

Sustainable

We turn plastic destined for the landfill into a beautiful and durable roof made of recycled material that itself is fully recyclable.

Color For Life









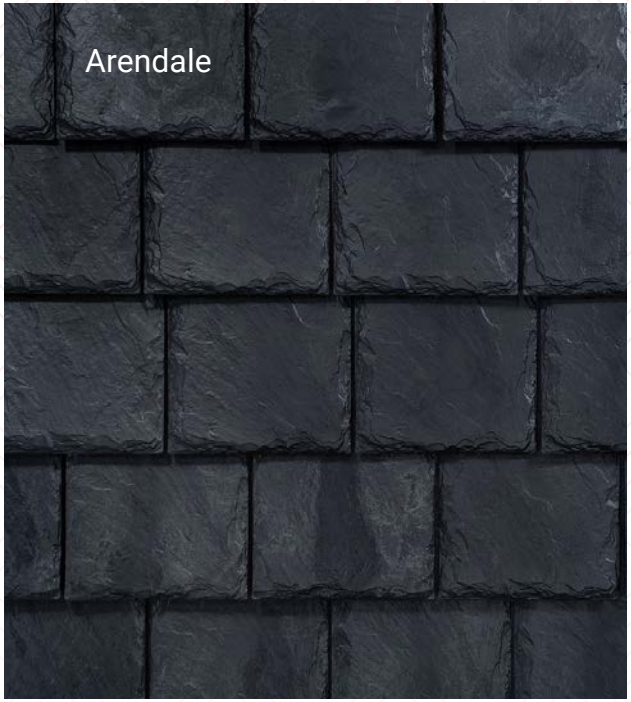


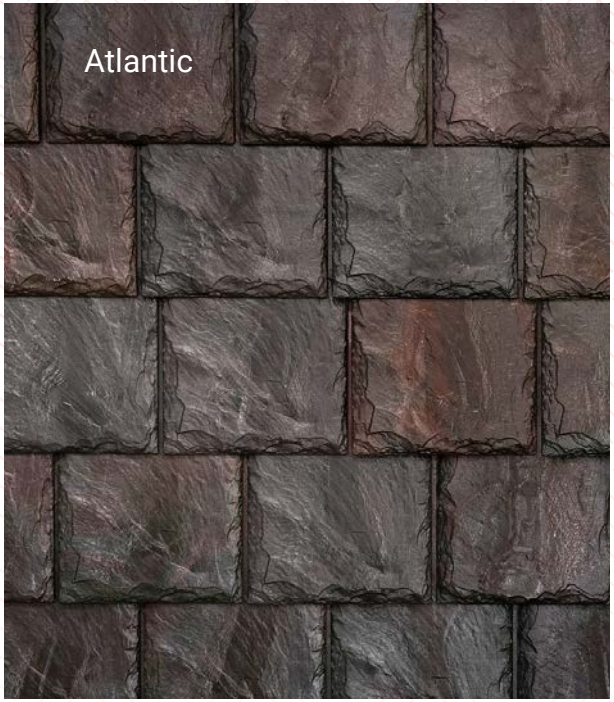


Chemical or dye-based colorants get broken down by the sun over time and they degrade as you see in old comic books or photographs.

Pure mineral pigments keep a 3,000 year old wall colorful and paintings that are hundreds of years old remain bright.

BRAVA tiles are made with pure mineral pigments found in nature – colorants that can last for centuries.


Arendale


Atlantic


Cottage


Graphite


Light Arendale


Onyx





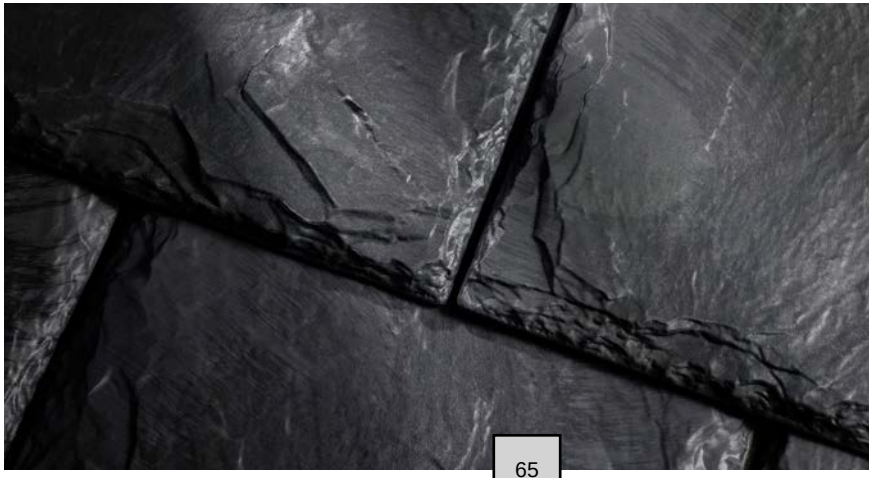












Mother Nature Inspired Hues

Standard color line of natural color blends gives an authentic look of natural slate tile.

Premium striking color blends complimenting homes that strive for a luxurious look and feel.

Cool Roof Colors (Title 24 compliant) are perfect for any home looking for the benefits of increased energy efficiency.

VIDEO: See how color changes throughout the day and access high resolution photos. **Scan QR Code.**

Available in Single Width & Multi-Width



Single Width

Single width is standard and presents a more uniform look with all field slates being 12" .



Multi-Width

For a more traditional cottage style, our Multi-Width Slates are available in 6", 9", and 12" widths for greater variation across the roof.



Light Arendale





Lasting Color

Revolutionary fade-resistant technology ensures your roof will look stunning year after year.

Lightweight

BRAVA materials are lightweight enough to be installed on homes without any structural reinforcement.







Mauchline Manor

VIDEO: See the full story of this historical project - **scan QR Code**.

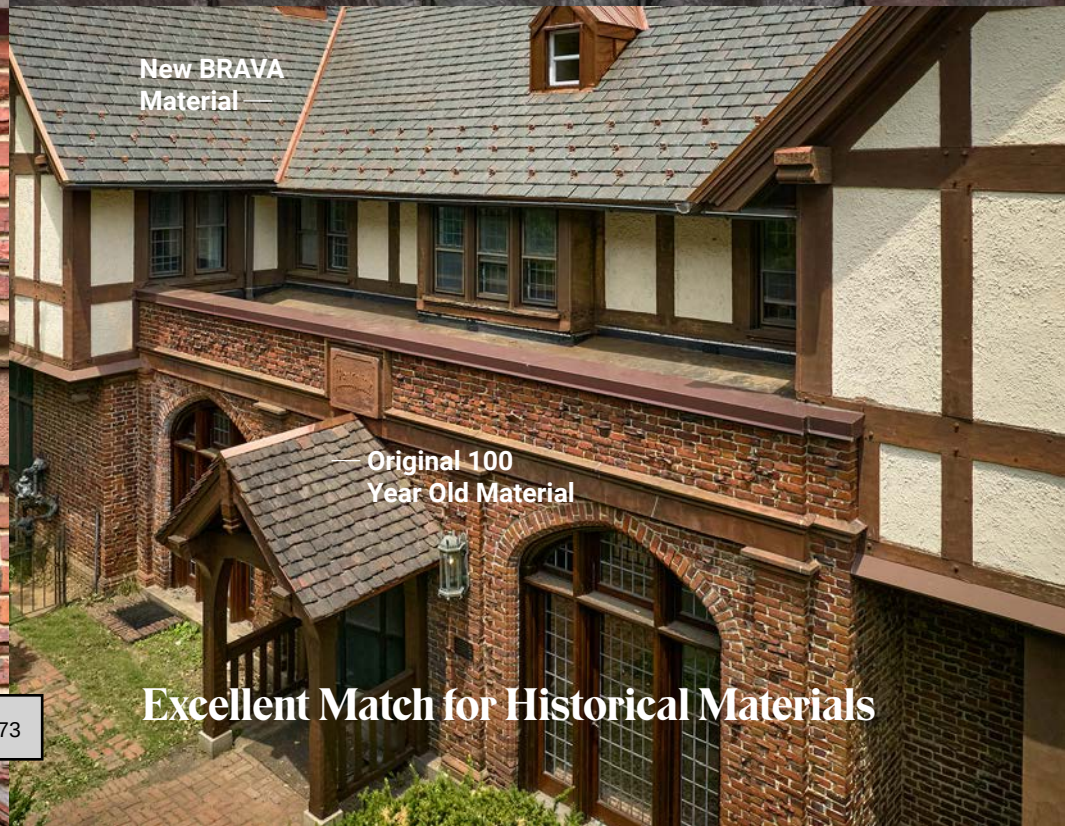


Trusted By

Historical
& Landmark Buildings

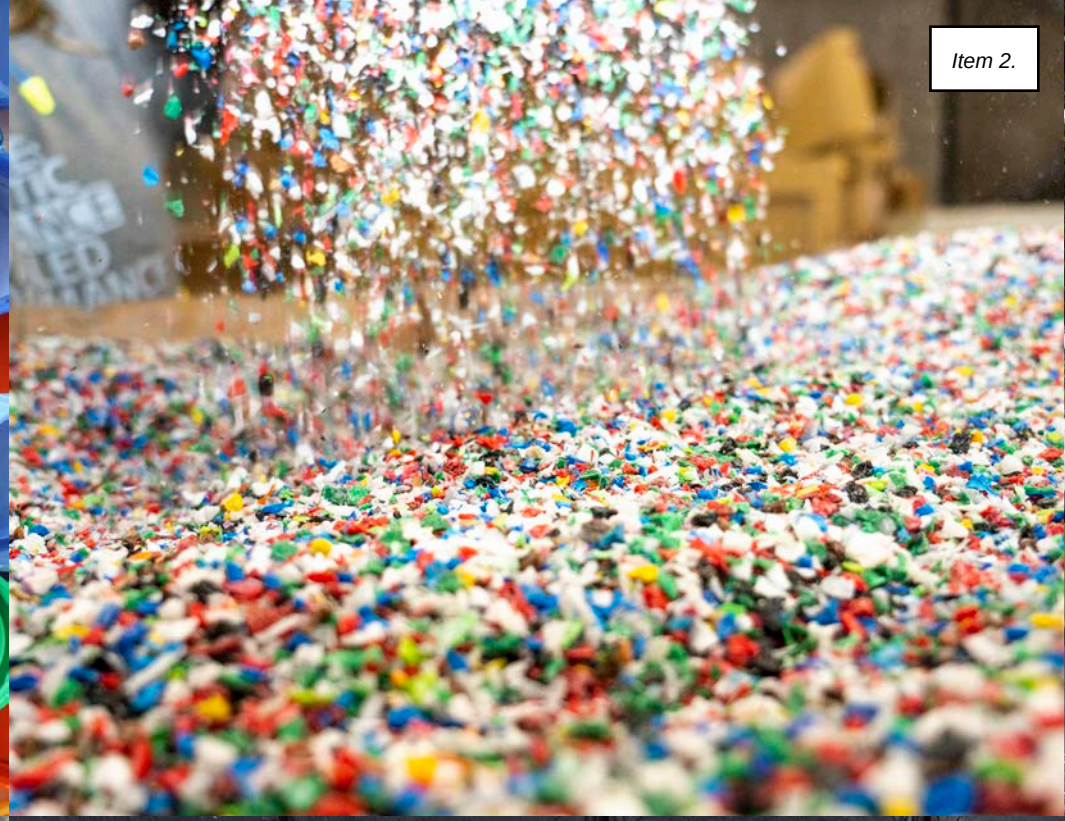
What we do is more than protecting homes. We set out to impact and inspire our communities.

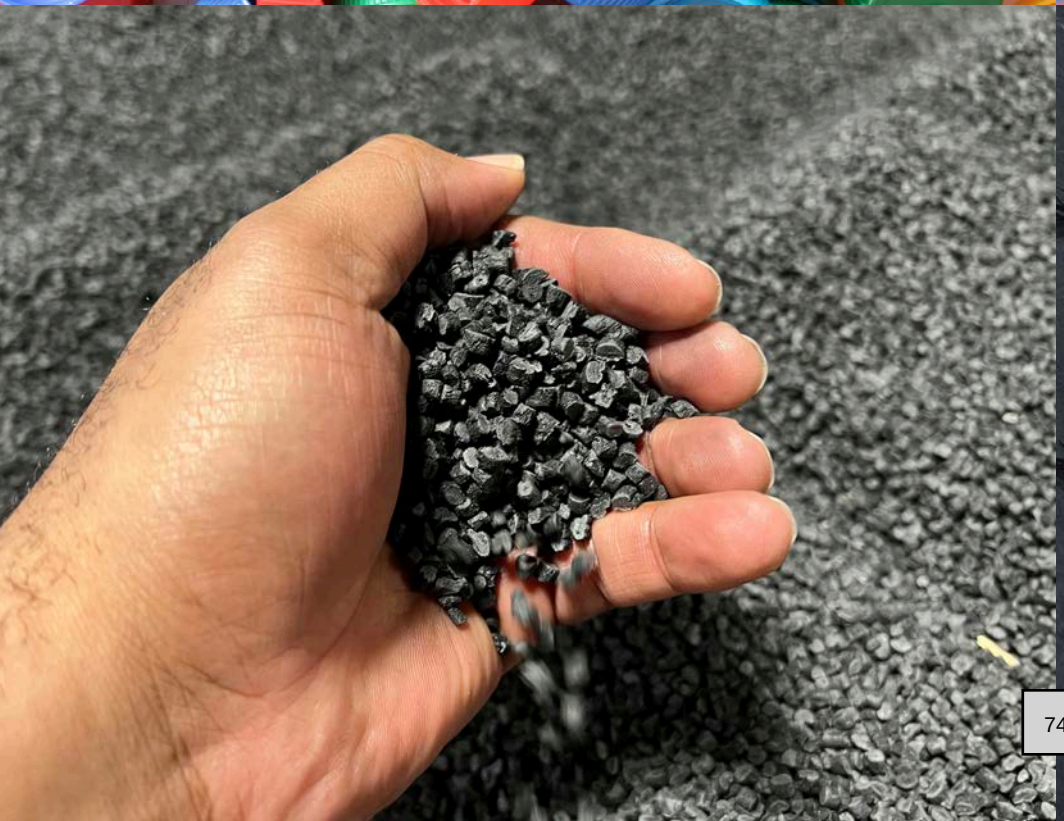




Excellent Match for Historical Materials







Sustainable

We turn plastic destined for the landfill into a beautiful and durable roof made of recycled material that itself is fully recyclable.

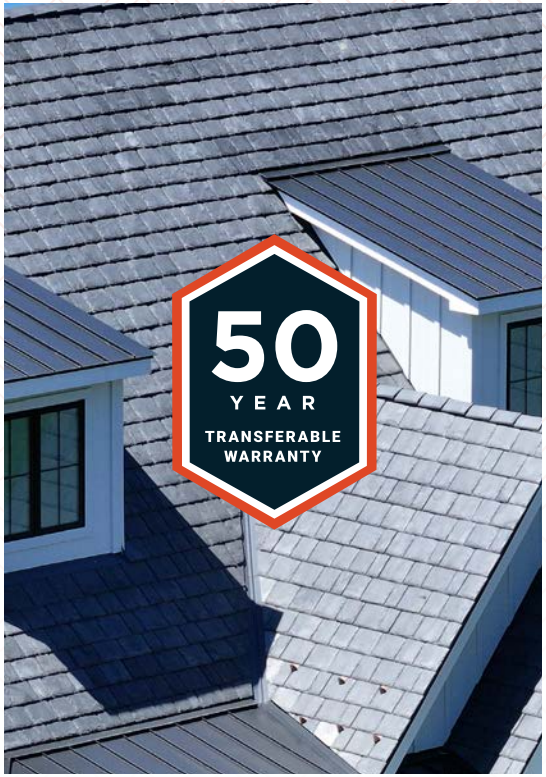


Trusted by Homeowner's Associations

When a community is developed, architecture and design are critical for success. Creating a cohesive and beautiful-looking community is easy with BRAVA roofing.

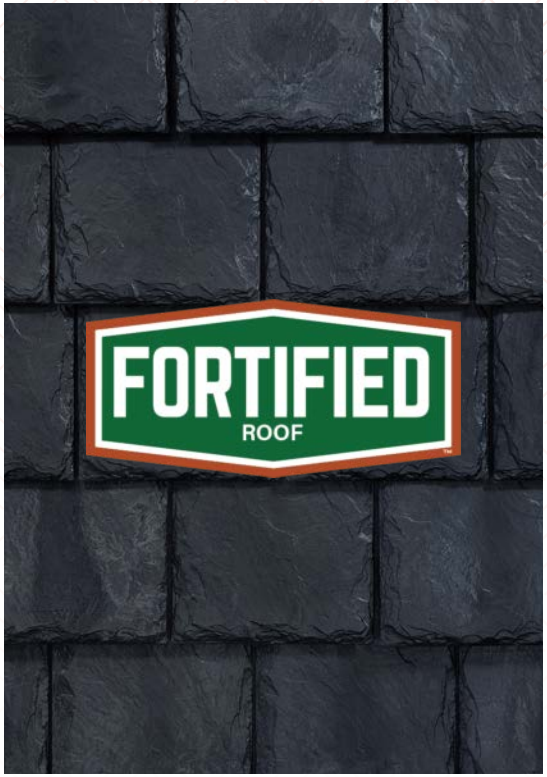
White

Industry Leading Protection



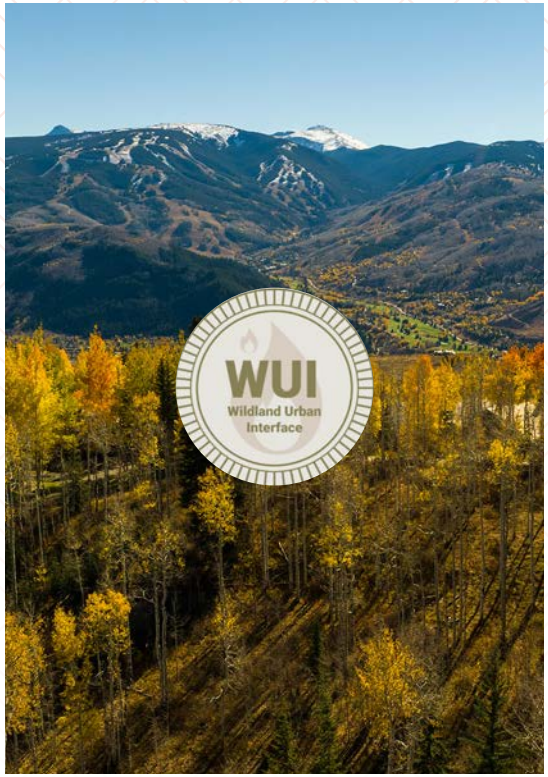
Limited Lifetime Warranty

BRAVA offers a Limited Lifetime Warranty with a coverage period of 50-years making it one of the strongest warranties in the industry.



Fortified Roof Program

Save money with grants and insurance policy discounts with FORTIFIED Roof™. See our website for program requirements and benefits **before** you start your project.



Wildland Urban Interface

Some areas require compliance with the WUI code. BRAVA is a Class A fire rated roofing system and our products are WUI approved and reduce risk of wildfire spread.

Installed by Factory-Trained Roofing Contractors

When you use a BRAVA Preferred Contractor you will be dealing with a qualified, dependable and professional contractor.

Superior workmanship.

Adequately **insured**.

Passed background check.

Trained by BRAVA.

Consistently shows **ethical** contracting practices in their area.

Committed to **ongoing training**.





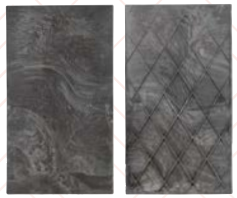


BRAVA trains hundreds of installers each year.

An Integrated System to Keep You Safe & Dry

Slate Tile Roof System

Standard Slate
(Structural Ribbing Back)
Install at all roof sections.
11.8 Bundles per Square



Solid Slate
(Solid Back)
Install at rake and/or valleys (optional upgrade).
23 Bundles per Square



Hip/Ridge Slate
Available in three configurations depending on application and roof pitch: Low (160°), Standard, (120°) Steep (90°).*
8.3 linear feet per bundle

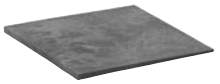




Cut Slates
Factory edge to the outside.

Ice & Water Shield
Recommended at eaves and valleys.

Underlayment
Synthetic recommended.



Starter
Install at eaves.
Thick edge installed toward eave.

Note: Images not to scale.
*For more detail on Hip/Ridge angles and application, refer to the installation guide.

BRAVA Slate Roof Tile

					
Beautiful appearance that fits your home.	No maintenance costs.	50-year transferable warranty.	Class A fire rating.	Highest resistance rating against hail and storm damage.	Lightweight and strong. Does not require any structural changes.
					
Beautiful appearance that fits your home.	Must be inspected and repaired annually for cracked or slipped tiles, spalling, and fastener failures.	Natural slate is brittle and must be monitored and replaced by a specialist.	Class A fire rating.	More susceptible to hail and storm damage.	Heavyweight requires additional structural reinforcement.

Traditional Quarried Slate


BRAVA


SCHUH 22

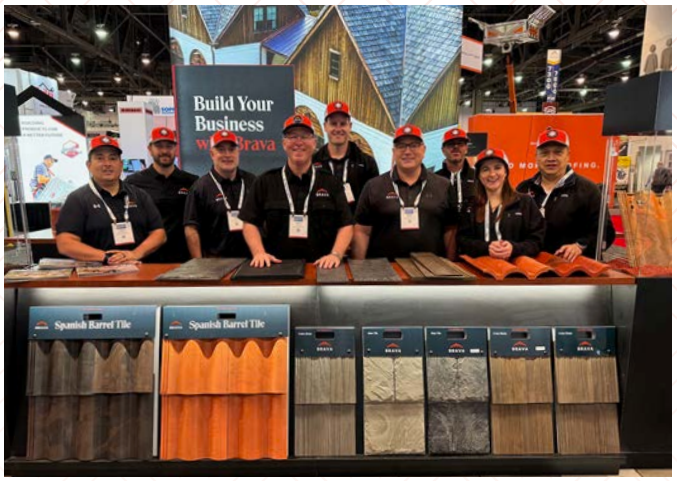


Build With Authenticity

We work hard every day to be the premier synthetic tile manufacturer in the United States. We're driven by creativity, customer satisfaction, and a commitment to a cleaner planet.

Our tiles support homes and spaces filled with memories, reflect the lives of our customers and are a promise to leave the world better than we found it.

VIDEO: Tour our plant, meet our people and see how BRAVA products are made - **scan this QR code!**





BRAVA

Bravarooftile.com

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-134	Non-Contributing	September 18, 2026

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

Project Address	Assessor's Plat/Lot
41 STATE ST , BRISTOL, RI, 02809	009-0047-000

Applicant	Architect/Engineer	Contractor
Hope-High Realty Trust, LLC	Pacific Visions	

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

Work Category:	Replacing in Kind

Description of proposed work:
Reconfigure exterior concrete steps with new railing to match existing. Relocate two AC condensers to accommodate reorientation of steps.

Property History

Building Survey Data	
RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	2010
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Stephen DeLeo
Applicant's Digital Signature
Date: September 18, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 41 R STATE ST
ACRES: 0.0585
PARCEL ID: 009-0047-000
LAND USE CODE: 04
CONDO COMPLEX:
OWNER: HOPE-HIGH REALTY TRUST, LLC
CO - OWNER:
MAILING ADDRESS: P.O. BOX 27

ZONING: D
PATRIOT ACCOUNT #: 464

SALE INFORMATION

SALE DATE: 10/11/2019
BOOK & PAGE: 2002-131
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: HIGH HOPE REALTY TRUST, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3708
FINISHED BUILDING AREA: 2473
BASEMENT AREA: 744
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $251,600
YARD: $0
BUILDING: $336,200
TOTAL: $587,800

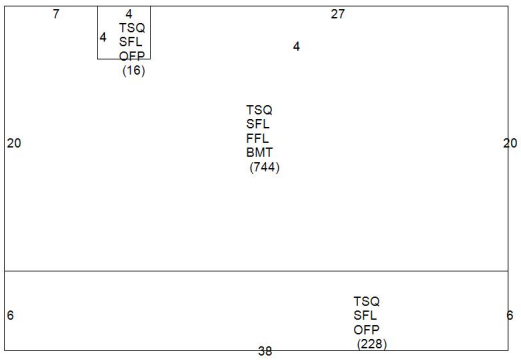
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 2010
FRAME: Masonry
EXTERIOR WALL COVER: Vinyl Siding
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 9
 # OF BEDROOMS: 5
 # OF FULL BATHS: 2
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



RENOVATION FOR:

41R STATE STREET

BRISTOL, RI, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

17 SEPTEMBER 2026

DRAWING LIST	
Sheet Number	**Sheet Name**
01 - GENERAL	
G0.00	COVER
02 - PROPOSED	
A1.01	FLOOR PLANS & ELEVATIONS



MECHANICAL, ELECTRICAL, AND PLUMBING

TO BE PERMITTED DESIGN BUILD

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

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PROJECT NUMBER: **260826**

RENOVATION FOR:
41R STATE STREET
41R STATE STREET
BRISTOL, RI, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
17 SEPTEMBER 2026

HISTORIC DISTRICT COMMISSION SET

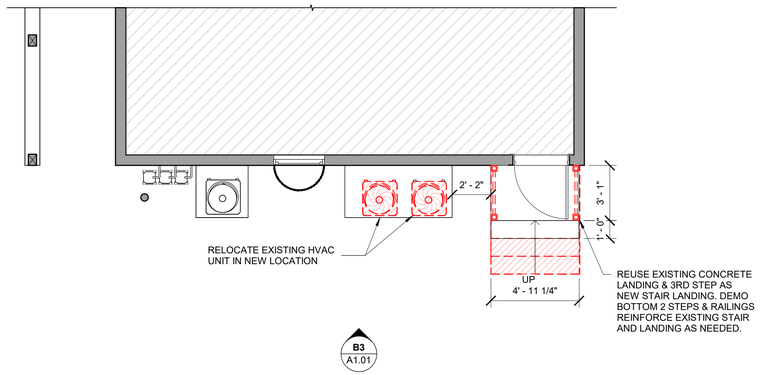
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

COVER

DRAWN BY: **KJ**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

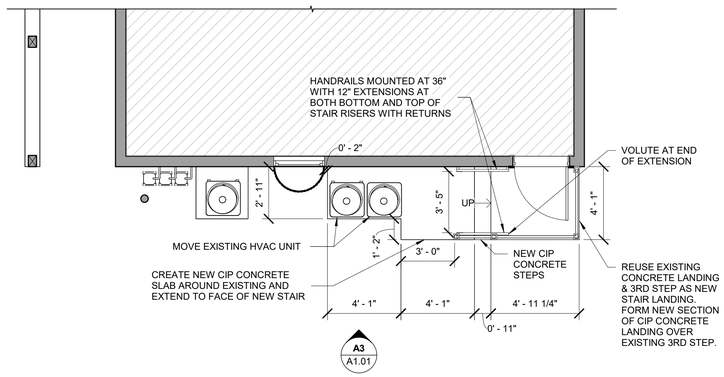
G0.00



B5 / A1.01 DEMOLITION FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



B3 / A1.01 DEMOLITION EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 / A1.01 PROPOSED FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



A3 / A1.01 PROPOSED EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 SBC-1 RHODE ISLAND STATE BUILDING CODE ADOPTING THE 2021 INTERNATIONAL BUILDING CODE (IBC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

GENERAL SYMBOLS

P1 PENDANT LIGHT FIXTURE	EP RECESS ELECTRIC PANEL
RECESSED CAN LIGHT	DUPLEX RECEPTACLE
EXHAUST FAN/LIGHT COMBO, VENT TO EXTERIOR	WP WATERPROOF DUPLEX RECEPTACLE
S1 BATHROOM SCONCE LIGHT FIXTURE	GFI GFI DUPLEX RECEPTACLE
SE1 EXTERIOR SCONCE LIGHT FIXTURE	C COUNTER HEIGHT GFI DUPLEX RECEPTACLE
S LIGHT SWITCH	E ELECTRIC METER
S^D DIMMER LIGHT SWITCH	G GAS METER
S^3 THREE WAY LIGHT SWITCH	CABLE JACK

NORTH ARROW

W S N E

WALL TYPE LEGEND

EXISTING

DEMOLISHED

NEW CONSTRUCTION

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

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PROJECT NUMBER: **260826**

RENOVATION FOR:
41R STATE STREET
41R STATE STREET
BRISTOL, RI, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
17 SEPTEMBER 2026

HISTORIC DISTRICT COMMISSION SET

This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

FLOOR PLANS & ELEVATIONS

DRAWN BY: **KJ**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

A1.01





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-140	Contributing	September 22, 2026

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

Project Address	Assessor's Plat/Lot
83 STATE ST , BRISTOL, RI, 02809	013-0055-000

Applicant	Architect/Engineer	Contractor
Esther Nelson	Jessalyn Jarest	

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

Work Category:	Sign(s)/Landscaping

Description of proposed work:
Regrade driveway for improved drainage, new stone dining and entertaining terrace with stairs, handrails at stairs, new stone paths revise size of peastone terrace. Add trellis to garage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00471
HISTORIC NAME:	Wardwell, S.G., House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Clapboards replaced asbestos shingles by 1988. Bay window on 1st fl, W side elev, has what appear to be replacement multilight fixed windows (material unknown) - 1971 survey photo appears to show 2/2 in that bay (1988 photo doesn't show W side).	

Jessalyn L Jarest
Applicant's Digital Signature
Date: September 22, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 83 STATE ST
ACRES: 0.2207
PARCEL ID: 013-0055-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: ULKEN, BERND TRUSTEE (50%)
CO - OWNER: LEONIE NELSON, ESTHER LISELOTTE TRUSTEE (50%)
MAILING ADDRESS: 83 STATE ST
ZONING: R-6
PATRIOT ACCOUNT #: 790

SALE INFORMATION

SALE DATE: 5/7/2025
BOOK & PAGE: 2282-289
SALE PRICE: 1
SALE DESCRIPTION:
SELLER: ULKEN, BERND & NELSON, ESTHER LISELOTTE LEONIE TE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 6891
FINISHED BUILDING AREA: 3315
BASEMENT AREA: 1530
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $303,100
YARD: $10,600
BUILDING: $904,200
TOTAL: $1,217,900

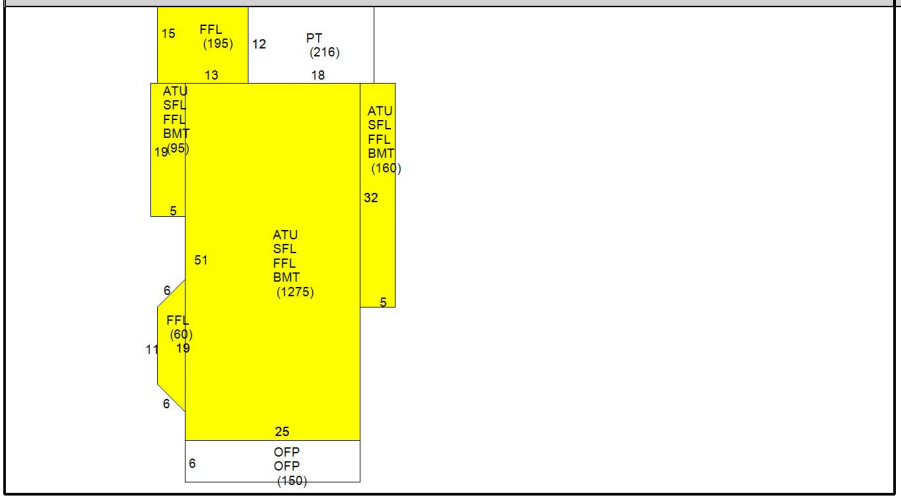
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1800
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 3
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



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

Nick Toth

From: Esther Nelson
Sent: Wednesday, October 7, 2026 5:30 PM
To: Nick Toth
Cc: Jessalyn Jarest
Subject: HDC presentation on November 5

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

Dear Mr. Toth,

Jessalyn Jarest Landscape Architecture has been hired by my husband Bernd Ulken and me to design, oversee, and contract the work for our back porch and driveway at our home on 83 State Street, Bristol. Ms. Jarest will represent us during the presentation before the HDC in November 5, 2026.

Please feel free to contact me if you have any questions or concerns.

Sincerely,
Esther Nelson

NELSON RESIDENCE

83 State Street, Bristol, RI

LANDSCAPE VISION PLAN

22 September 2026 - HDC Submission
15 October 2026 - HDC Submission - revised

Jessalyn Jarest
Landscape Architecture LLC

183 High Street | Bristol, RI 02809
o : 401.480.3898 e : info@jessalynjarest.com

DESIGN PLAN

CONCRETE APRON

RELOCATED LAMP POST

CHIP AND SEAL DRIVEWAY

CONCRETE APRON

GARDEN TRELLIS

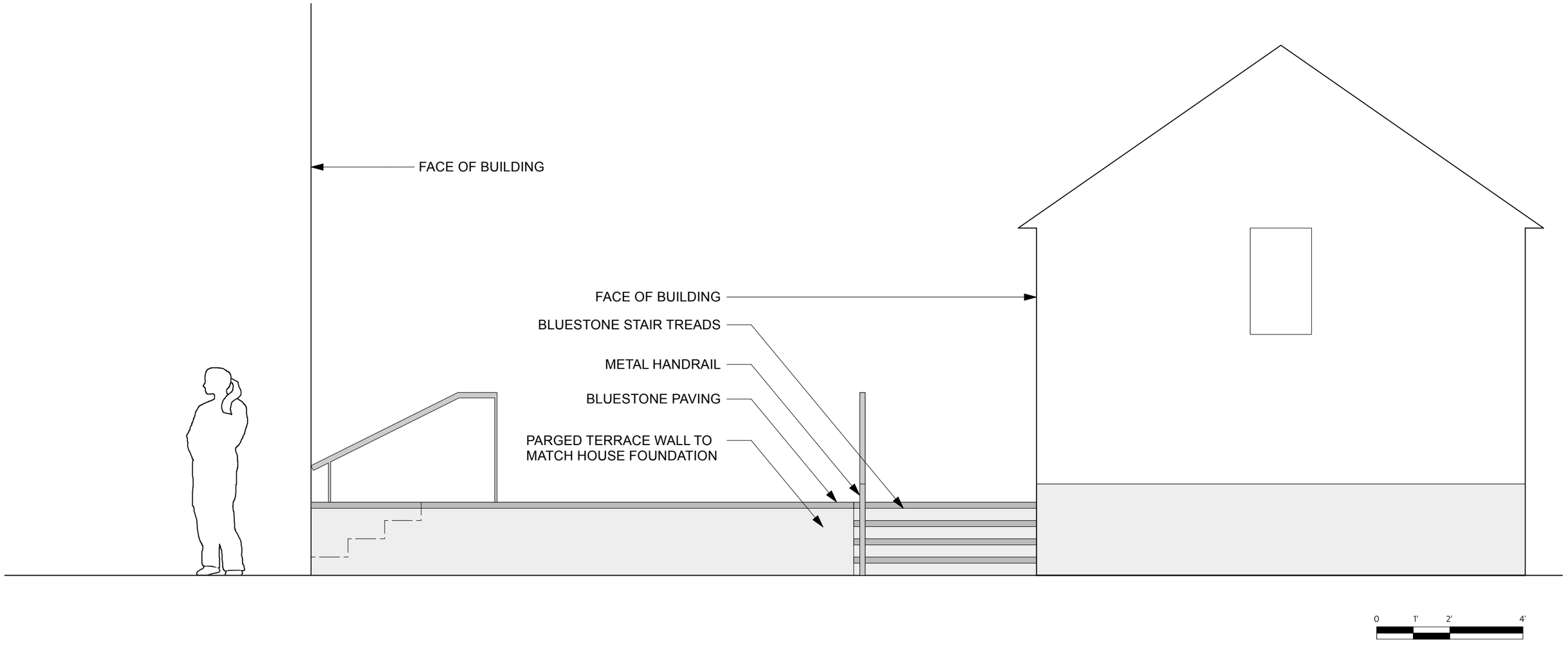
PEASTONE PAVING

BLUESTONE PAVING

- BLUESTONE TERRACE
- VENEER OR PARGED TERRACE WALLS
- BLUESTONE STAIR TREADS
- VENEER OR PARGED STAIR RISER
- METAL HANDRAILS

0 5 10 20

TERRACE ELEVATION



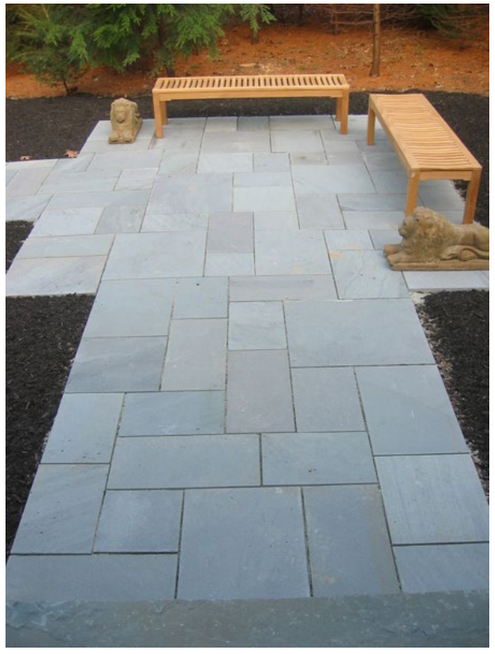
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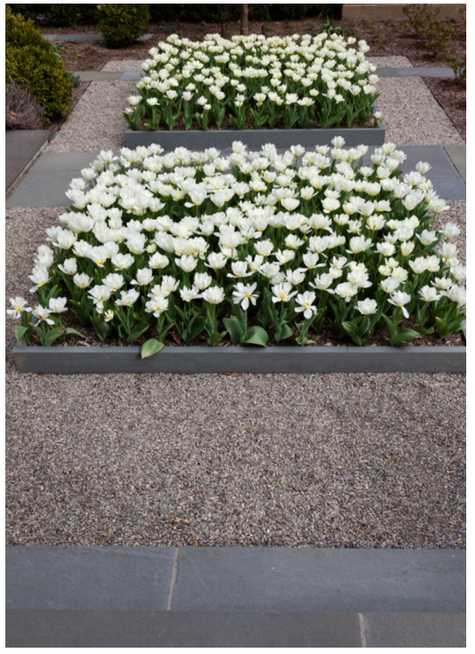
Bluestone Treads with Bluestone Risers



ALT : Bluestone Treads with Stucco Risers



Thermal Bluestone



Peastone



Metal Handrail, Exact end components TBD



Chip + Seal Driveway



Exposed Aggregate Apron

NELSON RESIDENCE

83 State Street, Bristol, RI

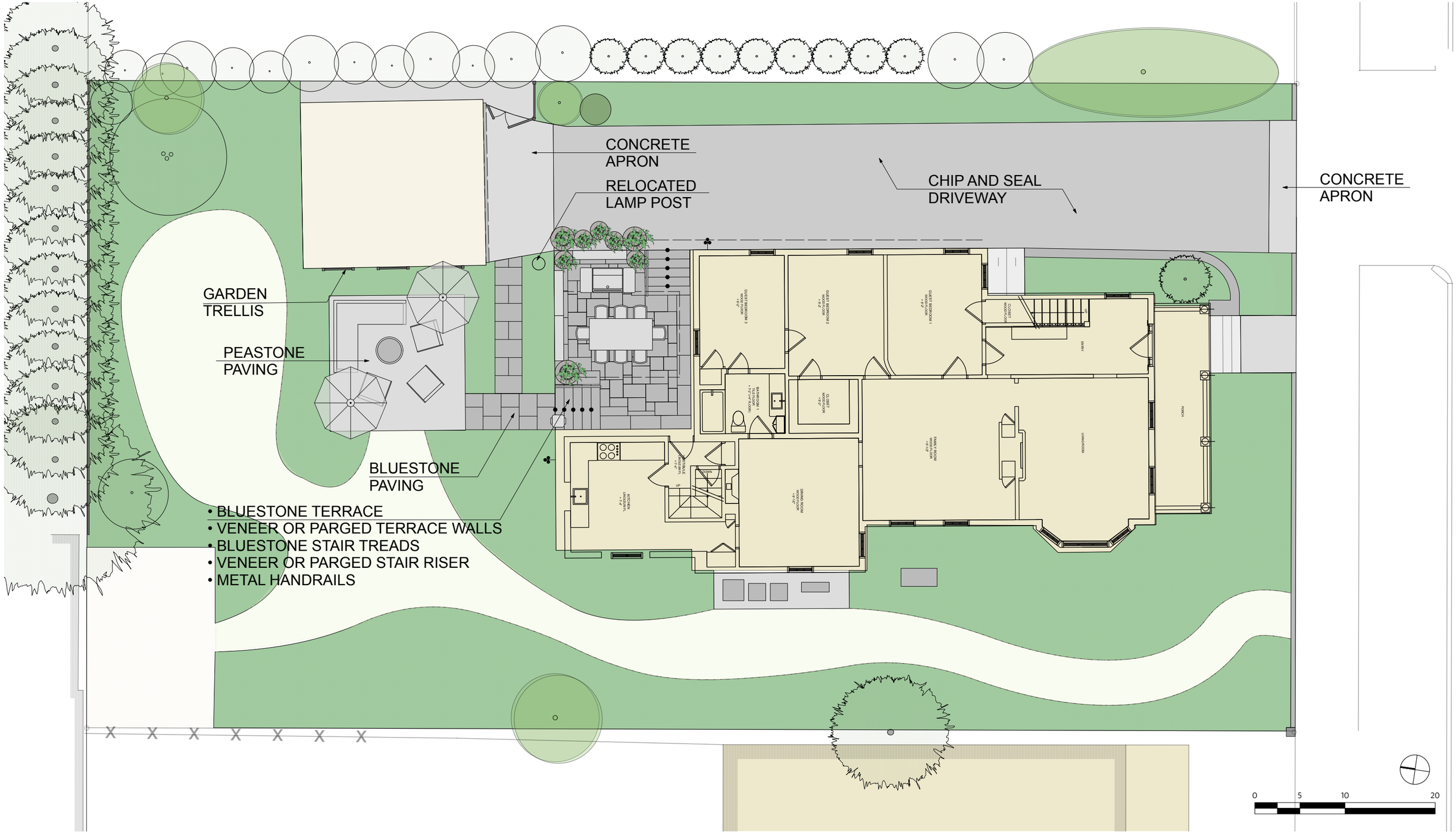
LANDSCAPE VISION PLAN

22 September 2026 - HDC Submission

Jessalyn Jarest
Landscape Architecture LLC

183 High Street | Bristol, RI 02809
o : 401.480.3898 e : info@jessalynjarest.com

DESIGN OPTION D



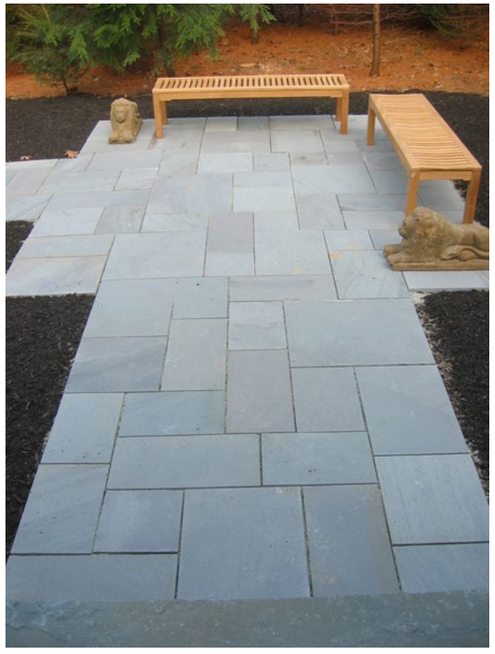
MATERIALS



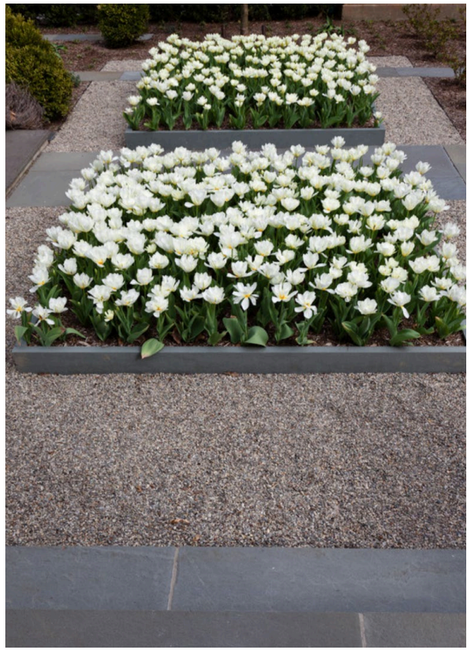
Bluestone Treads with Bluestone Risers



ALT : Bluestone Treads with Stucco Risers



Thermal Bluestone



Peastone



Metal Handrail, Exact end components TBD



Chip + Seal Driveway



Exposed Aggregate Apron




ADT
1VA 454

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-143	Contributing	September 28, 2026

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

Project Address	Assessor's Plat/Lot
101 HIGH ST , BRISTOL, RI, 02809	015-0067-000

Applicant	Architect/Engineer	Contractor
Greg Mazares		Southern New England Windows

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	10 Reservoir Road, Smithfield RI, 02917

Work Category:	Remodeling of Structure(s)

Description of proposed work:
R&R 3 windows (kitchen) - no structural changes

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00133
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Greg Mazares
Applicant's Digital Signature
Date: September 28, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 101 HIGH ST
ACRES: 0.2396
PARCEL ID: 015-0067-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: HOWE, DAVID & KATHLEEN TE
CO - OWNER:
MAILING ADDRESS: 101 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 976

SALE INFORMATION

SALE DATE: 7/17/2023
BOOK & PAGE: 2217-231
SALE PRICE: 805,000
SALE DESCRIPTION:
SELLER: RANDALL, BRUCE D.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2717
FINISHED BUILDING AREA: 1583
BASEMENT AREA: 616
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $304,900
YARD: $0
BUILDING: $463,700
TOTAL: $768,600

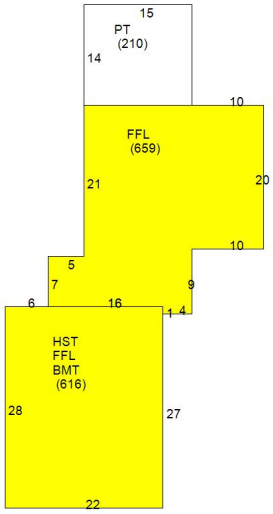
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1840
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: False
 # OF ROOMS: 8
 # OF BEDROOMS: 3
 # 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

SKETCH



PHOTO



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

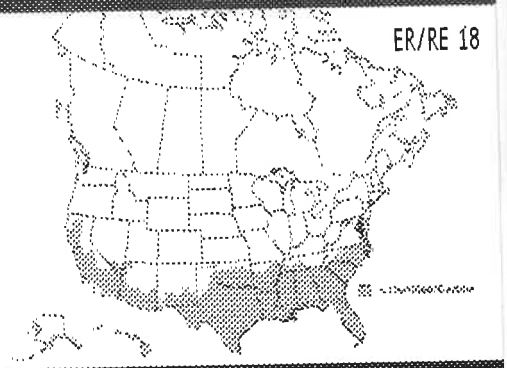
Do not remove until final code inspection. Save label for future reference.

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NFRC
National Fenestration Rating Council®
CERTIFIED

RENEWAL by ANDERSEN

AND-N-184-07776-00001
Vinyl/Wood Composite Material
Dual-Pane HP SmSun HL with Argon
Product Type: Double Hung

ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient
0.26 (U.S./I-P) | 1.48 (Metric/SI)	0.20

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.47	-

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certified
www.wdma.com

Licensee: 129-H-835
Andersen Corporation
RbA Double-Hung
Manufacturer stipulates certification as indicated below

STANDARD	RATING
AAMA/WDMA/CSA 101/I.S.2/A440-08	Class LC-PG40; Size Tested: 40.0 x 76.9 in DP +40/-40
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class LC-PG40; Size Tested: 40.0 x 76.9 in DP +40/-40
CSA A440 S1-09	Class LC-PG40; Size Tested:1016 x 1953 mm DP +1920/-1920 Pa Water Penetration Test Pressure = 290 Pa Canadian Air Infil/Exfil = A3

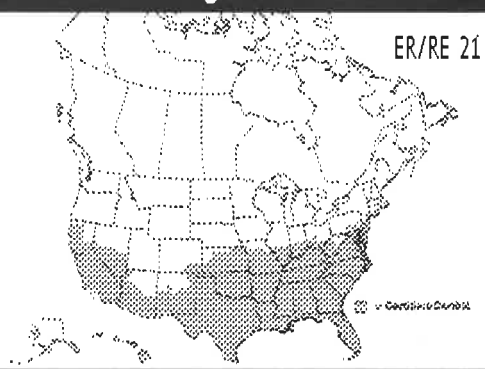
Do not remove until final code inspection. Save label for future reference.

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NFRC
National Fenestration Rating Council®
CERTIFIED

RENEWAL by ANDERSEN

AND-N-102-04898-00001
Vinyl/Wood Composite Material
Dual-Pane HP SmSun HL with Argon
Product Type: Casement

ENERGY PERFORMANCE RATINGS

U-Factor	Solar Heat Gain Coefficient
0.24 (U.S./I-P) | 1.36 (Metric/SI)	0.18

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance	
0.41	-

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any product and does not warrant the suitability of any product for any specific use. Consult manufacturer's literature for other product performance information.
www.nfrc.org

WINDOW & DOOR MANUFACTURERS ASSOCIATION
WDMA
Hallmark Certified
www.wdma.com

Licensee: 129-H-935
Andersen Corporation
RbA Casement Window
Manufacturer stipulates certification as indicated below

STANDARD	RATING
AAMA/WDMA/CSA 101/I.S.2/A440-08	Class LC-PG40; Size Tested: 40.0 x 80.0 in DP +40/-40
AAMA/WDMA/CSA 101/I.S.2/A440-11	Class LC-PG40; Size Tested: 40.0 x 80.0 in DP +40/-40
CSA A440 S1-09	Class LC-PG40; Size Tested:1016 x 2032 mm DP +1920/-1920 Pa Water Penetration Test Pressure = 290 Pa Canadian Air Infil/Exfil = A3

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

Thank you for your order

Please find, enclosed for your convenience, the contents of your agreement with Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England

Table of Contents

Home Improvement Agreement and Payment Terms 1
Itemized Order Receipt 2
Payment Authorization Form 4
Notice of Cancellation 5
Terms and Conditions of Sale 7
Sales Cost Savings Program (SCSP) 9
Important Project Information 10
Price Presentation Discounts 13
Release Agreement 14
RI Lead Form 16
PII INSTALL Checklist-1 17

Home Improvement Agreement and Payment Terms

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

David & Kathleen Howe		09/21/26
BUYER(S) NAME		**CONTRACT DATE**
101 Hight St, Bristol, RI 02809	(631)334-6614	
BUYER(S) STREET ADDRESS	**PRIMARY NUMBER**	**SECONDARY NUMBER**
captdavehowe@gmail.com		
PRIMARY EMAIL	**SECONDARY EMAIL**	

NOTES:

Buyer(s) hereby jointly and severally agrees to purchase the products and/or services of Southern New England Windows, LLC d/b/a Renewal By Andersen of Southern New England("Contractor"), in accordance with the terms and conditions described in this Home Improvement Agreement and Payment Terms, any documents listed in the Table of Contents, and any other document attached to this Home Improvement Agreement, the terms of which are all agreed to by the parties and incorporated herein by reference (collectively, this "Agreement"). Buyer(s) hereby agrees to sign a completion certificate after Contractor has completed all work under this Agreement.

TOTAL CONTRACT PRICE:	$14,101
DOWN PAYMENT:	$4,701
BALANCE DUE:	$9,400
AMOUNT FINANCED:	$0
METHOD OF PAYMENT:	Credit Card

NOTES: Permit in Bristol

By signing this Agreement, you acknowledge that the Balance Due, and the Amount Financed must be made by personal check, bank check, credit card, or cash.

Estimated Start:
2-3 months

Estimated Completion:
2-3 months

We schedule installations based on the date of the signed contract and secondarily on the date in which we complete the technical measurements. The installation date that we are providing at this time is only an estimate. We will communicate an official date and time at a later date. Rain and extreme weather are the most common causes for delay.

Buyer(s) agrees and understands that this Agreement constitutes the entire understandings between the parties and that there are no verbal understandings changing or modifying any of the terms of this Agreement. No alterations to or deviations from this Agreement will be valid without the signed, written consent of both the Buyer(s) and Contractor. Buyer(s) hereby acknowledges that Buyer(s) 1) has read this Agreement, understands the terms of this Agreement, and has received a completed, signed, and dated copy of this Agreement, including the two attached Notices of Cancellation, on the date first written above and 2) was orally informed of Buyer's right to cancel this Agreement.

NOTICE TO BUYER: Do not sign this contract if blank. You are entitled to a copy of the contract at the time you sign.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME NOT LATER THAN MIDNIGHT OF 09/24/2026 OR THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, WHICHEVER DATE IS LATER. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

SIGNATURE OF SALES PERSON:	**SIGNATURE OF CUSTOMER 1:**	**SIGNATURE OF CUSTOMER 2:**
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	**PRINT NAME**	**PRINT NAME**

Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Misc: Misc, Job Note, September 2026 Volume Promotion, Quantity 1, This exclusive volume promotion, if applicable to your project, is a one time discount and will not be available on future orders. This discount is only available on the initial visit.	
			Misc: Misc, Job Note, *** TO CONSTRUCTION DEPARTMENT:, Quantity 1, Notes	
			Misc: Misc, Job Note, ** GLASS LOSS, Quantity 1, When installing any replacement window or door, due to different frame design, glass loss is typical. By signing the agreement, you agree that glass loss was discussed and you fully understand there will be less visible glass with new windows and doors.	
001			**Misc:** Misc, Job Note, * RI Resident - THANK YOU!, Quantity 1, START TIMES ARE AN ESTIMATE AND ARE SUBJECT TO CHANGE. Renewal will secure a building permit as needed for your project. As a reminder, it is the customer's responsibility to do any painting, staining or touch up work after installation. We appreciate your business and look forward to exceeding your expectations.	
101	Kitchen		**Window:** Acclaim™ Double-Hung (DG) 1:1 Slope Sill, Insert Frame Traditional Checkrail Exterior White Interior White **Glass:** All Sash: High Performance SmartSun with HeatLock Glass, No Pattern **Hardware:** Oil Rubbed Bronze Estate Finish Finger Lifts **Screen:** Fiberglass Full Screen **Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	
102	Kitchen		**Window:** Acclaim™ Double-Hung (DG) 1:1 Slope Sill, Insert Frame Traditional Checkrail Exterior White Interior White	

Itemized Order Receipt

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			Glass: All Sash: High Performance SmartSun with HeatLock Glass, No Pattern **Hardware:** Oil Rubbed Bronze Estate Finish Finger Lifts **Screen:** Fiberglass Full Screen **Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** None	
103	Kitchen		**Window:** Acclaim™ Casement Triple 1:1:1 Left Vent / Stat / Right Vent Base Frame Exterior White Interior White **Glass:** All Sash: High Performance SmartSun with HeatLock Glass, No Pattern **Hardware:** Distressed Bronze Wide Opening Hinge **Screen:** Fiberglass Full Screen **Grille Style:** Full Divided Light (FDL with spacer) **Grille Pattern:** All Sash: Colonial 2w x 3h **Misc:** None	

WINDOWS: 3	**PATIO DOORS: 0**	**ENTRY DOORS: 0**	**SPECIALTY: 0**	**MISC: 4**	PROJECT TOTAL	**$14,101**

Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.

Payment Authorization Form

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
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David Howe		Kathleen Howe	
BUYER NAME		**CO-BUYER NAME**	
101 Hight St			Bristol
ADDRESS			**CITY**
RI	02809	(631)334-6614	
STATE	**ZIP CODE**	**PHONE NUMBER 1**	**PHONE NUMBER 2**
John Snavely			$14,101
SALES REPRESENTATIVE			**CONTRACT BALANCE**

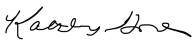
PAYMENT SCHEDULE ($14,101) SUBJECT TO CHANGE ORDERS AS PROVIDED BELOW*

	DEPOSIT (CASH, CK, CC ONLY)	FINANCE AMOUNT OR 2ND CASH PYMT	3RD CASH PYMT (CASH, CK, CC ONLY)
CREDIT CARD	$4,701	$0	$9,400

***CHANGE ORDERS:** Buyer(s) understand that any Change Orders approved by Buyer(s) may affect the contract price as provided in the Change Order. Any Change Order that affects the contract price will amend the amount of the deposit and/or other payment amounts in the Payment Authorization Schedule above.

BY SIGNING BELOW, I/WE, THE BUYER(S):

1. Agree to all payment terms as outlined in terms and conditions of the sale.
2. Agree to pay upon substantial completion of the project.
3. Cash projects are paid: 1/3 deposit, 1/3 at the start of the job and 1/3 at substantial completion of the project.
4. Final 1/3 payment must be made to the installer on the last day of the installation.

David Howe		09/21/26
BUYER NAME	**SIGNATURE**	**DATE**
Kathleen Howe		09/21/26
CO-BUYER NAME	**SIGNATURE**	**DATE**

Notice of Cancellation

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Year Built: 1840
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You, the buyer(s) may cancel this transaction at any time prior to midnight on 09/24/2026

NOTICE OF CANCELLATION

Date of Transaction: 09/21/26. You may cancel this transaction, without any penalty or obligation, before midnight on 09/24/2026 or the third business day after the date of this transaction, whichever date is later. If you cancel, any property traded in, any payments made by you under the Contract or Sale, and any negotiable instrument executed by you will be returned within 10 business days following receipt by the Seller of your cancellation notice, and any security interest arising out of the transaction will be canceled. If you cancel, you must make available to the Seller at your residence, in substantially as good condition as when received, any goods delivered to you under this Contract or Sale; or you may, if you wish, comply with the instructions of the Seller regarding the return shipment of the goods at the Sellers expense and risk. If you do make the goods available to the Seller and the Seller does not pick them up within 20 days of the date of your Notice of Cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the Seller, or if you agree to return the goods to the Seller and fail to do so, then you remain liable for performance of all obligations under the Contract. To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice or any other written notice, or send a telegram, to:

dba: Renewal By Andersen of Southern New England

Legal Name: Southern New England Windows, LLC

10 Reservoir Rd

Smithfield, RI 02917

Phone: 401-753-2223

Fax: (null)

Email: contracts@asmarterwindow.com

NOT LATER THAN MIDNIGHT OF 09/24/2026
OR THE THIRD BUSINESS DAY AFTER THE DATE
OF THIS TRANSACTION, WHICHEVER DATE IS LATER.

I HEREBY CANCEL THIS TRANSACTION

NOTICE OF CANCELLATION

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OR THE THIRD BUSINESS DAY AFTER THE DATE
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I HEREBY CANCEL THIS TRANSACTION

BUYER SIGNATURE | **DATE** | **BUYER SIGNATURE** | **DATE**

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NOTICE OF CANCELLATION

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NOT LATER THAN MIDNIGHT OF 09/24/2026
OR THE THIRD BUSINESS DAY AFTER THE DATE
OF THIS TRANSACTION, WHICHEVER DATE IS LATER.

I HEREBY CANCEL THIS TRANSACTION

BUYER SIGNATURE **DATE** **BUYER SIGNATURE** **DATE**

Terms and Conditions of Sale

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"I", "my," and "me" means each person who signs this Agreement as a buyer. "Contractor" means Southern New England Windows, LLC d/b/a Renewal by Andersen of Southern New England. "We" and "us" mean both the buyer, or buyers if more than one, and the Contractor. Renewal by Andersen of Southern New England is an authorized and independent dealer of Renewal by Andersen. You are entering into a contract with Renewal by Andersen of Southern New England. I agree and understand that if I finance the work with Contractor or a third party, my separately provided financing documents will include the number of monthly payments and the amount of each payment, including any finance charge.

Warranties/Intended Use: I understand that Andersen Corporation ("Andersen") is providing me with a warranty in connection with my purchase. I understand that I should read Andersen's written warranty for complete details of my warranty coverage and that the Andersen warranty is available for my complete review before I sign this Agreement. I understand that the Andersen warranty will not be effective or enforced while a balance due remains on this Agreement.

Contractor's Promises: Contractor promises to perform all work in a professional manner and within industry standards. Contractor will remove and transport away from the premises any debris and waste materials that are generated by Contractor. Contractor shall obtain all building permits for the work to be performed under this Agreement.

My Promises: I promise to Contractor that (a) I will provide Contractor with reasonable access to my property, including access to electrical outlets; (b) I will be responsible for preparation, moving, and reinstalling of any materials, personal property, cars, or equipment as may be needed for Contractor to perform its work; (c) The walls and surfaces upon which the work is to be performed are sound and suitable for the work being performed; (d) When the work is "substantially complete", I will pay Contractor the balance due under this Agreement. I understand that "substantially complete" means the work has been materially finished and is functional as intended; (e) In the event that I disagree with Contractor that the work is substantially complete, I agree that I will not withhold more than 10% of the Total Job Amount; and (f) If taxes are necessary to complete the work, I will pay them unless the law requires Contractor to pay them. Contractor may place a small advertising sign in my yard at the time of install.

Measurements: I understand that all dimensions referred to in this Agreement are considered estimated measurements and used only for the purpose of arriving at the contract amount in this Agreement. I understand that the actual measurements will be determined during a secondary measurement by a qualified measurement technician employed by Contractor. I understand that if Contractor must make changes to the estimated measurements, Contractor may ask me to sign an addendum to this Agreement.

Late Cancellation: I understand that I have 3 business days to cancel this Agreement, as described on the front page of this Agreement. I understand that if I want to cancel this Agreement after those 3 business days, Contractor does not have to allow that. I understand that if Contractor does let me cancel, however, I will have to pay to Contractor a late cancellation fee equal to 25% of the Total Job Amount for Contractor's labor, administrative, and material costs.

Delay/Unknown Conditions: I understand that if Contractor determines that Contractor cannot perform the work according to Contractor's normal professional standards, then Contractor can cancel this Agreement, notify me in writing of the cancellation, and return my money to me. I understand that some of the things that could cause Contractor to cancel this Agreement would be incorrect pricing, unforeseen structural defects, or unknown pre-existing conditions to my property. I understand that Contractor is not responsible for structural or other defects in my property, and that Contractor's products do not cure those types of problems. I also understand that the work could be delayed by events that Contractor does not control, and that is acceptable to me. Some of the things that could cause the work to be delayed would be acts of God, labor strikes, inclement weather, material shortages, my inability to qualify for or obtain financing, delays by local government authorities in issuing or otherwise approving inspections, permitting, or other required authorizations for the work.

Late Payment/Default: I agree that if I do not pay Contractor any of the money owed when it is due, I can be charged a late fee of 1.5% on the amount owed for each month the money is owed and not paid. I also agree that if I default on my promises under this Agreement, and Contractor hires an attorney to enforce this Agreement, I will pay Contractor its reasonable legal fees and related costs or expenses, as long as it is legal for me to do that. I agree and understand that in the event that I do not pay Contractor any of the money owed when it is due, Contractor may have a claim against me, which may be enforced against my property in accordance with the applicable lien laws. I also understand that if I finance the work with Contractor or a third party, my separately provided financing documents may include a security interest. I understand that I should read those documents closely.

I agree and understand that I will assert a dispute, claim, or controversy (hereafter referred to as a "Claim") arising under or relating to this Agreement only on behalf of my own self and that I will not assert a Claim on behalf of, or as a member of, a class or group in either an arbitration proceeding, a private attorney general action, or in any other forum or action. If a court determines that this specific paragraph is not fully enforceable, the court's determination shall be subject to appeal. This paragraph does not apply to any lawsuit or administrative proceeding filed against Contractor by a state

SIGNATURE OF SALES PERSON:	SIGNATURE OF CUSTOMER 1:	SIGNATURE OF CUSTOMER 2:
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	PRINT NAME	PRINT NAME

Terms and Conditions of Sale

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or federal government agency.

Interpretation of This Agreement: I agree that this Agreement will be enforced under the laws of the state where the work is being performed. If any part of this Agreement is determined to be invalid or illegal, then I agree that the rest of this Agreement will still be valid and enforceable. We both understand that this Agreement and any attachments, make up the entire understanding between us about the work Contractor is doing. There are no other oral or written agreements or representations on which we are relying. We both agree that any change to this Agreement must be in writing and signed by both of us. The paragraph headings contained in this Agreement are for convenience only and will not affect the meaning or interpretation of this Agreement.

(Connecticut Sales Only) The owner(s) of the home improvement contractor is or has been a shareholder, member, partner, or owner of the following corporations, limited liability companies, partnerships, sole proprietorships or other legal entities that have been a home improvement contractor during the previous five years: None."

(Massachusetts Sales Only) Any deposit required under this Agreement to be paid in advance of the commencement of work shall not exceed the greater of one-third of the total contract price or the actual cost of any materials or equipment of a special order or custom made nature, which must be ordered in advance of the commencement of work, in order to assure that the project will proceed on schedule. No final payment shall be demanded until this Agreement is completed to the satisfaction of the parties.

In Massachusetts, all contractors and subcontractors must be registered by the administrator of the board of building regulations and standards and any inquiries about a contractor or subcontractor relating to a registration should be directed to: Office of Consumer Affairs and Business Regulation, Ten Park Plaza, Suite 5170, Boston, Massachusetts 02116, Telephone: (617) 973-8700. In Massachusetts, the contractor is responsible for applying for and obtaining any and all necessary permitting. Homeowners who secure their own permits will be excluded from the guaranty fund provisions of Massachusetts law.

(Rhode Island Sales Only) The contractor and/or subcontractors or material persons may file a lien in accordance with the Rhode Island Mechanics Lien Act, chapter 28 of title 34.

(Rhode Island Sales Only) During the term of this Agreement, Contractor shall maintain public liability and property damage insurance covering the work of not less than $500,000 combined single limit, bodily injury and property damage and workers' compensation insurance as required under chapter 29 of title 28.

Condensation and Environmental Conditions: Condensation, which can form on or within walls, siding, tiles, or other surfaces results from pre-existing conditions in a home and internal or external temperatures. Reducing the humidity in a home will often remedy any condensation problems. I agree that Contractor is not responsible for condensation or existing or developing spore or mold growth, which can be the result of condensation.

SIGNATURE OF SALES PERSON:	SIGNATURE OF CUSTOMER 1:	SIGNATURE OF CUSTOMER 2:
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	PRINT NAME	PRINT NAME

Sales Cost Savings Program (SCSP)

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
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To: All Sales Personnel

Date: September 1, 2005

From: Matthew Esler - CEO Renewal by Andersen of Southern New England

Re: Sales Cost Savings Program (SCSP)

At Renewal by Andersen, we are always looking for ways to increase value, and we've found a new way to lower costs to our customers. The majority of customers that we meet love Renewal by Andersen and are comfortable enough to award us the project on the initial appointment. For a variety of reasons, some customers feel they need time to "think it over" for a day or two before placing the order. This requires a second appointment.

We are happy to visit our customers as many times at it takes to earn their business.

However, when the consumer makes-a buying decision on the first appointment, the sales cost of additional visits is saved and we are happy to pass that savings on to our customers.

Please keep in mind, the savings are only realized during the initial appointment.

Best Regards,
Matthew Esler
CEO, Renewal by Andersen

By signing below I acknowledge receipt of the initial visit, sales cost savings plan. As a way of saying thank you, this savings will be included in all your future orders

SIGNATURE OF SALES PERSON:	SIGNATURE OF CUSTOMER 1:	SIGNATURE OF CUSTOMER 2:
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	PRINT NAME	PRINT NAME

Important Project Information

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CUSTOMER RESPONSIBILITIES

POSSIBLE GLASS LOSS FOR WINDOWS AND DOORS

Customer has been made aware of the possible glass loss that occurs with the installation of replacement windows.

POSSIBLE GLASS LOSS FOR BAY AND BOW WINDOWS

Customer acknowledges acceptance of substantial glass loss due to the engineering of the frame to properly support the weight of the new unit. It is recommended when purchasing a bow window to replace the existing unit with one less section. For example, a 5 section bow should be replaced with a 4 section bow to help offset glass loss.

PAINTING/STAINING

RENEWAL BY ANDERSEN DOES NOT PERFORM ANY PAINTING OR STAINING ON ANY WINDOWS, DOORS OR TRIM/ SIDING. In order to provide you with the best finished product, our installers will not prefill nail holes. These tasks will be completed during the painting/staining process. It is your responsibility to coordinate and pay for all painting and/or staining after the windows are installed, including any new interior stops (replaced as needed) which is a small interior piece of wooden trim removed or installed during the installation of the windows.

CLOSE PROXIMITY

Renewal by Andersen encourages window replacement of units near each other so that grids, colors, glass dimensions and other aesthetics match. We are aware this is not always financially feasible for our customers, in which case, the customer agrees the RBA warranties only apply to the products outlined in this agreement.

ENLARGING, WIDENING OR NEW OPENINGS

Renewal by Andersen does not have the licensing to perform electrical or plumbing work, nor will the company be held liable for the removal or relocation of any electrical and/or plumbing that is discovered inside of the wall during the installation. If discovered, Renewal by Andersen will leave the opening sealed from exterior elements and notify the customer to discuss your responsibilities in getting said electrical and/or plumbing moved. Once electrical and/or plumbing is moved customer will call Renewal by Andersen to schedule the installation of the balance of the project.

EXTERIOR ACCESS TO OPENINGS

Customer must provide reasonable access to the exterior of each opening to perform the proper exterior installation and weather proofing guidelines. This may require some shrub and/or tree limbs to be trimmed back so an installer can have access with a ladder to the exterior of an opening.

SIGNATURE OF SALES PERSON:	**SIGNATURE OF CUSTOMER 1:**	**SIGNATURE OF CUSTOMER 2:**
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	**PRINT NAME**	**PRINT NAME**

Important Project Information

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FURNITURE AND DECORATIONS

We ask that you remove any furniture that may block access to the windows or door openings. We ask that you remove the pictures from the walls being worked on and any decorations that are in the work area before work begins. This will greatly reduce the likelihood of any accidental damage to personal property.

WINDOW COVERINGS

Please remove all blinds, shades or shutters before we arrive. Should you need assistance removing and reinstalling your existing blinds, shades or shutters, we offer that as a fee based service, but we are not responsible for the fit or operation of the blinds, shades or shutters. We also assume no liability for any new blinds or shutters: that includes fit, measuring and installation. All of these processes should be handled by a professional window treatment company.

AIR CONDITIONING UNITS

Owner is responsible for the removal and reinstallation of any AC units and brackets.

ALARM SYSTEMS

Owner is responsible for the removal and reinstallation of any existing alarm systems. **PLEASE CONTACT ALARM COMPANY FOR DETAILS.**

PETS

Because not all pets react favorably to the excitement of the construction process, we ask that you keep all of your pets confined during the time we are working on your home. This should keep them from becoming stressed, accidentally escaping or possible injury.

SECOND AND FINAL PAYMENT

If paying by cash or credit card, the second payment is due at start of installation and final payment is due at the completion of the installation. The check is made payable to Renewal by Andersen of SNE. You may hand the check to the installer who will then bring the check into the office. If you have financed your project, there will be a finance sign off form made available to you by the installation crew.

WHAT IS INCLUDED

Renewal by Andersen will insulate, caulk and seal windows with our 3 –point defense system to prevent water and air infiltration

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VISIBLE ROT

RbA of SNE will replace or repair VISIBLE rot on sills or exterior casings.

NOT INCLUDED

Any UNSEEN, HIDDEN or STRUCTURAL rot, that will be addressed at time of discovery.

HAUL AWAY/DISPOSAL & CLEAN UP

RbA of SNE will clean up all job related debris, including old windows and storms, and will vacuum nightly.

FINISH PAPERWORK

RbA of SNE will present customer with maintenance manuals and warranty documents upon completion of project and payment in full.

PERMITS

Renewal by Andersen will secure any and all required building permits. On occasion, an outstanding customer bill with the municipality will prohibit Renewal by Andersen from securing a permit. When applicable, contractor will notify customer and it is up to the customer to pay any owed balance to the town so contractor can secure the proper permits prior to installation. We ask that the customer close out the permit, after installation, with the issuing municipality when necessary.

ALL CURRENT PROMOTIONS AND DISCOUNTS HAVE BEEN APPLIED TO THIS AGREEMENT - ANY FUTURE DISCOUNTS OR SALES CANNOT BE APPLIED AT A LATER DATE.

SIGNATURE OF SALES PERSON:	**SIGNATURE OF CUSTOMER 1:**	**SIGNATURE OF CUSTOMER 2:**
John Snavely	David Howe	Kathleen Howe
PRINT NAME OF SALES PERSON	**PRINT NAME**	**PRINT NAME**

Price Presentation Discounts

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

PROJECT PRICE BEFORE DISCOUNTS	$18,553

INDIVIDUAL SAVINGS BASED ON 3 UNITS

$0 September Spectacular Volume Promo	Savings: **$0**
Advertised Offer	Savings:
20% Off Project	**$3,710**
Sales Cost Savings Plan (5%)	Savings: **$742**

TOTAL PRICE: $14,101

$4,452 SAVINGS

Release Agreement

DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
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I UNDERSTAND that my name, my company name, voice, picture, likeness, biographical materials, photo images of my home and/or person, and statements and/or opinions made by me, in whole or in part, edited or unedited, in any and all media (hereinafter "Information"), without limitation for any and all purposes (including but not limited to incorporating the material into commercials, advertisements, promotions, coupons, in-store displays, on-line programs, free standing inserts and/or publicity or other materials of Renewal by Andersen's products or services). I agree that Renewal by Andersen LLC will have the right to attribute this Information to me and that the Information is accurate to the best of my knowledge. No benefit has been given or promised to me in consideration of expressing my beliefs about Renewal by Andersen® products.

I hereby consent to the use of the Information to Renewal by Andersen LLC, their successors and assigns, for use without restriction as to frequency, scope or duration of usage.

In connection herewith, I hereby release and agree to hold harmless Renewal by Andersen LLC, its successors and assigns, each of them from any and all claims of any kind which I, my heirs, executors or assigns, may have on account of such use including what might be deemed to be misrepresentations of me, my character or my person due to distortion, optical illusion or faulty reproduction which may occur in the finished product.

BUYER(S)		WITNESS
SIGNATURE	**SIGNATURE**	**SIGNATURE**
David Howe	Kathleen Howe	John Snavely
PRINT NAME	**PRINT NAME**	**PRINT NAME**
101 Hight St	101 Hight St	09/21/26
ADDRESS	**ADDRESS**	**DATE**
Bristol, RI 02809	Bristol, RI 02809	
CITY / STATE / ZIP	**CITY / STATE / ZIP**	

Release Agreement

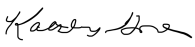
DBA: RENEWAL BY ANDERSEN OF SOUTHERN NEW ENGLAND
Legal Name: Southern New England Windows, LLC
RI #36079, MA #173245, CT #0634555, Lead Firm #1237
10 Reservoir Rd | Smithfield, RI 02917
Phone: 401-753-2223 | Fax: (null) | contracts@asmarterwindow.com

David & Kathleen Howe
101 Hight St
Bristol, RI 02809
Year Built: 1840
H: (631)334-6614

I hereby agree to waive any compensation rights and/or benefits other than the publicity my business will receive from this advertisement for my participation in this project.

Renewal by Andersen LLC, its successors and assigns, shall be the absolute owner of any and all advertising materials (and all rights therein, including the copyright) produced pursuant to this Agreement.

No promise or representation which is not expressed herein has been made to me, and I have read this release, understand it and am signing it voluntarily.

BUYER(S)		WITNESS
		
SIGNATURE	**SIGNATURE**	**SIGNATURE**
David Howe	Kathleen Howe	John Snavely
PRINT NAME	**PRINT NAME**	**PRINT NAME**
101 Hight St	101 Hight St	09/21/26
ADDRESS	**ADDRESS**	**DATE**
Bristol, RI 02809	Bristol, RI 02809	
CITY / STATE / ZIP	**CITY / STATE / ZIP**	

RHODE ISLAND PRE-RENOVATION NOTIFICATION

Pre-Renovation Education and Renovation, Repair, and Painting Owner / Occupant Notification Form

Occupant Confirmation of Pamphlet Receipt

I have received a copy of the pamphlet *The Lead-Safe Certified Guide to Renovate Right* informing me of the potential risks of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

David Howe — Recipient's Name

9/21/26 — Date

Recipients Signature

9/21/26 — Date

101 High St Bristol RI — Street Address, Apartment Number, City

9/21/26

Lead-Safe Remodeler/Renovator Self-Certification Option (for tenant-occupied dwellings only)

If the lead hazard information pamphlet was delivered but a signature could not be obtained, you MUST check the appropriate box below:

☐ **Declined** – I certify that I made a good faith effort to deliver the *Renovate Right* pamphlet to the rental dwelling unit listed below at the date and time indicated and that the occupant declined to sign the confirmation of receipt. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

☐ **Unavailable for signature** – I certify that I have made a good faith effort to deliver the *Renovate Right* pamphlet to the rental dwelling unit listed below and that the occupant was unavailable to sign the confirmation of receipt. I further certify that I have left a coy of the pamphlet at the unit by sliding it under the door or by (fill in how the pamphlet was left):

Left a copy of the pamphlet at the unit by sliding it under the door or fill in how the pamphlet was left

John Snavely

Printed Name of Person Certifying Delivery — Attempted Delivery Date and Time

Signature of Person Certifying Delivery

Street Address, Apartment Number, City

Note Regarding Mailing Option – As an alternative to delivery in person, you may mail the *Renovate Right* pamphlet to the owner and occupant. The pamphlet must be mailed at least seven days before renovation. Mailing must be documented by a certificate of mailing from the post office.

Rhode Island Clearance Inspection Requirement

The Lead Hazard Control Firm or the property owner is required to hire a Rhode Island Certified Environmental Lead Inspector or Technician to conduct a clearance inspection using dust wipe sampling and, if applicable, obtain a Certification of Acceptable Clearance Status or Certification of Lead-Safe Status. Critical barriers cannot be removed until dust wipe samples, analyzed by an approved laboratory, pass clearance. The Lead Hazard Control Firm must receive a copy of the clearance certification and retain the certification with this form in its records for at least three years. The property owner must received and retain copies of all certifications, inspections, and laboratory reports for as long as he/she owns the property.

Clearance Inspection Certification

☐ I certify that I informed the property owner of the clearance inspections requirement.

The ☐ Owner or ☐ Lead Hazard Control Firm (check one) will arrange the clearance inspection and applicable certification(s).

9/21/26

Owner's Name — Owner's Signature Date

Lead Hazard Control Firm's Name — LHCF - License No.

Lead-Safe Remodeler/Renovator's Name — LRM - License No.

Lead-Safe Remodeler/Renovator's Signature — Date

RENEWAL by ANDERSEN
FULL SERVICE WINDOW & DOOR REPLACEMENT

Homeowner Pre Installation Checklist

To ensure an efficient and quality installation of your Renewal by Andersen products, please have the following list of items addressed prior to our arrival.

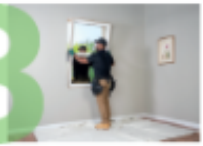
It's imperative that the requested items be completed before we arrive so we are able to perform and complete the installation during the scheduled dates.

1 

Please have window treatments removed prior to our arrival on installation day. *(curtains, blinds, shutters, brackets, security bars/doors etc.)*

2 

Please consider safe parking arrangements for our installation crew as to not impede neighborhood traffic. **You may expect one or two vehicles*** up to 30 ft long to stay the duration of installation. *(pickup truck with trailer, box truck etc.)*

3 

Windows and doors scheduled for replacement should be cleared of all furniture within a 3-foot radius. Obstructions and limited access may delay completion or increase the risk of furniture damage.

4 

Some of our work activity* can be upsetting or triggering to pets. All animals including pets and livestock must be kept separate from work activity. Some customers may elect to board pets during install. *(loud noises, power tools)*

5 

Please contact your security system vendor for removal and re-installation of security alarm and burglar systems before and after RBA activities. Our teammates are not authorized to touch or handle security systems.

6 

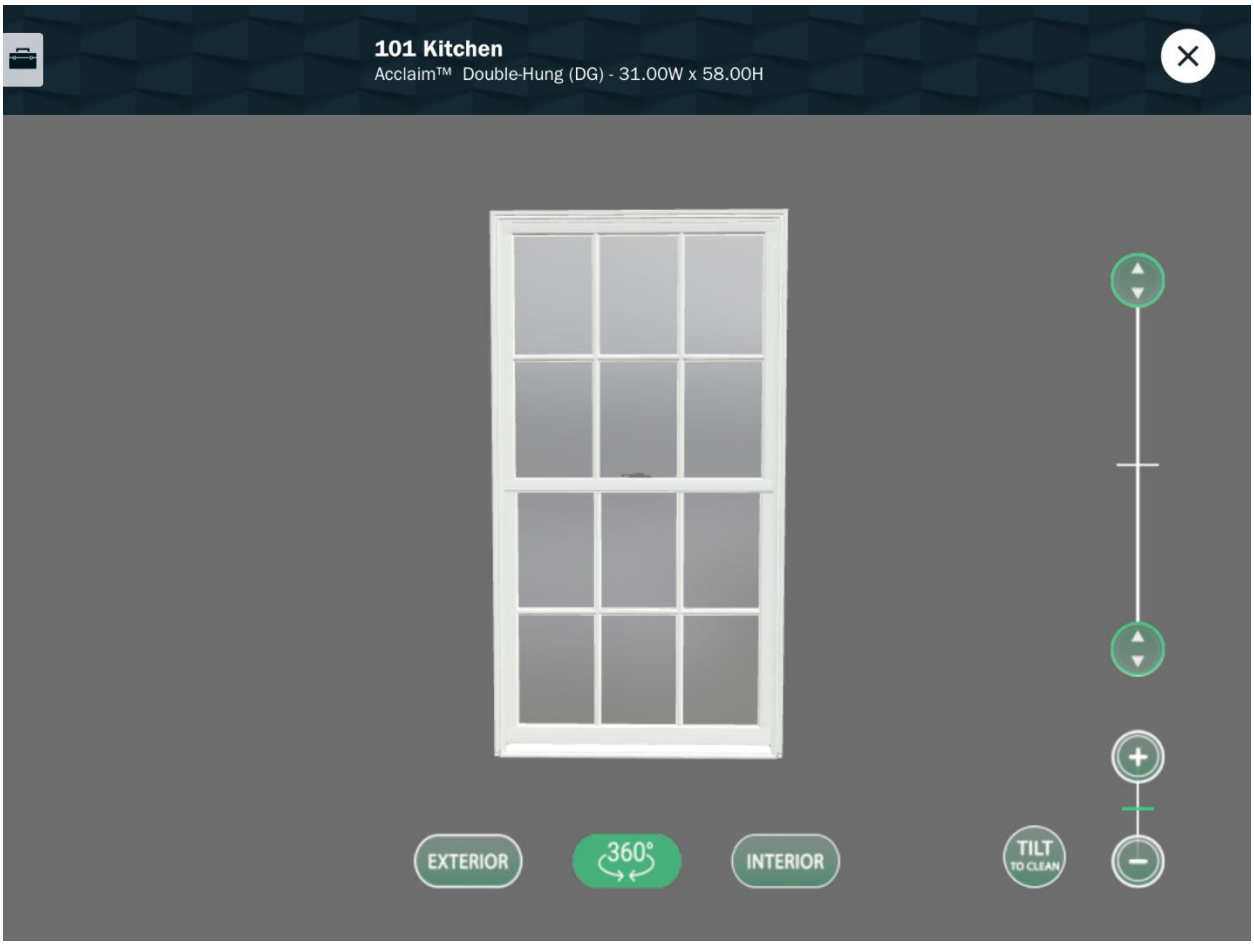
At the time of job completion, please ensure that a person of authority is present to observe the demonstration and operation of the new windows and doors, inspect the craftsmanship, and settle any remaining balance.

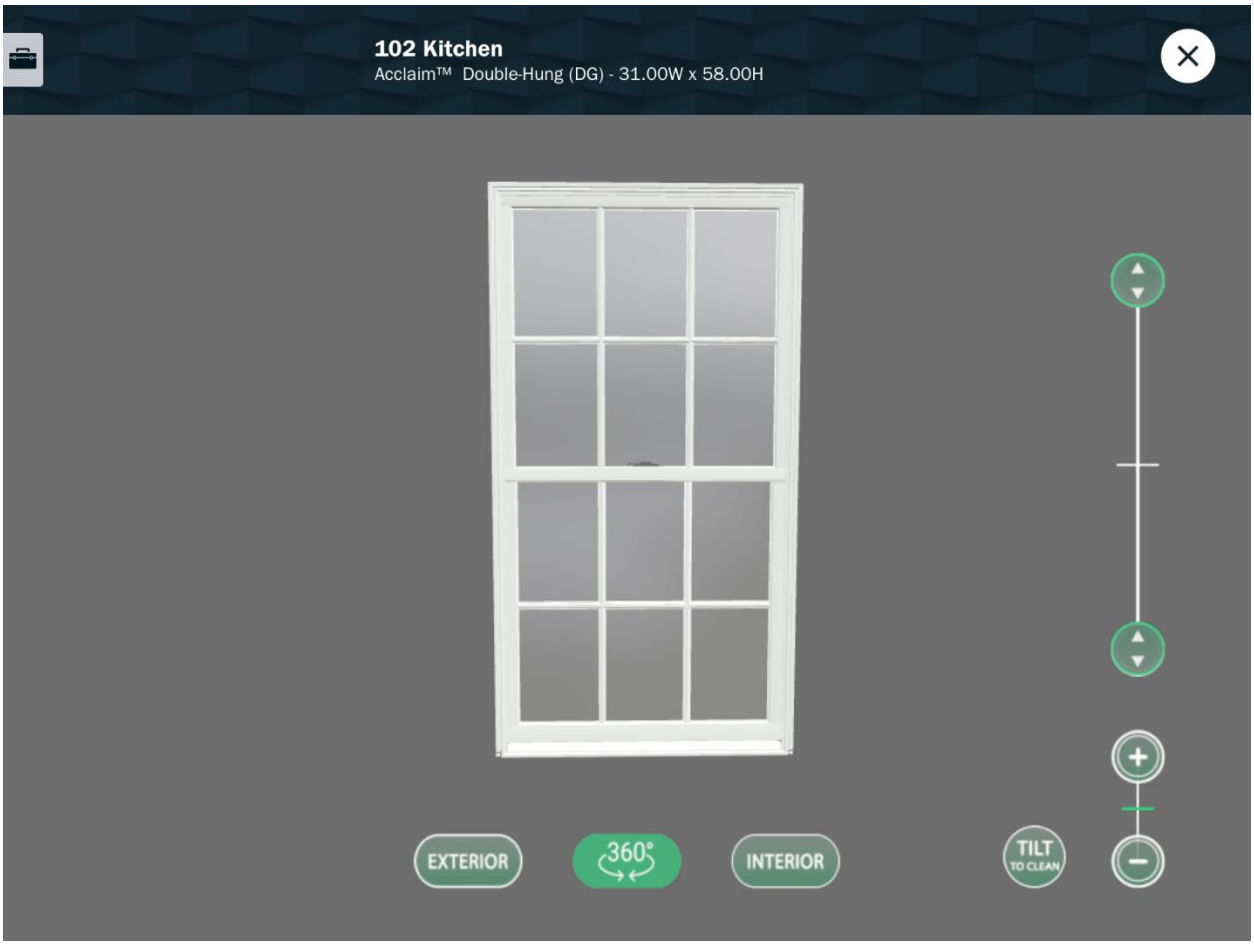
7 

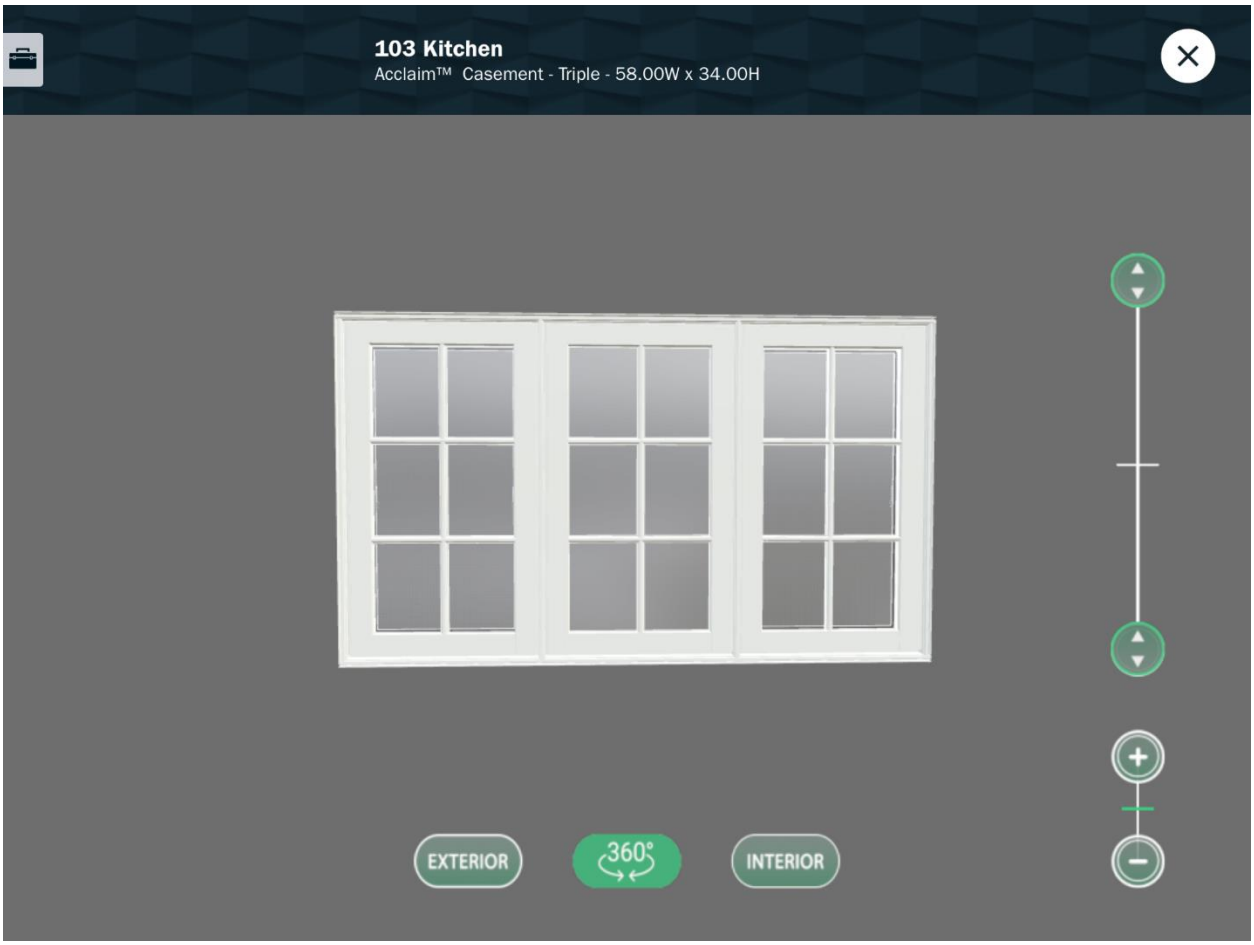
RBA uses trim and lumber that is often primed but not painted. We do not perform any painting or staining. Please refer to your care and maintenance guide to ensure proper surface preparation.

Notes: _____

Homeowner Name: David Howe Homeowner Signature: _____


101 Kitchen
Acclaim™ Double-Hung (DG) - 31.00W x 58.00H
EXTERIOR
360°
INTERIOR
TILT
TO CLEAN


102 Kitchen
Acclaim™ Double-Hung (DG) - 31.00W x 58.00H
EXTERIOR
360°
INTERIOR
TILT
TO CLEAN


103 Kitchen
Acclaim™ Casement - Triple - 58.00W x 34.00H
EXTERIOR
360°
INTERIOR


Unit 101
Front of Home


Side of Home
Unit 102


Unit 103
Rear of Home

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-152	Contributing	October 1, 2026

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

Project Address	Assessor's Plat/Lot
64 HIGH ST , BRISTOL, RI, 02809	020-0068-000

Applicant	Architect/Engineer	Contractor
Hope-High Realty Trust, LLC	Pacific-Visions	

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

Work Category:	Addition to Structure(s)

Description of proposed work:
Reconstruct demolished front porch from best available physical and visual evidence.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00119
HISTORIC NAME:	Herreshoff, John Brown, House
ARCH. STYLE:	Late Vic/2nd Empire
ORIGINAL CONSTRUCTION DATE (est.):	1870
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
[none observed]	

Stephen DeLeo
Applicant's Digital Signature
Date: October 1, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: R-6
PATRIOT ACCOUNT #: 1449

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

LAND: $227,100
YARD: $18,800
BUILDING: $1,009,100
TOTAL: $1,255,000

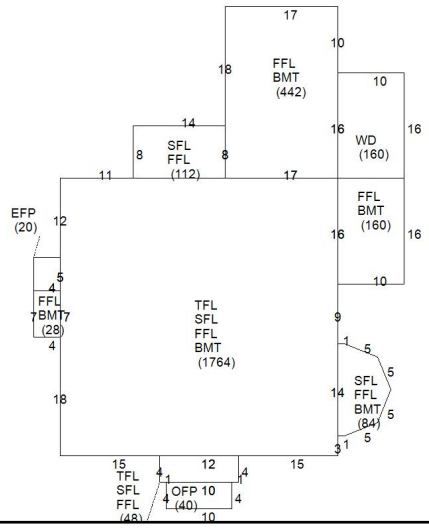
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO



RESTORATION OF:

64 HIGH STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

8 OCTOBER 2026

DRAWING LIST

Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G1.00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
AD1.01	DEMOLITION DRAWINGS
04 - PROPOSED	
A1.01	PROPOSED DRAWINGS



MECHANICAL, ELECTRICAL, AND PLUMBING

TO BE PERMITTED DESIGN BUILD

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **260507**

RESTORATION OF:
64 HIGH STREET
64 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
8 OCTOBER 2026

HDC SET

This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

COVER

DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

G0.00

MATERIAL DRAFTING PATTERNS

- ALUMINUM
- BRICK
- CONCRETE
- CONCRETE BLOCK
- CERAMIC TILE, HORIZONTAL SURFACE
- CERAMIC TILE, VERTICAL SURFACE
- EARTH
- ENGINEERED WOOD (MDF, HDF, ETC.)
- EXISTING, UNEXCAVATED
- GLASS, SPECIALTY
- GLASS, HORIZONTAL SURFACE
- GLASS, VERTICAL SURFACE
- GYPSUM/PLASTER
- METAL (STEEL, ETC.)
- PLASTIC
- PLYWOOD
- POROUS FILL (GRAVEL, CRUSHED STONE, ETC.)
- RIGID INSULATION
- RUBBLE
- SHINGLE
- WOOD (EDGE GRAIN)
- WOOD (END GRAIN)
- WOOD (FACE GRAIN)
- GENERIC 1
- GENERIC 2
- GENERIC 3
- GENERIC 4
- GENERIC 5
- GENERIC 6

SYMBOLS

EXTERIOR ELEVATION — A1 / A10.00 SIM

INTERIOR ELEVATION — A1 / A1 A1.00 A1 / A1

SECTION — A1 / A10.00 SIM

ELEVATION — NAME / EL. ELEVATION

SPOT ELEVATION

COLUMN GRID MARK — 0

ROOM NAME AND MARK — ROOM NAME 100

DOOR MARK — 100

WALL TYPE — L0V

WINDOW TYPE — A

FURNITURE / SPECIALTY EQUIPMENT MARK — A

BREAK LINE

LEADER — XX

DIMENSION — DIM

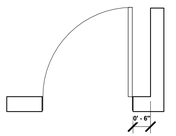
REVISION CLOUD

ALIGN — ALIGN

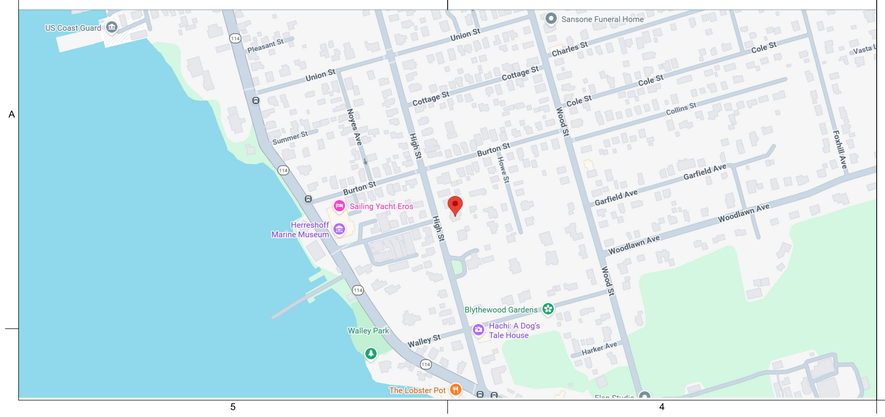
FLOOR FINISH — FLOOR FINISH

MOCKUP LOCATION

TYPICAL DOOR NOTES



- DOORS TO BE PLACED 6" FROM FACE OF WALL, U.N.O.
- ℄ ALL WALLS DIMENSIONED TO CENTER LINE OF WALL UNLESS NOTED F.O.W.



COMMON ABBREVIATIONS

ABV	ABOVE
A/C	AIR CONDITION
ACC.	ACCESS(IBLE)
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ.	ADJUSTABLE (QR) ADJACENT
A/E	ARCHITECT/ENGINEER
A.F.F.	ABOVE FINISH FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
ALT.	ALTERNATE
ANOD.	ANODIZED
ARCH.	ARCHITECT(URAL)
A.P.	ACCESS PANEL
APT	APARTMENT
APPROX.	APPROXIMATE
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTION
AUTO.	AUTOMATIC
AUX.	AUXILIARY
BAS	BUILDING AUTOMATION SYSTEM
BD	BOARD
BDRM	BEDROOM
BITUM.	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BSMT	BASEMENT
BOT.	BOTTOM
BRK	BRICK
BRZ	BRONZE
BTWN	BETWEEN
CAB.	CABINET
C.F.M.F.	COLD-FORMED METAL FRAMING
C.L.	CENTER LINE
CLG	CEILING
CLR	CLEAR(ANCE)
C.J.	CONTROL JOINT
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
COMP.	COMPRESS(ED), (ION). (IBLE)
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINU(E), (OUS)
COORD.	COORDINATE
CPT	CARPET
CPR	COPPER
C.T.	CERAMIC TILE
C.T.E.	CONNECT TO EXISTING
C.U.H.	CABINET UNIT HEATER
DBL	DOUBLE
DEMO	DEMO(LISH), (LITION)
DET.	DETAIL
D.F.	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
DX	DUPLEX
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
EMS	EMERGENCY MANAGEMENT SYSTEM
E.J.	EXPANSION JOINT
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EXG	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.A.R.	FLOOR AREA RATIO
F.C.U.	FAN COIL UNIT
F.D.	FLOOR DRAIN
FDN	FOUNDATION
F.E.	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURE, AND EQUIPMENT
FGL	FIBERGLASS
FIN.	FINISH
FIXT.	FIXTURE
FL.	FLOOR
FLUOR.	FLUORESCENT
F.O.	FACE OF
F.P.	FIRE PROTECTION
FT	FEET
FTG	FOOTING
FURN.	FURNITURE
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GL	GLASS
GLAM	GLUE LAMINATED BEAM
GLZ	GLAZING
GWB	GYPSUM BOARD
HC	HANDICAP
HDF	HIGH DENSITY FIBERBOARD
HM	HOLLOW METAL
HDWR	HARDWARE
HOR.	HORIZONTAL
HR	HOUR
HT	HEIGHT
IN.	INCHES
INCL.	INCLUDE(D),(ING)
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
J-BOX	JUNCTON BOX
JT	JOINT
KIT.	KITCHEN
LAB.	LABORATORY
LAV.	LAVATORY
LB	POUND(S)
L.E.D.	LIGHT EMITTING DIODE
L.H.	LEFT HAND
LIB.	LIBRARY
LKR	LOCKER
LVL	LAMINATED VENEER LUMBER
LOC.	LOCATION
L.O.W.	LIMIT OF WORK
LVR	LOUVER
MAS.	MASONRY
MAT.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MED.	MEDIUM
MEMB	MEMBRANE
MDF	MEDIUM DENSITY FIBERBOARD
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
N.A.	NOT APPLICABLE
NAT.	NATURAL
N.C.	NOISE CRITERIA
N.I.C.	NOT IN CONTRACT
NKL	NICKEL
NOM.	NOMINAL
N.R.C.	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
O.H.	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
ORIG.	ORIGINAL
OVHD	OVERHEAD
OZ.	OUNCE
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PNT	PAINT
PTD	PAINTED
PR	PAIR
P.T.	PRESSURE TREATED
PTN	PARTITION
PLYWD	PLYWOOD
Q.T.	QUARRY TILE
R.B.	RESILENT BASE
R.D.	ROOF DRAIN
REF.	REFER
REFR	REFRIGERATOR
REQ.	REQUIRE(D)
RES.	RESILIENT
REV.	REVISION
R.H.	RIGHT HAND
RM	ROOM
R.O.	ROUGH OPENING
SCHED.	SCHEDULE
SECT.	SECTION
SF	SQUARE FEET
SHT	SHEET
SHTH	SHEATHING
SIM.	SIMILAR
SPEC.	SPEC (-IFIED) (-IFICATION)
SRL	SUBMITTAL REVIEW LETTER
SQ.	SQUARE
S.S.	STAINLESS STEEL
S.S.M.	SOLID SURFACE MATERIAL
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STOR.	STORAGE
STL	STEEL
STRUCT.	STRUCTURAL
SUSP.	SUSPEND(ED)
SYS.	SYSTEM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEL.	TELEPHONE
TEMP	TEMPORARY
THK	THICK(NESS)
THR	THRESHOLD
THRU	THROUGH
T.O.	TOP OF
TSTAT	THERMOSTAT
TYP.	TYPICAL
TZ	TERRAZZO
U.H.	UNIT HEATER
U.N.O.	UNLESS NOTED OTHERWISE
U.O.N.	UNLESS NOTED OTHERWISE
VERT.	VERTICAL
V.I.F.	VERIFY IN FIELD
V.R.	VAPOR RETARDER
w/	WITH
W.C.	WATER CLOSET
WD	WOOD
WIN.	WINDOW
Z.C.C.	ZINC COATED COPPER
&	AND

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **260507**

RESTORATION OF:
64 HIGH STREET
64 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

8 OCTOBER 2026

HDC SET

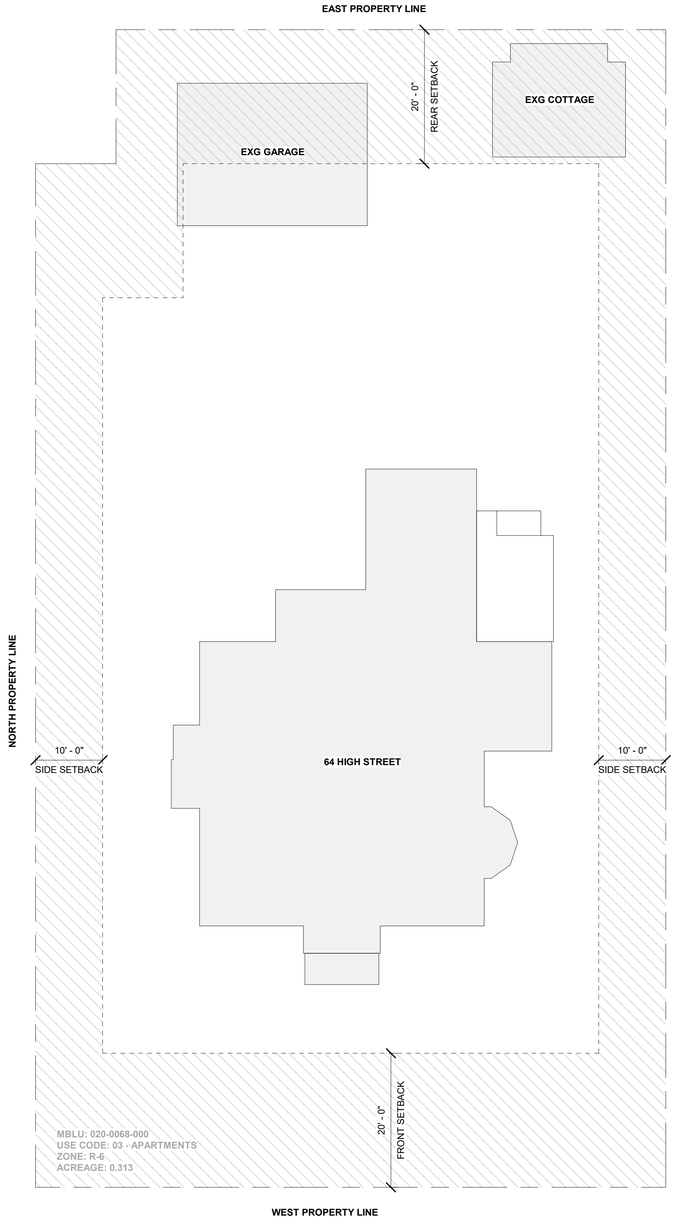
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

PROJECT INFORMATION

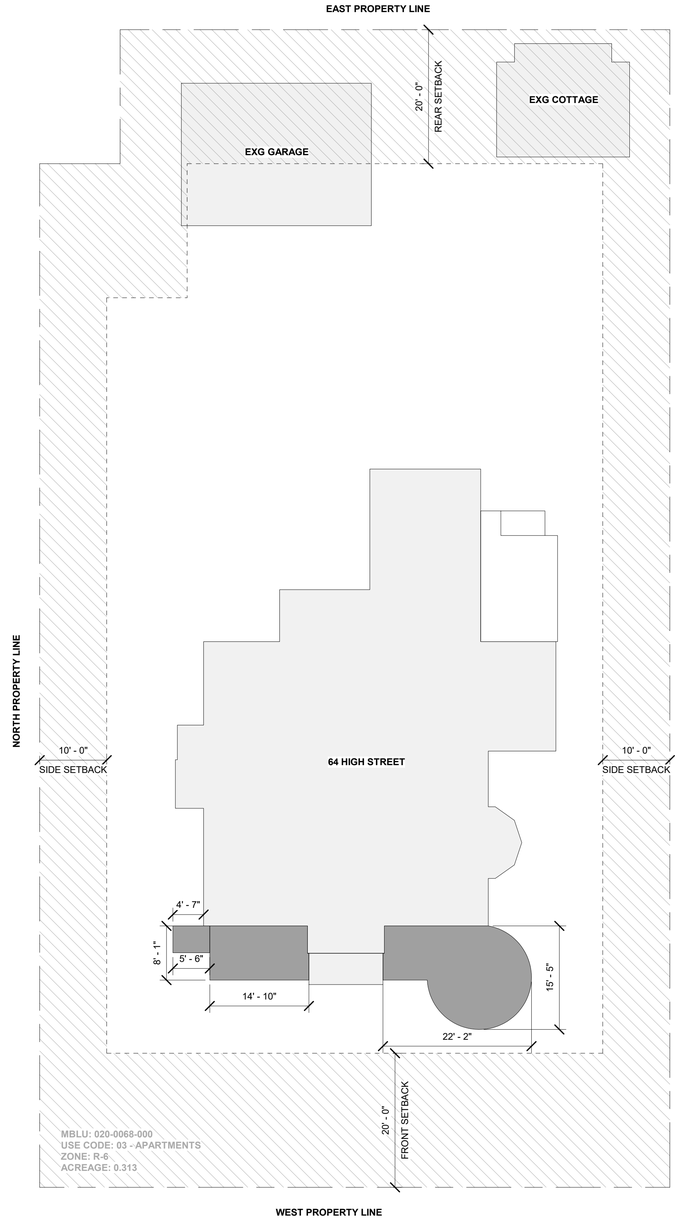
DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

G0.01



HIGH STREET

A1 G1.00 EXISTING SITE PLAN
Scale: 3/32" = 1'-0"



HIGH STREET

A3 G1.00 PROPOSED SITE PLAN
Scale: 3/32" = 1'-0"

ZONING SUMMARY

MBLU	020-0068-000		
USE CODE	03		
DESIGNATED ZONE	R-6		
DISTRICT	HISTORIC		
NEIGHBORHOOD	C13		
FLOATING OVERLAY	N/A		
USE	APARTMENTS		
ACREAGE	0.313		
YEAR BUILT	1900		
BUILDING STYLE	APT		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (FT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	27.5	30
BUILDING HEIGHT (FT.)	35	40	40
BUILDING STORIES	N/A	2.5	2.5
	MINIMUM REQ.	EXISTING	PROPOSED
PARKING	N/A	2+	2+
	FRONT	SIDE	REAR
MINIMUM SETBACKS (FT.)	20	10	20

ZONING FINDINGS

1.
2.
3.
4.

UTILITY INFORMATION

WASTEWATER SYSTEM	
WATER SUPPLY SYSTEM	
FUEL SUPPLY SYSTEM	
ELECTRICITY SUPPLY SYSTEM	

GENERAL NOTES

CONCEPTUAL SITE PLAN BASED ON INFORMATION PROVIDED ON TOWN GIS MAP, PROPERTY CARD AND SUPPLIED BY THE PROPERTY OWNER.

THE CONCEPTUAL SITE PLAN PREPARED BY THE DESIGNER IS MEANT TO SHOW DESIGN INTENT OF THE PROJECT AND BASIC ZONING INFORMATION AND FINDINGS TO ASSIST IN DESIGN DECISIONS.

THE PROPERTY OWNER IS REQUIRED TO SUPPLY THE DESIGNER WITH A SURVEY PREPARED BY A LICENSED SURVEYOR OR CIVIL ENGINEER TO PROVIDE THE LEGAL DECRIPTION OF THE PROPERTY BOUNDARIES, SIZE, EASEMENTS, UTILITES,WETLANDS AND LOCATIONS OF ALL STRUCTURES ON THE LOT AND THEIR DISTANCES.

IF THERE IS AN ONSITE WASTEWATER TREATMENT SYSTEM THAT IS EXISTING OR PROPOSED ON THE SITE, REQUIREMENTS FOR SETBACKS AND PLACEMENT SHOULD BE PROVIDED TO THE DESIGNER PRIOR TO STARTING ANY DESIGN WORK.

NORTH ARROW



PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **260507**

RESTORATION OF:
64 HIGH STREET
64 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

8 OCTOBER 2026

HDC SET

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REVISIONS

ZONING PLANS & SUMMARY

DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

G1.00



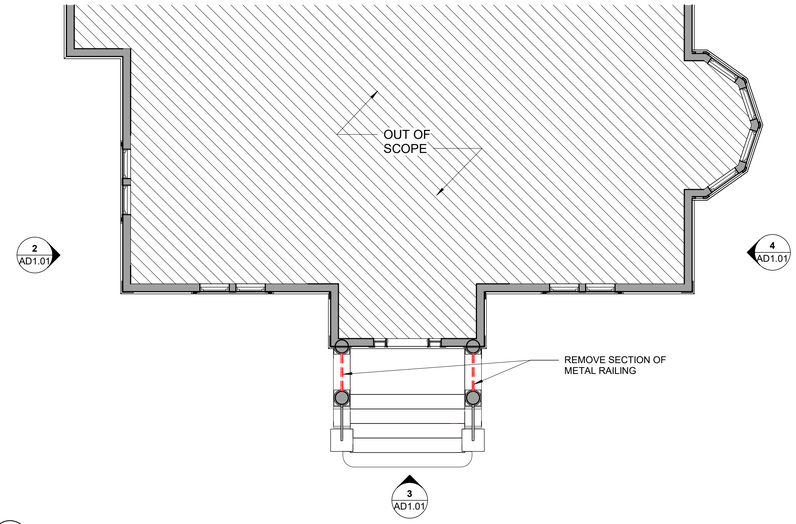
2 AD1.01 DEMOLITION NORTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



3 AD1.01 DEMOLITION WEST EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



4 AD1.01 DEMOLITION SOUTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



1 AD1.01 DEMOLITION FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

GENERAL NOTES

- ALL LOAD BEARING AND STRUCTURAL ITEMS TO BE DESIGNED AND REVIEWED BY A STRUCTURAL ENGINEER
- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 RHODE ISLAND STATE BUILDING CODE SBC-1 ADOPTING THE 2021 INTERNATIONAL BUILDING CODE (IBC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

NORTH ARROW

N W E S

WALL TYPE LEGEND

EXISTING
DEMOLISHED
NEW CONSTRUCTION

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

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PROJECT NUMBER: **260507**

RESTORATION OF:
64 HIGH STREET
64 HIGH STREET
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HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
8 OCTOBER 2026

HDC SET

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REVISIONS

DEMOLITION DRAWINGS

DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

AD1.01



2 A1.01 PROPOSED NORTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



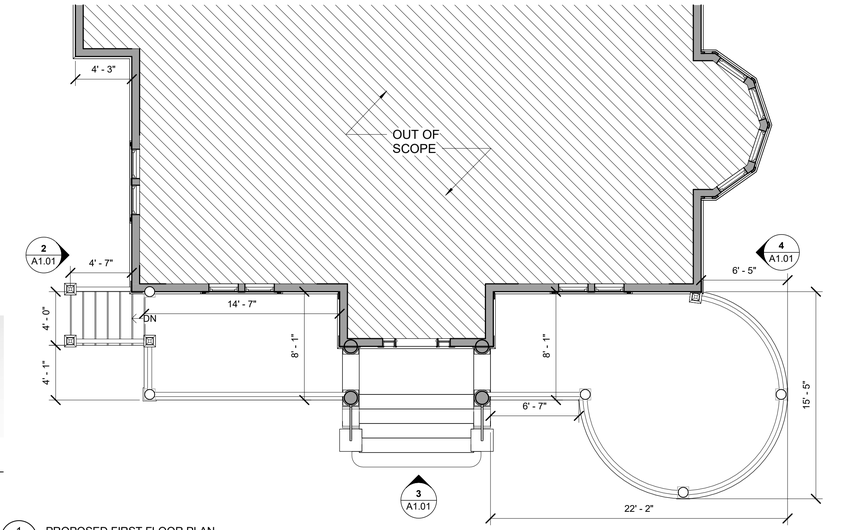
3 A1.01 PROPOSED WEST EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



4 A1.01 PROPOSED SOUTH EXTERIOR ELEVATION
Scale: 3/16" = 1'-0"



5 A1.01 PROPOSED 3D VIEW 1
Scale:



1 A1.01 PROPOSED FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"



6 A1.01 PROPOSED 3D VIEW 2
Scale:

GENERAL NOTES

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- CONTRACTOR TO ENSURE THAT CONSTRUCTION MEETS REQUIREMENTS OF 2021 RHODE ISLAND STATE BUILDING CODE SBC-1 ADOPTING THE 2021 INTERNATIONAL BUILDING CODE (IBC)
- CONTRACTOR TO VERIFY ALL DIMENSIONS

NORTH ARROW

N
W E
S

WALL TYPE LEGEND

EXISTING
DEMOLISHED
NEW CONSTRUCTION

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

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©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **260507**

RESTORATION OF:
64 HIGH STREET
64 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
8 OCTOBER 2026

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REVISIONS

PROPOSED DRAWINGS

DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

A1.01



39 State Street, Unit 1N, Bristol, Rhode Island 02809
Phone: (401) 203-3191

64 High Street, Bristol RI

SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

Originally constructed in 1870 by John Brown Herreshoff, 64 High Street is a 2 ½ story Second Empire style home with mansard roofs, Corinthian columns and intricate architectural detailing. The building had a full length front porch from roughly 1896 until some point after 1947 per evidence from historic Sanborn Map research. The building currently has a portico with stairs at the main entrance which is the only surviving element of the front porch.

The goal of this project is to reconstruct the full-length porch based on Sanborn Map research, historic Bristol Maps, limited historic photographs, and evidence gathered at the project site. Even though we see that the front porch was not built in 1870 when the residence was first constructed, we believe that the porch is a contributing element to the home's era of significance because it was commissioned to be built by John Brown Herreshoff. The full-length porch that is being reconstructed appears in the 1903 map, and he lived there until his death in 1915. Even though the home was built in the Second Empire style, the porch appears to be closer to the Queen Anne style based on its characteristics of an asymmetrical form, circular end portion, and construction date falling within the Queen Anne era of 1880-1910. The architectural drawings being presented as separate attachments show the size, proportion and detailing of what the porch used to look like to the best of our abilities with the information available. The porch appears to have a similar cornice condition, columns & capitals, to what is seen on the surviving portico. The image of the railing, balusters & newel post appears to match the ones that are located on the existing deck on the house. The balusters are believed to be a "gingerbread style" which matches the baluster and railing on the Southwest of the property. The reconstructed details will match the details and profiles as a reconstruction of what is on the existing deck. The granite posts supporting the reconstructed porch, that can be seen in the photographs, are proposed to be used on top of an engineered foundation system to closely resemble the true look and structure of the porch. Evidence can be seen in the attached images of the areas on the house where the porch was once physically attached back to the building and portico.

An excerpt from Historic and Architectural Resources of Bristol Rhode Island – Published 1990

*(page 72) "*JOHN BROWN HERRESHOFF HOUSE 1870: John Brown Herreshoff, president and treasurer of the Herreshoff Manufacturing Company, built this house at the head of Burnside Street, overlooking his boat works. This 2-1/2-story,3-bay, mansard-roof Second Empire dwelling has a projecting central entrance bay with a 2-level turret containing a barrel-vault dormer and a round window. The portico has Corinthian columns on square bases, a modillion cornice, and turned balustrade; the original full-width porch has been removed. Herreshoff lived here until his death in 1915; the house has been converted to condominiums."

An excerpt from A field Guide to American Houses by Virginia Savage McAlester – Published 2013

Chapter Regarding Queen Anne Style (Pages 345-370)

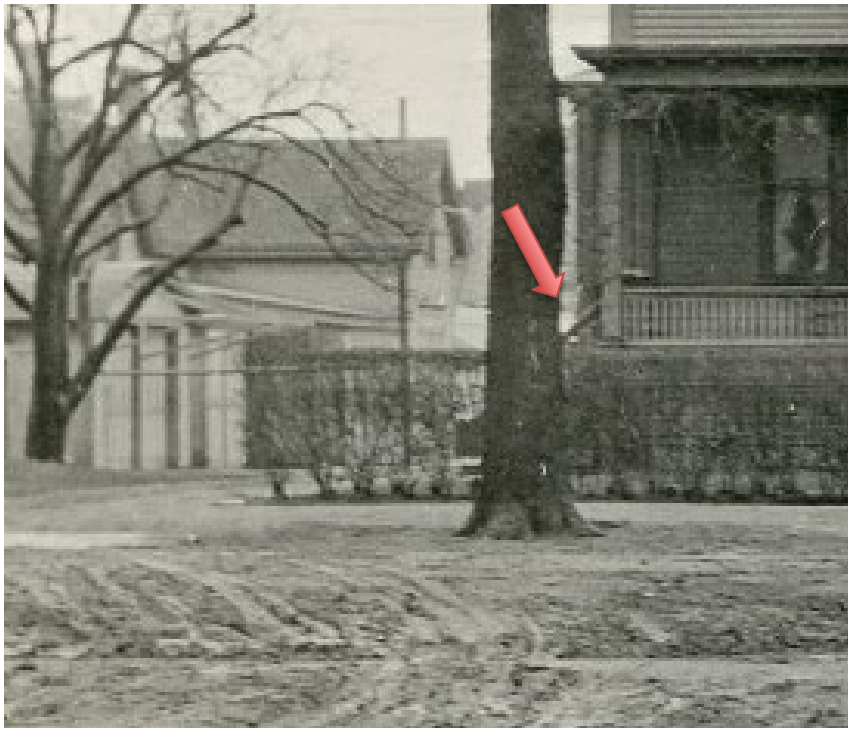
(page 346) "Spindlework detailing is sometimes referred to as gingerbread ornamentation, or as Eastlake detailing (after Charles Eastlake, an English furniture designer who advocated somewhat similar design elements.)"

(Page 348) "Porches – Extensive one-story porches are common and accentuates the asymmetry of the façade. These always include the front entrance area and cover part or all of the front façade; they also commonly extend along one or both sides of the house. Second-story porches may be present; recessed porches sometimes occur in gables, second stories, or towers."

Images of Queen Anne style porches on pages 352-361 show similar asymmetrical porch designs with circular sections on one end. Select images show ornamentation and balusters in a gingerbread style as described.

Historic Image 1a & 1b - *Looking East from Burnside Street. Image provided by Herreshoff Musuem Bristol, Rhode Island.*



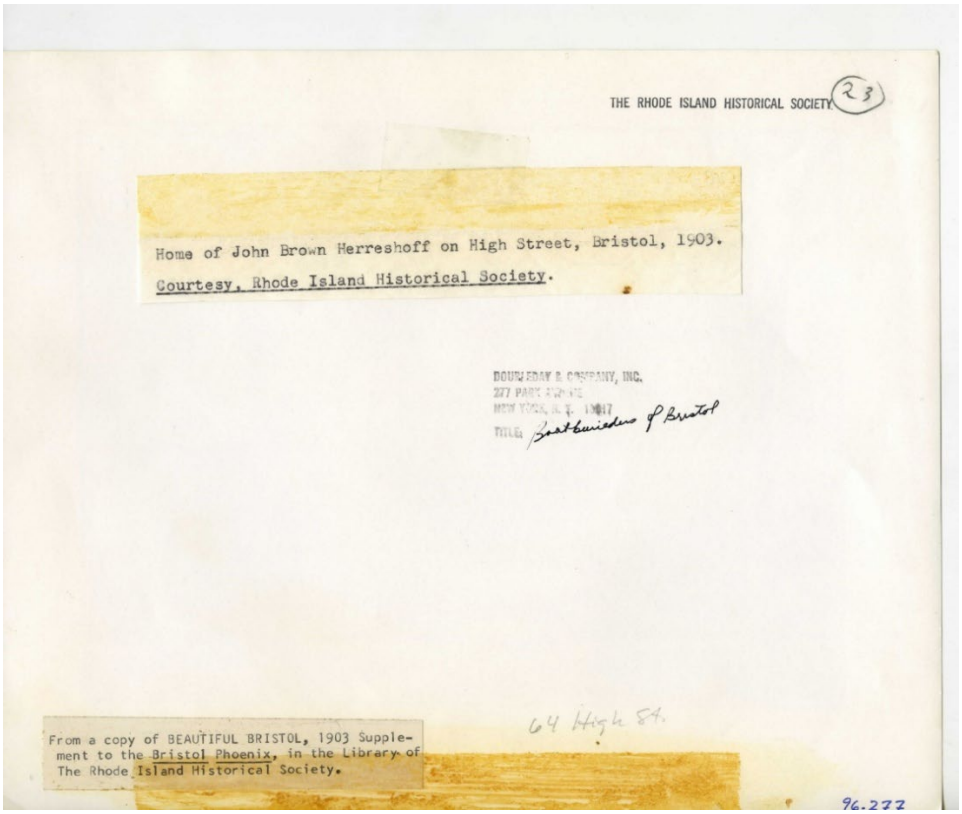


Evidence can be seen in this image that there was a stair leading off the North side of the porch. Even though not much is known about this stair besides the portion that can be seen in this photograph, a side entrance onto the porch from the property's side pathway would be used moreoften than a formal entrance off the Street as a much more natural approach to the front door if you were already on the property. A similar side stair onto a porch can be seen on the property just North.

Historic Image 2a & 2b- *Looking East from Burnside Street. Images provided by the Rhode Island Historical Society. From Beautiful Bristol, 1903 supplement to the Bristol Pheonix.*



RESIDENCE OF JOHN B. HERRESHOFF,
High Street, opposite Burnside Street. PHOTO BY C. B. BRIGHAM



THE RHODE ISLAND HISTORICAL SOCIETY (23)

Home of John Brown Herreshoff on High Street, Bristol, 1903.
Courtesy, Rhode Island Historical Society.

DOUBLEDAY & COMPANY, INC.
227 PARK AVENUE
NEW YORK, N. Y. 10017
TITLE: Boat Builders of Bristol

64 High St.

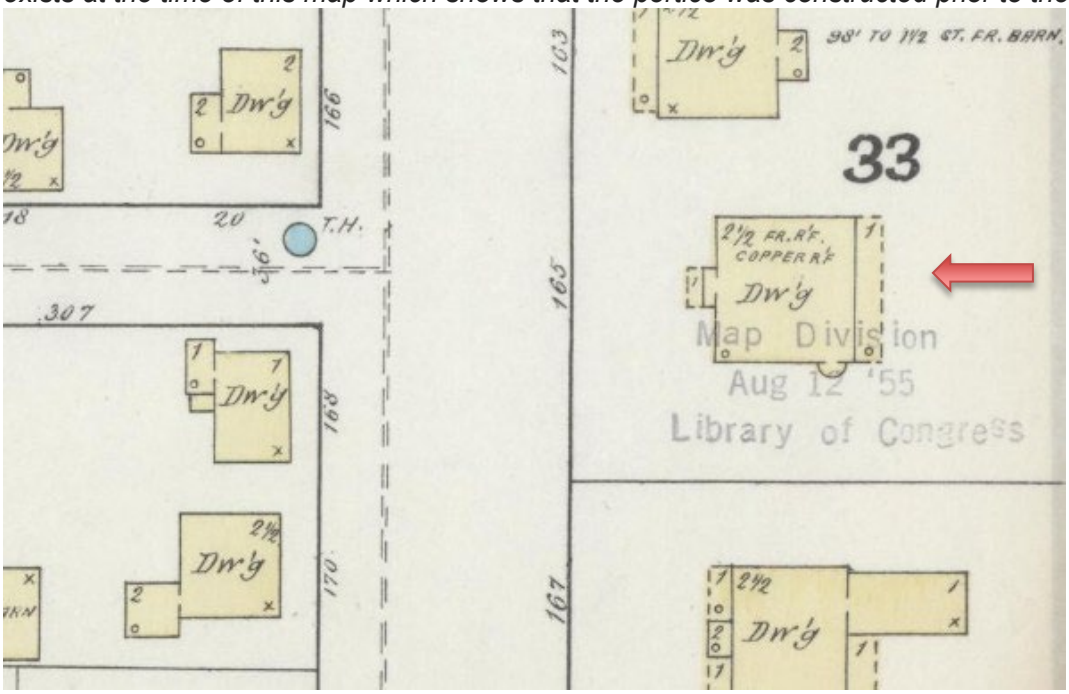
From a copy of BEAUTIFUL BRISTOL, 1903 Supplement to the Bristol Phoenix, in the Library of The Rhode Island Historical Society.

96.233

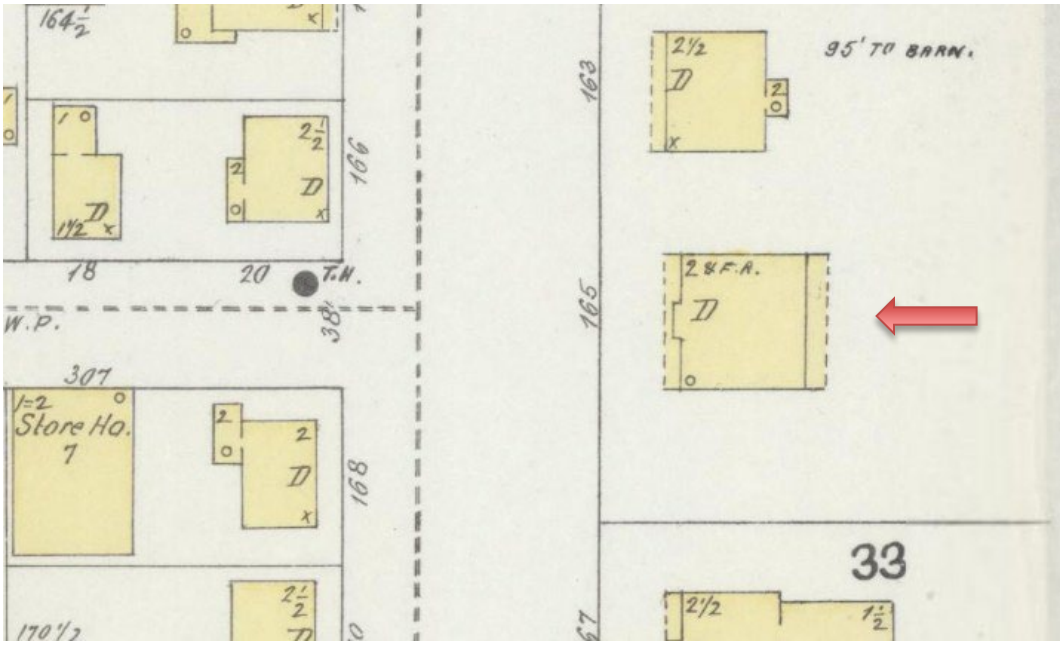
Historic Image 3- *Looking Northeast. Image from Souvenir Views of Bristol, Rhode Island Published and copyrighted by K. Herreshoff De Wolf 1902. Page 27. Scanned from original book.*



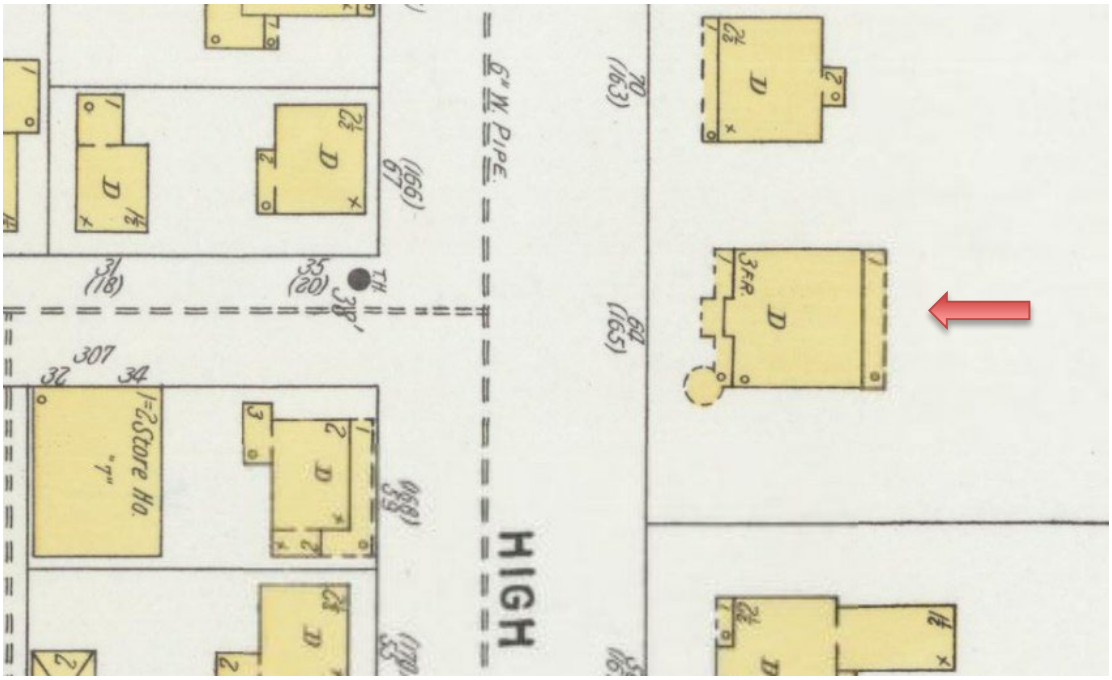
Map 1 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, May 1891 (Building is labeled 165) This is the first map which shows the home. No porch exists at the time of this map which shows that the portico was constructed prior to the porch.*



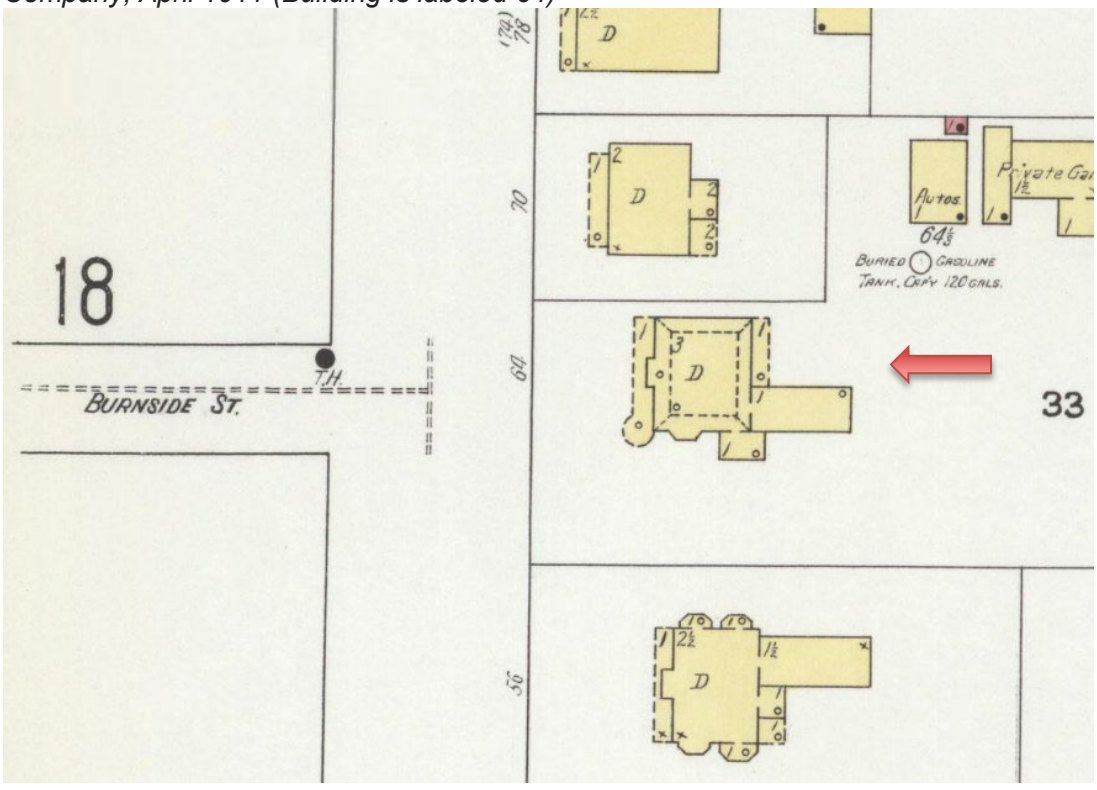
Map 2 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, July 1896 (Building is labeled 165) This is the first map which shows a front porch added to the home. The circular section on the Southwest corner is not shown.*



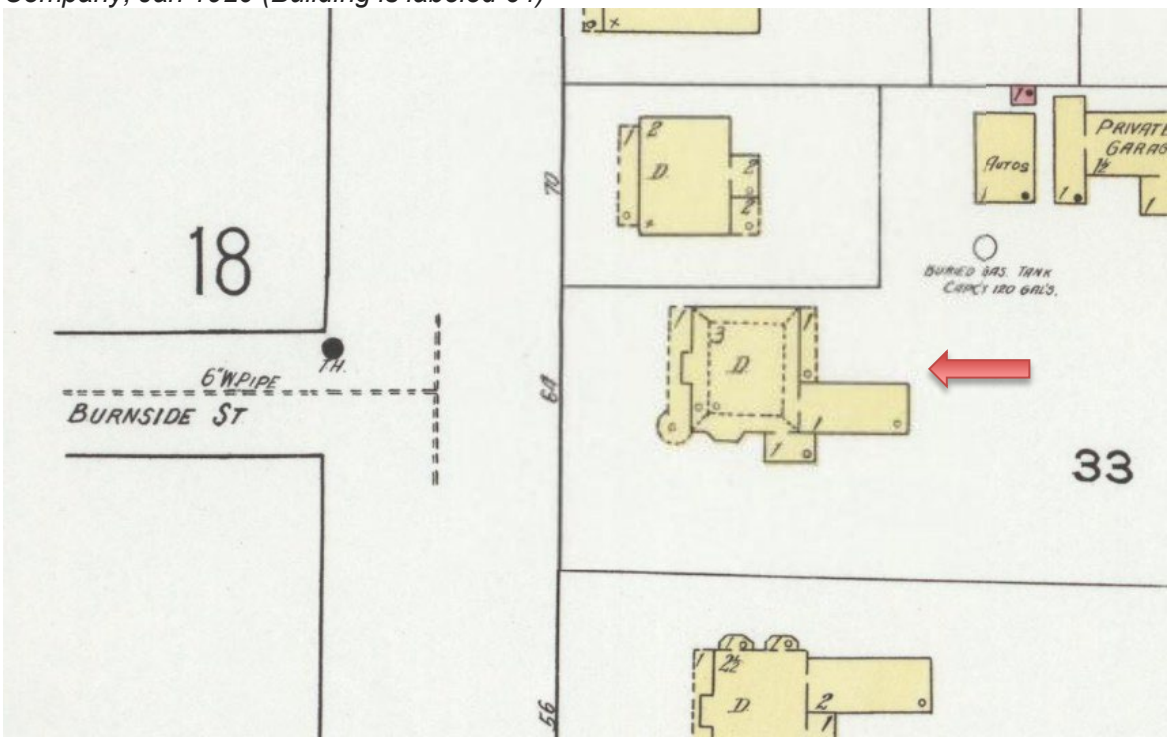
Map 3 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, May 1903 (Building is labeled 64, previously 165) This is the first map that shows the full porch condition with the circular extension to the Southwest. This map lines up with the 1902 & 1903 historic photographs.*



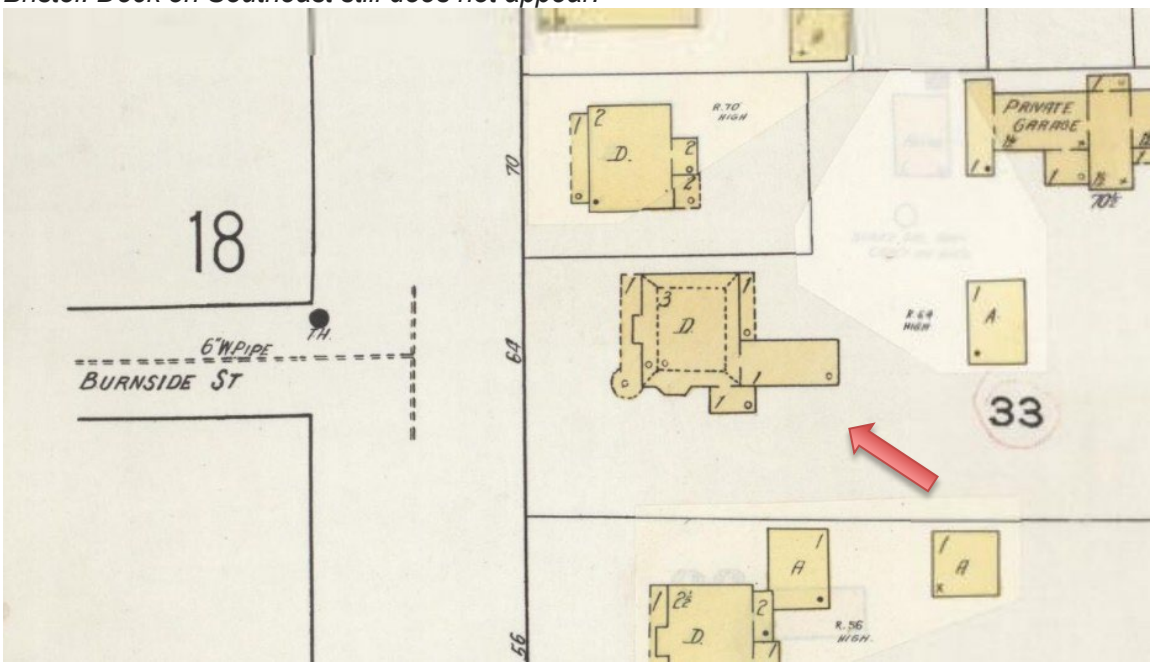
Map 4 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, April 1911 (Building is labeled 64)*



Map 5 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 (Building is labeled 64)*



Map 6 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island.Sanborn Map Company, Jan 1920 - Dec 1947 (Building is labeled 64) This is the last Sanborn Map published in Bristol. Deck on Southeast still does not appear.*



Photograph 1 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 2 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 3 – *Image showing the existing front façade (photograph taken 6/4/26)*



Photograph 4 – *Image showing the existing corbel/cornice/capital detail on the front portico which will be used for the porch reconstruction (photograph taken 6/4/26)*



Photograph 5a, 5b, 5c & 5d – *Image showing evidence of metal pin attachments to the original granite foundation. 2 metal pins can be seen in 4 distinct areas - Both right and left sides of the east foundation wall where the original porch was most likely connected back to the house, along with both sides of the granite stair where the porch attached back to the portico. The left side of the West façade also has a cut out of the water table board showing evidence of a previous connection point which is believed to be the column base on the face of the facade. (photographs taken 6/4/26)*









Photograph 6a, 6b, 6c & 6d – *Image showing evidence of previous attachments to the original home and portico. Evidence of the location of joinery of the porch roof can be seen in the Southwest corner board and both the North and South sides of the portico cornice. Evidence of the railing height can be seen in the Southwest corner board where it was attached back to the house which shows the original roof height. (photographs taken 6/4/26)*









Photograph 7a, 7b, 7c & 7d – *Image showing precedent of railing configuration for the rebuilt front porch. The proposed railing and baluster configuration will be based off the exact one currently located on the deck at the Southwest corner of the property. With substantial evidence, it is thought that this railing, baluster and newel posts on the deck were based on the previous porch prior to its removal. This deck located in the Southeast corner of the home does not appear in any of the Sanborn maps which tells us that it was built some point after 1947. With close examination, it can be seen that the flat balusters are old elements based on the quality of wood and multiple coats of paint over "alligatoring" chipped paint. It can be seen that portions of the top and bottom rail have been replaced to most likely match in kind with what was there. It can be thought that the balusters were either copied from the porch or they were actually salvaged and repurposed from when the porch was removed. The exact time frame between when the porch was removed and this rear deck was added has not been determined. You can see that the framing on the deck underneath is relatively new compared to the balusters and certain newel posts. It was confirmed by the property owner that in 1987 the deck was reframed and these architectural elements were kept in place. Despite none of the other Herreshoff houses in the immediate vicinity having flat balusters, we believe that this evidence on the rear deck is telling enough to assume that the original porch balusters had this exact profile in a flat "gingerbread" profile and not a turned baluster which appears on top of the existing portico. The only other flat balusters in the immediate vicinity that were observed were at 142 High Street which is of a similar era. Side by side images of the historic photographs and the balusters on the rear deck can be seen to have a similar profile. Flat balusters on a front porch can be observed at the following 19th century properties in Bristol: 142 High Street, 610 Hope Street & 900 Hope Street. It has been documented that flat balusters or "gingerbread" styled balusters are a feature of the Queen Anne period in which this porch was constructed, which supports the reasoning for them differing from the turned balusters on the portico roof.*








Lufkin
MADE IN U.S.A.

Photograph 8a, 8b, & 8c – *Image showing (2) metal railings that will be removed. Two locations can be seen on the front step where the original boot scrapers for the home were once mounted.*







Scope of Work and Materials

- **Demolition** – Remove (2) metal railings with boot scrapers. These items will be saved on the property and stored. This is necessary to be able to reconstruct the full porch. These railings were added after the porch was removed. The original boot scrapers were on the lowest step on either side where mounting points can be seen today.

- **Foundation System & Screening**– The foundation system will consist of cast in place concrete footings under granite piers supporting the porch which will stand proud of a 2x2 painted wood lattice screen as seen in historic Image 1 on the left side of the porch and the small rectilinear portion on the right side. Historic photograph 3 shows (2) granite piers supporting the round portion of the porch with no lattice hiding the underneath. The scope of work is to reconstruct this condition by adding the new granite piers to match the photographs with engineered footings beneath the soil to support them. From the historic photograph the granite piers appear to be rough faced stone similar to that of the foundation wall which differs from the smooth stone on the portico stairs.
- **Porch Reconstruction**- The porch's form, size massing and detailing has been studied and depicted to the best of our abilities per photographic evidence, historical maps, and field evidence, and has been presented in the architectural drawing package. The columns, capital and bases appear similar in nature to the ones which still exist on the surviving portico and will be reconstructed in kind. The top and bottom rails & flat balusters appear to be of the profile which is found on the deck on the Southwest corner of the building and will be reconstructed in kind. The cornice and trim details appear to match that of the surviving cornice and will be reconstructed in kind. All newly built elements will be constructed with solid wood and painted. The roof of the porch appears to be a very low slope roof which pitches away from the house, similar to that of other porches within the immediate area. The roof will be a rubber membrane based on the low slope. The roof should not be seen from the street level due to the low slope. The stair recreation on the North side of the porch will be developed based on limited visual evidence in photographs along with appropriate detailing of stairs on homes of this style & era. (refer to architectural drawings for porch reconstruction details)

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-158		October 6, 2026

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

Project Address	Assessor's Plat/Lot
35 BURTON ST , BRISTOL, RI, 02809	015-0073-000

Applicant	Architect/Engineer	Contractor
Kate Keating and John Oliver	MH Architect, LLC	Charles Millard, Inc.

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

Work Category:	New Structure(s)

Description of proposed work:

New construction of a 18' x 19'-7-1/2", two-story shed that is the same footprint size as a previous shed that was on the property. The shed will be rebuilt to allow for use of the second floor as a bedroom and bathroom. The configuration of the shed is very similar to the historic shed, with the exception of a raised roof to allow for adequate head height at the second floor and a new exterior stair to access the second floor. The previous shed has an internal ship's ladder to access the second floor. The covered porch along the West side and the configuration of the main door and windows at the South wall (facing the street) match the previous shed. The profile and dimensions of the porch columns and the eaveline and roof profile match the previous shed, but a new dormer and raised ridge have been added at the Second Floor. The first floor will still be used for storage of lawn equipment and bikes, while the second floor will be used for family and guests as an additional bedroom with a bathroom. The footprint of the proposed shed has been moved roughly 2'-0 to the West to maintain a 3'-0" side setback from the East property line, as approved by the Bristol Zoning Board on Oct 5, 2026. The footprint has also been moved 2'-0" to the North to eliminate a "pinch-point" between the covered porch of the shed and the existing principal dwelling.

Property History

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

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

Melissa R. Hutchinson
Applicant's Digital Signature
Date: October 6, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 35 BURTON ST
ACRES: 0.1549
PARCEL ID: 015-0073-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: OLIVER, JOHN S.
CO - OWNER: KEATING, KATHLEEN A. TE
MAILING ADDRESS: 35 BURTON ST

ZONING: R-6
PATRIOT ACCOUNT #: 982

SALE INFORMATION

SALE DATE: 8/25/2006
BOOK & PAGE: 1318-115
SALE PRICE: 620,000
SALE DESCRIPTION:
SELLER: 35 BURTON ST. LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4508
FINISHED BUILDING AREA: 1953
BASEMENT AREA: 1256
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $269,400
YARD: $3,000
BUILDING: $513,600
TOTAL: $786,000

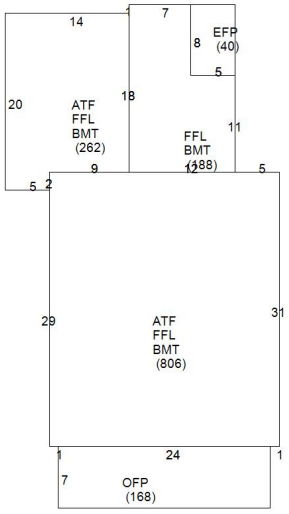
BUILDING EXTERIOR

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

BUILDING INTERIOR

INTERIOR WALL: 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

SKETCH



PHOTO



Photos of 35 Burton St. taken BEFORE construction began in July of 2026.

These photos were taken in the few years before and leading up to July 2026.

1. Photo of the front of the house showing the driveway and the east neighbor's house.



Photos of 35 Burton St. taken BEFORE construction began in July of 2026.

These photos were taken in the few years before and leading up to July 2026.

2. East side of the house showing the driveway, the fence gate to the backyard, the shed beyond that, the fence on the east property line, and the east neighbor's house on the other side of the fence.



Photos of 35 Burton St. taken BEFORE construction began in July of 2026.

These photos were taken in the few years before and leading up to July 2026.

3. Shed, the shed overhang, and the view into the backyard including the large Norway Spruce on the west side of the yard which takes up a considerable amount of space. This photo was taken just inside the fence gate at the end of the driveway



Photos of 35 Burton St. taken BEFORE construction began in July of 2026.

These photos were taken in the few years before and leading up to July 2026.

4. Backyard which illustrates the position of the shed, the shed overhang, and the house and the fence gate and the driveway beyond the fence. It also shows a sliver of the east neighbor's house on the left side of the photo.



Photos of 35 Burton St. taken BEFORE construction began in July of 2026.

These photos were taken in the few years before and leading up to July 2026.

5. Close-up view of the shed overhang, the house, and the garden, showing the distance between the house and the shed.



Photos of 35 Burton St. taken AFTER construction began in July 2026

1. View of front of 35 Burton St. down driveway to pit where the remaining walls of the shed are located on the right.



Photos of 35 Burton St. taken AFTER construction began in July 2026

2. View of driveway of 35 Burton St. to pit where the remaining walls of the shed are located on the right.



Photos of 35 Burton St. taken AFTER construction began in July 2026

3. View of pit where remaining walls of shed are located on the right, and of tent in backyard, which is housing contents of shed (lawnmower, bikes, tools, etc.).



Photos of 35 Burton St. taken AFTER construction began in July 2026

4. View from end of driveway to the pit, to the remaining walls of the shed located on the right, and into entire backyard including the tent housing the contents of the shed.



Photos of 35 Burton St. taken AFTER construction began in July 2026

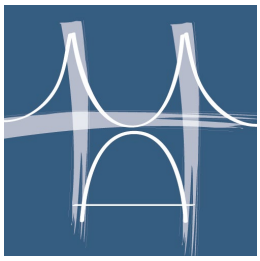
5. Close-up view of pit and remaining walls of shed. This photo shows the entire east wall, a portion of the north wall, and a small section of the south wall of the shed.



Photos of 35 Burton St. taken AFTER construction began in July 2026

6. View of back of 35 Burton Street including back of house, yard, garden and pit where the remaining walls of the shed are located on the left.





MATERIALS LIST

35 Burton St
January 6, 2026

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 house colors)

Windows
Double-hung (6-over-6) and Awning (4-lite) with authentic divided light, wood – Western Red Cedar, historically accurate Marvin Ultimate G2 series (ADL), authentic divided lite, to be painted “cream” to match paint color of windows at main house, see attached spec sheet

Entry Doors
Fiberglass 12-lite French door, ThermaTru Smoothstar S2250-GBGFBLE “French Lite” in “Black” with bronze grille and clear glass, 3-panels (left 2 panels to operate as a double door with flanking fixed sidelight to match) all panels to be 2’-6” x 6’-8” to match existing size and configuration, see attached spec sheet

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

Porch Columns
Painted tube steel to match existing profile and size of existing wood columns,
post, capital and base profile, size and configuration to match existing, painted to match cream trim color

Gutters and Rain Leaders
Extruded aluminum K-profile 6” gutter to match existing gutters and downspouts at main house in ”Heritage Cream”

melissa@mharchitect.com · 203 Hooper St · Tiverton, RI 02878 · 401.559.1957 · www.mharchitect.com

Ultimate Wood Double Hung Window

Find a Dealer



The Ultimate Wood Double Hung window is ideal for historic projects where a wood exterior is needed to match original architectural details. Offers flexible design options like single hung or stationary sash configurations.

Material
Wood Exterior and Interior

Interior Color
6 Wood Options + Custom | 2 Paint Options + Prime | 6 Stain Options + Clear Coat

Exterior Color
3 Wood Options + Custom

Sizing
Fits Openings up to 4’ Wide by 8’ High



Why You'll Love I

Find a Dealer

All-Wood Interior and Exterior

For projects that call for the natural or historic beauty

Expansive Options

Multiple design options and woods available to match historical aesthetics and design requirements

Sticking Options

Ogee and Ovolo sticking has a more traditional profile and square sticking has a more contemporary look

Additional Features

- Pushes the limits of what windows and doors can do
- Meet your design vision with natural, stained, or painted wood
- Unique wash mode allows cleaning of both sides of glass from indoors
- Available with IZ3 coastal/hurricane certification
- Also available as a round top, single hung, stationary transom, or picture window

Design Options

Exterior Finish

Interior Finish

Glazing Profile

Hardware

Glass

Date	12/16/2025

Style Option = S2250-GBGFBLE

Fiberglass Single



Impact Rating : None
Call Width : 2'6"
Call Height : 6'8"
Door Collection : Smooth-Star®
Line : Smooth-Star®
Glass Shape : 3/4 Lite
Style Shape : 3/4 Lite 1 Panel Flush-Glazed
Glass Type : Clear Glass with Grilles
Glass Design : Grille
Grille Pattern : Colonial 12 Lite 3Wx4H
Grille Style : Flat Bar GBG
Grille Profile Color : Bronze
Low-E? : Yes
Caming : None
Frame Profile : None
Door Prefinish : Paint 1 Color
Door Paint Color : ~~Peregrine~~ Black
Jamb Prefinish : Paint 1 Color
Jamb Paint Color : Peregrine
Hardware : No Hardware
Would you like to include a storm door? : No

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www.thermatru.com

K Style Aluminum Gutters

Item # HCKGX6XA032 | 6 x .032 K Gutter | Heritage Cream Aluminum





★★★★★

K Style Aluminum Gutters

Item # HCKGX6XA032 | 6 x .032 K Gutter | Heritage Cream Aluminum

Select Your Product Options

Size

6"

Color

Gauge

.032

Length

Per foot

Item # HCKGX6XA032 : 6 x .032 K Gutter : Heritage Cream Aluminum

LIST PRICE:

$3.20 / FT

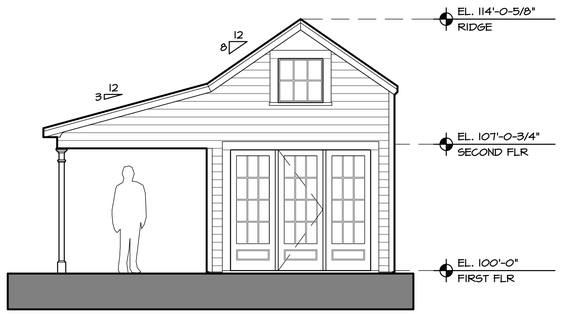
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Add to Cart

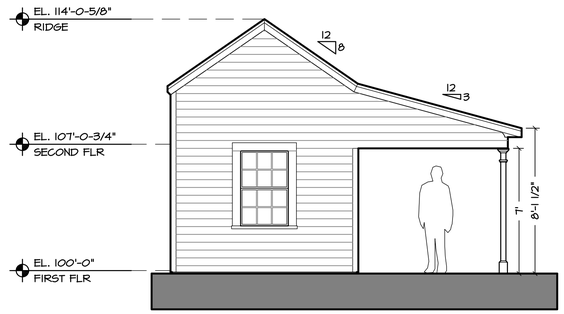
Reset Product Options

We're Online!

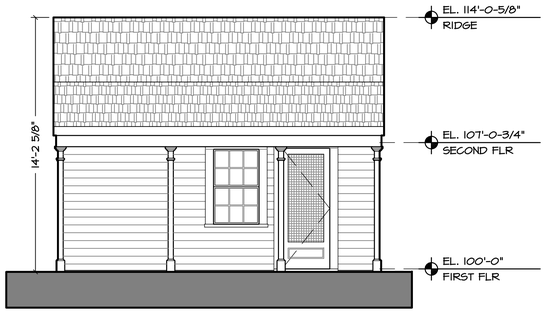
How may I help you today?



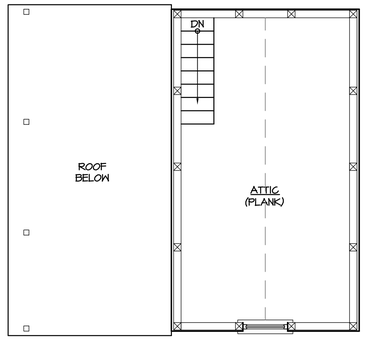
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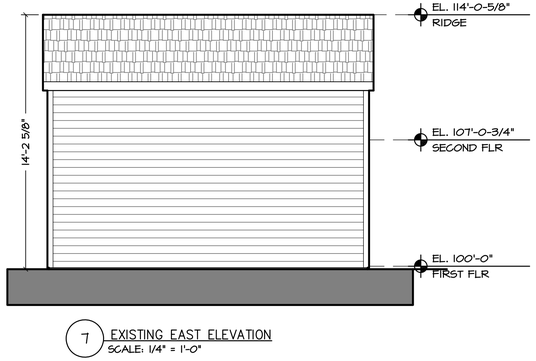
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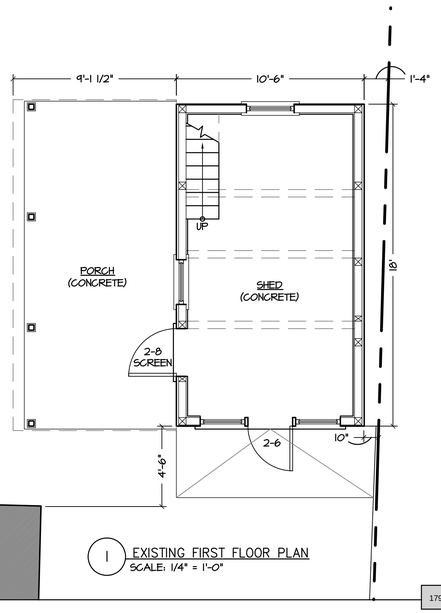
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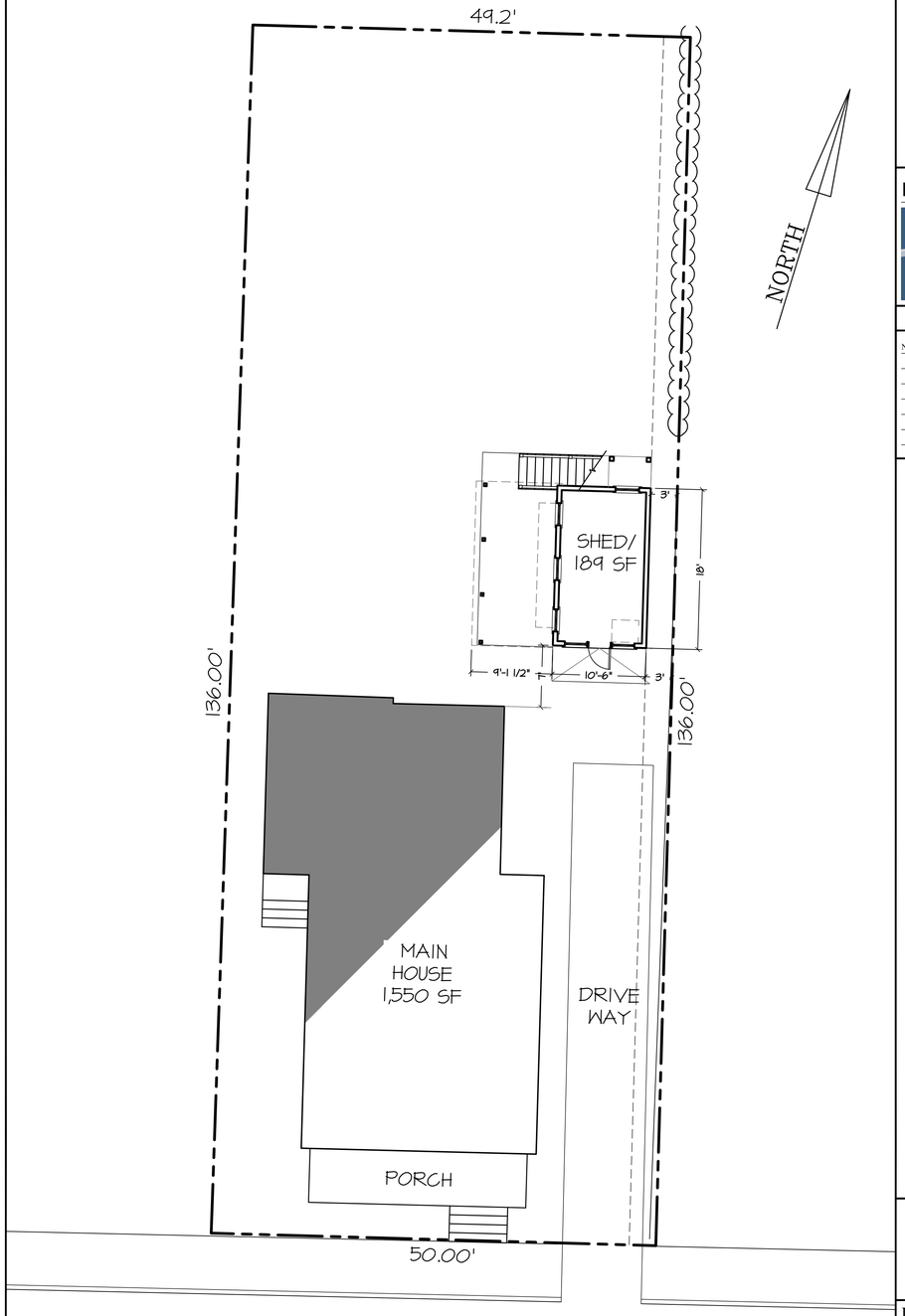
2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



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

MELISSA R. HUTCHINSON
No. 3836
REGISTERED ARCHITECT

MH Architect, LLC
222 Narragansett Blvd.
Suite 3
Portsmouth, RI 02871
401.559.1957
mharchitect.com

Revisions

No.	Date	Description	Initials

KEATING / OLIVER SHED
35 BURTON STREET
BRISTOL, RI 02809

drawing status
ISSUED FOR CONSTRUCTION
issued on
10/6/2026

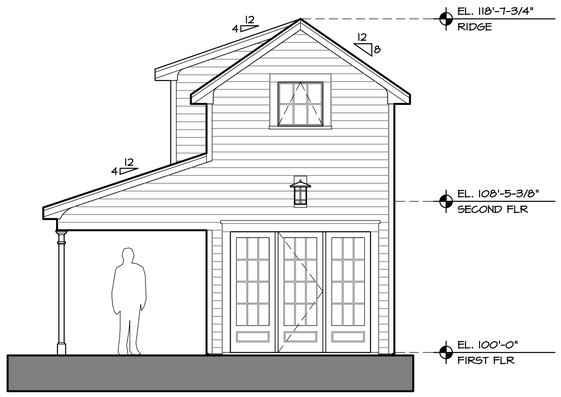
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PROPOSED SITE PLAN, EXISTING FLOOR PLANS AND EXISTING EXTERIOR ELEVATIONS

Date
October 6, 2026

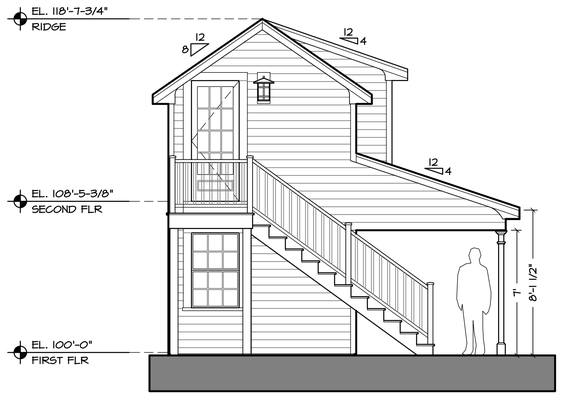
Scale
AS NOTED

Drawing Number
A1.0

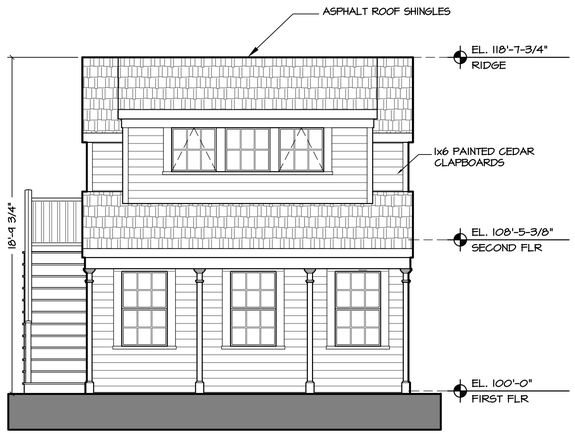
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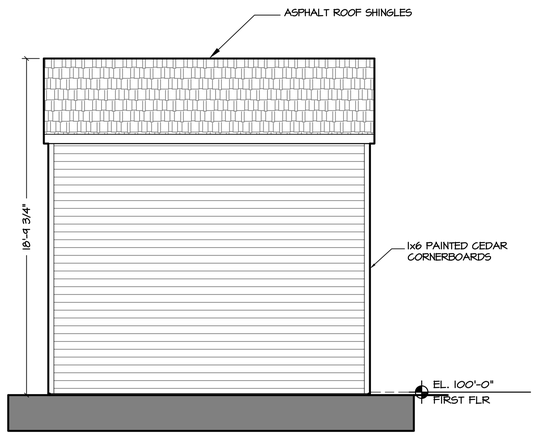
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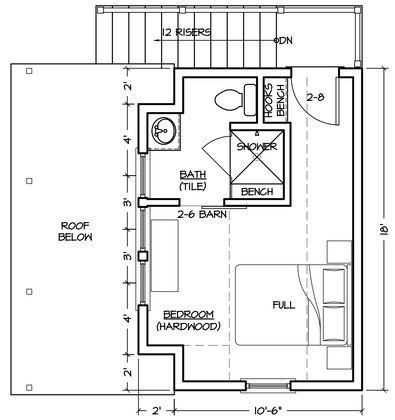
6 PROPOSED NORTH ELEVATION
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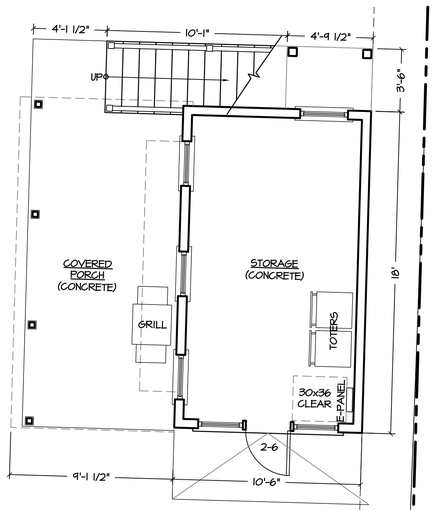
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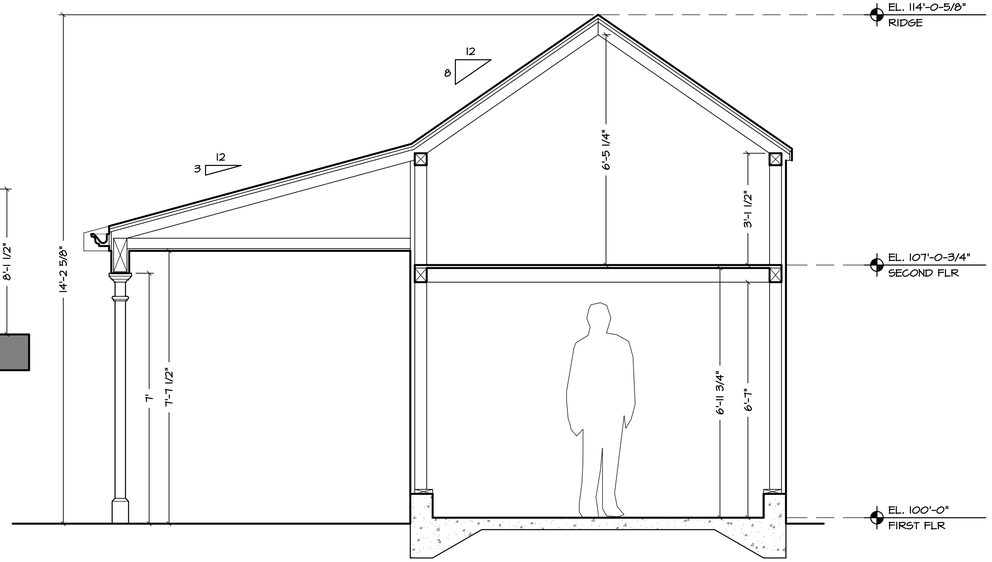
8 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



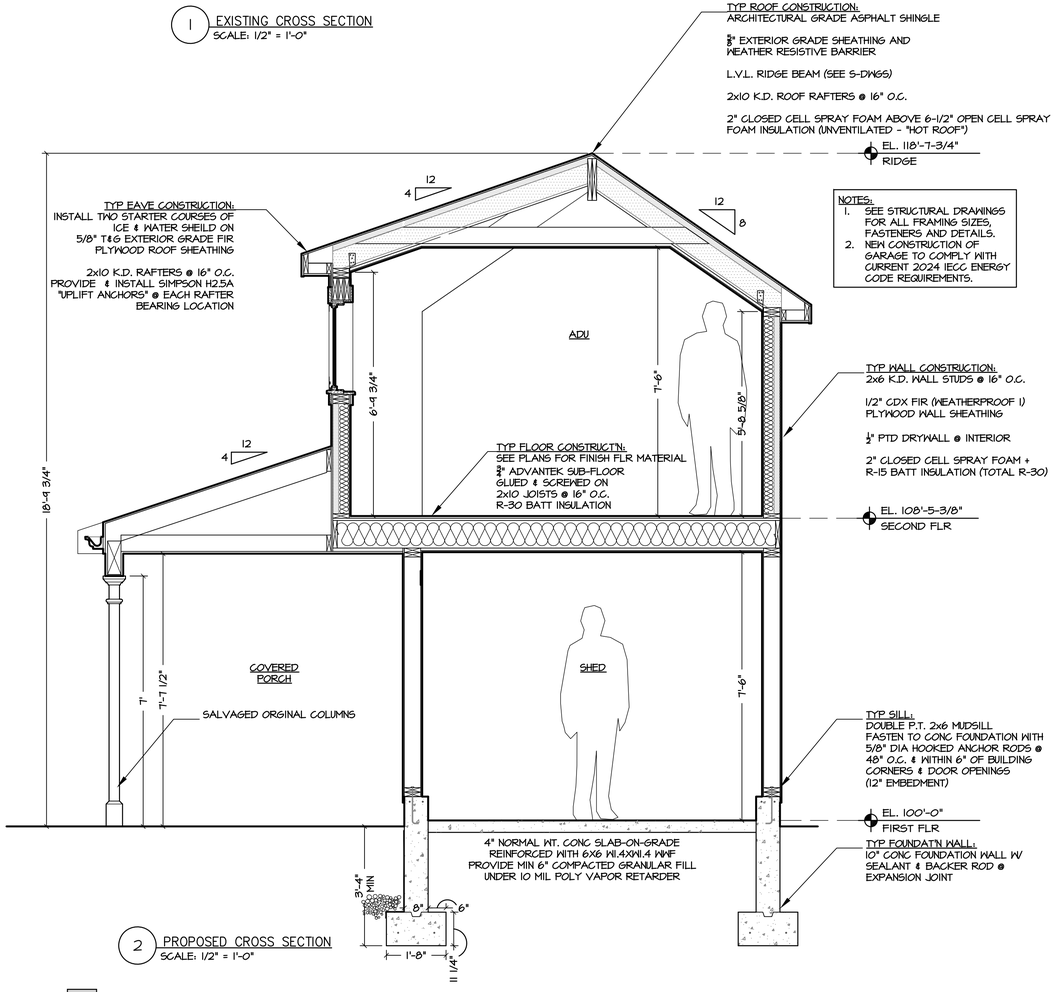
4 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



1 EXISTING CROSS SECTION
SCALE: 1/2" = 1'-0"



2 PROPOSED CROSS SECTION
SCALE: 1/2" = 1'-0"

MELISSA R. HUTCHINSON
No. 2836
REGISTERED
ARCHITECT

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222 Narragansett Blvd.
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issued on
10/6/2026

Drawing Title
EXISTING AND PROPOSED CROSS SECTIONS, PROPOSED EXTERIOR ELEVATIONS AND FLOOR PLANS

Date
October 6, 2026

Scale
AS NOTED

Drawing Number
A1.1

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Nick Toth

From: Kelly Broughal
Sent: Wednesday, October 7, 2026 5:13 PM
To: Nick Toth
Cc: Kathleen Keating
Subject: 35 Burton Street Backyard Project

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

Hi Nick!
We live at 37 Burton Street and are the immediate abutters of 35 Burton Street. We support our neighbors' request to replace the existing shed with extra living space and ask that the stop-work order be lifted so the project can proceed.We were not the party who complained.
The shed wall already sits on our rear yard. When their contractor needed to set up their workstation in our yard, we gave them permission to do so. We have a dog and the crew was careful so he could not get into the work area. We were told scaffolding would be up from July through October and understood it would take months to build the new building.
This work has not harmed our use or enjoyment of our property. We have no objection and ask the Board to let the project proceed.

Sincerely,
Kelly Broughal and Tim Meandro
37 Burton Street

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-159	Contributing	October 8, 2026

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

Project Address	Assessor's Plat/Lot
23 MILK ST , BRISTOL, RI, 02809	014-0082-000

Applicant	Architect/Engineer	Contractor
Timothy Harrall		Quality Construction and Roofing

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

Work Category:	Replacing in Kind

Description of proposed work:
Replacing old roof on the house with Owens Corning TruDefinition Duration shingles and also replacing 2 existing skylights on back/side of house with Velux VCM Manual Venting skylights. Skylights need to be replaced due to deteriorating condition. We are als removing a skylight near the chimney permanently and shingling over it

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00346
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1855 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
1/1 replacement windows, unknown material. On N elev., 2 window openings infilled with clapboards (frames remain), small octagonal window added. Wood shingles removed, exposing clapboards underneath. Wooden flat-roofed portico with rectangular posts/pilasters added over front door.	

Timothy R Harrall
Applicant's Digital Signature
Date: October 8, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 23 MILK ST
ACRES: 0.0362
PARCEL ID: 014-0082-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: BARNEY, TAMARA ANN & HARRALL, TIMOTHY ROBERT TE
CO - OWNER:
MAILING ADDRESS: 23 MILK ST
ZONING: R-6
PATRIOT ACCOUNT #: 878

SALE INFORMATION

SALE DATE: 9/28/2021
BOOK & PAGE: 2135-109
SALE PRICE: 425,000
SALE DESCRIPTION: Multiple Lot
SELLER: REEVE, WILLIAM P. ET UX

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2592
FINISHED BUILDING AREA: 1189
BASEMENT AREA: 792
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $112,600
YARD: $100,000
BUILDING: $382,900
TOTAL: $595,500

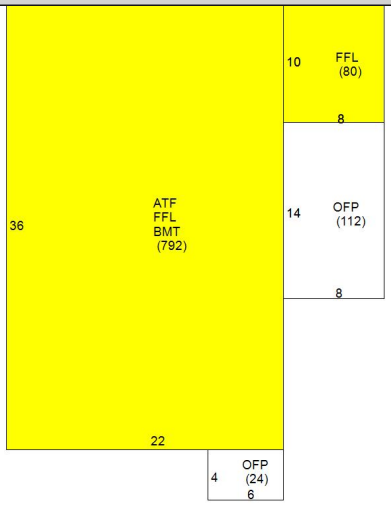
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1875
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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

SKETCH



PHOTO

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



Fully Licensed & Insured - RI Reg #23723
33 Kickemuit Road, Warren RI 02885
Phone: (401) 297-9292
Email: ksousaqcr@gmail.com
www.qualityconstructionandroofing.com

Customer Information:

Tim Harall
23 Milk Street
Bristol RI
(401) 965-9681

☑ **Shingles–** Strip 1 layer of existing roofing materials. Install GAF Slate 50 year architectural shingle, sustaining winds up to 130 mph . The shingles are secured to the roof substrate with 6 hurricane nails per shingle.

☑ **Roof Decking–** Upon removal of existing shingles we will secure any loose sheathing and protruding nails. If any of the sheathing is cracked, damaged or rotted it will be replaced at an additional cost. The homeowner will be notified and pictures will be provided. **NOTE:** *Plywood is NOT included. Additional cost $75/sheet including labor and materials.*

☑ **Ice & Water Shield and Synthetic Underlayment –** Install an Ice & Water Shield barrier along the first 6 feet of the roof edge, as well as on all ridges, rakes, valleys, and beneath chimneys and skylights. Additionally, **RhinoRoof® synthetic roofing underlayment** will be applied across the entire roof deck before installing shingles, as required by code.

☑ **Drip Edge–** Install 5 inch or 8 inch drip edge along the entire perimeter, along the facial boards, trim boards and rakes boards. Color options available (black, brown, mill finish or white).

☑ **Chimney –** A full inspection of the lead on any chimney or chimney stack will be done. If any repair or replacement of the lead is necessary, it will be included in this proposal. Replace lead on chimney(s).

NOTE: *This does not include chimney caps, chimney repointing and/or removal of chimney(s).*

☑ **Ventilation and Roof Flanges–** By code, rolls of ridge vent will be applied to all peaks of the roof. The ridge will be capped with hip-n-ridge to provide proper ventilation. All other ventilation accessories needed to be replaced, will be included at NO additional cost. This may include any pipe boots, dryer vents, any pipe flanges. **NOTE:** *Solar Vents available for an additional cost.*

☑ **Clean up and Removal–** To ensure the protection of the homeowner's property, large ground-length canvases are secured from the roof, covering all landscaping and shrubbery. We use extra caution with flower beds, bushes, lawns, and driveways, which are inspected for any debris and thoroughly cleaned. A magnetic broom is used over all areas to collect any loose nails. All debris is then collected and disposed of using an on-site dump truck or trailer.

NOTE: *Please let us know if you have any additional areas or items of concern..*

☑ **Permit and Certificates–** We will acquire the necessary building permit from the city/town hall at ***NO*** additional cost to the homeowner. **NOTE:** If the property is located in a Historic area of your city/town, the homeowner will need to pull the proper permits from the Historic Committee prior to us acquiring the building permit.

☑ **Workmanship Warranty–** *Quality Construction and Roofing Co., Inc.* hereby agrees that all sections checked off above, will be performed at the property address listed above. All labor and materials are included. We hereby guarantee the work listed above for 10 years from the date the roof was completed. Upon completion of the project, the homeowner will be provided with a final invoice that will also include the warranty expiration date. This workmanship warranty is transferable.

NOTE: *If any materials are needed to complete the project that are **NOT** listed above, the homeowner will be notified immediately. Any additional costs will be included on the final invoice and receipts will be provided to the homeowner.*

Fully Licensed & Insured - RI Reg #23723
33 Kickemuit Road, Warren RI 02885
Phone: (401) 297-9292
Email: ksousaqcr@gmail.com
www.qualityconstructionandroofing.com

Tim Harall
23 Milk Street
Bristol RI
(401) 965-9681

Roof Cost Breakdown:

Full Roof Installation $9,000

Block Up (1) Skylight (21 x 38) in Hallway (Current Hatch) $200

🇺🇸 **25-Year Anniversary Promotion:**
A **$250 discount** is applicable if the contract is **signed and returned by December 1, 2026**. **This offer cannot be combined with any other promotions or discounts and has no cash value.**

Plywood Cost Breakdown:

Full Roof Plywood Installation $3,600 (Only If Needed)

NOTE: The plywood pricing shown reflects a full roof replacement for reference only. You will only be charged for the actual number of sheets replaced during the installation. For further details, please refer to the “Plywood” section of this estimate.

Skylight Installation Options & Pricing *(All prices include labor, materials, and required flashing kits)*

- ☑ Install 1 Velux 30 x 46 Non-Vented w/ Blinds $1,745
- ☑ Install 1 Velux 30 x 46 Vented w/ Blinds $2,100
- ☑ Install 1 Velux 30 x 46 Solar Vented w/ Blinds $3,100

- ☑ Install 1 Velux 30 x 30 Non-Vented w/ Blinds $1,645
- ☑ Install 1 Velux 30 x 30 Vented w/ Blinds $2,000
- ☑ Install 1 Velux 30 x 30 Solar Vented w/ Blinds $2,900

NOTE: As of April 1, 2025, all Velux skylights—regardless of style—come standard from the factory with integrated blinds.

NOTE: Replacement pricing above includes interior framing and trim only. The homeowner must select their preferred skylight option prior to scheduling.For additional information and product specs, visit **https://www.veluxusa.com**

Terms & Payment Information

Upon acceptance of this proposal, please contact our office directly to be added to the schedule. Once scheduled, a contract will be issued and must be signed and returned along with a **40% deposit** to confirm your project.

Fully Licensed & Insured - RI Reg #23723
33 Kickemuit Road, Warren RI 02885
Phone: (401) 297-9292
Email: ksousaqcr@gmail.com
www.qualityconstructionandroofing.com

The contract will reflect the full project total. Please note: pricing does not include "Plywood Install" unless the need for full plywood replacement was identified during the estimate appointment. Any necessary plywood replacement will be discussed and priced separately.

The remaining balance is due upon completion. All payment details and any applicable fees will be clearly outlined in the contract.

Accepted Payment Methods:

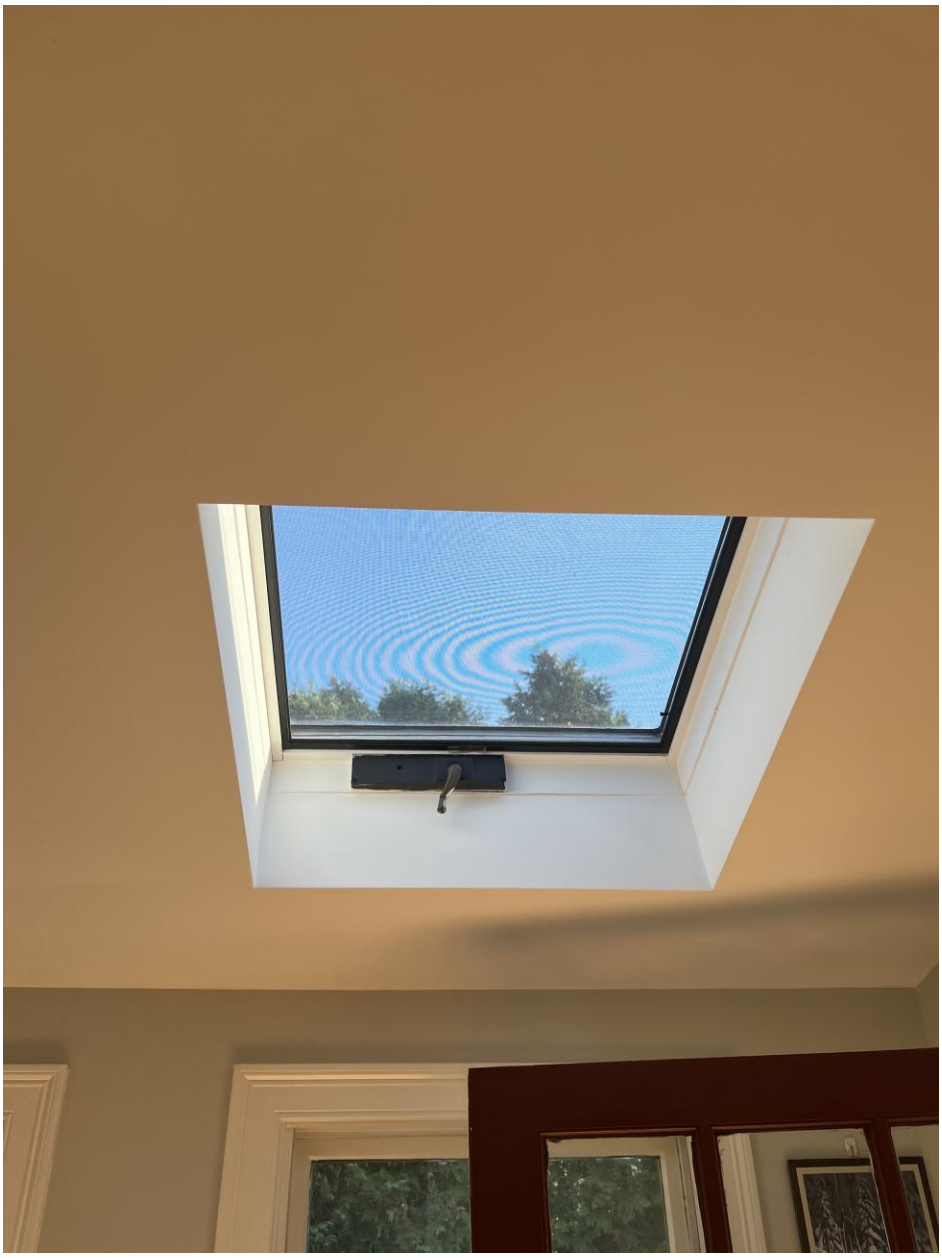
- ★ Cash
- ★ Check (made payable to Quality Construction and Roofing Co.)
- ★ Cashier's Check
- ★ Major Credit Cards (subject to a 3% surcharge per transaction)

Please don't hesitate to contact our office with any questions or concerns regarding scheduling, payment, or contract details.




2
1
Please
DO NOT
BLOCK THE
DRIVEWAY
Thank You!









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-160	Contributing	October 13, 2026

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

Project Address	Assessor's Plat/Lot
693 HOPE ST , BRISTOL, RI, 02809	008-0016-000

Applicant	Architect/Engineer	Contractor
Emmanuel Pimentel	Emmanuel Pimentel	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
James Zulch	20 harrison st

Work Category:	Addition to Structure(s)

Description of proposed work:

We plan to remove the 540sf deck on the west elevation of the house that I estimate to have been built sometime in the last 40 years that has zero historical influence on the house. We plan to replace the structure with a covered deck of similar size, 550sf , containing more period appropriate moldings and trim to compliment the existing house. The new structure will extend less to the west leaving more space for yard/grass.

There will be a staircase on the south side that leads up to a second story deck that can also be accessed from the second story of the house. We plan to remove the center window on the existing second floor in the hall way and replace it with a Pella swinging patio door that will match the aesthetic of the house.

The decking material and stair treads will be Garapa gold hard wood left to age naturally. The railings and balusters will be constructed of mahogany. Natural hand rail, painted balusters and newel posts. The trim boards around the deck perimeter and lower level columns will be painted azek to match the color of the existing house trim. Lower level screening to be cedar.

There will be minor landscape modifications to enhance the new pathways to and from deck stairs.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00924
HISTORIC NAME:	Foster, Dr. Chillingsworth, House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1780 ca

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

[none observed]

Applicant's Digital Signature
Date: October 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 693 HOPE ST
ACRES: 0.1939
PARCEL ID: 008-0016-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: ZULCH, JAMES P. & ZULCH, CATHERINE T. TE
CO - OWNER:
MAILING ADDRESS: 693 HOPE ST

ZONING: R-6
PATRIOT ACCOUNT #: 289

SALE INFORMATION

SALE DATE: 6/22/2026
BOOK & PAGE: 2327-25
SALE PRICE: 1,657,050
SALE DESCRIPTION:
SELLER: KLOEBLEN, STEVEN J SR &

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4995
FINISHED BUILDING AREA: 2888
BASEMENT AREA: 1444
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $311,100
YARD: $31,900
BUILDING: $860,800
TOTAL: $1,203,800

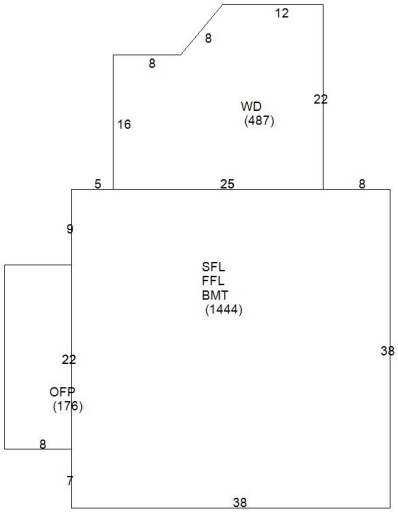
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1780
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 6
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



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



SCALE: NTS LOCUS

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

IRON PIPE (FND)

215.11 (MONUMENT TIE) N15°50'55"W

A.P. 8 LOT 14
N/F RYAN M. WILKES
D.B. 1551 PG. 289

ZONE W
ZONE R-6

A.P. 8 LOT 11
N/F BRUNO AND NAPOLEON ASSOCIATES LLC
D.B. 2229 PG. 238

EXISTING GARAGE

N74°10'58"E 116.07

IRON ROD (FND/HELD)

N76°06'35"E 11.46

S76°06'35"W 109.00

IRON ROD (FND/HELD)

EX. SHED

N15°53'33"W 66.00

BENCHMARK SET
X-MARK
ELEV:14.29
NAVD88 DATUM

A.P. 8 LOT 17
N/F 494 THAMES, LLC
D.B. 2294 PG. 258

THAMES STREET
PUBLIC WAY

A.P. 8 LOT 16
N/F JAMES P. & CATHERINE T. ZULCH
D.B. 2327 PG. 25
AREA
8,410 S.F.
0.1931 AC.

EXISTING DWELLING
693 HOPE STREET
FFF: 22.46'±

WOOD STEPS
WOOD DECK
WOOD STEPS
WOOD PORCH
WOOD STEPS
STONE STEP
WOOD STEPS
EXISTING GARAGE SLAB: 15.49'

S15°53'20"E 66.00

DRILL HOLE (FND/HELD) @ 48" TREE

CRUSHED STONE DRIVE

S74°21'26"W 128.00

CONC. RET. WALL

A.P. 8 LOT 18
N/F JOHN D. & KATHRYN E. YOUNIS TRUSTEES
D.B. 2323 PG. 306

A.P. 8 LOT 19

A.P. 8 LOT 20

6.38
4.47
5.72
4.90
20.81
21.36
11.06
10.57
5.64
4.84

PLANTING BED
HEDGE
GRANITE COBBLESTONE
GRANITE CURBING
BRICK WALKWAY
CRUSHED STONE WALKWAY
WOOD STOCKADE FENCE
CONCRETE SLAB
BUILDING SETBACKS
HVAC
ELECTRIC HANDHOLE
18" TREE
40" TREE
SMH RIM: 18.17'
POLE 116
POLE 117
POLE 118
BENCHMARK SET
NAIL IN POLE 117
ELEV: 20.82
NAVD88 DATUM

HOPE STREET
PUBLIC VARIABLE WIDTH

GAS
OHW
W
S
12" CICL
6" CI

10 0 5 10 20 40
SCALE IN FEET: 1" = 10'

GENERAL NOTES:

1. THE LOCATION AND DEPTH OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE LATEST AVAILABLE INFORMATION. THE UTILITY LOCATIONS ARE APPROXIMATE AND MAY NOT BE ALL INCLUSIVE. THE CONTRACTOR SHALL CHECK AND VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES, BOTH OVERHEAD AND UNDERGROUND, AND "DIG SAFE" MUST BE NOTIFIED PRIOR TO COMMENCING ANY CONSTRUCTION OPERATIONS. RESTORATION AND REPAIR OF DAMAGE TO EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COST THE OWNER. NO EXCAVATION SHALL COMMENCE UNTIL ALL INVOLVED UTILITY COMPANIES AND/OR TOWN WHOSE FACILITIES MIGHT BE AFFECTED BY ANY WORK TO BE PERFORMED BY THE CONTRACTOR ARE NOTIFIED AT LEAST 72 HOURS IN ADVANCE.

2. THE CONTOURS SHOWN HEREIN ARE BASED UPON THE NAVD88 DATUM.

3. THIS SITE PARTIALLY LIES WITHIN A FLOOD ZONE '0.2% X' AREA AS SHOWN ON THE FIRM MAP FOR THE TOWN OF BRISTOL, RI COMMUNITY PANEL NO. 44001C0014H, MAP EFFECTIVE 7/7/2014.

4. THERE ARE UNDERGROUND UTILITIES LOCATED WITHIN HOPE STREET ALONG THIS PARCELS FRONTAGE.

5. THERE ARE NO KNOWN EASEMENTS OR RIGHTS OF WAY WITHIN OR ADJACENT TO THIS PARCEL UNLESS OTHERWISE SHOWN.

6. THIS SITE LIES WITHIN A NATURAL HERITAGE AREA.

7. THERE ARE NO KNOWN HISTORIC CEMETERIES WITHIN OR IMMEDIATELY ADJACENT TO THIS PARCEL.

REFERENCES:

1. DEED BOOK 2327 PAGE 25
2. DEED BOOK 2229 PAGE 238
3. DEED BOOK 2294 PAGE 258
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5. DEED BOOK 2323 PAGE 306

LEGEND

BOUNDARY		BENCHMARK	
ABUTTER/LOT		DRILL HOLE	
BUILDING		IRON PIPE/PIN/ROD	
BUILDING SETBACK		BOX/METER: ELECTRIC	E
BRUSH LINE		BOX/METER: GAS	G
RETAINING WALL		MANHOLE: SEWER	S
STOCKADE FENCE	X X	VALVE: GAS	GV
WOOD FENCE		VALVE: WATER	WV
CONTOUR	15	TREE	
ELECTRIC LINE	E	LIGHT POLE	
WATERLINE	W	UTILITY POLE	
SEWERLINE	S	OVERHEAD WIRE	OHW
GAS LINE	GAS	ZONE LINE	

R-6 ZONING CRITERIA

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE AND WIDTH	60'
MINIMUM FRONT YARD SETBACK	***
MINIMUM SIDE YARD SETBACK	10' ACC. 6'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM LOT BUILDING COVERAGE	30% EX. 27.75%
MAXIMUM BUILDING HEIGHT	35'

*** FRONT YARD SETBACK IS THE AVERAGE SETBACK OF THE BLOCK OR 20', WHICHEVER IS LESS. SEE BRISTOL ZONING ORDINANCE ARTICLE IV, SECTION 28-111 TABLE B

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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY MEASUREMENT
SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO
PURPOSE OF SURVEY: EXISTING CONDITIONS

BY: _____ DATE: 9/29/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203881

RYAN ALEXANDER WILLIAMS
No. 203881
PROFESSIONAL LAND SURVEYOR

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
THIVERTON, RI 02878
SURVEY@PRINCIPEENGINEERING.COM
PRINCIPECOMPANY.COM
401.816.5385

REVISIONS

No.	DATE	DRWN	CHKD

STREET INDEX

HOPE STREET
THAMES STREET

EXISTING CONDITIONS
for
JAMES P. & CATHERINE T. ZULCH
A.P. 8 LOT 16
693 HOPE STREET
in
BRISTOL, RHODE ISLAND

SCALE: 1" = 10'		SHEET: 1 OF 2
DRAWN BY: WAG	DESIGNED BY:	CHECKED BY: RAW
DATE: 9/11/2026		PROJECT #: SVY-2026-41



SCALE: NTS LOCUS

1-888-DIG-SAFE
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

IRON PIPE (FND)

215.11 (MONUMENT TIE) N15°50'55"W

ZONE R-6
ZONE W

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N/F RYAN M. WILKES
D.B. 1551 PG. 289

A.P. 8 LOT 11
N/F BRUNO AND NAPOLEON ASSOCIATES LLC
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EXISTING GARAGE

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FFF: 22.46'±

PROPOSED DECK
410 S.F.

WOOD DECK

WOOD STEPS

WOOD PORCH

PLANT BED

PROPOSED GATE

CRUSHED STONE DRIVE

S15°53'20"E 66.00

DRILL HOLE (FND/HELD) @ 48" TREE

BENCHMARK SET
X-MARK
ELEV:14.29
NAVD88 DATUM

STONE STEP

WOOD STEPS

EXISTING GARAGE
SLAB: 15.49'

BUILDING SETBACKS

S74°21'26"W 128.00

CONC. RET. WALL

WOOD STOCKADE FENCE

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HOPE STREET
PUBLIC VARIABLE WIDTH

SMH RIM: 18.17'

POLE 116

POLE 117

POLE 118

ELECTRIC HANDHOLE

GRANITE CURBING

GRANITE COBBLESTONE

20' PLANTING BED

HEDGE

PLANTING BED

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NAIL IN POLE 117
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R.I. STATE PLANE Sep 2026

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R-6 ZONING CRITERIA

MINIMUM LOT AREA	6,000 SF
MINIMUM LOT FRONTAGE AND WIDTH	60'
MINIMUM FRONT YARD SETBACK	***
MINIMUM SIDE YARD SETBACK	10' ACC. 6'
MINIMUM REAR YARD SETBACK	20'
MAXIMUM LOT BUILDING COVERAGE	30% PROP. 32.62%
MAXIMUM BUILDING HEIGHT	35' ACC. 20'

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SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO
PURPOSE OF SURVEY: PROPOSED CONDITIONS

BY: _____ DATE: 10/1/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203881

10 0 5 10 20 40
SCALE IN FEET: 1" = 10'

RYAN ALEXANDER WILLIAMS No. 20388 PROFESSIONAL LAND SURVEYOR

PRINCIPE COMPANY, INC.
SURVEYING DIVISION
27 SAKONNET RIDGE DRIVE
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SURVEY@PRINCIPEENGINEERING.COM
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PRINCIPE COMPANY EST. 1981

REVISIONS			
No.	DATE	DRWN	CHKD

STREET INDEX

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THAMES STREET

PROPOSED CONDITIONS
for
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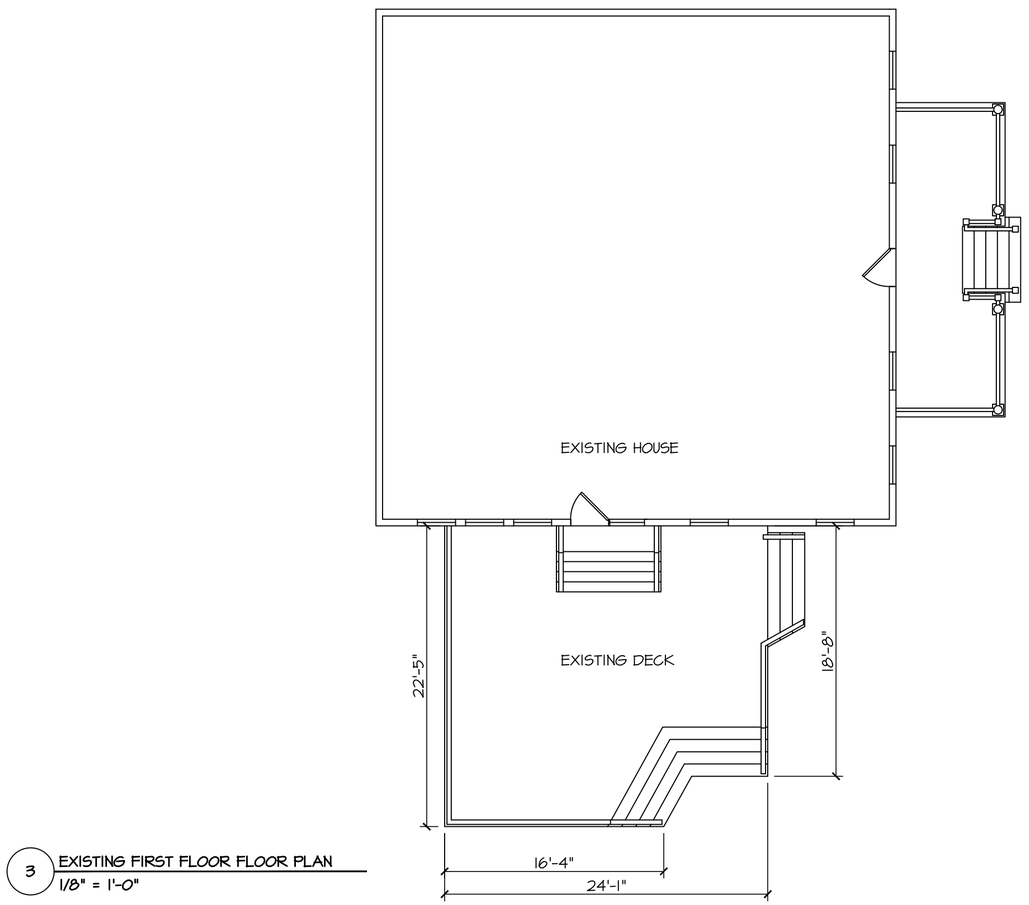
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DRAWN BY: WAG	DESIGNED BY:	CHECKED BY: RAW
DATE: 9/11/2026		PROJECT #: SVY-2026-41



1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



3 EXISTING FIRST FLOOR FLOOR PLAN
1/8" = 1'-0"

EMAIL:
MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

DO NOT SCALE DRAWINGS

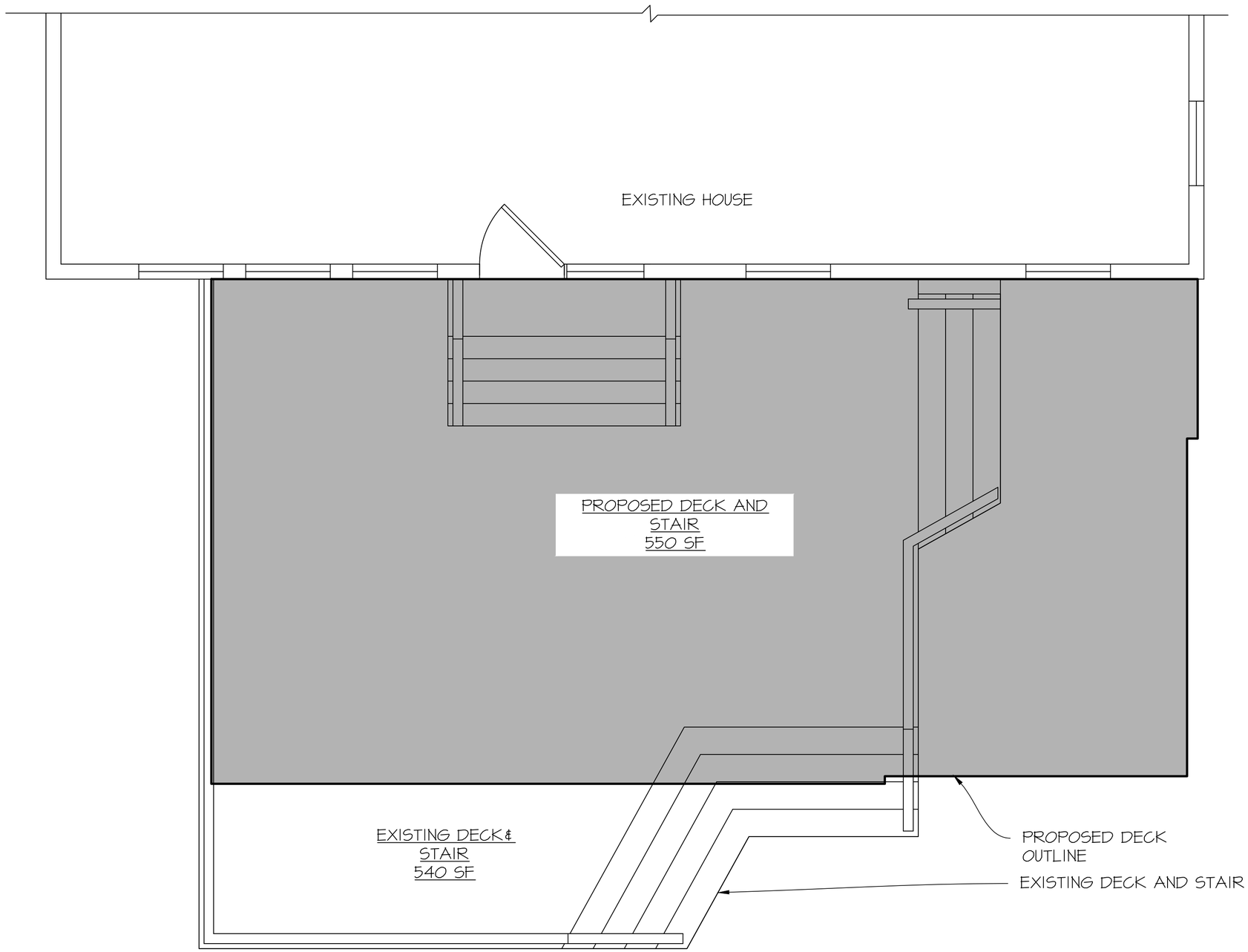
STATUS:	FOR HDC REVIEW & PERMIT
DATE:	9.10.26

DESCRIPTION:

EXISTING PLANS

DRAWING #

E1.0



EXISTING VS PROPOSED DECK OVERLAY & AREA COMPARISON

EMAIL:
MANNYPIMENTEL38@GMAIL.COM

CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

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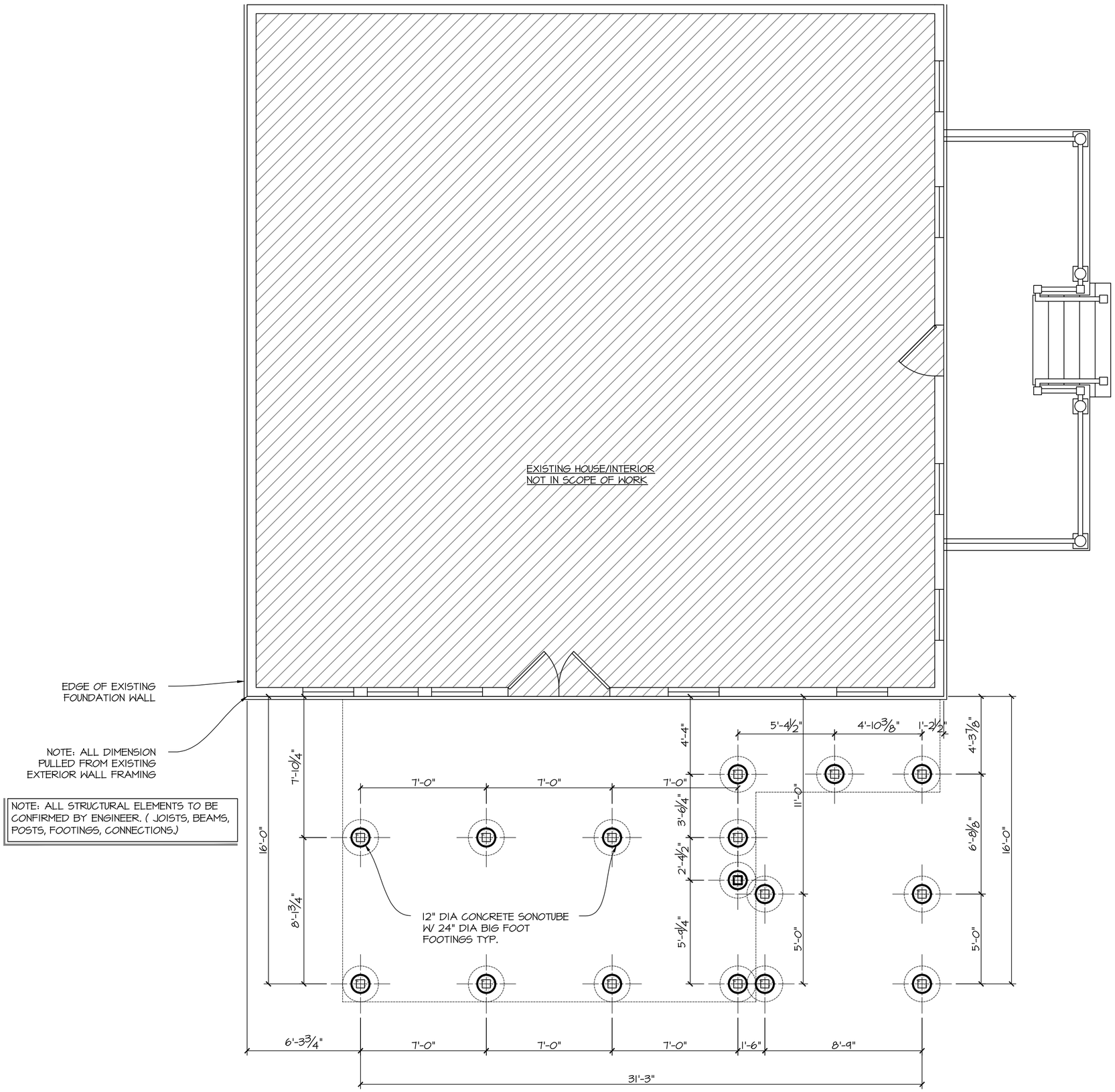
DATE: 9.10.26

DESCRIPTION:

EXISTING VS PROPOSED

DRAWING #

A0.0



1 FOUNDATION PLAN
1/4" = 1'-0"

EMAIL:
MANNYPIMENTEL38@GMAIL.COM
CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

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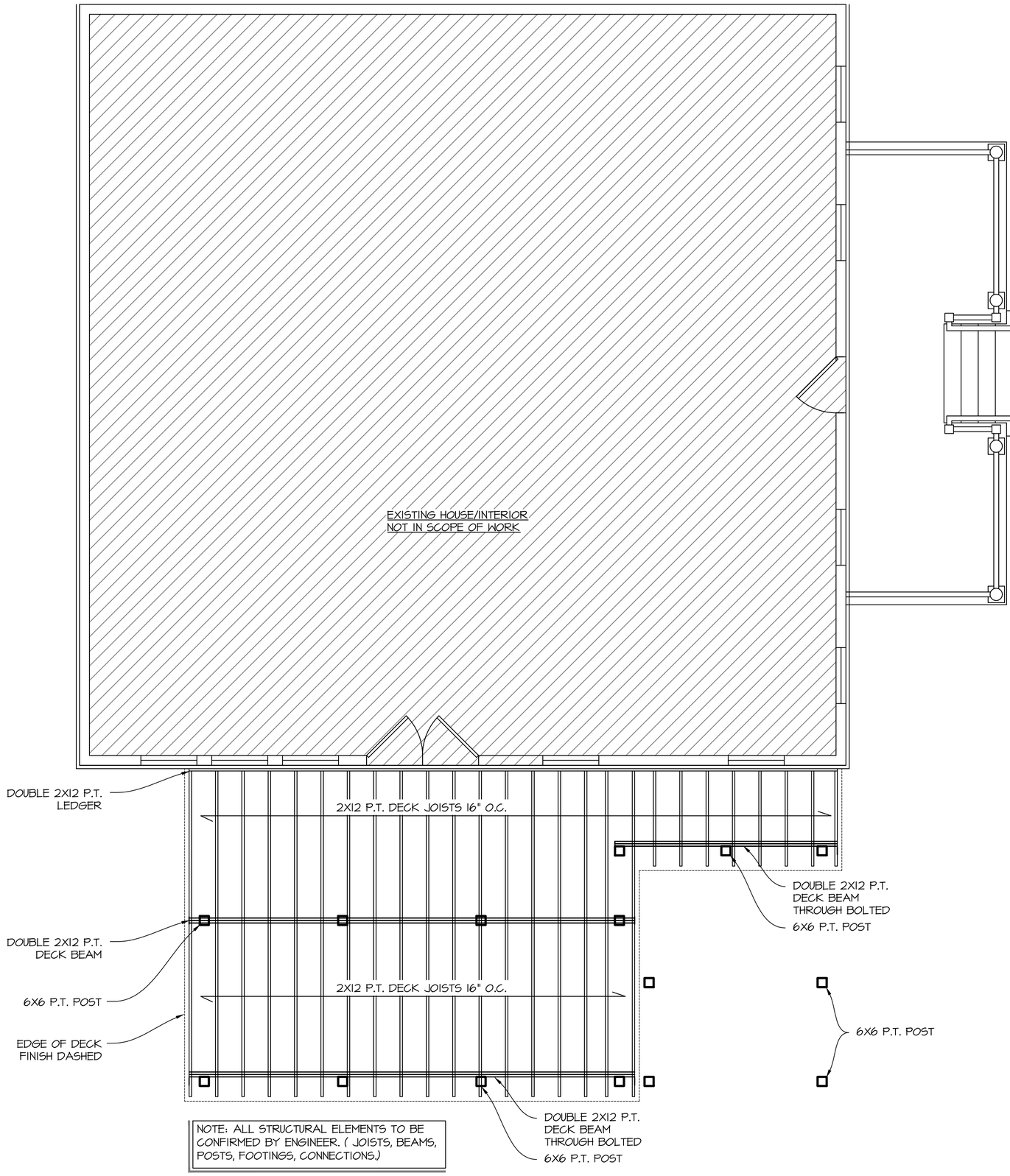
DATE: 9.10.26

DESCRIPTION:

FOUNDATION PLAN

DRAWING #

S0.1



NOTE: ALL STRUCTURAL ELEMENTS TO BE CONFIRMED BY ENGINEER. (JOISTS, BEAMS, POSTS, FOOTINGS, CONNECTIONS.)

1 FIRST FLOOR FRAMING PLAN
1/4" = 1'-0"

EMAIL:
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CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

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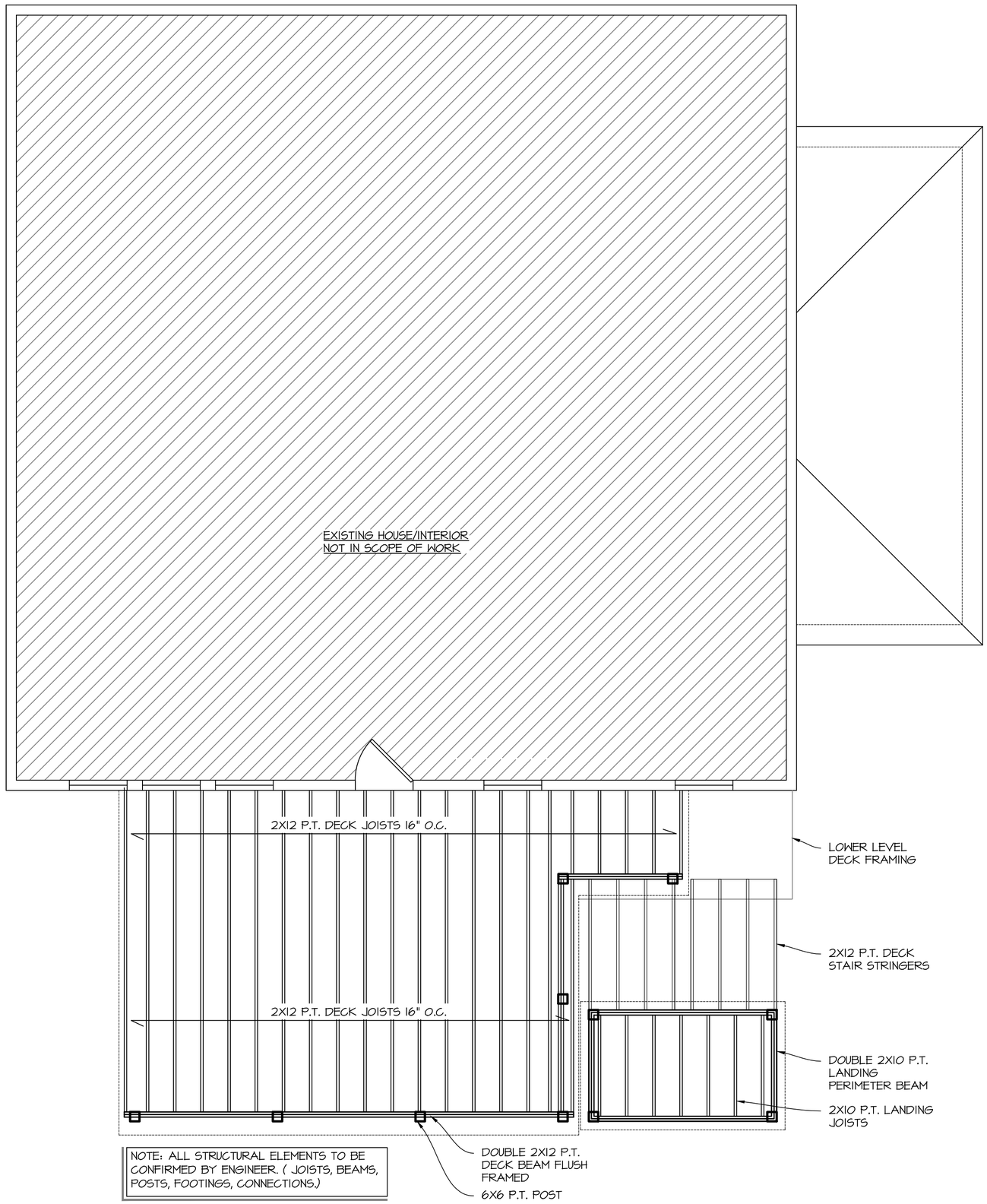
DATE: 9.10.26

DESCRIPTION:

FRAMING PLANS

DRAWING #

S1.0



NOTE: ALL STRUCTURAL ELEMENTS TO BE CONFIRMED BY ENGINEER. (JOISTS, BEAMS, POSTS, FOOTINGS, CONNECTIONS.)

1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

EMAIL:
MANNYPIMENTEL38@GMAIL.COM

CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

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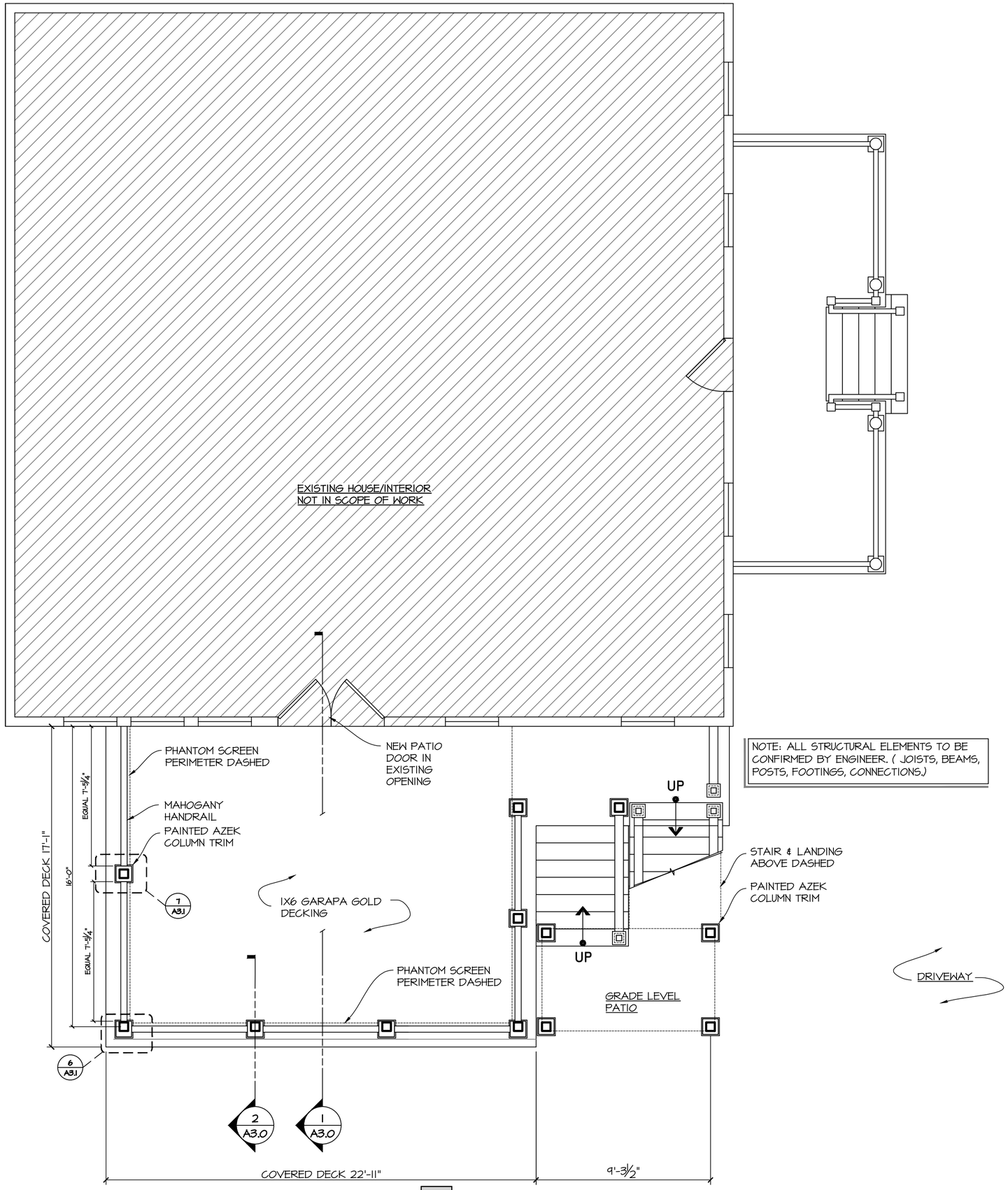
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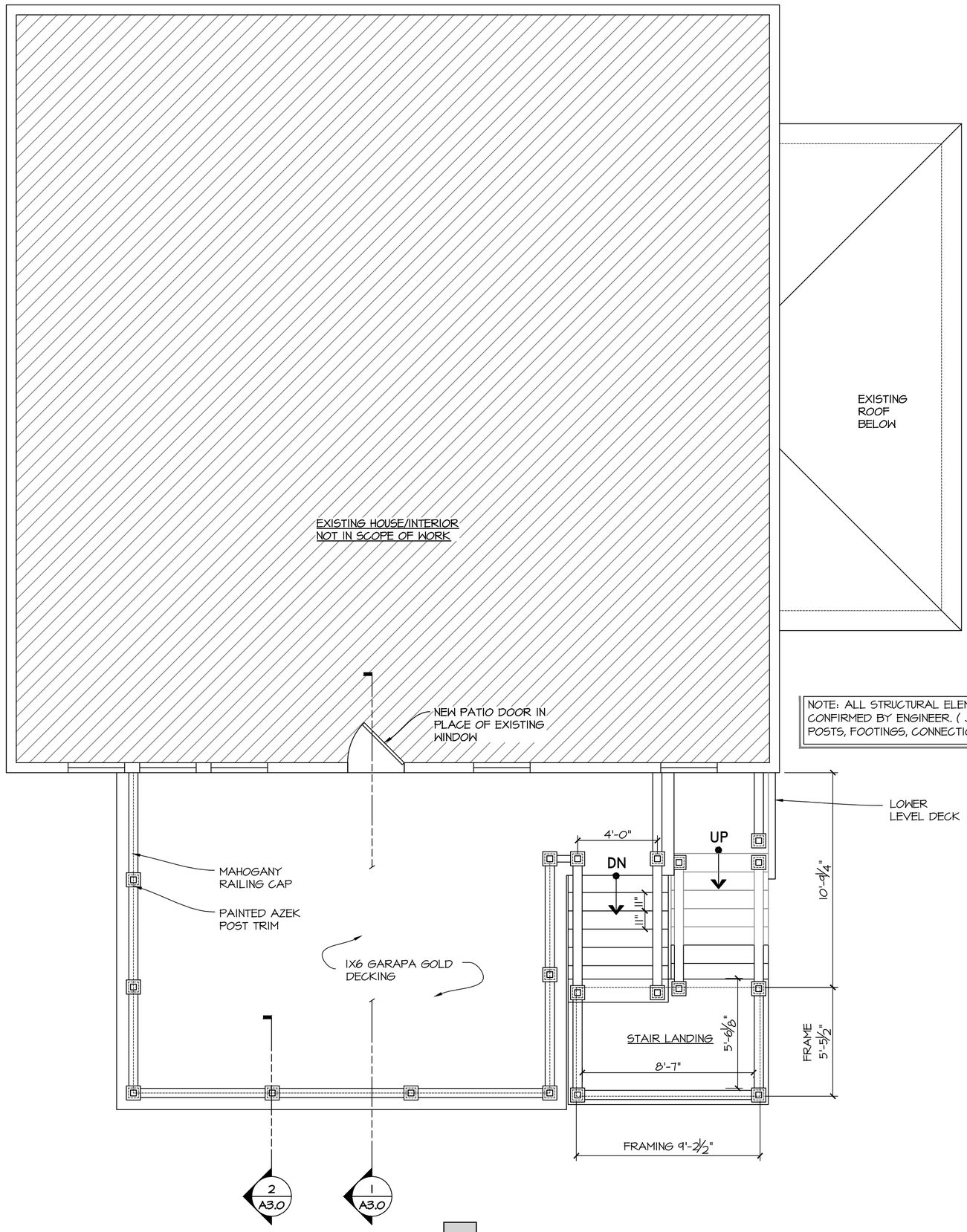
DATE: 9.10.26

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A1.0



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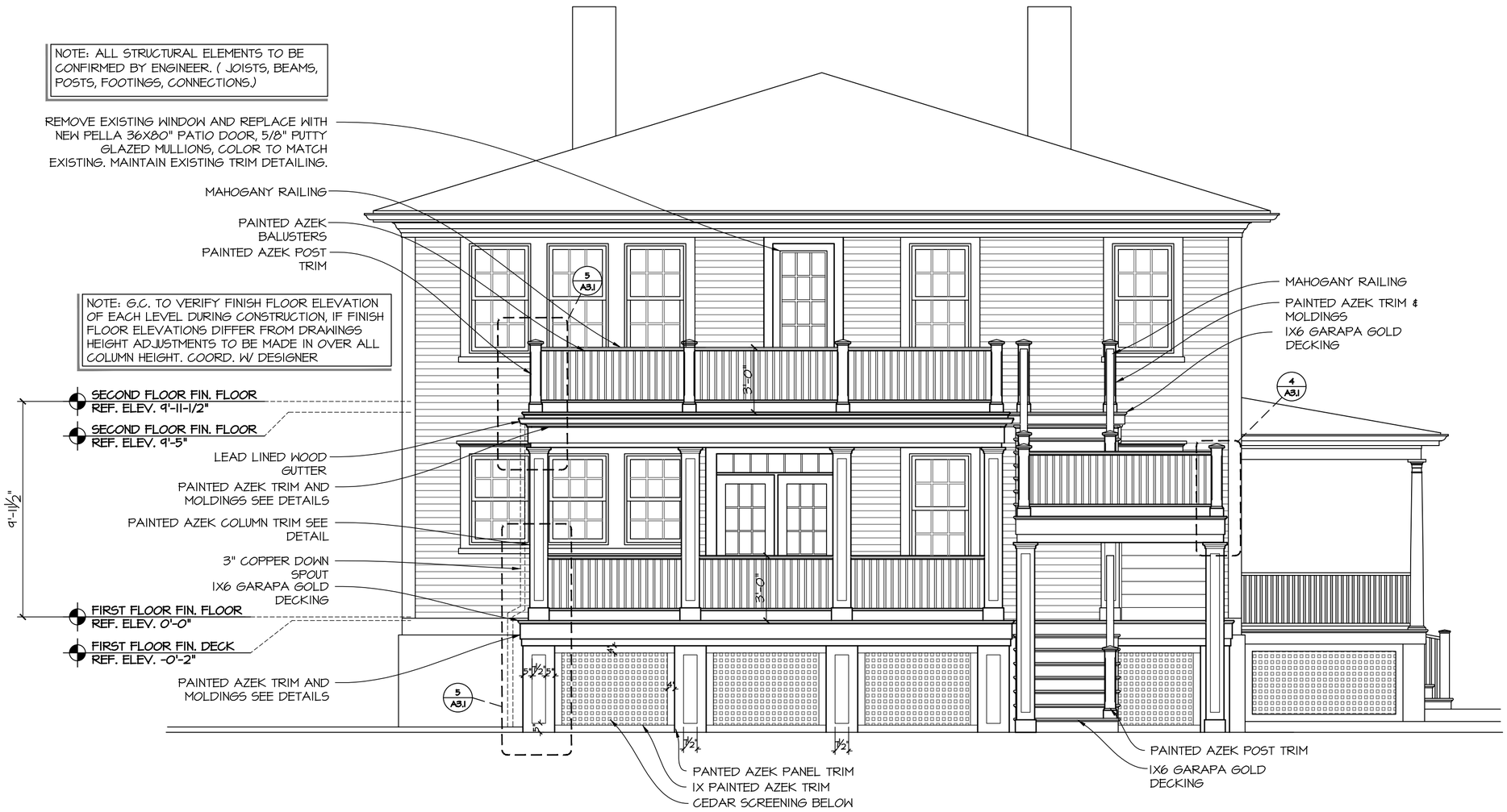
FLOOR PLANS

DRAWING #

A1.1

NOTE: ALL STRUCTURAL ELEMENTS TO BE CONFIRMED BY ENGINEER. (JOISTS, BEAMS, POSTS, FOOTINGS, CONNECTIONS.)

NOTE: G.C. TO VERIFY FINISH FLOOR ELEVATION OF EACH LEVEL DURING CONSTRUCTION, IF FINISH FLOOR ELEVATIONS DIFFER FROM DRAWINGS HEIGHT ADJUSTMENTS TO BE MADE IN OVER ALL COLUMN HEIGHT. COORD. W/ DESIGNER



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DATE: 9.10.26

DESCRIPTION:

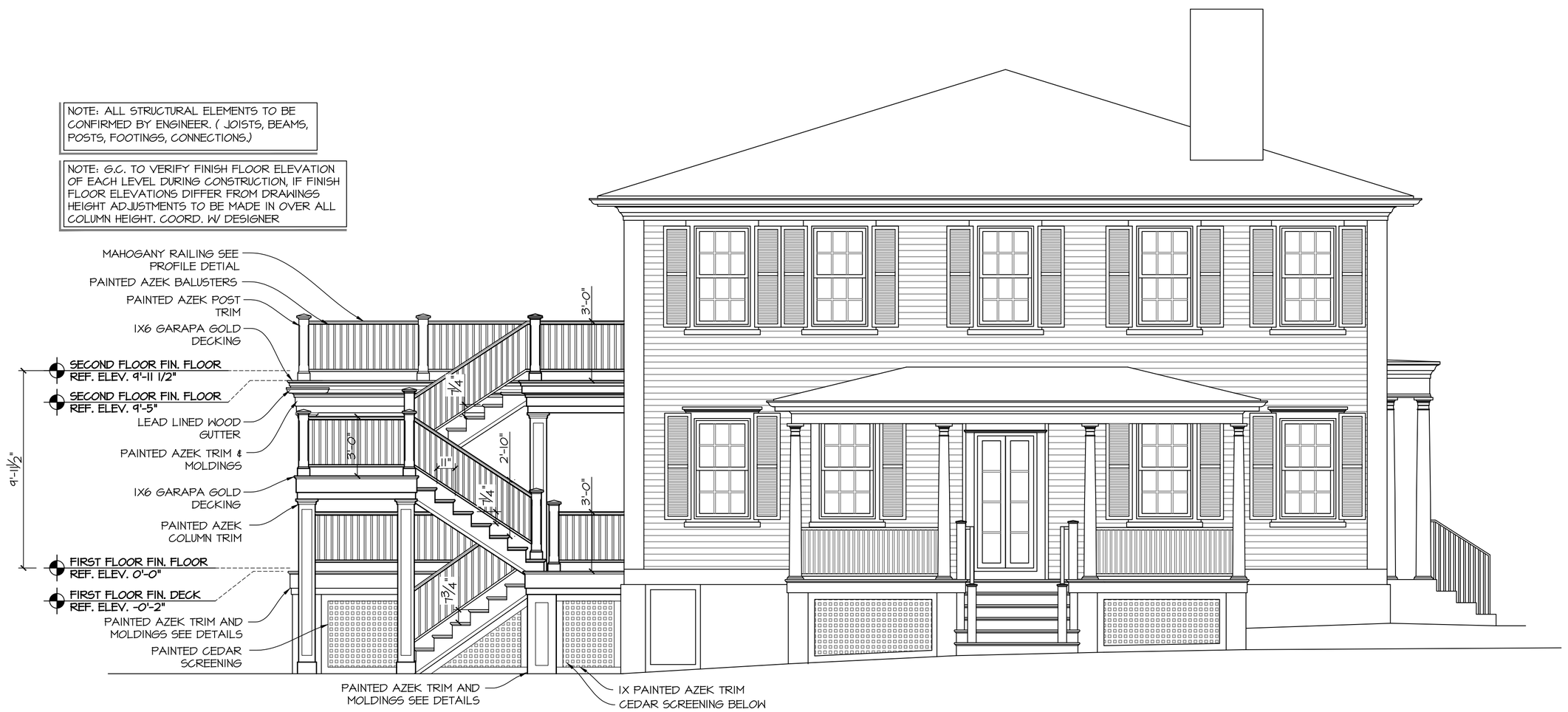
EXTERIOR ELEVATIONS

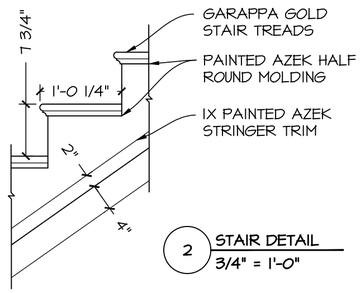
DRAWING #

A2.0

NOTE: ALL STRUCTURAL ELEMENTS TO BE CONFIRMED BY ENGINEER. (JOISTS, BEAMS, POSTS, FOOTINGS, CONNECTIONS.)

NOTE: G.C. TO VERIFY FINISH FLOOR ELEVATION OF EACH LEVEL DURING CONSTRUCTION, IF FINISH FLOOR ELEVATIONS DIFFER FROM DRAWINGS HEIGHT ADJUSTMENTS TO BE MADE IN OVER ALL COLUMN HEIGHT. COORD. W/ DESIGNER





2 STAIR DETAIL
3/4" = 1'-0"

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

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CELL: 401 500 2147

RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS: FOR HDC REVIEW & PERMIT

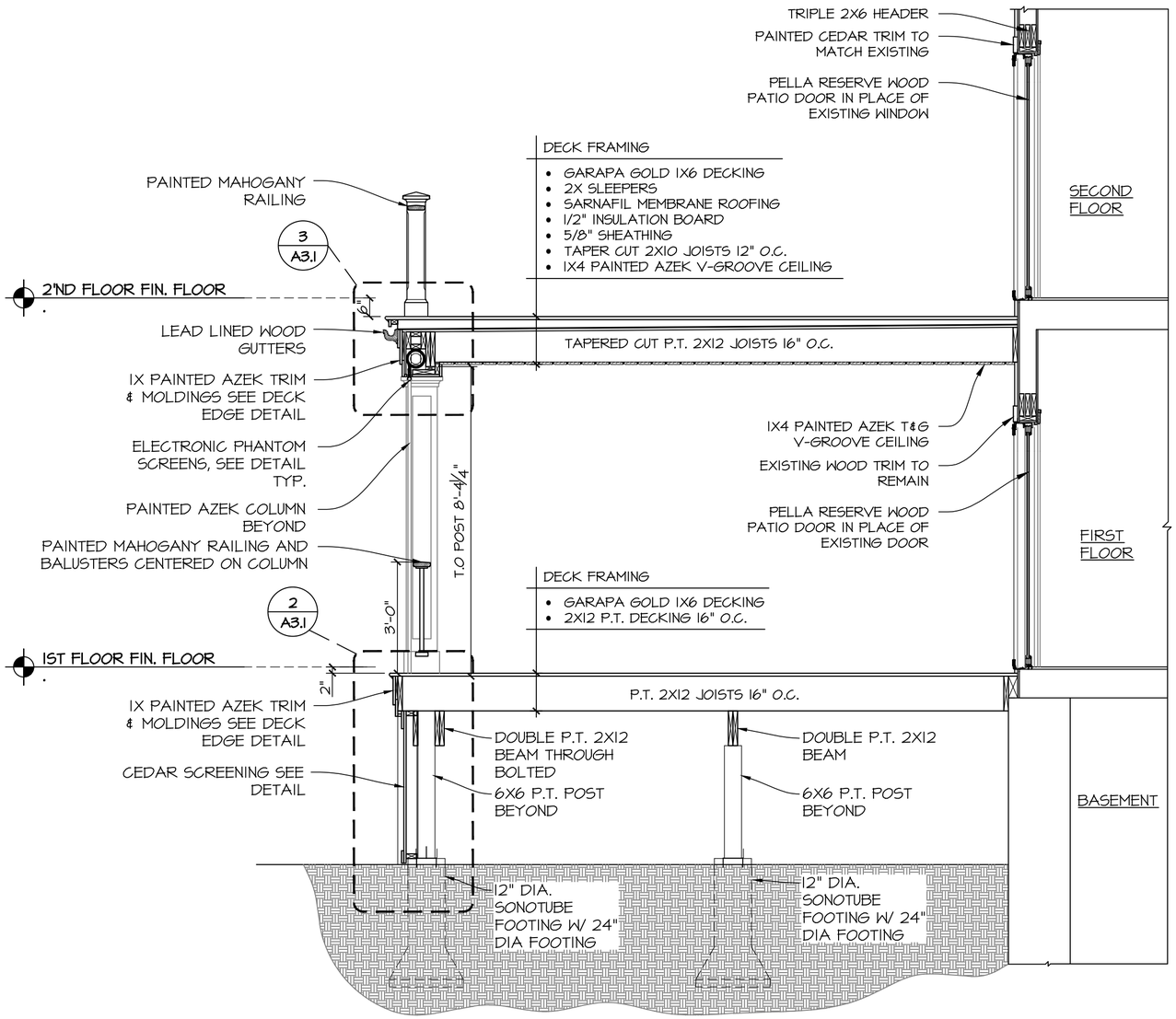
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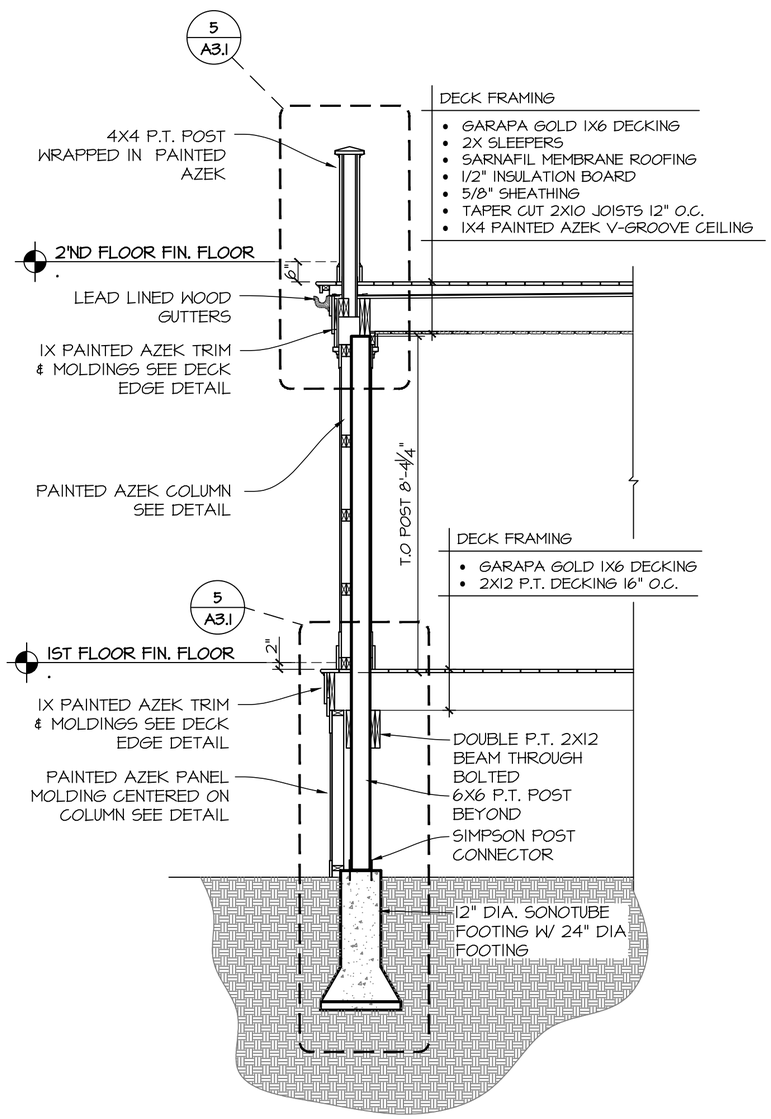
EXTERIOR ELEVATIONS

DRAWING #

A2.1



1 BUILDING SECTIONS
3/8" = 1'-0"



2 BUILDING SECTION
3/8 = 1'-0"

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RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

DO NOT SCALE DRAWINGS

STATUS: FOR HDC REVIEW & PERMIT

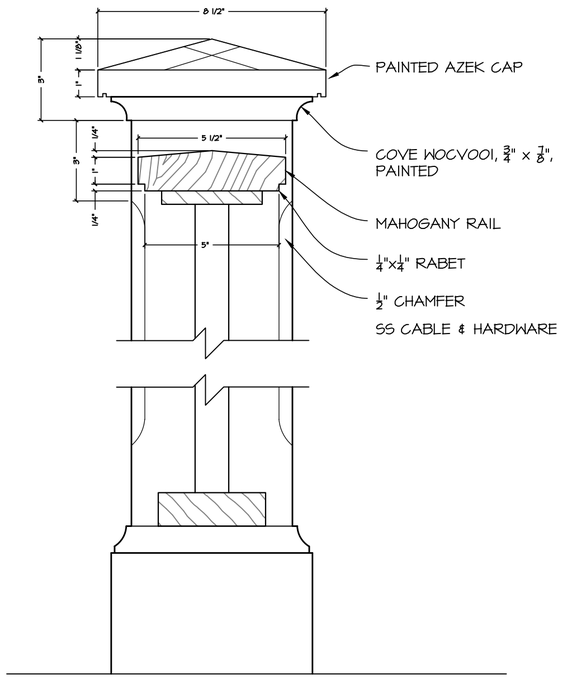
DATE: 9.10.26

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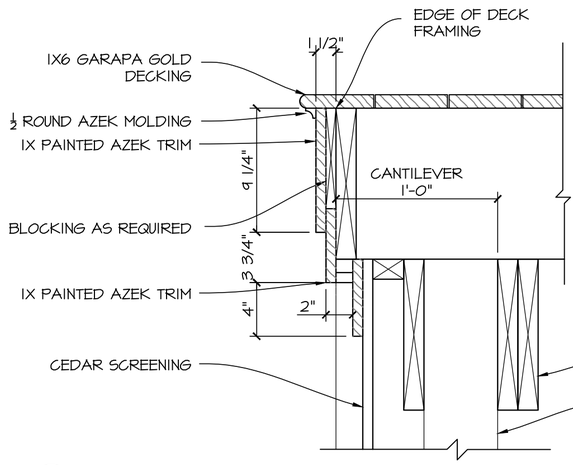
BUILDING SECTION

DRAWING #

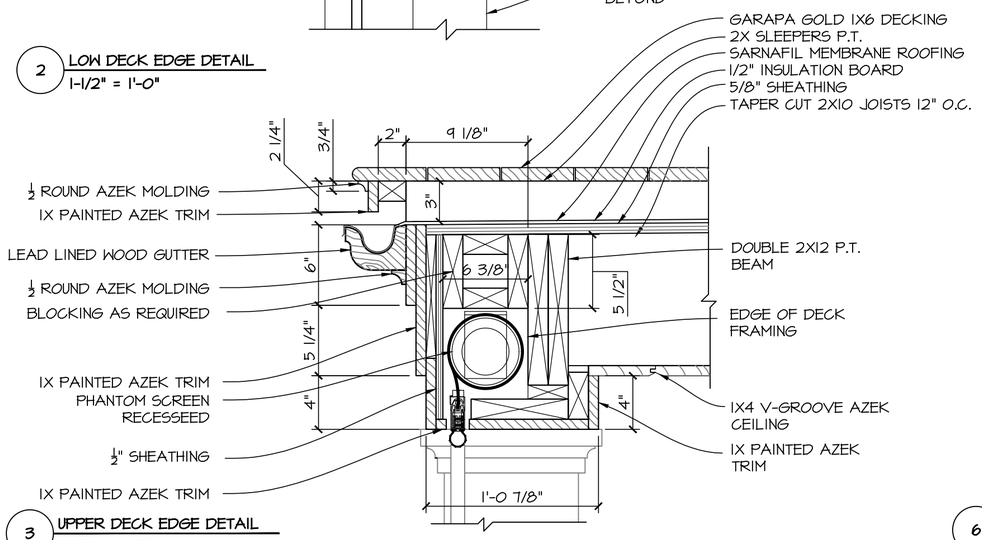
A3.0



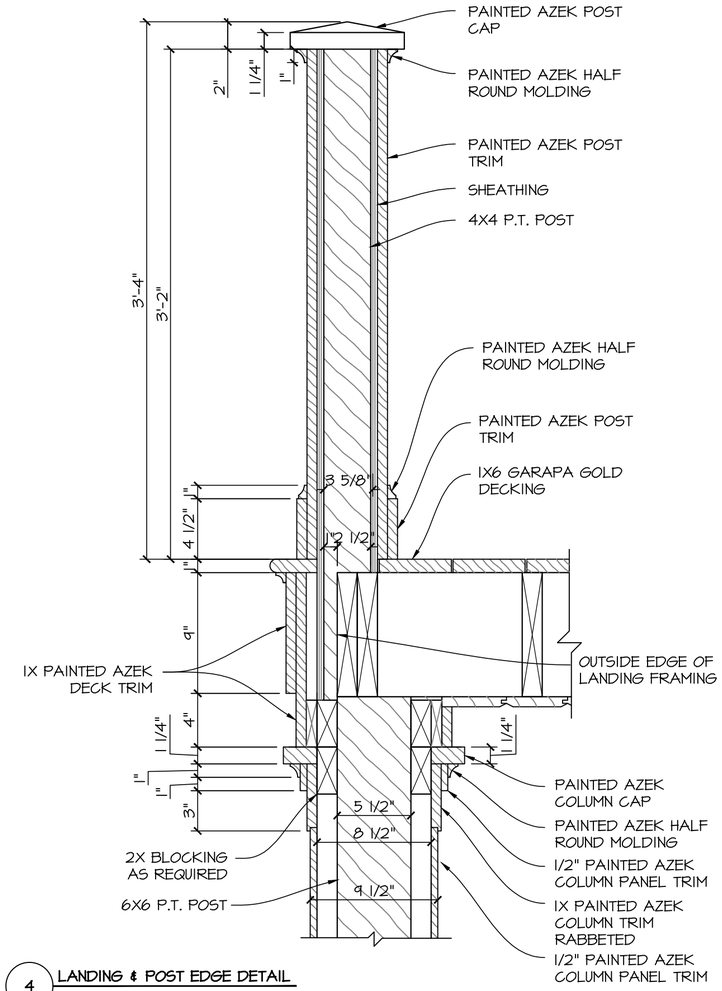
1 **4X4 POST & RAILING DETAIL**
3" = 1'-0"



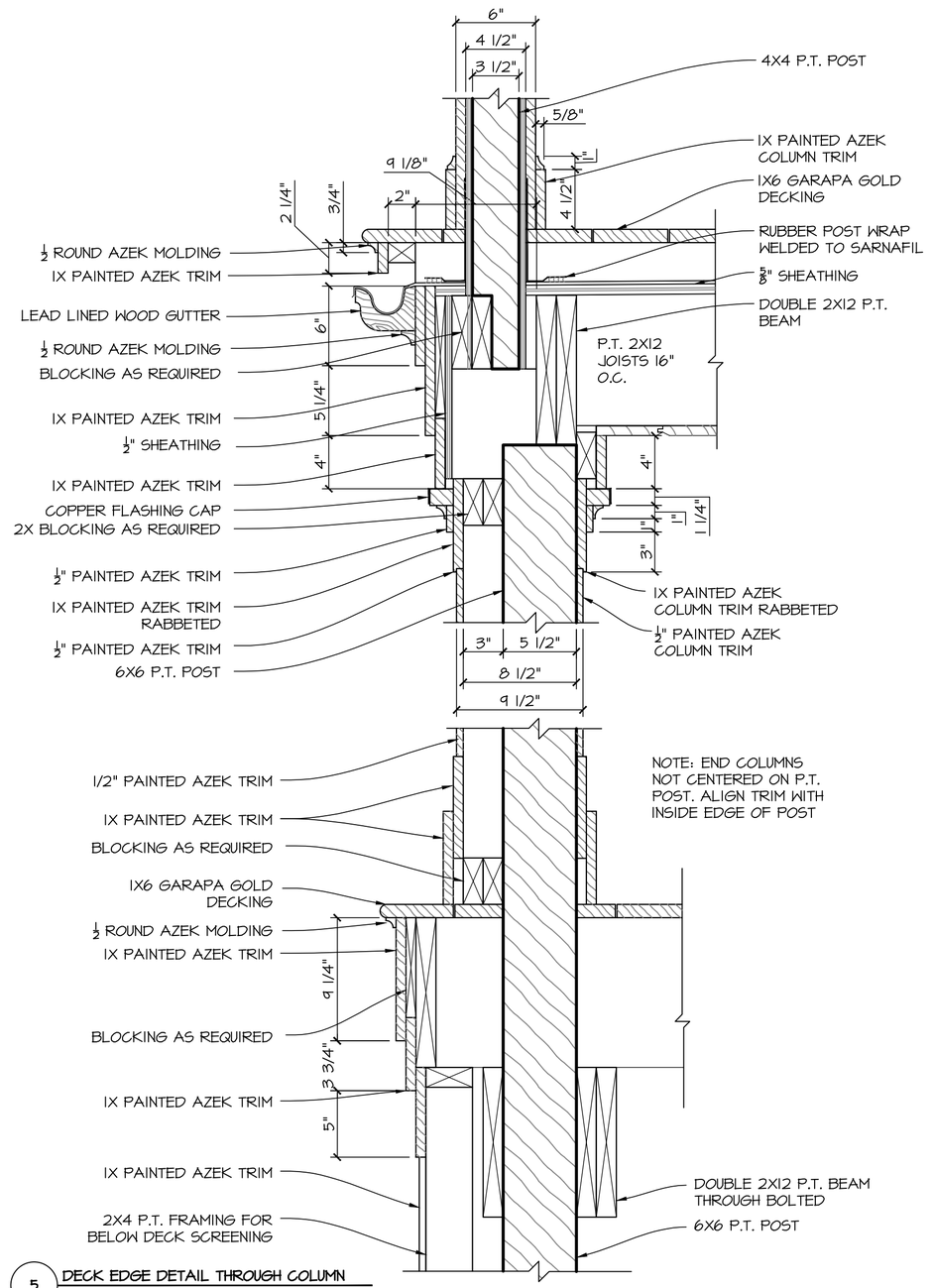
2 **LOW DECK EDGE DETAIL**
1-1/2" = 1'-0"



3 **UPPER DECK EDGE DETAIL**
1-1/2" = 1'-0"

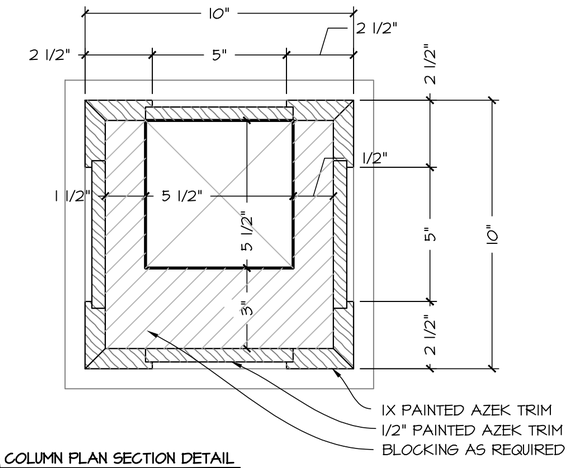


4 **LANDING & POST EDGE DETAIL**
1-1/2" = 1'-0"

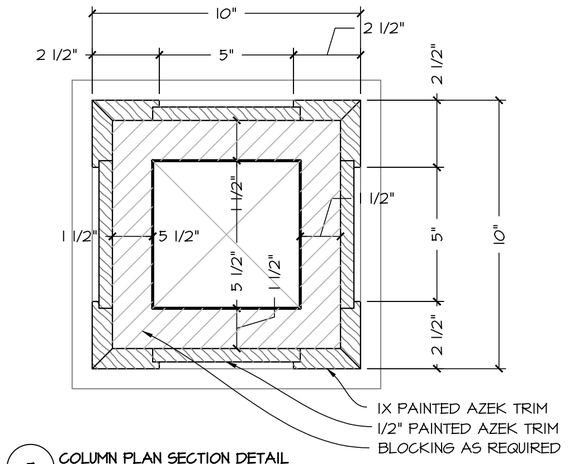


NOTE: END COLUMNS NOT CENTERED ON P.T. POST. ALIGN TRIM WITH INSIDE EDGE OF POST

5 **DECK EDGE DETAIL THROUGH COLUMN**
1-1/2"= 1'-0"



6 **COLUMN PLAN SECTION DETAIL**
3" = 1'-0"



7 **COLUMN PLAN SECTION DETAIL**
3" = 1'-0"

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RENOVATIONS TO 693 HOPE ST

BRISTOL, RI

REVISIONS:

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STATUS: FOR HDC REVIEW & PERMIT

DATE: 9.10.26

DESCRIPTION:

EXTERIOR DETAILS

DRAWING #

A3.1

Pella® Reserve™ Traditional In-Swing Patio Door

Product Selection Guide
- Size and Performance Data ISD-2
- Sound Transmission Class and Outdoor-Indoor Transmission Class ISD-3
- Features and Options ISD-4

Combination Assemblies ISD-5
Glazing Performance ISD-6
Impact-Resistant Glazing ISD-11
Grille Types
- Typical Grille Patterns ISD-13
- Custom Shapes ISD-14

Size Tables ISD-15
Special Sizes and Dimensions ISD-21
Design Data ISD-22
Detailed Product Descriptions
- Clad ISD-26
- Wood ISD-27

Unit Sections
- Wood Collection ISD-28
- Clad ISD-32
- Wood ISD-42
- Handle Hardware Dimensions ISD-46

Supporting documents for this product:

Test Reports:
https://media.pella.com/professional/adm/CertificationReports/Test_Reports_PR-Clad.pdf

CSI Specs (readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/08213-R.rtf

AIA Masterspec
(readable using Microsoft Word or other text editing application):
https://media.pella.com/professional/adm/Wood-CSI_Specs/Masterspec/085200_fl.doc

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

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

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

3D & BIM / REVIT (requires appropriate software to read and use):
https://media.pella.com/professional/adm/RevitFiles/PR-Revit/Door-In-Swing-Pella-Reserve-Traditional.zip

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

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

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

Impact-Resistant In-Swing Door, Complete Product Information:
https://media.pella.com/professional/adm/Clad-Wood/Pella-ImpactResistant_InSwingDoor.pdf

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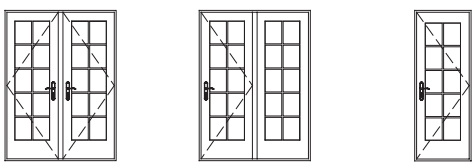
The information published in this document is believed to be accurate at the time of pu owever, because we are constantly working to improve our products, specifications are subject to change without notice. Consult your local Pella representative for up-to-date formation.

Pella® Reserve™ Traditional In-Swing Patio Door

Size and Performance Data

	Clad	Wood
Sizes		
Standard door sizes	●	●
Standard sidelight sizes	●	●
Standard transom sizes—Fixed Frame Direct Set	●	●
Fixed casement	●	●
Wide stile casement	●	●
Special sizes	●	●
Custom sizes and shapes	●	●
Standard Single-Swing Single Door Widths		
2' 2"	●	●
2' 6"	●	●
2' 10"	●	●
3'	●	●
3' 2"	●	●
Standard Single-Swing Double Door Widths		
4' 2"	●	–
5'	●	–
5' 7"	●	–
6'	●	–
6' 3"	●	–
Standard Double-Swing Door Widths		
4' 2"	●	●
5'	●	●
5' 7"	●	●
6'	●	●
6' 3"	●	●
Standard Door Heights		
6' 7-1/2"	●	●
6' 10"	●	●
7' 2"	●	●
8' 0"	●	●
10' 0"	●	●

Double-Swing	Single-Swing Double	Single-Swing
Active/Passive	Active/Fixed	Active or Fixed



(–) = Not Available

(1) The higher the level, the greater the product's ability to resist forced entry. Valid only if Pella supplied locking system is used.

Pella® Reserve™ Traditional In-Swing Patio Door

Size and Performance Data

		Clad	Wood
Performance data [1]			
Doors 8' Tall and Under	**Standard Sill - Non-Impact Glazing**		
	Meets or Exceeds AAMA/WDMA Ratings	LC55 Hallmark Certified	LC55 Hallmark Certified
	Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure)	0.15	0.15
	Water Resistance	8.36 psf	8.36 psf
	Design Pressure	55 psf	55 psf
	Low Profile Sill		
	Water Resistance	0 psf	0 psf
	Products with Impact-Resistant Glass		
	Meets or Exceeds AAMA/WDMA Ratings	LC55	LC55
	Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure)	0.15	0.15
	Water Resistance	8.36 psf	8.36 psf
	Design Pressure	55 psf	55 psf
Doors Over 8' Tall up to 10'	**Standard Sill - Non-Impact Glazing**		
	Meets or Exceeds AAMA/WDMA Ratings	LC40 Hallmark Certified	LC40 Hallmark Certified
	Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure)	0.15	0.15
	Water Resistance	7.52 psf	7.52 psf
	Design Pressure	40 psf	40 psf
	Low Profile Sill		
	Water Resistance	0 psf	0 psf
	Products with Impact-Resistant Glass		
	Meets or Exceeds AAMA/WDMA Ratings	LC40	LC40
	Air Infiltration (cfm/ft² of frame @ 1.57 psf wind pressure)	0.15	0.15
	Water Resistance	7.52 psf	7.52 psf
	Design Pressure	40 psf	40 psf

Other Performance Criteria	
Forced Entry Resistance Level (Minimum Security Grade)[2]	40

Sound Transmission Class / Outdoor-Indoor Transmission Class

Product	Frame Size Tested[3]	Glazing System				STC Rating	OITC Rating
		Overall Glazing Thickness	Exterior Glass Thickness	Interior Glass Thickness	Third Pane Thickness		
Clad In-Swing	**Without Grilles**						
	71-1/4" x 81-1/2"	13/16"	3mm	3mm	—	31	25
	71-1/4" x 81-1/2"	13/16"	3mm	7.6mm PVB	—	34	28
Clad In-Swing with Impact-Resistant Glass	**Without Grilles**						
	71-1/4" x 81-1/2"	7/8"	8.6mm PVB	4.7mm	—	33	30

(—) = Not Available

(1) Maximum performance for single unit when glazed with the appropriate glass thickness. Doors supplied without latching hardware are not AAMA/WDMA performance certified. See Design Data pages in this section for specific product performance class and grade values.

(2) The higher the level, the greater the product's ability to resist forced entry. Valid only if Pella supplied locking system is used.

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

NOTE: Performance with additional options may not be the same as Standard and Special size units. Please contact your local Pella representative for complete information.

Pella® Reserve™ Traditional In-Swing Patio Door

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	Triple-Pane Insulating Glass
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Tempered Glass	Obscure Glass[1]
	Tinted Glass (Bronze, Gray and Green)
	Impact-Resistant Laminated Glass
Gas Fill/High Altitude	
Argon	High altitude
Wood Types	
Pine	Mahogany, Douglas Fir
Exterior	
EnduraClad® protective finish	EnduraClad Plus protective finish
	Factory Primed Pine wood exterior
	Unfinished Mahogany wood exterior
Cladding Colors	
Standard colors[1]	Feature Colors, Custom Colors[1]
Sill Finish[2]	
Black	Mill finish
Interior	
Unfinished wood	Factory primed[3], Factory prefinished paint[3], Factory prefinished stain
Hardware	
White, Champagne, Brown, Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze,
Locking System	
Multi-Point	—
Key lock	—
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row, Cross, Custom-Equally Divided
Screens	
—	InView™ screens

(1) Contact your local Pella sales representative for current designs and color options.
(2) Finish options include low profile sill.
(3) Not available on Mahogany and Douglas Fir interiors.

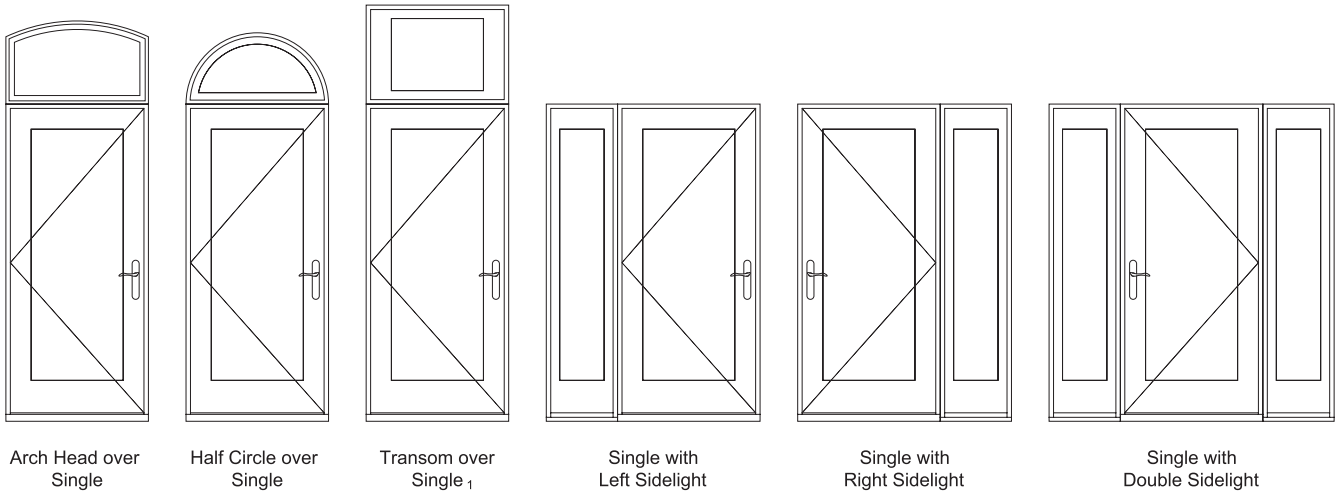
Pella® Reserve™ Traditional In-Swing Patio Door

Combinations

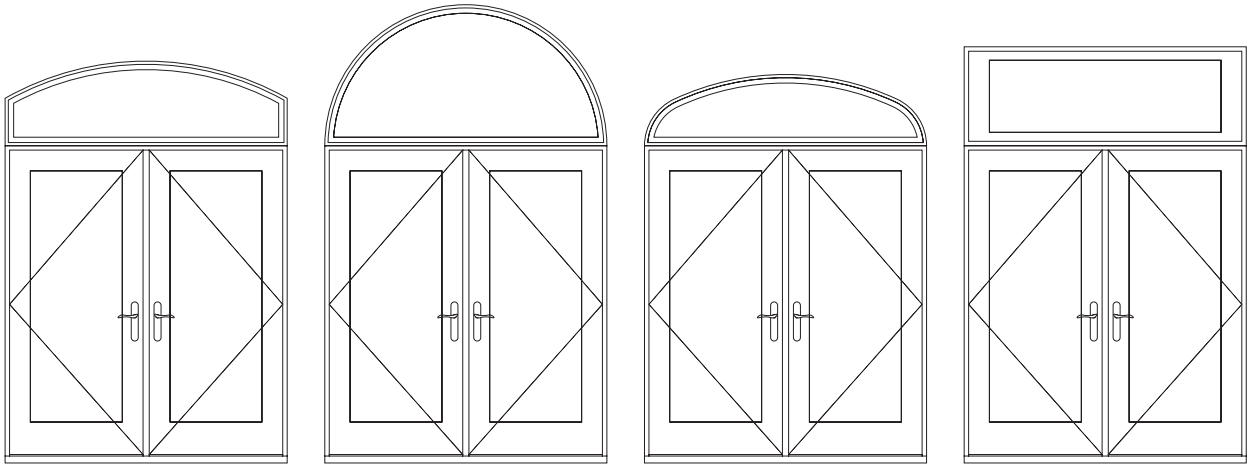
Combinations are a great way to create visual interest in any project. A combination is an assembly formed by two or more separate windows or doors whose frames are mulled together by a combination or reinforcing mullion.

Pella window combinations are available in an endless variety of arrangements. Below are examples of common configurations, see the Combinations Recommendations document for typical mullions, requirements and limitations.

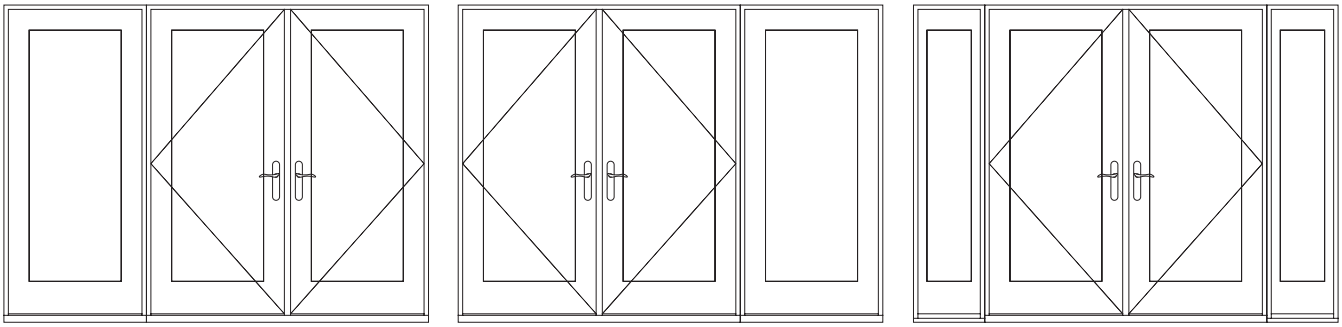
Contact your local Pella sales representative for more information.



Arch Head over Single | Half Circle over Single | Transom over Single [1] | Single with Left Sidelight | Single with Right Sidelight | Single with Double Sidelight



Arch Head over Double | Half Circle over Double | Elliptical over Double | Transom over Double



Double with Single Left | Double with Single Right | Double with Double Sidelights

(1) Other rectangular profiles are also available as combination options.

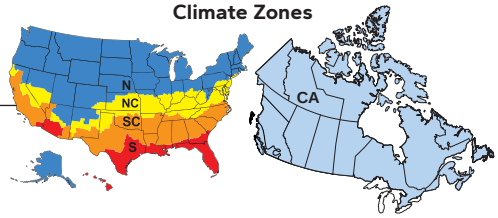
Pella® Reserve™ Traditional In-Swing Patio Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
Vent Dual-Pane Glazing - Aluminum-Clad Exterior										N	NC	SC	S		CA
13/16"	Clear IG	PEL-N-218-07953-00001	3	3	air	0.40	0.44	0.46	48						
	with grilles-between-the-glass	PEL-N-218-07954-00001				0.40	0.38	0.39	48						
	with integral grilles	PEL-N-218-07955-00001				0.40	0.38	0.39	48						
13/16"	Advanced Low-E IG	PEL-N-218-07985-00001	3	3	argon	0.27	0.21	0.39	61			SC	S		
	with grilles-between-the-glass	PEL-N-218-07986-00001				0.27	0.18	0.33	61			SC	S		
	with integral grilles	PEL-N-218-07987-00001				0.28	0.18	0.33	61			SC	S		
13/16"	SunDefense™ Low-E IG	PEL-N-218-07961-00001	3	3	argon	0.27	0.16	0.36	61			SC	S		
	with grilles-between-the-glass	PEL-N-218-07962-00001				0.27	0.14	0.31	61			SC	S		
	with integral grilles	PEL-N-218-07963-00001				0.28	0.14	0.31	61			SC	S		
13/16"	SunDefense+ Low-E IG	PEL-N-218-11573-00001	3	3	argon	0.24	0.16	0.35	48	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-11574-00001				0.24	0.14	0.30	48	N	NC	SC	S		
	with integral grilles	PEL-N-218-11575-00001				0.25	0.14	0.30	48	N	NC	SC	S		
13/16"	AdvancedComfort Low-E IG	PEL-N-218-07969-00001	3	3	argon	0.24	0.21	0.38	48	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-07970-00001				0.24	0.18	0.33	48	N	NC	SC	S		
	with integral grilles	PEL-N-218-07971-00001				0.25	0.18	0.33	48	N	NC	SC	S		
13/16"	NaturalSun Low-E IG	PEL-N-218-07977-00001	3	3	argon	0.28	0.39	0.44	60						
	with grilles-between-the-glass	PEL-N-218-07978-00001				0.28	0.34	0.38	60						
	with integral grilles	PEL-N-218-07979-00001				0.29	0.34	0.38	60						
13/16"	NaturalSun+ Low-E IG	PEL-N-218-11541-00001	3	3	argon	0.25	0.36	0.43	47	N	NC				
	with grilles-between-the-glass	PEL-N-218-11542-00001				0.25	0.31	0.37	47	N	NC				
	with integral grilles	PEL-N-218-11543-00001				0.26	0.31	0.37	47	N	NC				
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-218-08029-00001	5	3	argon	0.27	0.19	0.25	62			SC	S		
	with grilles-between-the-glass	PEL-N-218-08030-00001				0.27	0.16	0.22	62			SC	S		
	with integral grilles	PEL-N-218-08031-00001				0.28	0.16	0.22	62			SC	S		
13/16"	Gray Advanced Low-E IG	PEL-N-218-08037-00001	5	3	argon	0.27	0.17	0.22	62			SC	S		
	with grilles-between-the-glass	PEL-N-218-08038-00001				0.27	0.15	0.19	62			SC	S		
	with integral grilles	PEL-N-218-08039-00001				0.28	0.15	0.19	62			SC	S		
13/16"	Green Advanced Low-E IG	PEL-N-218-08045-00001	5	3	argon	0.27	0.21	0.34	62			SC	S		
	with grilles-between-the-glass	PEL-N-218-08046-00001				0.27	0.18	0.29	62			SC	S		
	with integral grilles	PEL-N-218-08047-00001				0.28	0.18	0.29	62			SC	S		
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-218-07981-00001	3	3	air	0.30	0.21	0.39	58						
	with grilles-between-the-glass	PEL-N-218-07982-00001				0.30	0.19	0.33	58						
	with integral grilles	PEL-N-218-07983-00001				0.31	0.19	0.33	58						
13/16"	SunDefense Low-E IG	PEL-N-218-07957-00001	3	3	air	0.30	0.16	0.36	58						
	with grilles-between-the-glass	PEL-N-218-07958-00001				0.30	0.14	0.31	58						
	with integral grilles	PEL-N-218-07959-00001				0.30	0.14	0.31	58						
13/16"	SunDefense+ Low-E IG	PEL-N-218-11569-00001	3	3	air	0.26	0.16	0.35	45	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-11570-00001				0.26	0.14	0.30	45	N	NC	SC	S		
	with integral grilles	PEL-N-218-11571-00001				0.27	0.14	0.30	45			SC	S		
13/16"	AdvancedComfort Low-E IG	PEL-N-218-07965-00001	3	3	air	0.26	0.21	0.38	45	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-07966-00001				0.26	0.18	0.33	45	N	NC	SC	S		
	with integral grilles	PEL-N-218-07967-00001				0.27	0.18	0.33	45			SC	S		
13/16"	NaturalSun Low-E IG	PEL-N-218-07973-00001	3	3	air	0.30	0.39	0.44	57						
	with grilles-between-the-glass	PEL-N-218-07974-00001				0.30	0.34	0.38	57						
	with integral grilles	PEL-N-218-07975-00001				0.31	0.34	0.38	57						
13/16"	NaturalSun+ Low-E IG	PEL-N-218-11537-00001	3	3	air	0.26	0.35	0.43	44	N	NC				
	with grilles-between-the-glass	PEL-N-218-11538-00001				0.26	0.31	0.37	44	N	NC				
	with integral grilles	PEL-N-218-11539-00001				0.27	0.31	0.37	44						

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

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

Visit www.energystar.gov for Energy Star guidelines.

Pella® Reserve™ Traditional In-Swing Patio Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)			Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Mid.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada[2]	
											Zone				ER	Zone
Vent Triple-Pane Glazing - Aluminum-Clad Exterior											N	NC	SC	S		CA
1"	Advanced Low-E IG	PEL-N-218-08345-00001	3	3	3	argon	0.22	0.19	0.35	70	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-08346-00001					0.23	0.17	0.29	70	N	NC	SC	S		
	with integral grilles	PEL-N-218-08347-00001					0.23	0.17	0.29	70	N	NC	SC	S		
1"	SunDefense™ Low-E IG	PEL-N-218-08357-00001	3	3	3	argon	0.22	0.15	0.32	70	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-08358-00001					0.23	0.13	0.27	70	N	NC	SC	S		
	with integral grilles	PEL-N-218-08359-00001					0.23	0.13	0.27	70	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-218-08333-00001	3	3	3	argon	0.23	0.32	0.39	70	N	NC				
	with grilles-between-the-glass	PEL-N-218-08334-00001					0.23	0.28	0.33	70	N	NC				
	with integral grilles	PEL-N-218-08335-00001					0.23	0.28	0.33	70	N	NC				
High Altitude Glazing																
1"	Advanced Low-E IG	PEL-N-218-08341-00001	3	3	3	air	0.25	0.19	0.35	66	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-08342-00001					0.26	0.17	0.29	66	N	NC	SC	S		
	with integral grilles	PEL-N-218-08343-00001					0.25	0.17	0.29	66	N	NC	SC	S		
1"	SunDefense Low-E IG	PEL-N-218-08353-00001	3	3	3	air	0.25	0.15	0.32	66	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-218-08354-00001					0.26	0.13	0.27	66	N	NC	SC	S		
	with integral grilles	PEL-N-218-08355-00001					0.25	0.13	0.27	66	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-218-08329-00001	3	3	3	air	0.25	0.32	0.39	66	N	NC				
	with grilles-between-the-glass	PEL-N-218-08330-00001					0.26	0.28	0.33	66	N	NC				
	with integral grilles	PEL-N-218-08331-00001					0.26	0.28	0.33	66	N	NC				

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

(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

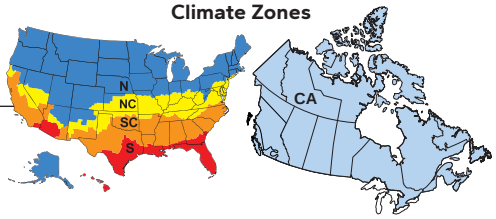
(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

Visit www.energystar.gov for Energy Star guidelines.

Climate Zones



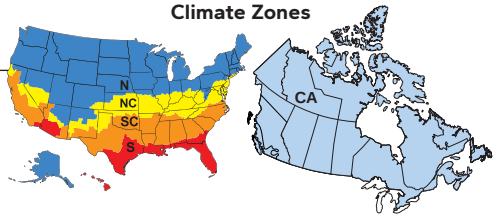
Pella® Reserve™ Traditional In-Swing Patio Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S. Zone				Canada[2] ER	Canada[2] Zone
Vent Dual-Pane Glazing - Wood Exterior										N	NC	SC	S		CA
13/16"	Clear IG	PEL-N-215-06521-00001	3	3	Air	0.39	0.44	0.46	46						
	with grilles-between-the-glass	PEL-N-215-06522-00001				0.39	0.38	0.39	46						
	with integral grilles	PEL-N-215-06523-00001				0.40	0.38	0.39	46						
13/16"	Advanced Low-E IG	PEL-N-215-06537-00001	3	3	Argon	0.27	0.21	0.39	59			SC	S		
	with grilles-between-the-glass	PEL-N-215-06538-00001				0.27	0.18	0.33	59			SC	S		
	with integral grilles	PEL-N-215-06539-00001				0.28	0.18	0.33	59			SC	S		
13/16"	SunDefense™ Low-E IG	PEL-N-215-06529-00001	3	3	Argon	0.27	0.16	0.36	46			SC	S		
	with grilles-between-the-glass	PEL-N-215-06530-00001				0.27	0.14	0.31	46			SC	S		
	with integral grilles	PEL-N-215-06531-00001				0.27	0.14	0.31	46			SC	S		
13/16"	SunDefense+ Low-E IG	PEL-N-215-08533-00001	3	3	argon	0.24	0.16	0.35	39	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-08534-00001				0.24	0.14	0.30	39	N	NC	SC	S		
	with integral grilles	PEL-N-215-08535-00001				0.25	0.14	0.30	39	N	NC	SC	S		
13/16"	AdvancedComfort Low-E IG	PEL-N-215-06553-00001	3	3	Argon	0.24	0.21	0.38	58	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06554-00001				0.24	0.18	0.33	58	N	NC	SC	S		
	with integral grilles	PEL-N-215-06555-00001				0.25	0.18	0.33	58	N	NC	SC	S		
13/16"	NaturalSun Low-E IG	PEL-N-215-06545-00001	3	3	Argon	0.28	0.39	0.44	59						
	with grilles-between-the-glass	PEL-N-215-06546-00001				0.28	0.34	0.38	59						
	with integral grilles	PEL-N-215-06547-00001				0.28	0.34	0.38	59						
13/16"	NaturalSun+ Low-E IG	PEL-N-215-08509-00001	3	3	argon	0.24	0.36	0.43	49	N	NC				
	with grilles-between-the-glass	PEL-N-215-08510-00001				0.24	0.31	0.37	49	N	NC				
	with integral grilles	PEL-N-215-08511-00001				0.25	0.31	0.37	49	N	NC				
Tinted Glazing															
13/16"	Bronze Advanced Low-E IG	PEL-N-215-06573-00002	5	3	Argon	0.27	0.19	0.25	58			SC	S		
	with grilles-between-the-glass	PEL-N-215-06574-00002				0.27	0.17	0.22	62			SC	S		
	with integral grilles	PEL-N-215-06575-00002				0.28	0.17	0.22	58			SC	S		
13/16"	Gray Advanced Low-E IG	PEL-N-215-06573-00003	5	3	Argon	0.27	0.17	0.22	58			SC	S		
	with grilles-between-the-glass	PEL-N-215-06574-00003				0.27	0.15	0.19	62			SC	S		
	with integral grilles	PEL-N-215-06575-00003				0.28	0.15	0.19	58			SC	S		
13/16"	Green Advanced Low-E IG	PEL-N-215-06573-00004	5	3	Argon	0.27	0.21	0.34	58			SC	S		
	with grilles-between-the-glass	PEL-N-215-06574-00004				0.27	0.19	0.29	62			SC	S		
	with integral grilles	PEL-N-215-06575-00004				0.28	0.19	0.29	58			SC	S		
High Altitude Glazing															
13/16"	Advanced Low-E IG	PEL-N-215-06533-00001	3	3	Air	0.30	0.21	0.39	46						
	with grilles-between-the-glass	PEL-N-215-06534-00001				0.30	0.19	0.33	46						
	with integral grilles	PEL-N-215-06535-00001				0.30	0.19	0.33	46						
13/16"	SunDefense Low-E IG	PEL-N-215-06525-00001	3	3	Air	0.29	0.16	0.36	46						
	with grilles-between-the-glass	PEL-N-215-06526-00001				0.29	0.14	0.31	46						
	with integral grilles	PEL-N-215-06527-00001				0.30	0.14	0.31	46						
13/16"	SunDefense+ Low-E IG	PEL-N-215-08529-00001	3	3	air	0.25	0.16	0.35	49	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-08530-00001				0.25	0.14	0.30	49	N	NC	SC	S		
	with integral grilles	PEL-N-215-08531-00001				0.26	0.14	0.30	52	N	NC	SC	S		
13/16"	AdvancedComfort Low-E IG	PEL-N-215-06549-00001	3	3	Air	0.26	0.21	0.38	62	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06550-00001				0.26	0.18	0.33	62	N	NC	SC	S		
	with integral grilles	PEL-N-215-06551-00001				0.26	0.18	0.33	62	N	NC	SC	S		
13/16"	NaturalSun Low-E IG	PEL-N-215-06541-00001	3	3	Air	0.30	0.39	0.44	63						
	with grilles-between-the-glass	PEL-N-215-06542-00001				0.30	0.34	0.38	63						
	with integral grilles	PEL-N-215-06543-00001				0.31	0.34	0.38	63						
13/16"	NaturalSun+ Low-E IG	PEL-N-215-08505-00001	3	3	air	0.26	0.36	0.43	41	N	NC				
	with grilles-between-the-glass	PEL-N-215-08506-00001				0.26	0.31	0.37	41	N	NC				
	with integral grilles	PEL-N-215-08507-00001				0.27	0.31	0.37	41						

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

Climate Zones



(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

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U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

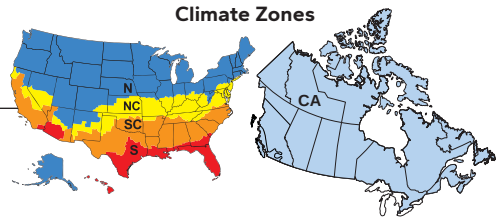
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Pella® Reserve™ Traditional In-Swing Patio Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)			Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Mid.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada[2]	
											Zone				ER	Zone
Vent Triple-Pane Glazing - Wood Exterior											N	NC	SC	S		CA
1"	Advanced Low-E IG	PEL-N-215-06713-00001	3	3	3	Argon	0.22	0.19	0.35	64	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06714-00001					0.23	0.17	0.29	64	N	NC	SC	S		
	with integral grilles	PEL-N-215-06715-00001					0.23	0.17	0.29	64	N	NC	SC	S		
1"	SunDefense™ Low-E IG	PEL-N-215-06725-00001	3	3	3	Argon	0.22	0.15	0.32	68	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06726-00001					0.23	0.13	0.27	68	N	NC	SC	S		
	with integral grilles	PEL-N-215-06727-00001					0.22	0.13	0.27	68	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-215-06701-00001	3	3	3	Argon	0.22	0.32	0.39	67	N	NC				
	with grilles-between-the-glass	PEL-N-215-06702-00001					0.23	0.28	0.33	67	N	NC				
	with integral grilles	PEL-N-215-06703-00001					0.23	0.28	0.33	67	N	NC				
High Altitude Glazing																
1"	Advanced Low-E IG	PEL-N-215-06709-00001	3	3	3	Air	0.25	0.20	0.35	68	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06710-00001					0.25	0.17	0.29	68	N	NC	SC	S		
	with integral grilles	PEL-N-215-06711-00001					0.25	0.17	0.29	68	N	NC	SC	S		
1"	SunDefense Low-E IG	PEL-N-215-06721-00001	3	3	3	Air	0.25	0.15	0.32	69	N	NC	SC	S		
	with grilles-between-the-glass	PEL-N-215-06722-00001					0.25	0.13	0.27	69	N	NC	SC	S		
	with integral grilles	PEL-N-215-06723-00001					0.25	0.13	0.27	69	N	NC	SC	S		
1"	NaturalSun Low-E IG	PEL-N-215-06697-00001	3	3	3	Air	0.25	0.32	0.39	69	N	NC				
	with grilles-between-the-glass	PEL-N-215-06698-00001					0.25	0.28	0.33	69	N	NC				
	with integral grilles	PEL-N-215-06699-00001					0.25	0.28	0.33	69	N	NC				

R-Value = 1/U-Factor
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(1) Glazing performance values are calculated for Pine using NFRC 100, NFRC 200 and NFRC 500. Thermal performance of other wood species may vary. ENERGY STAR® values are updated to 2023 (Version 7) criteria.

(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

U-Factor values shown are based on a standard sill and pine interior.

For center-glass values, see the Product Performance section.

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Pella® Reserve™ Traditional In-Swing Patio Door

Glazing Performance - Total Unit

Glazing Thickness	Type of Glazing	NFRC Certified Product #	Glass (mm)		Gap Fill	Performance Values[1]				Shaded Areas Meet ENERGY STAR® Performance Criteria in Zones Shown					
			Ext.	Int.		U-Factor	SHGC	VLT	CR	U. S.				Canada[2]	
										Zone				ER	Zone
Vent - Laminated Impact-Resistant Glass										N	NC	SC	S		CA
7/8"	Clear IG	PEL-N-218-08281-00001	8	5	air	0.41	0.38	0.44	43						
	with grilles-between-the-glass	PEL-N-218-08282-00001				0.42	0.33	0.38	43						
	with integral grilles	PEL-N-218-08283-00001				0.42	0.33	0.38	43						
7/8"	Advanced Low-E IG	PEL-N-218-08285-00001	8	5	argon	0.29	0.21	0.38	58						
	with grilles-between-the-glass	PEL-N-218-08286-00001				0.30	0.18	0.33	58						
	with integral grilles	PEL-N-218-08287-00001				0.30	0.18	0.33	58						
7/8"	SunDefense™ Low-E IG	PEL-N-218-08289-00001	8	5	argon	0.28	0.17	0.35	58			SC	S		
	with grilles-between-the-glass	PEL-N-218-08290-00001				0.30	0.15	0.30	58						
	with integral grilles	PEL-N-218-08291-00001				0.30	0.15	0.30	58						
Tinted Laminated Impact-Resistant Glass															
7/8"	Bronze Advanced Low-E IG	PEL-N-218-08293-00001	8	5	air	0.41	0.26	0.18	44						
	with grilles-between-the-glass	PEL-N-218-08294-00001				0.42	0.23	0.15	44						
	with integral grilles	PEL-N-218-08295-00001				0.41	0.23	0.15	44						
7/8"	Gray Advanced Low-E IG	PEL-N-218-08297-00001	8	5	air	0.41	0.29	0.21	44						
	with grilles-between-the-glass	PEL-N-218-08298-00001				0.42	0.25	0.18	44						
	with integral grilles	PEL-N-218-08299-00001				0.41	0.25	0.18	44						
7/8"	Green Advanced Low-E IG	PEL-N-218-08301-00001	8	5	air	0.41	0.34	0.36	44						
	with grilles-between-the-glass	PEL-N-218-08302-00001				0.42	0.30	0.31	44						
	with integral grilles	PEL-N-218-08303-00001				0.41	0.30	0.31	44						

R-Value = 1/U-Factor
SHGC = Solar Heat Gain Coefficient
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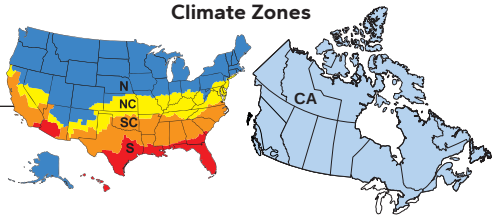
(2) The values shown are based on Canada's updated ENERGY STAR® 2020 initiative.

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Climate Zones

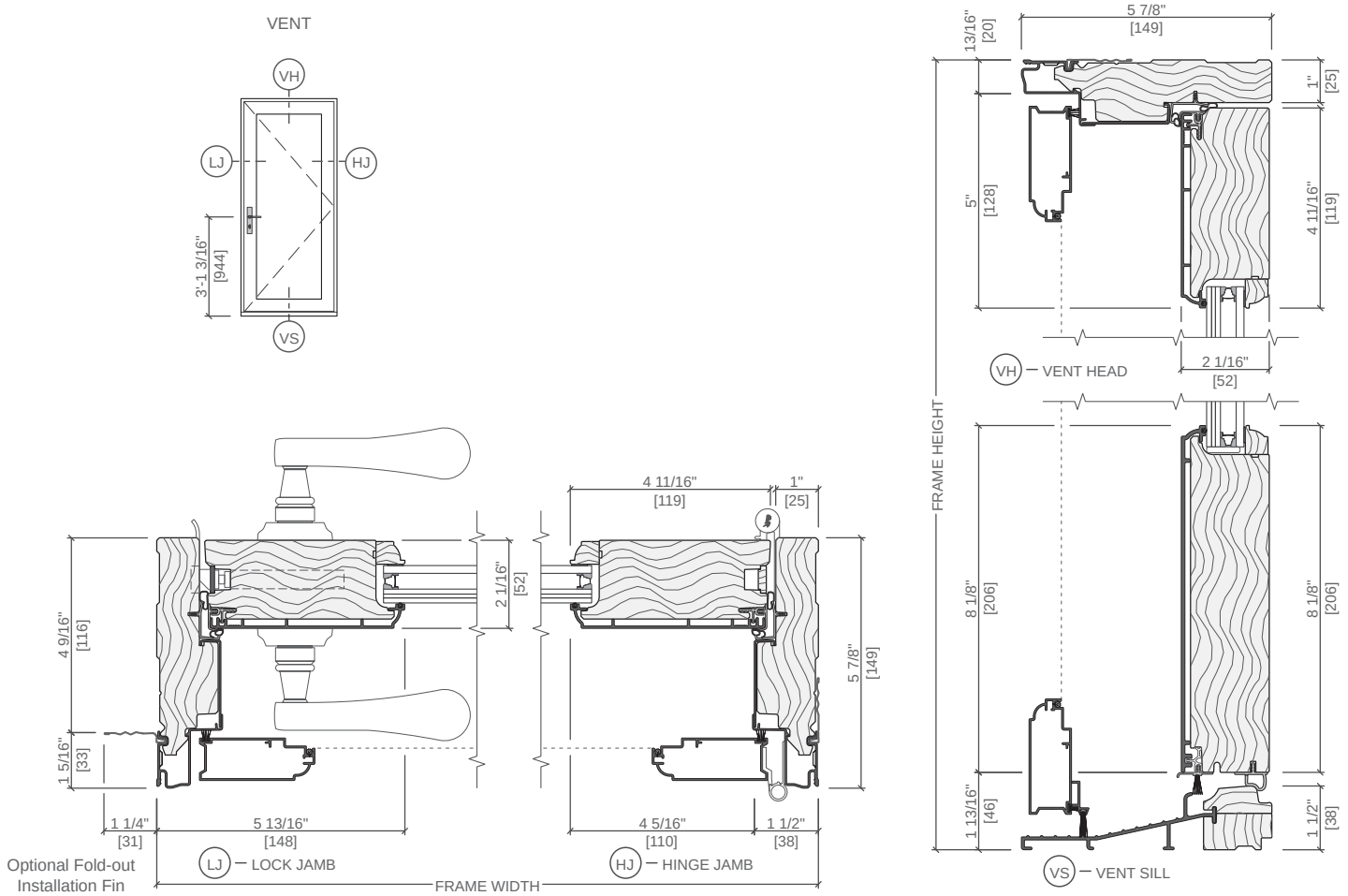


Pella® Reserve™ Traditional In-Swing Patio Door

Impact-Resistant Glass

For a complete list of ratings, refer to the Impact-Resistant product section.

	Clad
	7/8" Insulated Glass PVB
Maximum Performance Grade [1]	
Vent units 6' 10" tall and under	+55 / -70
Vent units 8' 0" tall and under	+55 / -70
Vent units over 8' 0" tall up to 10' 0" tall	+40 / -40
Fixed units 6' 10" tall and under	+55 / -70
Fixed units 8' 0" tall and under	+55 / -70
Fixed units over 8' 0" tall up to 10' 0" tall	+55 / -70
Certification	
Miami-Dade County	—
Hallmark	411-H-1164
FPAS	FL14293
TDI	DR-635

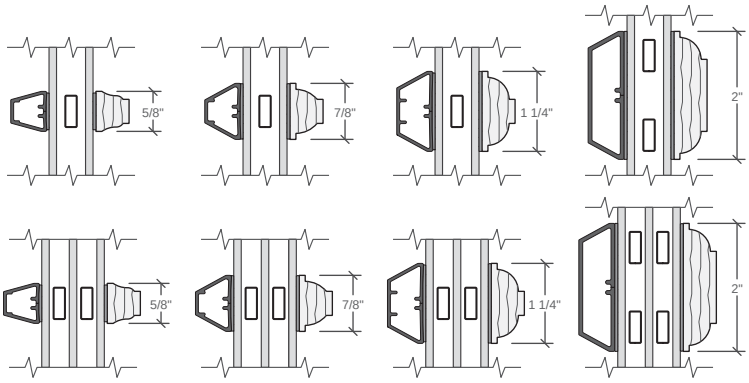


(—) = Not applicable.
(1) Units are tested for air/water/structural and impact-resistance, and certified for wind zone 4, large missile rating D.
For clear opening, vent area, visible glass, and frame area, see clad Design Data pages.
To convert areas to square meters (m2), multiply square feet by 0.0929.
Doors with low profile sills, curved glass in rectangular panel, custom stiles and rails, and no-lock no-bore hardware options are not certified to above standards.

Grille Profiles

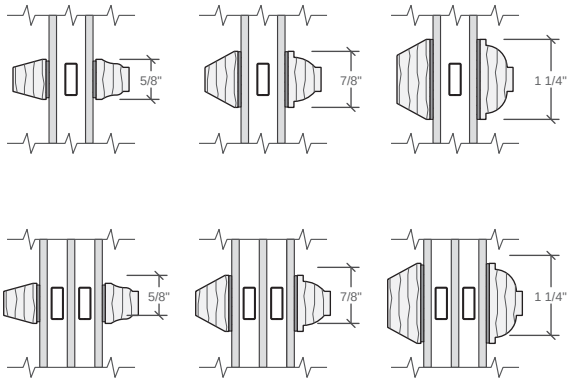
Traditional Style Collection - Integral Light Technology ®

Putty Glaze and Ogee Grilles
Clad Exterior - Wood Interior



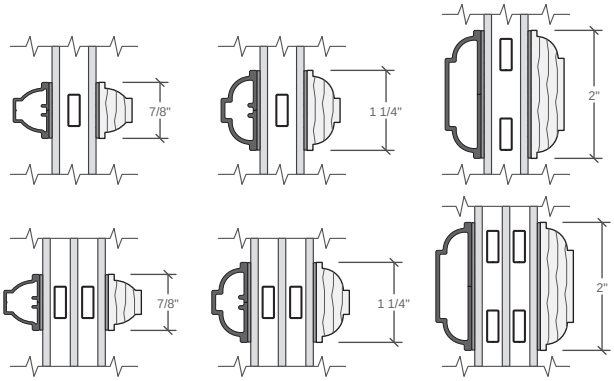
5/8" Regular | 7/8" Regular | 1 1/4" Regular | 2" Regular

Putty Glaze and Ogee Grilles
Wood Exterior - Wood Interior



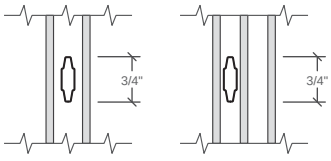
5/8" Regular | 7/8" Regular | 1 1/4" Regular

Ogee Grilles
Clad Exterior - Wood Interior



7/8" Regular | 1 1/4" Regular | 2" Regular

Grilles-Between-the-Glass



3/4" Contoured | 3/4" Contoured

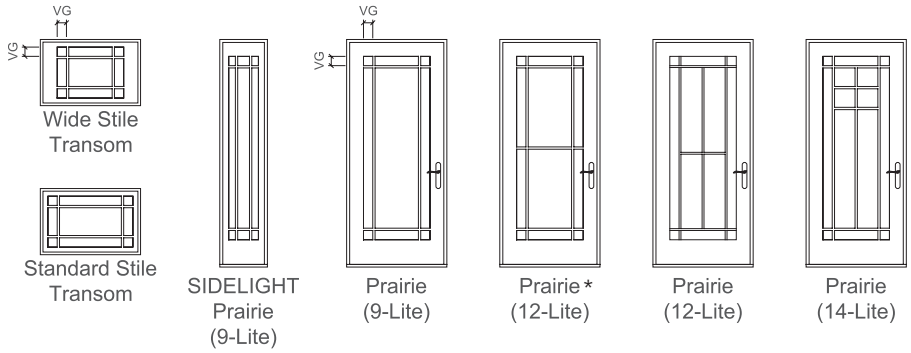
Interior wood Integral Light Technology grilles available in Pine, Mahogany or Douglas Fir to match complete unit.

Pella® Reserve™ Traditional In-Swing Patio Door

Grille Patterns

Integral Light Technology® Grilles

Prairie Lite Patterns



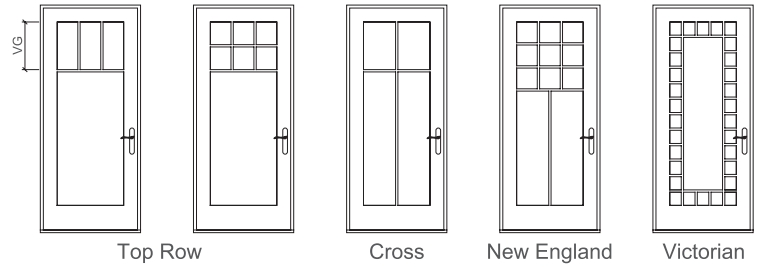
All sidelights and transoms will have 9 lights.

Standard corner lite dimension for Prairie patterns = 3-1/2" VG.

Integral Light Technology Grilles

- 9-Lite available in all standard and special sizes.
- 12-Lite available at 8' height; other heights available per custom drawing.
- 14-Lite available in units > 2' 1-1/2" width.

Other Available Patterns



Top Row

- Standard visible glass to separator bar = 14" or half of total visible glass height, whichever is smaller.

Cross

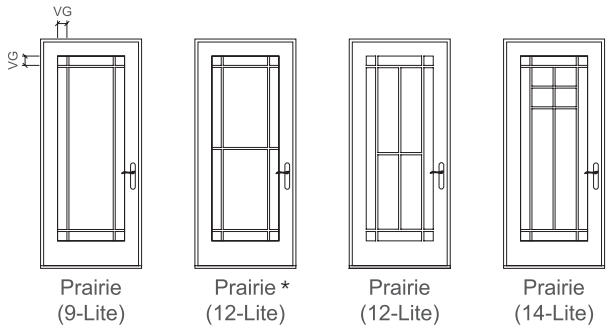
- Standard visible glass to separator bar = one-quarter of total visible glass height.

New England

- Standard visible glass to separator bar = half of total visible glass height.

Grilles-Between-the-Glass

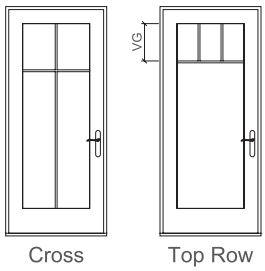
Prairie Lite Patterns



Prairie

- Standard corner lite dimension = 3-1/2" VG.
- 9-Lite available in units < 7' 0-3/4" height.
- * Prairie in heights > 7' 0-1/2" will have 12 lites.
- 12-Lite available in units ≤ 7' 2" height.

Other Available Patterns



Cross

- Horizontal bar is 1/4 of visible glass from the top in door panels.
- Not available in transoms.

Top Row

- Horizontal bar may be ordered 12", 14" or 16" from the top VG.
- Transoms with frame heights ≥ 21", the horizontal bar will be positioned at 1/2 the visible glass height.
- Top Row not available in transoms with frame height <21".

For traditional patterns, see size tables.

VG = Visible Glass

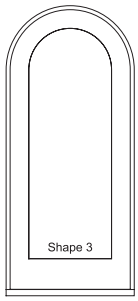
Lite dimensions noted can vary.

Custom configurations are available; for details contact your local Pella sales representative.

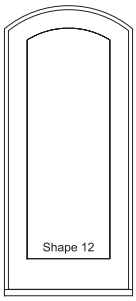
Pella® Reserve™ Traditional In-Swing Patio Door

Custom Shapes

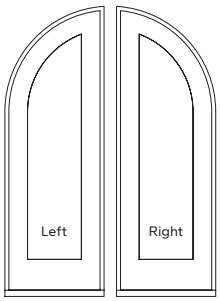
Pella Reserve In-Swing French doors are available in the additional shapes shown below, as well as custom shapes. For specifications, size limitations, and details on these units, contact your local Pella sales representative.



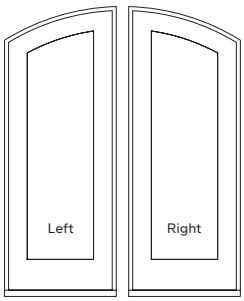
Full
Springline



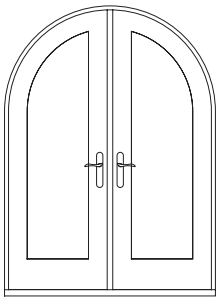
Full
Arch Head



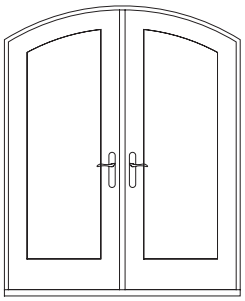
Partial Springline



Partial Arch Head



Shape 3
Full Springline



Shape 12
Full Arch Head

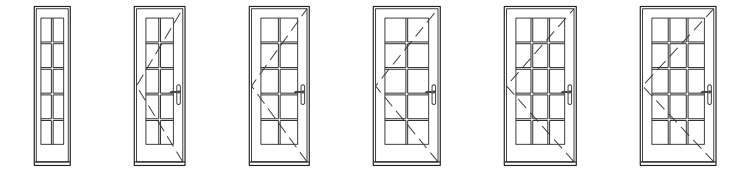
Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

6' 7" Single Doors and Sidelight

	(476) (457)	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	1' 6 3/4"	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	1' 6"	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"

(2 032)
(2 019)
6' 8"
6' 7 1/2"

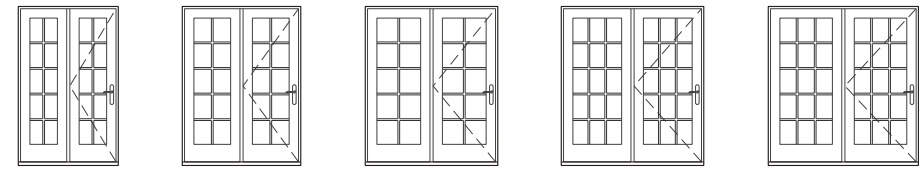


SIDELIGHT 1880 | LEFT 2680 | LEFT 3080 | LEFT 3480 | LEFT 3680 | LEFT 3880

6' 7" Double Doors Fixed-Active

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"

(2 032)
(2 019)
6' 8"
6' 7 1/2"

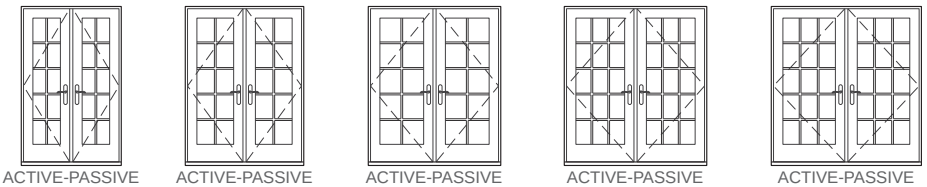


FIXED-ACTIVE 5080 | FIXED-ACTIVE 6080 | FIXED-ACTIVE 6780 | FIXED-ACTIVE 7280 | FIXED-ACTIVE 7580

6' 7" Double Doors Active-Passive

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"

(2 032)
(2 019)
6' 8"
6' 7 1/2"



ACTIVE-PASSIVE 5080 | ACTIVE-PASSIVE 6080 | ACTIVE-PASSIVE 6780 | ACTIVE-PASSIVE 7280 | ACTIVE-PASSIVE 7580

Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

Left-hand single doors shown, right-hand and fixed also available.

For Wood Units Only:

To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

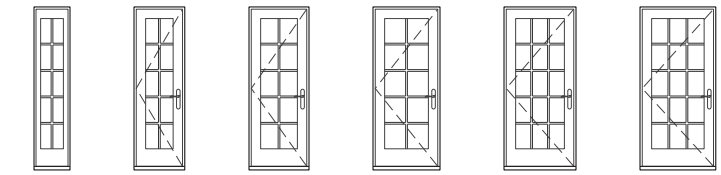
6' 10" Single Doors and Sidelight

	(476) (457)	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	1' 6 3/4"	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	1' 6"	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"

(2 083)
(2 070)

6' 10"

6' 9 1/2"



SIDELIGHT 1882 | LEFT 2682 | LEFT 3082 | LEFT 3482 | LEFT 3682 | LEFT 3882

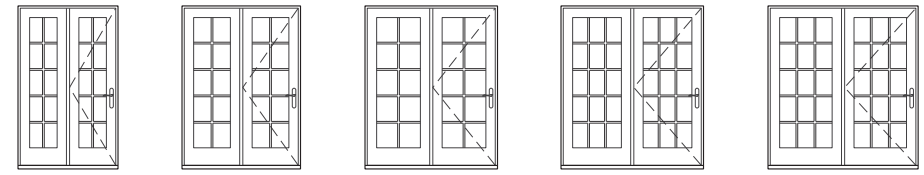
6' 10" Double-Swing Doors Fixed-Active

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"

(2 083)
(2 070)

6' 10"

6' 9 1/2"



FIXED-ACTIVE 5082 | FIXED-ACTIVE 6082 | FIXED-ACTIVE 6782 | FIXED-ACTIVE 7282 | FIXED-ACTIVE 7582

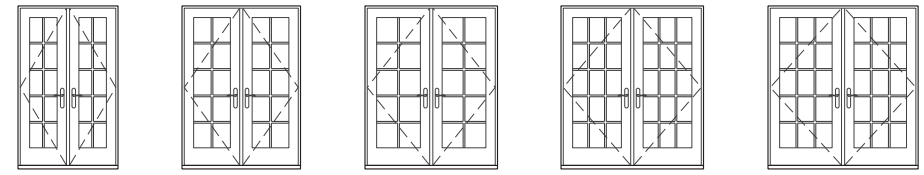
6' 10" Double Doors Active-Passive

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"

(2 083)
(2 070)

6' 10"

6' 9 1/2"



ACTIVE-PASSIVE 5082 | ACTIVE-PASSIVE 6082 | ACTIVE-PASSIVE 6782 | ACTIVE-PASSIVE 7282 | ACTIVE-PASSIVE 7582

Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

Left-hand single doors shown, right-hand and fixed also available.

For Wood Units Only:

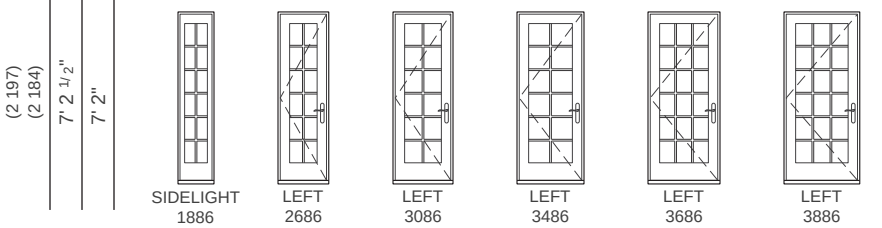
To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

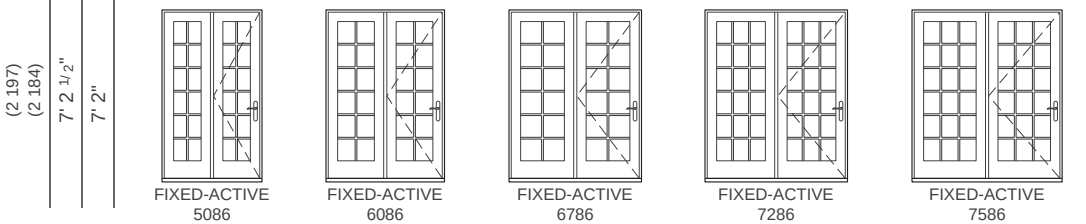
7' 2" Single Doors and Sidelight

	(476) (457)	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	1' 6 3/4"	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	1' 6"	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"
(2 197) (2 184) 7' 2 1/2" / 7' 2"	SIDELIGHT 1886	LEFT 2686	LEFT 3086	LEFT 3486	LEFT 3686	LEFT 3886



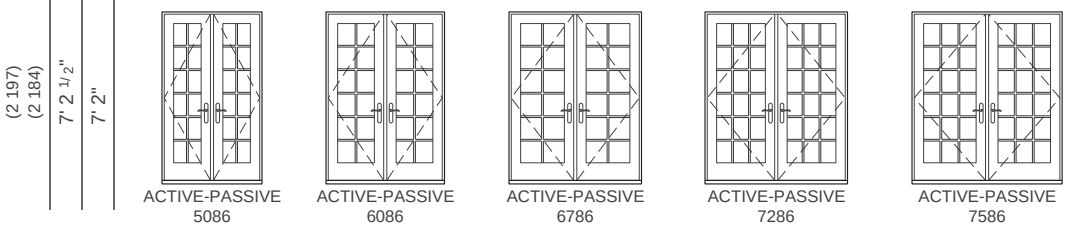
7' 2" Double-Swing Doors Fixed-Active

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
(2 197) (2 184) 7' 2 1/2" / 7' 2"	FIXED-ACTIVE 5086	FIXED-ACTIVE 6086	FIXED-ACTIVE 6786	FIXED-ACTIVE 7286	FIXED-ACTIVE 7586



7' 2" Double Doors Active-Passive

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
(2 197) (2 184) 7' 2 1/2" / 7' 2"	ACTIVE-PASSIVE 5086	ACTIVE-PASSIVE 6086	ACTIVE-PASSIVE 6786	ACTIVE-PASSIVE 7286	ACTIVE-PASSIVE 7586



Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

Left-hand single doors shown, right-hand and fixed also available.

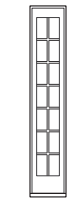
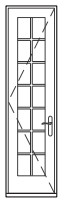
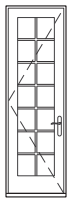
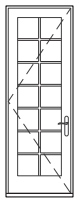
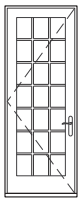
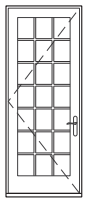
For Wood Units Only:

To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

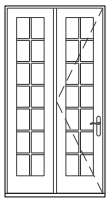
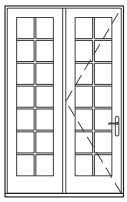
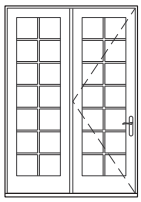
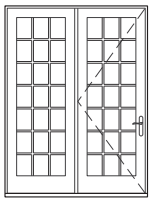
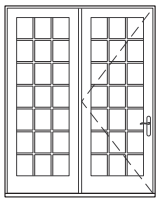
Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

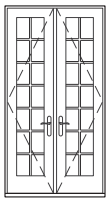
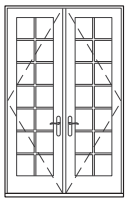
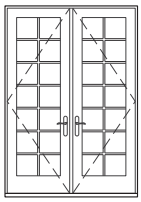
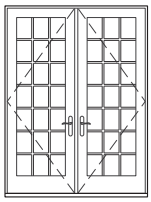
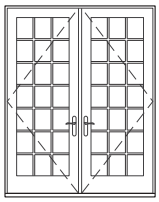
8' 0" Single Doors and Sidelight

	(476) (457)	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	1' 6 3/4"	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	1' 6"	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"
(2 438) (2 426) 8' 0" / 7' 11 1/2"						
	SIDELIGHT 1896	LEFT 2696	LEFT 3096	LEFT 3496	LEFT 3696	LEFT 3896

8' 0" Double-Swing Doors Fixed-Active

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
(2 438) (2 426) 8' 0" / 7' 11 1/2"					
	FIXED-ACTIVE 5096	FIXED-ACTIVE 6096	FIXED-ACTIVE 6796	FIXED-ACTIVE 7296	FIXED-ACTIVE 7596

8' 0" Double Doors Active-Passive

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
(2 438) (2 426) 8' 0" / 7' 11 1/2"					
	ACTIVE-PASSIVE 5096	ACTIVE-PASSIVE 6096	ACTIVE-PASSIVE 6796	ACTIVE-PASSIVE 7296	ACTIVE-PASSIVE 7596

Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

Left-hand single doors shown, right-hand and fixed also available.

For Wood Units Only:

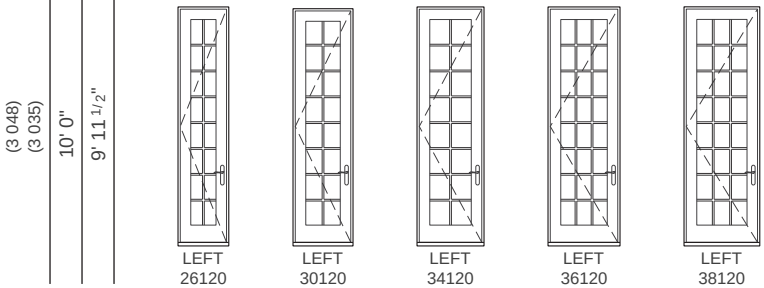
To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

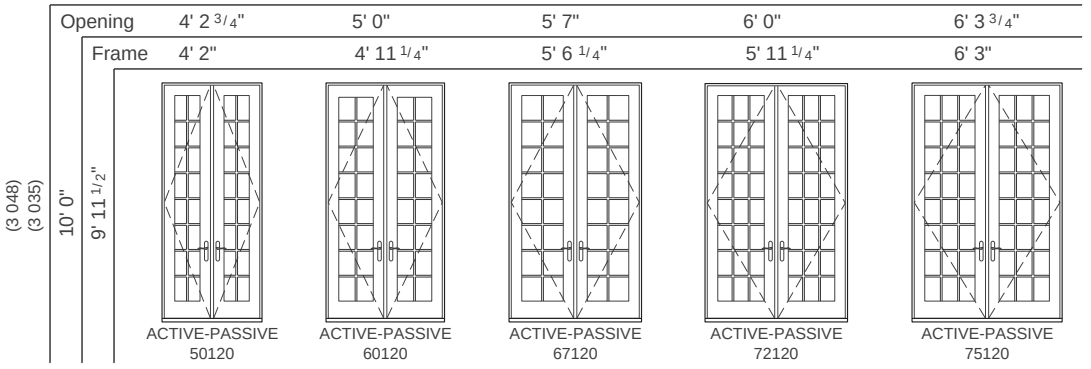
10' 0" Single Doors and Sidelight

	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"
(3 048) (3 035)	10' 0" 9' 11 1/2"				
	LEFT 26120	LEFT 30120	LEFT 34120	LEFT 36120	LEFT 38120



10' 0" Double Doors Active-Passive

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)	(1 924) (1 905)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"	6' 3 3/4"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"	6' 3"
(3 048) (3 035)	10' 0" 9' 11 1/2"				
	ACTIVE-PASSIVE 50120	ACTIVE-PASSIVE 60120	ACTIVE-PASSIVE 67120	ACTIVE-PASSIVE 72120	ACTIVE-PASSIVE 75120



Not to scale.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

All doors and sidelights are glazed with tempered glass.

Left-hand single doors shown, right-hand and fixed also available.

For Wood Units Only:

To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

Pella® Reserve™ Traditional In-Swing Patio Door

Size Tables

Wide Stile Transoms for Single Doors

	(664) (645)	(781) (762)	(870) (851)	(933) (914)	(981) (962)
Opening	2' 2 1/8"	2' 6 3/4"	2' 10 1/4"	3' 0 3/4"	3' 2 5/8"
Frame	2' 1 3/8"	2' 6"	2' 9 1/2"	3' 0"	3' 1 7/8"
(375) (356) 1' 2 3/4" – 1' 2"	2614	3014	3414	3614	3814
(451) (432) 1' 5 3/4" – 1' 5"	2617	3017	3417	3617	3817
(654) (635) 2' 1 3/4" – 2' 1"	2625	3025	3425	3625	3825

Wide Stile Transoms for Double-Swing Doors

	(1 289) (1 270)	(1 524) (1 505)	(1 702) (1 682)	(1 829) (1 810)
Opening	4' 2 3/4"	5' 0"	5' 7"	6' 0"
Frame	4' 2"	4' 11 1/4"	5' 6 1/4"	5' 11 1/4"
(375) (356) 1' 2 3/4" – 1' 2"	5014	6014 T	6714 T	7214 T
(451) (432) 1' 5 3/4" – 1' 5"	5017	6017	6717	7217 T
(654) (635) 2' 1 3/4" – 2' 1"	5025	6025	6725	7225

Standard Stile Transoms for Single Doors

(375) (356) 1' 2 3/4" – 1' 2"	2614	3014	3414	3614	3814
(451) (432) 1' 5 3/4" – 1' 5"	2617	3017	3417	3617	3817
(654) (635) 2' 1 3/4" – 2' 1"	2625	3025	3425	3625	3825

Standard Stile Transoms for Double Doors

(375) (356) 1' 2 3/4" – 1' 2"	5014	6014 T	6714 T	7214 T
(451) (432) 1' 5 3/4" – 1' 5"	5017	6017	6717 T	7217 T
(654) (635) 2' 1 3/4" – 2' 1"	5025	6025	6725	7225

Fixed Frame Direct Sets for Single Doors GBG Only

(375) (356) 1' 2 3/4" – 1' 2"	2614	3014	3414	3614	3814
(451) (432) 1' 5 3/4" – 1' 5"	2617	3017	3417	3617	3817
(654) (635) 2' 1 3/4" – 2' 1"	2625	3025	3425	3625	3825

Fixed Frame Direct Sets for Double Doors GBG Only

(375) (356) 1' 2 3/4" – 1' 2"	5014	6014	6714	7214 T
(451) (432) 1' 5 3/4" – 1' 5"	5017	6017	6717	7217
(654) (635) 2' 1 3/4" – 2' 1"	5025	6025	6725	7225

Not to scale.

T Tempered glass is standard.

Traditional grille patterns shown. Refer to Clad/Wood Overview section for additional patterns and profiles.

For Wood Units Only:

To determine masonry dimensions when using Pella 1-7/8" brickmould, add 1-5/8" to frame height and 3-1/8" to frame width. When using Pella 3-1/2" brickmould, add 6-3/8" to frame width and 3-1/4" to frame height.

Pella® Reserve™ Traditional In-Swing Patio Door

Special Sizes and Dimensions

Special Size Frame Dimensions [1]

Door Type	Standard Doors				Products with Impact-Resistant Glass [2]			
	Frame Width		Frame Height		Frame Width		Frame Height	
	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum	Maximum
Transoms	25-3/8" (645)	75" (1 905)	14" (356)	25" (635)	25-3/8" (645)	75" (1 905)	14" (356)	25" (635)
Sidelight (Fixed)	18" (457)	65" (457)	36" (914)	119-1/2" (3 035)	12" (305)	42" (1 067)	48" (1 219)	96" (2 438)
Single Doors	18" (457)	48" (1 219)	36" (914)	119-1/2" (3 035)	24" (610)	37-7/8" (962)	76-3/8" (1 940)	119-1/2" (3 035)
Double Doors (AP-PA)	36" (914)	96" (2 438)	36" (914)	119-1/2" (3 035)	48" (1 219)	75" (1 905)	73-3/8" (1 864)	119-1/2" (3 035)
Double Doors (AF-FA)	50" (1 270)	75" (1 905)	79-1/2" (2 019)	119-1/2" (3 035)	48" (1 219)	75" (1 905)	73-3/8" (1 864)	119-1/2" (3 035)

Hinged Door Screen Availability [2]

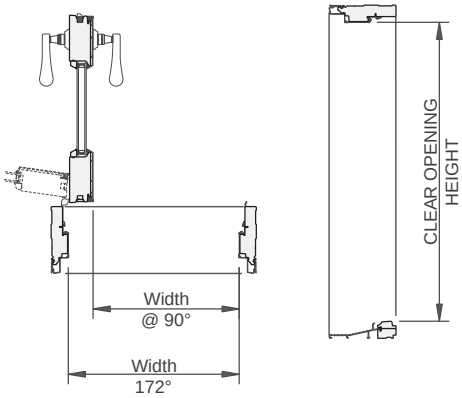
Door Type	Frame Width		Frame Height	
	Minimum	Maximum	Minimum	Maximum
Single Door	24" (610)	42" (1 067)	71-1/4" (1 810)	98-1/8" (2 492)
Double Door	48" (1 219)	84" (2 134)	71-1/4" (1 810)	98-1/8" (2 492)

Miscellaneous Formulas

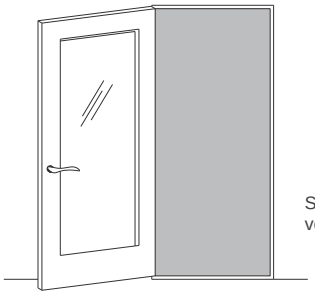
	Visible Glass		Actual Glass	
	Width	Height	Width	Height
Transoms — Fixed Frame Direct Set	FW - 3-1/4"	FH - 3-1/4"	FW - 2"	FH - 2"
Transoms — Fixed Casement	FW - 5-3/4"	FH - 5-3/4"	FW - 4-3/8"	FH - 4-3/8"
Transoms — Wide Stile Casement	FW - 11-5/8"		FW - 10-1/4"	
Sidelights	FW - 6-5/8"	FH - 15-3/4"	FW - 5-5/8"	FH - 4-3/8"
Single Doors	FW - 11-5/8"		FW - 10-5/8"	
Double Doors	FW - 11-5/8"		(FW ÷ 2) - 10-1/4"	

	Clad and Wood	Width	Height
Clear Opening (@ 90°)	Single Door	FW - 5-5/16"	FH - 3-1/16"
	Double Doors (Active/Single Panel)	(FW ÷ 2) - 5"	
	Double Doors (Both Panels)	FW - 7-1/2"	
Clear Opening (@ 172°)	Single Door	FW - 3-3/16"	FH - 3-1/16"
	Double Doors (Active/Single Panel)	(FW ÷ 2) - 2-13/16"	
	Double Doors (Both Panels)	FW - 3"	

Clear Opening Schematic



CLEAR OPENING WIDTH



Shaded portion shows vent area of door.

FW = Frame Width, FH = Frame Height
(1) Available within size range shown.
(2) Rectangular Units Only

Keep frame dimensions to the nearest 1/8" increment.
To convert areas to square meters (m^2), multiply square feet by 0.0929.

Pella® Reserve™ Traditional In-Swing Patio Door

Design Data

In-Swing French Design Data

	Unit	Single and Double Doors	Clear Opening (Inches) [1]				Vent Area (Standard Sill)	Vent Area (ADA Sill)	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered		Performance Class & Grade [2]
			Width (Inches) (172°)	Width (Inches) (90°)	Standard Sill Unit Height	ADA Sill Unit Height				Dual-Pane Glazing	Triple-Pane Glazing	
6' 7-1/2" DOORS	2680	F	—	—	—	—	—	—	6.1	3	3	LC55
	3080	F	—	—	—	—	—	—	8.1	3	3	LC55
	3480	F	—	—	—	—	—	—	9.7	3	3	LC55
	3680	F	—	—	—	—	—	—	10.8	3	3	LC55
	3880	F	—	—	—	—	—	—	11.6	3	3	LC55
	2680	L / R	22-5/16	20-1/16	76-7/16	77-1/2	11.8	12.0	6.1	3	3	LC55
	3080	L / R	26-15/16	24-11/16	76-7/16	77-1/2	14.3	14.5	8.1	3	3	LC55
	3480	L / R	30-7/16	28-3/16	76-7/16	77-1/2	16.2	16.4	9.7	3	3	LC55
	3680	L / R	32-15/16	30-11/16	76-7/16	77-1/2	17.5	17.7	10.8	3	3	LC55
	3880	L / R	34-13/16	32-9/16	76-7/16	77-1/2	18.5	18.7	11.6	3	3	LC55
	5080	FA/AF	22-5/16	20-1/16	76-7/16	77-1/2	11.8	12.0	12.2	3	3	LC55
	6080	FA/AF	26-15/16	24-11/16	76-7/16	77-1/2	14.3	14.5	16.3	3	3	LC55
	6780	FA/AF	30-7/16	28-3/16	76-7/16	77-1/2	16.2	16.4	19.4	3	3	LC55
	7280	FA/AF	32-15/16	30-11/16	76-7/16	77-1/2	17.5	17.7	21.6	3	3	LC55
	7580	FA/AF	34-13/16	32-9/16	76-7/16	77-1/2	18.5	18.7	23.2	3	3	LC55
	5080	PA / AP	47/ 22-1/4	42-1/2/ 20	76-7/16	77-1/2	25.0	25.3	12.2	3	3	LC55
	6080	PA / AP	56-1/4/ 26-7/8	51-3/4 / 24-5/8	76-7/16	77-1/2	29.9	30.3	16.3	3	3	LC55
	6780	PA / AP	63-1/4/ 30-7/8	58-3/4/ 28-5/8	76-7/16	77-1/2	33.6	34.0	19.4	3	3	LC55
	7280	PA / AP	68-1/4/ 32-7/8	63-3/4 / 30-5/8	76-7/16	77-1/2	36.2	36.7	21.6	3	3	LC55
	7580	PA / AP	72 / 34-3/4	67-1/2 / 32-1/2	76-7/16	77-1/2	38.2	38.8	23.2	3	3	LC55

(—) = Not Applicable
(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.
(2) Maximum performance when glazed with the appropriate glass thickness. All doors and sidelights are Tempered glass.
To convert areas to square meters (m^2), multiply square feet by 0.0929.

Pella® Reserve™ Traditional In-Swing Patio Door

Design Data

In-Swing French Design Data

	Unit	Single and Double Doors	Clear Opening (Inches) [1]				Vent Area (Standard Sill)	Vent Area (ADA Sill)	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered		Performance Class & Grade [2]
			Width (Inches) (172°)	Width (Inches) (90°)	Standard Sill Unit Height	ADA Sill Unit Height				Dual-Pane Glazing	Triple-Pane Glazing	
6' 10" DOORS	2682	F	—	—	—	—	—	—	6.3	3	3	LC55
	3082	F	—	—	—	—	—	—	8.4	3	3	LC55
	3482	F	—	—	—	—	—	—	9.8	3	3	LC55
	3682	F	—	—	—	—	—	—	11.1	3	3	LC55
	3882	F	—	—	—	—	—	—	12.0	3	3	LC55
	2682	L / R	22-5/16	20-1/16	78-7/16	79-1/2	12.2	12.3	6.3	3	3	LC55
	3082	L / R	26-15/16	24-11/16	78-7/16	79-1/2	14.7	14.9	8.4	3	3	LC55
	3482	L / R	30-7/16	28-3/16	78-7/16	79-1/2	16.6	16.8	9.8	3	3	LC55
	3682	L / R	32-15/16	30-11/16	78-7/16	79-1/2	17.9	18.2	11.1	3	3	LC55
	3882	L / R	34-13/16	32-9/16	78-7/16	79-1/2	19.0	19.2	12.0	3	3	LC55
	5082	FA / AF	22-5/16	20-1/16	78-7/16	79-1/2	12.2	12.3	12.6	3	3	LC55
	6082	FA / AF	26-15/16	24-11/16	78-7/16	79-1/2	14.7	14.9	16.8	3	3	LC55
	6782	FA / AF	30-7/16	28-3/16	78-7/16	79-1/2	16.6	16.8	19.6	3	3	LC55
	7282	FA / AF	32-15/16	30-11/16	78-7/16	79-1/2	17.9	18.2	22.3	3	3	LC55
	7582	FA / AF	34-13/16	32-9/16	78-7/16	79-1/2	19.0	19.2	24.0	3	3	LC55
	5082	PA / AP	47/ 22-1/4	42-1/2/ 20	78-7/16	79-1/2	25.6	26.0	12.6	3	3	LC55
	6082	PA / AP	56-1/4/ 26-7/8	51-3/4 / 24-5/8	78-7/16	79-1/2	30.6	31.1	16.8	3	3	LC55
	6782	PA / AP	63-1/4/ 30-7/8	58-3/4/ 28-5/8	78-7/16	79-1/2	34.5	34.9	19.6	3	3	LC55
	7282	PA / AP	68-1/4/ 32-7/8	63-3/4 / 30-5/8	78-7/16	79-1/2	37.2	37.7	22.3	3	3	LC55
	7582	PA / AP	72 / 34-3/4	67-1/2 / 32-1/2	78-7/16	79-1/2	39.2	39.8	24.0	3	3	LC55
7' 2" DOORS	2686	F	—	—	—	—	—	—	6.7	3	3	LC55
	3086	F	—	—	—	—	—	—	9.0	3	3	LC55
	3486	F	—	—	—	—	—	—	10.7	3	3	LC55
	3686	F	—	—	—	—	—	—	11.9	3	3	LC55
	3886	F	—	—	—	—	—	—	12.8	3	3	LC55
	2686	L / R	22-5/16	20-1/16	82-15/16	84	12.9	13.0	6.7	3	3	LC55
	3086	L / R	26-15/16	24-11/16	82-15/16	84	15.5	15.7	9.0	3	3	LC55
	3486	L / R	30-7/16	28-3/16	82-15/16	84	17.5	17.8	10.7	3	3	LC55
	3686	L / R	32-15/16	30-11/16	82-15/16	84	19.0	19.2	11.9	3	3	LC55
	3886	L / R	34-13/16	32-9/16	82-15/16	84	20.1	20.3	12.8	3	3	LC55
	5086	FA / AF	22-5/16	20-1/16	82-15/16	84	12.9	13.0	13.4	3	3	LC55
	6086	FA / AF	26-15/16	24-11/16	82-15/16	84	15.5	15.7	17.9	3	3	LC55
	6786	FA / AF	30-7/16	28-3/16	82-15/16	84	17.5	17.8	21.3	3	3	LC55
	7286	FA / AF	32-15/16	30-11/16	82-15/16	84	19.0	19.2	23.8	3	3	LC55
	7586	FA / AF	34-13/16	32-9/16	82-15/16	84	20.1	20.3	25.6	3	3	LC55
	5086	PA / AP	47/ 22-1/4	42-1/2/ 20	82-15/16	84	27.1	27.4	13.4	3	3	LC55
	6086	PA / AP	56-1/4/ 26-7/8	51-3/4 / 24-5/8	82-15/16	84	32.4	32.8	17.9	3	3	LC55
	6786	PA / AP	63-1/4/ 30-7/8	58-3/4/ 28-5/8	82-15/16	84	36.4	36.9	21.3	3	3	LC55
	7286	PA / AP	68-1/4/ 32-7/8	63-3/4 / 30-5/8	82-15/16	84	39.3	39.8	23.8	3	3	LC55
	7586	PA / AP	72 / 34-3/4	67-1/2 / 32-1/2	82-15/16	84	41.5	42.0	25.6	3		LC55

(—) = Not Applicable

(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.

(2) Maximum performance when glazed with the appropriate glass thickness. All doors and sidelights are Tempered glass.

To convert areas to square meters (m^2), multiply square feet by 0.0929.

Pella® Reserve™ Traditional In-Swing Patio Door

Design Data

In-Swing French Design Data

	Unit	Single and Double Doors	Clear Opening (Inches) [1]				Vent Area (Standard Sill)	Vent Area (ADA Sill)	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered		Performance Class & Grade [2]
			Width (Inches) (172°)	Width (Inches) (90°)	Standard Sill Unit Height	ADA Sill Unit Height				Dual-Pane Glazing	Triple-Pane Glazing	
8' 0" DOORS	2696	F	—	—	—	—	—	—	7.6	3	3	LC55
	3096	F	—	—	—	—	—	—	10.2	3	3	LC55
	3496	F	—	—	—	—	—	—	12.1	3	3	LC55
	3696	F	—	—	—	—	—	—	13.5	3	3	LC55
	3896	F	—	—	—	—	—	—	14.5	3	3	LC55
	2696	L/R	22-5/16	20-1/16	92-7/16	93-1/2	14.3	14.5	7.6	3	3	LC55
	3096	L/R	26-15/16	24-11/16	92-7/16	93-1/2	17.3	17.5	10.2	3	3	LC55
	3496	L/R	30-7/16	28-3/16	92-7/16	93-1/2	19.5	19.8	12.1	3	3	LC55
	3696	L/R	32-15/16	30-11/16	92-7/16	93-1/2	21.1	21.4	13.5	3	3	LC55
	3896	L/R	34-13/16	32-9/16	92-7/16	93-1/2	22.4	22.6	14.5	3	3	LC55
	5096	FA / AF	22-5/16	20-1/16	92-7/16	93-1/2	14.3	14.5	15.2	3	3	LC55
	6096	FA / AF	26-15/16	24-11/16	92-7/16	93-1/2	17.3	17.5	20.4	3	3	LC55
	6796	FA / AF	30-7/16	28-3/16	92-7/16	93-1/2	19.5	19.8	24.2	3	3	LC55
	7296	FA / AF	32-15/16	30-11/16	92-7/16	93-1/2	21.1	21.4	27.0	3	3	LC55
	7596	FA / AF	34-13/16	32-9/16	92-7/16	93-1/2	22.4	22.6	29.1	3	3	LC55
	5096	PA / AP	47/ 22-1/4	42-1/2/ 20	92-7/16	93-1/2	30.2	30.5	15.2	3	3	LC55
	6096	PA / AP	56-1/4/ 26-7/8	51-3/4 / 24-5/8	92-7/16	93-1/2	36.1	36.5	20.4	3	3	LC55
	6796	PA / AP	63-1/4/ 30-7/8	58-3/4/ 28-5/8	92-7/16	93-1/2	40.6	41.1	24.2	3	3	LC55
	7296	PA / AP	68-1/4/ 32-7/8	63-3/4 / 30-5/8	92-7/16	93-1/2	43.8	44.3	27.0	3	3	LC55
	7596	PA / AP	72 / 34-3/4	67-1/2 / 32-1/2	92-7/16	93-1/2	46.2	46.8	29.1	3	3	LC55
10' 0" DOORS	26120	F	—	—	—	—	—	—	9.9	5	—	LC55
	30120	F	—	—	—	—	—	—	13.2	5	—	LC55
	34120	F	—	—	—	—	—	—	15.8	5	—	LC55
	36120	F	—	—	—	—	—	—	17.6	5	—	LC55
	38120	F	—	—	—	—	—	—	18.9	5	—	LC55
	26120	L/R	22-5/16	20-1/16	116-7/16	117-1/2	18.0	18.2	9.9	5	—	LC40
	30120	L/R	26-15/16	24-11/16	116-7/16	117-1/2	21.8	22.0	13.2	5	—	LC40
	34120	L/R	30-7/16	28-3/16	116-7/16	117-1/2	24.6	24.8	15.8	5	—	LC40
	36120	L/R	32-15/16	30-11/16	116-7/16	117-1/2	26.6	26.9	17.6	5	—	LC40
	38120	L/R	34-13/16	32-9/16	116-7/16	117-1/2	28.2	28.4	18.9	5	—	LC40
	50120	PA/AP	47/ 22-1/4	42-1/2/ 20	116-7/16	117-1/2	38.0	38.4	19.8	5	—	LC40
	60120	PA/AP	56-1/4/ 26-7/8	51-3/4 / 24-5/8	116-7/16	117-1/2	45.5	45.9	26.5	5	—	LC40
	67120	PA/AP	63-1/4/ 30-7/8	58-3/4/ 28-5/8	116-7/16	117-1/2	51.1	51.6	31.5	5	—	LC40
	72120	PA/AP	68-1/4/ 32-7/8	63-3/4 / 30-5/8	116-7/16	117-1/2	55.2	55.7	35.1	5	—	LC40
	75120	PA/AP	72 / 34-3/4	67-1/2 / 32-1/2	116-7/16	117-1/2	58.2	58.8	37.8	5	—	LC40

Sidelights

Unit	Visible Glass Ft²	Standard Glass Thickness (mm) Tempered		Performance Class & Grade
		Dual-Pane Glazing	Triple-Pane Glazing	
1880	5	3	3	LC55
1881	5.1	3	3	LC55
1882	5.2	3	3	LC55
1886	5.5	3	3	LC55
1896	6.3	3	3	LC55

(—) = Not Applicable

(1) All dimensions are approximate to the nearest 1/16". The second value, where shown, provides the clear opening for the active panel only.

(2) Maximum performance when glazed with the appropriate glass thickness. All doors and sidelights are Tempered glass.

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

Pella® Reserve™ Traditional In-Swing Patio Door

Design Data

Transoms — Fixed Frame Direct Set / Transoms — Standard Stile

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)			Performance Class & Grade[2]
		Dual-Pane Glazing		Triple-Pane Glazing	
		Annealed	Tempered	Annealed or Tempered	
2614	1.7	3	3	3	CW50
2617	2.1	3	3	3	CW50
2625	3.3	3	3	3	CW50
3014	2.0	3	3	3	CW50
3017	2.6	3	3	3	CW50
3025	4.0	3	3	3	CW50
3414	2.3	3	3	3	CW50
3417	2.9	3	3	3	CW50
3425	4.6	3	3	3	CW50
3614	2.4	3	3	3	CW50
3617	3.1	3	3	3	CW50
3625	4.9	3	3	3	CW50
3814	2.6	3	3	3	CW50
3817	3.3	3	3	3	CW50
3825	5.2	3	3	3	CW50
5014	3.5	3	3	3	CW50
5017	4.5	3	3	3	CW50
5025	7.1	3	3	3	CW50
6014	4.2	3	3	3	CW50
6017	5.3	3	3	3	CW50
6025	8.5	3	3	3	CW50
6714	4.7	3	3	3	CW40
6717	6.0	3	3	3	CW40
6725	9.5	3	3	3	CW40
7214T	5.1	—	3	3	CW40
7217	6.5	3	3	3	CW40
7225	10.3	3	3	3	CW40
7514T	5.4	—	3	3	CW40
7517T	6.8	—	3	3	CW40
7525	10.8	3	3	3	CW40
2614	1.1	2.5	3	3	CW50
2617	1.5	2.5	3	3	CW50
2625	2.6	2.5	3	3	CW50
3014	1.4	2.5	3	3	CW50
3017	1.9	2.5	3	3	CW50
3025	3.2	2.5	3	3	CW50
3414	1.6	2.5	3	3	CW50
3417	2.2	2.5	3	3	CW50
3425	3.7	2.5	3	3	CW50
3614	1.7	2.5	3	3	CW50
3617	2.4	2.5	3	3	CW50
3625	4.0	2.5	3	3	CW50
3814	1.8	2.5	3	3	CW50
3817	2.5	2.5	3	3	CW50
3825	4.3	2.5	3	3	CW50
5014	2.5	2.5	3	3	CW50
5017	3.5	2.5	3	3	CW50
5025	5.9	2.5	3	3	CW50
6014T	3.1	—	3	3	CW50
6017	4.2	2.5	3	3	CW50
6025	7.2	2.5	3	3	CW45/CW50
6714T	3.5	—	3	3	R15[1]
6717	4.7	2.5	3	3	R15[1]
6725	8.1	2.5	3	3	R15[1]
7214T	3.8	—	3	3	R15[1]
7217T	5.1	—	3	3	R15[1]
7225	8.8	2.5	3	3	R15[1]
7514T	4.0	—	3	3	R15[1]
7517T	5.4	—	3	3	R15[1]
7525	9.3	2.5	3	3	R15[1]

Transoms — Wide Stile

Unit	Visible Glass Ft²	Standard Glass Thickness (mm)			Performance Class & Grade[2]
		Dual-Pane Glazing		Triple-Pane Glazing	
		Annealed	Tempered	Annealed or Tempered	
2614	0.8	2.5	3	3	R15[1]
2617	1.1	2.5	3	3	R15[1]
2625	1.8	2.5	3	3	R15[1]
3014	1.1	2.5	3	3	R15[1]
3017	1.4	2.5	3	3	R15[1]
3025	2.5	2.5	3	3	R15[1]
3414	1.3	2.5	3	3	R15[1]
3417	1.7	2.5	3	3	R15[1]
3425	2.9	2.5	3	3	R15[1]
3614	1.4	2.5	3	3	R15[1]
3617	1.9	2.5	3	3	R15[1]
3625	3.3	2.5	3	3	R15[1]
3814	1.5	2.5	3	3	R15[1]
3817	2.1	2.5	3	3	R15[1]
3825	3.5	2.5	3	3	R15[1]
5014	2.2	2.5	3	3	R15[1]
5017	3.0	2.5	3	3	R15[1]
5025	5.1	2.5	3	3	R15[1]
6014T	2.7	—	3	3	R15[1]
6017	3.7	2.5	3	3	R15[1]
6025	6.4	2.5	3	3	R15[1]
6714T	3.1	—	3	3	R15[1]
6717T	4.3	—	3	3	R15[1]
6725	7.3	2.5	3	3	R15[1]
7214T	3.4	—	3	3	R15[1]
7217T	4.7	—	3	3	R15[1]
7225	8.0	2.5	3	3	R15[1]
7514T	3.6	—	3	3	R15[1]
7517T	5.0	—	3	3	R15[1]
7525	8.5	2.5	3	3	R15[1]

(—) = Not Applicable
T = Tempered required due to aspect ratio.
(1) Units are not AAMA/WDMA performance certified. Units are engineered to meet the performance class and grade shown.
(2) Maximum performance when glazed with the appropriate glass thickness.

Pella® Reserve™ Traditional In-Swing Patio Door

Detailed Product Descriptions - Aluminum-Clad Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are [clear pine] [mahogany] [douglas fir], edge-banded and veneered. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with aluminum at the head and jambs.
- Components are assembled with screws, staples and concealed corner locks.
- Frame depth between 5-7/8" (149mm) to 8-5/8" (219mm), for wall depth between 4-9/16" (116mm) to 7-5/16" (186mm).
- Optional factory-applied EnduraClad® exterior trim.
- Solid extruded aluminum sill with [Mill] [Black] finish. [Mahogany threshold for mahogany door] [[oak] [composite black] threshold for [pine] [douglas fir] door].

– or –

- Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Black] finish.

Door panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [clear pine] [mahogany] [douglas fir]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are clad with extruded aluminum.
- Panel hinge stiles and rails are three-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Panel lock stiles are constructed with LVL core with finger-jointed edge bands on both sides and veneered on both faces.
- Corners are urethane-silicone hybrid-sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52mm).
- Panel exterior profile is [ogee] [putty glaze], interior profile is ogee.

Weatherstripping

- Dual-durometer extruded polymer along perimeter of door frame. On bottom panels, dual-durometer extruded polymer interior air seal and rigid polymer exterior facing bristle-strip.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Custom and high altitude glazing available.
- Silicone-glazed, 13/16" double-pane, dual-seal, insulating glass
  - [Clear] [Obscure] [Reflective Bronze] with air.
  - [Obscure Low-E [with argon]] [[Advanced] [AdvancedComfort] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] Low-E [with argon]].
  - [Bronze] [Gray] [Green] Advanced Low-E [with argon].

- or –

- Silicone-glazed, 13/16" double-pane, dual-seal, laminated, insulating glass
  - Clear with air.
  - [Advanced] [SunDefense™] Low-E with argon.
  - [Bronze] [Gray] [Green] Advanced Low-E with argon.

– or –

- Silicone-glazed, 1" triple-pane, dual-seal, insulating glass
  - [Obscure Low-E [with argon]] [[Advanced] [SunDefense™] [NaturalSun] Low-E [with argon]].

– or –

- Silicone-glazed, 7/8" double-pane, dual-seal, impact-resistant, laminated, insulating glass
  - Clear with air.
  - [Bronze] [Gray] [Green] with air.
  - [Advanced Low-E] [SunDefense™ Low-E] with argon.

Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [Standard] [feature] [custom][1].

– or –

- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish.
  - Color is [Standard] [feature] [custom][1].

Interior

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

Hardware

Hinges

- Hinges are adjustable to help with installation.
- Doors under 7' 0" frame height will have three (3) hinges per panel.
- Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges per panel.
- Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges per panel.
- Doors over 9' 0" frame height will have six (6) hinges per panel.

Locks

- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.
- Doors 8' 0" frame height and below will have one (1) strike at the head, one (1) strike at the sill and one (1) center deadbolt.
- Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head, one (1) strike at the sill and three (3) locking points at the stile.
- Solid brass handles and keylock with K-keyway cylinder.
- Key cylinder finish is [Brass] [Stainless Steel] [Matte Black].

Finish

- Hardware finish is (Handle, Hinges and Strike) [baked enamel [White] [Champagne] [Brown] [Matte Black]] [PVD High Performance finish [Satin Brass] [Satin Nickel]] [Oil-Rubbed Bronze] [Distressed Bronze] [Distressed Nickel] [Polished Nickel] [Polished Chrome].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid [Pine] [mahogany] [douglas fir]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][1].
  - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum, finished to match door cladding.
  - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.

– or –

- Grilles-Between-the-Glass[2]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan[3]] [Brown[3]] [Putty[3]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[4] is [Standard][1].

Screens

- Finish matches exterior cladding.
- Hinged Insect Screens:
  - Compliance: ASTM D 3656 and SMA 1201.
  - Screen Cloth: InView™ Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201.
  - Extruded-aluminum frame, hinged to door frame.
  - Complete with necessary hardware.
  - Hardware Color: [White] [Tan] [Brown] [Matte Black].

– or –

- Exterior Sliding Insect Screens:
  - Compliance: ASTM D 3656 and SMA 1201.
  - Screen Cloth: InView™ Vinyl-coated fiberglass, 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201.
  - Extruded-aluminum frame, top hung on 2 adjustable nylon rollers.
  - Complete with necessary hardware.
  - Hardware Color: [White] [Tan] [Brown] [Matte Black].

(1) Contact your local Pella sales representative for current color options.
(2) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.
(3) Tan, Brown or Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan, Putty/Putty). Other interior colors are also available with Tan or Brown exterior.
(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Pella® Reserve™ Traditional In-Swing Patio Door

Detailed Product Descriptions - Wood Exterior

Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior surfaces are [clear pine: [factory primed] [ready to stain]] [mahogany: [factory primed] [ready to stain]] edge-banded and veneered.
- Exterior surfaces are [pine: factory primed] [mahogany: [factory primed] [ready to stain]].
- Any exterior or curved member may have visible finger-jointed surfaces.
- Frame depth between 5-7/8" (149 mm) to 8-9/16" (217 mm), for a wall depth between 4-9/16" (116 mm) to 7.25" (184 mm).
- Solid extruded aluminum sill with [Mill] [Black] finish. [Mahogany threshold for mahogany door] [[oak] [composite black] threshold for [pine] [douglas fir] door].

– or –

- Sill is 1/2" low profile. Material and finish are extruded aluminum with [mill] [Black] finish.

Door panels

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are veneered with [clear pine] [mahogany]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [wood composite: factory primed] [mahogany: [factory primed] [ready to stain]].
- Panel stiles and rails are five-ply construction, randomly finger-jointed blocks laminated with water-resistant glue and veneered on both sides.
- Corners are urethane-silicone hybrid-sealed and secured with metal fasteners.
- Panel thickness is 2-1/16" (52mm).

Weatherstripping

- Dual-durometer extruded polymer along perimeter of door frame. On bottom panels, dual-durometer extruded polymer interior air seal and rigid polymer exterior facing bristle-strip.

Glazing System

- Quality fully-tempered float glass complying with ASTM C 1048.
- Custom and high altitude glazing available.
- Silicone-glazed, 13/16" double-pane, dual-seal, insulating glass
  - [Clear] [Obscure] [Reflective Bronze] with air.
  - [Obscure Low-E [with argon]] [Advanced] [AdvancedComfort] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] Low-E [with argon]].
  - [Bronze] [Gray] [Green] Advanced Low-E [with argon].

- or –

- Silicone-glazed, 13/16" double-pane, dual-seal, laminated, insulating glass
  - Clear with air.
  - [Advanced] [SunDefense™] Low-E with argon.
  - [Bronze] [Gray] [Green] Advanced Low-E with argon.

– or –

- Silicone-glazed, 1" triple-pane, dual-seal, insulating glass
  - [Obscure Low-E with [argon][air]] [Advanced] [SunDefense™] [NaturalSun] Low-E [with argon].

Exterior

- [Wood composite: factory primed with one coat acrylic latex] [mahogany [factory primed with one coat acrylic latex] [Unfinished, ready for site finishing]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain][3]].

Hardware

Hinges

- Hinges are adjustable to help with installation.
- Doors 6' 10" to 7' 0" frame height will have three (3) hinges per panel.
- Doors over 7' 0" frame height up to and including 8' 0" frame height will have four (4) hinges per panel.
- Doors over 8' 3" frame height up to and including 9' 0" frame height will have five (5) hinges per panel.
- Doors over 9' 0" frame height will have six (6) hinges per panel.

Locks

- Mortised and keyed multi-point locking system, center deadbolt and shoot-bolts at head and sill will engage simultaneously.
- Doors 8' 0" frame height and below will have one (1) strike at the head, one (1) strike at the sill and one (1) center deadbolt.
- Doors over 8' 0" frame height up to and including 10' 0" frame height will have one (1) strike at the head, one (1) strike at the sill and three (3) locking points at the stile.
- Solid brass handles and keylock with K-keyway cylinder.
- Key cylinder finish is [Brass] [Stainless Steel] [Matte Black].

Finish

- Hardware finish is (Handle, Hinges and Strike) [baked enamel [White] [Champagne] [Brown] [Matte Black]] [PVD High Performance finish [Satin Brass] [Satin Nickel]] [Oil-Rubbed Bronze] [Distressed Bronze] [Distressed Nickel] [Polished Nickel] [Polished Chrome].

Optional Products

Grilles

- Integral Light Technology® grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain][3]].
  - Exterior grilles are [5/8"] [7/8"] [1-1/4"] putty glaze profile that are solid [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are factory primed.
  - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with spacer

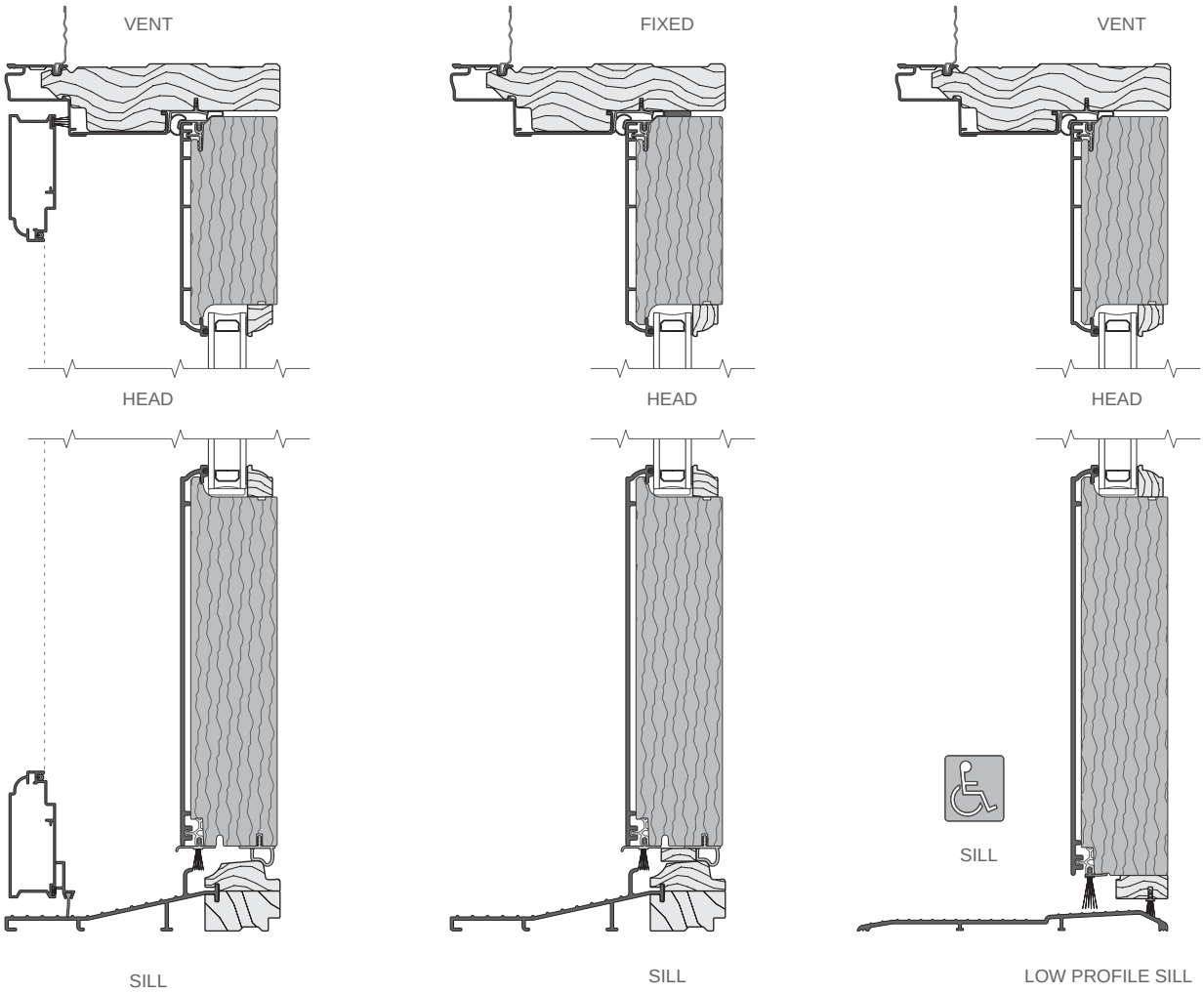
– or –

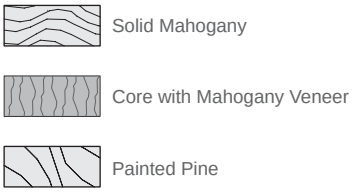
- Grilles-Between-the-Glass[2]
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan[2]] [Brown[2]] [Putty[2]] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color[4] is [Standard[3]].

(1) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.
(2) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.
(3) Contact your local Pella sales representative for current color options.
(4) Appearance of exterior grille color will vary depending on Low-E coating on glass.

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior - Wood Collection

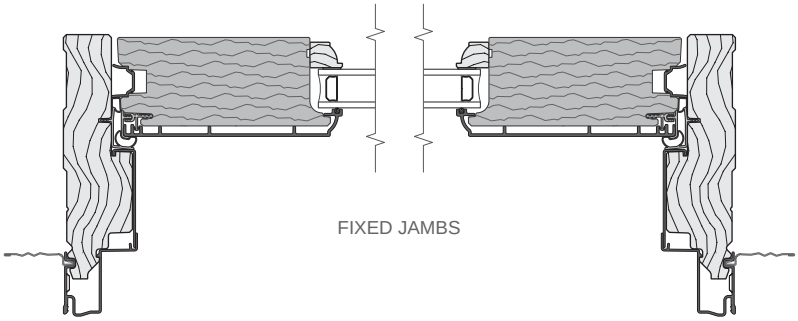




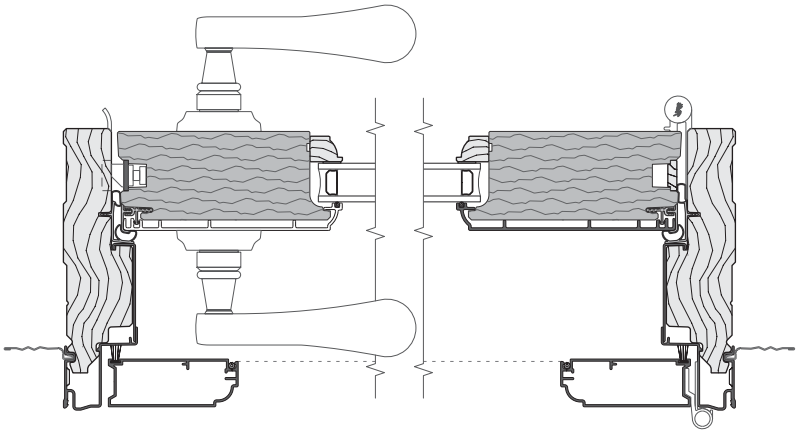
Scale 3" = 1' 0"
All dimensions are approximate.
Water resistance is 0 psf for doors with low profile sill.

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior - Wood Collection

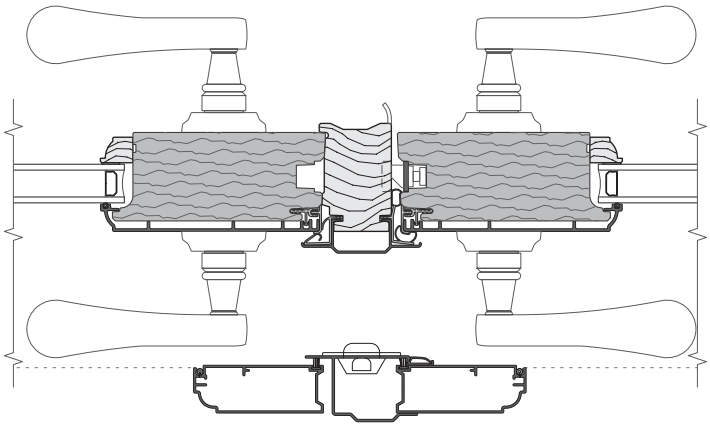


FIXED JAMBS



LOCK JAMB

HINGE JAMB



PASSIVE / ACTIVE
ASTRAGAL

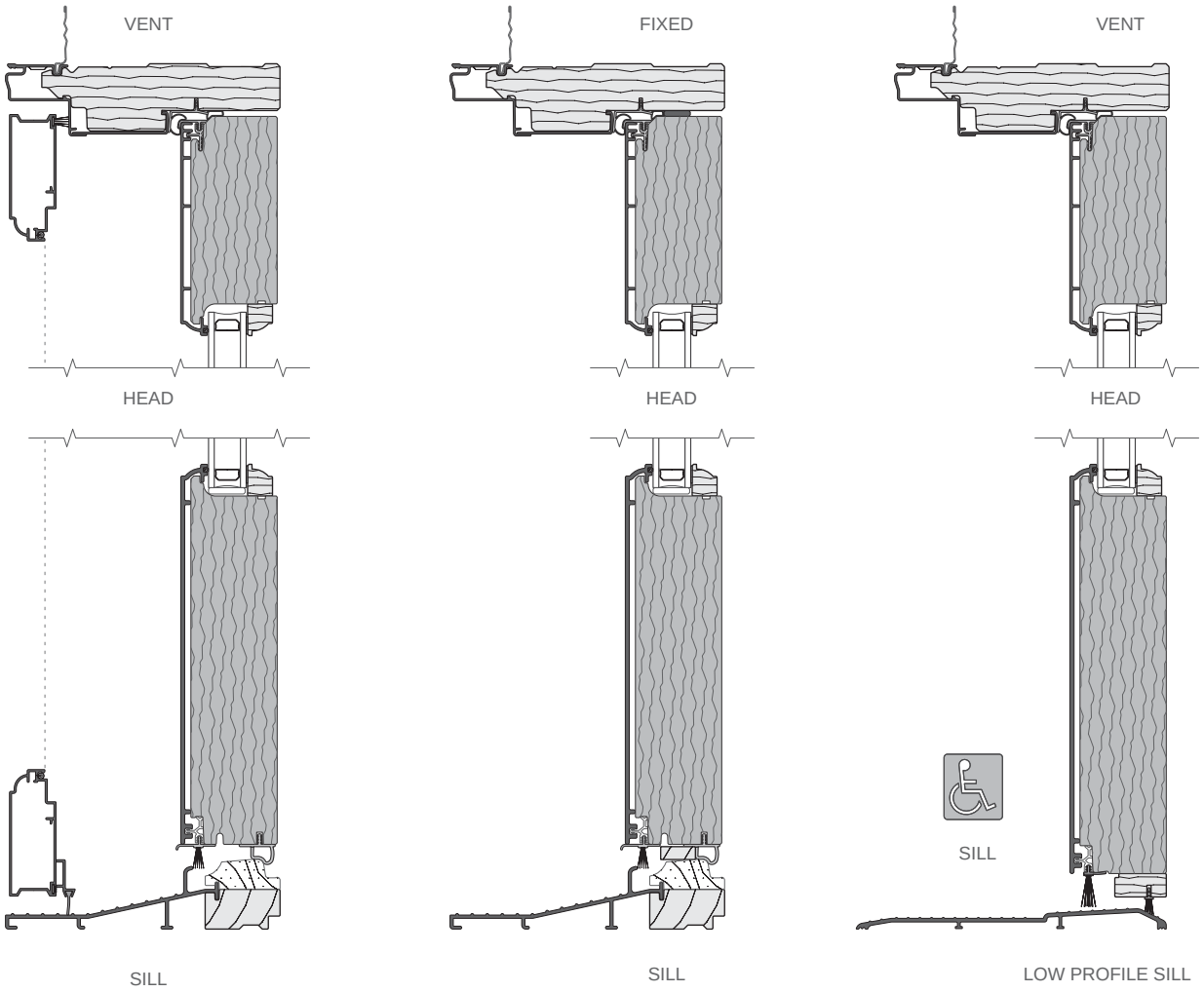
Solid Mahogany

Core with Mahogany Veneer

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

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior - Wood Collection



Alder, Douglas Fir or Pine

Core with Alder, Douglas Fir or Pine Veneer

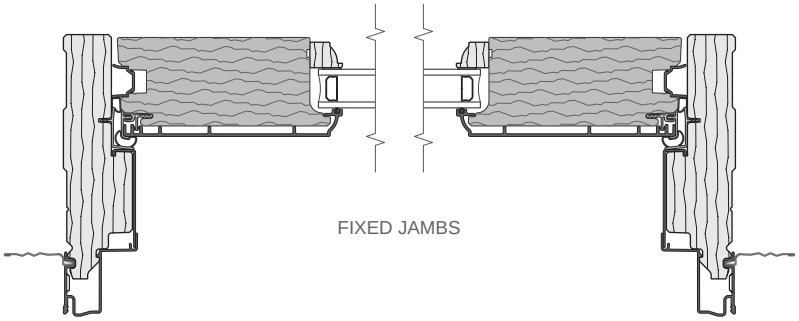
Solid Pine

Oak

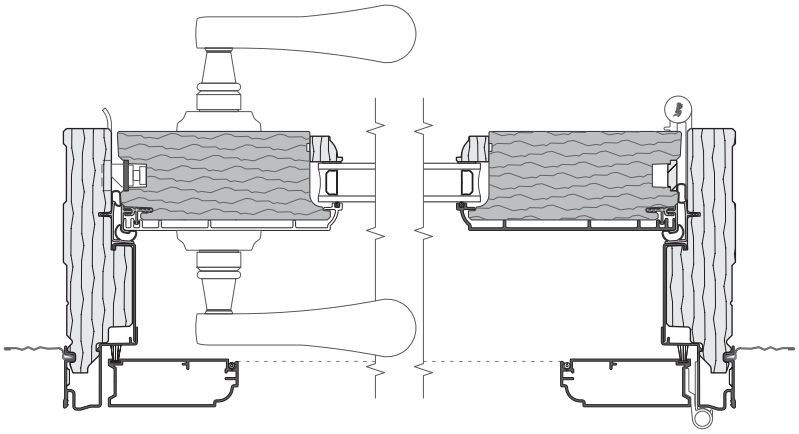
Scale 3" = 1' 0"
All dimensions are approximate.

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior - Wood Collection

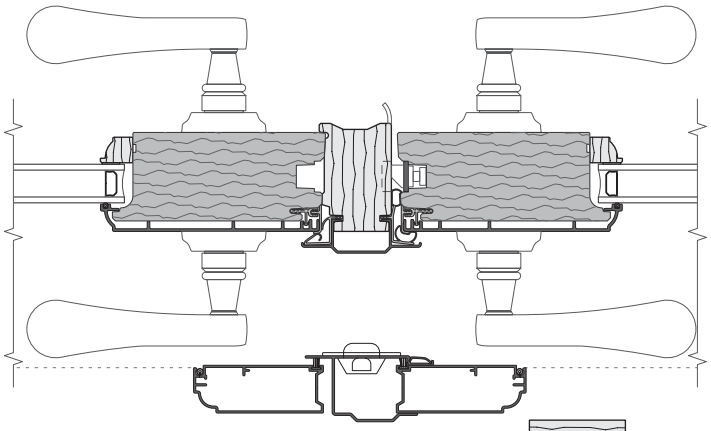


FIXED JAMBS



LOCK JAMB

HINGE JAMB



PASSIVE / ACTIVE
ASTRAGAL

Alder, Douglas Fir or Pine

Core with Alder, Douglas Fir or Pine Veneer

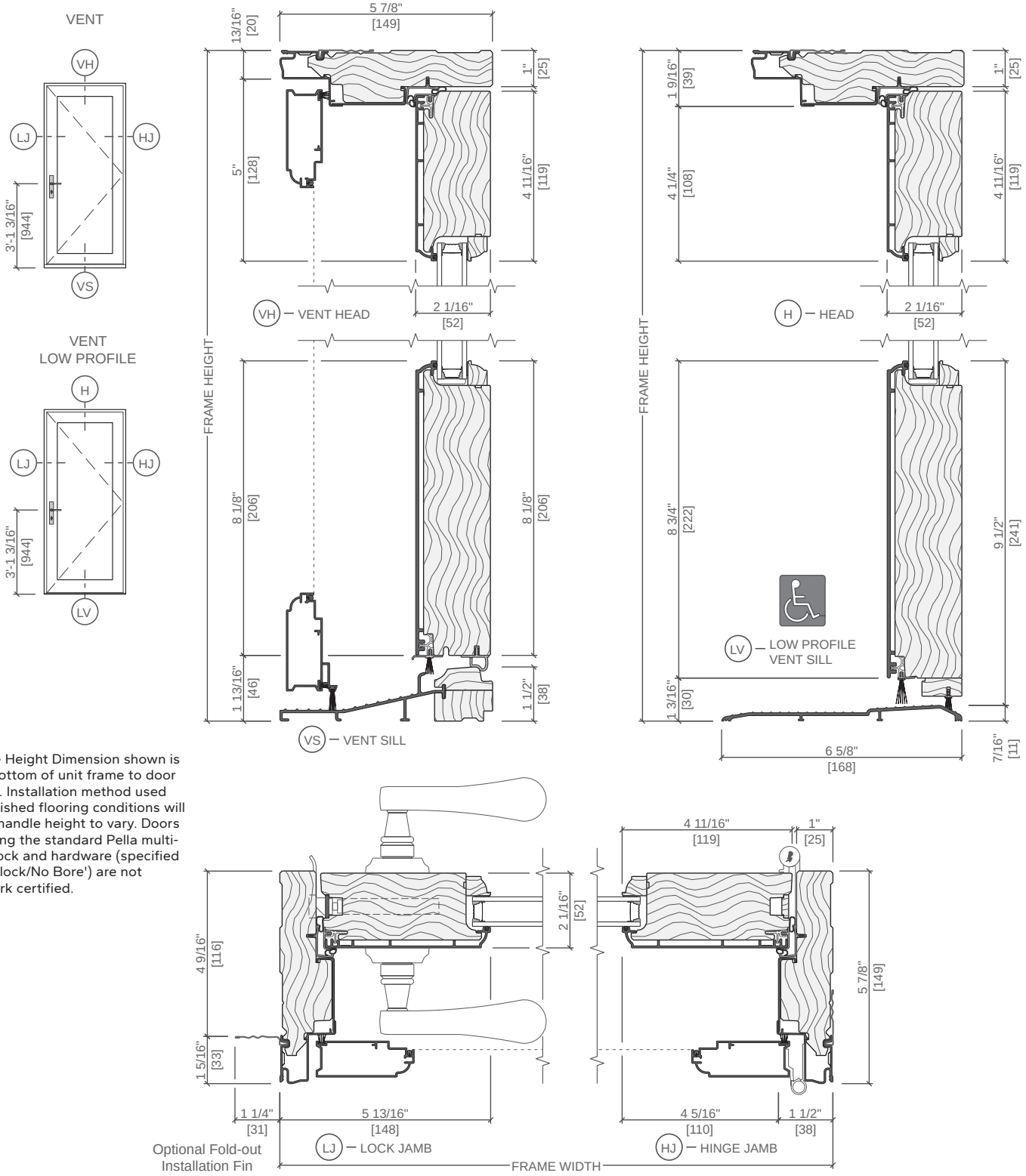
Solid Pine

Oak

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

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior, Ogee Exterior Profile

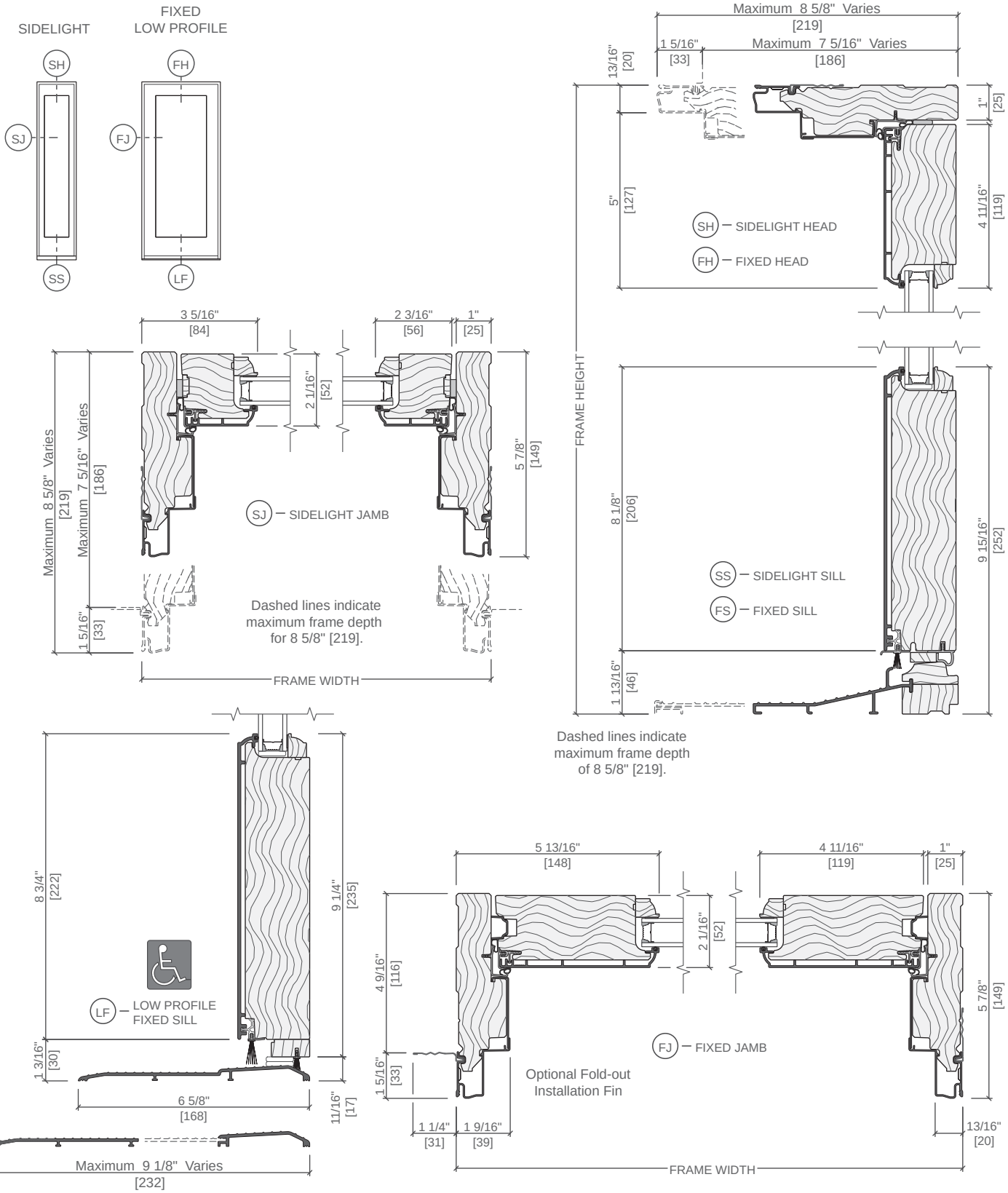


Handle Height Dimension shown is from bottom of unit frame to door handle. Installation method used and finished flooring conditions will cause handle height to vary. Doors not using the standard Pella multi-point lock and hardware (specified as 'No lock/No Bore') are not Hallmark certified.

Scale 3" = 1' 0"
All dimensions are approximate.
Water resistance is 0 psf for doors with low profile sill

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior, Ogee Exterior Profile

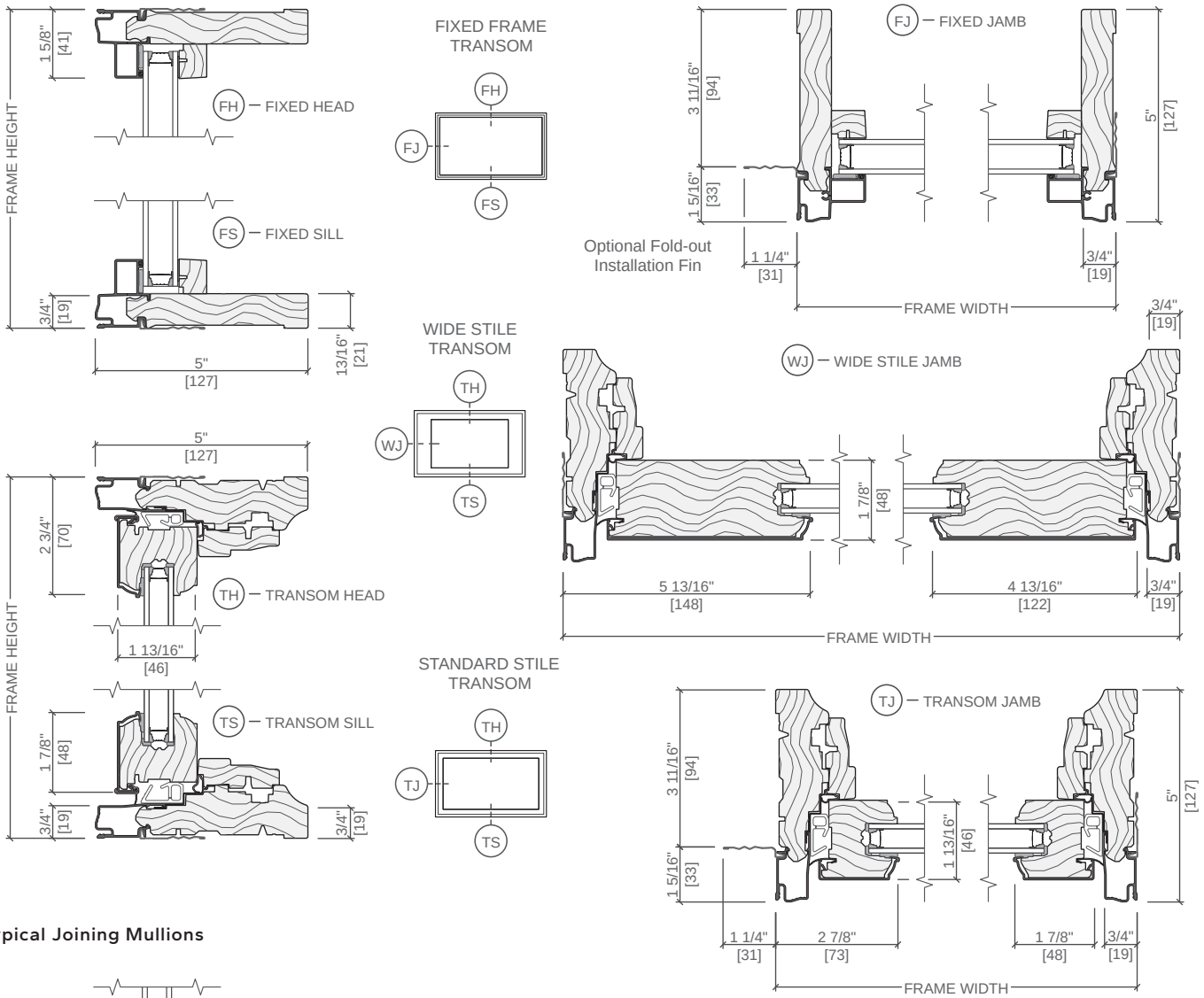


Scale 3" = 1' 0"
All dimensions are approximate.

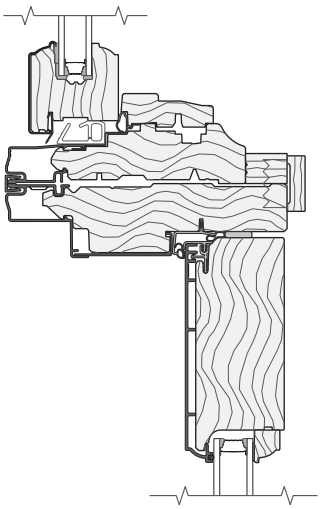
Water resistance is 0 psf for doo profile sill.

Pella® Reserve™ Traditional In-Swing Patio Door

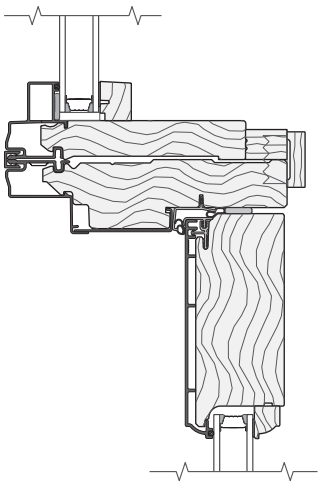
Unit Sections – Aluminum-Clad Exterior, Ogee Exterior Profile



Typical Joining Mullions



HORIZONTAL JOINING MULLION
CASEMENT / IN-SWING FRENCH DOOR



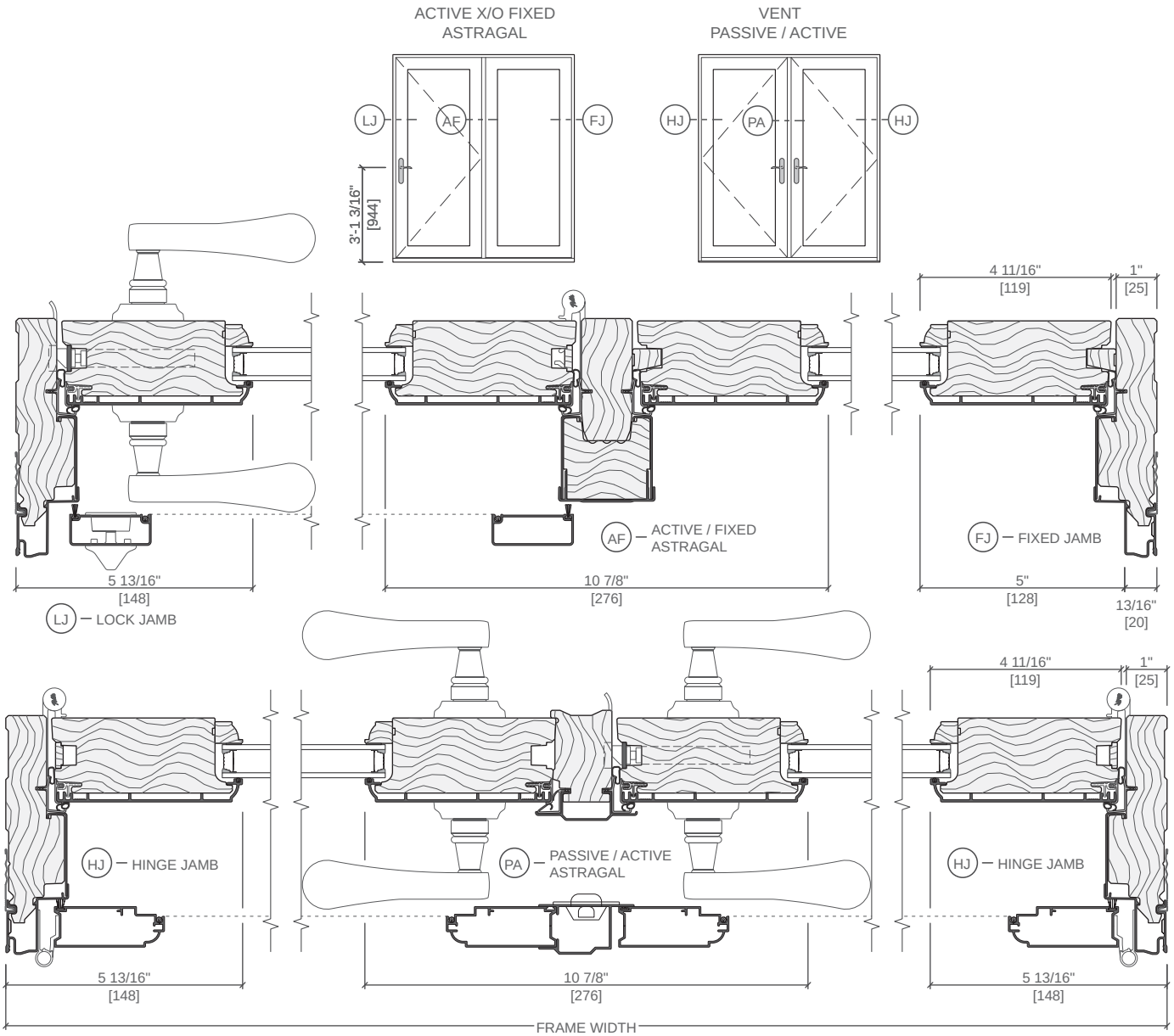
HORIZONTAL JOINING MULLION
FIXED FRAME / IN-SWING FRENCH DOOR

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

www.Pella.com for mullion limitations and reinforcing requirements.

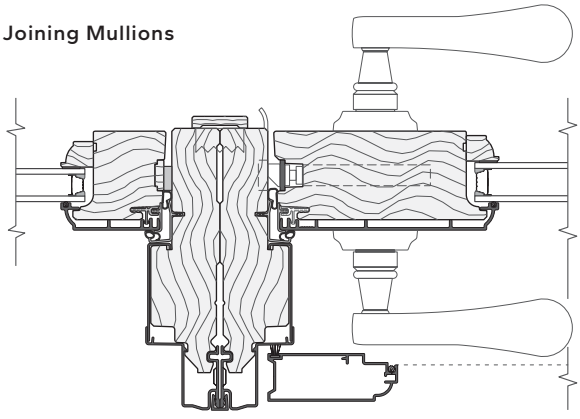
Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Aluminum-Clad Exterior, Ogee Exterior Profile

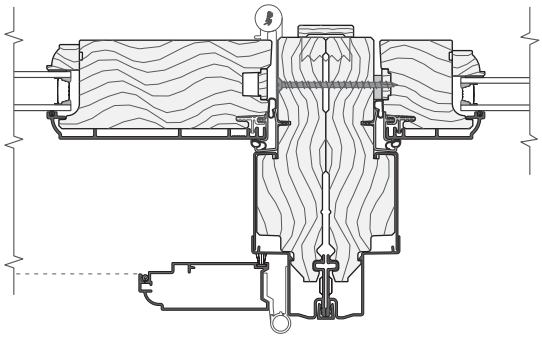


Typical Joining Mullions

- Use standard joining mullions when joining fixed door panels.
- Sidelights or fixed panels may be joined directly to operable door panels. Composite must be installed with head drip fin and installation fins per standard installation instructions.
- Structural mullion must be used for all other combinations.



VERTICAL JOINING MULLION
SIDELIGHT JAMB / LOCK JAMB

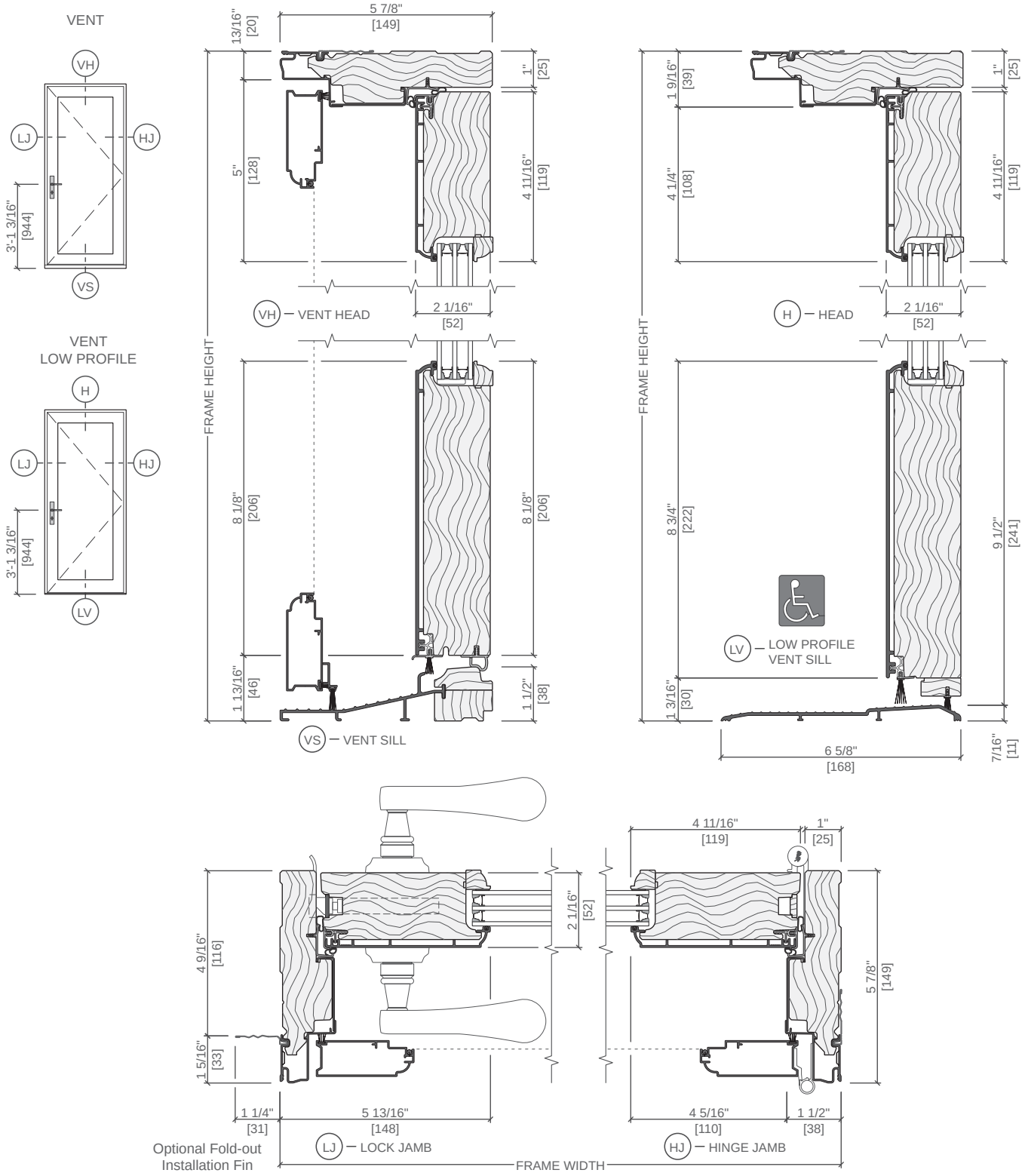


VERTICAL JOINING MULLION
HINGE JAMB / SIDELIGHT

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

Pella® Reserve™ Traditional In-Swing Patio Door

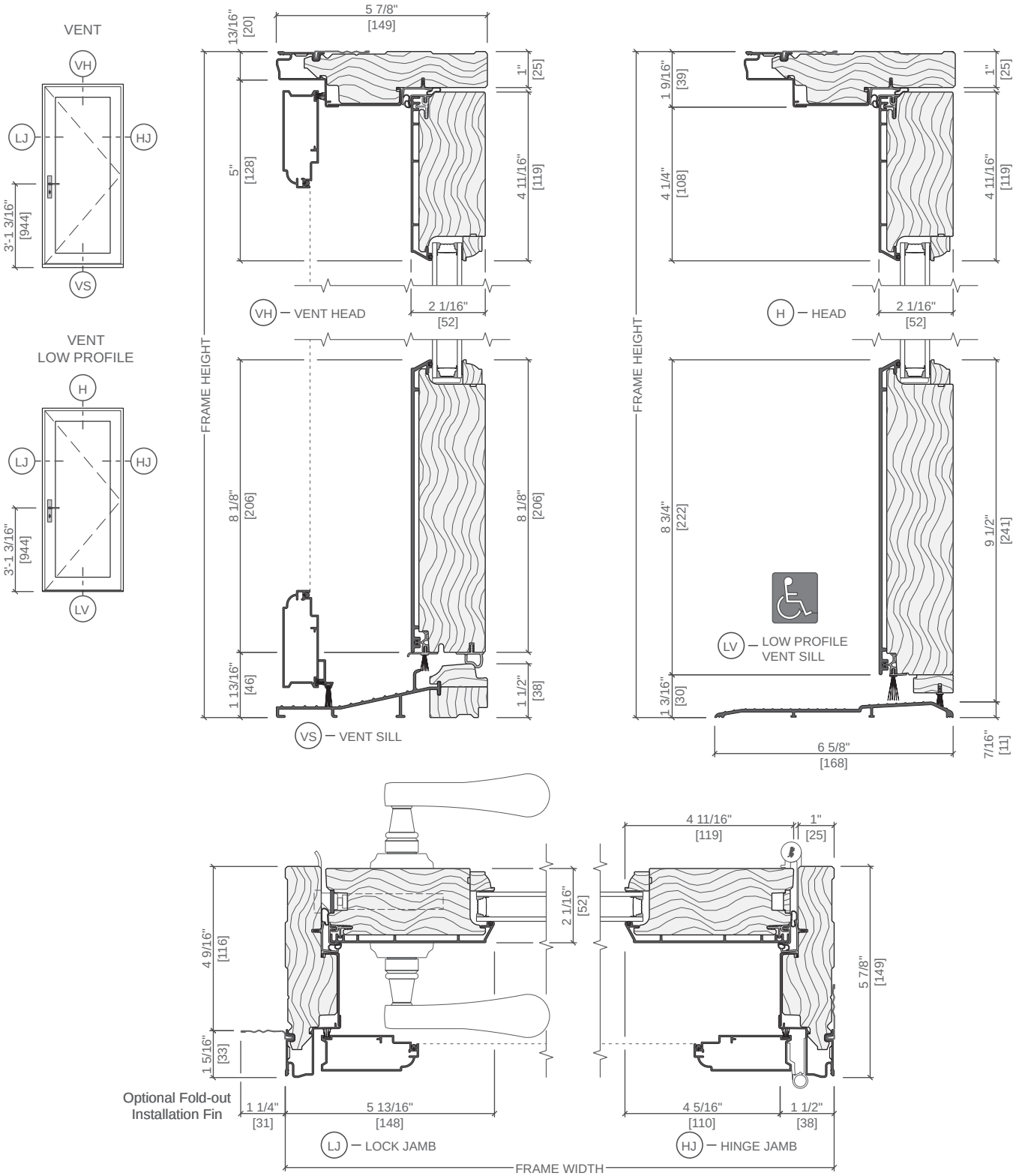
Unit Sections – Aluminum-Clad Exterior, Ogee Exterior Profile, Triple-Pane



Scale 3" = 1' 0"
All dimensions are approximate.
Water resistance is 0 psf for doors with low profile sill

Pella® Reserve™ Traditional In-Swing Patio Door

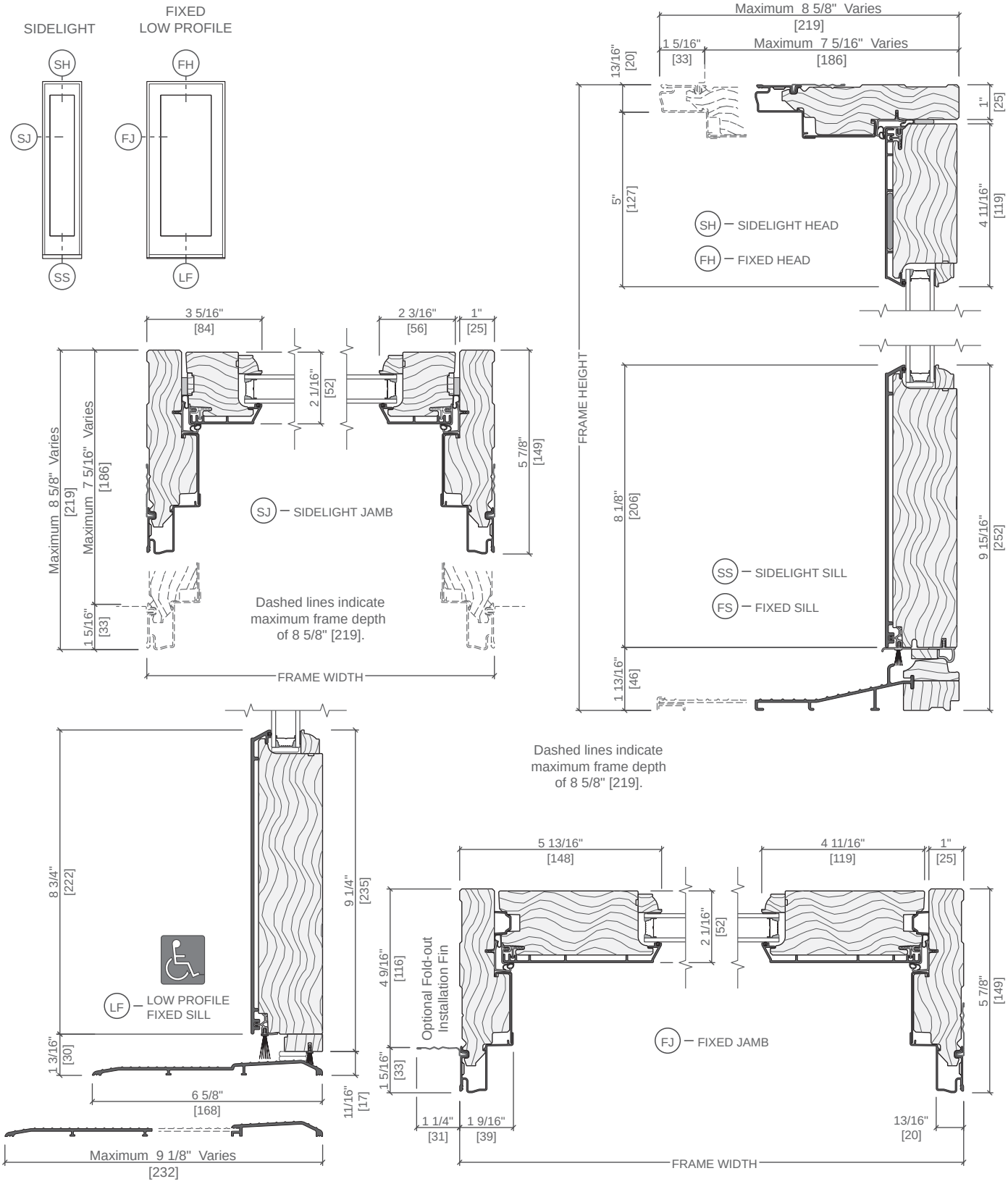
Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile



Scale 3" = 1' 0"
All dimensions are approximate.
Water resistance is 0 psf for doors with low profile sill

Pella® Reserve™ Traditional In-Swing Patio Door

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

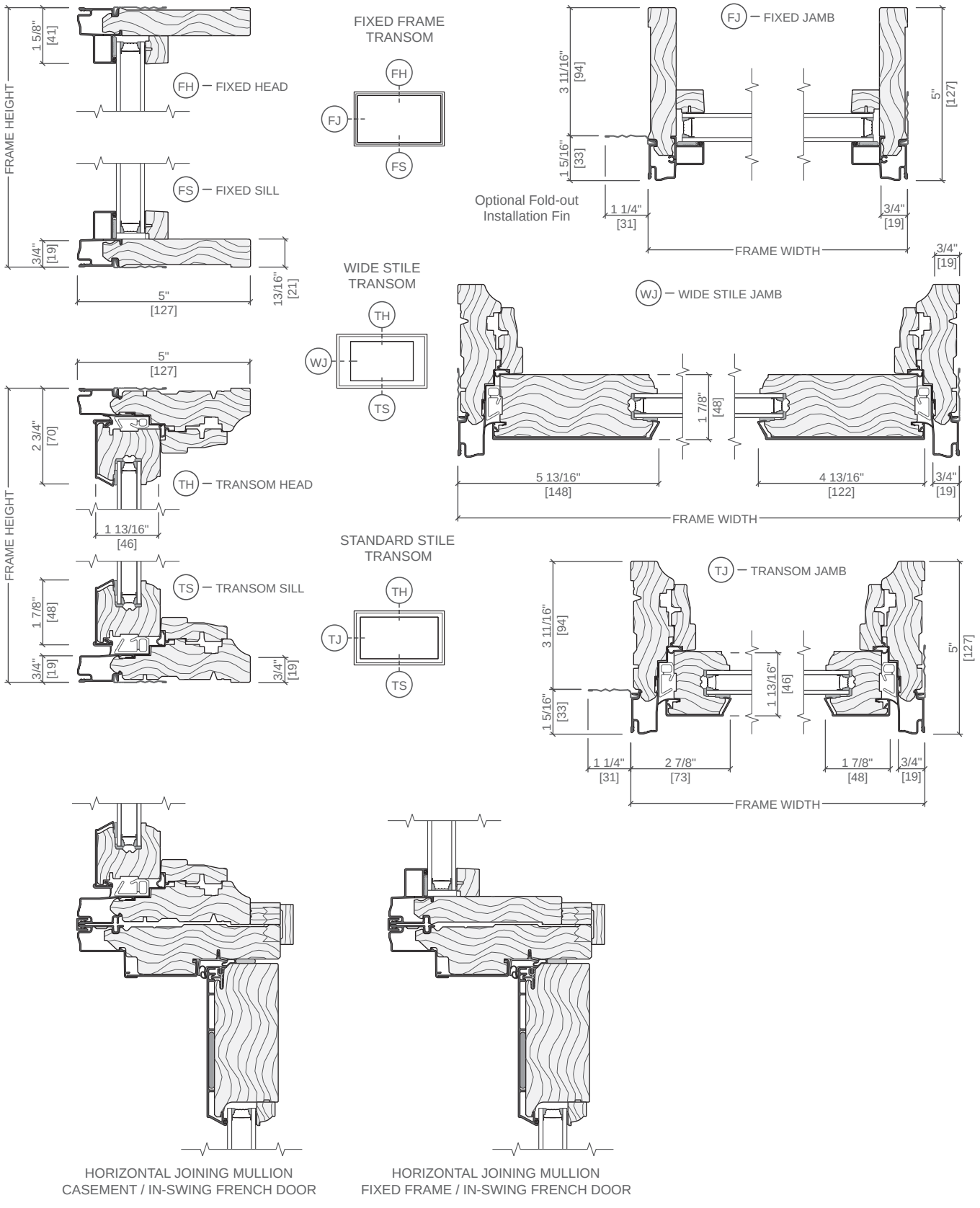


Scale 3" = 1' 0"
All dimensions are approximate.

Water resistance is 0 psf for doo profile sill.

Pella® Reserve™ Traditional In-Swing Patio Door

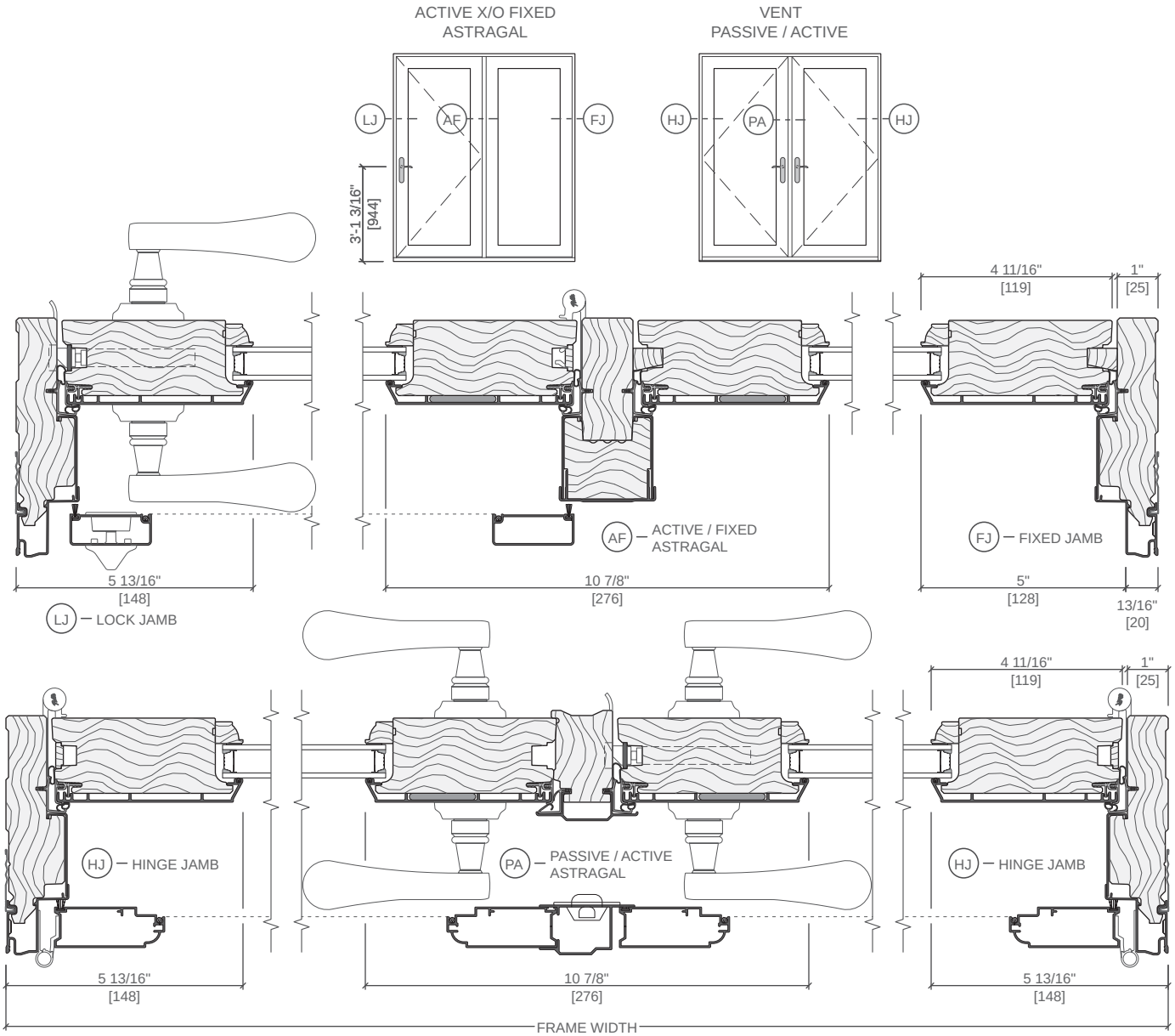
Unit Sections – Aluminum-Clad Exterior, Putty Glaze Exterior Profile

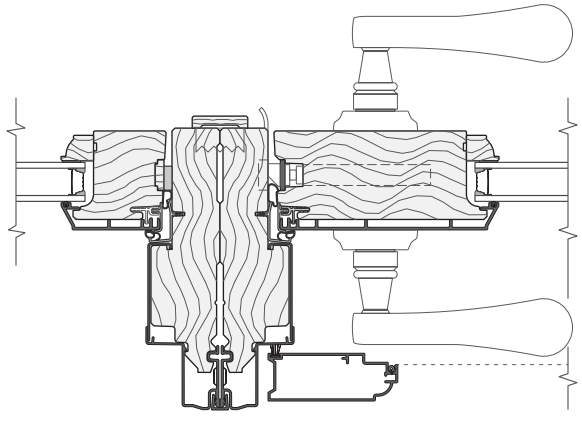


Scale 3" = 1' 0"
All dimensions are approximate.

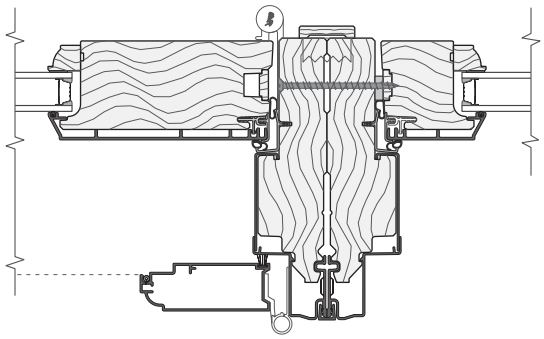
Pella® Reserve™ Traditional In-Swing Patio Door

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





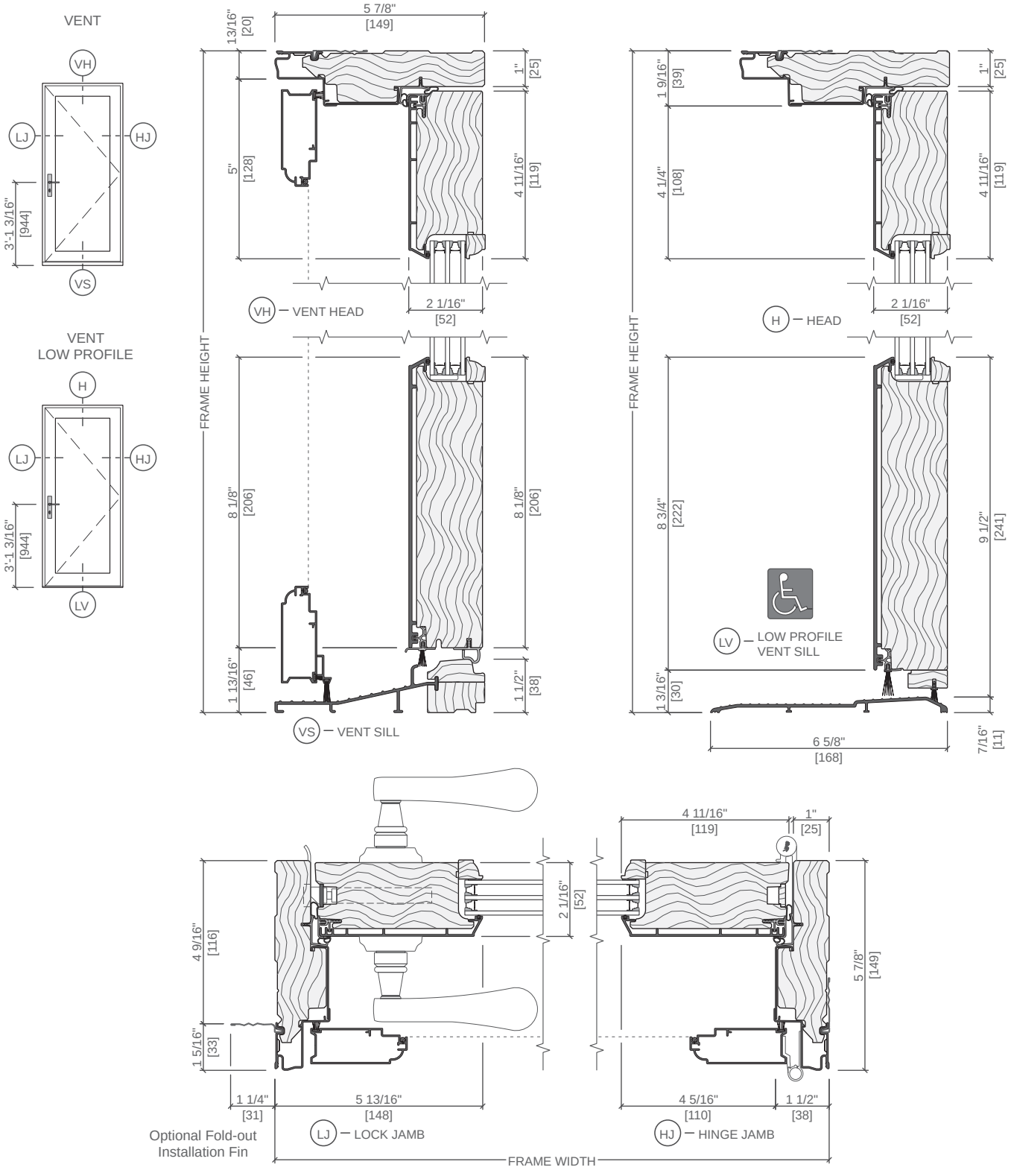
VERTICAL JOINING MULLION
SIDELIGHT JAMB / LOCK JAMB



VERTICAL JOINING MULLION
HINGE JAMB / SIDELIGHT

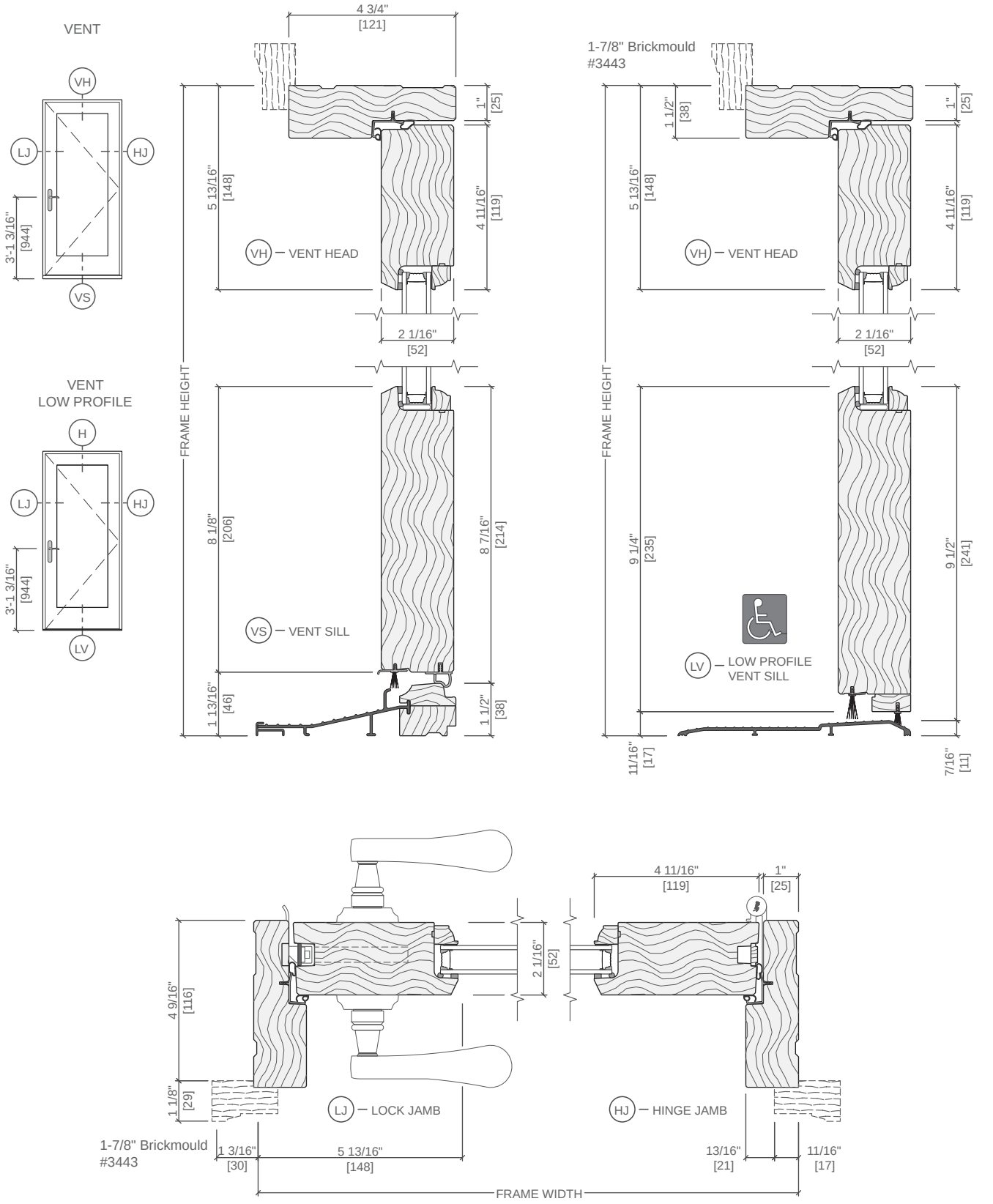
Pella® Reserve™ Traditional In-Swing Patio Door

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



Pella® Reserve™ Traditional In-Swing Patio Door

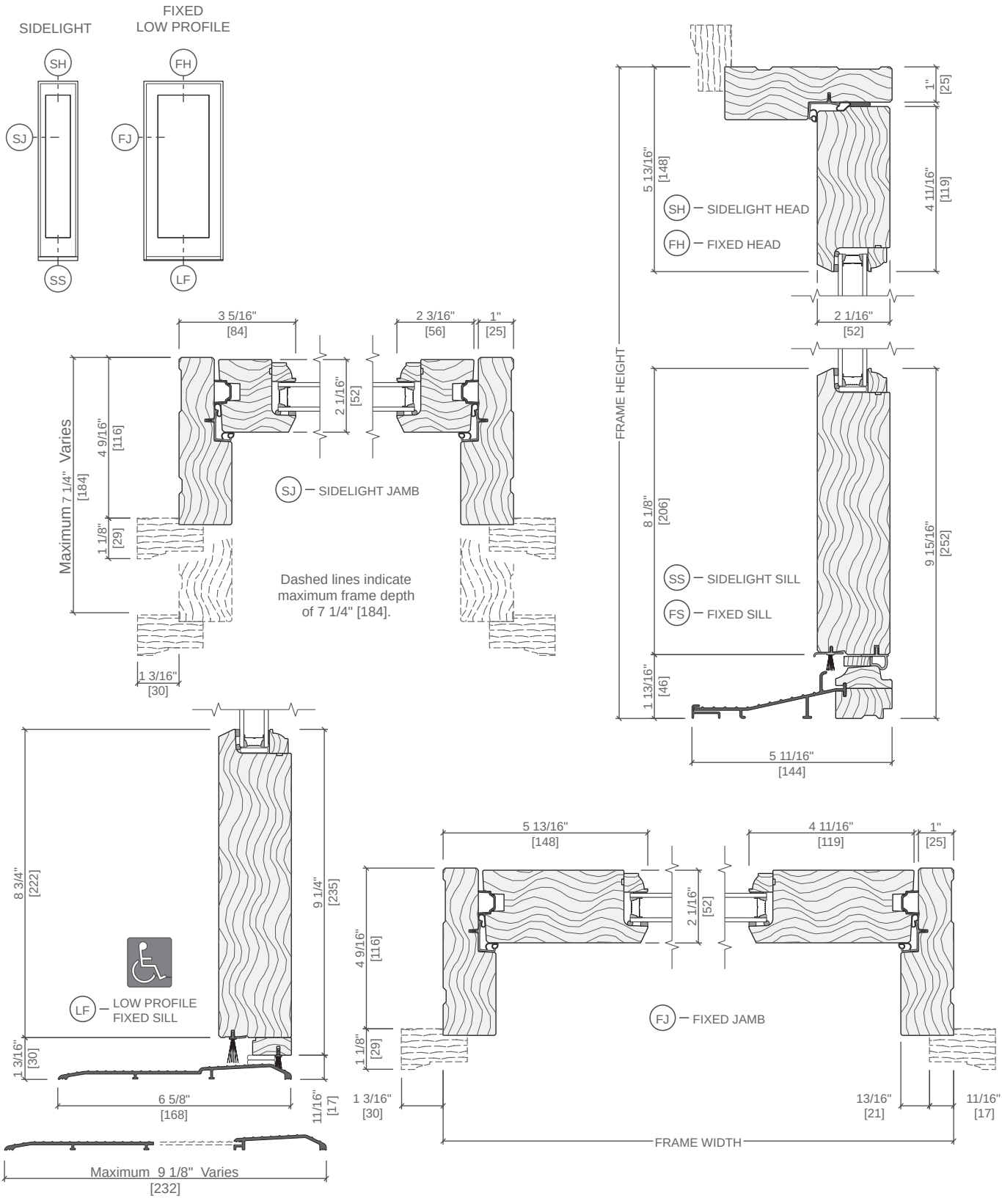
Unit Sections – Wood Exterior, Putty Glaze Exterior Profile



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

Pella® Reserve™ Traditional In-Swing Patio Door

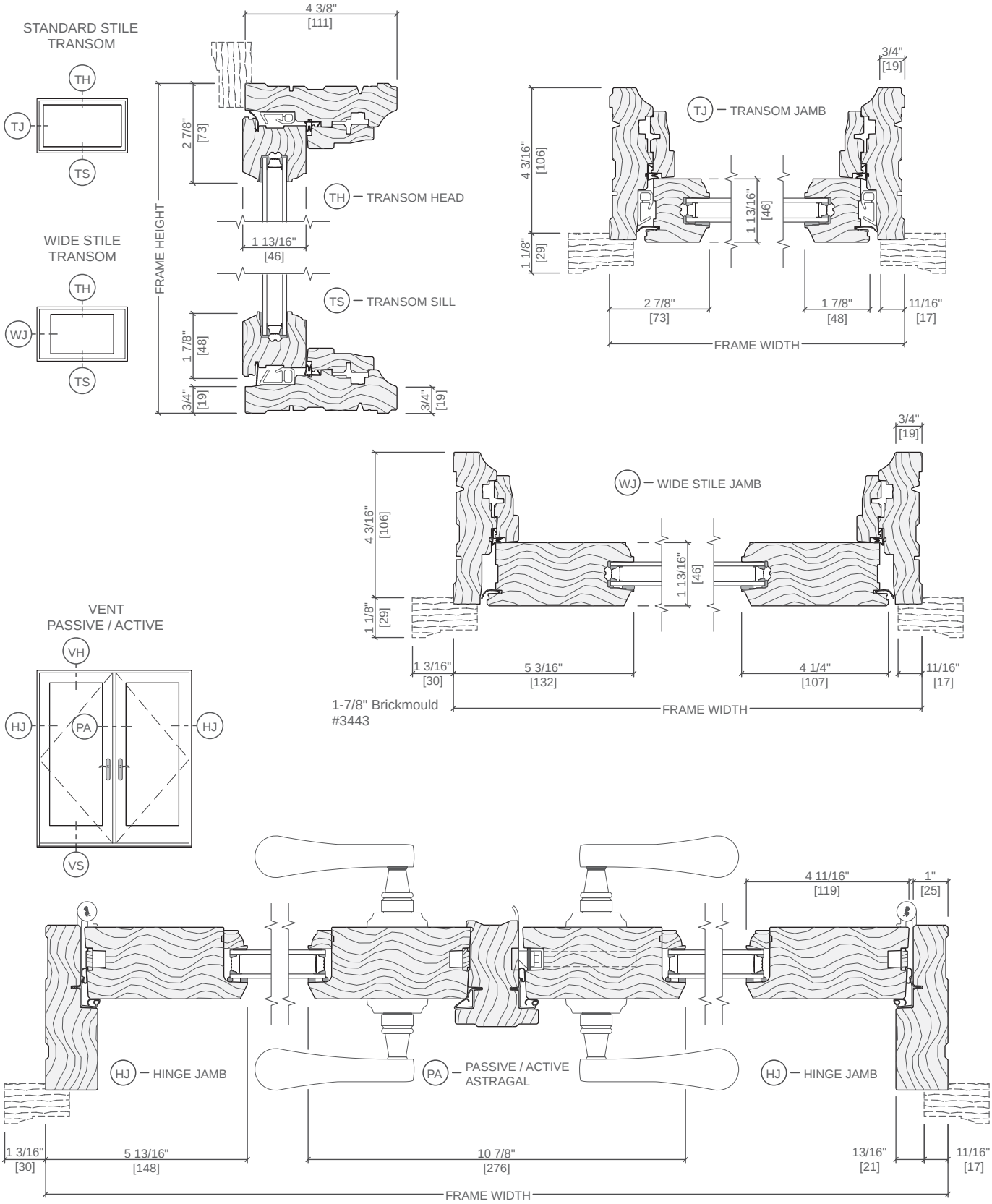
Unit Sections – Wood Exterior, Putty Glaze Exterior Profile



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

Water resistance is 0 psf for doo profile sill.

Pella® Reserve™ Traditional In-Swing Patio Door

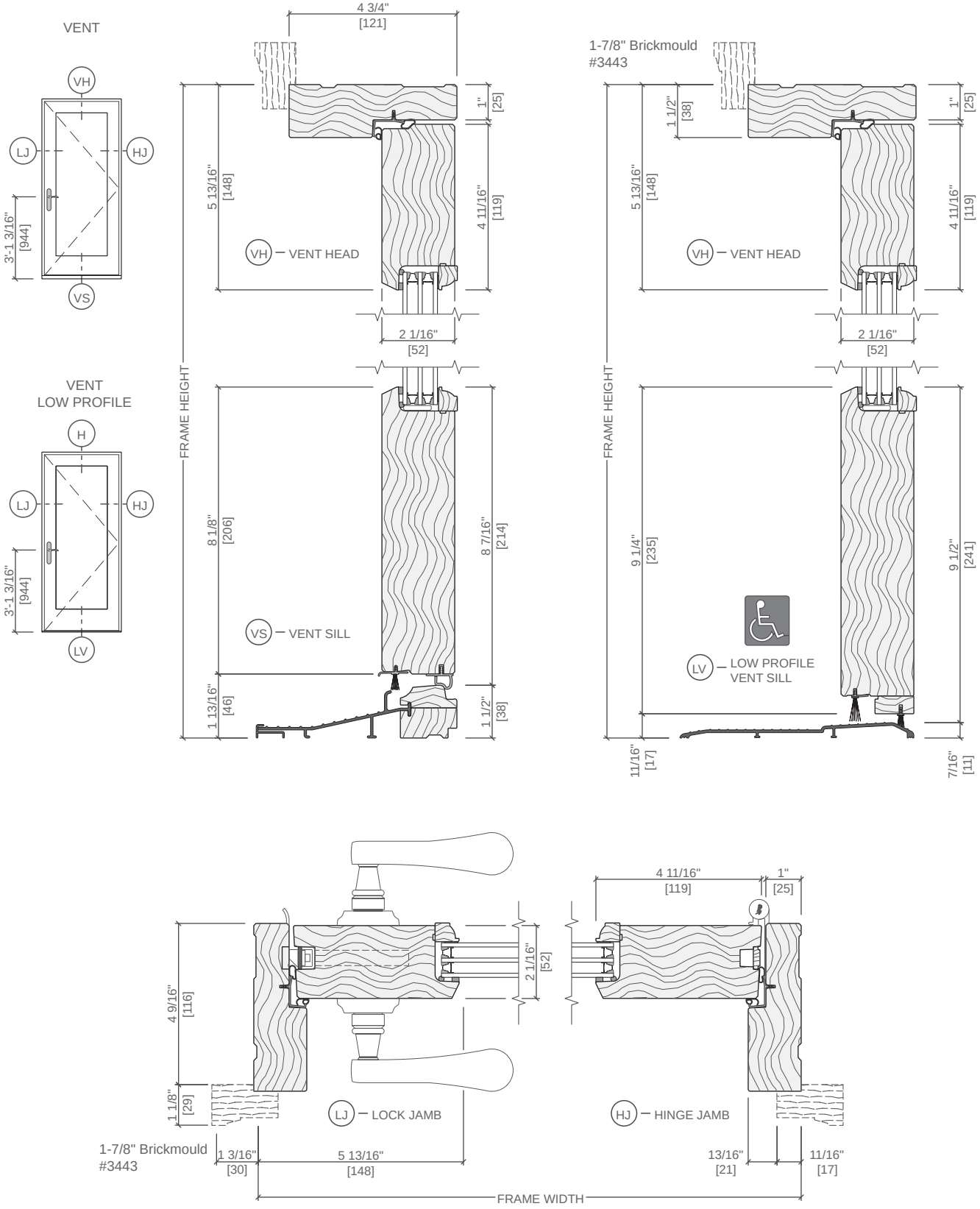


Scale 3" = 1' 0"
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www.Pella.com for mullion limitations and reinforcing requirements.

Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Wood Exterior, Putty Glaze Exterior Profile, Triple-Pane



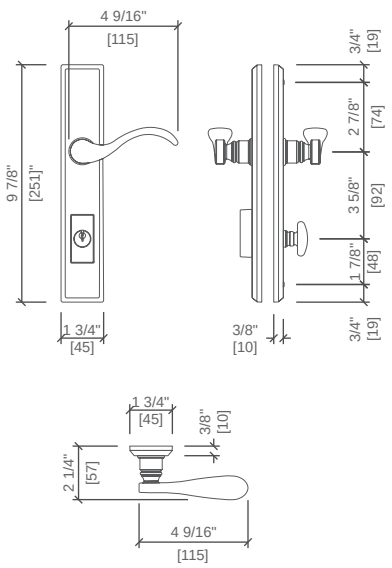
Scale 3" = 1' 0"
All dimensions are approximate.

Water resistance is 0 psf for doo profile sill.

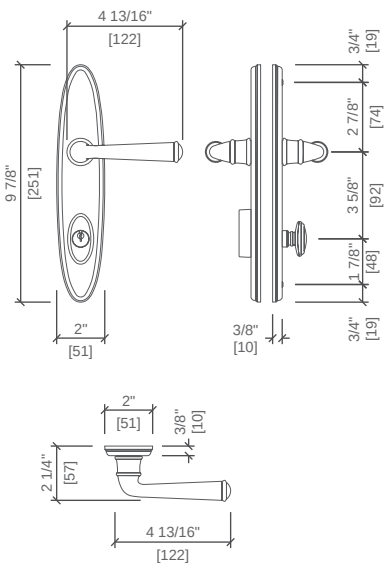
Pella® Reserve™ Traditional In-Swing Patio Door

Unit Sections – Handle Hardware Dimensions

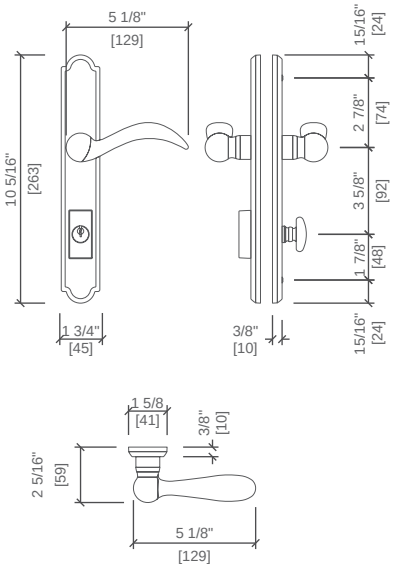
VIRAGO



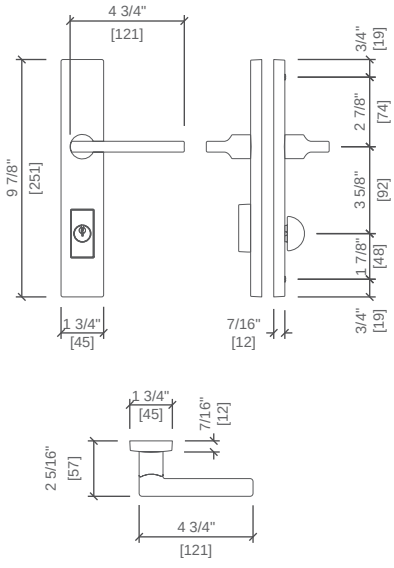
LOCUS



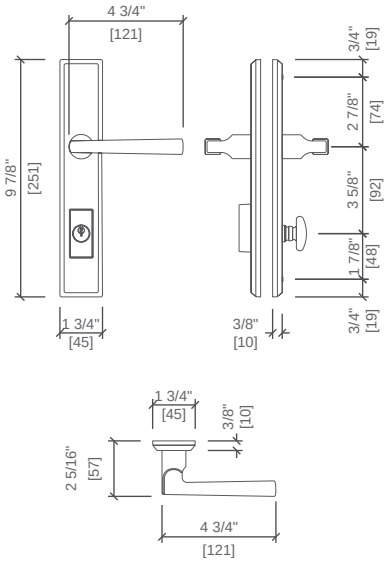
RUSTIEK



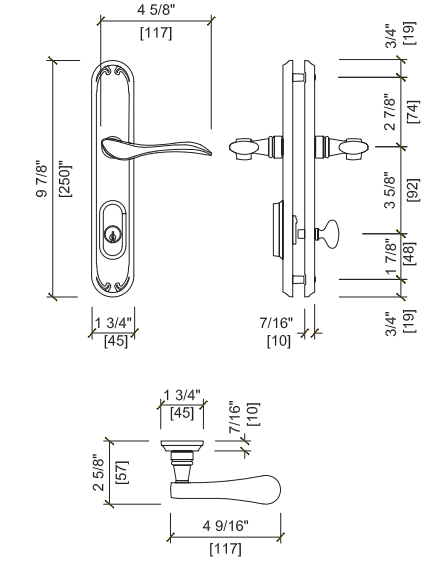
SPIERE



GUSTO



Standard





Gmail Emmanuel Pimentel <[redacted]>

Zulch back deck

1 message

james zulch <[redacted]> Thu, Aug 27, 2026 at 8:52 PM
To: Emmanuel Pimentel <[redacted]ail.com>

> I give Emmanuel Pimentel permission to fill out and submit the Historic District Commission Application on my behalf.

> Thank you,

> Jim Zulch

Sent from my iPad

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-162		October 14, 2026

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

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

Applicant	Architect/Engineer	Contractor
Andrew Broten		

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:

We previously received HDC approval for the construction of a pool house, pool, and other associated amenities just east of the main house on our property. Instead of this plan, we would like to remodel the circa 2001 horse barn on the property for use as a pool house. We would not change the footprint of the exiting barn, and the only exterior changes under consideration would be the replacement of the barn doors to glass doors, and enlargement of the existing windows.

As part of this project, we also propose to move the location of the previously approved pool from the location just east of the house, to a location east of the existing horse and goat barns, with similar hardscaping as the previous approved design.

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)

Andrew James Broten
Applicant's Digital Signature
Date: October 14, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: PUD
PATRIOT ACCOUNT #: 9097

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

LAND: $280,100
YARD: $23,100
BUILDING: $1,735,600
TOTAL: $2,038,800

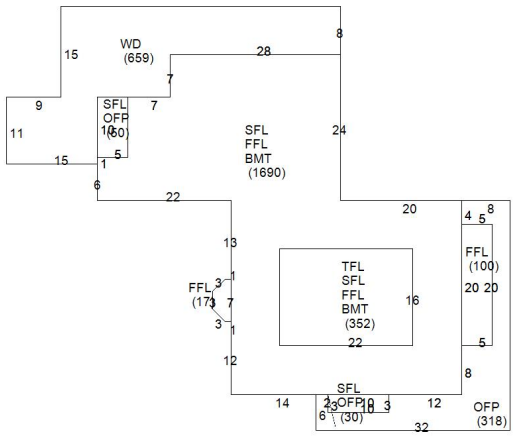
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO



Vivid™ Sliding French Door

Unit Features 1
Lite Options 4
Minimum and Maximum Guidelines and Certified Sizes 5
STC/OITC Glass Values 6
Standard Unit Measurements 7
Configurations 8
Net Clear Opening 9
Measurement Conversions: All Configurations and 2 Panel 11
Measurement Conversions: 3 Panel 12
Measurement Conversions: 4 Panel 13
Section Details: 2 Panel - Operating with 4 9/16" Jambs (RO 86 1/2" Height and Smaller) 14
Section Details: 2 Panel - Operating with 4 9/16" Jambs (Greater Than RO 86 1/2" Height) 15
Section Details: 3 Panel - Operating with 4 9/16" Jambs (RO 86 1/2" Height and Smaller) 16
Section Details: 3 Panel - Operating with 4 9/16" Jambs (Greater Than RO 86 1/2" Height) 17
Section Details: 4 Panel - Operating with 4 9/16" Jambs 18
Section Details: Jamb Extension 19

Unit Features

Vivid Sliding French Door: VNSFD

Configurations:

- Rectangles Only
- Two-panel doors: OX, XO
- Three-panel doors: OOX, XOO, OXO LH, OXO RH
- Four-panel doors: OXXO LH, OXXO RH

Frame and Panel:

- Frame and panel are Ultrex®, an advanced fiberglass reinforced pultrusion material that is resistant to thermal conductance
- Exterior colors: Stone White, Pebble Grey, Bronze, or Ebony.
- Interior colors: Stone White or Ebony.
- Panel color selection may optionally differ from the color selection of the door frame.

Frame:

- Frame thickness: 1 31/64" (31)
- Frame depth: 4 9/16" (116)
- Exterior colors: Stone White, Pebble Grey, Bronze, or Ebony.
- Interior colors: Stone White or Ebony

Panel:

- Panel thickness: 1 3/4" (44)
- Top rail and stiles: 3 5/8" (92)
- Bottom rail: 6" (152)
- Exterior colors: Stone White, Pebble Grey, Bronze, or Ebony.
- Interior colors: Stone White or Ebony

Sill:

- Sill is Ultrex®.
- Dimensions
  - Sill is 2 9/32" tall by 5 9/16" deep.
- May be coated Beige or Bronze, with color matched sill weatherstrip and sill liner (Black with Bronze, or Beige with Beige)

Hardware:

- Multi-point locking system:
  - Keyed
  - An anti-slam pin is standard to prevent from locking when door is open
  - Handle set: interior and exterior selected separately, modern handle sets optional
    - Polyester powder coat finish on zinc die-cast
      - Cambridge handle set: available in White, Matte Black
      - Northfield handle set: available in White, Matte Black
    - Optional finishes are applied to a solid brass substrate
      - Classic handle set available in Satin Nickel PVD, Oil Rubbed Bronze PVD,
      - Modern handle set available in Satin Nickel PVD, Oil Rubbed Bronze PVD,
- Rollers:
  - Two adjustable steel roller assemblies per operating panel
  - Two ball bearing wheels per roller assembly
  - Maximum vertical adjustment: 5/16" (8)
- Foot bolt:
  - Color: white, bronze
  - Field-applied only
- Flush bolt assembly (OXXO only)

Unit Features

Weather Strip:

- Astragal has a bulb type weather strip.
- Interlock has a full length leaf style and bulb type weather strip.
- Jamb, head jamb, and sill utilize a leaf style weather strip.
- The sill weather strip will match the sill color. When a Bronze sill is ordered, the sill weather strip will be black, and when a Beige sill is ordered, the sill weather strip will be beige.
- Operator jamb, header, interlock, and astragal cap/weather strip (OXO) color to complement exterior finish.
- Stationary jamb and astragal (OXXO) weather strip color is selectable but defaults to complement interior finish.
  - Options: Beige, black and white

Insect Screens:

- Extruded aluminum sliding screen
  - Color: Stone White, Pebble Grey, Bronze, or Ebony.
- Top hung roller assembly with stainless steel ball bearings in nylon wheels, top roller adjustable up to 3/8" (10)
- Standard screen mesh material: charcoal fiberglass
- Optional screen mesh material: high transparency
- Flush mounted rigid nylon handle

Simulated Divided Lites (SDLS):

- 7/8" (22) bar with spacer (interior and exterior)
- Exterior: Ultrex, color matched to panel exterior
- Interior: ABS (Acrylonitrile Butadiene Styrene), color matched to panel interior
- Pattern: rectangular, cottage, 4, 6 or 9 lite prairie, oriel, check rail

Grilles-Between-the-Glass (GBG):

- 23/32" (18) contoured aluminum bar
- Exterior: color matched to unit exterior is default. Customer selected GBG color options are available.
- The exterior GBG color is designed to best match the unit exterior color when used with Low E glass. The use of different types of glazing options may alter the exterior GBG color appearance.
- Interior colors: Stone White or Ebony
- Pattern: equal rectangular, cottage, prairie, check rail and oriel

Installation:

- KD available to meet size and shipping limits.
- Factory applied folding nailing fin and drip cap system.
- Through-Jamb installation also available and certified.
- Masonry bracket kits are available for masonry applications.
- Factory mulls are not available. Factory-supplied field mulling kits are available for standard assemblies. Mulled unit assemblies are WDMA certified to PG25 up to spans of 71 1/4" and tributary heights of 49 3/4" in 1W2H configurations (1- and 2-panel doors only)
- Field Mulling beyond 110" x 112" is not recommended.

Unit Features

Jamb Extension

- Factory applied pine painted to interior finish color.
- Standard jamb depth is 4 9/16" (115).
- Extension available in two depths:
  - For 6 9/16" jamb depth, 37/64" (14) x 2" (50).
  - For 6 13/16" jamb depth, 37/64" (14) x 2 1/4" (57).
- Default color will match the unit interior selection. Color selection may optionally differ from the interior color selection of the door frame
- Option to have Jamb Extensions shipped loose.

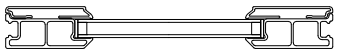
Exterior Casing

- Non-integral to the unit.
- Field applied only
- Fastened to the exterior wall with barb and kerf:
- 2" (51) brick mould casing available as header and jamb surround. Extends 1 11/16" (43) from frame.
- 3 1/2" (89) flat casing. Extends 3 3/16" (81) from frame.
- Also available with 2" (50) ranch style header overhang.
- Color selection may optionally differ from the exterior color selection of the door frame

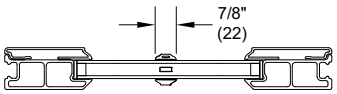
Glass

- Glazing Seal: Silicone bedding on interior and exterior
- Standard Glass Makeups:
  - 3/4" nominal thickness insulating glass with Low E2, and Argon gas.
- Gas Fill Options: Argon or Air
- Glass Coating Options:
  - Low E1,
  - Low E2,
  - Low E3,
  - Low ERS,
  - Clear (no coating)
- Available Glass Types:
  - Laminate, STC/OITC upgrade, Tempered, Decorative.
- Decorative glass options: Obscure, Glue Chip, Rain, Reed, Narrow Reed, Frost, Tinted (bronze, gray, or green).
- Decorative glass options may be limited due to glass makeup and Low E configurations.
- SDL not available on Rain, Reed and Narrow Reed
- SDL available on Obscure and Frost. Available on annealed or tempered glass.
- SDL available on Glue Chip; tempered glass required.
- Insulating glass will be altitude adjusted with capillary tubes for higher elevations
  - Glass air spaces with capillary tubes are considered air filled

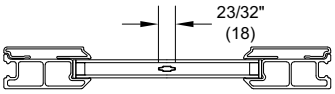
Lite Options



Insulating Glass



Insulating Glass
7/8" SDL w/ spacer bar



Insulating Glass
23/32" GBG

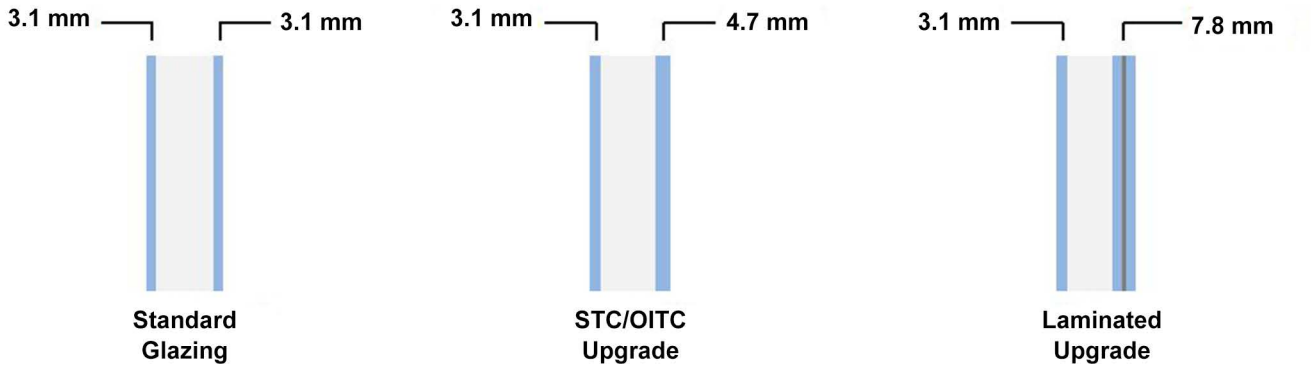
Minimum and Maximum Guidelines and Certified Sizes

Minimum and Maximum Guidelines								
Unit Type	Frame Size							
	Min Width		Min Height		Max Width		Max Height	
	in	mm	in	mm	in	mm	in	mm
2 - Panel Operator	53	(1346)	73 1/2	(1867)	95	(2413)	95 1/2	(2426)
3 - Panel Operator	79 1/2	(2019)	73 1/2	(1867)	142 1/2	(3620)	95 1/2	(2426)
4 - Panel Operator	117	(2972)	73 1/2	(1867)	189	(4801)	95 1/2	(2426)

Product	Air Tested to psf	Water Tested to psf	Design Pressure (DP)	Certification Rating	Max Overall Width		Max Overall Height	
					in	mm	in	mm
VIVID Sliding French Door (OX/XO)	1.57	6	40	LC-PG40-SD	95	(2413)	95 1/2	(2426)
VIVID Sliding French Door (OOX/XOO, OXO)	1.57	6	40	LC-PG40-SD	106 1/2	(2705)	95 1/2	(2426)
VIVID Sliding French Door (OOX/XOO, OXO)	1.57	4.60	30	LC-PG30-SD	142 1/2	(3620)	95 1/2	(2426)
VIVID Sliding French Door (OXXO)	1.57	4.60	30	LC-PG30-SD	189	(4801)	95 1/2	(2426)

STC/OITC Glass Values

STC/OITC ratings are shown in the chart below. STC/OITC values are provided by third party ASTM testing and reports. The STC/OITC Upgrade option incorporates variable glass thickness or laminate (L) to increase STC/OITC performance and improve sound abatement.



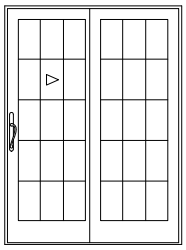
Product Type	Exterior Glazing	Airspace	Interior Glazing	STC	OITC
Sliding French Door	1/8" (3.1)	17/32" (13.0)	1/8" (3.1)	29	24
	1/8" (3.1)	15/32" (11.5)	3/16" (4.7)	30	26
	1/8" (3.1)	5/16" (8.0)	5/16" (7.8L)	33	29

Standard Unit Measurements

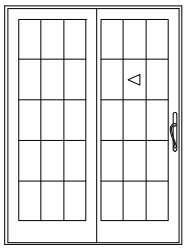
Standard Sliding French Door Unit Measurements													
Width													
Unit Type	**Call Number**	**Masonry Opening**		**Rough Opening**		**Frame Size**		**Panel OM**		**Daylight Opening**		**Glass Size**	
		ft - in	**mm**	**ft - in**	**mm**	**ft - in**	**mm**	**ft-in**	**mm**	**ft - in**	**mm**	**in**	**mm**
XO, OX	5-0	4-11 1/2	(1511)	5-0	(1524)	4-11	(1499)	2-5 5/8	(752)	1-10 3/8	(568)	23 9/16	(599)
	6-0	5-11 1/2	(1816)	6-0	(1829)	5-11	(1803)	2-11 5/8	(905)	2-4 3/8	(721)	29 9/16	(751)
	8-0	7-11 1/2	(2426)	8-0	(2438)	7-11	(2413)	3-11 5/8	(1210)	3-4 3/8	(1026)	41 9/16	(1056)
OOX, XOO OXO	7-6	7-5	(2261)	7-5 1/2	(2273)	7-4 1/2	(2248)	2-5 5/8	(752)	1-10 3/8	(568)	23 9/16	(599)
	9-0	8-11	(2718)	8-11 1/2	(2731)	8-10 1/2	(2705)	2-11 5/8	(905)	2-4 3/8	(721)	29 9/16	(751)
	12-0	11-11	(3632)	11-11 1/2	(3645)	11-10 1/2	(3620)	3-11 5/8	(1210)	3-4 3/8	(1026)	41 9/16	(1056)
OXXO	10-0	9-9 1/2	(2985)	9-10	(2997)	9-9	(2972)	2-5 5/8	(752)	1-10 3/8	(568)	23 9/16	(599)
	12-0	11-9 1/2	(3594)	11-10	(3607)	11-9	(3581)	2-11 5/8	(905)	2-4 3/8	(721)	29 9/16	(751)
	16-0	15-9 1/2	(4813)	15-10	(4826)	15-9	(4801)	3-11 5/8	(1210)	3-4 3/8	(1026)	41 9/16	(1056)
Height													
Unit Type	**Call Number**	**Masonry Opening**		**Rough Opening**		**Frame Size**		**Panel OM**		**Daylight Opening**		**Glass Size**	
		ft - in	**mm**	**ft - in**	**mm**	**ft - in**	**mm**	**ft-in**	**mm**	**ft - in**	**mm**	**in**	**mm**
All Configurations	6-5	6-7 3/4	(2026)	6-8	(2032)	6-7 1/2	(2019)	6-4 23/32	(1949)	5-7 3/32	(1704)	68 9/32	(1734)
	6-8	6-10 1/4	(2089)	6-10 1/2	(2096)	6-10	(2083)	6-7 7/32	(2012)	5-9 19/32	(1768)	70 25/32	(1798)
	8-0	7-11 3/4	(2432)	8-0	(2438)	7-11 1/2	(2426)	7-8 23/32	(2355)	6-11 3/32	(2111)	84 9/32	(2141)

Configurations

2 Panel Unit

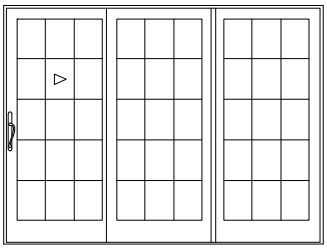


XO

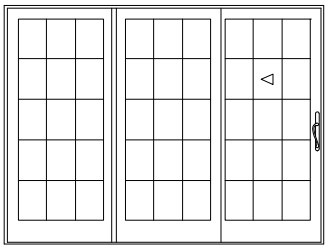


OX

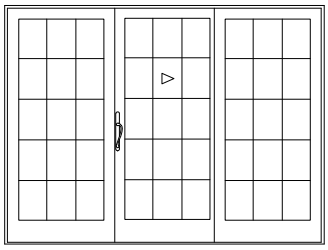
3 Panel Unit



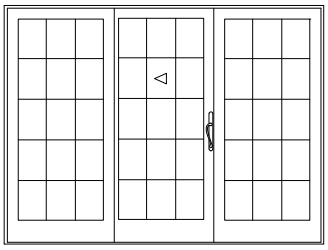
XOO



OOX

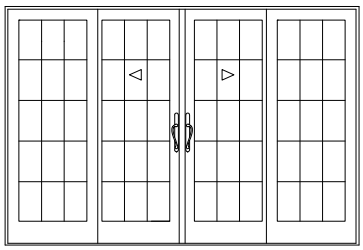


OXO R



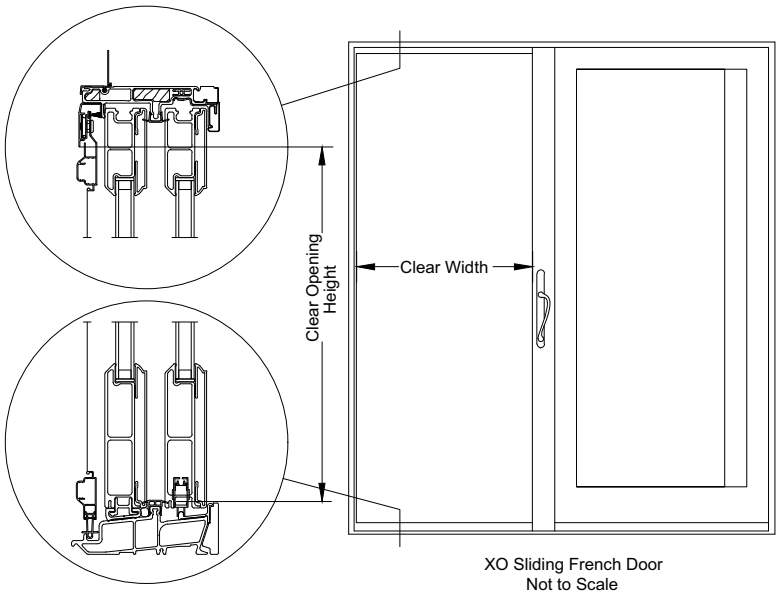
OXO L

4 Panel Unit

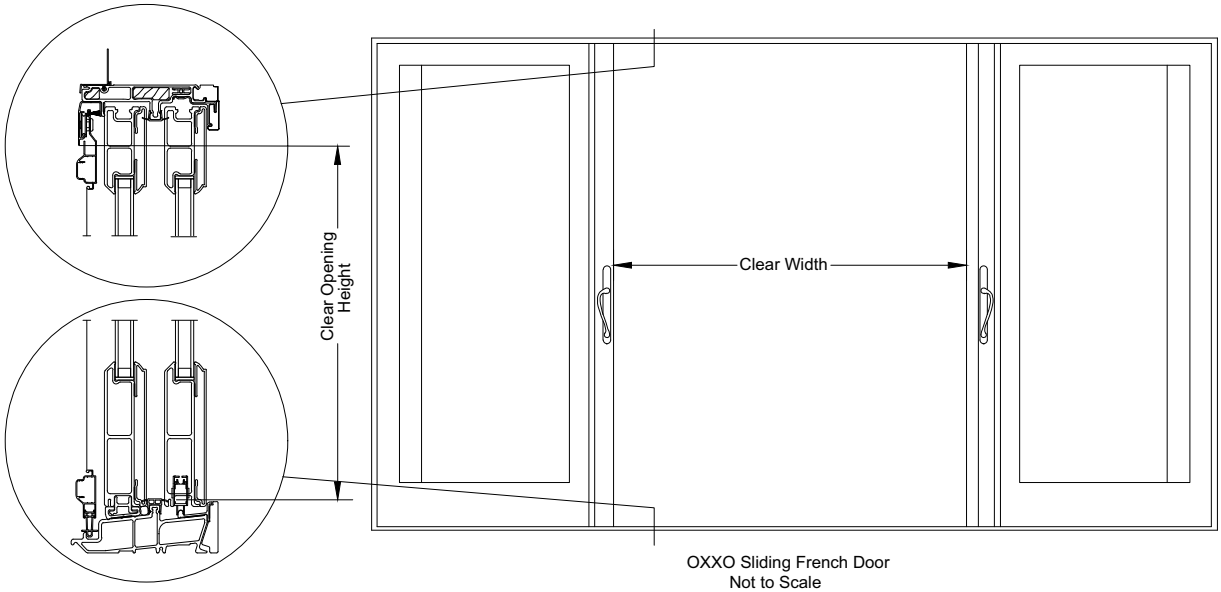


OXXO

Net Clear Opening



XO Sliding French Door
Not to Scale



OXXO Sliding French Door
Not to Scale

Net Clear Opening

Net Clear Opening Sliding French Door			
Width			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft-in	**mm**
2 Panel Operator (OX / XO)	5-0	1-11 17/64	(591)
	6-0	2-5 17/64	(743)
	8-0	3-5 17/64	(1048)
3 Panel Operator (OOX / XOO)	7-6	1-11 17/64	(591)
	9-0	2-5 17/64	(743)
	12-0	3-5 17/64	(1048)
3 Panel Operator (OXO)	7-6	1-11 13/32	(595)
	9-0	2-5 13/32	(747)
	12-0	3-5 13/32	(1052)
4 Panel Operator (OXXO)	10-0	3-11 3/64	(1195)
	12-0	4-11 3/64	(1500)
	16-0	6-11 3/64	(2109)
Height			
Unit Type	**Call Number**	**Net Clear Openings**	
		ft - in	**mm**
All Configurations	6-5	6-2 47/64	(1898)
	6-8	6-5 15/64	(1962)
	8-0	7-6 47/64	(2305)

Measurement Conversions: All Configurations and 2 Panel

Unit Measurements: All Configurations		Width		Height	
From	To				
Rough Opening				**in**	**mm**	**in**	**mm**
Masonry Opening	Rough Opening			+ 1/2	(13)	+ 1/4	(6)
OM of Frame	Rough Opening			+ 1	(25)	+ 1/2	(13)

Unit Measurements: 2 Panel Configuration		Width			Height	
From	To					
Frame			**in**	**mm**	**in**	**mm**
Masonry Opening	Rough Opening		+ 1/2	(13)	+ 1/4	(6)
OM of Frame	Rough Opening		+ 1	(25)	+ 1/2	(13)
Daylight Opening	Rough Opening	x 2	+ 15 1/4	(387)	+ 12 29/32	(328)
Panel			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Panel	÷ 2	+ 1/8	(3)	- 2 25/32	-(71)
Daylight Opening	OM of Panel		+ 7 1/4	(184)	+ 9 5/8	(244)
Glass			**in**	**mm**	**in**	**mm**
Om of Frame	Glass	÷ 2	- 5 15/16	-(151)	- 11 7/32	-(285)
Daylight Opening	Glass		+ 1 3/16	(30)	+ 1 3/16	(30)
Screen			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Screen	÷ 2	- 5/16	-(8)	- 2 29/64	-(62)
Daylight Opening	OM of Screen		+ 6 13/16	(173)	+ 9 61/64	(253)

Measurement Conversions: 3 Panel

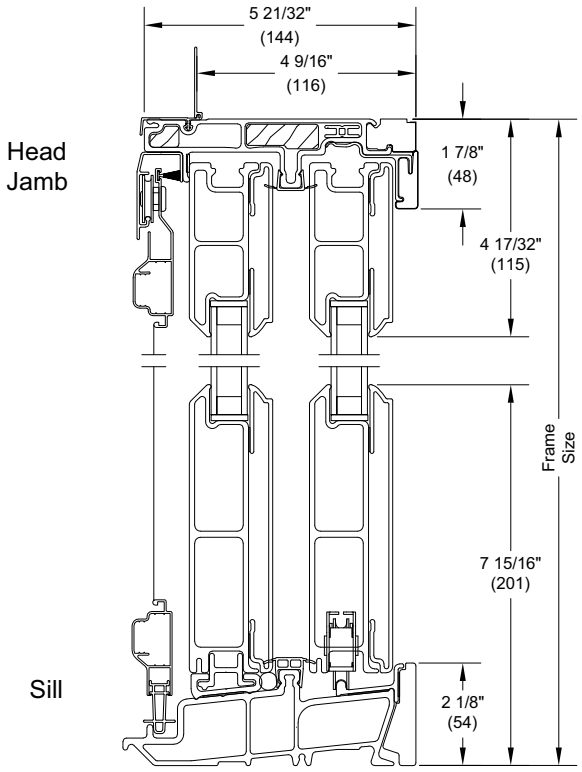
Unit Measurements: 3 Panel Configuration			Width		Height	
From	**To**					
Frame			**in**	**mm**	**in**	**mm**
Masonry Opening	Rough Opening		+ 1/2	(13)	+ 1/4	(6)
OM of Frame	Rough Opening		+ 1	(25)	+ 1/2	(13)
Daylight Opening	Rough Opening	x 3	+ 22 3/8	(568)	+ 12 29/32	(328)
Panel			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Panel	÷ 3	+ 1/8	(3)	- 2 25/32	-(71)
Daylight Opening	OM of Panel		+ 7 1/4	(184)	+ 9 5/8	(244)
Glass			**in**	**mm**	**in**	**mm**
Om of Frame	Glass	÷ 3	- 5 15/16	-(151)	- 11 7/32	-(285)
Daylight Opening	Glass		+ 1 3/16	(30)	+ 1 3/16	(30)
Screen			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Screen	÷ 3	- 5/16	-(8)	- 2 29/64	-(62)
Daylight Opening	OM of Screen		+ 6 13/16	(173)	+ 9 61/64	(253)

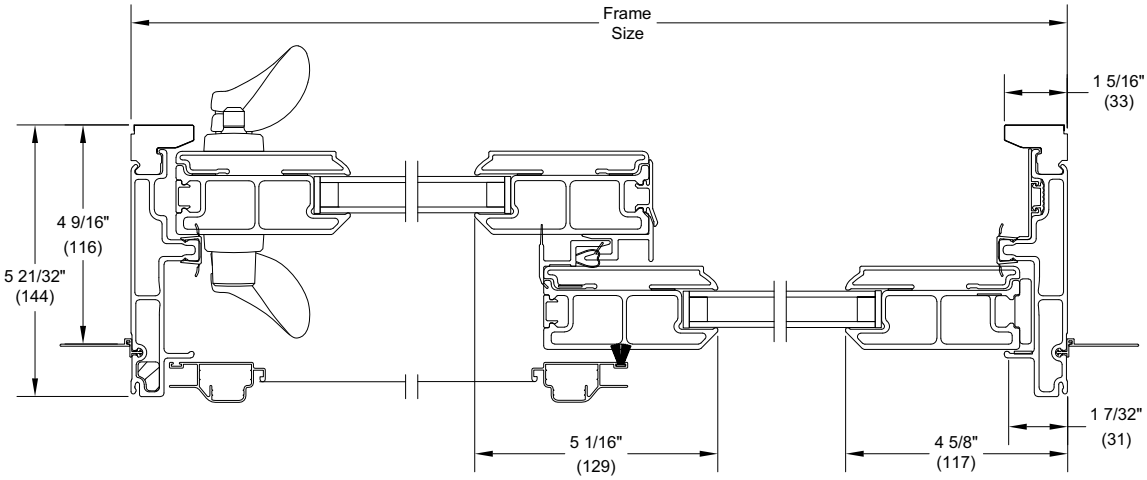
Measurement Conversions: 4 Panel

Unit Measurements: 4 Panel Configuration		Width			Height	
From	**To**					
Frame			**in**	**mm**	**in**	**mm**
Masonry Opening	Rough Opening		+ 1/2	(13)	+ 1/4	(6)
OM of Frame	Rough Opening		+ 1	(25)	+ 1/2	(13)
Daylight Opening	Rough Opening	x 3	+ 28 1/2	(724)	+ 12 29/32	(328)
Panel			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Panel	÷ 3	+ 3/8	(10)	- 2 25/32	-(71)
Daylight Opening	OM of Panel		+ 7 1/4	(184)	+ 9 5/8	(244)
Glass			**in**	**mm**	**in**	**mm**
Om of Frame	Glass	÷ 3	- 5 11/16	-(144)	- 11 7/32	-(285)
Daylight Opening	Glass		+ 1 3/16	(30)	+ 1 3/16	(30)
Screen			**in**	**mm**	**in**	**mm**
OM of Frame	OM of Screen	÷ 3	+ 0	()	- 2 29/64	-(62)
Daylight Opening	OM of Screen		+ 6 13/16	(173)	+ 9 61/64	(253)

Section Details: 2 Panel - Operating with 4 9/16" Jambs (RO 86 1/2" Height and Smaller)

Scale: 3" = 1' 0"

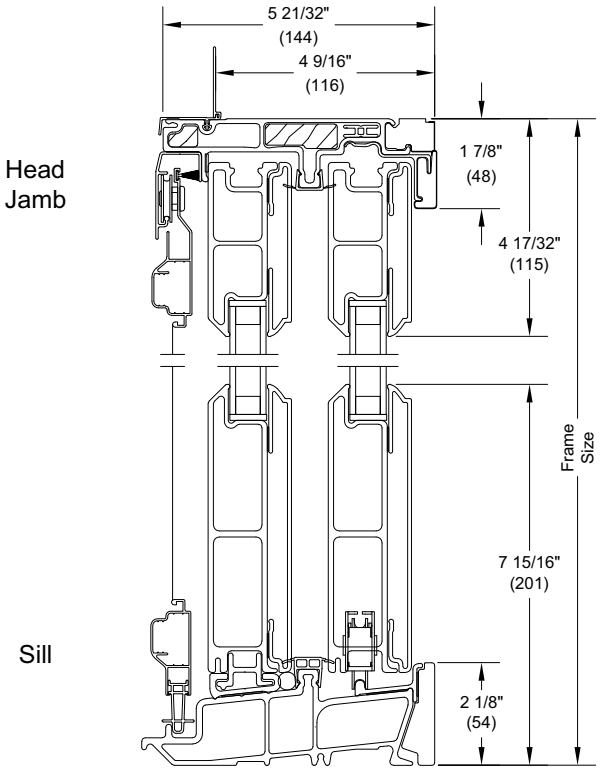


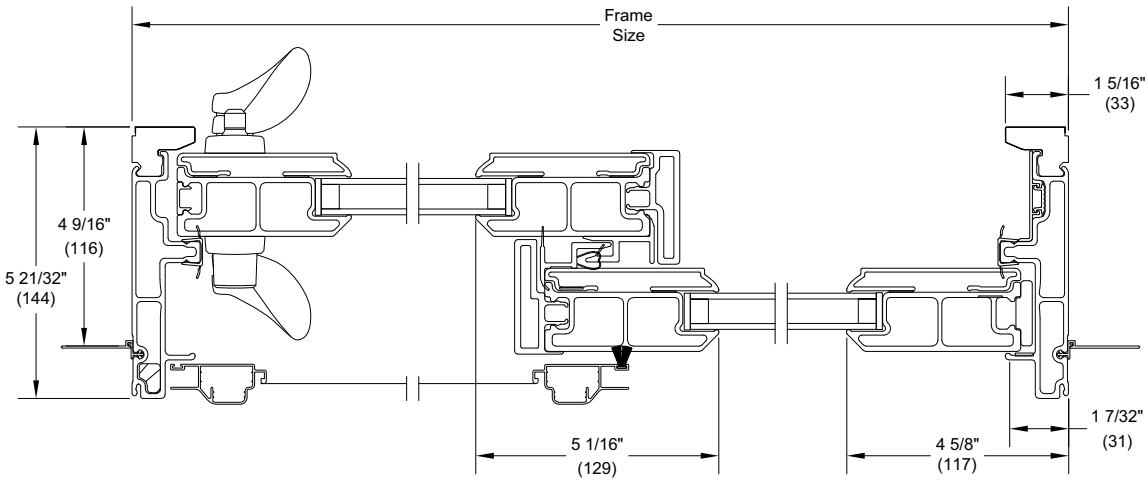


2-Panel XO - Jamb

Section Details: 2 Panel - Operating with 4 9/16" Jambs (Greater Than RO 86 1/2" Height)

Scale: 3" = 1' 0"

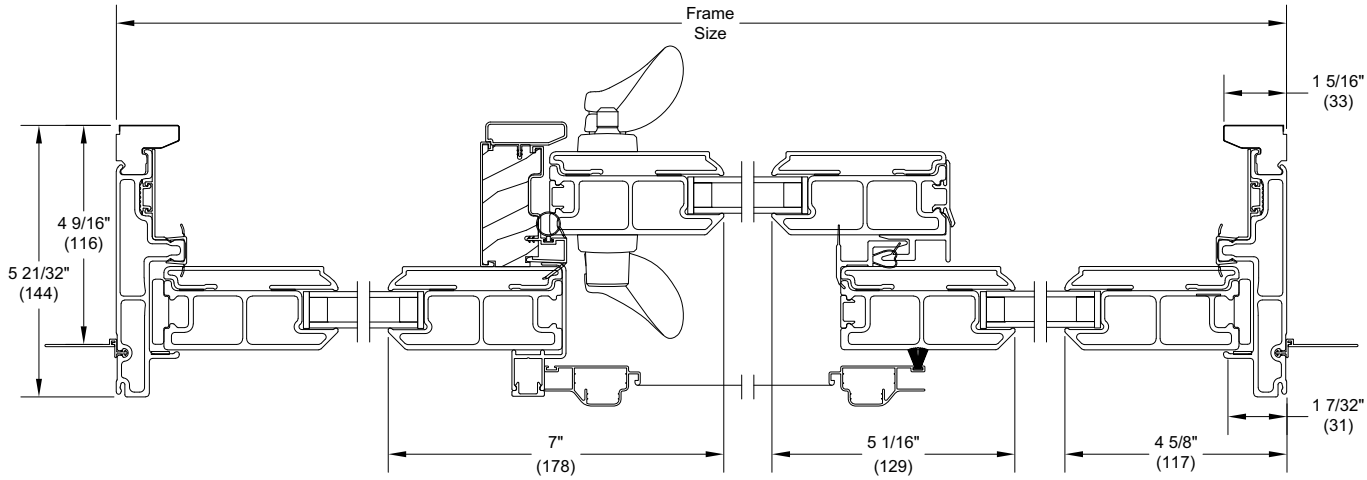




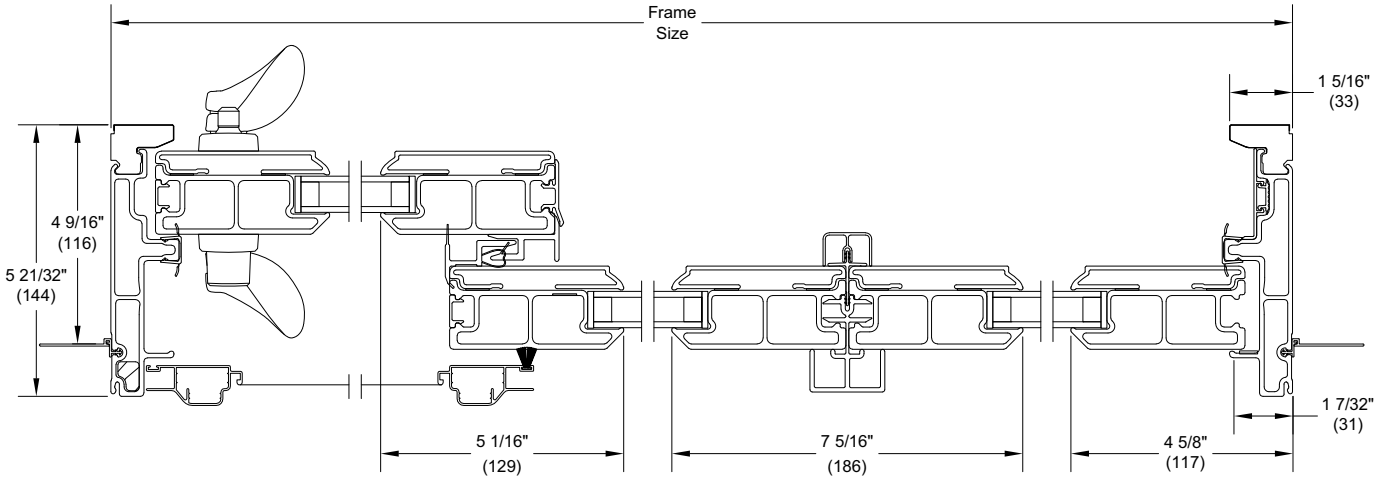
2-PANEL XO - JAMB

Section Details: 3 Panel - Operating with 4 9/16" Jambs (RO 86 1/2" Height and Smaller)

Scale: Not to Scale



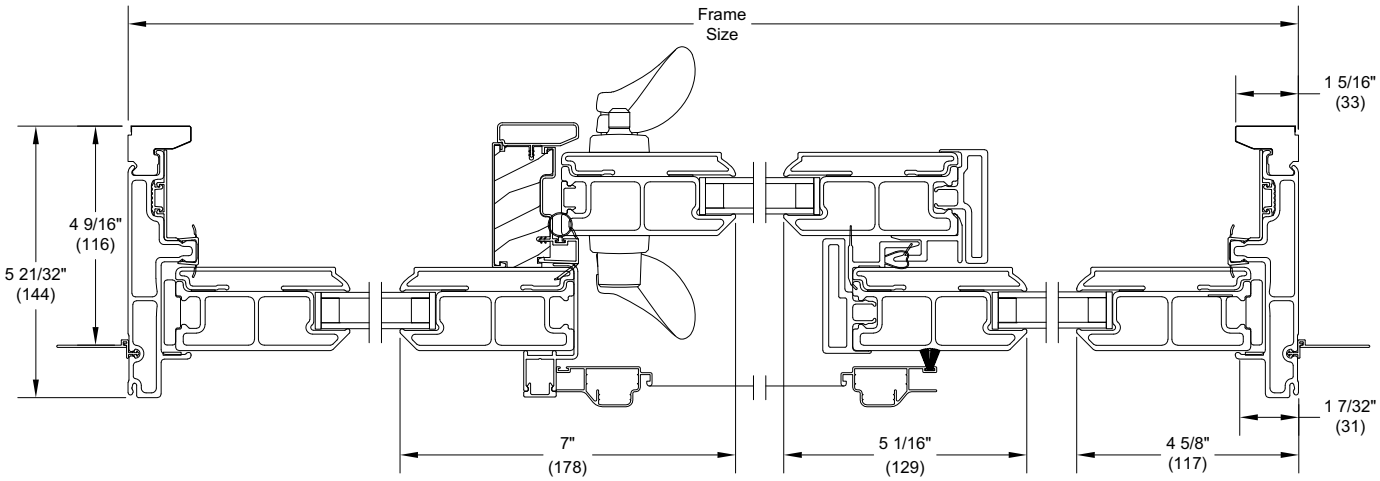
3-Panel OXO - Jamb



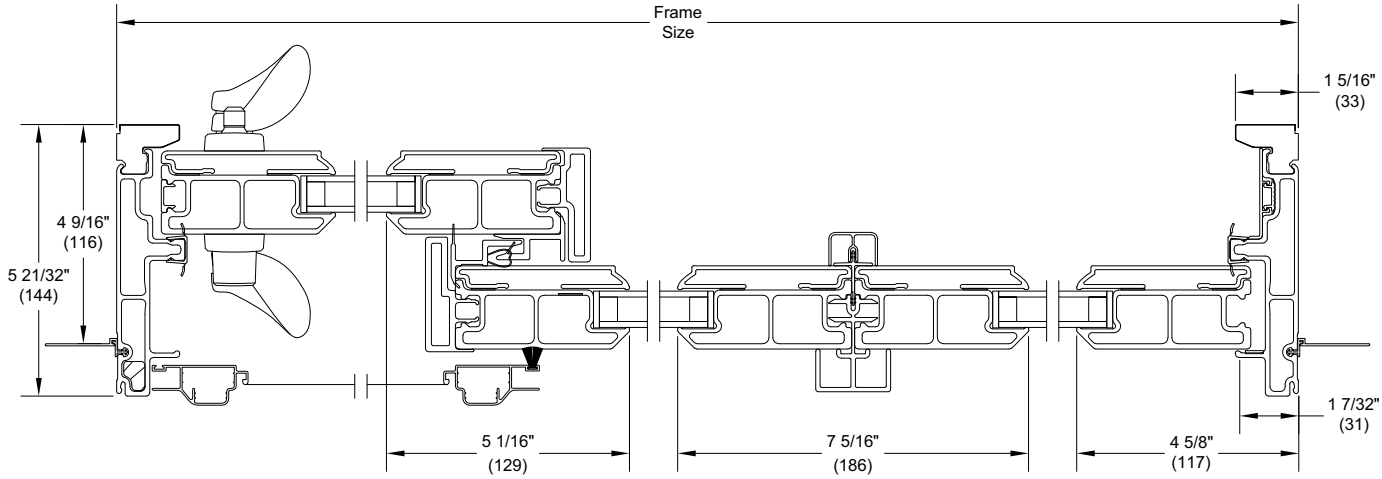
3-Panel XOO - Jamb

Section Details: 3 Panel - Operating with 4 9/16" Jambs (Greater Than RO 86 1/2" Height)

Scale: Not to Scale



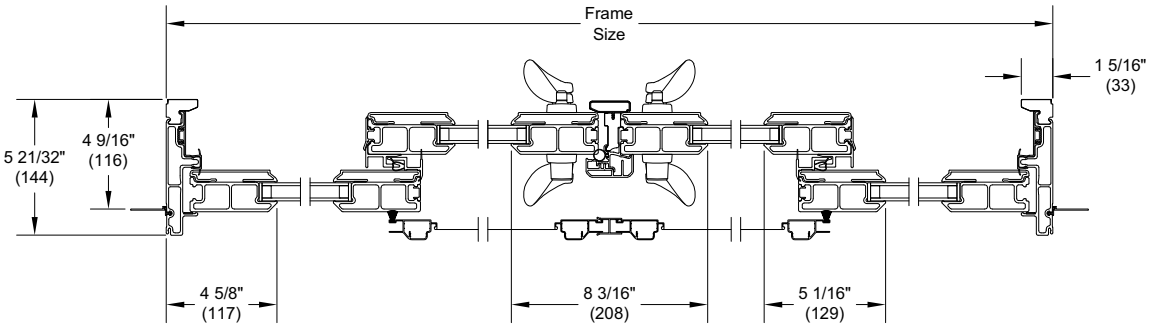
3-Panel OXO - Jamb



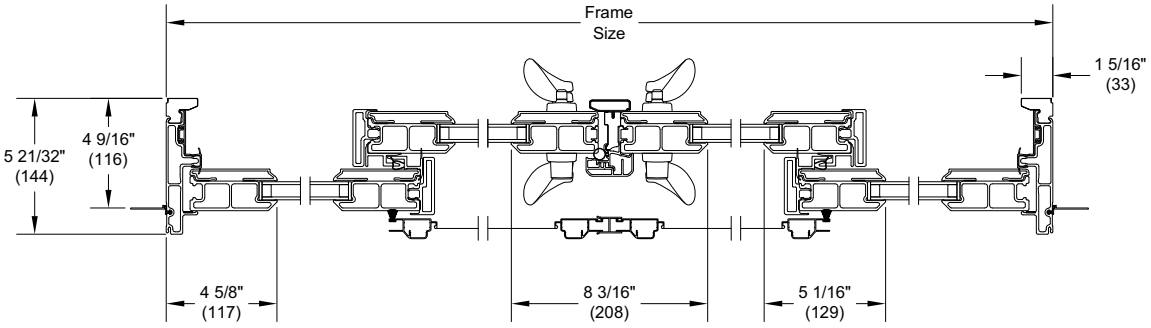
3-Panel XOO - Jamb

Section Details: 4 Panel - Operating with 4 9/16" Jambs

Scale: Not to Scale



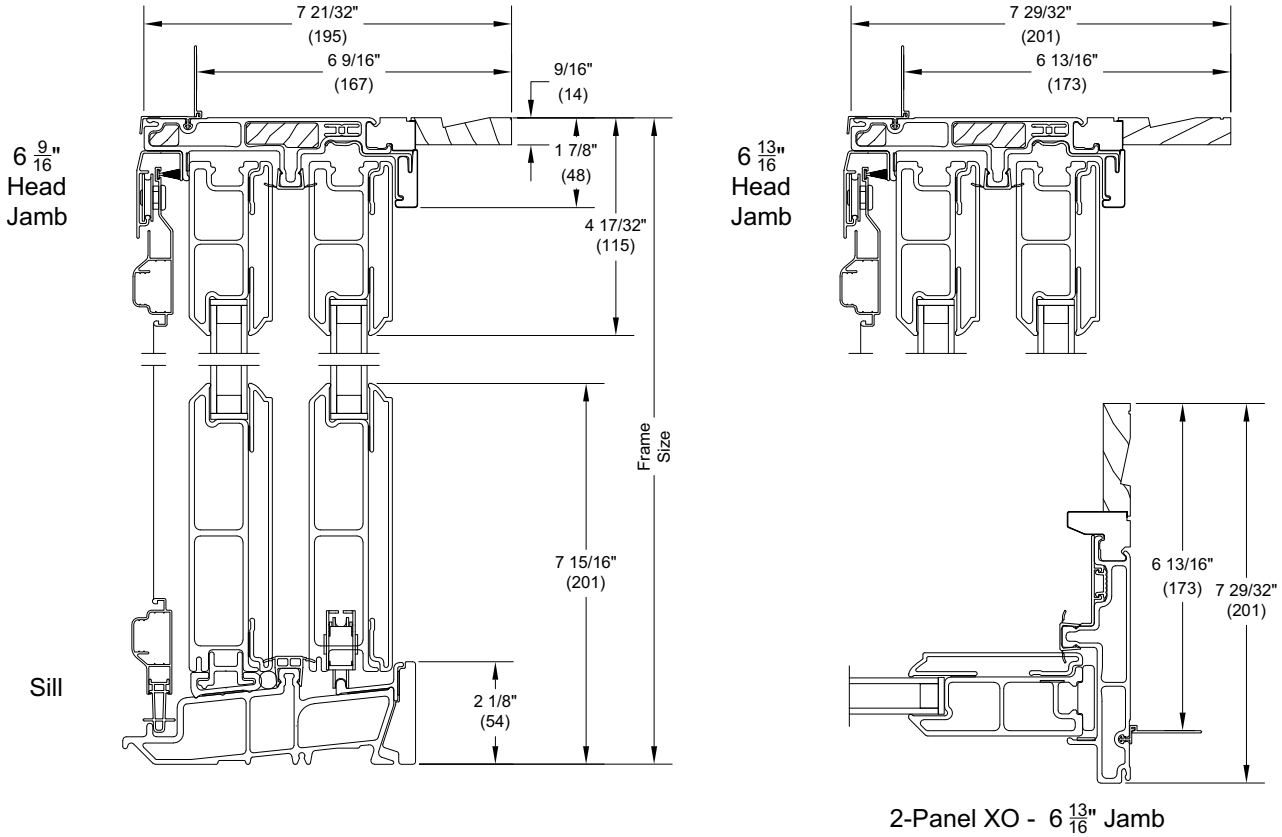
4-Panel OXXO - Jamb
(RO 86 $\frac{1}{2}$" Height and Smaller)



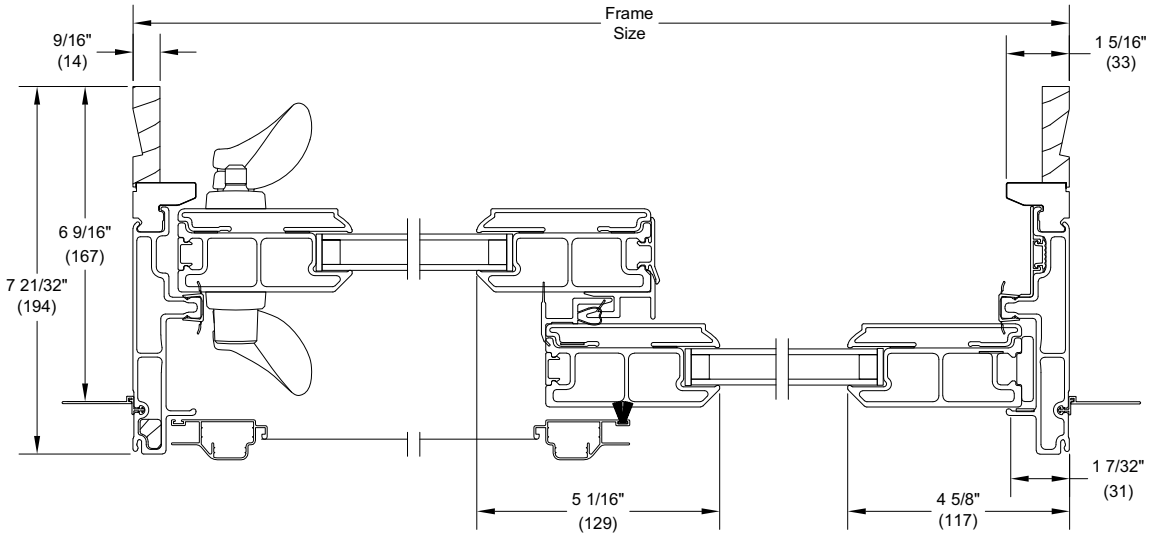
4-Panel OXXO - Jamb
(Greater Than 86 $\frac{1}{2}$" Height)

Section Details: Jamb Extension

Scale: Not to Scale



2-Panel XO - 6 13/16" Jamb



2-Panel XO - 6 9/16" Jamb



NOTES:

1. PAVER SHALL BE BLU 60 SMOOTH SLABS AS MANUFACTURED BY TECHO-BLOC. COLOR SHALL BE CAFFE CREMA WITH A HD2 FINISH. PAVERS SHALL BE INSTALLED ON A 1" SAND SETTING BED, WITH A MIN 8" AASHTO #67 STONE OVER GEOTEXTILE AND A COMPACTED SUBGRADE. JOINTS SHALL BE FILLED WITH A POLYMERIC JOINTING SAND.

1. BORDER: POOL PATIO SHALL HAVE A PAVER BORDER UTILIZING THE SAME PAVER TYPE AND COLOR WITH A 6X13 PAVER INSTALLED IN A RUNNING BOND.

2. PATTERN: THE FIELD PATTERN SHALL BE 60MM (3 SIZES) INSTALLED IN MODULAR LAYING PATTERN 01.

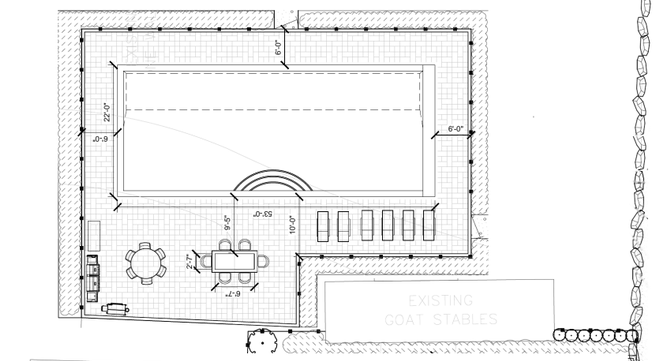
3. PATIO EDGE SHALL BE A PLASTIC EDGE RESTRAINT AS RECOMMENDED BY THE MANUFACTURER.

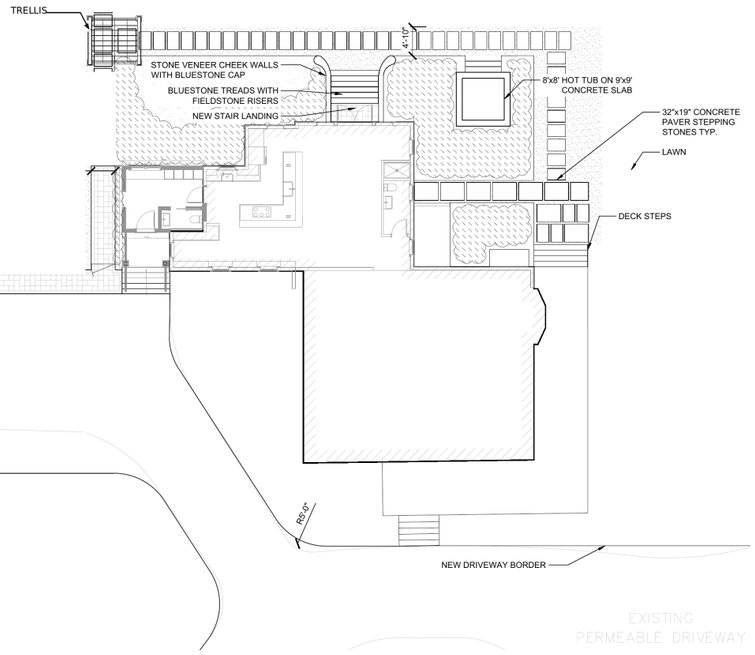
4. BLUESTONE POOL COPING SHALL BE 2" THICK WITH A THERMAL FINISH AND A FULL BULLNOSE ON THE POOL SIDE EDGE. POOL COPING OVER THE VAULT SHALL BE SIZED TO COVER THE VAULT AND A MIN OF 22" DEEP.

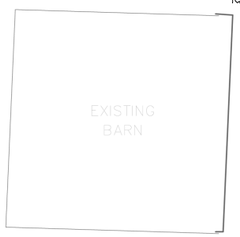
5. STONE STEPPING STONES SHALL BE BLU 60 SMOOTH SLABS AS MANUFACTURED BY TECHO-BLOC. COLOR SHALL BE CAFFE CREMA, AND THE SIZE SHALL BE 32X19.

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY	DETAIL
ASPHALT PAVING				
	32-12-17	Asphault Court Surfacing	7,200 sf	
UNIT PAVING				
	32-14-01	Concrete Pavers	2,123 sf	
AGGREGATE SURFACE				
	32-15-40A	Crushed Stone Surfacing	275 sf	
ATHLETIC AND RECREATIONAL SURFACING				
	32-18-22	Oyster Shell Court Surfacing	627 sf	
FENCES AND GATES				
	32-31-29A	4' White Picket Fence	216 lf	
	32-31-29B	10' Ornamental Wood and Wire Fence	354 lf	







TRAVERSE
landscape architects
100 Overlook Street, NW, Fort Thomas, KY 41075

244 METACOM AVE

STAMP

CONSULTANT

SHEET TITLE

HARDSCAPE PLAN

PROJECT NAME

BROTEN RESIDENCE

PROJECT ADDRESS

244 METACOM AVE
BRISTOL, RI 02809

SUBMITTAL	DATE

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		

DRAWN BY:	CHECKED BY:
CB, HW	AC
DATE ISSUED:	SCALE:
5/8/2026	1"=10'
PROJ. NO.	
R1058	
SHEET NO.	
L1.20A	

SCHEMATIC DESIGN - 03/16/2026



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-164	Contributing	October 15, 2026

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

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

Applicant	Architect/Engineer	Contractor
Bristol Claire Maryott	Christopher Royer-Royer Architects	Douglas Borkman

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	1 Walker St, Rehoboth, MA 02769

Work Category:	Addition to Structure(s)

Description of proposed work:

Existing Structure: Minor modifications and general repairs to the exterior of the structure. Full renovation of the interior.

Additions to the rear of the existing structure: Addition of approximately 1,300 sf of living space, a side porch, a two-car garage and an ADU above the garage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00149
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1845 ca

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

Bristol Claire Maryott
Applicant's Digital Signature
Date: October 15, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 145 HIGH ST
ACRES: 0.3652
PARCEL ID: 015-0021-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: BORKMAN, DOUGLAS S. & MARYOTT, BRISTOL C. TE
CO - OWNER:
MAILING ADDRESS: 1 WALKER ST

ZONING: R-6
PATRIOT ACCOUNT #: 930

SALE INFORMATION

SALE DATE: 9/11/2026
BOOK & PAGE: 2337-56
SALE PRICE: 700,000
SALE DESCRIPTION:
SELLER: FWP HIGH STREET LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 1656
FINISHED BUILDING AREA: 828
BASEMENT AREA: 552
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $316,400
YARD: $0
BUILDING: $84,500
TOTAL: $400,900

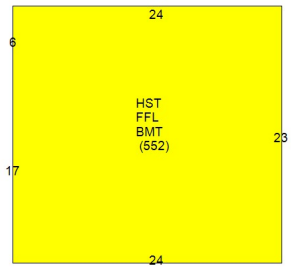
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO



ROYERARCHITECTS

10.15.2026

Proposed Specifications for Exterior Materials & Components

For Renovations & Additions to 145 High St, Bristol, RI

1. Roofing: GAF 40-year, architectural style shingles in charcoal color.
2. Gutters & downspouts: Galvanized steel half-round gutters & corrugated round downspouts.
3. Siding & trim: For replacement of existing siding and trim on the existing structure, rot resistant wood (such as cedar, mahogany or Spanish cedar) will be used. Care shall be taken to match the dimensions, profiles and details of the existing materials as closely as possible. For the additions, smooth Hardie Plank clapboards will be used, with an exposure to match the existing clapboards. The trim on the additions shall be Azek PVC trim boards, painted.
4. Foundation: The parge coat on the existing stone foundation shall be removed and the stone masonry shall be cleaned and repointed. The new foundations for the additions shall be poured concrete, with visible exterior surfaces painted a neutral color that is compatible with the colors of the stone in the existing foundation.
5. Windows: All the existing fiberglass replacement windows in the existing structure shall be removed. All new windows for the project shall be Marvin Elevate fiberglass clad wood windows. The typical windows shall be double hung, with insulated glass and 7/8" wide simulated divided lights. Where casement windows are needed to meet bedroom egress requirements, the look of a double hung window shall be achieved with a simulated checkrail.
6. Front entry door & sidelights: The existing wood sidelights and transom shall be restored and painted. A new Simpson #7344 Traditional wood door, with 4-raised panels and ovolo sticking, shall be installed in the existing door frame.
7. Front entry steps: Solid split granite steps with metal handrails, per the exterior elevations, or wood framed steps with decking & railing, to match the side porch specs (cost dependent).
8. Side porch entry door & sidelights: Simpson #7526 wood door, with 6-lights over 2-raised panels. Factory mulled Simpson wood sidelights, with 3-lights over 1-raised panel.
9. Side porch decking, columns & balustrade: Ipe wood decking & stair treads, with hidden fasteners. Turncraft Poly-Classic DuraGlass 8"square Tuscan columns. Custom made flat-sawn wood balustrades, similar to the image below.



10. Sun Room windows & door: Custom made galvanized steel windows, with insulated glass. Marvin Elevate clad wood door with insulated glass & 7/8" wide simulated divided lights.
11. Garage person-door: Therma-Tru Smooth-Star fiberglass door with 4-lights over 2-raised panels.
12. Garage overhead doors: Clopay Coachman insulated fiberglass overhead doors, in the style shown in the exterior elevations.
13. Storm/screen doors: All storm/screen doors shall be full-light wood or aluminum units with interchangeable glass storm and insect screen panels.

ROYERARCHITECTS

10.15.2026

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145



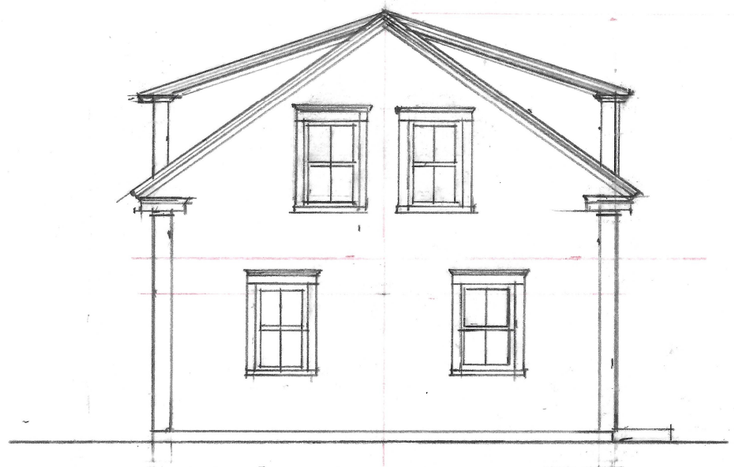



EVERBILT
PREMIUM NON-WOVEN HOUSEWRAP
THE HOME DEPOT


EVERBILT
EVERBILT
EVERBILT
EVERBILT
EVERBILT
EVERBILT
EVERBILT



1 FRONT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"

145 HIGH ST., BRISTOL, RI

Sheet 1 of 5 10.15.2026

ROYER ARCHITECTS
www.royerarchitects.com



3 SOUTH ELEVATION

1/8"=1'-0"

145 HIGH ST., BRISTOL, RI

Sheet 2 of 5 10.15.2026

ROYER ARCHITECTS

www.royerarchitects.com



4 NORTH ELEVATION

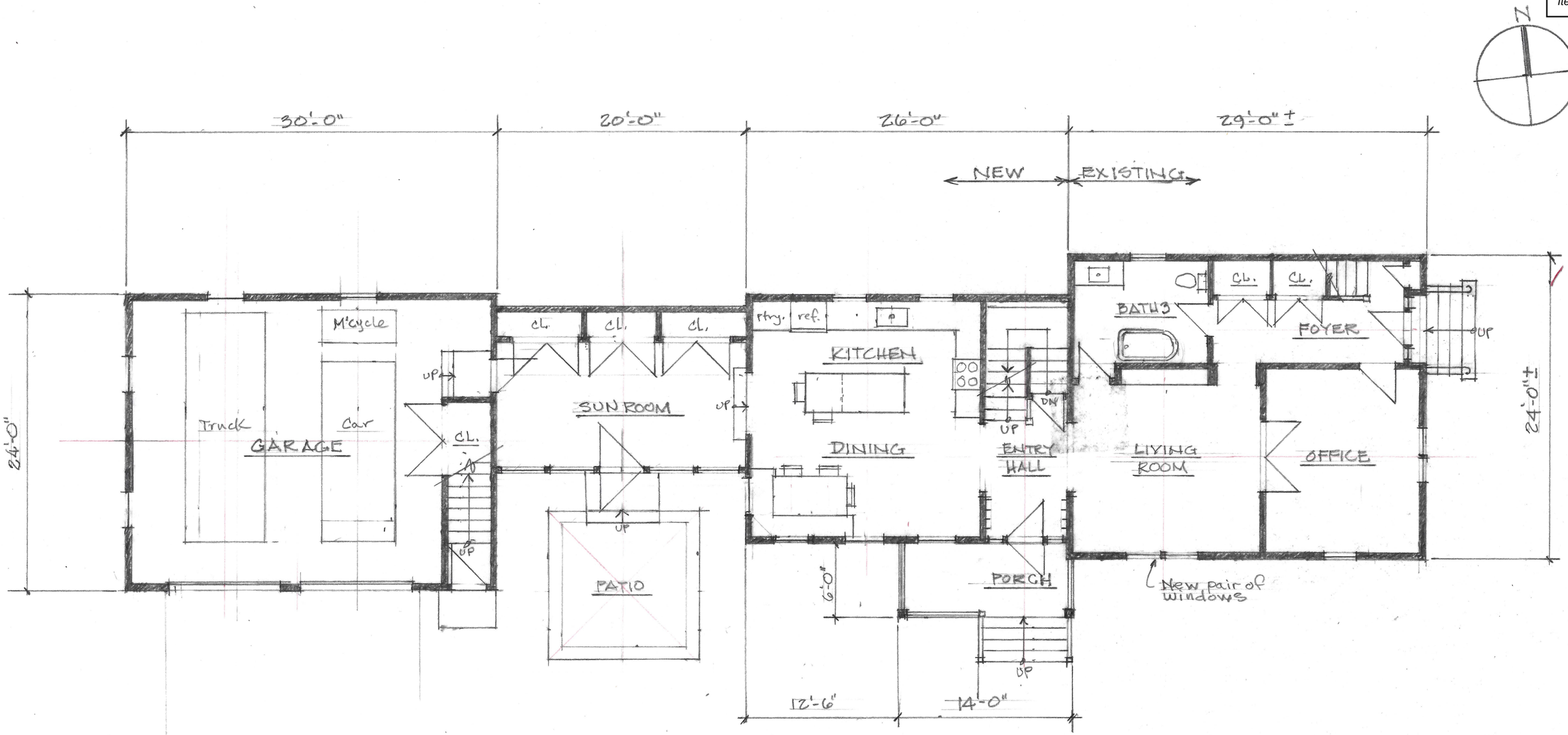
1/8"=1'-0"

145 HIGH ST., BRISTOL, RI

Sheet 3 of 5 10.15.2026

ROYER ARCHITECTS

www.royerarchitects.com



5 SECOND FLOOR PLAN

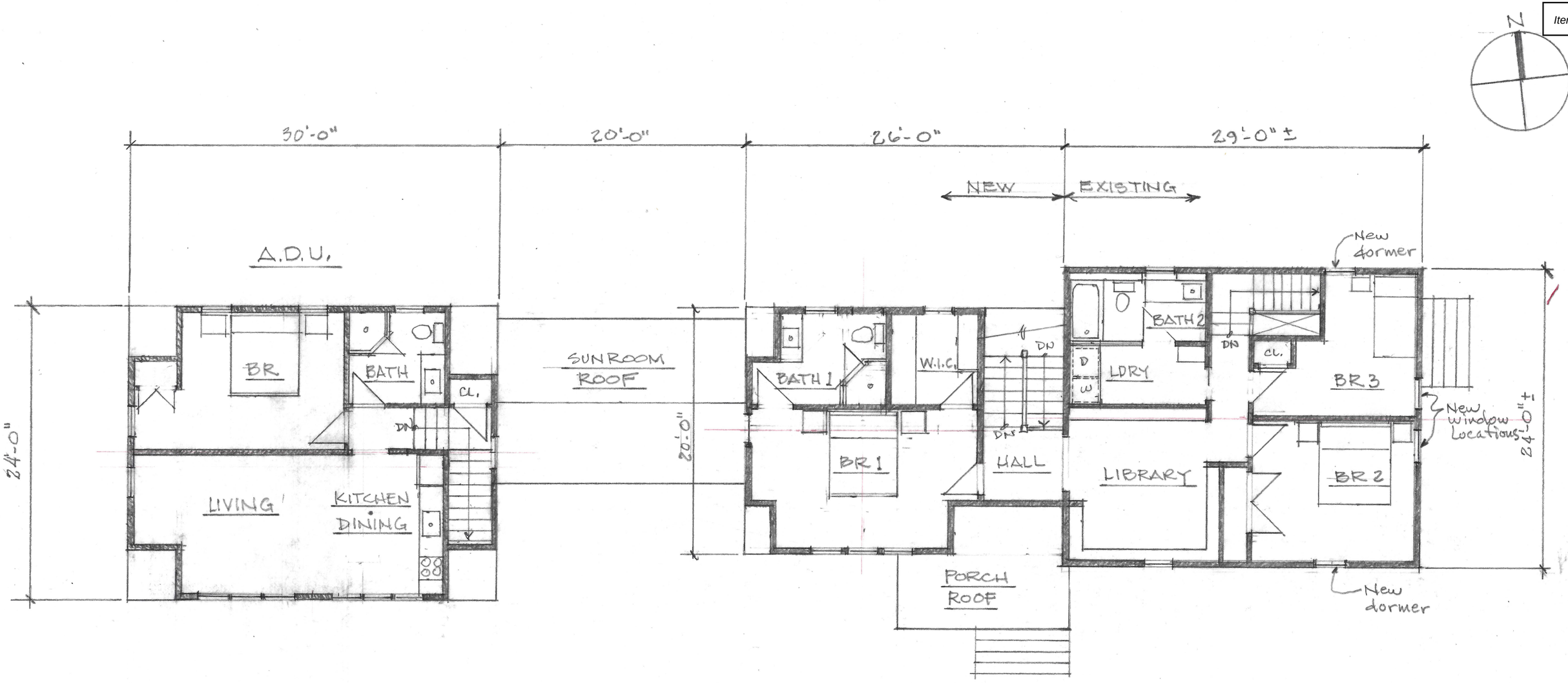
1/8"=1'-0"

145 HIGH ST., BRISTOL, RI

Sheet 4 of 5 10.15.2026

ROYER ARCHITECTS

www.royerarchitects.com



6 SECOND FLOOR PLAN

1/8"=1'-0"

145 HIGH ST., BRISTOL, RI

Sheet 5 of 5 10.15.2026

ROYER ARCHITECTS

www.royerarchitects.com

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-165		October 16, 2026

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

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

Applicant	Architect/Engineer	Contractor
Kyle Ritchie		

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

Work Category:	New Structure(s)

Description of proposed work:
Installing a wood well house on existing well at front of property to provide area to use sustainable watering methods

Property History

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

Kyle V Ritchie
Applicant's Digital Signature
Date: October 16, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: R-10
PATRIOT ACCOUNT #: 5652

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

LAND: $266,800
YARD: $0
BUILDING: $1,399,400
TOTAL: $1,666,200

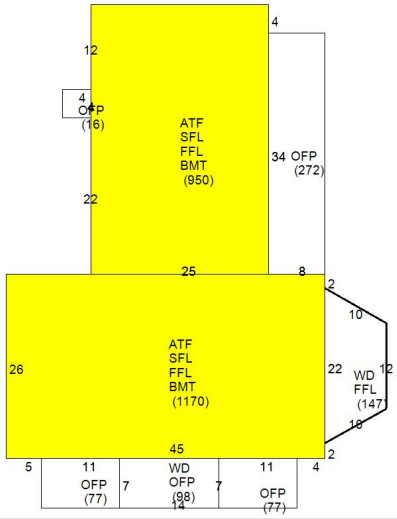
BUILDING EXTERIOR

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

BUILDING INTERIOR

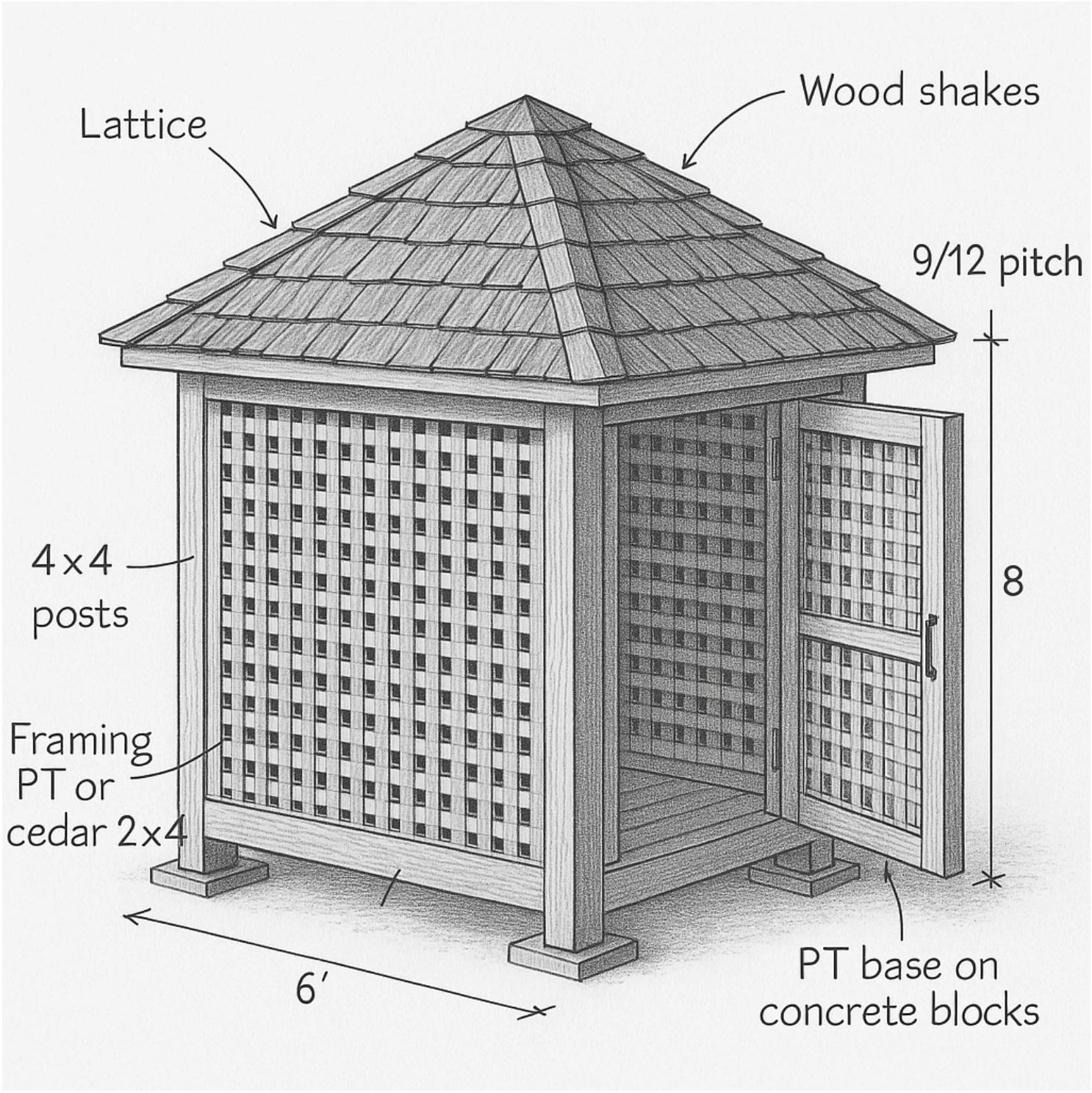
INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: True
 # OF ROOMS: 9
 # OF BEDROOMS: 4
 # OF FULL BATHS: 4
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 2
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO




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




TOYOTA
TUNDRA

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

BRISTOL HISTORIC DISTRICT COMMISSION

MEETING SCHEDULE FOR 2027

Unless otherwise noted, meetings are held on the first Thursday of every month at 7:00 PM, in Town Hall, 10 Court Street. The deadlines for applications is noted below and must be submitted and complete by 4:00 PM Eastern Time that day. Any questions should be directed to the Bristol Historic District Commission Coordinator, who is available from 8:00 AM to 4:00 PM at 401-253-7000 x 153.

A maximum of **12** Applications will be heard at each meeting. Additional applications may be continued to the following month at the discretion of the Staff Coordinator and/or Chair of the Commission.

Thursday, January 7 application deadline: Wednesday, December 23	**Thursday, July 1** application deadline: Friday, June 11
Thursday, February 4 application deadline: Friday, January 15	**Thursday, August 5** application deadline: Friday, July 16
Thursday, March 4 application deadline: Friday, February 12	**Thursday, September 2** application deadline: Friday, August 13
Thursday, April 1 application deadline: Friday, March 19	**Thursday, October 7** application deadline: Friday, September 17
Thursday, May 6 application deadline: Friday, April 16	**Thursday, November 4** application deadline: Friday, October 15
Thursday, June 3** application deadline: Friday, May 14	**Thursday, December 2** application deadline: Friday, November 12

** The June meeting will include election of officers for and by the Commission

COPY

Hello John!
I sent this to all the Council members today and wanted to include you and the HDC as a heads up.
Be well -
Arnold

October 8, 2026

Chairman Nathan T. Calouro
Bristol Town Council
10 Court Street
Bristol, RI 02809

Subject: Support for BH&PS Reuse of 10 Court Street

Dear Chairman Calouro,

As a community planner and historic preservationist with over 35 years of professional experience—and a long-time former Bristol resident—I am writing to express my strong support for allowing the Bristol Historical & Preservation Society (BH&PS) to engage with the Town to assess the feasibility of their reuse of 10 Court Street. I urge the Council to initiate a thoughtful process to assess the feasibility of this vision rather than immediately seeking private redevelopment.

It is worth giving BH&PS and allied organizations the first opportunity to reuse this building for three distinct reasons:

- **A Sustainable Home for Local History:** BH&PS has outgrown its headquarters at 48 Court Street. Acquiring 10 Court Street provides the necessary climate-controlled space to preserve Bristol's irreplaceable archives, expand educational programming, and collaborate with partners like the Fourth of July Committee.
- **Preserving the Civic Heart:** For over 150 years, the block bounded by Hope, Court, and Church Streets has served as Bristol's primary civic core. Retaining non-profit, public stewardship preserves foot traffic and maintains an intact civic landscape alongside Burnside Memorial Hall and the Memorial Victory Garden.

- **Protecting Downtown Scale:** Selling 10 Court Street in a process where the highest price sale to a private developer is the primary goal introduces severe risks, including potential pressure to demolish the garage (a contributing National Register structure) and the threat of out-of-scale housing infill that degrades adjacent historic monuments.

Once public property is ceded to private development, its public value is lost permanently. I encourage the Council to collaborate with BH&PS and other civic groups to consider the feasibility of 10 Court Street as a shared community asset for future generations. Thank you for your consideration.

Respectfully submitted,

Arnold N. Robinson, AICP
34 Hawthorne Avenue, Barrington, RI

P.S.: This letter has been shortened from its initial length; I have many materials related to similar projects in other communities that may be useful to the Town of Bristol in its decision-making process. Please reach out if you would like me to send more detailed information and materials, or to discuss any aspects of this project.

Cc: Catherine Zipf (BH&PS), Diane Williamson (Town of Bristol), John Allen (Bristol HDC)