TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, December 04, 2025 at 6:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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

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

NOTE: Meeting is beginning early to accommodate a presentation for the Comprehensive Plan. The public is welcome at this presentation, but Applicants are not required to arrive before 7PM.

1. **Pledge of Allegiance**

2. **Meeting with Bristol Comprehensive Plan Consultant**

    1. **Historic & Cultural Resources for Bristol Comprehensive Plan Update**

        Presentation by consultant for Bristol Comprehensive Plan Historic & Cultural Resources section to solicit input from the Bristol Historic District Commission.

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

    1. **Review of November Minutes**

4. **Application Reviews**

    1. **25-131: 19 Byfield St, Elena Bao**

        Discuss and act on relocation of porch stairs.

    2. **25-139: 79 Constitution St, Ralph M DeFelice**

        Discuss and act on removal of bay window.

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3. **25-144: 474 Thames St, Daniel Brooks**

Discuss and act on design of replacement porch, location of exterior gas meter.

5. **Concept Review**

6. **Monitor Reports & Project Updates**

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

8. **HDC Coordinator Approvals**

9. **Other Business**

1. **Approval of 2026 Calendar**

10. **Adjourn**

HISTORIC & CULTURAL RESOURCES

2016 Comprehensive Plan Implementation Progress (new section)

Since adoption of the 2016 Comprehensive Plan, the Town of Bristol has made significant progress in advancing the preservation and protection of its historic and cultural resources. Key accomplishments include:

- **Historic District Re-Survey:** Completed an updated survey and re-evaluation of the Bristol Waterfront National Register Historic District, clarifying boundaries, expanding the period of significance, and identifying previously omitted historic properties.
- **Historic Resource Vulnerability Assessment:** Completed a study identifying the most flood-vulnerable buildings within the Bristol Waterfront Historic District, informing local mitigation and adaptation strategies.
- **FEMA / SHPO Building-Level Resilience Study:** Partnered with the State Historic Preservation Office and FEMA on a study of nine commercial and public buildings in the downtown historic district. The draft report includes building-specific recommendations for flood and hazard mitigation.
- **Historic District Training:** Continued annual Historic District Commission (HDC) and staff training through the RI Historical Preservation & Heritage Commission (RIHPHC) Conference and the state-required land use training program.
- **Waterfront and Shoreline Access:** Advanced public access improvements along the waterfront through near-completion of the Bristol Boardwalk, with only the segment adjacent to the Elks property remaining.
- **Town Common Zoning Amendments:** Updated zoning to reaffirm restrictions on residential uses and to support adaptive reuse of former school buildings for community and cultural purposes, consistent with the historic Town Common deed.
- **Adaptive Reuse and Downtown Revitalization:** Supported major rehabilitation projects such as Robin Rug/Bristol Lofts and Unity Park, achieving long-standing goals for adaptive reuse and enhancement of the downtown historic and industrial fabric.
- **Mount Hope Area Preservation:** Advanced preservation of the Mount Hope area in partnership with the Pokanoket Tribe, Mt. Hope Farm, and other stakeholders, strengthening cultural and historical stewardship of this significant landscape. Approximately 120 acres of open space have been protected as part of the Mount Hope Community Forest

The goals and policies have been reorganized and reworded to reduce duplication, improve clarity, and ensure consistent tone. Redundant items were consolidated, and language was refined so that policies provide clear, action-guiding principles rather than implementation actions.

Goal HCR-1

Protect, preserve, and celebrate Bristol's historic and cultural resources as defining elements of the Town's identity, character, and future.

Policies

1. Maintain and expand documentation of historic and cultural resources through updated inventories and National Register listings.
2. Integrate historic resource protection into development review, zoning, and long-range planning processes.
3. Promote adaptive reuse of historic and underutilized buildings in ways that retain architectural integrity and contribute to neighborhood vitality.
4. Coordinate preservation efforts among Town boards, commissions, state agencies, and regional partners to ensure consistent policy and decision-making.
5. Safeguard archaeological and culturally sensitive sites consistent with state law and professional standards.

Goal HCR-2

Foster public awareness, community participation, and cultural vitality that strengthen Bristol's shared heritage and sense of place.

Policies

1. Support investment and programming that sustain Bristol's cultural institutions, traditions, and community events.
2. Expand interpretation of Bristol's history through signage, walking trails, and heritage programs on land and water.
3. Collaborate with local and regional organizations to promote heritage tourism consistent with preservation goals.
4. Encourage education, outreach, and volunteer initiatives that engage residents in the stewardship of historic and cultural resources.
5. Ensure the Historic District Commission (HDC) maintains clear and well-defined design standards and an efficient review process that balance preservation objectives with the practical needs of property owners.

Goal HCR-3

Protect Bristol's historic waterfront resources from sea-level rise, flooding, and coastal hazards while preserving architectural integrity.
(Cross-reference with Resiliency & Climate Element)

Policies

1. Promote resilience measures that preserve the architectural integrity and character of Bristol's historic waterfront resources.
2. Encourage the use of financial incentives, grant programs, and local support tools to advance preservation-compatible resilience improvements.
3. Foster collaboration among Town departments, state preservation agencies, and community organizations to coordinate district-wide resilience strategies.
4. Increase awareness and public understanding of risks and adaptation options for historic and archaeological resources.

Goal HCR-4

Protect and strengthen Bristol's historic districts through updated documentation, expanded local protections, and comprehensive preservation planning.

Policies

1. Maintain an up-to-date inventory of historic and cultural resources to inform preservation priorities and regulatory decisions.
2. Recognize and protect historically significant properties and districts that contribute to Bristol's architectural and cultural heritage.
3. Ensure that preservation planning reflects the breadth and diversity of Bristol's historical development, including its maritime, industrial, immigrant, and neighborhood histories.

Goal HCR-5

Preserve and enhance Bristol's scenic and cultural landscapes, including its scenic corridors, to maintain community character and support heritage tourism.

Policies

1. Preserve the scenic and historic character of designated roadways through coordinated planning, design standards, and review.
2. Collaborate with state and regional partners to steward and enhance scenic corridors, including implementation of the Scenic Roadways Stewardship Guidebook and the Revolutionary Heritage Byway Corridor Plan.
3. Promote awareness and appreciation of Bristol's scenic and historic routes through interpretation, marketing, and tourism initiatives.

Historic and Cultural Resources: National Register Sites and Districts

Bristol's cultural and architectural heritage is nationally recognized through multiple listings on the National Register of Historic Places, the federal government's official list of sites and districts significant in American history, architecture, and culture. These designations affirm the importance of Bristol's resources, make properties eligible for certain state and federal tax credits and grants, and strengthen preservation planning.

The National Register districts and properties identified and mapped in this Plan (see NCR Map 1) illustrate Bristol's growth from a colonial seaport to a 19th- and 20th-century civic, cultural, and resort community. Although listing on the National Register does not prevent private owners from altering or demolishing a property, it provides a foundation for local stewardship, planning decisions, and funding opportunities. By including these resources within the Comprehensive Plan, the Town affirms that preservation is a priority in guiding land use and development decisions.

National Register Historic Districts

- **Bristol Waterfront Historic District** *(listed March 18, 1975)* – Encompasses Bristol's downtown waterfront core, including Hope Street, Thames Street, and the harbor edge. The district contains a dense concentration of Federal, Greek Revival, and Victorian architecture that reflects Bristol's early settlement, maritime trade, and 18th–19th century prosperity. Today, the district remains the heart of civic, commercial, and cultural life in Bristol.

- **Poppasquash Farms Historic District** *(listed June 27, 1980)* – A large cultural landscape on Poppasquash Neck that includes early farmsteads, Gilded Age estates, stone walls, and shoreline views. The district illustrates Bristol's transformation from agricultural land to a summer retreat for prominent families and retains a distinctive rural and scenic character.

Individually Listed National Register Properties

- **Bristol County Court House, High Street** *(listed April 28, 1970)* – A monumental Greek Revival courthouse built in 1816, symbolizing Bristol's historic role as the county seat.
- **Bristol County Jail, 48 Court Street** *(listed April 24, 1973)* – Constructed in 1828, this austere stone jail is a rare surviving early correctional facility in Rhode Island.
- **Bristol Customs House and Post Office, Hope Street** *(listed May 31, 1972)* – A granite federal building erected in 1858, reflecting Bristol's 19th-century maritime commerce and government presence.
- **Joseph Reynolds House (National Historic Landmark), 956 Hope Street** *(listed May 31, 1972; NHL 1983)* – Built in 1700 and significant for its Colonial architecture and role in Revolutionary War history. The Marquis de Lafayette

visited the Joseph Reynolds House on August 20, 1824, as part of his victory tour of the United States.

- **Longfield / Charles Dana Gibson House, 1200 Hope Street** *(listed July 17, 1972)* – A Gothic Revival estate built in 1848, later the home of illustrator Charles Dana Gibson.
- **Mount Hope Farm / Governor William Bradford House, Metacom Avenue** *(listed May 2, 1977)* – A Colonial-era farmstead and residence with deep roots in Bristol's 17th-century history, later expanded with farm buildings and open landscapes.
- **Mount Hope Bridge, Route 114** *(listed January 3, 1976)* – A 1929 suspension bridge linking Bristol to Portsmouth, notable as an example of early 20th-century bridge engineering.
- **Blithewold, Ferry Road** *(listed June 27, 1980)* – A turn-of-the-century estate with a grand mansion and nationally significant gardens, emblematic of Bristol's role as a summer colony for wealthy families.
- **Bristol Ferry Lighthouse, Ferry Road** *(listed February 25, 1988)* – An 1855 stone lighthouse built to aid navigation in Mount Hope Bay, part of Bristol's maritime heritage.
- **Benjamin Church Home / Benjamin Church Home for Aged Men, 1014 Hope Street** *(listed September 22, 1983)* – An Italianate institutional building constructed in the 1870s as one of the earliest elder care homes in the nation.
- **Juniper Hill Cemetery, 24 Sherry Avenue** *(listed June 3, 1998)* – A landscaped 19th-century "rural cemetery" featuring winding drives, funerary art, and mature trees, part of the garden cemetery movement.

Bristol Waterfront Historic District Re-Survey

In 2023–2024, the Town of Bristol completed a comprehensive Re-Survey of the Bristol Waterfront Historic District (BWHD), which was originally listed on the National Register of Historic Places in 1975. The re-survey was conducted by Kathryn J. Cavanaugh, Historic Preservation Consultant and Brent Runyan, Runyan Heritage Associates and funded through a Certified Local Government (CLG) preservation grant. This was the first full re-evaluation of the district since 1978, and it provides the most current and detailed assessment of Bristol's historic resources.

The study documented a total of 1,132 resources within the district, including buildings, sites, structures, and objects. Of these, 813 were identified as contributing resources that retain historic integrity, while 278 were classified as non-contributing, and 41 were identified as needing further evaluation. The re-survey also assessed integrity issues, boundary inconsistencies, and gaps in the district's original 1975 nomination.

The re-survey revealed several important findings relevant to historic preservation and future planning in Bristol:

- **Previously Omitted Properties:** The survey identified 56 historically and architecturally significant properties that were not included in the 1978

inventory list but are located within the district. These include residences along Bay View Avenue, the St. Michael's Church Bell Tower, the outbuildings of Linden Place, and St. Elizabeth's Church. Although not currently listed, these resources meet the criteria for National Register eligibility and warrant consideration for stronger protection.

- **Boundary Discrepancies:** The survey confirmed that the 1975 nomination contained mapping and documentation inconsistencies that left several historic areas outside the district boundary. For example, historically significant properties on Washington Street, Bay View Avenue, Bay Street, and Walley Street were excluded despite their contribution to Bristol's historic character.
- **Expanded Period of Significance:** The re-survey established that the district's period of significance extends from 1680 through 1974, reflecting not only Bristol's colonial and early maritime heritage but also the town's industrial growth and mid-20th-century community development.
- **Emerging Themes:** The study identified opportunities to broaden the scope of Bristol's documented history to include additional narratives of industrial development, immigration, and the New Goree neighborhood. Incorporating these themes into future preservation planning will support a more comprehensive understanding of Bristol's heritage.
- **Potential New or Expanded Districts:** The study also identified areas that could warrant expansion of the existing district or establishment of new historic districts. These include a potential Northern Hope Street Historic District extending beyond the current National Register boundary, and a potential Wood Street / "New Goree" Neighborhood District.

This recent historic resource re-survey recommends that the Town of Bristol update and expand its historic district documentation and protections to reflect new findings. Suggested actions include updating the National Register nomination, aligning local and national district boundaries, evaluating potential new districts, and advancing more diverse preservation efforts.

Related actions are outlined in the Implementation Table and are worded to consider implementation of the re-survey's recommendations, recognizing that the Town has not yet formally endorsed all proposed actions.

Bristol Historic District Commission

The Bristol Historic District Commission (BHDC), established in 1987, safeguards the Town's historic development patterns, architectural character, and cultural landscapes. Its jurisdiction includes 619 properties, most within the Bristol Historic District, with 35 individually designated for review due to their exceptional historical or architectural significance.

The BHDC serves as a design review body for exterior changes to properties within the District. Any alteration, repair, demolition, or new construction requires a Certificate

of Appropriateness to ensure compatibility with the property's historic character and the district as a whole. The Commission relies on written Design Guidelines and provides technical assistance to property owners, reinforcing its role as both a regulatory and educational body.

Key features of the process include:

- Mandatory review for exterior changes visible from a public way (interior work is not subject to review).
- Landscaping and paint color are not subject to review, except for major site features such as walls or fences.
- Administrative review available for minor projects.
- Public hearings held monthly, where applications are reviewed and approved, denied, or continued.
- Concept review option for early consultation with the Commission.

The District reflects Bristol's architectural and cultural heritage through its buildings, structures, sites, and settings. Preservation oversight by the BHDC ensures this legacy is protected while allowing for sensitive adaptation and reuse. By combining regulation with education and technical guidance, the Commission helps property owners understand best practices and supports preservation as a community partnership.

Climate Vulnerability of Historic Resources

Bristol's historic waterfront and cultural resources face mounting risk from sea-level rise and coastal flooding. The Town is committed to incorporating preservation considerations into its broader hazard mitigation, emergency preparedness, and capital planning efforts.

In September 2022, with Certified Local Government (CLG) funding from the Rhode Island Historical Preservation & Heritage Commission (RIHPHC), the Town of Bristol partnered with Preservation Strategies (Shantia Anderheggen) and the Bristol Historical & Preservation Society (Catherine Zipf) to assess the vulnerability of historic resources within the Bristol Waterfront Historic District (BWHD)—a National Register district listed in 1975—to two feet of sea-level rise and related coastal hazards. The study was designed to inform both this Comprehensive Plan and the Town's Hazard Mitigation Plan.

Key Findings

- At-risk inventory: More than 33 historically and architecturally significant properties within the BWHD are highly vulnerable under a 2-foot sea-level rise scenario within the 100-year flood zone.

- Building types: Residential structures—both single-family and multi-family—represent the largest share of at-risk resources, along with several key commercial and mixed-use properties.
- Value at risk: The assessed value of the 33 highest-significance properties is approximately $40 million, underscoring both the cultural and economic stakes of coastal resilience.
- Escalating impacts: Tidal flooding and storm-related inundation are increasing in frequency, threatening building integrity, public safety, and the district's historic character.

Recommendations from the 2022 study have been integrated into this Plan's implementation actions, emphasizing a preservation-based resilience approach that protects both the physical integrity and cultural value of historic properties. The Town will continue to maintain an updated record of at-risk resources, develop preservation-sensitive design guidance for resilience improvements, and provide outreach and technical assistance to help property owners and boards make informed, character-conscious adaptation decisions.

Archaeological Resources

Bristol's archaeological record demonstrates thousands of years of Native American presence. The most significant public example is the Waypoyset Preserve at the Narrows and Mount Hope. This site, recognized as eligible for the National Register of Historic Places, underscores the long-term settlement and cultural importance of the Mount Hope area and its associations with Wampanoag history and the leadership of Metacom (King Philip).

In addition to prehistoric evidence, Bristol's historic waterfront has revealed important industrial-era remains. Excavations during redevelopment at the Belvedere and Thames Street area uncovered the remnants of an early nineteenth-century rum distillery. Archaeologists have noted this as one of the most significant rum-distillery finds in the Northeast, also considered eligible for the National Register. These findings highlight Bristol's maritime economy and its connections to international trade during the height of the town's port activity.

While precise archaeological site locations remain protected, the Comprehensive Plan identifies two broad zones of high archaeological sensitivity: the Mount Hope and Narrows area, due to extensive Indigenous use and cultural associations, and the downtown waterfront, where industrial and maritime archaeology can be expected. Bristol also forms part of the Sowams Heritage Area, a regional cultural landscape that encompasses the ancestral homelands of the Pokanoket people and other Indigenous communities. Sowams contains numerous archaeological and cultural sites tied to Indigenous history, early colonial settlement, and events such as King Philip's War.

Cultural Assets and Community Life

Bristol is home to a wide range of cultural institutions that are central to the town's identity as both a historic destination and a vibrant community. Churches, ethnic and social clubs, and major landmarks such as the historic State House, Blithewold, the Bristol Historical and Preservation Society, Coggeshall Farm, the Herreshoff Marine Museum, Linden Place Museum, the Bristol Art Museum, Mount Hope Farm, and the Audubon Society's Environmental Education Center contribute to Bristol's distinctive character. These institutions enrich community life, attract visitors, and generate economic activity, and town policies should continue to support their success and growth.

The community also benefits from an active cultural calendar. The Bristol Fourth of July Parade, organized by the Fourth of July Committee, anchors a series of events that celebrate civic pride. School-based programs such as Mosaico's Sense of Pride engage young people in local history and traditions. Volunteer organizations further contribute to this vitality: Bristol Blooms enhances Hope Street with seasonal plantings, while the Bristol Garden Club's Daffodil Program brings color and community spirit each spring through the planting of thousands of bulbs across town. Explore Bristol complements these efforts with coordinated marketing to promote tourism and cultural events.

The cultural assets described here are not a complete list, but they demonstrate the breadth of institutions, organizations, and events that contribute to Bristol's unique identity and its reputation as a cultural and historic destination.

Key Cultural Institutions and Organizations in Bristol

Museums & Historic Sites

- **Historic State House** – A landmark of Rhode Island's early civic life and an enduring symbol of Bristol's role in state history.
- **Blithewold Mansion, Gardens & Arboretum** – A nationally recognized estate and public garden showcasing Gilded Age architecture and horticultural design.
- **Bristol Historical & Preservation Society (BH&PS)** – Maintains archives, collections, and programming that document and celebrate Bristol's history.
- **Coggeshall Farm Museum** – A living history site interpreting 18th-century agrarian life in Rhode Island.
- **Herreshoff Marine Museum** – Preserves Bristol's maritime heritage, particularly its legacy of yacht design and America's Cup racing.
- **Linden Place Museum** – A Federal-style mansion and cultural venue offering tours, exhibits, and events.
- **Bristol Art Museum** – A contemporary art museum hosting exhibitions, educational programs, and community arts initiatives.
- **Mount Hope Farm** – A historic farmstead and community gathering place that hosts markets, events, and public programming.

- **Audubon Society Environmental Education Center** – Provides exhibits, trails, and programming focused on coastal ecology and environmental education.

Arts, Culture & Events

- **Bristol Theatre Company** – A community theatre group founded in 1983 that continues to produce performances, but is currently lacking a permanent venue
- **Bristol Fourth of July Committee** – Organizes the nationally renowned Fourth of July Parade and a series of related community events.
- **Live Music & Festivals** – Bristol hosts a summer concert series and PorchFest on High Street each fall, both of which bring residents and visitors together to celebrate music and community.
- **Mosaico, Inc.** – Provides cultural and educational programming, including the Sense of Pride initiative in local schools.

Volunteer & Civic Organizations

- **Bristol Blooms** – A volunteer group that plants and maintains hanging flower baskets along Hope Street.
- **Bristol Garden Club** – Enhances the Town's landscape and civic pride, most notably through its Daffodil Program which has planted thousands of bulbs across Bristol.
- **Explore Bristol** – Coordinates marketing and tourism initiatives to promote Bristol as a cultural and historic destination.

Scenic Corridors, Byways & Heritage Recognitions

Bristol's historic streetscapes and waterfront roadways are central to the Town's identity and its tourism economy. Several corridors are formally recognized for their scenic and cultural value at both the state and federal levels.

State Scenic Roadways. Hope Street and Ferry Road (State Route 114) and High Street (local road) are designated as State Scenic Roadways by the Rhode Island Scenic Roadways Board. This designation requires review of roadway alterations, tree trimming, and other changes to ensure that scenic qualities are preserved. The designation applies to the full length of Route 114 from the Warren town line to the Mount Hope Bridge (known locally as Hope Street and Ferry Road) and to High Street, providing an added layer of protection by requiring State review for certain projects.

Revolutionary Heritage Byway. The Revolutionary Heritage Byway, designated a National Scenic Byway in 2021, follows Route 114 through Bristol from the Warren town line south through the historic downtown, past waterfront parks, cultural landmarks, and civic institutions, to the Mount Hope Bridge. This corridor showcases nationally significant historic, cultural, and scenic resources. Recent federal funding has

supported improvements that balance safety and infrastructure upgrades with preservation of its distinctive character.

The Town recognizes that scenic byways are more than transportation routes. They are living cultural landscapes that define Bristol's sense of place, enhance visitor experience, and contribute to the local economy. Protecting these corridors requires coordinated planning and initiatives across transportation, land use, and historic preservation.

In 2025, Bristol became home to a new international heritage designation with the installation of *Our Ancestors Come With Us*, a bronze sculpture in Independence Park. The park was recognized as a UNESCO "Site of Memory" within the Routes of Enslaved Peoples Project, acknowledging Bristol's role in the transatlantic slave trade and honoring the resilience of African-descended peoples. The designation broadens the community's understanding of its past and creates opportunities for interpretation, education, and tourism. Along with Bristol's inclusion in the Sowams Heritage Area, it strengthens Bristol's cultural identity and underscores its national and international significance.

Relevant State Guide Plan Elements & Reference Documents

1. Element 210 – Historic Preservation (2020–2027)
   Protecting Our Legacy of Buildings, Places, and Culture. Provides statewide preservation goals, policies, and strategies (survey updates, Certified Local Government program, climate risk, inclusion of underrepresented heritage, easements, demolition delay).
2. Element 121 – Land Use 2025
   State's overarching land use policy framework — directing growth while conserving resources and protecting community character, historic landscapes, and scenic roadways.
3. Element 152 – Ocean State Outdoors: Statewide Comprehensive Outdoor Recreation Plan (SCORP, 2019)
   Guides recreation and open space, and explicitly links cultural resources, scenic landscapes, and heritage tourism to quality of life.
4. Element 611 – Moving Forward RI 2040 (Long-Range Transportation Plan)
   Rhode Island's statewide transportation plan; includes policies on context-sensitive design, bike/pedestrian infrastructure, safety, and resilience — directly relevant for scenic corridors and byway management.

Scenic Roadways & Byways References

- RIDOT Scenic Roadways Program – Designates Hope Street (Route 114) and High Street in Bristol as official scenic roadways, requiring review of changes.

- Rhode Island Scenic Roadways Stewardship Guidebook – Guidance on managing scenic corridors (viewsheds, landscaping, signage, lighting).
- Revolutionary Heritage Byway – A state scenic roadway (2000) and National Scenic Byway (2021) that runs through Bristol; recently awarded federal funding for upgrades.

Consistency with the State Guide Plan and State Standards

This Comprehensive Plan element is prepared in conformance with Rhode Island's State Guide Plan and the Comprehensive Planning Standards Manual (2021). It is consistent with:

- **Element 210 – Historic Preservation**, by advancing local preservation goals, supporting survey updates, adaptive reuse, and protection of cultural resources.
- **Element 121 – Land Use 2025**, by directing growth and conservation in ways that preserve Bristol's historic landscapes and scenic roadways.
- **Element 152 – Ocean State Outdoors (SCORP)**, by recognizing the role of cultural landscapes, scenic corridors, and heritage tourism in recreation and community vitality.
- **Element 611 – Moving Forward RI 2040**, by promoting context-sensitive design and multimodal improvements along scenic byways.

The Town also coordinates with RIDOT's Scenic Roadways Program and applies the Rhode Island Scenic Roadways Stewardship Guidebook to manage designated corridors.

Historic & Cultural Resources – Implementation Actions (Draft, 11/13/2025)				
1. Historic District Surveys & Designations				
ID	**Action Type**	**Action**	**Timeframe***	**Responsible Parties**
HCR-1	Planning & Survey / Documentation	**Review and consider recommendations of the Historic Resources Re-Survey** to guide future preservation priorities, including boundary updates for the Bristol Waterfront Historic District, evaluation of additional eligible areas (Northern Hope Street, Wood Street / "New Goree"), and preparation of nominations for at-risk properties (e.g., St. Michael's Bell Tower, St. Elizabeth's Church, Bay View Avenue residences, Linden Place outbuildings).	Short–Medium	Town Council; HDC; Dept. of Community Development
HCR-2	Planning & Survey / Documentation	**Rezone the Mt. Hope Area to Open Space** and pursue **National Register nomination** for the **Weypoyset** Area in partnership with the Pokanoket Tribe and Mt. Hope Farm.	Short	Dept. of Community Development; Town Council / Partners: RIHPHC; BH&PS; Pokanoket Tribe; Mt. Hope Farm
HCR-3	Planning & Design / Interpretation	Prepare a **vision plan** for trails, access, and interpretation at the **Weypoyset Preserve** in partnership with the Weypoyset Trust and Indigenous partners.	Short	Dept. of Community Development / Partners: Weypoyset Trust; Pokanoket Tribe
2. Scenic Corridors & Heritage Interpretation				
ID	**Action Type**	**Action**	**Timeframe***	**Responsible Parties**
HCR-4	Partnerships & Capacity Building	Coordinate with RIDOT and the **RI Scenic Roadways Board** to review proposed changes and manage alterations along designated scenic corridors.	Ongoing	Dept. of Community Development; Planning Board / Partners: RIDOT Scenic Roadways Board
HCR-5	Regulatory & Policy Tools	Develop and adopt **design standards** to protect views, historic streetscapes, landscaping, and stone walls along scenic routes.	Short	Planning Board; HDC; Town Council / Partners: RIDOT
HCR-6	Infrastructure & Design Coordination	Ensure roadway projects incorporate **context-sensitive design** (pedestrian/bike facilities, drainage, lighting) along scenic corridors.	Ongoing	DPW; Planning Board / Partners: RIDOT
HCR-7	Outreach & Interpretation / Partnerships	Collaborate on **implementation of the Revolutionary Heritage Byway Corridor Plan**, adding interpretive signage, heritage trail connections, and tourism promotion.	Short	Dept. of Community Development/ Partners: Explore Bristol; BH&PS; RWU
HCR-8	Incentives & Funding	Pursue **Scenic Byways grants** and cultural tourism funding to support corridor preservation and enhancements.	Ongoing	Dept. of Community Development; Town Council / Partners: Explore Bristol; State/Federal Delegation

HCR-9	Outreach & Interpretation	Partner with **Explore Bristol** and **Discover Newport** to promote the **Bristol–Newport Heritage Trail** and **Revolutionary Heritage Byway**.	Medium	Dept. of Community Development / Partners: Explore Bristol; Discover Newport; BH&PS
HCR-10	Facilities & Capital Improvements	Enhance **public access to historic resource information** through signage, wayfinding, walking tours, and digital mapping.	Medium	Dept. of Community Development / Partners: BH&PS; Explore Bristol
3. Historic District Resilience & Climate Adaptation *(consider condensing this section/cross reference in CC Element)*				
ID	**Action Type**	**Action**	**Timeframe***	**Responsible Parties**
HCR-11	Regulatory & Policy Tools	Implement priority recommendations of the **Historic District Vulnerability Assessment (2023)** and **FEMA/SHPO Building-Level Study** to mitigate flood and sea-level-rise impacts on historic resources.	Short	Dept. of Community Development; HDC / Partners: RIHPHC; RIEMA
HCR-12	Planning & Design Guidance	Develop **illustrated, preservation-sensitive design guidance** for BWHD building types (elevation, utilities, materials) aligned with the Secretary of the Interior's Standards.	Short	Dept. of Community Development; HDC / Partners: RIHPHC; BH&PS
HCR-13	Planning & Survey / Documentation	Maintain and update every 2–3 years a **GIS inventory** of at-risk historic and archaeological resources with condition, significance, and adaptation status.	Ongoing	Dept. of Community Development; HDC / Partmers: BH&PS; RIHPHC
HCR-14	Incentives & Funding	Create a **resilience funding and incentives toolkit** (FEMA/RIEMA funds, CLG grants, tax credits, fee reductions).	Short	Dept. of Community Development; Finance Dept.
HCR-15	Education / Demonstration Projects	Select **2–3 demonstration projects** in the BWHD to showcase resilience retrofits.	Short–Medium	Dept. of Community Development; HDC
HCR-16	Regulatory & Policy Tools	Establish an **HDC/Unified Development Review (UDR) streamlined review track** for resilience retrofits with pre-application coaching and checklists.	Short	HDC; Planning Board; Building Official
HCR-17	Regulatory & Policy Tools	Adopt **pre-approved emergency measures** (temporary barriers, sandbag placement, stabilization protocols) for imminent flooding of historic structures.	Short	Emergency Management; HDC
HCR-18	Partnerships & Capacity Building	Add **archaeological review and salvage procedures** in high-risk zones (e.g., Weypoyset, downtown subsurface areas).	Short	Dept. of Community Development; RIHPHC
HCR-19	Infrastructure & Capital Coordination	Coordinate **public-realm adaptation projects** (streets, sidewalks, drainage, utilities) in the BWHD to avoid impacts to historic resources.	Medium	DPW; RIDOT; HDC; CDD
HCR-20	Education / Outreach	Conduct **annual workshops** on resilience retrofits and publish a "BWHD Resilience Starter Pack."	Ongoing	Dept. of Community Development; HDC / Partners: BH&PS
HCR-21	Monitoring & Metrics / Documentation	**Track metrics** for resilience projects (retrofits, approvals, funding leveraged, flood claims reduced) and report annually.	Ongoing	Dept. of Community Development; HDC / Partners: EMA

HCR-22	Regulatory & Policy Tools	**Amend local codes** to remove barriers to preservation-compatible retrofits (e.g., height for elevated utilities, façade vent placement).	Short–Medium	Planning Board; Town Council; HDC; Building Official
4. Preservation Programs, Incentives & Design Review				
ID	**Action Type**	**Action**	**Timeframe***	**Responsible Parties**
HCR-23	Education / Training	Maintain **annual training** for HDC members for RIHPHC and land-use law requirements.	Ongoing	HDC/Parners:RIHPHC
HCR-24	Incentives & Funding	Explore and evaluate **local preservation incentives**, such as a local historic tax credit program or the waiving of permit and review fees to make historic rehabilitation more affordable for property owners.	Short–Medium	Dept. of Community Development; Town Council; Planning Board
HCR-25	Regulatory & Policy Tools / Design Guidance	Complete the grant-funded update of the **HDC Design Review Guidebook** to clarify standards, materials, and review criteria; include guidance for cost-effective modern materials and best practices.	Short	HDC; Dept. of Community Development; RIHPHC
HCR-26	Regulatory & Policy Tools	**Evaluate and implement an opt-in program** allowing owners of significant properties outside the HDC boundary to voluntarily join the overlay district for protection. Streamline zoning amendments and conduct owner outreach to encourage participation. Identify potential properties and provide outreach/marketing of the program.	Medium	Dept. of Community Development; Planning Board; HDC; Town Council
5. Adaptive Reuse, Education & Cultural Facilities				
ID	**Action Type**	**Action**	**Timeframe***	**Responsible Parties**
HCR-27	Regulatory & Policy Tools	Discourage **demolition of historic buildings for parking**; promote shared and structured parking integrated with pedestrian and bicycle access.	Ongoing	Planning Board; Zoning Board; Dept. of Community Development
HCR-28	Design Standards / Infrastructure Coordination	Adopt **streetscape standards** for the historic downtown (benches, lighting, signage, granite curbing) to guide RIDOT and local projects.	Short	DPW; Planning Board / Partners: RIDOT
HCR-29	Education	Expand **heritage education programs** in schools and through oral history projects.	Ongoing	School Dept. /Partners: BH&PS
HCR-30	Facilities & Capital Improvements	Establish a **shared performing arts space** through partnerships and adaptive reuse of underutilized historic or municipal buildings.	Medium	Town Council
HCR-31	Facilities & Capital Improvements	**Re-purpose decommissioned historic school buildings** (Guiteras, Reynolds, Byfield, Walley) for community or municipal uses and evaluate long-term lease or reuse opportunities.	Medium	Town Council; Dept. of Community Developmen

Historic Districts, Buildings and Properties

TOWN OF BRISTOL RHODE ISLAND

Comprehensive Plan, 2026

WARREN
BRISTOL
Kickemuit River
WARREN
TUPELO STREET
GOODING AVE
METACOM AVE
CHESTNUT STREET
HOPE STREET
POPPASQUASH FARMS HIS. DIST.
JUNIPER HILL CEMETARY
BRISTOL WATERFRONT HIST. DIST.
STATE STREET
MOUNT HOPE FARM
WOODLAWN AVE
Narragansett Bay
Bristol Harbor
MT HOPE BAY
BLITHEWOLD GARDENS & ARBORETUM
MOUNT HOPE BRIDGE
MT HOPE BRIDGE
18
N
Location Inset
CT
MA
RI

Legend

- National Register Sites
- Bristol Local Historic District
- National Register Historic District and Properties

Label	National Register Site
1	Bristol County Courthouse
2	YMCA Annex
3	Bristol County Jail
4	Benjamin Church Home
5	Longfield/Gibson House
6	Ferry Lighthouse
7	Joseph Reynolds House

0 0.25 0.5 1

Miles

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RIGIS

Prepared by Eliana C. Hornbuckle 10/30/25

AB PLANNING +MAPPING

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, November 6, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

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

1. Pledge of Allegiance

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

In attendance: Lima, Bergenholtz, Page, Allen, Millard, Church, Goins, and Toth

Absent: Ponder, Teitz, and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of Special Meeting of October 15, 2025

The Commission reviewed the minutes of the special meeting of October 15, 2025. Member Allen noted the word "muntin" was misspelled on page 3 and should be corrected. Chairman Lima asked if anyone else had any corrections or questions and then asked for a motion to accept the minutes.

Motion made by Church to accept the minutes of the special meeting of October 15, 2025 as corrected; Seconded by Allen.

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

2B. Minutes Review of minutes of the September 29, 2025 meeting.

The Commission reviewed the minutes of the regular meeting of September 29, 2025. Member Church noted the following

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corrections: Page 8, 3rd paragraph, it should read, "above the flood plain" and not "on the flood plain". Page 18, 4th paragraph, she asked for clarification regarding Mr. Brooks stating it was a "glass house". Mr. Brooks, who was present at the meeting this evening, clarified to Member Church that it was a glass greenhouse-style structure. Member Church continued with the correction of the minutes: page 29, 1st full paragraph, 5th line, it read, "The Commission stated asked if Mr. Pacifico" and it should read "Member Church asked if Mr. Pacifico". On page 31, 1st paragraph, 4th line up from the bottom, "Ause" should be spelled "Ayous". Page 31 and page 32, since "Ambara" is brand name it should read "Ambara Ayous wood". Chairman Lima asked if any other members had any corrections, comments, or questions. With no other comments or correct, Chairman Lima asked for a vote to accept the minutes as corrected.

Motion made by Allen to accept the minutes of the September 29, 2025 meeting as corrected; Seconded by Page.

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

3. Application Reviews

3A. 25-48: 276 High St, Timothy Finucane Discuss and Act on replacement of select windows, doors, and porch.

Victoria Finucane present.

A discussion commenced between Mrs. Finucane and the Historic District Commission. Mrs. Finucane brought more information the Commission had requested. Mrs. Finucane stated the Commission did a site visit to the property to inspect the windows and their request to replace the windows was denied. She said she was before the Commission to discuss her request to replace doors and a porch with materials in kind. Nick Toth directed her to hand out the information to the Commission members. Chairman Lima marked it as Exhibit 1. Mrs. Finucane directed the Commission members to the first page of the packet which showed the current state of the porch to be rebuilt, which they also saw during their site visit. She was requesting the porch to be replaced with in-kind materials which her contractor specified would be Fir wood. Mrs. Finucane stated that the railings would need to be adjusted by a few inches in height to meet Building Code standards. She also wanted to add one more stair to make the elevation more comfortable and currently the stairs were 9 inches, and she would like to reduce them to 7 inches stairs to meet code. Mrs. Finucane would like the front façade to

be covered with a vertical wood plank. She asked the Commission if anyone had questions.

Commission Member Allen asked if the profiles of the porch, stairs, and railings would remain the same and Mrs. Finucane assured him they would be. Commission Member Church asked if the columns were going to be replaced, and if they were going to be all wood. Mrs. Finucane said that only the one column to the left by the stairs needed to be replaced and it was going to be all wood. She said that the other 2 columns were going to be repaired. Commission Member Bergenholtz asked if Mason Philips was her contractor and Mrs. Finucane said, yes. Member Church asked if the reconfiguration of stairs meant that they would be taken in. Mrs. Finucane said that the current stair rise was 9 inches and it was going to be shortened to 7 inches to meet code, and the treads would be a little shorter as well, and the railings would need to be at 36 inches to meet code as well.

Member Allen asked Mrs. Finucane about the covering on the concrete. Mrs. Finucane stated that the façade had concrete blocks underneath and she wasn't sure if it was going to be replaced. She did note that it would be covered so only the wood would be visible, which would be true to original style of the porch. Member Allen asked if she found any pictures of the porch and Mrs. Finucane indicated that she hadn't looked for any, but she would.

Next, a discussion was had regarding the replacement of the doors. Mrs. Finucane started with the front door and said that the pictures the Commission Members were looking at were of the original door. Member Church asked if the door was all wood and Mrs. Finucane indicated it was fiberglass and it was compromised. Nick Toth stated that the front and back doors had both been forced open at some point and neither were salvageable. Member Allen asked what the current door looks like. Mrs. Finucane directed the Commission to a small picture on page 2 of the packet featuring a quarter light. Member Church asked her if she would want more light on the new door. Mrs. Finucane said that she was okay with the size of the light on the door as there are side lights as well. Member Bergenholtz asked Mrs. Finucane if she wanted lights in the door or just a solid door configuration. Mrs. Finucane said that the door had a quarter light and she was happy with it. Member Church asked if the door was already installed and Mrs. Finucane said it was. Member Church asked who approved the installation of the door and Mrs. Finucane said no one approved it, but it was necessary. Chairman Lima stated it was an emergency. Nick Toth said that no one approved it. The door had been compromised as someone tried

to break in. Mrs. Finucane said she had asked Nick about it before it was replaced and he stated that replacing it in kind would be appropriate since it was fiberglass already and not an original wood door to the home. Member Church asked if the storm door was replaced as well and Mrs. Finucane said it was as it was compromised as well. Member Church asked if it was aluminum on the exterior and not vinyl. Mrs. Finucane said it was a wood core but covered in vinyl, not aluminum, but the original door was aluminum. Nick Toth said that typically it was something that would not have been approved and they would usually only approve wood or aluminum storm doors. Mrs. Finucane stated that if the storm door needed to be replaced, she would do so. He said it could be done administratively unless the Commission was fine with it. Member Church asked if it was done already and Mrs. Finucane said yes, and she could get the Commission more information on the door. Chairman Lima said this portion of the application could be continued and Mrs. Finucane could come back another time.

Mrs. Finucane continued on to discuss the rear door which was on the 3rd page of the packet. She stated that the rear door, which was also compromised, was a wood door, and asked for it to be replaced with fiberglass door. She said that the specifications were shown in picture.
Member Bergenholtz asked if the door pictured was the one she wanted and Mrs. Finucane said yes. Member Church asked if the rear door and the storm door had already been installed and Mrs. Finucane said the new back door had not been installed, but the storm door was installed. Member Allen asked if the new storm door was vinyl as well. Mrs. Finucane said she believed it was vinyl but would provide more information in it. Member Allen stated they could do that administratively as well.

Member Church went on to ask Mrs. Finucane if she was going to discuss the windows and Mrs. Finucane stated that she was not for now. Nick Toth asked Mrs. Finucane if she wanted to ask to replace the 2 windows that were not original and she said not at this time. Member Church reminded Mrs. Finucane that she needed to take pictures of each side of the home and number each window.

Member Bergenholtz went back to the matter of the concrete portion of the porch. Mrs. Finucane approached Member Bergenholtz to look at the picture of the porch together. He advised Mrs. Finucane that the base meeting up to the column should be highlighted so it is broken up so it didn’t look like a solid piece of wood. Member Bergenholtz said that it

would look better architecturally to which Mrs. Finucane agreed.

Chairman Lima asked if there was anyone in the audience who would like to speak for or against the application. She asked if a Member of the Commission wanted to make a motion. Member Church asked if the Commission could approve the porch and continue the doors because she would not be able to approve vinyl storm doors. Member Allen stated the doors were going to be continued anyway. Mrs. Finucane asked if the motion could specify that it was just the storm doors that were being continued. Member Allen said that the front door was already replaced, but the back door had not been, and Mrs. Finucane said yes, but she was happy to replace it if necessary. Member Allen said that since the back door was not visible from the street, he was okay with it, as was Member Church, but it was the vinyl storm doors that were at issue. Nick Toth said that if the Commission wasn't comfortable with vinyl storm doors and Mrs. Finucane was willing to replace them with aluminum doors, it could be done do administratively. Member Church stated the Commission could approve replacing the storm doors with aluminum doors only and Member Allen stated that the Project Monitor could approve the storm door. Mrs. Finucane asked if she needed to come back with the alternative door. Member Allen stated that she would need to provide the Commission with the cut sheet containing all of the specifications for the door to be added to the record. Chairman Lima asked for a motion to approve the application.

Motion made by Allen to approve application 25-48 to replace the porch as presented with all in kind materials with the same configuration. The concrete block to be covered with wood and column footings with be differentiated from the concrete block wood covering. The front door which has already been installed is approved as presented, and the installation of a back door as presented. The approval of the installation of aluminum storm doors for both the front and back doors, but applicant will need approval from the Project Monitor, and applicant will need to come back to the Commission to provide the cut sheets for the aluminum doors; Seconded by Bergenholtz.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Ben Bergenholtz

Chairman Lima reminded Mrs. Finucane that when the Certificate of Appropriateness was available, she was to place it in the front of the house in the window were visible, so the neighborhood knew she had approval from the HDC.

3B. 25-125: 55 Constitution St, BRIAN LOVETT Discuss and act on replacement of door.

Michael Tirpak on behalf of Brian Lovett.

A discussion was held between the Commission and Mr. Tirpak regarding the approval of the replacement of a back door. Chairman Lima asked Nick Toth if there was a letter from the homeowner giving permission for Mr. Tirpak to appear on his behalf. Nick Toth said he would check for an email, but he had verbally heard from Mr. Lovett. Member Church asked who John Dudley was and Mr. Tirpak stated that Mr. Dudley was the owner of United Home Experts, who is the subcontractor on the project. Mr. Tirpak stated that there was a back door that was not working and the homeowner needed to get it operational for the tenants in the building. He said the replacement door was going to look like the existing door with the same 6 light configuration. Mr. Tirpak said it was going in pre-primed so it could be painted to match, and the interior trim was going to be light pine, and the exterior trim was going to be flat PVC to fit. He also advised the Commission that the permits had already been pulled, and they were just seeking approval from the Commission. Member Bergenholtz asked if it was just being replaced in kind and Mr. Tirpak said yes. Member Bergenholtz asked why it couldn’t be approved administratively. Nick Toth stated that he didn’t have the authority to approve non-wood doors not on street frontage. Member Allen asked if it was a back door and Mr. Tirpak said it was. Member Bergenholtz stated that it was a back door with PVC. Mr. Tirpak said it was a steel back entry door which would be replaced with fiberglass, which is identical in terms of look and structure, it’s just different materials. Member Church asked if he was changing the trim around the door. Mr. Tirpak said yes. Member Church asked if the trim was wood and Mr. Tirpak said yes and they were going to change it to PVC trim, unless the Commission said it needed to be wood. Member Allen and Member Church both stated that it needed to be wood. Mr. Tirpak said that it would be fine and they would use pre-primed pine.

Chairman Lima asked if there was anyone in the audience who wanted to speak for or against the application. She then asked for a Member to make a motion of approval.

Motion made by Church to approve application 25-125 for the replacement of a rear door with a new 6 light fiberglass door as shown to match the existing door. Any trim that is replaced will be wood; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Robert Page

3C. 25-126 - 1237 Hope St, David Manocchio Discuss and act on installation of bulkhead, and changes to the approved foundation.

John O'Donnell on behalf of David Manocchio present.

A discussion commenced between the Commission and Mr. O'Donnell for the approval of the installation of a bulkhead and changes to the foundation configuration which had been previously approved by the Commission. He advised the Commission that Mr. Manocchio had previous approval for a separate structure with a full basement and an addition at the rear of the house. Mr. O'Donnell stated that Mr. Manocchio has decided to not go forward with the separate structure but is going forward with the addition to the house. He said that Mr. Manocchio wants to add a full basement to the addition instead of the crawlspace that was originally proposed since the other structure was not being eliminated. He said that the space would be unfinished and utilized as an exercise/weight room for Mr. Manocchio. Mr. O'Donnell stated that a bulkhead was also being requested for access to the basement. Member Church asked if it would raise the height of the addition. Mr. O'Donnell said that it wouldn't be because Mr. Manocchio wanted the existing interior floors to stay on the same plain as the rest of the house. Member Church asked if there were going to be any windows in the basement. Mr. O'Donnell said it was hard to determine how small the window would be due to grading, but Mr. Manocchio wanted small basement windows for ventilation

which would be the Anderson 400 series to match the rest of the house. Chairman Lima asked if it would be located on the front or back of the house. Mr. O'Donnell stated it would be on the north side which was the back of the house. Mr. O'Donnell showed a drawing and cut sheet for the window to the Commission.

Chairman Lima advised Mr. O'Donnell that he needed to make copies of the drawing and cut sheet and bring both to Nick for the file. Chairman Lima also asked Nick Toth if there was written or verbal approval from the homeowner giving permission to Mr. O'Donnell to represent him and Nick said yes. Mr. O'Donnell showed the Commission the additional window position on the drawing. Member Church noted that the window would be on the north side and not visible at all. Member Allen asked where the bulkhead would be located. Mr. O'Donnell said it would be on the west side and not visible. Member Allen said that there were a clamshell style door and a Bilko door in the packet and asked Mr. O'Donnell what the preferred choice was. Mr. O'Donnell said Mr. Manocchio preferred the clamshell door. Member Allen asked if it was fiberglass and Mr. O'Donnell said he believed it was. Member Allen said it looked better than the metal door. Mr. O'Donnell said that the clamshell door was more money but lasted longer. Nick Toth said that no one could see it. Member Allen said it was fine.

Chairman Lima asked if anyone in the audience wanted to speak for or against the applicant. She then asked if a Member could make a motion for approval.

Toth: upload to portal

Motion made by Allen to approve application 25-126 to change an approved crawlspace to a full basement and add a clamshell style bulkhead door and window. Applicant will provide a cut sheet for the Andersen 400 series window, the clamshell style door, and to provide a description of the basement project; Seconded by Page.

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

Opposed: None.

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Chairman Lima advised Mr. O'Donnell to place the Certificate of Appropriateness in the front of the house where visible.

3D. 25-131: 19 Byfield St, Elena Bao Discuss and act on addition of chimney.

Member Bergenholtz recused.

Chris Cloutier for Elena Bao present.

A discussion commenced between the Commission and Mr. Cloutier for the addition of a chimney. Mr. Cloutier advised there was previous approval from the previous month's meeting and the homeowners wanted to add a wood-burning fireplace to the rear of the building to be located in an existing door opening. He said that the chimney would be surrounded by a brick masonry veneer and would extend above the roofline as was shown in the renderings. Mr. Cloutier stated that the existing stone staircase that serviced the previous door would be repurposed and utilized for the rear entrance to the addition. Member Allen asked if there was a flue inside of the chimney and Mr. Cloutier said yes. Member Church said it was going to be a wood burning fireplace. Member Allen asked if the chimney was going to be tall enough. Mr. Cloutier said it was going to go up past the roof line. Member Church said that the last drawing showed the chimney only going up to the peak and asked if this was approved by the Building Inspector. Mr. Cloutier said it was.

Mr. Cloutier then stated that the homeowners wanted to shift the stairs on the side porch so it would be running parallel to the driveway toward the rear of the property. He said the stairs would be done in wood and painted white and using the same metal handrails that they currently have. Chairman Lima asked where it was in the packet and Mr. Cloutier stated that it was on view 3 on the right side. She told Mr. Cloutier to provide the Commission with a new drawing for the record. Member Allen asked where the stairs were located originally. Mr. Cloutier said the stairs currently run perpendicular to the porch and run into the driveway. Chairman Lima asked if the materials were the same. Member Church asked if the Board could do that even though it was not on the application. Attorney Amy Goins stated that the agenda said discussion and act on addition of chimney and with that description on the agenda the Commission was really limited to the chimney. She said that it made more sense to continue the discussion on the stairs for notice purposes. Nick Toth stated that he did not realize the applicant wanted to discuss the stairs as well. Member Church said the

Commission could approve the chimney and continue the stairs. Chairman Lima said they could put it on the agenda for next month and put it on to be discussed first.

Chairman Lima asked if there was anyone in the audience who wanted to speak for or against the project. She then asked if any Member wanted to make a motion.

Allen: approve as presented/ page

Church: continue it to December/page

Motion made by Allen to approve application 25-131 for the installation of a chimney as presented; Seconded by Page.

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

Opposed: None

Motion carries.

Motion made by Church to continue application 25-131 to the December 4, 2025 meeting for further discussion regarding the reconfiguration of the stairs; Seconded by Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

3E. 25-139 - 79 Constitution St, Ralph M DeFelice Discuss and act on removal of elements from porch, replacement of door with window, replacement of bulkhead, replacement of bay window with window, changes to existing addition, removal of fire escape, changes to garage door and window, replace and repair clapboard and trim, replace and repair roof.

Vincent Fauci, Architect, and Beth DeFelice present.

A discussion commenced between the Commission, Mr. Fauci, and Beth DeFelice regarding the removal of some features on the porch and portico, the removal of a secondary door and storm door on the front with was not part of the original house which will be changed to a 2 over 1 window which will match in kind with the existing house, the removal of a fire

escape, and the replacement of a bay window with a 2 of 1 bay window. Chairman Lima suggested to go through each request one at a time.

Chairman Lima asked to start with the elements on the porch. Mr. Fauci stated that for the front porch and side portico, the homeowners would like to remove spindles that are on the top. He directed the Commission to look at page 5 of the packet, photo 3. Member Allen asked how long the spindles had been on the house and Mr. Fauci was unsure since the house was built in 1855, so they were not physically original to the house. Member Allen said he couldn't speak for the entire Commission but removing them may be destroying a historical part of the house. Member Church felt the same way as additions over time become part of the fabric of the house especially since they've been there for such a long time. Member Allen said they looked like they've been there for a while, and he was against it. Chairman Lima polled members. Member Bergenholtz was against it. Member Page was okay with removing them. Member Allen was against it. Chairman Lima was against it. Member Millard didn't love the spindles but was against it. Member Church wanted to see them stay as well. Mrs. DeFelice asked if they could replace them with something that was true to the period of the architecture. Chairman Lima asked Member Church her thoughts on that idea. Member Church stated that she would prefer the spindles to remain.

Mr. Fauci said they were going to exclude the removal of the spindles and move on. Next, the discussion moved to the removal of the secondary wood door and storm door on front of the house. He said it was an additional door separate from the main door. Mr. Fauci directed the Commission to look at page 5, photo 4 which showed the door. Chairman Lima asked if it was the door on the High Street side. Mrs. DeFelice said that the house was a doctor's office for a period of time and there were a lot of strange pieces that were not original to the house, and the door was one of them. Member Church stated that Mrs. DeFelice meant the door on the front porch way to the right. Mrs. DeFelice said that the door was located on the Constitution Street side of the house as there were 2 doors on the porch. Mr. Fauci proposed a 2 of 1 window to replace the door which will to match the rest of the house.

The next item of discussion was the removal of a fire escape on the west façade. Mr. Fauci stated that fire escape is no longer needed since the home is going to be a single-family home again.

Mr. Fauci went on to discuss the replacement of the bay window on same side as the fire escape. He said the bay window will be replaced with a 2 over 1 window. Mr. Fauci said that all of the windows that are to be replaced will be replaced with solid wood windows. Chairman Lima asked if he had the cut sheets for the windows. Nick Toth stated the cut sheets started on page 157 in the packet. Mr. Fauci also talked about the removal of the wooden doghouse style bulkhead enclosure which was to be replaced with a low-profile wooden double pullup door. Chairman Lima asked if there was a drawing for the bulkhead and asked which side of the house it was on. Member Allen said it was on the back of the house. Mrs. DeFelice said that it was the west side of the house. Member Bergenholtz asked why they would remove the bay window. Mrs. DeFelice said that it leaked and jetted out into the yard and made the interior awkward and wasn't original to the house. Chairman Lima stated that it was not visible from the street.

Mr. Fauci continued on with a discussion regarding the reconfiguration of the bump out on the west façade. He said it was a small addition that had 2 windows and a door. They were proposing to have 1 window and the door swap places. Mr. Fauci said that it was located on page A3.01 and A3.02 of the plan which showed the two sides which are to be modified. Mrs. DeFelice said that the only possible change to it that they were discussing was the stairs. She said the stairs were currently going to the south and they may switch them to go to the north. Mr. Fauci said that on page A3.02 the stairs looked the same, but they were going in the opposite direction.

Member Bergenholtz asked if they planned on staying with the 2 over 1 configuration for the windows. Mr. Fauci said that was correct. He said that the bump out had 2 over 2 currently and they wanted to remove them. Member Bergenholtz said that the house would have had a 6 over 6 configuration originally. Member Church asked what the condition of the windows were and Mrs. DeFelice said they were in good condition. Member Millard said that the windows were a lot later than the house. She said that a 6 over 6 window would make the house more interesting. Chairman Lima said that they would have to change every window. Mr. Fauci said they may consider it at a later date.

Mr. Fauci then discussed some restoration and repairs regarding the wood trim, clapboards, as needed which would be in kind, as well as the roof which would be repaired and replaced as needed. He said that homeowners want to replace the single garage door with 2 garage doors without lights in

more of a craftsman style. Member Allen asked if there was a cut sheet for the garage door. Mr. Fauci did not have a cut sheet for the door. Member Allen asked what the materials were for the garage door and Mr. Fauci said it was solid wood. Chairman Lima stated that the Commission needed the cut sheet for the garage door. Member Bergenholtz said that it was going to look much better. Chairman Lima asked if the garage was going to be utilized and Mrs. DeFelice said that was the plan. Mr. Fauci said on the side of the garage, they wanted to replace an octagonal window with a square fixed 4 light solid wood window that would match the house better. Lastly on the garage, Mr. Fauci stated that the outside is currently cinderblock and the homeowners want to install clapboard siding so it would match the house. Member Allen asked what kind of wood they would use for the siding. Mrs. DeFelice said that they haven't decided yet. Member Allen said that the Commission would need to know that as well.

Chairman Lima asked if there was anyone in the audience wanted to speak for or against the application. Dr. Catherine Zipf approached to object to the removal of spindles and the removal of the bay window as they were significant features of the home.

Member Allen suggested polling the Commission about the bay window. Member Bergenholtz was strongly against the removal of the bay window as it has become part of the history of the house. Member Allen agreed with him. Member Page felt that the bay window didn't belong and should be removed. Member Millard felt the same as Member Page. Member Church said that again it's an addition that showed the changes over time and even though she didn't like it, it shouldn't be removed. Chairman Lima felt the same as Member Millard and Member Page, so the polling was 3 to 3. Attorney Goins said that unless there was a majority vote, it wasn't going to go forward. She said the Commission was at the point of either discussing it further or having the applicant come. Chairman Lima suggested that the Commission vote on the majority of the items now and continue the bay window item for another time so as to not impede the applicant's progress.

Member Millard said people have been putting bay windows in homes around Bristol for years. She said the house was originally built around 1852 and then some construction was done in 1880. She felt that some of the fancier things were put on the porch around that time as porches were also being placed on homes in the 1880s. Member Millard felt a house in Bristol should not look like a coat that had all kinds of buttons on it. Member Church agreed. Member Page suggested that the other Commission Members should go by the house and

look at the bay window. He felt it looks worse than an extra button and didn't belong. Member Bergenholtz asked if Member Page could see it from the street and Member Page said yes. Member Page said everything was visible from the street as the house is located on a corner lot. Member Bergenholtz was then more strongly against any removal of character defining features since it was on a corner lot.

Chairman Lima stated the Commission would continue the issue of the bay window to the December meeting and encouraged the Commission Members to walk by the house to look at the bay window. She then asked for a motion.

Motion made by Page to approve application 25-139 for the removal of the second front door, removal of the fire escape, removal of the wooden doghouse style bulkhead enclosure and to be replaced with a low-profile wooden double pullup door, reconfiguration of the bump out on the west façade, replacing wood trim in kind, replace roof in kind, replacement of the single garage door with 2 wood garage doors, replacement of the octagonal window on the garage with a square fixed 4 light solid wood window, the addition of clapboard siding on the garage as presented. The removal of the spindles on the porch is denied. The discussion of the removal of the bay window is continued to the December 4, 2025 meeting; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 3, 4, & 9

Project Monitor: John Allen

Chairman Lima advised Mr. Fauci and Mrs. DeFelice to put the Certificate and Building Permit in the front where visible.

3F. 25-140: 574 Hope St, Bristol Warren Regional School District Discuss and act on installation of memorial bench and concrete pad.

Danielle Carey, CFO, present.

There was a discussion between the Commission and Ms. Carey regarding the installation of a memorial bench to be located

at the Andrews School to honor the passing of a Kindergarten teacher.

Chairman Lima stated that the Commission needed to have something to say that they only wanted one memorial bench in the area, so it did not start looking line Independence Park. Attorney Goins said they could put it in the decision, but it wouldn't prevent someone from coming to the Commission in the future for a similar request. However, it would give out a signal that the Commission wanted to limit it. She suggested that the Commission incorporate some language in their decision to the effect that future applications for additional memorial benches at this site are discouraged, but long term, the Commission may want to put it in the HDC guidelines. Attorney Goins said that there aren't many institutional type properties that it would apply to as a homeowner wouldn't want one. Chairman Lima stated that there was one in front of the Veteran's garden. Member Church suggested attaching memorial flags to more than one bench as a solution. Member Bergenholtz agreed with Chairman Lima. Nick Toth said that it would be going down a path of limiting public seating and it's something that should be discussed with the Planning Department and the Parks and Recreation Department. Chairman Lima agreed.

Member Bergenholtz questioned the design of bench as it looked like an old-time style bench and were other design options considered. Ms. Carey thought that one was chosen because it was what was has been used historically in the past and to just conform to what's been approved in the past. Member Bergenholtz said the benches on Hope Street look like surfboards and weren't sure who approved of those.

Chairman Lima asked if anyone in the audience wanted to speak for or against the application. She then asked for a motion.

Motion made by Church to approve application 25-140 for the installation of a memorial bench as shown on the Exhibit on page 184, item 6; Seconded by Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 10

Project Monitor: Mary Millard

3G. 25-144: 474 Thames St, Daniel Brooks Discuss and act on replacement of porch, relocation of gas meter, replacement of lighting fixtures.

Daniel Brooks present.

A discussion commenced between the Commission and Daniel Brooks for the replacement of a 2-story deck at the back of the property, relocation of the gas meter, and replacement of light fixtures.

Mr. Brooks stated he wanted to replace the rear 2-story deck which was not visible from the street. At the last meeting, there was a discussion about the ability to do a pressure treated frame with Trex composite decking and rails, and the roof joists would be wrapped with Azek composite. He was also in process of trying to figure out the best way to heat both properties most efficiently with rebates and energy consumption. Mr. Brooks may want to relocate the gas meters or go full electric on the property. He wanted to have the ability to be permitted to relocate the gas meters if he decided to do it. He advised that they were in questionable condition and located inside a crawlspace basement. He wanted to bring them up to code which would require them to be visible from road to the right of main door near the picture window in between the bulkhead and the door. If he chose gas as a primary heat source, he would need to do so.

Mr. Brooks then went on to discuss the light fixtures which were noted during the last meeting. His wife walked around State Street and took photos of fixtures she liked. He found Kichler coach lights in matte black that matched the look for the left and right of the doors. Member Church asked if the lights were metal or plastic and Mr. Brooks stated they were metal.

Member Church said that the gas meters should not be located at the front of the property and should be out of sight. Mr. Brooks stated that they are not located at the front of 474 but they are in the front of 484. He had weighed the option of safety and compliance with code verses aesthetics. Member Church asked if the gas company wanted them in front. Mr. Brooks said the gas company is who brought it to his attention and the gas company wanted a letter from the Commission in order to put the meters on the front of the homes. He stated that the meters were difficult to work with which is why he was thinking about converting to electric heat. Member Page asked if the gas meters were located on the interior of the home and Mr. Brooks said yes. Member

Page said that was not up to code, so the meters needed to be moved to which Mr. Brooks agreed.

Mr. Brooks said that the gas company required him to go before the Commission to get permission to move the meters. Member Church stated that the Commission had a whole file on gas meters being moved to the front of homes, and they have not been approved in the past. Nick Toth said that he could approve them administratively if the gas meters are located on the side of a home, but since Mr. Brooks was requesting them to be moved to the front of the home, it needed to come before the Commission. Mr. Brooks said that putting the meter on the right side was not an option due to the trophy shop's staircase was located there. Member Church asked if it could be placed behind the staircase and Mr. Brooks said that it was inaccessible. Member Church said the meter could go in the rear of the house. Mr. Brooks said that it was not cost effective to do so. Member Church said that it would ruin the streetscape. Member Millard and Member Allen both said that Mr. Brooks could disguise it with some plantings. Mr. Brooks said that he was leaning towards converting to an electric heating system, but he just wanted to get permission for the relocation of the meter as an option.

Member Church said that she could not approve of the relocation of the gas meter. Chairman Lima said it was already there. Member Bergenholtz said that those boxes were internet and cable, not the gas meter.

Member Church asked Mr. Brooks about the titan pro composite railings. Mr. Brooks said it was vinyl with aluminum top and bottom rails along with the Trex decking on the back of house which was not visible from the street. Member Church advised Mr. Brooks that the Commission did not have a have a design for the deck. Mr. Brooks said that he was just replacing what was already there, but with composite materials. Member Church said that the Commission didn't have a design for the replacement deck. Mr. Brooks apologized because he was under the assumption since he was just replacing what was there, he didn't need a design. Member Church asked if it was going to look the same. Mr. Brooks said to be up to code it wasn't going to have lattice. Member Church said that it was going to look different than what was existing. Mr. Brooks stated that it was going to be the same layout and same size, but it would have code appropriate rails with vertical spindles and not lattice.

Chairman Lima suggested that the Project Monitor could give the final approval on the deck and railings. Member Bergenholtz stated that it was important that the Commission

signed off on what the addition to the back of the house would be as it was a significant change. Mr. Brooks understood. Member Church thought it was overwhelming to the house. Mr. Brooks agreed as it was improperly constructed without footings. Member Bergenholtz asked when the deck was constructed originally. Mr. Brooks did not know. Member Bergenholtz said that Mr. Brooks would be rebuilding the entire decking structure and Mr. Brooks said yes because it was very poorly constructed. Member Church said that the Commission should have a design. Mr. Brooks asked if it was required. Member Allen said it was going to be required for a building permit. Mr. Brooks said he could share it in the portal.

Chairman Lima asked Mr. Brooks when he was going to be starting the work. Mr. Brooks said as soon as he could get permission. Chairman Lima asked if he could come back with a design to the next month's meeting. Member Church asked if he thought about using wire railings on it. Mr. Brooks said he liked the idea of the wire railing, but since it was a 3rd floor, he felt that vertical balusters gave it a little bit more integrity. He also felt that it was a little bit too much of a modern look for the house. Chairman Lima said it would be in his best interest to give the Commission a design, and a list of materials. Mr. Brooks said if it was required of him, he would do so. Chairman Lima said that it wasn't considered in kind because he wasn't replacing wood with wood. Mr. Brooks said he thought it meant the same or better. Chairman Lima said it meant exactly the same and unfortunately the Commission couldn't vote on it now. Mr. Brooks said that's why his application specified composite material, but he would do a drawing. Member Allen advised Mr. Brooks that a drawing would be necessary for the Building Inspector.

Member Church asked Mr. Brooks about the chimney. Mr. Brooks said it was a cinderblock chimney attached to the back of the house. He said it was already discussed. Member Church asked him if he wanted to demolish the chimney and he stated it was already demolished. Nick Toth said the discussion was on a different deck. Mr. Brooks said decks for 474 and 484 were discussed. Nick said only 484 was approved. He said that the Commission's understanding was 484 was due to someone putting their foot through the decking. Mr. Brooks said that 474 was also discussed because it wasn't structurally sound. Nick said he would have to check the records, but only 484 was approved. Member Bergenholtz said the chimney wasn't original to the home, but upon reviewing the application it isn't complete and there needed to be a

visual proposal of the deck in order for the Commission to sign off on.

Mr. Brooks asked if he were to draw the deck essentially the size that it currently was and the size that he was looking to replace it with and specify the rails and deck; would that be sufficient for the Commission. Member Bergenholtz advised that the Commission needed cut sheets for the products to be used for the spindles, railings, decking, and the style of the whole deck. Member Church said they needed a scale drawing. Mr. Brooks understood what the Commission needed from him. Chairman Lima said in order to get through Zoning, it was better for him to have more information rather than not enough. Mr. Brooks said that the Building Inspector only needed him to change the application to include the rear deck replacement, but he didn't ask for any drawings, so he didn't think the Commission needed any. Chairman Lima asked him when that was, and Mr. Brooks said that was about a month ago. Chairman Lima said she wanted to make sure he was just complying with the Commission, Zoning, Building, and everyone else he should be a lot more specific with what he was taking down and what he was replacing it with. She said that the Commission could approve of the demolition, but not the construction until he comes back with the design and cut sheets on the materials. Chairman Lima told Mr. Brooks to check with Zoning to see what he would need to present to them as well. Nick Toth stated that a replacement like this wouldn't require Zoning as Mr. Brooks wasn't expanding the footprint of the deck.

Chairman Lima asked the Commission what needed to be done. Member Page said they needed to vote on the lights, the demolition, and the meter. Chairman Lima said they could approve certain items and then Mr. Brooks would have to return for the other times. Member Bergenholtz asked if the meter was in the description of the work to be done. Member Allen said that it was advertised. Member Bergenholtz asked where the meter was currently located. Mr. Brooks said it was inside the basement and that the boxes that were outside of the house were the cable and communications boxes. Member Bergenholtz said he didn't want to see the meter on the front. Mr. Brooks said there were regulations regarding the distance from windows 3ft or greater and doorways, electrical meters which ruled out the left side of the house and the right side is virtually inaccessible due to the proximity of the neighbor's foundation and stairs. Member Bergenholtz asked if it could go on the left-hand side where the driveway was located. Mr. Brooks said there were too many windows and the updated electrical meter was going to be massive and the gas meter needed to be 3ft from every window. Member Church

asked how it could fit in the front. Mr. Brooks stated since it was a non-opening fixed window, it could be placed there. He didn't want to see a gas meter either, but he wanted a safe home which trumped everything, but he could mask it with plantings or something else. Member Bergenholtz said the sidewalk runs to front of his foundation. Mr. Brooks said he had a 4ft bed of room which had decorative stone in it currently. (Mr. Brooks approached the bench to look at a photograph with Member Bergenholtz.) Mr. Bergenholtz asked if that was the house in question and Mr. Brooks showed him where the 4ft bed with stone was located. Mr. Brooks advised the Commission that the gas company would not touch the meter which was currently located inside the home. Member Church asked what type of heat currently existed in the home and Mr. Brooks said there was no heat currently, but it was gas heat. Member Church said he might want to change to electric heat and Mr. Brooks said he was leaning that way.

Chairman Lima said that it was a good idea to postpone the decision on the meter at the current time since the Commission decision was a draw. Mr. Brooks understood.

Chairman Lima asked if there was anyone in the audience who wanted to speak for or against the application. She then asked for a motion.

Mr. Brooks also noted that the gas meter is going to be downsized to meet code and the service line is going to be updated as well which is why it will be on the outside. The line is going to be 5/8th verses 3/4th. He just wanted in on the record. Member Allen asked if he could get something in writing from the gas company regarding the regulations. Member Bergenholtz stated when the gas company did the meters on Church Street, they put all of the meters on the sides of the homes. Member Allen said not all of the meters were on the sides. He said there were some that went on the fronts as the gas company did appear before the Commission. Member Church stated the gas company came before the Commission and told them all of the ones they wanted to put on the outside and they had a big conversation that they needed to be located on the sides of the properties. Mr. Brooks asked for the definition of the "side". Member Church said "not the street view". Mr. Brooks said his was technically the corner of the foundation, but to the side.

Chairman Lima said that she could not see the meter on the front of 484. Mr. Brooks said it was on the front, but it was not on the application. He said it was on the corner, technically on the side of the house, but was visible from the street. Member Church asked if that meter needed to be

replaced. Mr. Brooks said he might choose to cap it, but he wasn't asking to do so now.

Motion made by Page to approve application 25-144 for 474 Thames with regard to the installation of lights, and approval of the demolition of the rear deck. The installation of a gas meter pending the feedback from the gas company on code to be continued to the December 4, 2025 meeting. The installation of the rear deck to be continued to the December 4, 2025 meeting pending the applicant providing a design and list of materials; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

3H. 25-145: 484 Thames St, Daniel Brooks Discuss and act on replacement of lights, doors, and side lights. Installation of gas meter.

Daniel Brooks present.

A conversation commenced between Mr. Brooks and the Commission regarding the replacement of lights and doors. Mr. Brooks said that at the last meeting, the front door was up for discussion. As they got into some of the trim on the house, some of the trim was not as bad. It's all the original trim in the entryway and he only found one little bit of decay which Mr. Brooks was going to repair. He was looking at replacing the current door with sidelights which was a steel JELD-WEN from the mid-90s unoriginal door. Member Bergenholtz asked if the sidelights were original. Mr. Brooks said they were not original, but he considered the trimmed out rough opening old enough to be called historic. He's going to preserve everything that isn't in the pre-hung steel door. Mr. Brooks was looking for approval to replace the steel door and sidelights. Member Bergenholtz asked if the proposed door unit was a singular unit with full-length sidelights and Mr. Brooks said yes with a quarter light as well. Chairman Lima showed him the picture that was supplied in the application and Mr. Brooks confirmed that was the door he wanted. Mr. Brooks said it was a JELD-WEN fiberglass door. Member Bergenholtz said that door aesthetic didn't

have the sidelights that went all the way down and replacing it with something like the one Mr. Brooks proposed was something he couldn't agree with. He said that the door is fiberglass and the framework is wood. Mr. Brooks reiterated that he would not be removing any of the historical trim or doing anything with the rough opening of the door, he was just going to remove the steel door and side lights. The new door would fit exactly in the rough opening of the doorway. He did picture putting some glass in the front verses a solid door. Member Allen asked what the door was that existed there currently and Mr. Brooks stated it was a solid steel door with side lights. He said that if the Commission was hung up on the quarter light issue, then he would do whatever the Commission wanted him to do. He thought it would be a nice improvement rather than a solid door.

Member Church asked Mr. Brooks about the photo and information regarding the door that he provided to the Commission. Mr. Brooks said it was the only photo and information he could get from the company showing one big unit. Member Bergenholtz said that it was changing what was there and Member Allen agreed. Mr. Brooks asked if that meant for the good or the bad. Member Allen asked if the company had side light that looked similar to what was in the home currently. Mr. Brooks did not believe so as he went through it with Pella and that was the option they had. Member Bergenholtz said there may be other companies out there with better options. Mr. Brooks said that he went to Harvey, Brosco, and Pella, and it has all been pretty much the same. He went with Pella because he used Pella for the windows and he wanted the materials to match. He asked the Commission for their thoughts on what door they felt would make sense to them without a window as he thought a 6 light window would be nice rather than an industrial looking door. He said the pictures of the home form across the street made it look like a nicer door than it really was. Chairman Lima as Member Church her thoughts. Member Church didn't think the door choice was appropriate. Member Millard said she would prefer a solid door with side lights. Member Allen asked what kind of side lights would Member Millard prefer and she stated 2/3rds down. Member Page agreed with Member Millard. Chairman Lima, Member Allen, and Member Bergenholtz also preferred a solid door with side lights. Mr. Brooks was amenable to that. Chairman Lima asked Mr. Brooks to provide the information to the Project Monitor and asked the Member of the Commission if they were comfortable with that decision, which they were.

The other discussion was concerning the exterior lights which were to be the same lights as were discussed for 474 Thames. Chairman Lima said that those lights were fine.

Member Bergenholtz clarified to Mr. Brooks that the side lights on the front door were to be 2/3rds. Member Church stated that meant 2/3rds from the top where the wood begins. Mr. Brooks reiterated that the door would be fiberglass and the side lights would be wood. Member Bergenholtz asked if the side lights were original. Mr. Brooks said that since the house was gutted on the interior, there was plenty of evidence that the side lights were old but not original. Member Church said they appeared to be out of proportion. Member Bergenholtz said it was unusual. Member Church said it was oversized. Mr. Brooks said that the house had been moved a long time ago and wondered if anyone had photos of the house being moved. Member Allen asked him if he checked around and Mr. Brooks said that he check with the Historic Society, Town Hall, and the library, but hasn't found anything.

Motion made by Allen to accept application 25-145 for 484 Thames Street for the replacement of the non-historic steel front door with a solid fiberglass door with the side lights to be replaced in wood with the same configuration with what is currently there with the approval from the Project Monitor. Further, the approval of the lights which will match the lights on 474 Thames Street which was also approved at this meeting; Seconded by Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

3I. 25-146: 49 Church St, Nicki Ann Tyska Discuss and act on replacement of windows.

Nicki Ann Tyska present.

Member Page recused.

A discussion commenced between the Commission and Nicki Ann Tyska regarding the replacement of windows on the rental

property to make it lead compliant for the State lead tenant law.

Member Allen ask for help from Attorney Goins as it was the first lead law issue that has come before the Commission. Attorney Goins said that it was something for the Commission to consider with regard to their decision that the State was now taking heavier hand on enforcement. She stated it had to do with when the Commission asked an applicant if they had considered alternatives, it becomes more important for timing purposes because the applicant is trying to bring the property up to code and comply with the law. Further, it didn't change any part of the Commission's decision-making process, but it was important for the Commission to take note when an applicant was coming in to make it code compliant and not just because they were making the building more energy efficient.

Member Allen advised Ms. Tyska that typically the Commission would rather have the applicant repair than replace windows if they can be repaired. Ms. Tyska mentioned that she did have someone look at them. Member Allen mentioned that it was a very credible person and Ms. Tyska said yes. Member Allen said usually the Commission would do a site visit to determine the condition of the windows, but in this case, with the information from Bob Gagnetta, it sounded like windows were not repairable. Ms. Tyska said that was correct. Member Church agreed as Rob was a credible witness. Ms. Tyska did her due diligence as to what avenue she should take. She stated she went to Arnold and they gave her a wood window with aluminum. Ms. Tyska said the whole house was covered in vinyl siding, but since it was located in the Historic District, she wanted to keep everything up to District standards. Member Church asked if the replacement she was proposing was a wood window with an aluminum clad and Ms. Tyska said yes. Member Allen said those have been approved in the past. Member Bergenholtz asked if the Commission has approved Andersen in the past and Member Allen said yes. Member Bergenholtz said that Andersen has vinyl, not aluminum clad. Nick Toth said that 1237 Hope Street has Andersen windows, but some contractors don't like them and that's why Marvin windows are used more often.

Member Church asked Ms. Tyska if she was going to replace every window in the house. Ms. Tyska said yes, there were 32 windows to be replaced, some are basement windows which would be replaced with the same window that is there currently, and the rest are throughout the home. She said her contractor may have written it up for 32 regular windows and wasn't sure if he had broken it down and listed what the basement windows

were going to be, but she would give the information to Nick. Member Millard said the windows looked like they were mostly 2 over 2 and Ms. Tyska said yes. Member Millard asked if Ms. Tyska would be interested in a 6 over 6 windows. Ms. Tyska said it would depend on the cost as it was a big investment, but if it was something that wasn't a big difference in cost, she would be fine with it. She said that Bob mentioned the windows that exist now were considered ugly in the 1800s. She said that none of the windows function and they all had that the little brass piece and were a nightmare as far as lead and lead dust. Member Millard stated that if Ms. Tyska could get the 6 over 6 windows, it would be more appropriate for the home.

Chairman Lima asked if there was anyone in the audience who wanted to speak for or against the application. She then asked if a Member wanted to make a motion.

Motion made by Allen to approve application 25-146 for the replacement of 32 windows as presented. Applicant presented documented evidence from Robert Gagnetta, a restoration expert, stating that the existing windows cannot reasonably be restored through minor repairs and Mr. Gagnetta recommended the removal of the old windows and new windows to be installed per the State lead remediation laws; Seconded by Lima.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

3J. 25-149: 30 Summer St, Celine Keating and Mark Levy
Discuss and act on demolition of outbuilding and shed.

Mark Levy present.

A discussion was had between the Commission and Mr. Levy regarding his request to demolish 2 existing structures located behind his home which can't be seen from the street. Mr. Levy said that his neighbors asked him to have the structures removed as they were in terrible shape. (Shows pictures to the Commission the front of the property.) He stated that any replacement buildings would be smaller in size than what's existing.

Chairman Lima asked if there was anyone in the audience who wanted to speak for or against the application. She then asked a Member to make a motion.

Motion made by Church to accept application 25-149 for the demolition of a workshop and tool shed located in the rear yard with the removal of debris and the restoration of the ground. Also, noting that the 2 structures are in a deteriorated state and that the removal of the 2 structures does not affect the historic character of the house; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: N/A non-contributing

Project Monitor: Susan Church

4. Concept Review

4A. CRHD-25-6: 56 Union St, Barbara Martin Discuss on replacement of windows.

Barbara Martin present.

A discussion commenced between the Commission and Ms. Martin regarding a concept review for the replacement of windows on 56 Union Street.

Ms. Martin stated she wanted to replace the windows in order to comply with the State lead remediation laws. She has also spoken to Rob Gagnetta with regard to restoring the original windows. The house was built in 1896, but the cost of restoration is prohibitive. She stated that removing the lead paint and reglazing the windows did not guarantee that all of the lead has been remediated. Ms. Martin added some information to the packet from the Providence Preservation Society which was an article that was written from last October in which Rob Cagnetta said that stripping a window is not sufficient, it can still fail. She said as a rental property owner, it puts everyone in a tremendous liability position by keeping the old windows as they could still fail.

Ms. Martin informed the Commission that she provided information in the packet regarding windows that she replaced in her rental property in Warren which was also a historical property. The windows that were put in were Colby fiberglass which were allowed by the Warren HDC. (Approached the Commission and showed pictures of the property.) She said the windows were located on the second floor on the side and front of the home. Ms. Martin said that no one could tell the difference. She stated that the replacement windows were installed from the outside, not inside. In preparation for the window replacement in Bristol, she had her contractor do an estimate for the windows on 1 floor using the same windows. Ms. Martin said there were 14 windows on 1 floor and 15 windows on another floor. After handing in application to Nick, Ms. Martin realized that there were other windows available that might be more appealing to the Commission, so she went to Humphries in Middletown and looked at Marvin windows which are wood on the inside and fiberglass clad on the outside. (Ms. Martin passed information out to the Commission.) She advised that they did an estimate for 1 window, not the whole project, and had pictures of what the window would look like.

Member Bergenholtz said that the Commission had approved Marvin Elevate windows in the past and were very happy with them. Ms. Martin asked for the Commission's thoughts on the window as it would be placed in the home from the outside. She said that if it was placed from the inside, they would lose about 3 inches of glass. Member Allen stated that as Nick would have informed her, the Commission would not approve of vinyl if there was an existing wood window. Ms. Martin stated the replacement windows were not vinyl. Member Allen said the Colby windows were vinyl. Ms. Martin said the windows in Warren were fiberglass. Member Allen stated the Commission wouldn't approve fiberglass as they would want the windows replaced in kind. Ms. Martin said she wasn't aware of that as an option. Member Allen was surprised Warren approved it. Ms. Martin said they definitely said they wouldn't go for vinyl but there was an architect on the Commission and he mentioned fiberglass.

Member Church said that Warren was a volunteer Commission and not a legal entity, thus not part of the Town. Ms. Martin said it went from volunteer to not volunteer and now they have to go in front of them for anything that's done on a house. Chairman Lima clarified that although it's part of the Town, it's a voluntary situation whereas the Bristol HDC is under the Town Charter and have rules and regulations that they have to adhere to that Warren does not. She stated that the Commission has different standards that they have to

adhere to according to the State and the Town, but the Commission appreciated Ms. Martin for providing the information to the Commission. Ms. Martin was open to the fact that she now had the option of an all wood window. Chairman Lima said that a concept review is to provide feedback and the Commission was not going to vote on it.

Member Allen questioned Ms. Martin about the configuration of the windows and stated that it looked like a 6 over 1 configuration. Ms. Martin said it was a crazy house and it was that way when they moved in. Member Allen asked if she was going to standardize them and she said she was going to replace them as they were and not change them. Member Page asked if she was going to replace all of the windows with Marvin windows. Ms. Martin said yes, over a period of time as the windows have to be replaced when a tenant moves out, but she would like guidance from the Commission as to what the next step would be as to what they would approve. She would then come back with a full estimate for the windows so the Commission could see each window. Chairman Lima said they do site visits to see windows and that could be a possibility for Ms. Martin. Member Church said she would like to see the windows be replaced in the exact same sizes and configurations. Ms. Martin said that meant the windows would be installed from the exterior and would be the same size.

Member Church asked if Ms. Martin had lead around the inside around the windows. Ms. Martin said that lead on the exterior of a home can be encapsulated with new paint. With the interior of the windows, it's friction, that's the problem and that's why new windows are needed. Member Allen asked if Bob Gagnetta talked to her about inserts. She called Sweet Lumbar and they had an insert which was not typically used for that type of job, but it could be cut down. Ms. Martin said that the inserts were 3/4 inches thick, but the windows needed to be shaved down on each side to fit which compromised the strength of the window which was not a suitable solution. She said the lead paint is absorbed into the wood so there would still be a possibility of lead dust and any rental property owner who was trying to comply with the lead laws would only be able to get rid of it by replacing the windows.

Ms. Martin asked the Commission what she would need when she comes back. Member Allen asked if the rest of the Commission was still considering a site visit. Member Bergenholtz said site visits take up everyone's time and the Commission was going to be seeing a lot more of this type of issue because of the new state laws going really drastic practically

overnight. He said everyone was scrambling trying to figure out how to make their rental units compliant with the laws, not enough people are certified to test for the lead, and they won't test if there property owners have lead because they know it's going to fail. With rental properties, especially something that's not a landmark federal style house with the original federal windows Member Bergenholtz felt that the Marvin Elevate window in Ms. Martin's situation was a win for everyone. He believes it solved the problem. He said that the Newport Restoration Foundation was having a huge problem as 90 of their houses will now have to be compliant. He said they have dipped their windows and done everything they could to the windows and they still failed. Member Bergenholtz said it will cost their organization millions to replace the windows because of the state laws. Ms. Martin said the laws were done rather quickly without a lot of thought.

Ms. Martin asked if she should come back with an application for the windows with an estimate and the specifics for the windows. Member Allen said yes.

Member Church asked if it was a double pane true divided light window and Ms. Martin said yes. Member Church said that even if Ms. Martin came with an estimate for all of the windows, she wouldn't have to do all of the windows at once. Ms. Martin said that she would have to do an apartment when a tenant left. Member Allen stated the window was not true divided light, it was simulated divided light.

Dr. Catherine Zipf came up to offer her comments. She said it didn't represent the change in hazard as it was a legal issue and a compliance issue. She stated there were people working to get the laws changed as it was an extraordinary hardship on the rental property owners. Member Bergenholtz also stated that the new laws allowed tenants to withhold rent and put it escrow until the problem was resolved so technically someone could live there rent free.

Dr. Zipf said the laws were done in haste and the longer Ms. Martin could hold out, there might be some hope that the law could get changed. Ms. Martin didn't think that anyone at the State House was going to put their name on something that was going to reverse it and have a child get lead poisoning. The Commission agreed with Ms. Martin. Chairman Lima said that the laws needed to be redefined and clarified for everyone. Ms. Martin said since everything has gone up as far as costs, she didn't want to have to raise rents, which would prevent people from living in Bristol. She stated that

the new lead laws were creating hardships on property owners, but they have to abide by them.

Ms. Martin advised the Commission she would return with an application to get the proper approvals.

5. Monitor Reports & Project Updates

Member Bergenholtz advised the Commission that there were plantings around the gas tank. Chairman Lima said that she would have to go look at it.

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

Nick Toth advised the Commission that they had to part ways with the HDC standards guy as the product he provided was copy-pasted from another community that he had written. He wasn't following the RFP. They kept telling him to add thing, but it wasn't getting done. He said they were going to find a new contractor.

He also advised the Commission that a draft 2026 schedule for HDC meetings has been circulated. Member Church suggested that July 2, 2026 should be changed. Chairman Lima agreed as it is a busy time of the year for Bristol with the 4th of July parade. Attorney Goins suggested June 30th. Nick said that could be a possibility due to other days being used by other boards/commissions and the Town Council. Chairman Lima suggested to have a limited schedule for June 30th. Nick suggested not having a meeting in July. Chairman Lima said to just limit the agenda to possibly the top 6 applications and Member Church agreed. Nick hoped 2026 would be a lighter year since 2025 was a heavy year. Chairman Lima said limiting it as opposed to not having one would make another month's agenda heavier, but making it limited would be worth a try, or doing it on a different Monday in July. She suggested looking at the trend and then decide in April. Nick said he needed to put something in the calendar and Chairman Lima suggested to put it as tentative for June 30th and limit the agenda to 5 or 6 applications. Nick agreed.

Chairman Lima made a suggestion regarding applications that come back month after month. She stated that with those applications, there should be notes in the applications indicating what has been done. Nick suggested something like a project update. Chairman Lima said so the Commission

didn't have to ask the applicant what's been done, they could just refer to the application notes and know what's going on and it makes the process go smoother.

Member Allen said he presented a list to Nick of projects that people had done or of things that people said they were going to do but didn't do, for example, the house at 1214 Bradford, and wanted to know if Nick had followed up on any of it. Nick said Bradford came in and said he was going to do something and hadn't followed up on it, but Nick would look into it. Member Allen said that people on Burton Street regarding posts next to the sidewalk that needed to be taken care of, or the stockade fence on Bradford. Member Page said that the City got ahold of the owner and the owner agreed to have it replaced and he was seeking a contractor for it. Chairman Lima asked Member Page if the homeowner had to come back to the Commission for the replacement of the fence and he wasn't sure. Nick said 37 Burton was the one that put up the fence and trying to get him to cooperate was like pulling teeth and Chairman Lima said he should be taken to court and be inconvenienced to get him to cooperate. Member Bergenholtz agreed. Member Church said it was like woman with the doors at 276 High Street this evening. The Commission went to the house for a site visit, and she changed the doors anyway. She asked if there was a break in. Nick said that they had just bought the house and there was a break in and that's why the doors were replaced. Chairman Lima said to Nick that's what Building Officials were for to issue cease and desist notices. Member Church said the Code Compliance person also needed to be involved. Chairman Lima said stop work orders need to be issued as well. Catherine Zipf suggested fines as well. Nick said he wasn't going to fine people more than he already did.

Member Allen asked Nick to check the house next to Century 21 as they put a new landing/porch as it seemed what they did as opposed to what they submitted didn't seem like what the Commission actually approved. Nick said that was easy enough to check.

Catherine Zipf asked if anyone noticed that the County Cleansers sign had been taken down and Nick said they will be in next month. He spoke to them and an application has been submitted and a fine has been submitted.

9. Adjourned at 9:40PM

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-131	Contributing	September 12, 2025

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

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

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

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

Work Category:	Addition to Structure(s)

Description of proposed work:

The scope of the project will now include the construction of a 18' x 18', single-story addition off the rear of the home. The materiality o the addition will remain the same, with cedar shingle siding to match the original materials of the historic home, as well as Accoya woo trim, painted white to match the existing detailing. The three new windows will be of the Marvin Elevate series, with a wood interior ar Ultrex (fibrex) exterior, also painted white to match the trim and detailing. The existing exterior french door from the kitchen will be repurposed as an exterior door for the new addition. The roof, now a gable roof (like the original home), will be comprised of asphalt shingles and will run below the existing second floor windows, allow us to preserve the pieces in that area of the rear facade.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00287
HISTORIC NAME:	Tilley-Williams House
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1833 ca

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

John Lusk
Applicant's Digital Signature
Date: September 12, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 19 BYFIELD ST
ACRES: 0.159
PARCEL ID: 014-0067-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: BAO, ELENA M - TRUSTEE
CO - OWNER: ELENA M BAO REVOCABLE TRUST
MAILING ADDRESS: 19 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 864

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

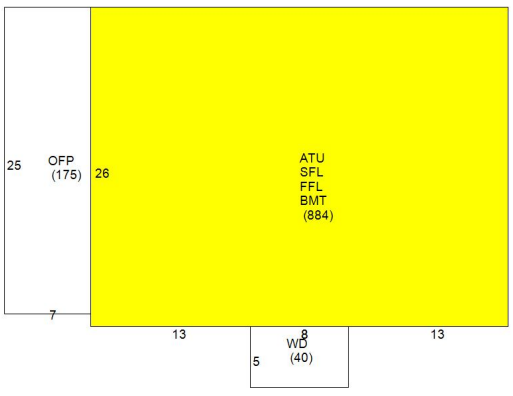
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

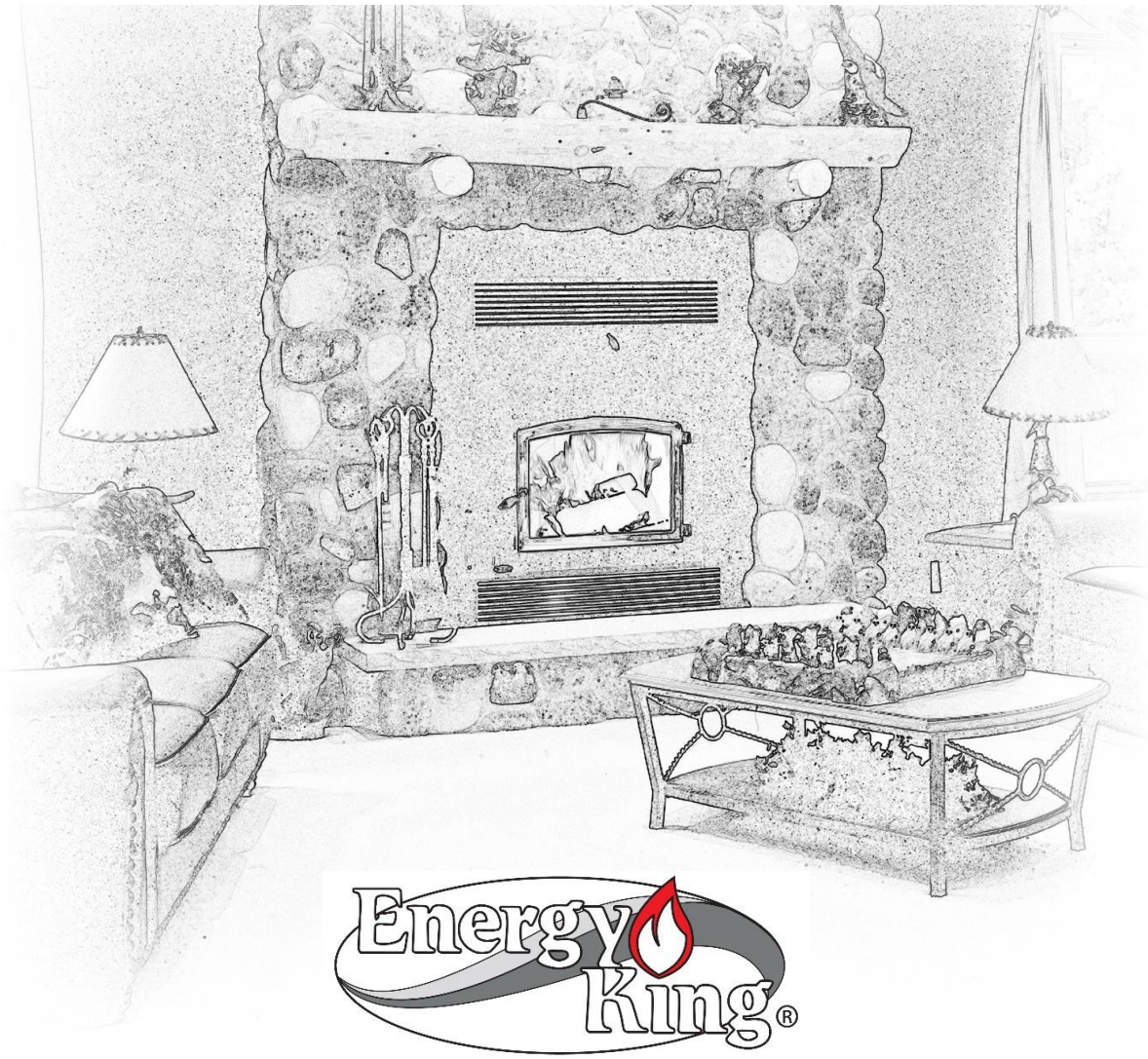
SKETCH



PHOTO

SILHOUETTE 2800 & 2850C

Zero Clearance Wood Fireplace



Silhouette Zero Clearance Fireplace
Models 2800 and 2850C

If your Energy King factory built fireplace is not properly installed, a house fire may result. For your safety, follow the installation directions. Contact local building or fire officials about restrictions and installation inspection requirements in your area. You also need to determine if you are required to obtain a permit from your local governing authority.

The Energy King factory built fireplace must be connected to a listed high temperature (complying with UL 1985) residential type and building heating appliance chimney.

Congratulations on your purchase of an Energy King wood burning appliance. Your fireplace is designed for a lifetime of durable, reliable performance and easy operation.

This manual describes the installation and operation of your Energy King factory built fireplace. Be sure to read your instruction manual and keep it in a safe place for future reference. Before installation, contact your local building or fire officials about restrictions and installation inspection requirements for your area.

The Energy King factory built fireplace is tested to UL127 and UL391 Standards by Intertek Testing Services, Middleton, Wisconsin. Silhouette Model 2850C is tested to EPA Certification for emissions. Silhouette Model 2800 meets the EPA's requirements for Method 28A and is exempt.

Your Energy King factory built fireplace will burn wood only; any other source of fuel is prohibited by the manufacturer, MAY NOT BE SAFE, and will void your warranty.

SAFETY NOTES – IMPORTANT

(For Wood Only)

1. Never use gasoline or similar liquids to start or "freshen" a fire. Keep all such liquids away from your fireplace.

2. Watch your unit closely during operation. If any part starts to glow red or white, it is in an overfire condition (see page 11 of this manual.)

3. Build the fire directly on the firebrick. Do not elevate the fire by using grates or andirons. Burn solid wood only. Do not burn any other source of fuel. Never reload wood when fire is burning high. (See page 12 [Model 2800] or page 16 [Model 2850C] of this manual for refueling.)

4. If processed solid fuel firelogs are used, do not poke or stir logs while they are burning. Use only firelogs that have been evaluated for the application in the fireplace and refer to firelog warnings and caution markings on packaging prior to use.

5. All fuel-burning appliances require proper combustion air to operate and to avoid negative air pressure in your home. Negative air pressure will cause safety and operational problems.

6. Do not let an accumulation of either soot or creosote build up in your chimney or inside the firebox.

7. Check your chimney system carefully before installation. If in doubt about its condition, contact a professional. Have your chimney inspected and cleaned regularly. A High Temperature Listed Chimney is required.

8. Do not connect your solid fuel appliance to a chimney flue already venting another appliance.

9. Dispose of cool ashes with care. Store in a non-combustible or metal container with a lid. Please read and follow all the instructions on page 17 of this manual for proper storage and disposal of ashes.

10. Comply with all minimum clearances to combustibles as they appear in this manual to prevent fire.

11. Comply with chimney manufacturer's required installation and parts.

12. Do not operate your fireplace with damaged firebrick.

13. Only operate your fireplace with the door fully closed.

14. A fire extinguisher should be on hand in case of fire. Be sure all members of your family are familiar with its location and operation. A smoke detector, in good working order, should be installed in the same room as the fireplace. Never leave small children unattended around a fire or hot fireplace.

15. The National Fire Protection Association has information available on factory-built fireplaces meeting UL 127 standards intended for installation with the NFPA standards for Chimneys, Fireplaces, Vents, and Solid Fuel-Burning Appliances – NFPA 211. NFPA 90B, Standard for the Installation of Warm Air Heating and Air Conditioning Systems, may also be helpful. The contact information for the NFPA is as follows:

National Fire Protection Association
PO Box 9101
1 Batterymarch Park
Quincy, MA 02269-9101
www.nfpa.org

Components

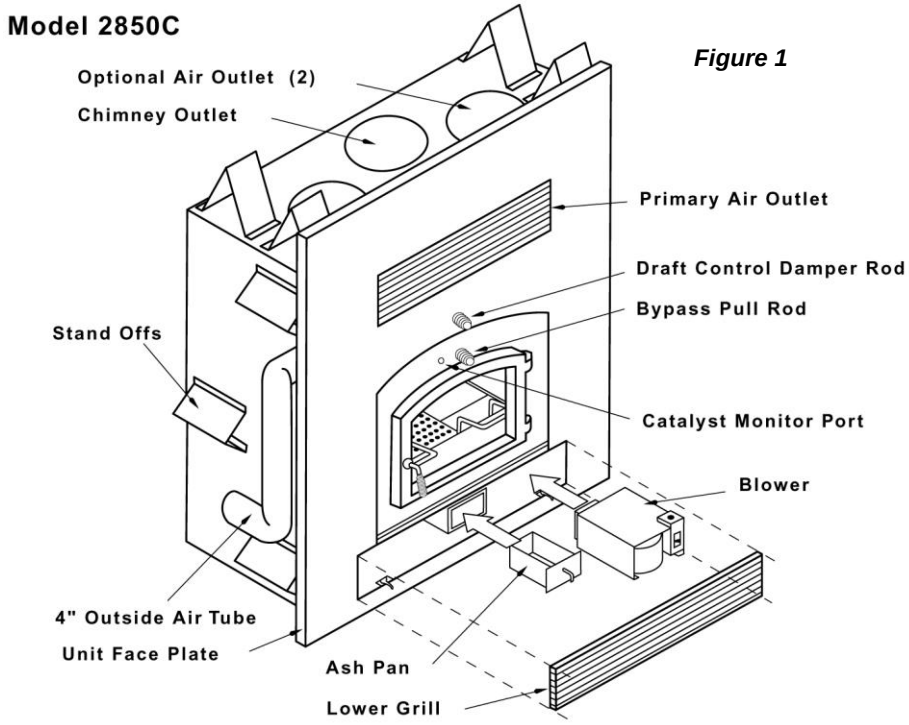


Figure 1

Familiarize yourself with the components of your fireplace before installation and operation. The installation and operation manual has been designed to assist you in installing, operating and maintaining your Energy King fireplace efficiently and safely.

6" Chimney Outlet. The Energy King fireplace must be vented by means of a 6" High Temperature Listed Chimney. In case of chimney offsets or marginal draft, use an 8" High Temperature Listed Chimney.

Primary Air Outlet Grill. Do not cover with brick, stone, or any other material – allows hot air out of the fireplace.

Draft Control Damper Rod. The damper control regulates the intensity of the fire by closing a damper plate in the Fresh Air Intake. Handle in vertical position – the damper is open and in a high burn mode. Handle in horizontal position – the damper is closed and in a low burn mode. You can set the damper to various settings between high and low burn.

Bypass Pull Rod (Model 2850C only). Located above the loading door. The bypass control should be pulled out all the way to allow smoke to bypass the catalytic combustor when first starting a fire and until the unit reaches the 500 degree F. necessary for light off. The catalytic bypass should also be pulled out all the way when loading the stove with fuel.

Catalyst Monitor Port (Model 2850C only). Minimum catalytic light off will not occur until the stove reaches 500 degrees F. The use of a magnetic thermometer, probe thermometer, or various digital readouts available on the market will be of help to you in determining if you have achieved the necessary temperature. The monitor port for the temperature monitor equipment is located above the bypass pull rod.

Blower. The optional three-speed blower has been added to provide you additional heating value. The thermostatically controlled blower has manual and automatic controls (see Figure 6).

Lower Grill. Provides access to blower, draft control, and ash pan. Keep area accessible. This grill also allows cool air to enter the bottom of the air chamber to circulate around the firebox.

Ash Pan. Designed for easy cleanup of fine ash accumulation. Do not operate the fireplace with the ash pan open. Keep it closed except to remove ashes. The ash pan has a gasket for an airtight seal. This gasket should be inspected to ensure that it is in good condition at all times. If this gasket becomes damaged, it must be replaced.

The ash pan is located behind the lower grill. Pull down on the lower grill to expose the ash pan located near the center. Turning the handle to the left will unlatch the ash pan; turning the handle to the right will lock it into place.

Fresh Air Intake – Combustion Air. A 4" flexible tube located on the left side of the fireplace supplies combustion air. DURING INSTALLATION, THIS 4" FLEXIBLE TUBE MUST BE VENTED TO THE OUTSIDE OF THE HOME AT A LEVEL EQUAL TO THE UNIT'S LOWER GRILL. FOR BASEMENT INSTALLATION, THE PROCEDURE OF VENTING AT THE BASE OF THE FIREPLACE MUST BE FOLLOWED BEFORE CONTINUING UP AND OUTSIDE YOUR HOME. COMBUSTION AIR INLET DUCTS MUST NOT TERMINATE IN THE ATTIC.

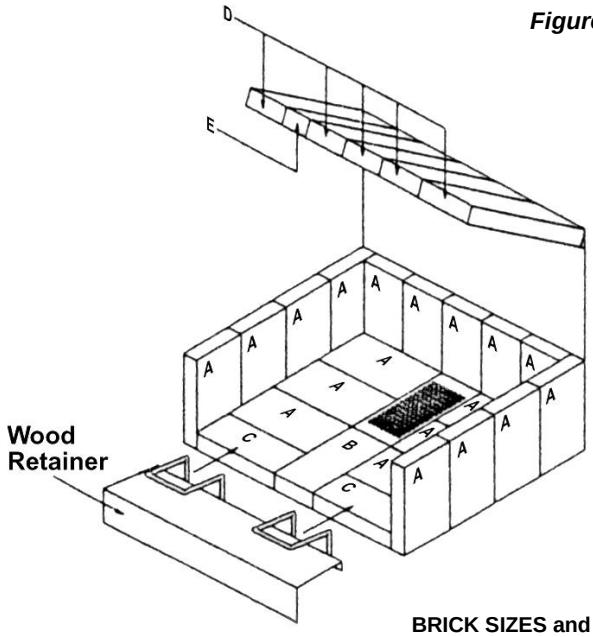
Standoffs. On the sides and back of the fireplace are sheet metal angles to show the safe clearances to combustible material. Top must remain open to the ceiling.

Fireplace Assembly

Firebrick Installation – Model 2800

Figure 2 shows how to install the firebrick for Silhouette Model 2800. The “A” bricks on the sides and back are full bricks – 9" x 4½" x 2". They stand vertically in the firebox and are put in first. The bricks on the floor are put in next starting in the left rear. The 2 narrow “C” bricks – 9" x 2" x 2" – are placed on each side in the front. Next place the cast grate in the center back of the firebox, and the “B” brick – 7" x 4½" x 2" – in the front. Keep all bricks tight to the back of the firebox. Next insert the steel wood retainer in the front of the box, with the long legs going in front of the bricks on the floor. This retainer must be in the fireplace at all times when in operation. Without this, damage will occur. Next, insert the “D” brick – 9" x 4½" x 1¼" – in the brick baffle. The bricks are held in place by a slot in the back of the firebox.

Figure 2



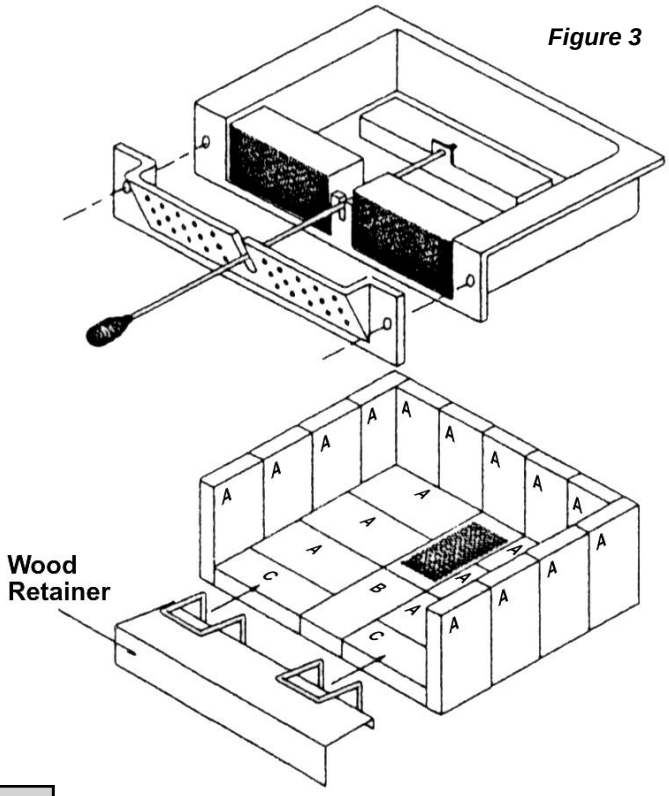
BRICK SIZES and QUANTITY

A = 9 x 4 ½ x 2	19
B = 7 x 4 ½ x 2	1
C = 9 x 2 x 2	2
D = 9 x 4 ½ x 1 ¼	5
E = 9 x 4 x 1 ¼	1

Firebrick Installation – Model 2850C

Figure 3 shows how to install the firebrick for Silhouette Model 2850C. The bricks on the sides and back are full bricks – 9" x 4½" x 2". They stand vertically in the firebox and are put in first. The bricks on the floor are put in next, starting in the front by sliding the first 2 half bricks – 9" x 2" x 2" – under the steel wood retainer. Then place the cast grate over the ash pan opening and place remaining full bricks to cover the floor.

Figure 3

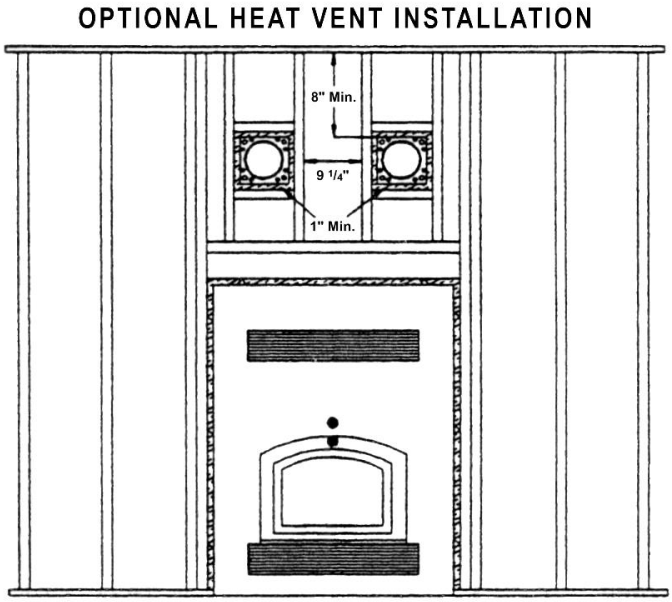


BRICK SIZES and QUANTITY

A = 9 x 4 ½ x 2	19
B = 7 x 4 ½ x 2	1
C = 9 x 2 x 2	2

Optional Outlet Vents

Figure 4



A minimum of 1" must be maintained between stud and air vent. A minimum of 8" must be maintained between ceiling and top of air vent.

Two optional heat outlets located on the top of the fireplace cabinet can be ducted to adjacent rooms using 8" B Vent pipe. Figures 4, 10, 12 and 15 show typical installation. Hot air vent kit (boot) supplied by Energy King is required. Grills must be a minimum of 8" from the ceiling. When framing around boot a minimum of 1" spaces from boot to studding is required. The vents CANNOT be installed lower than the top of the fireplace outlet (see Figure 15).

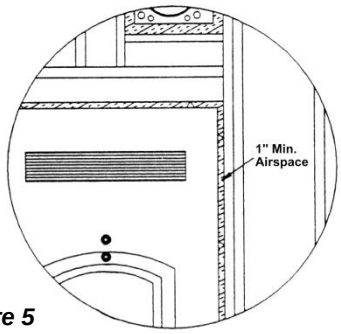
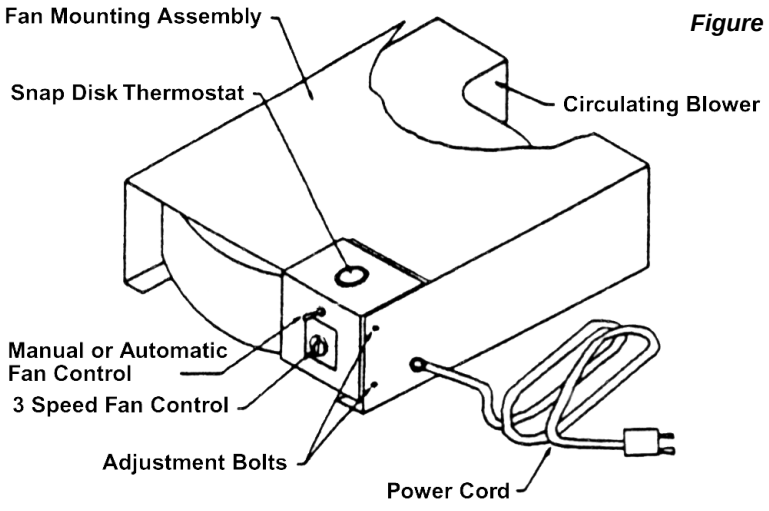


Figure 5

Optional Blower

Your Energy King Fireplace may be equipped with an optional 200CFM Blower. This can be installed by lowering the grill and placing the blower under the firebox on the right side. A tie strap is provided to clamp the blower assembly in place. Make sure the snap disc thermostat is in contact with the angle strap at the bottom of the firebox. The three wires from the fan are then connected to the power line.

Figure 6



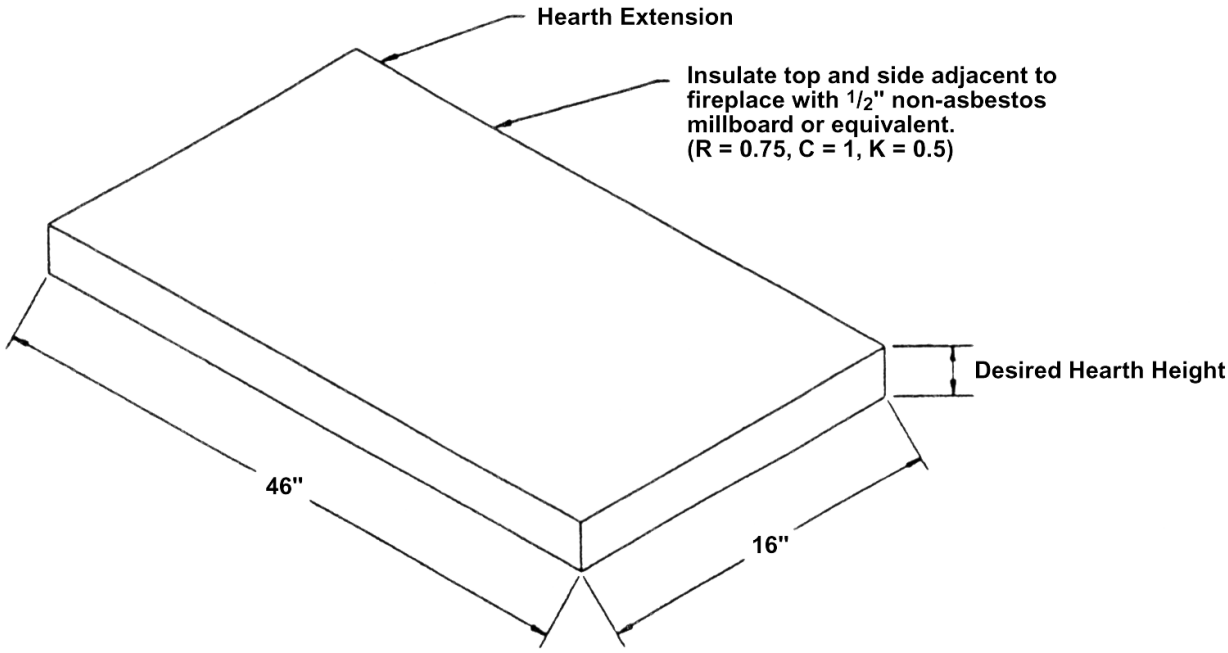
Rating: 120VAC/ 5 AMPS/ 50HZ 1/22 HP Shaded Pole RPM: 1360 - 1200 - 900
Manufacturer ID: Magneter #9471

A 2 x 4 junction box is to be mounted on the right side of the cabinet and supplied with 110 volt AC current. The snap disc thermostat located on the top of the blower assembly must be in contact with the bottom of the firebox. This can be adjusted by loosening the two adjustment bolts on the blower housing. Set snap disc thermostat to touch the bottom of the firebox and tighten the adjustment bolts (see Figure 6).

Hearth Extension

Installing Energy King's factory built fireplace on a combustible floor is approved as long as an area extending 16" in front of, and 8" to each side of the fuel opening is protected. Insulate this area with ½" non-asbestos millboard or equivalent (R Factor = 0.75, C = 1, K = 0.5)

Figure 7



Fireplace Installation

Clearances and Specifications

Minimum Clearances to Combustibles	
Unit Base	0"
Unit Sides	0"
Unit to Backwall	2"
Top Front Framing Member on Edge	0"
Unit to Sidewall	0"
Air Outlet Vent to Mantel	11"
Outlet Air Grill To Mantel	11"
Optional Remote Outlet Grills from Ceiling	8"
Faceplate to Sidewall	2"
Duct Boots to Framing Side	1"
Wallboard to Faceplate Edge Perimeter	0"

Specifications	
Unit Height	56 ¼"
Unit Width	48 ½"
Unit Depth	26 ¼"
Rough Opening	
Width	49"
Height	57"
Depth	27"
Flue Size	6" HT Listed Chimney
Log Length	22"
Firebox Volume	
Model 2800	2.8 Cu. Ft.
Model 2850C	2.2 Cu. Ft.
Glass Viewing Area	14" x 20"
Unit Weight	650 lbs.

Figure 8

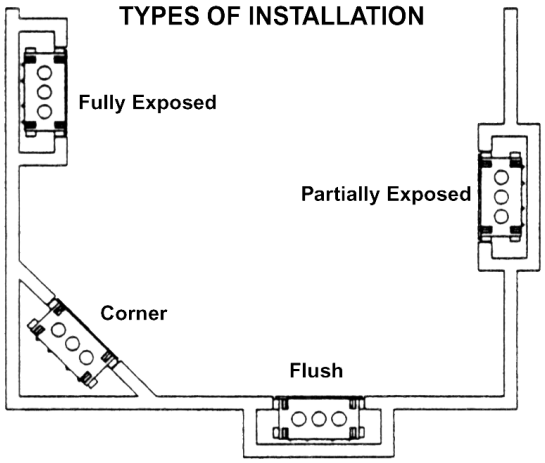
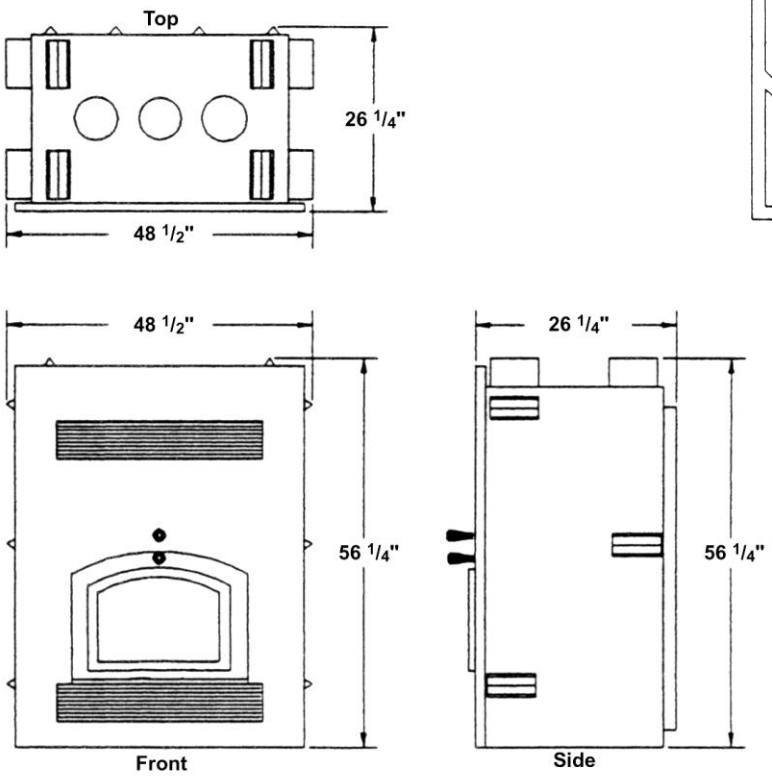


Figure 9



WARNING – DO NOT COVER OR INSULATE REQUIRED AIR SPACES

Installation

Installing an Energy King factory built fireplace is not a do-it-yourself project. Proper framing techniques and chimney installation must be followed. A qualified installer should install the Energy King fireplace and electrical wiring must conform to state and local codes.

The fireplace can be placed on a wood floor. Do not install the fireplace on carpet or vinyl flooring. The unit can be installed in a variety of locations as it shows in Figure 8. The floor structure must be able to hold the weight of the fireplace (650 lbs.) plus framing, finishing materials and chimney weight.

You should consider the position of the floor joists and rafters when locating your fireplace. Proper clearances from doors, windows and electrical panels must be considered.

Clearances for the fireplace to adjacent walls should not be any closer than 12" (see Figure 10).

Air spaces on the fireplace on both the sides and back are 0" clearance to combustibles from the standoffs, and open from the top of the unit to the ceiling. Do not remove standoffs from the units. Studs and sheeting must be kept 0" from these index points. An opening 49" wide and 27" deep and open to the ceiling must be maintained (see Figures 9 and 15).

All fuel burning appliances require proper combustion air to operate and to avoid negative air pressure in your home. Negative air pressure will cause safety and operational problems. Outside air is required for your Energy King factory built fireplace and is supplied by a 4" flexible tube located on the left side of the fireplace. During installation, this 4" flexible tube must be vented to the outside of the home at a level equal to the lower grill. For basement installation the procedure of venting at the base of the fireplace must be followed before continuing up and outside. To prevent reduced airflow, do not crease or over bend the flexible pipe. If your fresh air run is over 16', you should use 6" diameter flex tube. Secure all junctions with clamps or screws. All internal runs should be insulated to eliminate condensation.

Figure 10

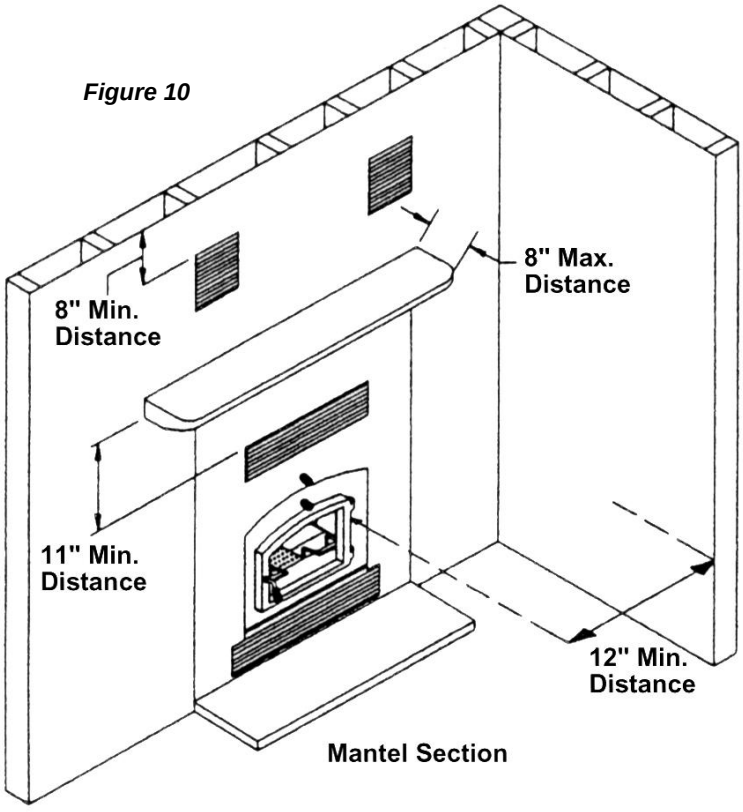
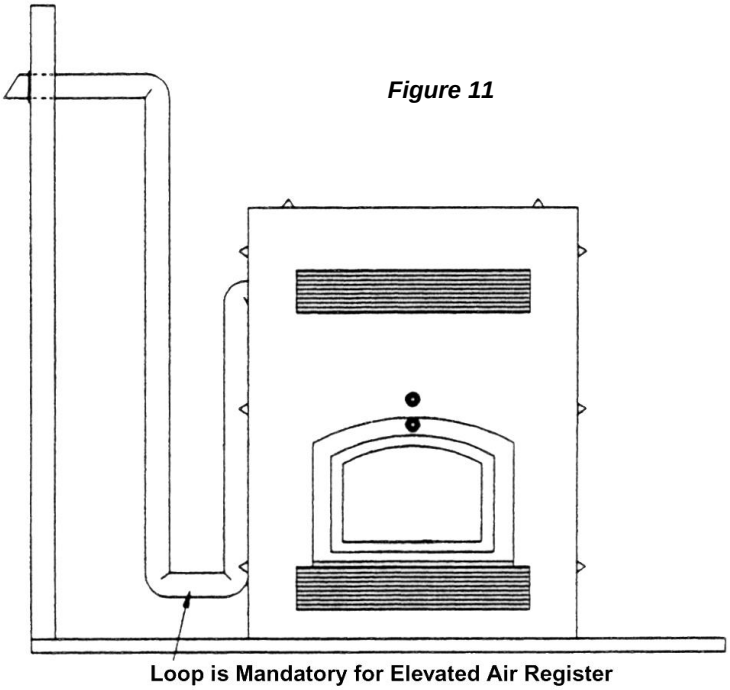


Figure 11

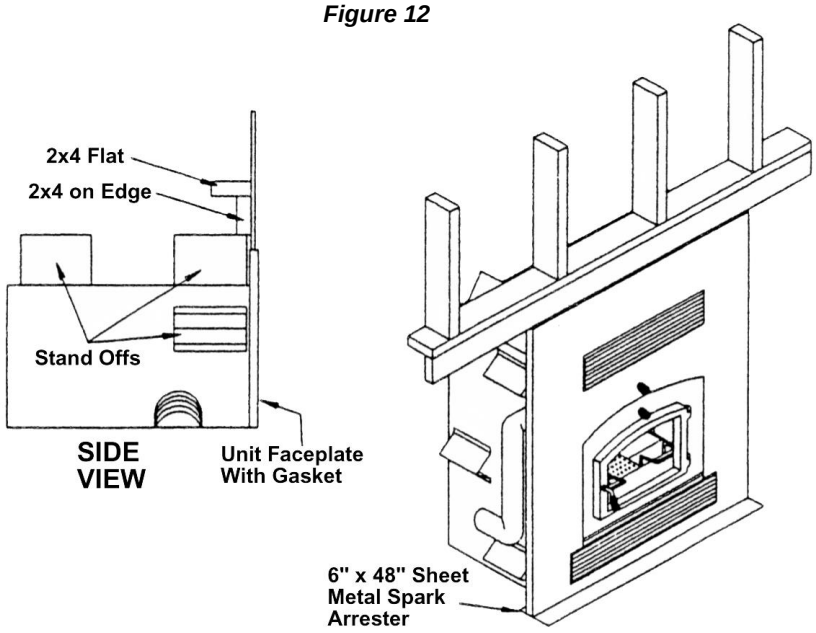


Framing

All construction materials, 2 x 4's, sheeting and insulation may only touch the sheet metal standoffs. The area between the standoffs CANNOT be filled with insulation (see Figures 4, 12 and 15).

A metal strap is placed in front of the fireplace half way under the faceplate (see Figure 12). This will prevent any hot ash from coming in contact with the flooring. Figure 4 and Figure 15 show an installation using the optional heat vents. Note how the studs only touch the standoffs. *The standoffs are used for identifying safe clearances – not for determining a load bearing point.*

Figure 12



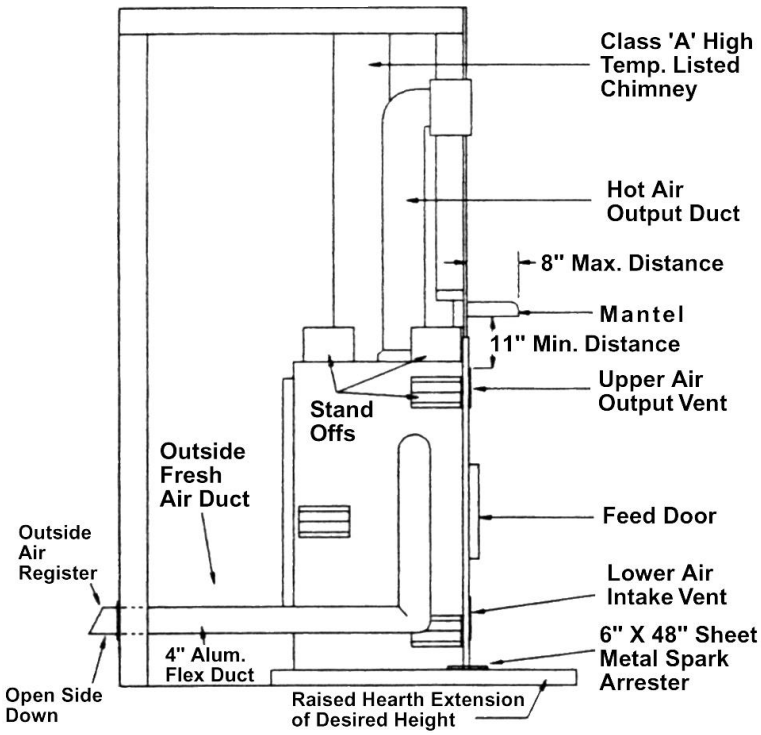
Framing over unit top.

Figure 12 shows proper framing over the top of the unit putting the first 2 x 4 on edge with the second 2 x 4 laying flat. The studs are placed vertically over the header working from the center of the fireplace outward, space first stud 8" from the center. This will give maximum clearances from the 6" HT Chimney. (When using the optional vents, framing is to be done as shown in Figure 4.) The studs on each side of the fireplace may touch the sheet metal standoff brackets. The next studs will be placed a minimum of 12" from the unit faceplate to fasten the durarock or other non-combustible sheeting. When the unit is not face bricked, the only trim that can be used is the optional anodized aluminum available through Energy King.

Mantel

A mantel may be mounted above the fireplace provided a minimum of 11" of clearance above the upper vent is allowed. The mantel may not extend more than 8" from the face of the fireplace.

Figure 13



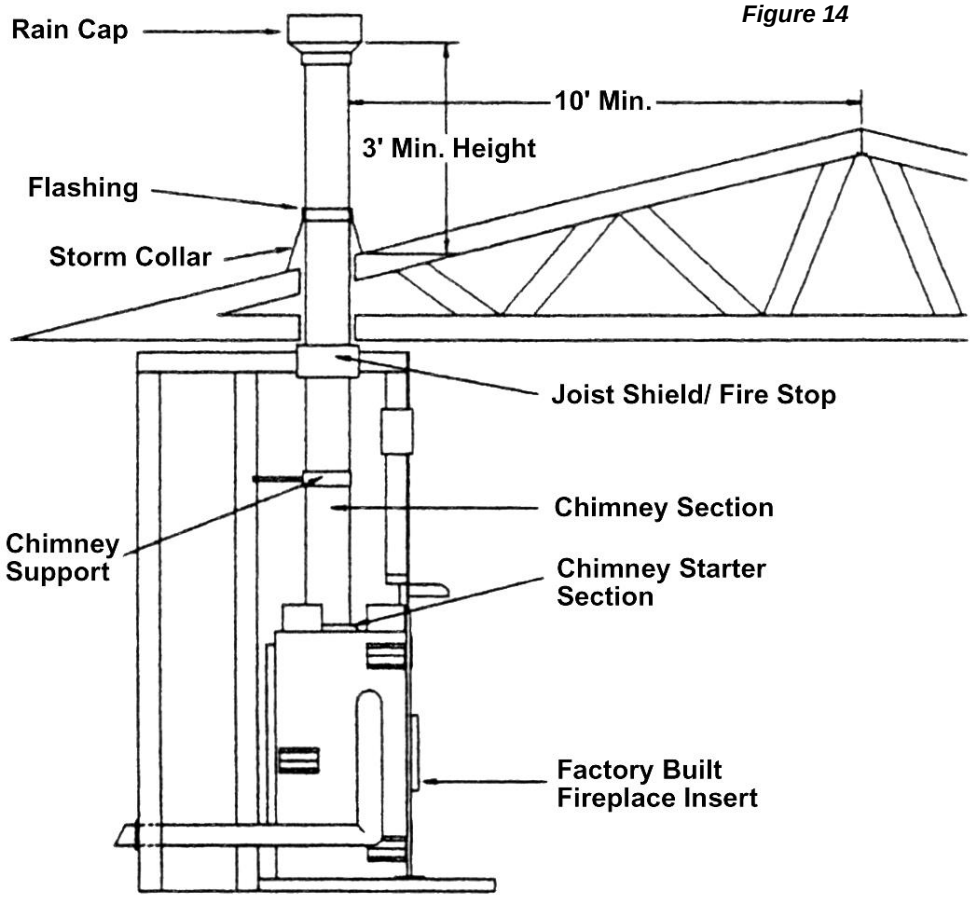
Venting System

Energy King's factory built fireplace is designed to operate on a variety of 6" HT tested chimneys. Figure 14 shows a typical installation. When installing the HT chimney, follow the chimney manufacturer's installation instructions. All chimney sections must be secured. The anchor plate, which is supplied by the chimney manufacturer, must be sealed and fastened to the unit top with 4 screws and sealed with high temperature silicone sealer.

The chimney must be a minimum of 12' overall height with a minimum of 3' above the roofline and 2' above any obstructions within 10' (see Figure 14 below). The minimum draft of the fireplace is .06" of water column.

A straight chimney is best. Up to two 30-degree elbows can be used for offsets.

Figure 14



All chimney installations must be installed in accordance with chimney manufacturer's requirements.

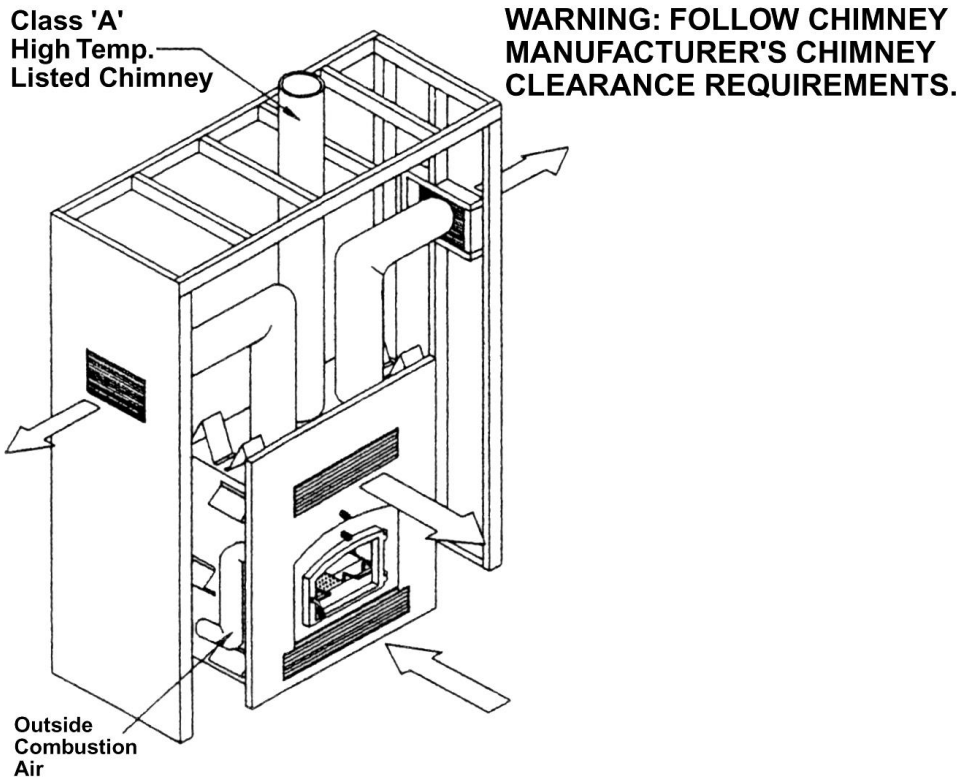
Chimney

Use only listed type HT chimney for this fireplace. Do not vent any other appliances through this chimney system. Follow the chimney manufacturer's instructions for proper installation of the chimney. Be sure the chimney system has an anchor plate available for the fireplace. See Figure 14 above for chimney height requirements. In case of chimney offsets or marginal draft, use an 8" High Temperature Listed Chimney.

Firestop

Be sure all firestops are in the proper location.

Figure 15



Types of Wood

Wood is our nation's primary renewable fuel source. There are two basic types of wood available. Choosing the kind of firewood to burn in your stove depends on what is available to you.

Softwoods, such as pine and fir, are easily ignited and burn rapidly with hot flames. But, since they burn so easily and quickly, you will have to spend more time loading your stove. With softwoods, it will be much more difficult to achieve an overnight burn.

Hardwoods – such as ash, beech, birch, maple and oak – are denser and provide a longer lasting fire.

Season your wood. Allow wood to dry out (reducing water content in wood) for at least one year. Purchase or cut wood, stack under a cover, but allow air circulation for drying wood. Store wood at least three feet away from the fireplace.

If processed solid fuel firelogs are used, do not poke or stir the logs while they are burning. Use only firelogs that have been evaluated for the application in the fireplace and refer to firelog warnings and caution markings on packaging prior to use.

Do not burn wood that has been chemically treated or altered from its natural state.

NEVER OPERATE THE FIREPLACE WITH THE FUEL DOOR OR ASH PAN OPEN.

Warnings

This heater is designed to burn natural wood only. Higher efficiencies and lower emissions generally result when burning air dried, seasoned hardwood, as compared to softwood or green or freshly cut hardwoods.

DO NOT BURN

Treated wood
Colored paper
Garbage
Cardboard
Solvents
Coal
Trash

Burning treated wood, garbage, solvents, colored paper or trash may result in release of toxic fumes and may poison or render ineffective the catalytic combustor.

Burning coal, cardboard, or loose paper can produce soot, or large flakes of char or fly ash that can coat the combustor, causing smoke spillage into the room, and rendering the combustor ineffective.

Backpuffing – Smoke from closed fuel door

If smoke enters the room when the fireplace door is closed, check for the following causes:

1. Proper draft has not had time to establish. Open draft control.
2. Blockage in the fireplace, stovepipe or chimney.
3. Leaks in the chimney.
4. Cold outside chimney.
5. Chimney is too short.
6. Chimney is too close to trees or a nearby high roof.

Overfire

Never operate the unit with fuel door or ash pan open.

Do not overfire. Using flammable liquids, too much wood, or burning trash in the fireplace, may result in overfiring. If the chimney connector or fireplace glows red or even worse, white, the stove is overfired. This condition may ignite creosote in the chimney, possibly causing a house fire.

If you overfire, immediately close the fireplace damper and doors to reduce the air supply to the fire. Call the Fire Department immediately. DO NOT OPERATE THE STOVE AGAIN UNTIL IT IS DETERMINED THAT THE CHIMNEY AND ITS LINING HAVE NOT BEEN DAMAGED AND ARE SAFE.

Initial Fire – Curing the Paint

You will need to cure painted surfaces on your Energy King fireplace. For the first few fires, adjust the damper control to medium fire position after ignition. This will allow the paint to cure in an even manner. You may notice small amounts of paint fumes on initial fires. Only operate the fireplace with the door fully closed.

Starting a Fire – Model 2800

***NEVER START A FIRE WITH A FLAMMABLE LIQUID*.**

Start by placing loosely crumpled paper on the firebox floor and cover with dry kindling. Open the draft control completely, and light the fire. (Draft control is located above the glass door.) After a fire is established, add more dry wood and close the draft control partially to adjust the burn rate.

Adding wood should be done moderately as the fire progresses. To prevent smoke spillage when refueling, turn the draft control (located above the glass door) to the left to open completely. Handle will be in a full vertical position. Wait for a minute, and proceed to reload your fireplace with wood. Close fuel door and turn the draft control handle to the right to achieve a desired burn rate.

Operating Your Silhouette Model 2850C

What is a Catalytic Woodstove?

A catalytic combustor is an element which, when used properly in a woodburning appliance, will “burn” smoke, carbon monoxide and particulate which are not burned by the fire. Think of it as an “after burner” which, because of a “catalyst,” chemically breaks down smoke, carbon monoxide and particulate into substances that are burned at a low temperature.

Using Your Catalytic Woodstove

The most important thing to remember when operating a catalytic combustor equipped stove or insert is to make sure you have achieved catalytic light off before you place the unit into the catalytic operational mode. Light off simply means that you have achieved enough temperature within your unit to start the catalytic combustor operating.

Catalytic burning, like all types of burning, requires three essential elements: fuel, oxygen and temperature. The “smoke” is the fuel. The temperature needed to begin catalytic activity is generally 500 to 700 degrees F. This is a temperature that is easily achieved when you build a fresh fire or when you reload your existing fire.

The use of a magnetic thermometer, a probe thermometer, or various digital readouts available on the market today will be of help to you in determining if you have achieved the necessary temperature. The monitor port for the temperature monitor equipment is located 2" to the left of the bypass pull rod.

Your Energy King stove is equipped with a bypass mechanism, located above the door. The bypass allows you to “bypass” the smoke around the combustor when you do not have the necessary 500 degrees to start catalytic activity or when you are reloading your stove. To aid in catalytic light off, coals should be moved aside at the front of the door opening and a tunnel made under the fuel.

The other important thing to remember when operating a catalytic combustor equipped device (or any wood burning device) is to burn seasoned, dry wood only and not to use your wood burning stove or insert as a “garbage incinerator.” A “catalyst” is an element that causes something to happen under conditions by which they would not normally happen, without being consumed or used up by the reaction. In a wood burning appliance, this simply means that the catalyst is allowing the smoke to be burned at 500 to 700 degrees F. rather than the normal 1,100 to 1,200 degrees F. that it would take to burn all elements.

There are elements in garbage, other than dried, seasoned wood that the catalyst will not react with. Some of these elements are lead, sulfur, etc., and as they come in contact with the catalyst, they stick to it, covering it up, so that the elements in wood smoke such as hydrocarbons, particulate and carbon monoxide cannot contact the catalyst and are not burned. This process is referred to as “poisoning”, and after a period, the catalyst is covered and your catalytic combustor will no longer work. How long this process will take to completely cover all the catalyst depends on what you burn in our stove.

Troubleshooting Your Catalytic Combustor

Problem: Creosote accumulation or dirty smoke from the chimney

Possible causes	Solution(s)
You are not getting light off in the combustor.	Make sure you have achieved 500 degrees F. (necessary for light off) before engaging the combustor.
You are burning wet wood or improper fuels.	Burn only dry, seasoned wood.
Your bypass mechanism is not fully closing, allowing the smoke to go around the combustor rather than through the combustor.	When the stove is not burning, make sure that the bypass mechanism is closing fully and that there are no obstructions Replace your catalytic combustor.

Problem: Plugged combustor

Possible causes	Solution(s)
You did not achieve light off temperature prior to closing your bypass mechanism and engaging your combustor.	Make sure you have at least 500 degrees F. (necessary for light off) before you engage the combustor.
You are burning materials that are coating the catalyst, such as heavy papers, wet wood, garbage, etc.	Burn only dry, seasoned wood. Lightly brush the face of the combustor with a soft bristle brush, such as a paintbrush, to remove the accumulation. Then build a hot fire in your stove, engage the combustor half way, then two-thirds, then fully to burn the accumulation off the combustor.
Your catalytic combustor is no longer functioning and needs to be replaced.	Replace your catalytic combustor.

How do I know my catalytic combustor is working?
Ask yourself the following questions. If your answers are yes, your catalytic combustor is working properly.

1. Am I burning less wood to get the same amount of heat?
2. Does my combustor glow red for a short amount of the time (approximately 1-1/2 hours) during my wood load?
3. Is there substantially less creosote in my chimney?
4. Is the smoke exiting my chimney white in color and usually odorless?
5. Does a visual inspection of the combustor show it to be clean of any fly ash, creosote or soot?

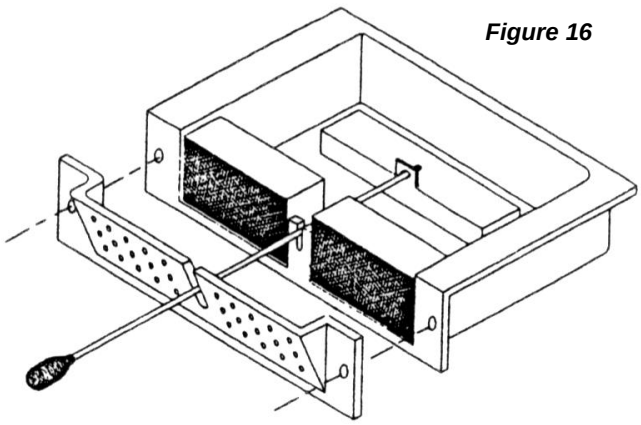
If the answer to any of the above questions is no, the solutions outlined previously may help you to activate your combustor again.

Replacing Your Catalytic Combustor

Visually inspect the catalytic combustor at least three times during the heating season to determine if physical deterioration has occurred. Only replace the combustor if it is damaged or no longer operating and use only Applied Ceramics Combustors. (See Applied Ceramics Warranty for information on replacement.)

The Energy King fireplace has two catalytic combustors. To replace combustors, look up inside the stove and locate the catalytic combustor retainer plate with holes across its surface. Remove the bolts on each side of the plate and remove the plate. Next, remove the catalytic combustors. Position the replacement catalytic combustors snugly and replace the retainer plate, tightly bolting the plate on both sides.

Figure 16



Starting a Fire – Model 2850C

1. Before building a fire, open the bypass, located above the door, to the open position by pulling it all the way out.

2. Open the air control, located above the door, by turning it all the way to the left.

3. Start your fire with paper and kindling on the firebrick refractory hearth. Do not elevate the fire with grates or andirons.

4. Once the fire establishes coals, move the coals aside at the front of the door opening and form a tunnel under the fuel. This will help light off to occur.

5. Add wood to the fire.

6. Continue to burn your fire with the air control fully open for 20 to 45 minutes. This ensures that the stove, catalyst, and fuel are all stabilized to proper operating temperature. Even though it is possible to have gas temperatures reach 600 degrees F. within two or three minutes after a fire is started, if the fire is allowed to die down immediately, it may go out or the combustor may stop working. Once the combustor starts working, heat generated in it by burning the smoke will keep it working.

7. Close the bypass when the fuel load is burning.

8. Close the air control half way for maximum fuel efficiency and burn time.

9. When fueling your Energy King, open the bypass and air control all the way and wait a short time before opening the door. This will eliminate the risk of flame and smoke spillage.

10. Once the stove is fueled, reset the bypass to the closed position, and the air control to medium.

11. During the refueling and rekindling of a cool fire, or a fire that has burned down to the charcoal phase, operate the stove at a medium to high fire rate for about ten minutes to ensure that the catalyst reaches approximately 600 degrees F.

Maintaining Your Silhouette Fireplace
(All Models)

At the end of each heating season, clean the chimney. Vacuum out any ash accumulation. Replace any worn gaskets or broken firebrick.

Disposal of Ashes
Ashes should be placed in a metal container with a tight-fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground, well away from all combustible materials. If the ashes are disposed of by burial in soil or otherwise locally dispersed, they should be retained in the closed container until all cinders are thoroughly cool.

Creosote – Formation and Need for Removal
When wood is burned slowly, it produces tar and other organic vapors, which combine with expelled moisture to form creosote. The creosote vapors condense in the relatively cool chimney flue of a newly started fire or from a slow burning fire. Therefore, creosote residue accumulates on the flue lining. When ignited, this creosote makes an extremely hot fire that may damage the chimney or even destroy the house.

The chimney connector and chimney should be inspected at least twice a year during the heating season to determine if a creosote buildup has occurred. If creosote has accumulated, it should be removed to reduce the risk of a chimney fire.

Care of Glass
Your Energy King is equipped with a super heat resistant glass, available through your Energy King retailer. The glass can only be broken by impact or misuse. Never slam the door or impact the glass. When loading fuel, be sure logs don't touch the glass.

In case of breakage, glass must be replaced with a high temperature glass such as Robax. Tempered or ordinary glass will not withstand the high temperatures of the Energy King fireplace. Do not operate the unit with cracked or broken glass. Replacement glass should be purchased from your Energy King retailer or [MANUFACTURER NAME]. To remove the broken or damaged glass panel, remove the glass retaining clips and carefully remove the glass panel. Insert the replacement glass and attach the glass retaining clips.

The glass should be cleaned with a non-abrasive glass cleaner. Abrasive cleaners may scratch and cause the glass to crack. Do not clean the glass when it is hot.

Care of Gold
Gold must be cleaned with a window cleaning solution before the initial burn. Fingerprints and other oils will permanently bake into the finish. Do not use an abrasive cleaner.

Care of Blower

CAUTION: MOVING PARTS MAY CAUSE INJURY. DO NOT OPERATE UNIT WITH COVER PLATE REMOVED.

The blower assembly can be easily removed by following these procedures: Disconnect power, remove the clamping bolt located under the blower assembly, and pull out approximately 4". Remove the wire nuts that connect the power cord. (Black, white and green wire.) On the ends of the motor shaft are oil slots – oil using only 3 or 4 drops of oil. EXCESS OIL WILL DAMAGE THE MOTOR. Place unit back into the opening, connect wires (black-to-black, white-to-white, green-to-mechanical ground). Place unit in the rest of the way to the back fan stop. Check to be sure wires are not cut or connections have not become loose. Place clamp bar over bolt and tighten down. Connect power cord. Unit should now be ready to operate.

Gasket Replacement

Door and glass gaskets need to be replaced on an annual basis to ensure that the stove remains airtight. Failure of the door or glass gaskets will allow additional air to enter the stove and drastically decrease the burn time of your fuel.

To check for gasket failure, start a fire in the stove. Once you have a well established fire, damper the stove down. Next take a lit match and direct it along the edge of the door and stove. Do the same along the inside edge of the door and glass. If you notice the flame from the match being drawn to the gap, there is an air leak in the gasket and it needs to be replaced.

Door Gasket. To replace the door gasket, simply remove the door and lay it face down on a clean soft surface, such as a towel. Find the ends of the gasket and pull it off. Take a screwdriver and remove excess gasket glue from the channel. Take new stove gasket cement (available at your local woodstove retailer or hardware store) and lay a medium to heavy bead around the gasket channel. Take the new door gasket (also available at your local woodstove retailer or hardware store) and lay it in the channel. Cut off any excess gasket rope. Reattach door and seal. Leave the door closed until the gasket cement dries.

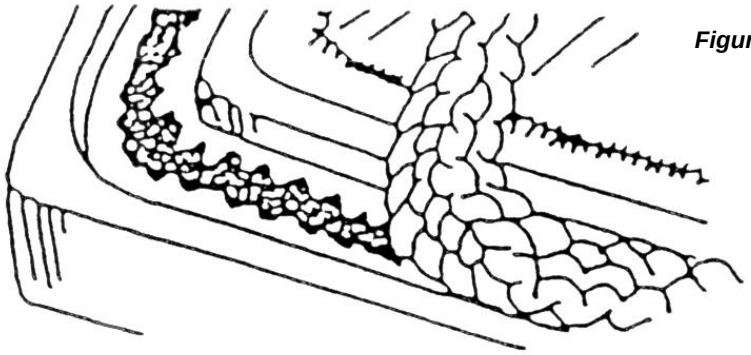


Figure 17

Glass Gasket. To replace the glass gasket, remove the glass retaining clips along the inside of the stove door. Remove the glass. Remove the old gasket by pulling it off. Take the new gasket (available at your local woodstove dealer) and peel off the protective paper. Place the new gasket around the edge of the glass. Trim off any excess gasket. Replace glass and clips.

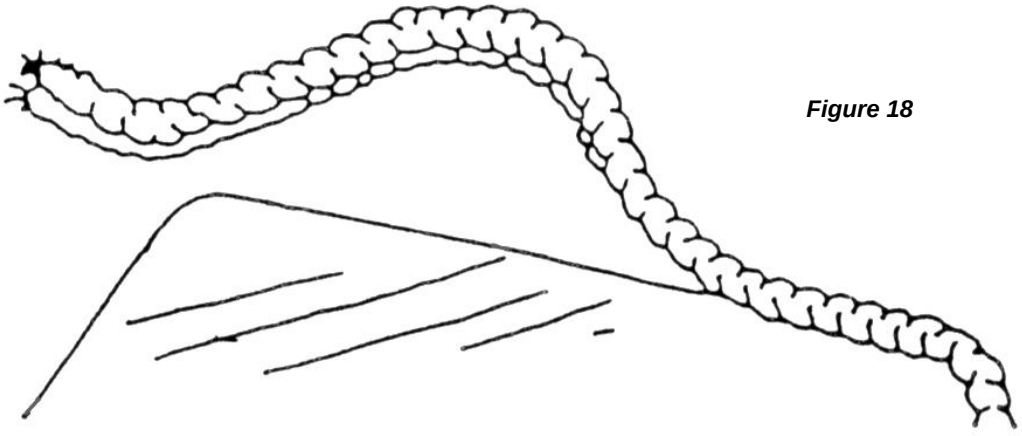


Figure 18

Troubleshooting Guide

Unit does not burn properly

1. Check the wood; it must be dry. If moisture is sizzling out the end, the wood is too wet.
2. Test the draft. It should be .05/.06 (inches of water column).
3. Check to make sure the flue is not obstructed. Also check the baffle area in the unit for excessive ash buildup.
4. Check the airflow in the room. If it is too air-tight, the unit cannot get enough combustion air to burn properly. You may need to bring outside air to the furnace or stove.
5. Check the chimney and stovepipe. They need to be airtight to make the unit draft properly.
6. Check that only one appliance is hooked to the chimney.
7. Check the chimney for a downdraft. A cold chimney will keep flue gases from rising up the chimney. Proper insulation of chimney and/or installing a stainless steel liner sized for the unit may remedy the problem.
8. Check your chimney for downdraft caused by taller surrounding trees or buildings. The chimney may have to be extended or a chimney vent cap installed.
9. Check all gaskets for leaks: Door gaskets, glass gaskets, ash drawer or door gaskets (where applicable).

Unit does not give off enough heat

Is the unit installed correctly?

1. Check to see if the unit has an adequate cold air return or inadequate hot air outlet.
2. Room may be too airtight, inadequate combustion air or return air.
3. Flue draft may be inadequate or too strong - .05/.06 (inches of water column) recommended.
4. Door gaskets may be leaking. In addition, glass gaskets, ash drawers or door gasket should be checked for leakage.
5. Check flue. Make sure it is not obstructed.
6. Check ductwork for leaks – cold and hot air ducts.

Unit is making noise/distribution blower is vibrating

With electrical power disconnected, check the following:

1. Check for loose parts.
2. Is the blower wheel contacting the housing? If so, realign or replace as required.
3. Is foreign material inside the housing?
4. Is there a leak in the ductwork or is there loose ductwork?
5. Does the blower wheel/motor need to be cleaned or serviced?
6. Is the blower wheel set screw loose? If so, secure it properly.

   Maintenance of blower assembly: ***After disconnecting the power source*** –
   a) Remove dirt from blower wheel and housing.
   b) Check tightness of wheel set screw.
   c) Check the wiring to see if it is secure and well insulated.
   d) Lubricate the motor according to the manufacturer's instructions. Remove any excess lubricants.

Blower is not working

1. Check for blown fuse or open circuit breaker.

2. Insufficient air flow
   a) Motor speed is too low (multi-speed units only).
   b) Leaks in ductwork.
   c) Dampers and/or registers closed.
   d) Obstruction in system
   e) Clogged filters.

3. Too much air flow
   a) Filters not in place (where applicable).
   b) Motor speed too fast (multi-speed units only).
   c) Registers or grills not installed.
   d) Insufficient static pressure (SP). Check your static pressure (SP) calculations and correct system accordingly.

4. Motor overloaded – System static pressure too low. Check and correct system.

5. Thermostat is not opening damper (or turning on forced draft fan).
   a) Check wall thermostat.
   b) Check the thermostat wires (possible short or broken wire).
   c) Check wire connections.
   d) Make sure heated area is calling for heat.
   e) Check damper assembly so that all parts move freely.
   f) Damper motor or forced draft fan improperly wired – compare wiring on the unit to the schematic in the manual.

6. Excessive creosote
   a) Make sure the units smoke pipe is vented into its own proper chimney.
   b) Check length of flue pipe and all connections. Offsets in flue pipe will slow flue gases down causing buildup.
   c) Slow fires with excessive amounts of fuel can cause creosote buildup in smoke pipe and chimney.

Use and Maintenance of a Catalyst

1. Do not “Hot Fire” the stove. For many years, retailers and installers have advised customers to build an extra hot fire to burn the creosote deposits in the flue system. This advice may be acceptable for non-cat stoves, but can be death to a catalyst. Why? Because the catalyst is reducing the particulate, or creosote buildup, therefore, the need to Hot Fire is eliminated. Also, see point #2.

2. Direct Flame contact is death to a catalyst. A catalyst burns the byproducts in the smoke. The gases such as CO, HC, and O2 ignite with each other in the presence of the catalyst, (while passing through the honeycomb configuration). This is a chemical reaction. Direct flame inhibits this reaction by changing the chemical makeup of the catalyst. The flame also breaks down the substrate or ceramic. This problem is called flame impingement. Today’s modern stoves are designed so that flame impingement is unlikely. However, a strong, fast draft can pull the flame into the catalyst. Or a “hot fire,” with all the air controls and/or the ash door open, can literally torch the catalyst. Controlling the draft also can reduce fly ash problems.

3. The “Glow” misconception: A catalyst can glow during certain stages of combustion. The determination that a catalyst is not working simply because it does not “glow” is inaccurate. During the low burn cycle, when the catalyst is doing the bulk of its work, it usually does not glow. Also extremely dry wood (oak, ash, etc.) can burn clean enough not to produce a glow in the converter.

4. Light off Temperature: CO conversion in the Applied Ceramics catalyst begins at a very low temperature. Usually a normal startup to produce a coal bed will produce more than sufficient temperatures to begin catalytic combustion.

5. The catalyst is not consumed or “used up”. The nature of a catalytic reaction is defined as follows, by The American Heritage Dictionary, Second College Edition:

   Cat.a.lyst n. 1. Chem. A substance, usually present in small amounts relative to reactants, that modifies and especially increases the rate of a chemical reaction without being consumed in the process.

6. Why does a catalyst stop working? Most catalysts that are returned either are destroyed by flame impingement, broken due to accidents or mishandling, or have nothing wrong with them but fly ash buildup.

   A catalyst can be “saturated” with byproducts of wood burning such as potassium. This is chemical saturation. The prohibitive chemical will fill in the chemical “holes” that the gases normally use for reaction. This process of “saturation” can be slowed by regular maintenance of the catalyst. “Saturation” can take several years. Burning garbage, painted woods, or large amounts of colored paper can poison your unit. Poisoning however is very difficult to do. Burning colored paper causes more of a fly ash problem than a risk of poisoning. NEVER BURN RUBBER OR PLASTIC.

   When a catalyst has ceased to be effective, you will notice increased fuel usage and your chimney sweep will notice increased creosote in your system. Before you replace the unit, review this sheet. If you find that your catalyst should be replaced, follow the instructions for warranty replacement that were provided when your unit was purchased.

   Cleaning the catalyst with plain water can reduce buildup of the catalyst – retarding chemicals. Nothing but a soft brush, low-pressured air or plain water should be used to clean a catalyst. The ceramic unit is fragile in comparison to the rest of the stove – so it should be handled with care. A soak in warm or hot (not boiling water) for 20 minutes is ideal. Then allow the unit to cool at room temperature and rinse under medium pressure under a faucet. Allow the unit to thoroughly dry before reinstalling it or you will damage it. Then reinstall the unit according to the stove maker’s or retrofit manufacturer’s instructions. A cleaning once every year is sufficient for most users. Clean it when you have your flue system cleaned.

Frequently asked questions

Q. "How can I tell if I am operating my woodstove properly?"
R. Check the exhaust coming out of your woodstove chimney. The smoke is your operational barometer. If your fire is burning properly, you should only see the white transparent steam of evaporating water, darker and opaque smoke will only be slightly visible. The darker the color of the exhaust, the less efficiently you are operating the appliance. It may be necessary to adjust the operation of your woodstove to decrease the opacity of the exhaust (that is, the density of the smoke).

Q. "Once I have preheated my chimney, how should I operate the stove?"
R. Although all woodstoves require preheating during startup and reloading, their operation afterwards vary somewhat. Woodstoves that use catalytic combustors require the monitoring of temperatures and air supply to ensure that the catalyst engages at appropriate times in the combustion cycle. Generally, catalytic stoves require lower combustion temperatures in the firebox to burn cleanly. At 500-1000 degrees F., the catalyst ignites, burning the volatile gases and particulate. Noncatalytic stoves attain much higher temperatures in the combustion path before the gases and particulate burn. Always refer to your woodstove manufacturer's operation manual and follow the instructions for your particular make and model.

Q. Do I operate my stove differently in cold vs. warm weather conditions?"
R. Yes, during the warmer seasons of spring and fall, control the total heat output by limiting the amount of fuel (wood) rather than by closing down the air supply. Make shorter, hot fires using more finely split wood. The actual air supply setting will vary according to your stove instructions, but the fuel loadings will be consistently smaller. Let the fire burn out rather than smolder at low air supply settings. When your home requires more heat, restart the fire with kindling as always, but add smaller fuel loads. This allows your stove to operate at maximum efficiency and with minimum emissions. Avoid the temptation of building a big fire and then starving it for air.

Q. "Is it important to have my stove and chimney cleaned?"
R. Smoke rising through your chimney may condense and build up on the cooler inside walls forming a substance known as creosote. This volatile substance can ignite and burn in the chimney. Many chimneys and installations are unable to withstand these dangerous creosote fires; the results can be tragic.

Q. "How often should I have my chimney inspected and cleaned?"
R. A professional, certified chimney sweep should inspect and clean your flue system regularly. Frequent stove use may require monthly chimney inspection and cleaning while even minimal use will require annual servicing.

Woodstove connectors (stovepipes) should be checked as often as every 2-4 weeks. Your chimney sweep can show you the proper methods for these more frequent inspections.

Q. "Does it matter what kind of wood I use?"
R. Your fuel supply should consist of a mixture of hardwoods, like maple or oak, and softwoods, such as fir and pine. When first starting your fire, use softwoods. They ignite easily and burn rapidly with a hot flame. Hardwoods provide a longer lasting fire and are best used after pre-heating the chimney. If hardwoods are unavailable, you can control your fire's burn rate by using larger pieces of wood.

Q. "Is it important to season wood before burning it?"
R. The seasoning, or drying, process allows most of the natural moisture found in wood to evaporate, making it easier to burn. A properly seasoned log will have 20%-30% moisture content.

Wood only dries from the surface inward; unsplit pieces dry very slowly. To properly season wood, split the logs as soon as possible and stack them in a dry spot for 6-18 months. Pile the wood loosely, allowing air to circulate through the split logs. Hardwoods take longer to dry than softwoods. Humidity and temperature levels also will impact drying time.

Q. “What’s the best way to load wood into my stove?”
R. Avoid placing pieces of wood in parallel directions, where they may stack too closely. Vary the position of the wood in the firebox to maximize the exposed surface area of each piece of wood. Only use wood properly sized for your stove’s fire chamber. Complete wood combustion requires wood (fuel), temperature (heat), and oxygen (air) to burn completely and cleanly.

Q. “Is there anything I shouldn’t burn?”
R. Never burn garbage, plastic, foil, or any kind of chemically treated or painted wood. They all produce noxious fumes that are dangerous and highly polluting. Additionally, if you have a catalytic stove, the residue from burning plastics may clog the catalytic combustor.

Q. “When installing a woodstove, what’s the first thing I should consider?”
R. The woodstove and chimney work as a system. It is important that the stove’s chimney system be sized properly, according to the manufacturer’s instructions. Whether venting into a masonry or metal system, make sure the diameter of the chimney matches closely, but never smaller than, the size of the stove’s flue outlet. Doing anything else adversely impacts emissions and safety.

Q. “Can I install my own stove, or should I have the installation done professionally?”
R. Preferably, a certified professional should install your stove. More than likely, this technician is familiar with your model and has installed many others like it. This experience can save you time, money and frustration in the long run. Plus, it gives you the confidence that your stove is installed properly and safely.

For owners who choose to install their own woodstoves, follow the manufacturer’s instructions explicitly. **NEVER** proceed without professional advice if you have a question.

Astra 32

Owner's Manual

Model Number: 32SFC

This product is proudly developed and manufactured in North America by **SUPREME FIREPLACES INC.**

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Revised: October 2018

IMPORTANT: Keep the owner's manual for future use.

CONTENTS

1 SAFETY 1
2 GENERAL INFORMATION 2
2.1 Overall Dimensions 2
2.2 Specifications 3
2.3 Combustion Air Control 3
2.4 Cold Hand Key 4
2.5 Chimney Sweeping Cap 4
2.6 Door 4
2.7 Certification Label 4
2.8 Removable Ash Lip 4
2.9 SUPREME Radiation Clearance Shield 4
2.10 Blower Kit 5
2.11 Optional Hot Air Kit 5
2.12 Optional Fresh Air Kit 5
3 INSTALLATION INSTRUCTIONS 6
3.1 Location 6
3.2 Chimney Installation 7
3.2.1 General Rules and Guidelines 7
3.2.2 Listed UL 103 / ULC S629 Approved Chimney Models (Reference Table) 8
3.2.3 Chimney Installation Instructions 8
3.2.4 Offset Installation 9
3.2.5 Angled Wall Radiation Shield 9
3.2.6 Connecting to a Masonry Chimney 9
3.3 Façade Installation 11
3.3.1 Traditional Façade 11
3.3.2 Contemporary Façade - Dual Louver Gravity Ducts 11
3.3.3 Contemporary Façade – Single Linear Front Louver 12
3.4 Framing 12
3.5 Hearth Extension 13

3.6 Chase Installation 13
3.7 Clearances to Combustibles 14
3.8 Blower Kit 15
4 OPTIONS 16
4.1 Hot Air Kit 16
4.2 Fresh Air Kit 17
5 OPERATION INSTRUCTIONS 18
5.1 Fuel 18
5.2 First Fires 18
5.3 Operating the Combustion Air Control 18
5.4 Starting a Fire 19
5.5 Adding a New Load of Wood 20
5.6 Blower Operation 20
6 TROUBLESHOOTING 21
6.1 Backdraft / Smoking 21
6.2 Over Firing 21
7 MAINTENANCE 22
7.1 Disposal of Ashes 22
7.2 Chimney Maintenance 22
7.3 Cleaning of Glass 23
7.4 Replacing Cast Iron Panel 23
7.5 Replacement of Door Gasket 23
7.6 Replacement of Glass 24
7.7 Door Latch Lubrication 24
7.8 Paint 25
7.9 Replacement Parts 25
8 WARRANTY 27

1 SAFETY

SUPREME FIREPLACES INC. congratulates you on purchasing an Astra 32 wood burning fireplace. This manual describes the installation and operation of the Astra 32 non-catalytic wood heater. This heater meets the 2020 U.S. Environmental Protection Agency's crib wood emission limits for wood heaters sold after May 15, 2015. Under specific test conditions this heater has been shown to deliver heat at rates ranging from 12,430 to 29,274 Btu/hr. In addition, this fireplace complies with the ULC-S610 and UL-127 standards.

SAFETY NOTICE: Carefully read this manual before installation and operation of this fireplace. A house fire may result if not properly installed. To reduce the risk of a fire, follow the installation instructions. Failure to follow instructions presented in this manual can lead to property damage, bodily injury or even death. Alterations or modifications made on the unit or the installation is strictly forbidden as it may predispose the user to hazardous risks. Contact your local building or fire officials for restrictions and installation inspection requirements in your area and the need to obtain a permit.

WARNING: This unit is hot during operation; keep children, pets, flammable liquids, or combustible materials at a safe distance. Ensure that all clearances to combustible materials are respected. Contact with the unit during operation may cause severe harm. Install a safety screen to keep children and pets away.

CAUTION:

- Do not connect this unit to a chimney flue serving another appliance.
- Do not connect to any air distribution duct or system.
- Never use chemicals to ignite the fire.
- Never burn waste or flammable fluids (such as gasoline, naphtha, or engine oil).
- Only burn dry natural cordwood.
- Never leave the unit unattended with the door open or unlatched.
- Only refuel this unit when the wood is reduced to embers.
- Always keep the door closed during operation.
- Do not operate this unit with a fireplace grate.
- Do not install an unvented gas log set into the firebox.
- Do not install this unit in a mobile home.
- Do not clean or service the unit while it is hot.
- Allow proper air flow by keeping the louvers/openings clear of any obtrusions.

Note: Failure to respect the above cautions may cause damages to the unit, damages to personal property, bodily harm and will void the warranty. "This wood heater needs periodic inspection and repair for proper operation. It is against federal regulations to operate this wood heater in a manner inconsistent with operating instructions in this manual."

NATIONAL FIREPLACE INSTITUTE NFI CERTIFIED www.nficertified.org

We recommend that our woodburning hearth products be installed and serviced by professionals who are certified in the U.S. by the National Fireplace Institute® (NFI) as NFI Woodburning Specialists or who are certified in Canada by Wood Energy Technical Training (WETT).

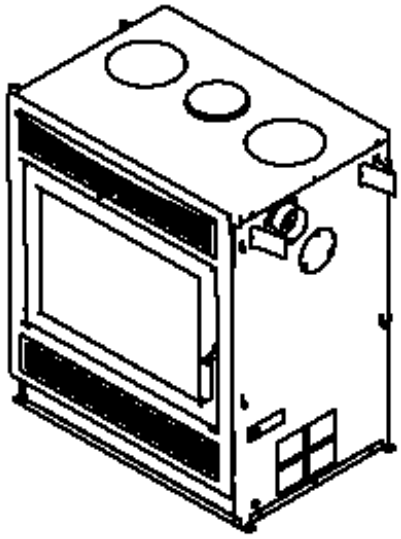
Wood Energy Technical Training www.wettinc.ca

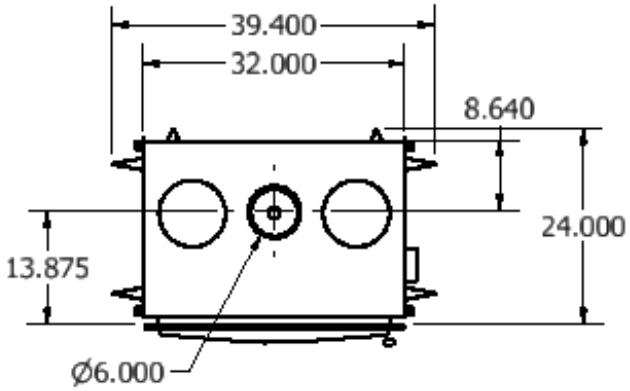
WARRANTY REGISTRATION

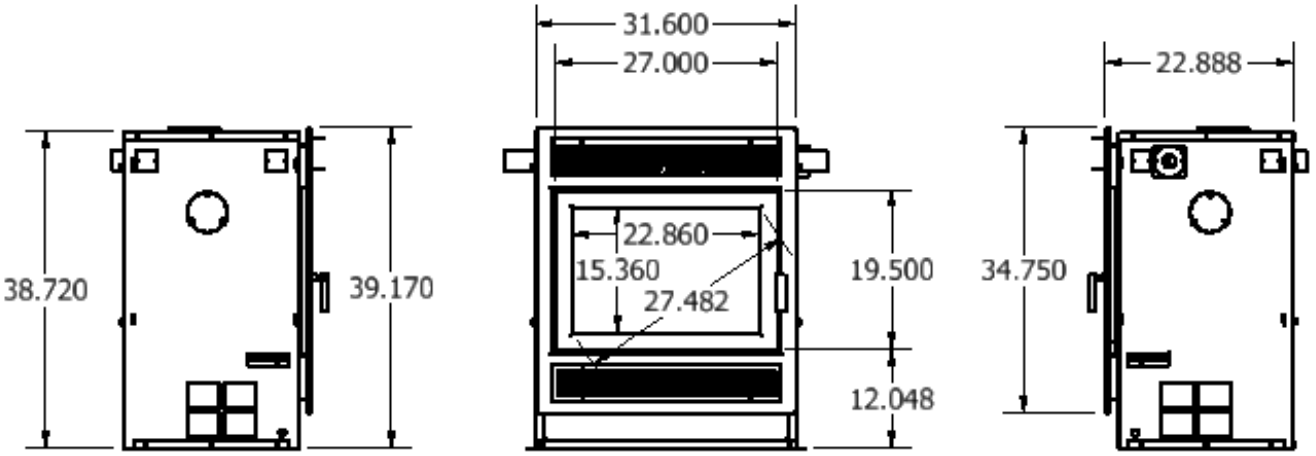
Please register your SUPREME product online at http://www.supremem.com/registration.php to ensure full warranty coverage. Proof of purchase is req for all warranty claims.

2 GENERAL INFORMATION

2.1 Overall Dimensions







2.2 Specifications

Appliance Type:	Adjustable Burn Rate Wood Heater – Non-Catalytic
Fuel Type:	Dry Cordwood
Maximum Log Length:	24 in (6.09 cm)
Burn Time[1]:	6 to 12 hrs
Firebox Volume:	3.2 ft^3 (0.091 m^3)
Heating Area:	1,000 to 2,000 ft^2 (93 to 185 m^2)
Average Particulate Emissions Rate[2]:	1.47 g/hr
Average CO Emissions Rate[3]:	1.97 g/min
EPA Protocol:	Method 28R, ASTM2780-10, and ASTM2515-11
Efficiency (Crib Wood):	HHV[4]: 67.3% | LHV[5]: 71.9%
Heat Output (Crib Wood):	12,430 to 29,274 BTU/hr (3,643 to 8,579 W)
Optimum Efficiency:	75%
Optimum Heat Output:	100,000 BTU (29.3 kWh)
Efficiency Protocol:	CSA B415.1-10

2.3 Combustion Air Control

The Combustion Air Control is a patented mechanism (Patent No: US 7,325,541 B2) that regulates the air flow into the firebox based on the temperature of the unit. It is located on the top of the firebox, at the front center of the unit. The combustion air control of the Astra 32 has two components: the Activator and the Burn Rate Selector. The left combustion control lever is the Activator. When starting a fire or adding a new load of wood, the Activator must be pushed in to allow a primary source of air to enter the firebox. The Activator will retract automatically with heat. The right combustion control lever is the Burn Rate Selector. The Burn Rate Selector can slide sideways to achieve different burn rates. When the Burn Rate Selector is positioned to the left, a maximum burn rate is achieved and when it is positioned to the right, a minimum burn rate is set. For optimum efficiency, it is recommended to operate the unit with the Burn Rate Selector set at the low to medium/low position.

WARNING: Never manipulate the Combustion Air Control with bare hands as it gets hot when the Astra 32 is in operation. Use the Cold Hand Key (see Section 2.4) to adjust the Combustion Air Control.

[1] Depending on combustion air control setting (see Section 5.3 for further details).
[2] Officially tested and certified by an independent laboratory.
[3] Note that rate is smaller for low to medium/low burn rates.
[4] Higher Heating Value.
[5] Lower Heating Value.

2.4 Cold Hand Key

The Cold Hand Key is an accessory that comes standard with the Astra 32 fireplace. The Cold Hand Key is a tool used to manipulate the Combustion Air Control Levers when it is hot.

2.5 Chimney Sweeping Cap

The chimney sweeping cap found at the baffle of the Astra 32 allows easy access for chimney sweeping without having to remove any components of the firebox.

WARNING: The chimney sweeping cap should be blocking the access to the chimney at all times during combustion. A chimney sweeping cap that is not blocking the baffle hole during combustion is a safety hazard, will overheat the fireplace and void the warranty.

2.6 Door

The Astra 32 wood burning fireplace comes with a Pyroceramic glass panel door. Pyroceramic is the highest grade available for fireplaces and stoves and can withstand temperatures up to 1300^{o}F. To remove the door, open the door, lift it and pull it towards the bottom until the rod exits from the hinge holes.

2.7 Certification Label

The certification label contains important information regarding the installation and operation of the Astra 32 fireplace. In addition, the serial number of the unit is permanently embossed onto the top right corner. The certification label is located below the bottom right corner of the door and is accessible by swiveling the plate.

2.8 Removable Ash Lip

The Ash Lip is a removable accessory that comes standard with the Astra 32 fireplace. It is installed on the door holder (under the two small angled tags below the door) and prevents ashes from falling onto the front of the hearth. The Ash Lip can be installed with the door open or closed. It is safe to operate the unit without the Ash Lip.

NOTE: The door of the Astra 32 must remain closed at all times during operation.

2.9 SUPREME Radiation Clearance Shield

The SUPREME Radiation Clearance Shield is a standard component for the Astra 32 fireplace. Prior to installing the chimney manufacturer's radiation shield, the SUPREME Radiation Clearance Shield is fastened below the chimney opening within the chase, with the flanges along the component providing a ½" offset.

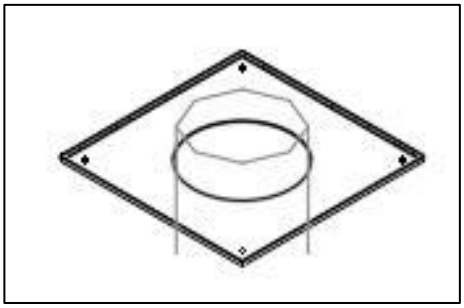


Figure 2-1: SUPREME Radiation Clearance Shield

2.10 Blower Kit

An AC tangential blower (electrical rating: 115V, 60Hz, and 56W) with a variable speed control is installed into the Astra 32 wood burning fireplace to maximize efficiency. Refer to Section 3.8 for installation instructions.

WARNING: Make certain that the fireplace in not in operation and the blower is unplugged (breaker off) before accessing the electrical wiring of the blower kit.

CAUTION: Only a blower provided by SUPREME FIREPLACES INC. can be installed into the fireplace. Substituting the blower kit may result in overheating and will void the warranty.

2.11 Optional Hot Air Kit

The Optional Hot Air Kit allows heat to be drawn from the unit by a thermostatically controlled blower (electrical rating: 115 V and 60 Hz) and dispersed to different areas of the house. This option is recommended when the fireplace is installed in an area below the maximum heating space. A total of three kits can be installed onto one unit with a maximum distance of 25 feet. Note that a 5 inch insulated duct is required for the installation (item ordered separately). Refer to Section 4.1 for installation instructions.

WARNING: Make certain that the fireplace in not in operation and that hot air blower is not powered (breaker off) before accessing the electrical wiring of the hot air kit.

CAUTION: Only a hot air kit provided by SUPREME FIREPLACES INC. can be installed onto the fireplace. Substituting the hot air kit may result in overheating and will void the warranty.

2.12 Optional Fresh Air Kit

The Optional Fresh Air Kit allows for exterior air (outdoors) to be drawn into the fireplace during operation of the unit. Note that a 4 inch insulated duct is required for the installation (item ordered separately). Refer to Section 4.2 for installation instructions. Contact your local building official regarding mandatory fresh air kit installations within your area.

CAUTION: Only a fresh air kit provided by SUPREME FIREPLACES INC. can be installed onto the fireplace. Substituting the fresh air kit may result in overheating and will void the warranty.

3 INSTALLATION INSTRUCTIONS

Before installing the unit, consult an authority having jurisdiction (such as your municipal building department, your fire department, your fire prevention department...) for any local codes and whether a permit is required. In the absence of local codes, refer to the CSA B365 Installation Code for Solid Burning Appliances and Equipment (Canada) or the ANSI NFPA 211 Standard for Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances (USA). **CAUTION: Modifications/alterations to the unit/installation without written authorization from SUPREME FIREPLACES INC. are strictly forbidden and will void the warranty.** Refer to Section 1 for further safety information. Carefully read the instructions below before installing your Astra 32.

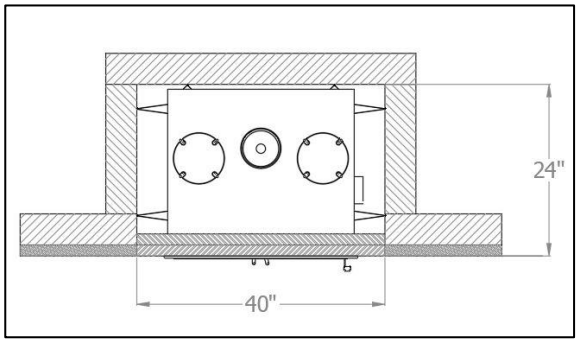


Figure 3-1: Straight Wall Installation

3.1 Location

Determine the location of the Astra 32 by taking into consideration the following criteria:

- The size of the room with respect to the heat output of the fireplace.
- The proximity of windows, doors, and traffic flow.
- The necessary amount of space in front of the unit for the hearth extension and mantel.
- The clearances to combustible materials.
- The passage of the chimney.

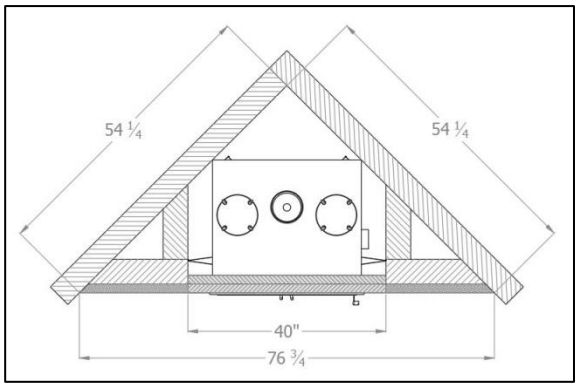


Figure 3-2: Corner Installation

If possible, select a location for the fireplace that will minimize the number of offsets in the chimney course. Offsets will reduce the draft, complicate the chimney sweeper's work, and increase installation costs. Technical drawings outlining the chimney route should be prepared prior to the installation. NOTE: The cutting of joists and rafters for floor, ceiling, and roof chimney penetrations will affect the load bearing capacities of the dwelling structure. To determine whether additional support is required, consult your local building codes. Improper cutting of chimney openings in the attic and roof will affect the bearing and thermal insulating capacity, as well as the weather tightness of the dwelling. Avoid incorrect workmanship by consulting a professional engineer or a certified installer.

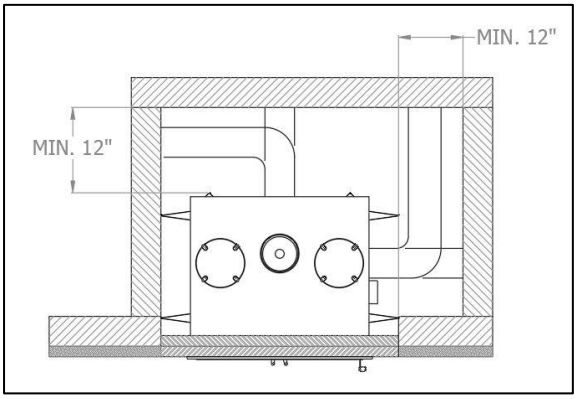


Figure 3-3: Clearance Required for Hot Air Distribution System and/or Fresh Air Kit

Through examination of the floor construction, ensure that the fireplace and chimney system is resting on a surface capable of withstanding its weight. Consult your building codes to see whether additional structural supports are required (applicable for rare and isolated cases).

Avoid having the chimney outlet near any obstructions (such as trees and roof offsets) as the draft of the chimney may be affected by wind turbulence. Ideally position the outlet of the chimney at the highest area of the roof.

NOTE: It is strongly recommended to install a carbon monoxide (CO) and smoke detector near the location of the unit.

3.2 Chimney Installation

The Astra 32 is approved with a 6” chimney that is listed under the UL 103 / ULC S629 standards (refer to Table). **WARNING: Mixing chimney components from different brands is a safety hazard and will void the warranty on the unit.** When connecting the unit to an existing chimney, thoroughly inspect the condition of the chimney and that the installation conforms to the requirements of the chimney manufacturer and the building codes. **Note that to avoid any unnecessary risk, it is often recommended to replace the chimney system.** Always respect the clearances to combustibles from the chimney manufacturers; 2” is usually required for prefabricated chimneys.

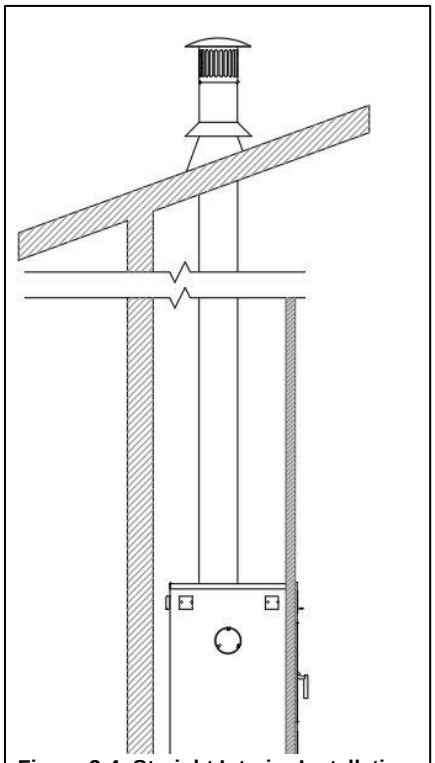


Figure 3-4: Straight Interior Installation

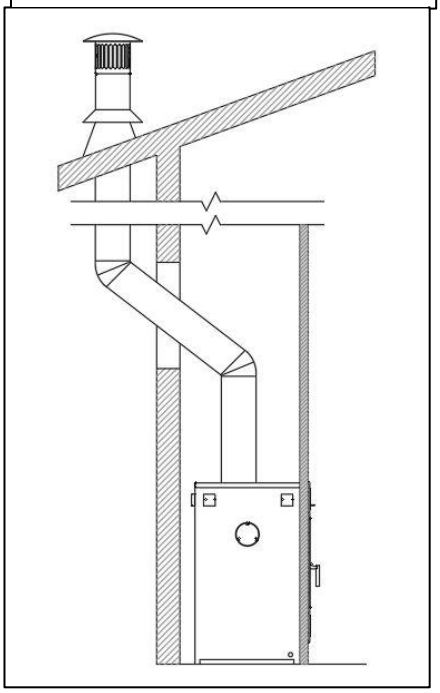


Figure 3-5: Exterior Installation

3.2.1 General Rules and Guidelines

1. Carefully read the instructions from the chimney manufacturer prior to installation (manuals can be obtained from the chimney manufacturer’s website or from the vendor). Unless specified, follow the chimney manufacturer’s instructions for proper installation.
2. For optimal performance of the unit, it is recommended to install the chimney system in an interior setting. To prevent drafting issues and creosote buildups, avoid exterior installations of the chimney system in regions that experience extreme cold conditions.
3. The minimum and the maximum height of the chimney from the base of the unit are 15’ and 35’ respectively.
4. Only chimneys approved under the UL 103 / ULC S629 standards can be installed onto the unit (refer to Table in Section 3.2.2).
5. A 6” anchor plate is required to connect the fireplace to the chimney system. The anchor plate can be secured onto the unit with 4 self-tapping screws.
6. The chimney installed onto the unit cannot be connected to another appliance.
7. Enclose any portion of the chimney that extends to accessible spaces.
8. The clearance of the chimney to any combustible material cannot be less than 2”; the 2” clearance cannot be filled with insulation or any non-combustible material.
9. At least one support is to be incorporated in any chimney installation.
10. A firestop is required in the joists/frames where the chimney goes through (ceilings, floors, walls, and attic).
11. A roof radiation shield and a vented flashing is required in the installation of the Astra 32.
12. To prevent drafting issues, avoid deviations wherever possible.
13. The chimney shall extend at least 3’ above its point of contact with the roof and at least 2’ higher than wall, roof, or adjacent building within a 10’ radius.
14. A secure brace is to be installed if the chimney extends a minimum of 5’ above the contact point with the roof.
15. A rain cap must be installed on top of the chimney to avoid internal damage and/or corrosion.
16. Consult the chimney manufacturer for clearances to combustibles when installing a combustible chimney enclosure above the roof.

3.2.2 Listed UL 103 / ULC S629 Approved Chimney Models (Reference Table)

Note that only chimney models certified under the UL 103 / ULC S629 standards can be installed on the Astra 32. The table below serves as a reference for approved chimney models.

Manufacturer	**Models**
American Metal	• HS, AC Triple Wall, 6" inner diameter • HSS, AC Triple Wall, 6" inner diameter
FMI (US only)	• AC, AC Triple Wall, 6" inner diameter
ICC	• Excel 2100, 1" Solid Pack, 6" inner diameter
Metal Fab	• Temp Guard, 1" Solid Pack, 6" inner diameter
Olympia Chimney	• Ventis, 1" Solid Pack, 6" inner diameter
Security Chimney	• ASHT+, 1" Solid Pack, 6" inner diameter • S-2100+, 2" Solid Pack, 6" inner diameter
Selkirk	• Super Pro (SPR), 1" Solid Pack, 6" inner diameter • Super Pro 2100 (ALT), 2" Solid Pack, 6" inner diameter • Hart & Cooley (TLC), 1" Solid Pack, 6" inner diameter • Sure-Temp (ST), 1" Solid Pack, 6" inner diameter • Super Vent (JSC), 1" Solid Pack, 6" inner diameter • Super Vent 2100 (JM), 2" Solid Pack, 6" inner diameter • Ultra-Temp (UT), 1" Solid Pack, 6" inner diameter • UltimateOne, 1" Solid Pack, 6" inner diameter • CF Sentinel (CF), 2" Solid Pack, 6" inner diameter
Simpson Dura-Vent	• Dura Tech, 1" Solid Pack, 6" inner diameter • Dura Plus HTC, 2" Solid Pack, 6" inner diameter • Dura Plus, AC Triple Wall, 6" inner diameter

3.2.3 Chimney Installation Instructions

1. Cut and frame square openings in the floors, ceilings, and roof where the chimney will pass through while taking into consideration the minimum clearance to combustibles.
2. For an installation with the chimney running through the ceiling, install the SUPREME Radiation Clearance Shield below the chimney opening prior to installing the radiation shield (refer to Figure 2-1, 3-6, & 3-8).
3. In the ceiling/floor openings, install a chimney manufacturer's firestop from below. Install the chimney manufacturer's attic radiation shield from above in the chimney opening to the attic. Install the chimney manufacturer's roof radiation shield in the opening of the roof – adjust the shield so that it extruding approximately 1" above the roof surface. Ensure to install the appropriate firestop for ceilings and walls.
4. Install the chimney manufacturer's anchor plate onto the unit.
5. Install the chimney lengths according the manufacturer's instructions and ensure proper fastening/locking of the joints.
6. Install the roof support once the desired height has been reached.
7. Position the vented roof flashing. Note that for sloping roofs, position the upper portion of the vented flashing under the shingles and position the lower portion of the vented flashing above the shingles. Seal the joint between the roof and the vented flashing with roofing cement or silicone. Secure the vented flashing to the roof with roofing nails.
8. Install the storm collar over the vented flashing by tightening the supplied bolt or through the flange mechanism (depends on chimney brand). Seal the joint between the storm collar and the chimney using a silicone caulking. **WARNING: Do not seal, caulk, or obstruct the ventilation openings.**
9. Install the chimney rain cap.

Refer to Figure 3.4 and Figure 3.5 for typical chimney installations.

3.2.4 Offset Installation

An offset installation (Figure 3.6) consists of the use of elbows to deviate from unavoidable obstacles or to extend the chimney outside. The following list is a few general rules to take note when installing offsets:

- A maximum of 2 offsets (2 elbows per offset) is permitted per installation.
- The maximum deviation is 45º in Canada and 30º in the US.
- Secure the elbows and the chimney components according the instructions from the chimney manufacturer.
- A support strap, a wall support, or a roof support must be installed above each offset to allow adequate support to the vertical chimney lengths.
- **Never install an elbow in an opening of a floor, wall, ceiling, or roof.** In addition, only vertical chimney sections can be installed within ceiling/floor openings.
- Install a support for the first 15' of chimney.

The following are instructions for offset installations:

1. Rotate the elbow in the required direction and secure it to the adjacent chimney section according to the chimney manufacturer's instructions.
2. Follow to the chimney manufacturer's instructions to install the chimney length(s) necessary for the offset.
3. Once the desired offset length has been achieved, install the second elbow to redirect the venting to the vertical position.
4. Cut an opening in the floor/ceiling to allow the chimney to pass through.
5. Install the appropriate firestop.

CAUTION: For offset installations, always install a ventilated flashing and a roof firestop unless otherwise specified by the chimney manufacturer.

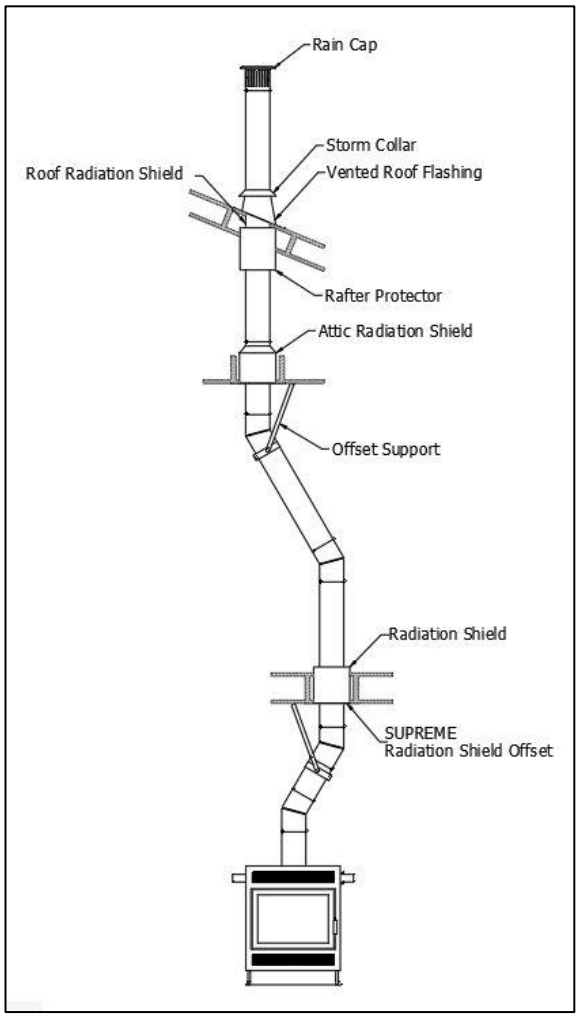


Figure 3-6: Offset Installation

3.2.5 Angled Wall Radiation Shield

For chimney installations requiring to pass through a combustible wall at a 30º (Canada) or 45º (Canada and US) angle, an angled firestop or an angled wall radiation shield from the chimney manufacturer must be installed within the wall opening. Install the angled firestop and angled wall radiation shield according to the manufacturer's instructions. It is recommended to use an insulated angled wall radiation shield in areas that experience cold climates.

3.2.6 Connecting to a Masonry Chimney

The Astra 32 fireplace can be connected to a masonry chimney that complies with current national and municipal building codes. A 6" chimney liner that complies with ULC S635 M2000 (Canada) or UL 1777 (US) standards must be installed within the existing masonry chimney. Note that the 6CON connector (manufactured by SUPREME FIREPLACES INC.) must be installed to connect the prefabricated chimney to the liner (6CON sold separately).

Note that prior to installation, an inspection from an authority having jurisdiction is required to determine whether the masonry chimney:

- Is constructed in accordance with national and municipal building codes.
- Is in good condition. Note that repairs must be performed on any cracked or missing bricks.
- Is thoroughly cleaned of any soot or creosote.
- Is not connected to another appliance such as a furnace, hot water heater, or another fireplace.
- Has a flue of adequate size for proper installation of the venting.
- Respects minimum clearances to combustibles.

It is recommended to position the fireplace as close as possible to the masonry chimney to ensure proper venting. The prefabricated chimney must penetrate at least 3" within the masonry chimney before connecting the liner. Elbows can be used within the masonry chimney, with a maximum deviation of 30^{o} in US and 45^{o} in the Canada.

The installation of the prefabricated chimney and the liner must comply with the manufacturer's instructions. The following are instructions in installing the venting of the Astra 32 running through a masonry chimney:

1. Install the anchor plate onto the unit.
2. Position the fireplace to the recommended location.
3. Install the initial prefabricated chimney lengths and elbows.
4. Mark the area where the prefabricated chimney will penetrate the masonry chimney.
5. Remove the fireplace to allow for sufficient space to work.
6. Make a hole to the required size to allow for the prefabricated chimney to be inserted freely in the masonry chimney. Note that the appropriate firestops need to be installed if running the prefabricated chimney through a combustible wall.
7. Install the remaining prefabricated chimney components center with the masonry chimney.
8. Align the flange holder of the 6CON connector with the studs facing upwards to the center of the prefabricated chimney section (elbow or tee) and secure it with three self-tapping screws.
9. Reposition the fireplace to its initial position.
10. Overlap by 1" the lower end of the liner in the expanded portion of the 6CON connector and secure the joint with 3 #8 stainless steel self-tapping screws.
11. From the roof, slide the liner down the masonry chimney until it reaches the upper end of the prefabricated chimney.
12. Install the upper portion of the 6CON liner connector to the flange holder by aligning the threaded studs to the holes and complete the connection by tightening the wing nuts.
13. Seal any openings around the prefabricated chimney and the 6CON connector with refractory cement resistant to high temperatures.

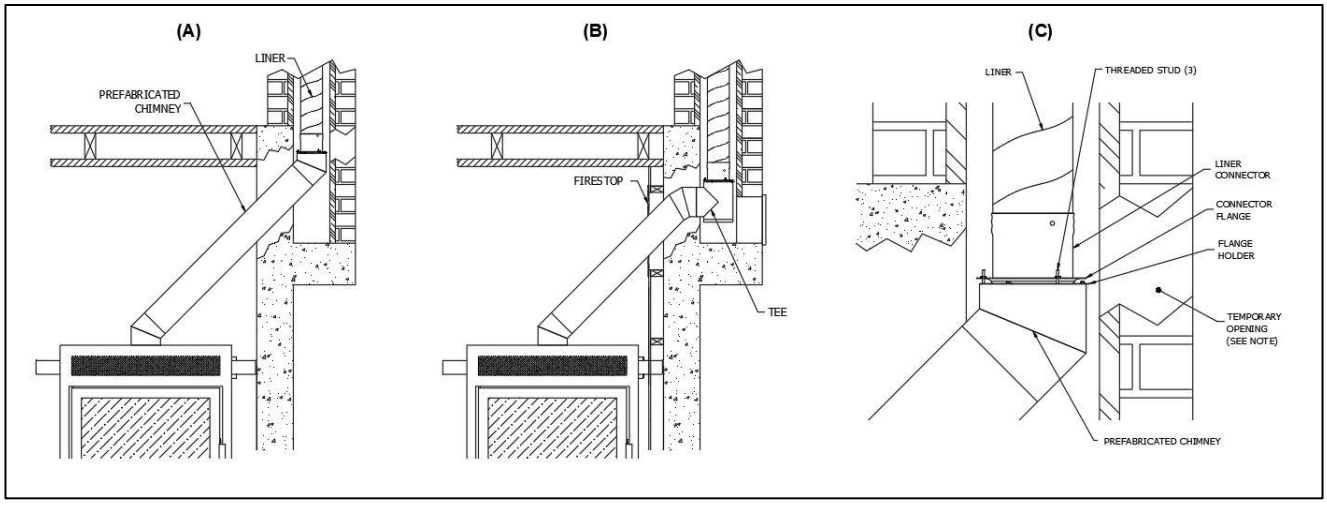


Figure 3-7: (A) Connection into a masonry chimney through an elbow/liner; (B) connection into a masonry chimney through a tee/liner; (C) detailed drawing of masonry chimney connection.

3.3 Façade Installation

The Astra 32 can be installed with either the traditional façade or the contemporary façade.

3.3.1 Traditional Façade

The traditional façade comprises louvers below (intake) and above (outtake) the door. All components and fasteners are included in the façade kit.

1. Remove the door of the unit and place it on a soft surface, such as a carpet or cardboard, to avoid any scratches or damages.
2. Align the bottom bracket to the intake opening and fasten it in place.
3. Align the upper bracket to the outtake opening and fasten it in place.
4. Place the façade within the door holder and secure it in place with 4 black screws (one on each corner). Make sure that the handles of the Primary Air Control pass through the slots of the façade.
5. Place back the door.

3.3.2 Contemporary Façade - Dual Louver Gravity Ducts

The contemporary façade comprises no louvers; however, an intake into the chase and outtake through gravity ducts is required for this façade configuration. The instructions below describe the installation of the contemporary façade, the intake openings, and the dual side gravity ducts/outtakes. Note that in order to connect the gravity ducts, the sides of the chase need to be constructed and the front of the chase needs to remain open (Refer to Figure 3-10).

1. Remove the door of the unit and place it on a soft surface, such as a carpet or cardboard, to avoid any scratches or damages.
2. Align the bottom bracket and fasten it in place.
3. Align the upper bracket and fasten it in place.
4. Place the façade within the door holder and secure it in place with 4 black screws (one on each corner). Make sure that the handles of the Primary Air Control pass through the slots of the façade.
5. Place back the door.
6. Remove the two 8” knockouts (2) at the top of the unit using a flat head screwdriver.
7. Using the knockout as a template, cut the exposed insulation. Make sure to remove any pieces of insulation that has fallen into the unit.
8. Install the 8” flange adaptors through the newly cut knockouts and fasten them to the top of the unit. Make sure to bend the tabs of the adaptors before installation.
9. Determine the two locations of the air intakes on the chase and cut a rectangular opening 15.5” (W) X 4.5” (H). Note that a distance of 5” is required from the floor.
10. Determine the two locations of the air outtakes on the chase and cut a rectangular opening 15.5” (W) X 4.5” (H). Note that a minimum distance of 5” is required from the ceiling and a minimum distance of 4.5” is required from the adjacent wall.
11. From the exterior of the chase, place the duct/louver adaptor into the air outtake hole and secure it onto the wall with screws. Repeat for the other outtake.
12. Within the chase, place the grooved end of the adjustable 45^{o} elbow into the flange of the duct/louver adaptor and secure it using an aluminum tape. Repeat for the other outtake.
13. Measure the distance between the flange on top of the unit and the flange of the duct/louver adaptor and cut the 8” semi-rigid insulated duct (SUPREME part number UCAC8) to the necessary length. Repeat for the other outtake.
14. Complete the connection by sliding the ducts over the flanges and tighten the joints with the worm gear clamps.
15. From the exterior of the chase, fasten the grills over the intake and outtake openings with the provided screws.

3.3.3 Contemporary Façade – Single Linear Front Louver

The contemporary façade comprises no louvers; however, an intake into the chase and outtake through gravity ducts is required for this façade configuration. The instructions below describe the installation of the contemporary façade, the intake openings, and the single linear front gravity ducts/outtakes. Note that in order to connect the linear louver, the front of the chase needs to be constructed prior to installing the side walls of the chase (Refer to Figure 3-12).

1. Remove the door of the unit and place it on a soft surface, such as a carpet or cardboard, to avoid any scratches or damages.
2. Align the bottom bracket and fasten it in place.
3. Align the upper bracket and fasten it in place.
4. Place the façade within the door holder and secure it in place with 4 black screws (one on each corner). Make sure that the handles of the Primary Air Control pass through the slots of the façade.
5. Place back the door.
6. Remove the two 8” knockouts (2) at the top of the unit using a flat head screwdriver.
7. Using the knockout as a template, cut the exposed insulation. Make sure to remove any pieces of insulation that has fallen into the unit.
8. Install the 8” flange adaptors through the newly cut knockouts and fasten them to the top of the unit. Make sure to bend the tabs of the adaptors before installation.
9. Determine the location of the air outtake (linear grill) on the chase and cut a rectangular opening 30.75” (W) X 4.5” (H). Note that the opening is to be centered with the unit and a distance of 5.5” is required from the ceiling.
10. Determine the two locations of the air intakes on the chase and cut a rectangular opening 15.5” (W) X 4.5” (H). Note that a minimum distance of 5” is required from the floor.
11. From the exterior of the chase, place the linear single louver adaptor into the air outtake hole and secure it onto the wall with screws.
12. Measure the lengths of 8” pipe required to connect the unit to the single louver linear grill and adjust to the necessary lengths. Remember to take into consideration the 90^{o} elbows provided in the SUPREME Linear Grill Kit when determining the length of pipe.
13. Complete the connection by sliding the pipe over the flanges/elbows/grill adapter approximately 1” and fastening the joints together using the provided screws. Use high temperature aluminum tape over the joints for proper sealing.
14. From the exterior of the chase, fasten the grills over the intake and outtake openings with the provided screws.

3.4 Framing

The Astra 32 can be placed directly onto or against normal, combustible construction materials such as lumber, plywood, millboard, particleboard, drywall and decorative wood paneling. The fireplace should NOT be placed directly against or be in contact with an insulation material. A portion of the framing on the face of the chase must be constructed with nominal 2" x 3" or 2" x 4" metal studs and the remainder can be constructed with nominal 2" x 3" or 2" x 4" lumber. Refer to Figure 3-8 for framing design. The framing must be nailed or screwed onto the floor and to the ceiling.

CAUTION: Do not construct the framing with combustible material in front of the chimney; respect the framing design outlined in Figure 3-8.

WARNING: Do not nail or screw framing components onto the fireplace.

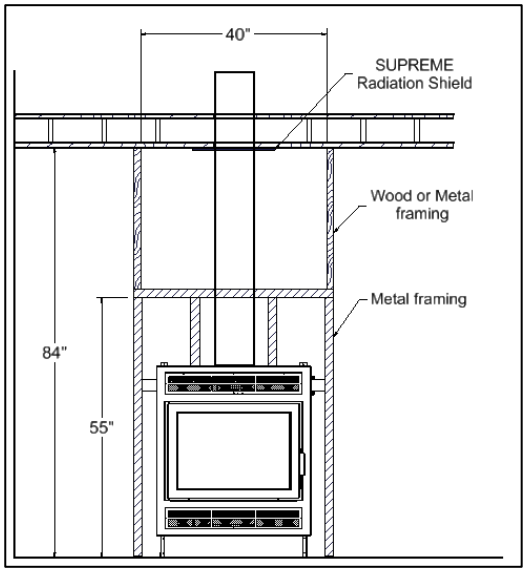


Figure 3-8: Framing Design

3.5 Hearth Extension

The hearth extension of the Astra 32 must comprise of a non-combustible material, such as steel, cement or mortar, bricks, or ceramic tiles. Note that unidentified materials may be combustible; verify product specifications prior to installation. The hearth extension must extend a minimum of 18” from the front of the door, 8” from side of the outer frame of the door, and extended all the way to the front of the door (see Figure 3-9 for dimensions).

CAUTION: Make sure to remove any carpet or fabric under the hearth extension.

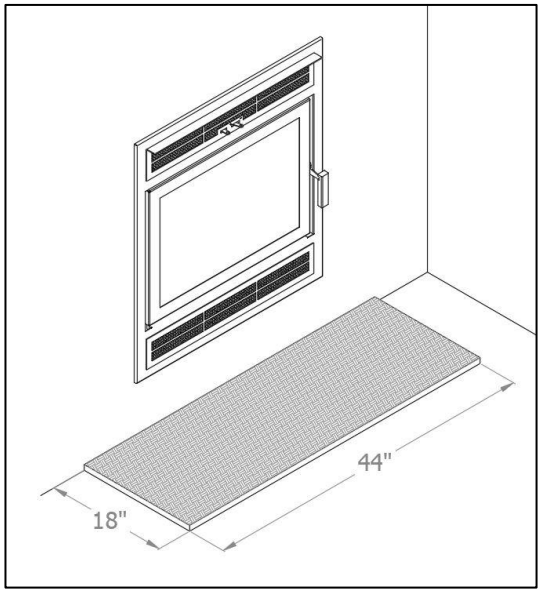


Figure 3-9: Hearth Extension

3.6 Chase Installation

A portion of the front of the chase must be constructed out non-combustible material. Refer to Figure 3-10, 3-11, & 3-12 for dimensions. Note the chase must be properly fastened onto the framing structure.

WARNING: Do not nail or screw the chase onto the fireplace.

For the contemporary façade option, two intake and two outtake openings must be constructed onto the chase. Refer to Figure 3-10 & 3-12 for minimum clearances.

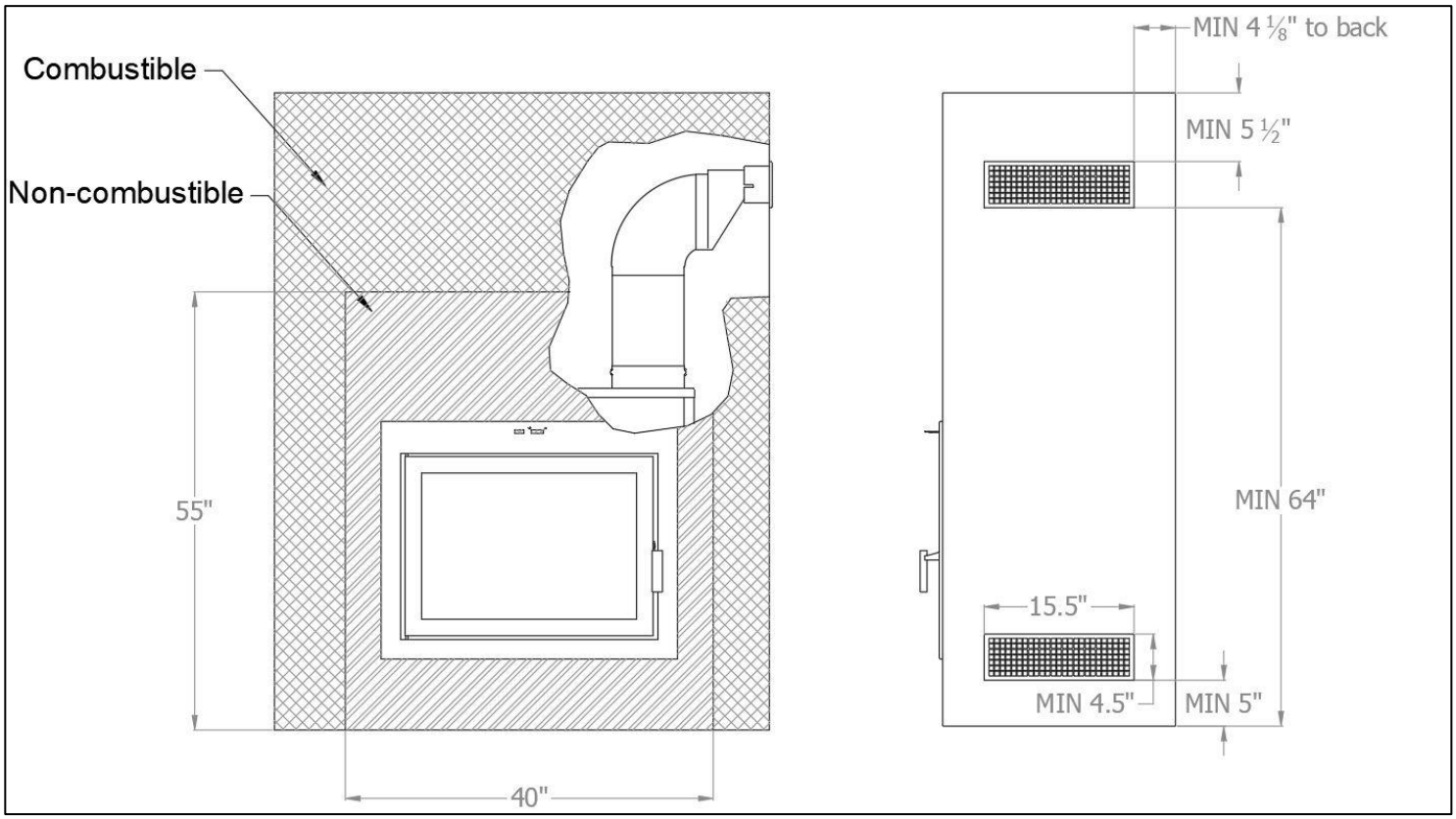


Figure 3-10: Front and Side Chase for Clean Face Dual Louver Configuration

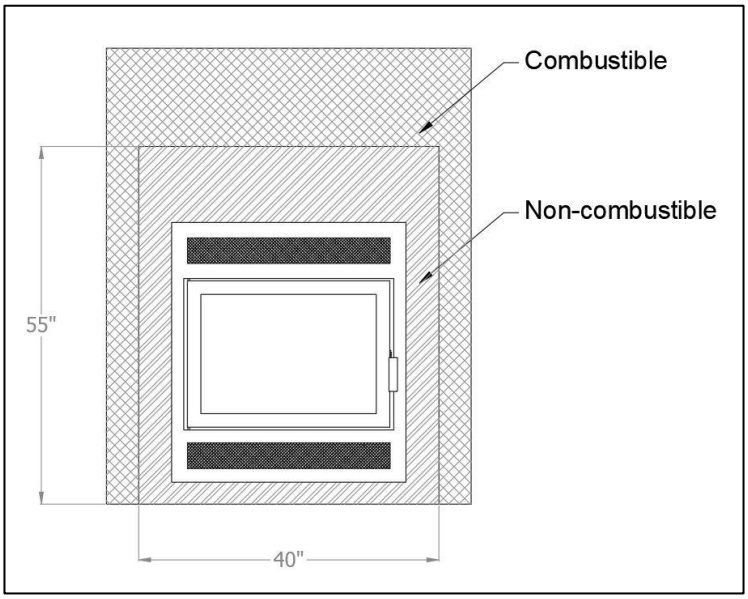


Figure 3-11: Front Chase for Traditional Façade Option

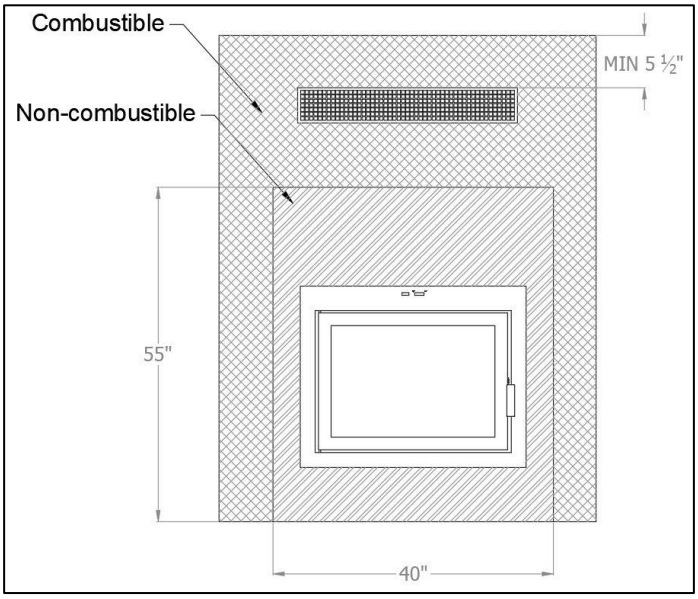


Figure 3-12: Front Chase for Contemporary Linear Louver Configuration

3.7 Clearances to Combustibles

The clearances below must be respected to ensure safe operation of the unit under normal and extreme conditions. Failure to follow the information below is a safety hazard and may result in property damage.

Table 3-1: Overall Clearances

Combustible	Clearance	Reference
Side Wall	16” (41 mm)	Outer edge of fuel door
Side Trim	4” (10 mm)	Outer edge of fuel door
Ceiling	84” (214 mm)	Base of unit

Table 3-2: Mantel Clearances

Maximum Mantle Depth	Distance from the Base of the Astra 32 to the Bottom of the Mantle
3” (7.6 mm)	51.5” (130.8 mm)
5” (12.7 mm)	53.5” (135.9 mm)
7” (17.8 mm)	55.5” (141 mm)

The depth of the mantle is measured from the face of the fireplace door. When the non-combustible wall is recessed, the depth of the mantle can be increased by the amount of the recess (see Figure 3-13). Note that a combustible mantel cannot be installed below the minimum clearance of 51.5” (from the bottom of the mantle to the base of the unit).

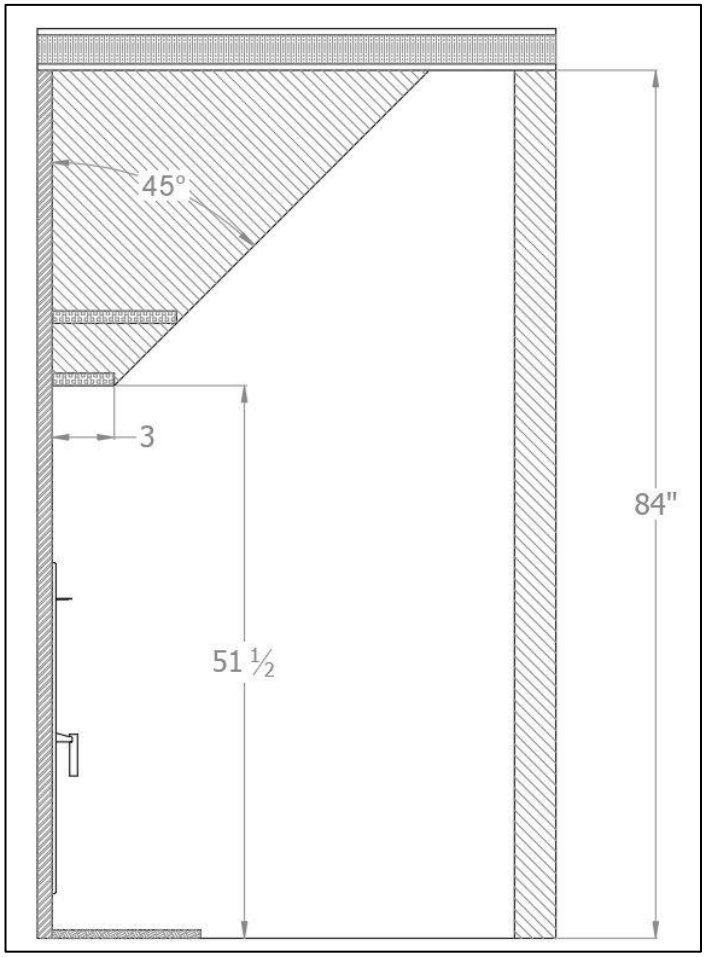


Figure 3-13: Mantel Clearance

3.8 Blower Kit

The Astra 32 comes with a high performance 130 CFM blower kit, which has an electrical rating of 115 V, 60 Hz, and 56 W. A variable speed control (rheostat) and a heat sensor (therm-o-disc) are included with the kit. **WARNING: Do not install a substitute blower.** The electrical connection of the fans is to be performed by a certified electrician. Note that it is recommended that the wiring of the fans be done before the installation of the façade kit. The fan and the electric box are located respectively at the back/bottom and at the front/bottom of the unit (Figure 3-14).

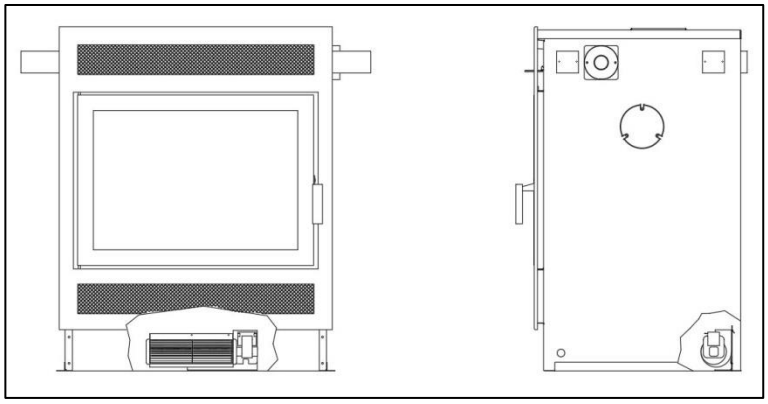


Figure 3-14: Location of Blower

For maintenance or replacement purposes, the fan and the electrical box are accessible from within the bottom of the firebox (Figure 3-15). 1) Remove the floor plate. 2) Disassemble and remove the stainless steel cover on the bottom of the firebox by unscrewing it. Take caution to the therm-o-disc and wiring assembled onto the stainless steel bracket.

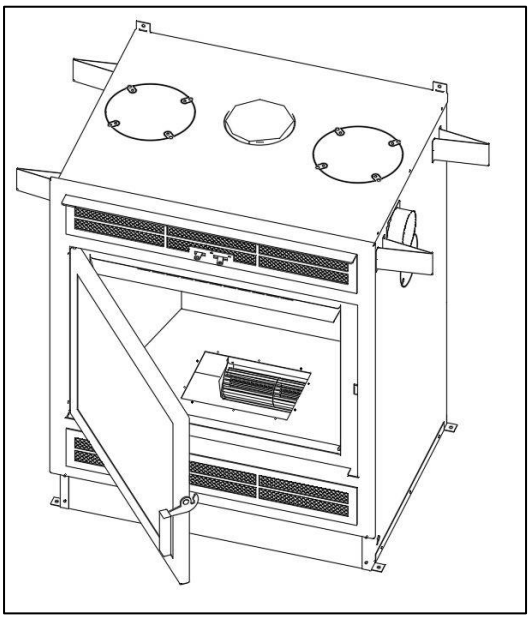


Figure 3-15: Access to Blower

The following are instructions on installing the blower kit into the Astra 32 (refer to Figure 3-16 for the electrical diagram):

1. Using two screws, install the therm-o-disc onto the L bracket located under the firebox.
2. Connect the black wire of the power supply to the therm-o-disc.
3. Connect the therm-o-disc to the black wire of the rheostat (install/mount the rheostat at a convenient location).
4. Connect the white wire of the rheostat to the blower.
5. Connect the blower to the white wire (neutral) of the power supply.
6. Ground the connection with the green wire in the electric box.

Once the electrical connections are completed, the fans will turn on and turn off automatically during the operation of the unit. As the temperature of the fireplace increases and the therm-o-disc reaches 95°F, the fans will turn on. Note that the average time it takes for the fans to activate is between 30 to 45 minutes after starting a fire. The fans will turn off once the fireplace has cooled down and the therm-o-disc is 85°F. The speed of the fans can be adjusted with the variable speed control (rheostat) mounted on the wall. It is safe to operate the Astra 32 in the event of a power failure (fans not powered).

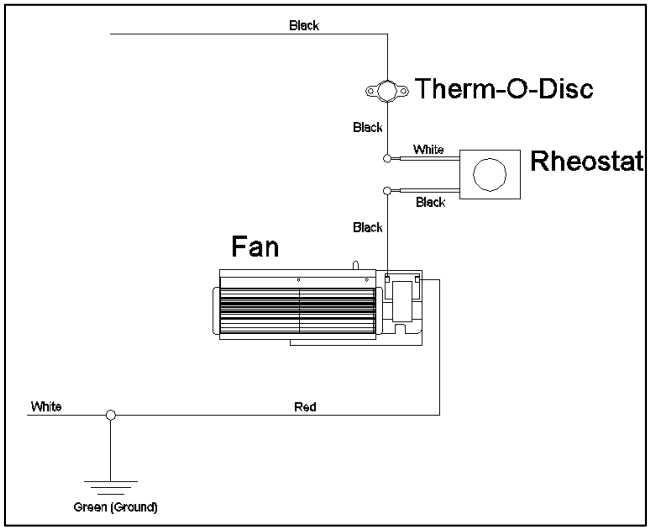


Figure 3-16: Electrical Diagram

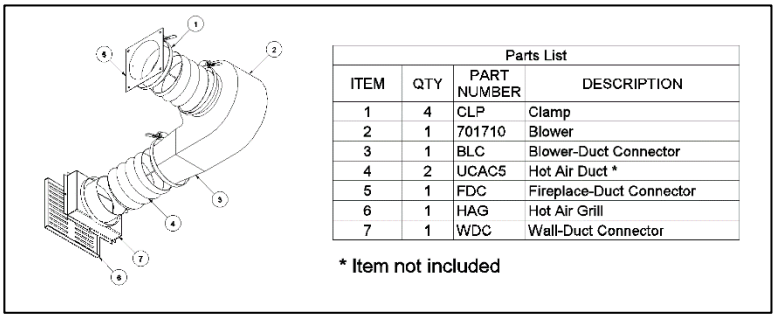
4 OPTIONS

4.1 Hot Air Kit

The hot air system is an optional kit intended to bring hot air from the fireplace to a remote area using a 250 CFM blower. The system is designed to distribute heat with ducting lengths up to 25'. Note that only an insulated flexible duct capable of withstanding a maximum temperature of 210°F can be installed with this kit. Note that a minimum distance of 12" is required between the side of the unit connecting to the fresh air kit and the framing to allow significant space (refer to Figure 3-3).

WARNINGS

- Do not install within the casing of the fireplace.
- Respect the minimum distances to combustible materials when the hot air duct passes through the chase of the fireplace. Properly secure the duct to avoid accidental displacement.
- Install the blower a minimum distance of 3 feet away from the fireplace.
- Do not use a speed control for the blower.



Parts List			
ITEM	QTY	PART NUMBER	DESCRIPTION
1	4	CLP	Clamp
2	1	701710	Blower
3	1	BLC	Blower-Duct Connector
4	2	UCAC5	Hot Air Duct *
5	1	FDC	Fireplace-Duct Connector
6	1	HAG	Hot Air Grill
7	1	WDC	Wall-Duct Connector

* Item not included

Figure 4-1: Hot Air Kit Parts List

Installation:

1. Remove the 5'' knockout on the exterior casing of the fireplace using a flat head screwdriver.
2. Install the fireplace duct connector (FDC - #5) on the opening using four screws.
3. In the room where the heat will be distributed, cut an opening of 6" X 7.5".
4. Find a suitable location to install the blower (701710 - #2).
5. Install the wall-duct connector (WDC - #7).
6. Install the air duct (UCAC5 - #4)* and secure it with a clamp (CLP - #1).
7. Install the wall grill (HAG - #6).
8. Make the electrical connections (Figures 4-2 and 4-3). Note that the power supply to the blower is 115V.

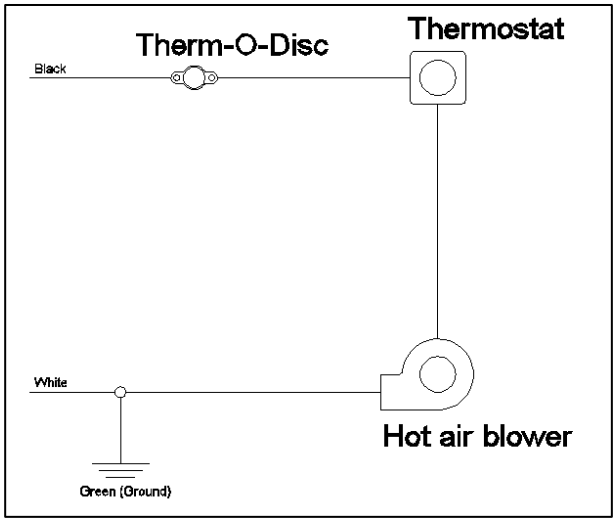


Figure 4-3: Electrical Diagram for Hot Air Kit

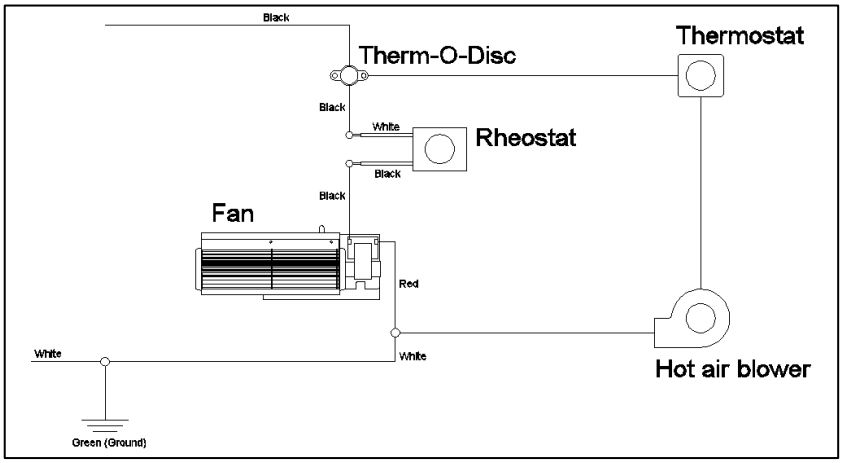


Figure 4-2: Electrical Diagram for P[illegible]onnection of Hot Air Kit and Blower Kit

4.2 Fresh Air Kit

Sufficient air exchange is necessary for the fireplace to operate properly and to maintain a good combustion. In an airtight household, the fireplace may not function as designed due to a lack of air; it is therefore recommended to install the fresh air kit in such cases. The fresh air system is an optional kit intended to bring combustion air into the fireplace from an exterior source. Note that a minimum distance of 12" is required between the side of the unit connecting to the fresh air kit and the framing to allow significant space (refer to Figure 3-3).

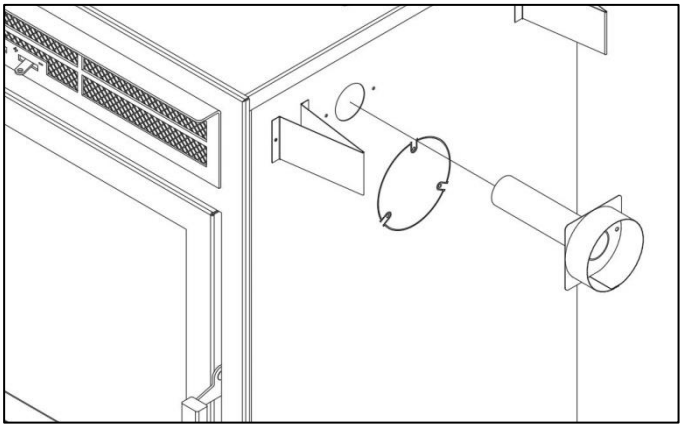


Figure 4-4: ADP4 Installation in Fireplace

Note that the Astra 32 is designed to use a minimum amount of air during operation. Using an air exchanger or simply opening a nearby window/door during the ignition of the unit will achieve a similar result as the fresh air kit. When the fireplace is idle, there is no air escaping from the house through chimney. **Consult a local authority having jurisdiction (such as the fire department, the municipal building department, the fire prevention bureau…) to determine if it is mandatory to install a fresh air kit in your area.**

General Notes:

The outside air kit should be installed according to the following guidelines:

- The air duct must be insulated, wrapped with a vapor barrier, and have an inner diameter of 4".
- The length of the air duct should be as short as possible.
- Fresh air must come from the outside and not from another room or the attic.
- The outside register must be away from automobile exhaust fumes, gas meters, or other vents.
- Avoid installing the air register where it will likely be covered by snow or exposed to strong winds.
- The air register can be installed above or below the level of the fireplace.
- Use the SUPREME FIREPLACES INC. Fresh Air Adaptor (ADP4)
- Use the SUPREME FIREPLACES INC. Fresh Air Kit (UPEA4) or any other fresh air kit with the same specifications and intended for fireplace use.

Installation:

1. Cut 4 ½" diameter hole on the exterior wall of an ideal location.
2. Install the air register on the exterior wall.
3. Insert the fresh air adaptor (ADP4) into the fireplace from the exterior casing. Make sure that the adaptor is properly inserted into the combustion air box on top of the firebox.
4. Secure the fresh air adaptor to the side of the fireplace using two screws.
5. Install the air duct and secure it with worm gear clamps.

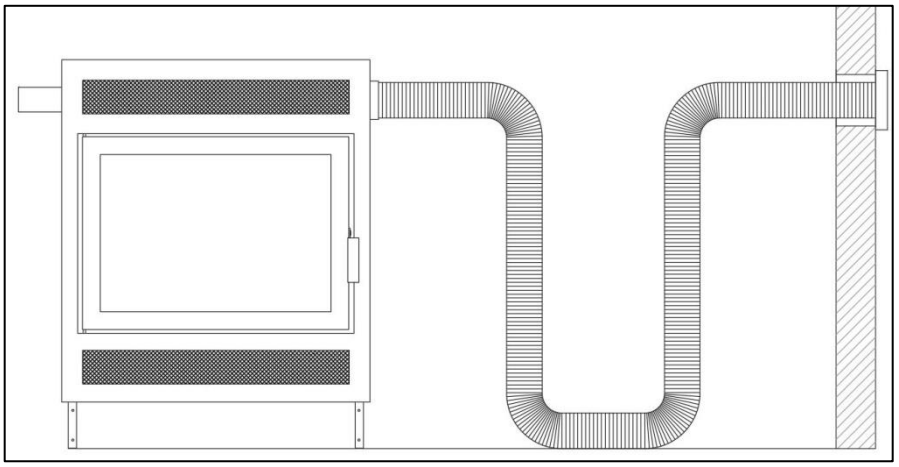


Figure 4-5: Installation of Fresh Air Kit

5 OPERATION INSTRUCTIONS

5.1 Fuel

The Astra 32 is designed to burn natural wood only. Higher efficiencies and lower emissions generally result when burning air dried seasoned hardwoods (moisture content below 20%), as compared to softwoods or to green or freshly cut hardwoods. The following are a few signs indicating that firewood is sufficiently dry for use: (a) cracks on the ends and surface of the logs, (b) lighter in weight, and (c) color (yellow/grey). It is recommended to use a moisture meter with pin sensors for determining accurately the moisture content of firewood (read manufacturer's instruction manual before operating). The optimum log length is 18-22 inches, preferably split in halves or quarters and left to dry under a cover or away from external elements for a minimum of one year prior to use. Use good quality dry cordwood only. DO NOT burn garbage, lawn clipping, yard waste, materials containing rubber (including tires), materials containing plastic, waste petroleum products, paints, paint thinners, asphalt products, materials containing asbestos, construction debris, demolition debris, railroad ties, pressure-treated wood, manure, animal remains, coal, salt water driftwood or other previously salt water saturated materials, unseasoned wood, paper products, cardboard, plywood, particle boards, or other foreign materials in this product. The prohibition against burning these materials does not prohibit the use of fire starters made from paper, cardboard, saw dust, wax and similar substances for the purpose of starting a fire in an affected wood heater. Burning these materials may result in release of toxic fumes or render the heater ineffective and cause smoke. Do not over fire the Astra 32 fireplace. Over firing will damage the fireplace, is hazardous and will void the warranty. NOTE: Gas logs cannot be installed in the Astra 32 fireplace.

WARNING: Never use gasoline, gasoline-type lantern fuel, kerosene, charcoal lighter fluid, or similar liquids to start or "freshen up" a fire in this fireplace. Keep all such liquids well away from the fireplace while it is in use.

Ecological or compressed logs containing chemical additives are not tested and approved to be used with the Astra 32. Using them will overheat and damage the fireplace and void the warranty. Ecological or compressed logs that are 100% wood and contain no other additives can be safely used in the Astra 32. Never use more than two of these logs at a time. Using more is not only dangerous, but will damage the fireplace and void the warranty. Follow the ecological log manufacturer's safety guidelines and recommendations and be sure that they are intended for use in fireplaces. Reload only once the previous load of wood has been consumed and only embers remain.

WARNING: Do not keep the door open while the fireplace is in operation.

5.2 First Fires

For the first 3 fires, burn a maximum of 3 logs at the medium to low burn rate (refer to Section 4.3) to allow for proper conditioning of the unit. Due to oil residues and the curing of the paint of the fireplace, it is normal to smell an odor for the first fires of the Astra 32. Open a window or a door near the fireplace to ventilate the house during the first fires. Oil residues may cause light smoking.

5.3 Operating the Combustion Air Control

The burn rate and the heat output are related to the amount of air entering into the firebox. The combustion air control of the Astra 32 has two components: the Activator and the Burn Rate Selector (see Section 2.2). When starting the fire or when adding a new charge of wood, the fireplace needs additional air in order to establish a good fire. When the wood starts to burn properly, the amount of air can be reduced depending on the heating requirements.

The left combustion control lever is the Activator. When starting a fire or adding a new load of wood, the Activator must be pushed in to allow maximum air to enter the firebox. The right combustion control lever is the Burn Rate Selector. The Burn Rate Selector can slide sideways to achieve different burn rates. When the Burn Rate Selector is positioned to the left, a maximum burn rate is achieved and when it is positioned to the right, a minimum burn rate is set. Keeping the Burn Rate Selector to the right will burn the wood slower. Keeping the Burn Rate Selector to the left will provide a stronger fire and keep the glass of the fireplace cleaner for longer. Adjust the burn rate according to your heating requiremments and the quality of your wood. The combustion air control will automatically and gradually close the primary air source to the selected burn rate setting (right lever) with the presence of heat to maximize the burn time.

NOTE: The Burn Rate Selector can remain at the same setting at all times if the burn rate is satisfactory. However, the Activator must be pushed in when starting a fire or when adding a new load of wood.

WARNING: The combustion air openings should never be obstructed.

WARNING: Never manipulate the Combustion Air Control with bare hands as it gets hot when the Astra 32 is in operation. Use the Cold Hand Key (see Section 2.4) to adjust the Combustion Air Control.

WARNING: This wood heater has a manufacturer-set minimum low burn rate that must not be altered. It is against federal regulations to alter this setting or otherwise operate this wood heater in a manner inconsistent with operating instructions in this manual.

5.4 Starting a Fire

The Astra 32 has patented technologies and innovative features that make starting a fire quick and easy. Before starting a fire, assure that all the safety precautions mentioned in the owner's manual are being respected. The following instructions describe starting a fire in Astra 32 fireplace using a "top-down" approach, which results in a cleaner, more efficient, and longer burn:

a) Place two logs in the firebox. The logs should sit directly on the hearth from left to right or east to west (parallel with the door). Do not use a fireplace grate.
b) Place a third and fourth log above the two logs of step a) front to back or north to south.
c) Depending on the size of the logs, a fifth log can be placed above the logs of step a) and step b). For optimal performance of the unit, leave a minimum 1" space between the logs and the baffle.
d) Push the left combustion control lever (the Activator) inwards.
e) Slide the right combustion control lever (the Burn Rate Selector) to the desired burn rate. Positioning the Burn Rate Selector towards the left is for maximum burn rate and towards the right is for minimum burn rate.
f) Place and ignite a firestarter within the between the logs in step b) or below the log in step c). Make sure that the firestarter is visible from the opening (facing the front)..
g) Once the firestarter is well lit, close the door. Do not leave the door open for more than 2 minutes.

CAUTION: The wood should be placed away from the door to avoid damage to the glass.

WARNINGS: Over firing the unit may result in overheating and can damage the fireplace and/or result in fire hazards. The maximum firewood load must not exceed 4 medium sized logs (approximately 30 pounds). This fireplace has been designed to burn with the door closed. When the fireplace is being used, the door should remain closed at all times. Failing to do so is a safety hazard, will damage the fireplace and void the warranty.

WARNING: Do not use fire accelerants to rekindle the fire if the first attempt to start the fire failed. Do not open the door. Simply reactivate the Activator by pushing it inwards.

NOTE: Sufficient air exchange is necessary for the fireplace to operate properly. Air is required in order to maintain the combustion of the fireplace. If the house is airtight, the fireplace may not function properly. If the fireplace is deprived of air, it will be necessary to provide a source of fresh air into the dwelling. This may be

done by using an air exchanger unit or simply by opening a window or a door near the fireplace partially for a few minutes. Make sure that other equipment such as the kitchen exhaust fans or oil central heating systems does not affect the fireplace functionality. Large return ducts of central heating systems located in the same room as the fireplace may affect the proper functioning of the unit and may cause smoking.

5.5 Adding a New Load of Wood

WARNING: Open the door to reload only when the wood has been reduced to embers, otherwise there is a risk of smoke infiltration into the house.

When the wood has been reduced to embers and there's no visible flame, you may add a new load.

a) Crack the Astra 32 door open and wait a few moments before opening the door completely.
b) Use your fireplace tools to gather the remaining embers at the center of the firebox.
c) Activate the Activator by pushing it in.
d) Once the embers begin to glow red, add the new load of wood in the firebox.
e) Keep the door of the Astra 32 slightly unlatched until you see a flame in the firebox. Never leave the Astra 32 door unlatched without constant supervision.
f) Completely latch the Astra 32 door.

Assure that a flame is maintained. Avoid wood smoldering on top of embers as this will result in a dirty glass, excessive emissions, chimney creosote buildup and poor heat output. If wood is smoldering, ensure the Activator has been activated and unlatch the door slightly with supervision until a flame has been maintained.

5.6 Blower Operation

The blower kit for the Astra 32 consists of a blower mounted at the back/bottom of the unit and a heat sensory therm-o-disc; the blower will start and stop automatically in the presence and absence of heat respectively. A variable speed control allows the adjustment of the speed of the blower. Do not install a substitute kit as this may result in overheating and risk of fire. Refer to Section 3.8 for the installation instructions of the blower kit.

When the fireplace gets hot and the therm-o-disc reaches 95°F, the blower will turn on. The average time it takes for the blower to activate is 30 to 45 minutes after starting a fire as explained in this manual (Section 5.4). The fans will turn off once the insert has cooled down and the therm-o-disc reaches 85°F. The speed of the blower can be adjusted with the variable speed control.

6 TROUBLESHOOTING

6.1 Backdraft / Smoking

Draft is the force created by a difference in pressure, which moves air from the appliance up through the chimney. It is important to operate the Astra 32 with proper draft to ensure optimal performance of the unit. Draft is depended on the length of the chimney, local geography, nearby obstructions and other factors. Proper draft results in an upwards flow through chimney, which prevents smoke infiltrating into the house during operation of the unit. As the temperature of the unit and chimney rises during combustion, the draft consequently increases due to a higher difference in pressure.

In contrast, backdraft is air flow from the chimney into the house, which results in smoke infiltration from the appliance and/or the chimney joints during operation. The unit is experiencing backdraft if air is flowing out from the exhaust of the baffle system (within the firebox). Backdraft is most commonly caused by fans around the house (such as in the kitchen and bathrooms) simultaneously in operation, insufficient length of the chimney (less than 15 feet), or a blocked chimney. Refer to the following suggestions to eliminate backdraft:

- Close any fans operating around the house (specifically for the duration of ignition).
- Clean the chimney of any obtrusions (when the unit is cold).
- Open one window or one door near the Astra 32.
- Heat the chimney by burning newspaper near the exhaust of the baffle system.

6.2 Over Firing

The appearance of a red glow on the exterior of the firebox (top and sides) and/or on the flue is a sign of over firing. Excess air entering the firebox, over fueling, or an abnormal strong draft causes the unit to reach drastic temperatures from an uncontrollable combustion. Over firing is a safety hazard and may result in permanent damage to the unit. In the occurrence of over firing:

a) Make sure the Astra 32 door is properly closed.
b) Manually close the Combustion Air Control by pulling the Activator (left lever).
c) If possible, turn on the blower to the maximum speed. The red glow on the exterior of the firebox and/or the flue should gradually disappear.

WARNING: Do not touch hot surfaces with bare hands. Always wear heat protecting gloves and use fireplace tools.

Guideline to avoid over firing:

- Always keep the door closed during operation.
- Inspect regularly the door gasket/glass and replace accordingly.
- Always operate the unit with the chimney sweeping cap in position, blocking the hole in the baffle.
- Never load more than 30 lbs of wood at a time.
- Ensure that there is no excess draft.

WARNING: Failure to follow the above guideline will void the warranty. Over firing is a safety hazard, can cause irreversible damages to the Astra 32 and will void the warranty.

7 MAINTENANCE

7.1 Disposal of Ashes

Ashes should be placed in a metal container with a tight fitting lid. The closed container of ashes should be placed on a non-combustible floor or on the ground, well away from all combustible materials, pending final disposal. If the ashes are disposed of by burial on soil or otherwise locally dispersed, they should be retained in the closed container until all cinders have been thoroughly cooled. **CAUTION: Always wear heat resistant gloves when removing the ashes from the firebox.**

a) Let the firebox cool to ambient temperature before removing the ashes. It is recommended to remove the ashes once the bed has exceeded a height of 4 inches.
b) Slowly open the door to prevent ashes from coming into the room.
c) Place an ash bucket (metal container) near the fireplace, onto the non-combustible hearth.
d) Using a shovel and brush, remove the bulk of the ashes from the firebox into the ash bucket. Note that it is not necessary to keep a thin bed of ashes for the next fire.
e) Store the ash bucket (with the tight-fitting lid) on a non-combustible surface, away from any combustible materials, pending final disposal.

7.2 Chimney Maintenance

Creosote – Formation and Need for Removal: When wood is burned slowly, it produces tar and other organic vapors, which combine with expelled moisture to form creosote. The creosote vapor condenses in the relatively cool chimney flue of a slow-burning fire. As a result, creosote residue accumulates on the flue lining. When ignited, this creosote makes an extremely hot fire. The chimney connector and chimney burning wood or coal should be inspected at least once every two months during the heating season to determine if creosote buildup has occurred. **Never use chemical cleaners for your chimney.**

WARNING: In the case of a chimney fire: 1) close the door of the fireplace; 2) set the burn rate of the Combustion Air Control to minimum (Section 5.3); 3)call the local fire department (if assistance is needed); 4) use a dry chemical fire extinguisher (baking soda or sand) to control the fire.

CAUTION: Never use water to extinguish a fire as it may result to dangerous steam explosions. Do not use the unit until the chimney is inspected and repaired (if needed) by a qualified technician.

NOTE: Do not clean the chimney when the unit is in operation/hot. Follow the instructions below for sweeping the chimney of an Astra 32 fireplace:

a) Open the door of the unit.
b) From within the firebox, displace the chimney sweeping cap located in the baffle by lifting and moving it to the side.
c) Close the door of the unit.
d) Using an appropriate sized chimney sweeping brush, clean the chimney from any creosote buildup and other residues.
e) Remove all the fallen/loose creosote/residues from the firebox and baffle system (a shop vacuum cleaner can be used for a thorough cleaning).
f) Place back the chimney sweeping cap.

CAUTION: Operating the unit without the chimney sweeping cap in position will result in over firing and void the warranty.

7.3 Cleaning of Glass

It is recommended to clean the glass door with a soft cloth, damped with a non-abrasive solution, such as soap and water.

CAUTION: Cleaning the glass with an abrasive solution will result in surface scratches, reducing glass transparency and resistance to impacts.

The glass of the door may be cleaned with commercial products intended for fireplaces and stoves. After cleaning the glass, remove any remaining solutions with a wet cloth to avoid chemical reactions at elevated temperatures (“cloudiness’’ on the surface of the glass).

CAUTION: Do not apply commercial cleaners onto any painted surfaces as discoloration/peeling may occur.

NOTE: Never clean the glass when the unit is in operation or hot.

7.4 Replacing Cast Iron Panel

Three cast iron panels are assembled along the combustion chamber side walls (left, right, and back) allowing for a longer and a constant heat output. It is recommended to perform a weekly check on the condition of the panels to ensure proper operation of the unit. The cast iron panels need to be replaced when it is gravely chipped and/or cracked. Failure to replace the cast iron panel under the mentioned conditions will alter the performance of the unit. Refer to the following instructions for replacing a cast iron panel:

a) Order the replacement kit for the Astra 32 cast iron panel.
b) Remove the door from the firebox and place it face down on a soft surface. NOTE: Rotate the handle to permit proper placing.
c) Remove the bottom plate (hearth) by lifting it out of the firebox.
d) Slide the back wall cast iron panel by tilting the bottom and swivelling them out of the top retainer.
e) Replace the damaged cast iron panel if it was removed in step d) and position the panels back in place by swiveling them behind the top retainer.
f) In the case of a damaged panel on the firebox side walls, replace the damaged panel and reposition the back wall panels by swiveling them behind the top retainer.
g) Insert the bottom plate (hearth) and door to its original position.

WARNING: Do not operate the unit with any of the cast iron panels missing.

7.5 Replacement of Door Gasket

SUPREME FIREPLACES INC. assembles heat resistant graphite coated gaskets on the doors of all products, allowing for a proper seal of the unit at extreme temperatures (up to 1000^{o}F). It is recommended to perform a weekly visual check on the condition of the ¾” gasket to ensure proper operation of the unit. The ¾” gasket of your door needs to be replaced when 1) the fibers of the gasket are coming loose and 2) the gasket is disintegrating. Failure to replace a gasket under the mentioned conditions can cause irreversible damage to the unit due to over firing. Refer to the following instructions for replacing the ¾” gasket:

a) Order the replacement kit for the Astra 32 ¾” door gasket.
b) Remove the door from the firebox and place it face down on a soft surface. NOTE: Rotate the handle to permit proper placing.
c) Cover all painted surfaces of the door to avoid damages.
d) Using a wedging tool or flat head screwdriver, gently remove the old ¾” gasket (along with the old silicone) from the door framing.
e) Apply a bead of high temperature silicone along the groove of the metal brackets.

f) Place the new ¾" gasket around the door framing and cut any excess gasket with scissors. NOTE: It is recommended to tape the extremity of the gasket for a cleaner result.

Give significant amount of time to allow the silicone to cure before reinstalling the door onto the firebox. A slight resistance is expected when closing the door with the new ¾" gasket; the door will close normally after the gasket has taken proper shape.

7.6 Replacement of Glass

SUPREME FIREPLACES INC. uses a high quality 5mm thick Pyroceram III / Keralite ceramic glass that can withstand temperatures up to 1300ºF. It is recommended to perform a weekly visual check for any damages or cracks on the glass.

WARNING: Avoid striking the glass and slamming the door shut. Never operate the unit with a broken or damage glass.

CAUTION: Wear protective gloves when handling broken glass. Refer to the following instructions for replacing the glass:

a) Order the replacement kit for the Astra 32 glass.
b) Remove, clean, and dispose any broken glass from the door and the surroundings.
c) Remove the door from the firebox and place it face down on a soft surface. NOTE: Rotate the handle to permit proper placing.
d) Using a wedging tool or flat head screwdriver, gently remove the ¾" gasket (along with the silicone) from the door framing.
e) Using a wrench, remove the 8 nuts fastened around the door framing.
f) Remove the first row of metal brackets (2 small and 2 big) and thin gasket.
g) Remove the damage glass and clean thoroughly the door framing from loose glass fragments.
h) Place the new glass onto the second row of thin gasket, centered with the door framing.
i) Place back the first row of metal brackets (2 small and 2 big) and thin gasket.
j) Using a wrench, fasten the 8 nuts around the door framing (do not over-tighten).
k) Apply a bead of high temperature silicone along the groove of the metal brackets.
l) Place the ¾" gasket back into position.

Table 7-1: Parts List of Door Assembly

Item	Code	Description	Qty
1	DR2100-*	Door frame assembly	1
2	DR_25.75	Horizontal metallic bracket	4
2	DR_18.125	Vertical metallic bracket	4
3	PYRO_24.25X17	Pyroceram glass	1
4	GSK_19_7.5	Thin gasket	2
5	GSK_25_7.5	Thick gasket	1
6	SFC0031	Door latch - Astra	1
7	WP_SFC	Wood pull handle – Astra	1

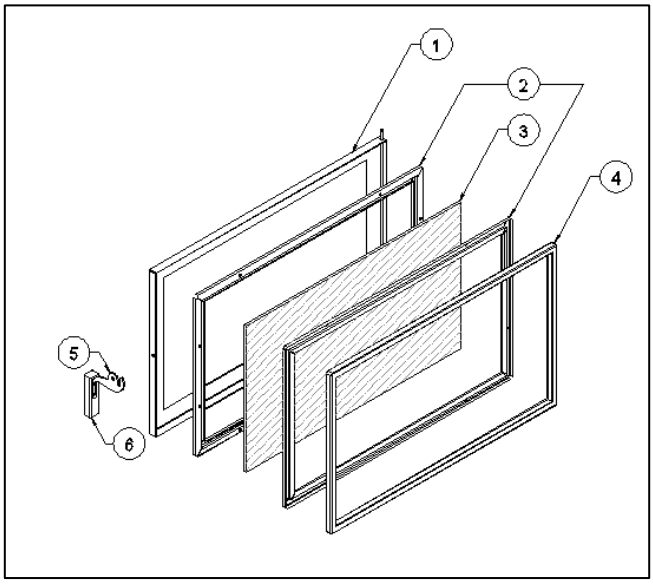


Figure 7-2: Door Assembly Exploded View

Give significant amount of time to allow the silicone to cure before reinstalling the door onto the firebox.

7.7 Door Latch Lubrication

Lightly lubricate the hook of door latch (CM0031) on a yearly basis to prevent abrasive wear.

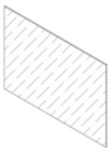
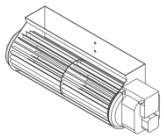
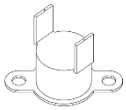
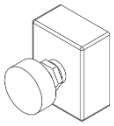
7.8 Paint

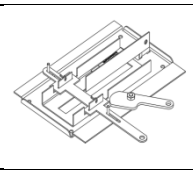
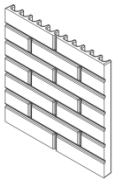
Paint touch-ups can be performed on the unit using a high temperature paint (in aerosol spray can format) by Stove Bright®. Refer to your invoice to determine the precise color of your unit. Contact your local hearth shop for further information on purchasing this paint.

NOTE: Apply the paint in a well ventilated area. If applying paint to the door, properly cover/mask the glass of the door using painters tape and cardboard. Wait for paint to dry before operating the unit. Refer to the instructions on the label of the aerosol spray can for proper paint application. **WARNING: Never apply paint to the unit during operation or when it is hot.**

7.9 Replacement Parts

Refer to the codes from the table below for any replacement parts:

Code	Description	Illustration
POI	Wood pull handle (specify color)	
PYRO_24.25_17	Pyroceram III / Keralite 5mm thick glass 24.25" X 17"	
GSK_19_7.5	Graphite coated square gasket, 0.1875" thick, 7.5' length	
GSK_25_7.5	Graphite coated square gasket, 0.25" thick, 7.5' length	
55416.32130	AC tangential blower Electrical rating: 115VAC, 60Hz, 56W Certification: VDE, CSA, UL, CE	
60T22	Thermo-disk Electrical rating: 120VAC, 15A Certification: UL/CSA	
B6518	Speed Control Electrical rating: 2.5 Amps, 115VAC – 50/60Hz Certification: UL, ULC	

PA5000	Combustion Air Control (specify color)	
CM0020	Cold Hand Key	
CPSP0301	Removable Ashlip (specify color)	
32SFC1175	Cast Iron Panel 15.75” X 15.75” X 1.25”	

8 WARRANTY

SUPREME FIREPLACES INC. warrants that the factory-built fireplaces, fireplace inserts, and stoves will be free from defects in material and workmanship, under normal use and service, for a period of **twenty-five (25) years** from the date of purchase.

This warranty is only intended for the original retail purchaser, given that the product was purchased from SUPREME FIREPLACES INC. or one of its authorized dealers. This warranty is conditional upon correct installation and intended use of the products and does not cover damages caused by misuse. This warranty shall be void if the fireplace and stove is not installed by an authorized qualified technician in accordance with the installation instructions in the manual provided with this product. The installation must meet local and national building codes.

WARRANTY LIMITATIONS:

Abuse and improper use of the unit may cause irreversible damage and will void the warranty.

I. During the first two years of the Limited Warranty, SUPREME FIREPLACES INC. will provide replacement parts at no charge and will also pay for reasonable labor costs, except for the parts listed in the EXCLUSIONS portion of this warranty.
II. During the third through the fifth year of the limited warranty, SUPREME FIREPLACES INC. will provide replacement parts (if available) at no charge, except for the parts mentioned in the EXCLUSIONS portion of this warranty. Supreme Fireplaces Inc. shall not be responsible for any labor costs.
III. From the sixth through the twenty-fifth year of the limited lifetime warranty, SUPREME FIREPLACES INC. will provide replacement parts (if available) at 50% of the retail price, except for the parts listed in the EXCLUSIONS portion of this warranty. SUPREME FIREPLACES INC. shall not be responsible for any labor costs.

Transportation, packaging, and other related costs or expenses arising from the replacement or repair of defective parts will not be covered by this warranty, nor will SUPREME FIREPLACES INC. assume responsibility for them.

EXCLUSIONS:

SUPREME FIREPLACES INC. shall not be responsible for any labor costs for the replacement or repair of any electrical components, painted/plated parts, secondary air burning system, and the combustion air control.

The following parts are guaranteed for 1 year: blowers, painted/plated parts, secondary air burning system, and door gasket.

Cast iron panels are guaranteed for 10 years.

The following parts are guaranteed for 90 days: ceramic glass (**thermal breakage ONLY**).

This warranty applies to normal residential use only. Damages caused by acts nature or natural disasters, accidents, over firing, misuse, abuse, negligence, improper installation, alterations or substitutions of components of the fireplace insert, abrasives, chemical cleaners, and negligence are not covered by this warranty. Burning anything other than natural wood will damage your fireplace and void the warranty.

SUPREME FIREPLACES INC. will not be responsible for environmental conditions such as inadequate vents or ventilation, excessive venting configurations or negative air pressures which may or may not be caused by mechanical systems such as exhaust fans, furnaces, clothes dryers, etc.

The manufacturer at its discretion may decide to repair or replace any part or unit after inspection and investigation of the defect. The manufacturer may, at its discretion, fully discharge all obligations with respect to this warranty by refunding the wholesale price of the defective part(s).

The manufacturer shall in no event be responsible for any consequential damages of any nature, which are in excess of the original purchase price of the product. Any complete fireplace, or part thereof, that is replaced or serviced under this warranty will be warranted for a period not exceeding the remaining term of the original warranty.

This **Limited Lifetime Warranty** is effective on all appliances sold and supersedes any and all warranties currently in existence.

Please register your SUPREME product online at http://www.supremem.com/registration.php to ensure full warranty coverage. Prior to contacting SUPREME FIREPLACES INC., have the following information available for warranty claim processing:

- **Customer information (name, telephone number, and address)**
- **Proof of purchase**
- **Model name and serial number (see Section 2.7)**
- **Detailed description of defected component**
- **Digital pictures (if necessary)**

In the case of a return for repair or replacement, it is the responsibility of the customer to adequately package the component/unit to prevent further damage during transport. Items sent to the SUPREME FIREPLACES INC. without an open warranty claim will be returned to the sender.

Warranty claims should be addressed to:

SUPREME FIREPLACES INC.
3594 Jarry East, Montreal, QC
H1Z 2G4, Canada
T: 877-593-4722, F: 514-593-4424
Website: www.supremem.com
E-mail: info@supremem.com

19 Byfield Street - Bristol, RI
Exterior Renderings
JHL Tecture

View 1: From street, looking North at side of house & front yard

View 2: From side yard, looking East at side of house and rear addition

19 Byfield Street - Bristol, RI
Exterior Renderings
JHL Tecture

View 3: From backyard, looking South at rear of house & new addition

View 4: From backyard, looking Southwest at rear of hou[109] new addition

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-139	Contributing	September 24, 2025

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

Project Address	Assessor's Plat/Lot
79 CONSTITUTION ST , BRISTOL, RI, 02809	014-0092-000

Applicant	Applicant Phone	Applicant Email
Ralph M DeFelice	401-477-9328	nuketi@yahoo.com

Property Owner (If Different from Applicant)	Owner Mailing Address
	79 Constitution

Architect/Engineer	A/E Phone Number	A/E Email
Vincent Pacifico	401-203-3191	vincentpacifico@pacific-visions.com

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Removal of architectural elements on front porch and side porch, removal of door on front facade and installation of window, removal of existing bulkhead and installation of new bulkhead, removal of bay window and installation of window, changes to existing exterior addition, removal of exterior fire escape, changes to garage door and window, replace and repair of damaged trim board/clapboards in kind, replace and repair roof in kind. Renovations to the garage including new garage doors, siding and window.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00447
HISTORIC NAME:	Dixon, Ezra, House
ARCH. STYLE:	Greek Rev./Late Vic.
ORIGINAL CONSTRUCTION DATE (est.):	c. 1852-c.1880

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

[none observed]

Ralph M DeFelice
Applicant's Name – Printed
Date: September 24, 2025

Ralph Michael DeFelice
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 79 CONSTITUTION ST
ACRES: 0.076
PARCEL ID: 014-0092-000
LAND USE CODE: 28
CONDO COMPLEX:
OWNER: DEFELICE, RALPH M. TRUSTEE
CO - OWNER: THE RALPH G. DEFELICE IRREV
MAILING ADDRESS: 79 CONSTITUTION ST

ZONING: R-6
PATRIOT ACCOUNT #: 887

SALE INFORMATION

SALE DATE: 5/9/2018
BOOK & PAGE: 1939-95
SALE PRICE: 0
SALE DESCRIPTION: Family Sale
SELLER: DEFELICE, RALPH G. TRUSTEE

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5061
FINISHED BUILDING AREA: 2888
BASEMENT AREA: 1229
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $199,900
YARD: $8,600
BUILDING: $301,700
TOTAL: $510,200

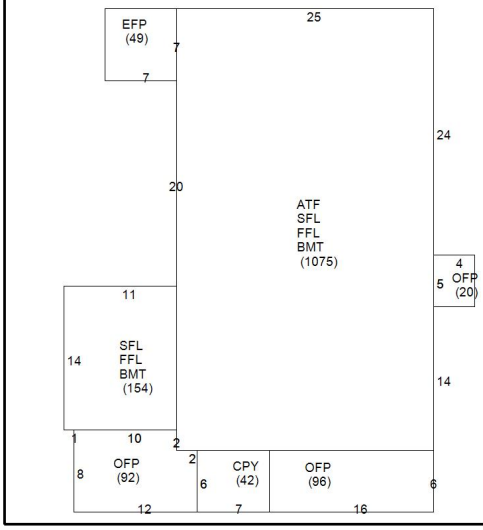
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1813
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 16
 # OF BEDROOMS: 8
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO

79 Constitution Street, Bristol RI

SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

“EZRA DIXON HOUSE c. 1855, c. 1890: The 2-1/2-story, 3-bay, endgable roof, Greek Revival house, begun by Ezra Dixon c. 1855, was considerably enlarged in the 1890s. Turned wood posts with a large diamond design, balustrades, and screens are found on the wraparound front porch and portico on High Street. Ezra Dixon left the Namquit Mill in 1876 to found the Dixon Lubricating Saddle Company, manufacturers of an improved textile spinning frame. In 1912 the Dixon Company consolidated its Providence and Bristol operations and by 1953 purchased all the former Herreshoff Manufacturing Company’s buildings on the north side of Burnside Street. This house is now used for apartments.” *(Historic and Architectural Resources of Bristol, Rhode Island. Rhode Island Historical Preservation Commission, published in 1990)*

Located on the northwest corner of High and Constitution Streets, this two and a half story structure appears to have started as a single family home when it was built. Over the years the home was broken up into different units. A doctor’s office supposedly was once located on the ground floor of this building. As it currently stands, the building is broken up into a three family home. The end goal of this project is to turn it back into a single family home as it once were while making some minor exterior modifications.

MAIN HOUSE SCOPE OF WORK.

- **Removal of Ornate Architectural Elements on Porch and Portico**- The scope includes removal of the ornate spindle features on the upper portions of the south facing porch and the east facing portico. Removal of elements is per owner's request. The footprint of the porch first appears on the 1896 Sanborn Map. The footprint of the Portico never appears on any Sanborn Maps. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)

- **Removal of Wood Door and Storm Door on South Façade** - The scope includes removing a wood door and storm door on the right side of the south façade of the home. Based on this building style and originally being a single family home, it would have not been appropriate for this door to have been in this location. It most likely would have been a 2 over 1 style window. The door was most likely added for a separate entrance to a unit as the building evolved. The scope includes changing this to a 2 over 1 style window. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.

- **Removal of Fire Escape**- The scope includes the removal of a metal fire escape from the west side of the home. Being that this house will be turned back into a single-family home, this fire escape will not be necessary for egress. This fire escape most likely would not have been an original element on the home during its period of significance.

- **Removal of Bay Window** – The scope includes the removal of a wooden bay window on the west side of the home. This window most likely would not have been original to the period of significance. A 2 over 1 window is being proposed in its location which would have been more appropriate to see in this location on the house. In order to best match the rest of the original wooden windows on the home, a solid wood Brosco authentic divided light sash is proposed to be used in its place to best match the era of the home. The window will have an aluminum storm window installed over it to match the rest of the windows on the home.

- **Removal of Bulkhead Enclosure** – The scope includes the removal of the wooden doghouse style bulkhead enclosure. This enclosure does not appear original to the home. A new low profile wooden double pull up door bulkhead enclosure is proposed to be built for access to the basement. The enclosure is proposed to be built of solid wood and painted.

- **Reconfiguration of West Bump Out**- The scope includes a reconfiguration of the window and door on this bump out. The west side of the bump out has a 2 over 2 window which is proposed to swap locations with the south facing door. The original window is proposed to be restored and located on the south side of the bump out. A small set of stairs with a landing is proposed to be built in front of the door on the west

side of the bump out. Based on Sanborn map research, this bump out appears to have been sometime after 1947. (See Drawing Set Showing Proposed Design Solutions Along with Images Showing Architectural Elements)

- **Repair/Replace Wood Trim and Clapboard As Needed** - The scope includes repairing select areas of rotted wood trim and clapboard in kind with solid wood. Areas of exterior trim/molding and clapboard that are found to be rotten are proposed to be repaired, or if not possible, replaced in kind with the same profiles and exposures that where originally there.

- **Replace Roofing As Needed** - The scope includes replacing the roofing as needed. If it is found that all of the shingles need to be replaced, the same architectural asphalt shingles will be used in kind as a replacement.

GARAGE SCOPE OF WORK.

- **Replacement of Garage Door**- The scope of work includes the replacement of the garage door facing east. There is currently an opaque roll up style single garage door on the building. A double garage door with upper lights is being proposed to be installed. Based on the fact that the garage first appears on the 1920 Sanborn Map, it was most likely built somewhere between 1911 and 1920. Craftsman style garage doors that are solid wood and roll up are being proposed to better match the era of the building.

- **Replacement of East Facing Window**- The scope of work includes the replacement of the east facing octagonal window. This window appears to be a replacement window that is not original to the building. A fixed, 4 light, solid wood Brosco authentic divided light sash is proposed to be used in its place to better match the era of the garage.

- **Installation of Clapboard Siding**- The scope of work includes the installation of wood clapboard siding around the entire garage which will match better with the clapboard siding of the house. Wood corner boards are proposed to be installed.

Exhibit A - Photos (Photographs Taken on June 6, 2025)

Photo 1 – Existing South Porch

Photo 2 – Existing East Portico

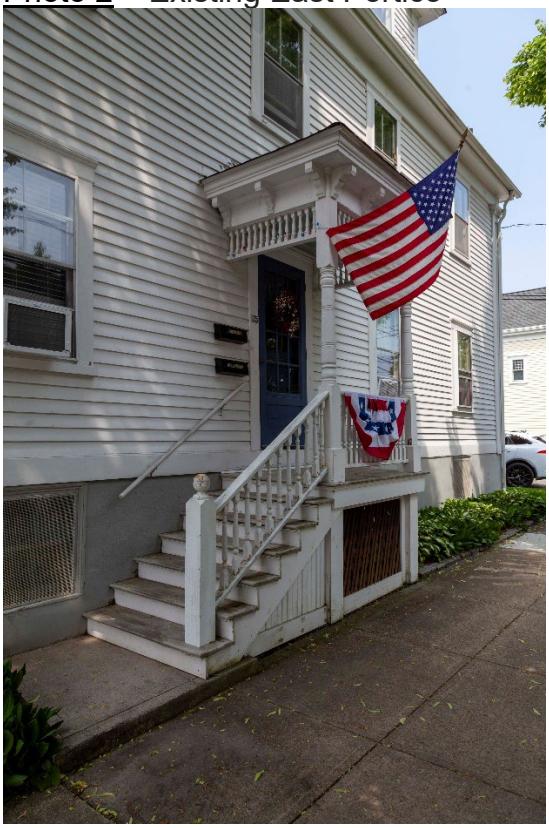


Photo 3 – Existing Architectural Elements on Porch & Portico

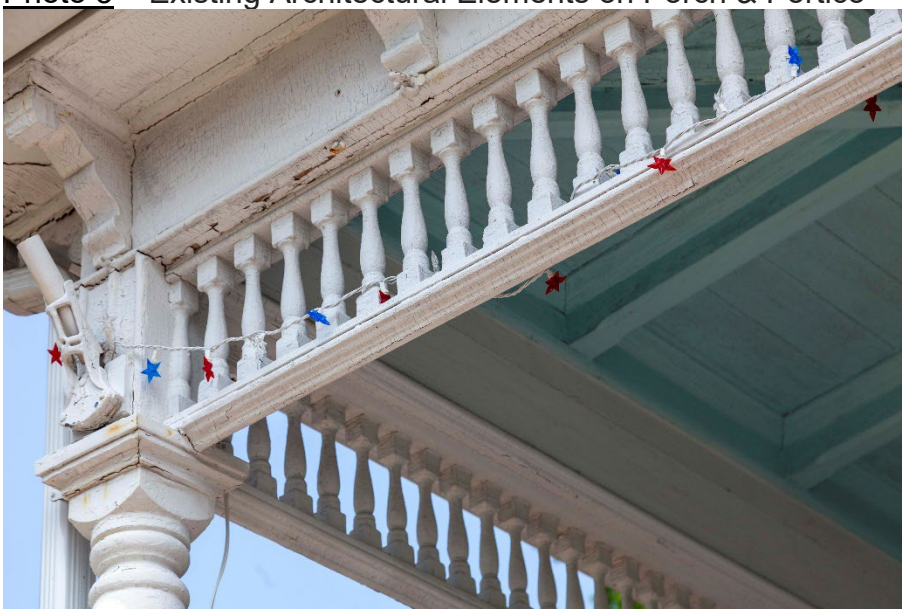


Photo 4 – Existing Door on South Façade

Photo 5 – Existing Bay Window on West Façade

Photo 6 – Existing Bulkhead Enclosure

Photo 7 – Existing Bump Out on West Façade

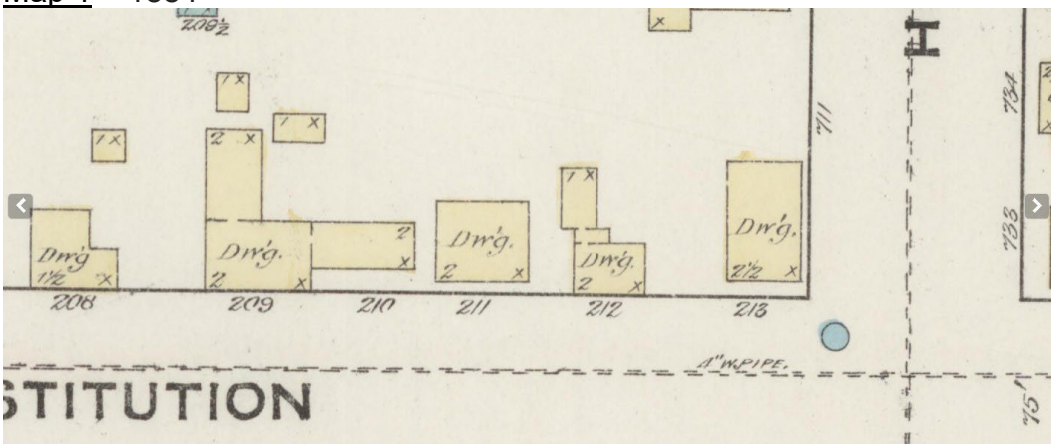
Photo 8 – Existing Fire Escape

Photo 9 – Existing Garage

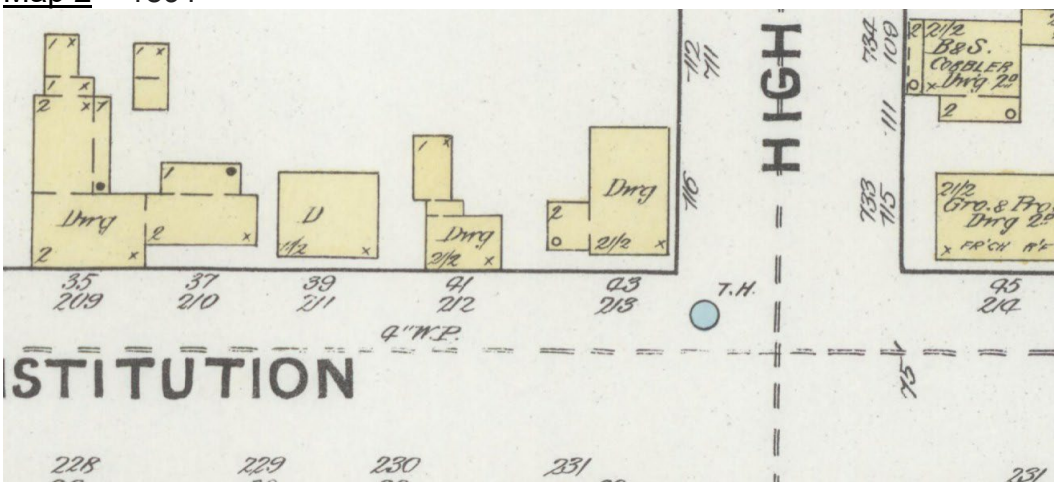
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

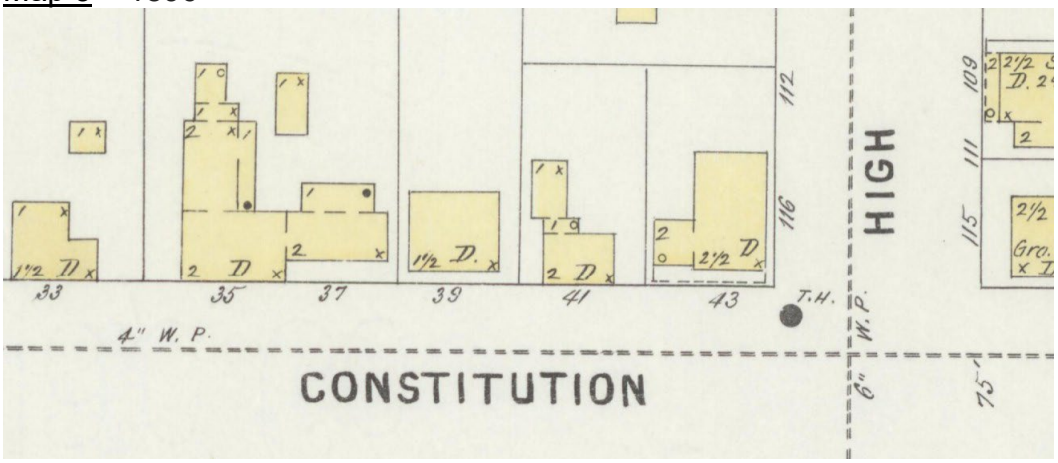
Map 1 – 1884



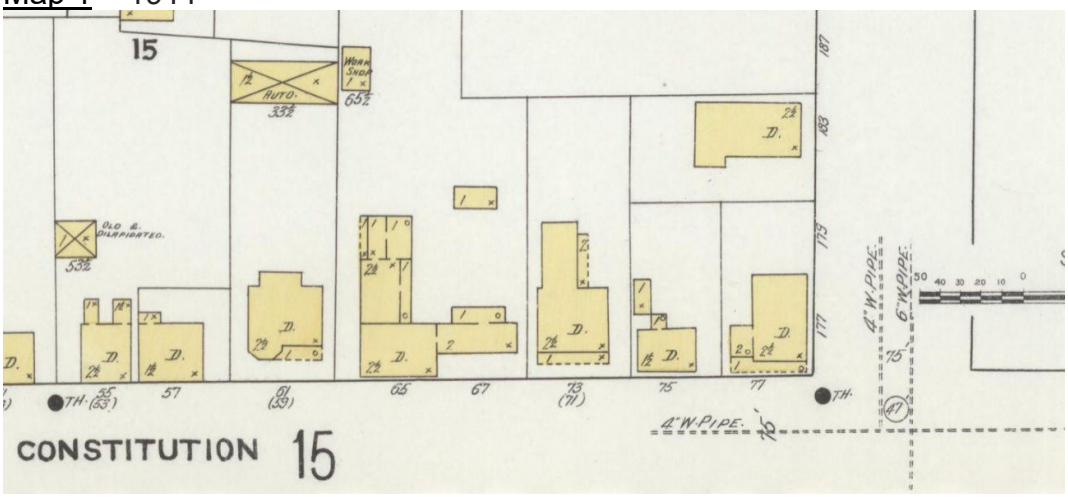
Map 2 – 1891



Map 3 – 1896



Map 1 – 1911



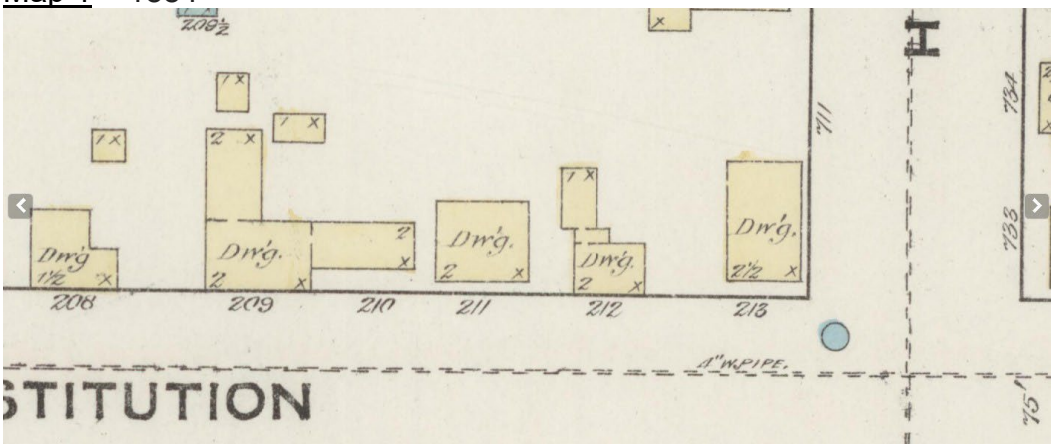
Map 1 – 1920

Map 1 – 1947

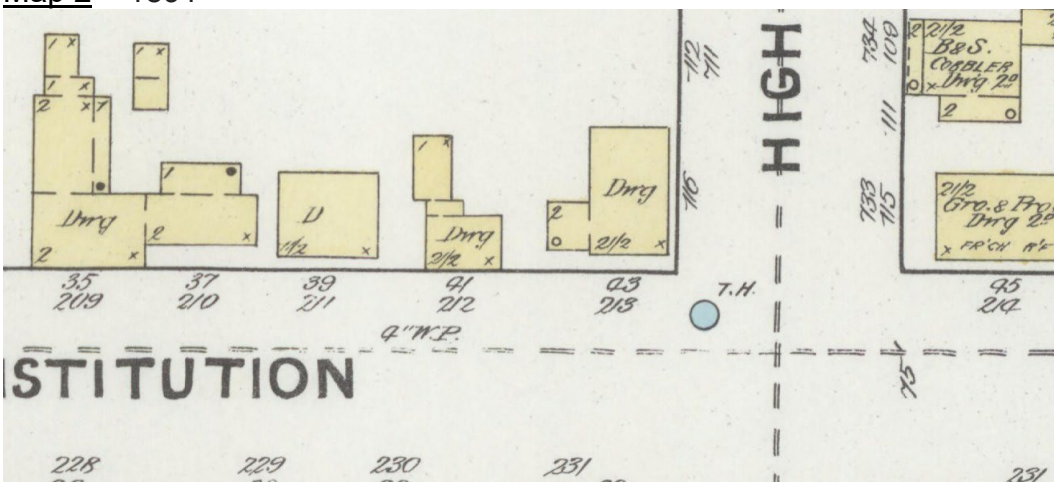
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

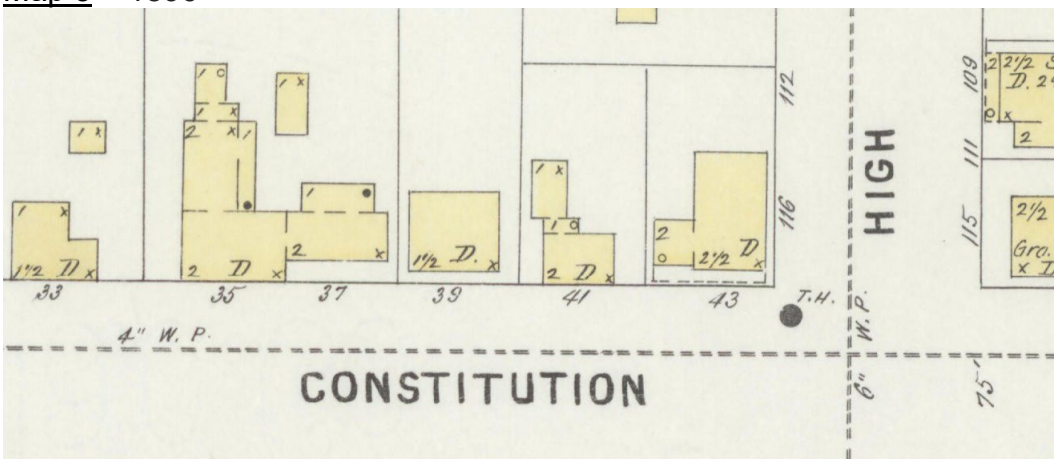
Map 1 – 1884



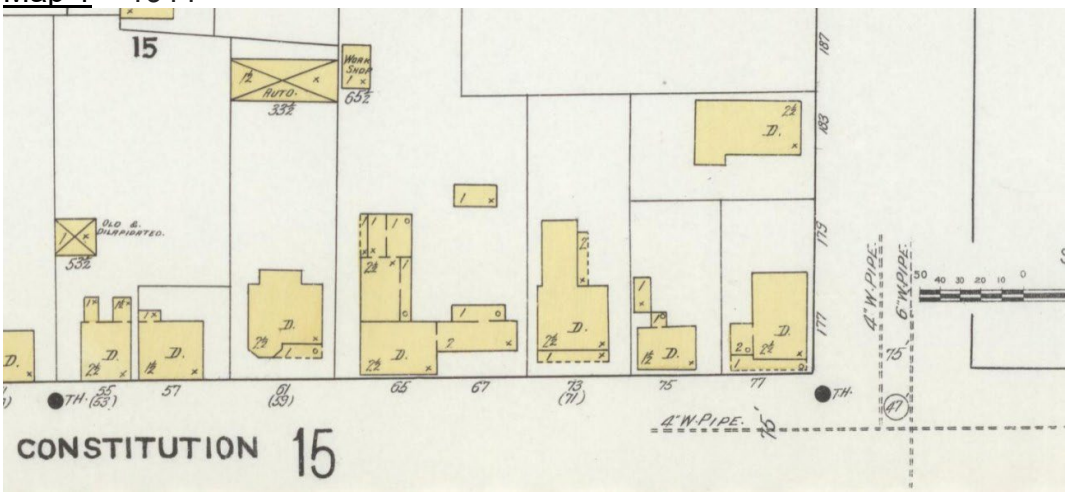
Map 2 – 1891



Map 3 – 1896



Map 1 – 1911



Map 1 – 1920

Map 1 – 1947

AUTHENTIC DIVIDED LIGHT

Double-Hung Window Units

- 2/1 LIGHT
- 2/2 LIGHT HORIZONTAL
- 2/2 LIGHT VERTICAL
- 3/3 LIGHT
- 4/4 LIGHT
- 6/1 LIGHT
- 6/6 LIGHT
- 8/8 LIGHT
- 9/9 LIGHT
- 12/12 LIGHT
- COTTAGE STYLE

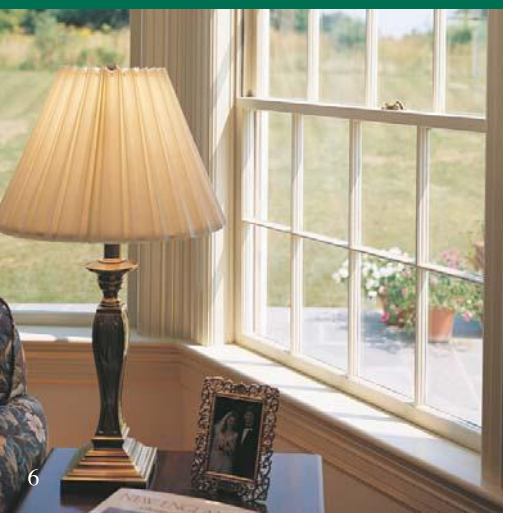
Window Specifications

FRAME – Standard Jamb Depth of 4-9/16" features Laminated-Veneered-Lumber sides and clear pine head jamb. All exposed exterior frame parts are manufactured from highly durable, low-maintenance Composite Materials; including the Blind Stop, Sill and standard Brickmould Casing. The clear pine inside sill stop is dadoed to receive a stool cap or "picture-framed" casing. A weatherstripped head parting stop is color matched to the vinyl jamb liner* with integral Tilt 'n Clean, Block & Tackle balances.

SILL – Composite two piece Sill & Sill Connector system provides a continuous sill nose across Combined Windows as well as allowing for the addition of the optional Historic Sill Nosing.

SASH – All sash are 1-3/8" thick glazed with single pane glass, hand puttied into a primed exterior, clear pine interior treated wood sash. All divided light sash feature a traditional narrow muntin bar measuring 5/8" wide. Enhanced thermal performance is achieved with the addition of a Low-E Energy panel available for all layouts except 1/1.

*Specify White or Beige



Traditional Putty Glazed Single Pane Glass

6/6 LIGHT

Rough Opening			2'-0"	2'-3"	2'-6"	2'-9"	3'-0"	3'-6"
≠ Sash Opening			1'-9 5/8"	2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-9 5/8"	3'-3 5/8"
		★Glass Size	6"	7"	8"	9"	10"	12"
3'-1"	2'-9"	7"	—	—	8" x 7"	9" x 7"	—	—
3'-5"	3'-1"	8"	6" x 8"	—	8" x 8"	9" x 8"	10" x 8"	—
3'-9"	3'-5"	9"	—	7" x 9"	8" x 9"	9" x 9"	10" x 9"	—
4'-1"	3'-9"	10"	—	—	8" x 10"	9" x 10"	10" x 10"	—
4'-5"	4'-1"	11"	—	—	8" x 11"	9" x 11"	10" x 11"	—
4'-9"	4'-5"	12"	—	—	8" x 12"	9" x 12"	10" x 12"	—
5'-1"	4'-9"	13"	—	—	8" x 13"	9" x 13"	10" x 13"	—
5'-5"	5'-1"	14"	—	—	—	9" x 14"	10" x 14"	—
5'-9"	5'-5"	15"	—	—	—	9" x 15"	10" x 15"	12" x 15"
6'-1"	5'-9"	16"	—	—	—	—	10" x 16"	—

2/2 LIGHT VERTICAL

Rough Opening			2'-3"	2'-6"	2'-9"	2'-10"	3'-0"	3'-2"
≠ Sash Opening			2'-0 5/8"	2'-3 5/8"	2'-6 5/8"	2'-7 5/8"	2'-9 5/8"	2'-11 5/8"
		★Glass Size	10 1/2"	12"	13 1/2"	14"	15"	16"
3'-9"	3'-5"	18"	10 1/2" x 18"	—	—	—	—	—
4'-1"	3'-9"	20"	—	12" x 20"	13 1/2" x 20"	—	—	—
4'-5"	4'-1"	22"	—	—	13 1/2" x 22"	—	—	—
4'-6"	4'-2"	22 1/2"	10 1/2" x 22 1/2"	—	—	—	—	—
4'-9"	4'-5"	24"	—	12" x 24"	13 1/2" x 24"	14" x 24"	15" x 24"	—
4'-11"	4'-7"	25"	—	12" x 25"	—	—	—	—
5'-1"	4'-9"	26"	—	—	13 1/2" x 26"	14" x 26"	15" x 26"	—
5'-5"	5'-1"	28"	—	—	13 1/2" x 28"	14" x 28"	15" x 28"	—
5'-9"	5'-5"	30"	—	—	13 1/2" x 30"	14" x 30"	15" x 30"	16" x 30"
6'-1"	5'-9"	32"	—	—	—	—	15" x 32"	16" x 32"

3/3 LIGHT

Rough Opening			2'-9"
≠ Sash Opening			2'-6 5/8"
		★Glass Size	9"
2'-9"	2'-5"	12"	9" x 12"

SINGLE THICK GLASS ONLY

1/1 LIGHT

Rough Opening			1'-10"	2'-6"	2'-9"
≠ Sash Opening			1'-7 5/8"	2'-3 5/8"	2'-6 5/8"
		★Glass Size	16"	24"	27"
3'-5"	3'-1"	16"	16" x 16"	24" x 16"	—
4'-1"	3'-9"	20"	—	24" x 20"	—
4'-9"	4'-5"	24"	—	24" x 24"	27" x 24"

Windows shown with optional Wood Grille.

★ Glass sizes are approximat

≠ Actual sash size = sash ope n minus 1 9/16", height 3/16".

Contact your BROSCO dealer for custom sizes.

2/1 LIGHT

Rough Opening			2'-6"	2'-9"	2'-10"	3'-0"
≠ Sash Opening			2'-3 5/8"	2'-6 5/8"	2'-7 5/8"	2'-9 5/8"
		★Glass Size	24"	27"	28"	30"
4'-9"	4'-5"	24"	24" x 24"	27" x 24"	—	—
5'-1"	4'-9"	26"	—	27" x 26"	—	—
5'-5"	5'-1"	28"	—	27" x 28"	28" x 28"	30" x 28"
5'-9"	5'-5"	30"	—	—	—	30" x 30"

2/2 LIGHT HORIZONTAL

Rough Opening			2'-6"	2'-9"
≠ Sash Opening			2'-3 5/8"	2'-6 5/8"
		★Glass Size	24"	27"
3'-5"	3'-1"	8"	24" x 8"	27" x 8"
4'-1"	3'-9"	10"	24" x 10"	27" x 10"

4/4 LIGHT

Rough Opening			1'-10"
≠ Sash Opening			1'-7 5/8"
		★Glass Size	8"
3'-5"	3'-1"	8"	8" x 8"
4'-1"	3'-9"	10"	8" x 10"
4'-5"	4'-1"	11"	8" x 11"
4'-9"	4'-5"	12"	8" x 12"

6/1 LIGHT

Rough Opening			2'-9"
≠ Sash Opening			2'-6 5/8"
		★Glass Size	27"
4'-1"	3'-9"	20"	27" x 20"
4'-5"	4'-1"	22"	27" x 22"
4'-9"	4'-5"	24"	27" x 24"
5'-1"	4'-9"	26"	27" x 26"
5'-5"	5'-1	28"	27" x 28"

8/8 LIGHT

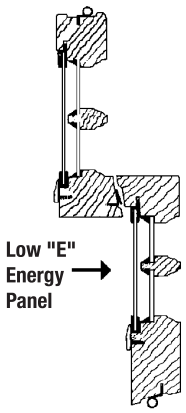
Rough Opening			2'-6"	2'-10"	3'-2"	3'-6"
≠ Sash Opening			2'-3 5/8"	2'-7 5/8"	2'-11 5/8"	3'-3 5/8"
		★Glass Size	6"	7"	8"	9"
3'-5"	3'-1"	8"	6" x 8"	—	8" x 8"	—
3'-9"	3'-5"	9"	—	7" x 9"	—	—
4'-1"	3'-9"	10"	—	—	8" x 10"	—
4'-5"	4'-1"	11"	—	—	8" x 11"	9" x 11"
4'-9"	4'-5"	12"	—	—	8" x 12"	9" x 12"

9/9 LIGHT

Rough Opening			2'-3"
≠ Sash Opening			2'-0 5/8"
		★Glass Size	7"
5'-3"	4'-11"	9"	7" x 9"

12/12 LIGHT

Rough Opening			2'-6"	2'-10"	3'-2"
≠ Sash Opening			2'-3 5/8"	2'-7 5/8"	2'-11 5/8"
		★Glass Size	6"	7"	8"
4'-9"	4'-5"	8"	6" x 8"	—	—
5'-3"	4'-11"	9"	—	7" x 9"	—
5'-9"	5'-5"	10"	—		8" x 10"



Low "E" Energy Panel Tilt 'n Clean Unit –

BROSCO's Low "E" Energy Panel is available on most single thick glass (SSB) units to provide better energy efficiency.

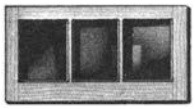
★ Glass sizes are approximate.

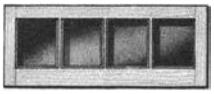
≠ Actual sash size = sash opening width minus 1 9/16", height 3/16".

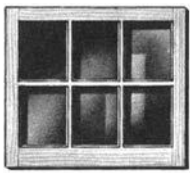
Contact your BROSCO dealer for custom sizes.

Single Thick Glass (SSB) Cellar Sash
clear and treated with a moisture repellent preservative

Square Edge Sash





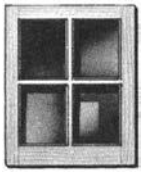


THREE LIGHT

Glass Size	Outside Dimensions
6" x 8"	1'-9⅝" x 0'-11¼"
7" x 9"	2'-0⅝" x 1'- 0¼"
8" x10"	2'-3⅝" x 1'- 1¼"
12"	1'- 3¼"
9" x 7"	2'-6⅝" x 0'-10¼"
9"	1'- 0¼"
10"	1'- 1¼"
11"	1'- 2¼"
12"	1'- 3¼"
13"	1'- 4¼"
14"	1'- 5¼"
15"	1'- 6¼"
16"	1'- 7¼"
18"	1'- 9¼"
10" x 8"	2'-9⅝" x 0'-11¼"
10"	1'- 1¼"
12"	1'- 3¼"
13"	1'- 4¼"
14"	1'- 5¼"
15"	1'- 6¼"
16"	1'- 7¼"
17"	1'- 8¼"
18"	1'- 9¼"
20"	1'-11¼"
11" x15"	3'-0⅝" x 1'- 6¼"
18"	1'- 9¼"
12" x14"	3'-3⅝" x 1'- 5¼"
16"	1'- 7¼"
18"	1'- 9¼"

FOUR LIGHT LONG

Glass Size	Outside Dimensions
6" x 8"	2'- 3⅝" x 0'-11¼"
7" x 9"	2'- 7⅝" x 1'- 0¼"
8" x10"	2'-11⅝" x 1'- 1¼"
12"	1'- 3¼"
9" x12"	3'- 3⅝" x 1'- 3¼"
10" x12"	3'- 7⅝" x 1'- 3¼"
16"	1'- 7¼"



FOUR LIGHT SQUARE

Glass Size	Outside Dimension
6" x 8"	1'- 3⅜" x 1'- 7¼"
7" x 9"	1'- 5⅜" x 1'- 9¼"
8" x10"	1'- 7⅜" x 1'-11¼"
12"	2'- 3¼"
9" x12"	1'- 9⅜" x 2'- 3¼"
13"	2'- 5¼"
10" x12"	1'-11⅜" x 2'- 3¼"
13"	2'- 5¼"
15"	2'- 9¼"

SIX LIGHT

Glass Size	Outside Dimensions
6" x 8"	1'-9⅝" x 1'- 7¼"
7" x 9"	2'-0⅝" x 1'- 9¼"
8" x10"	2'-3⅝" x 1'-11¼"
11"	2'- 1¼"
12"	2'- 3¼"
9" x11"	2'-6⅝" x 2'- 1¼"
12"	2'- 3¼"
13"	2'- 5¼"
14"	2'- 7¼"
15"	2'- 9¼"
10" x10"	2'-9⅝" x 1'-11¼"
12"	2'- 3¼"
13"	2'- 5¼"
14"	2'- 7¼"
15"	2'- 9¼"
16"	2'-11¼"

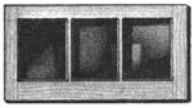
LAYOUT

Stiles. . . . . 1 11/16"

Rails, Top and Bottom . . . . . 1 11/16"

Single Thick Glass (SSB)
Preservative Treated – **Primed Two Sides**

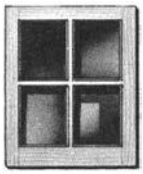
Square Edge Sash



3 LIGHT CELLAR

Sash Size

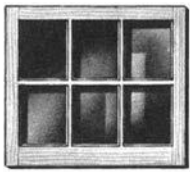
2'-0" x 1'-0"	2'- 8" x 1'-0"
2'-4" x 1'-4"	1'-4"
2'-7" x 1'-5"	1'-8"
	2'-10" x 1'-5"
	1'-7"
	1'-9"
	3'- 0" x 1'-4"



4 LIGHT SQUARE CELLAR

Sash Size

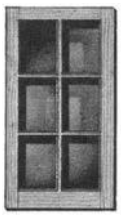
1'-4" x 1'-9"	
1'-8" x 2'-1"	
2'-5"	
2'-0" x 2'-1"	
2'-5"	
2'-9"	



6 LIGHT (3W2H) CELLAR

Sash Size

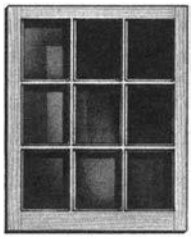
2'-0" x 1'-11"	2'- 8" x 2'-5"
2'-4" x 2'- 1"	2'-7"
2'- 5"	2'-9"
2'-7" x 2'- 5"	2'-10" x 2'-5"
2'- 7"	2'-9"
	3'- 0" x 2'-5"
	3'-1"



6 LIGHT (2W3H) BARN

Sash Size

1'- 8" x	2'-11 1/4"
	3'- 5 1/4"
1'-10" x	3'- 5 1/4"
2'- 0" x	3'- 5 1/4"



9 LIGHT BARN

Sash Size

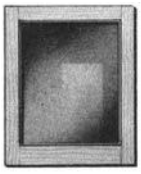
2'-4" x	2'-11 1/4"
	3'- 5 1/4"
2'-8" x	3'- 5 1/4"
3'-0" x	3'- 5 1/4"

SASH LAYOUT

	Top Rail	Bottom Rail	Stiles
Cellar Sash	1 11/16"	1 11/16"	1 11/16"
Barn Sash	1 11/16"	1 11/16"	1 11/16"
Single Sash	1 3/4"	3"	1 3/4"

Glazed Single Sash

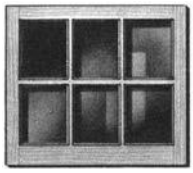
Single Thick Glass (SSB)
Preservative Treated – **Primed Two Sides**



1 LIGHT

Sash Size

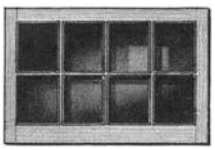
2'-0" x 2'-0"



6 LIGHT

Sash Size

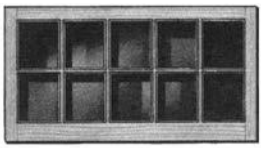
2'-0" x 2'-0"
2'-6" x 2'-0"
2'-6" x 2'-6"



8 LIGHT

Sash Size

3'-0" x 2'-0"

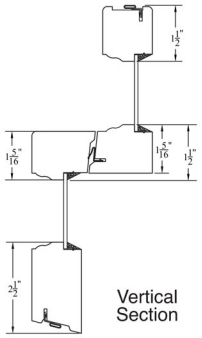


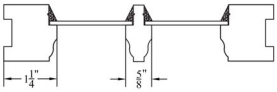
10 LIGHT

Sash Size

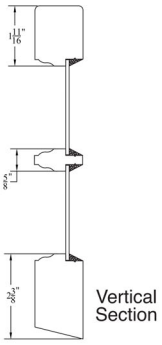
4'-0" x 2'-0"

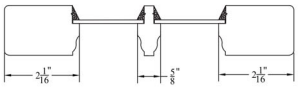
BROSCO Putty Glazed SSB Double-Hung Window



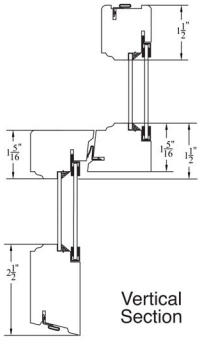


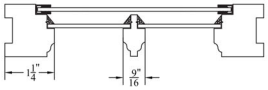
BROSCO Putty Glazed SSB Picture Window

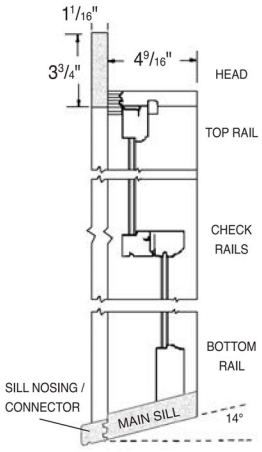




BROSCO Putty Glazed SSB Window with Low-E Energy Panel

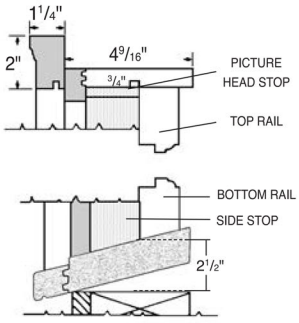






UNIT WITH FLAT CASING

DETAIL TO SHOW POSITION OF PICTURE SASH

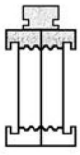


STATIONARY UNIT WITH BRICKMOULD CASING

Replacement Sill
1 1/4" x 6 1/4"
(1 piece - "A" Grade)

Side Jambs	11/16" x 4 9/16"
Head Jamb	11/16" x 4 9/16"
Main Sill Composite	1 1/4" x 4 3/4"
Main Sill Cedar	1 1/4" x 4 3/4"
Sill Nosing / Connector - Composite	1 3/16" x 1 1/2"
Sill Nosing / Connector - Cedar	1 1/4" x 2"
Sill Nosing / Connector - "Historic" Composite	1 5/8" x 1 3/4"
Sill Nosing / Connector - "Historic" Cedar	1 3/4" x 2 1/4"
Mullion Casing for Standard (Narrow) Mullion	1 1/16" x 1 5/16"
Mullion Casing for Single Stud Pocket Mullion	1 1/16" x 3 1/2"

MULLION (NARROW)

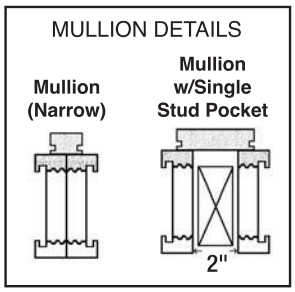


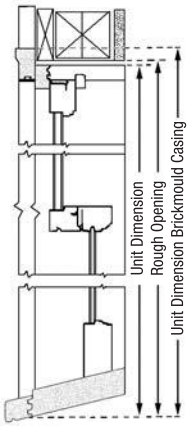
MULLION w/SINGLE STUD Pocket

25

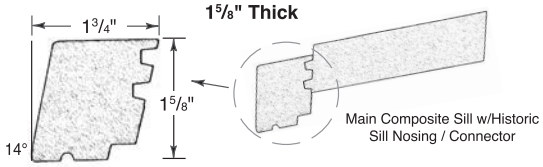
Standard Frame Details

- $4^{9}/_{16}$" Wall
- Composite Brickmould Casing
- Composite Standard Sill Nosing

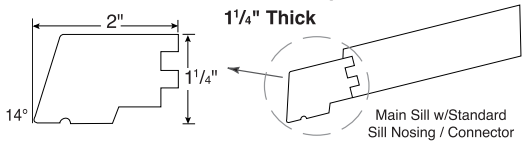




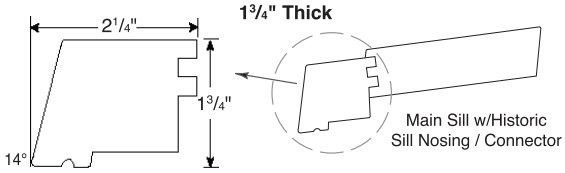
Optional Composite "Historic" Sill Nosing / Connector



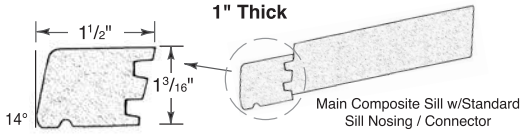
Standard Cedar Sill Nosing / Connector



Optional "Historic" Cedar Sill Nosing / Connector



Standard Composite Sill Nosing / Connector



Shaded areas indicate composite.

RENOVATION AND ADDITION OF:

79 CONSTITUTION STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

18 SEPTEMBER 2025

DRAWING LIST

Sheet Number	Sheet Name
01 - GENERAL	
G0.00	COVER
G0.01	PROJECT INFORMATION
G1.00	ZONING PLANS & SUMMARY
02 - EXISTING CONDITIONS	
EX3.01	EXISTING EXTERIOR ELEVATIONS
EX3.02	EXISTING GARAGE EXTERIOR ELEVATIONS
EX12.01	EXISTING 3D VIEWS
04 - PROPOSED	
A3.01	SOUTH ELEVATION
A3.02	WEST ELEVATION
A3.03	NORTH ELEVATION
A3.04	EAST ELEVATION
A3.05	GARAGE EXTERIOR ELEVATIONS
A3.06	GARAGE EXTERIOR ELEVATIONS
A9.01	DOOR & WINDOW TYPES & SCHEDULES
A12.01	EXTERIOR 3D VIEWS

MECHANICAL, ELECTRICAL, AND PLUMBING

TO BE PERMITTED DESIGN BUILD

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
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PROJECT NUMBER: **240905**

RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET
79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
18 SEPTEMBER 2025

HDC SET

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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 — A01

WINDOW TYPE — 1i

FURNITURE / SPECIALTY EQUIPMENT MARK — A

BREAK LINE

LEADER — XX

DIMENSION — DIM

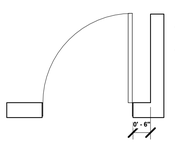
REVISION CLOUD

ALIGN — ALIGN

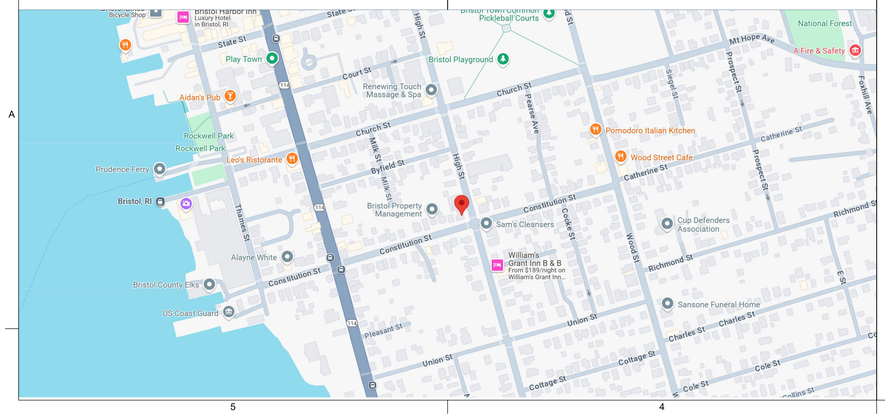
FLOOR FINISH — FLOOR FINISH

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 (OR) 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

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PROJECT NUMBER: **240905**

RENOVATION AND ADDITION OF:

79 CONSTITUTION STREET

79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

18 SEPTEMBER 2025

HDC SET

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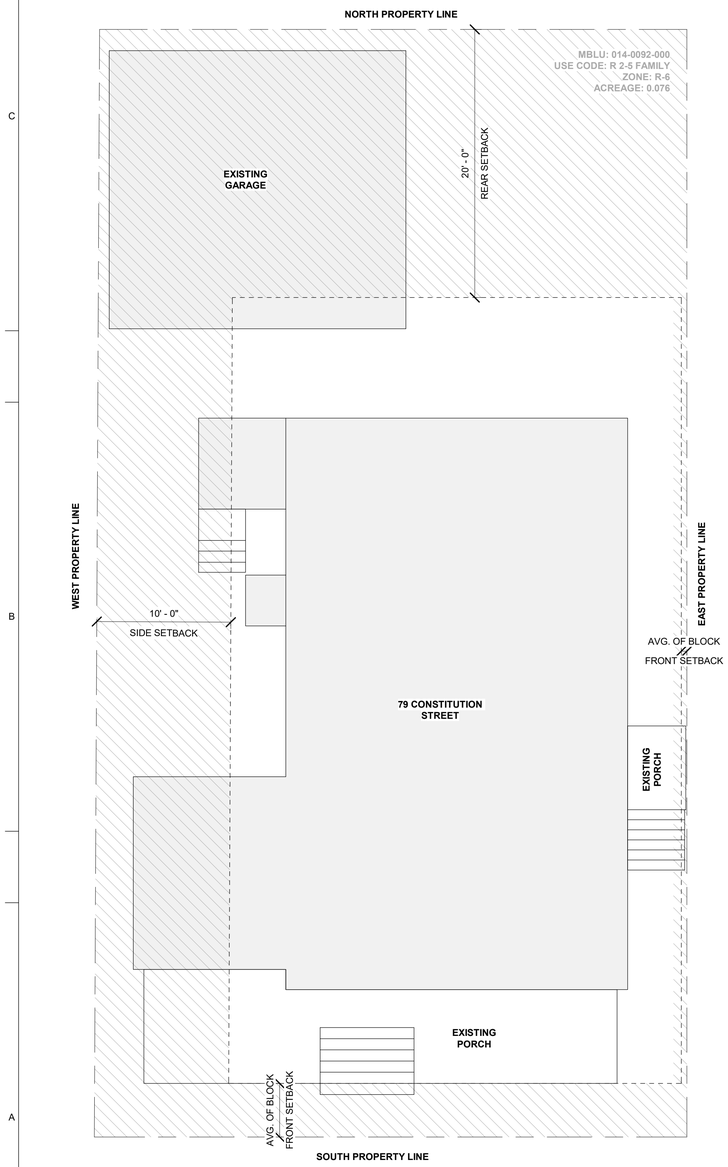
REVISIONS

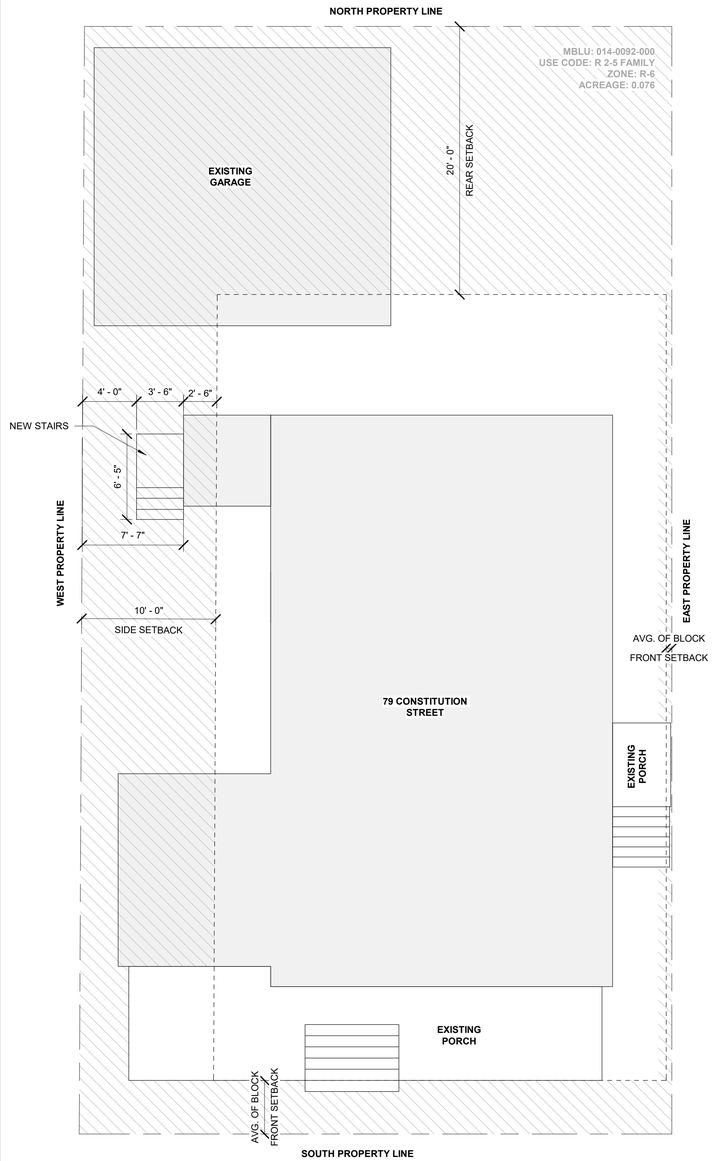
PROJECT INFORMATION

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

G0.01



A5 G1.00 EXISTING SITE PLAN
Scale: 3/16" = 1'-0"



A3 G1.00 PROPOSED SITE PLAN
Scale: 3/16" = 1'-0"

ZONING SUMMARY

MBLU	014-0092-000		
USE CODE	28		
DESIGNATED ZONE	R-6		
DISTRICT	HISTORIC DISTRICT		
NEIGHBORHOOD	I		
FLOATING OVERLAY	N/A		
USE	R 2-5 Family		
ACREAGE	0.076		
YEAR BUILT	1813		
BUILDING STYLE	2 FAMILY		
MINIMUM LOT SIZE (SQFT.)	6,000		
MINIMUM FRONTAGE (FT.)	60		
	MAXIMUM	EXISTING	PROPOSED
LOT COVERAGE (% OF LOT)	30	57	57
BUILDING HEIGHT (FT.)	35*	33.5	33.5
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.	*MAX. HEIGHT IS 35 FT. OR AVG. OF BLOCK, WHICHEVER IS GREATER
2.	**MIN. FRONT SETBACK IS AVG. OF BLOCK OR 20 FT., WHICHEVER IS LESS
3.	
4.	

UTILITY INFORMATION

WASTEWATER SYSTEM	SEWER LINES
WATER SUPPLY SYSTEM	MUNICIPAL WATER SUPPLY
FUEL SUPPLY SYSTEM	OIL
ELECTRICITY SUPPLY SYSTEM	ABOVE GROUND POWER LINES

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

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BRISTOL, RHODE ISLAND, 02809

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REVISIONS

ZONING PLANS & SUMMARY

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

G1.00

B5 EX3.01 EXISTING EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

B3 EX3.01 EXISTING SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A5 EX3.01 EXISTING WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A3 EX3.01 EXISTING NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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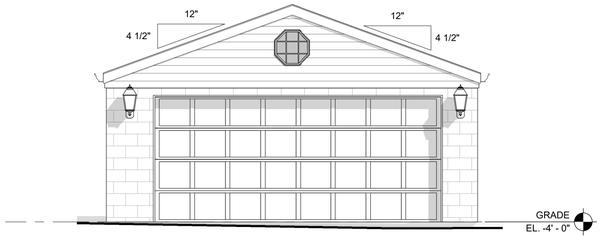
REVISIONS

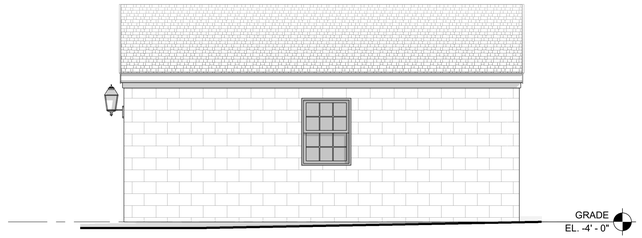
EXISTING EXTERIOR ELEVATIONS

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

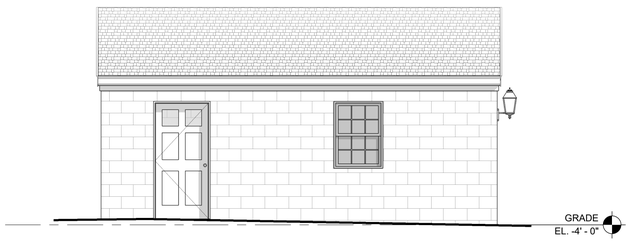
EX3.01



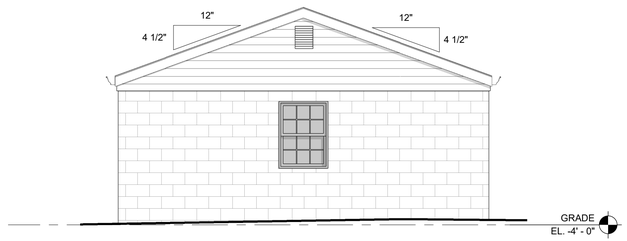
B5 EX3.02 EXISTING GARAGE EAST ELEVATION
Scale: 1/4" = 1'-0"



B3 EX3.02 EXISTING GARAGE NORTH ELEVATION
Scale: 1/4" = 1'-0"



A5 EX3.02 EXISTING GARAGE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



A3 EX3.02 EXISTING GARAGE WEST ELEVATION
Scale: 1/4" = 1'-0"

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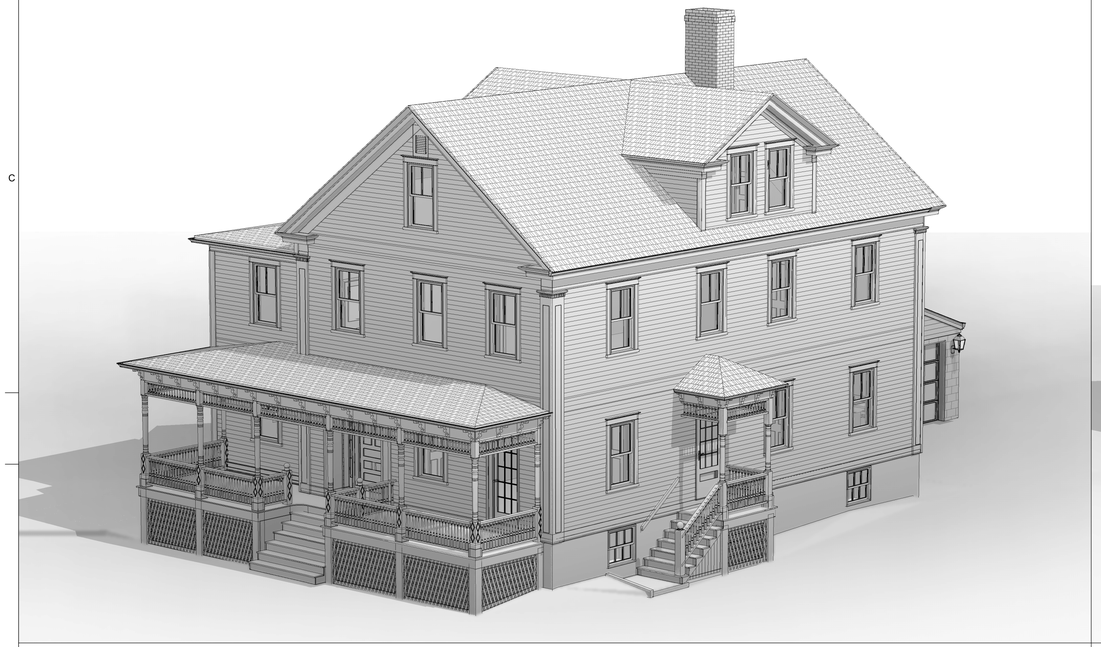
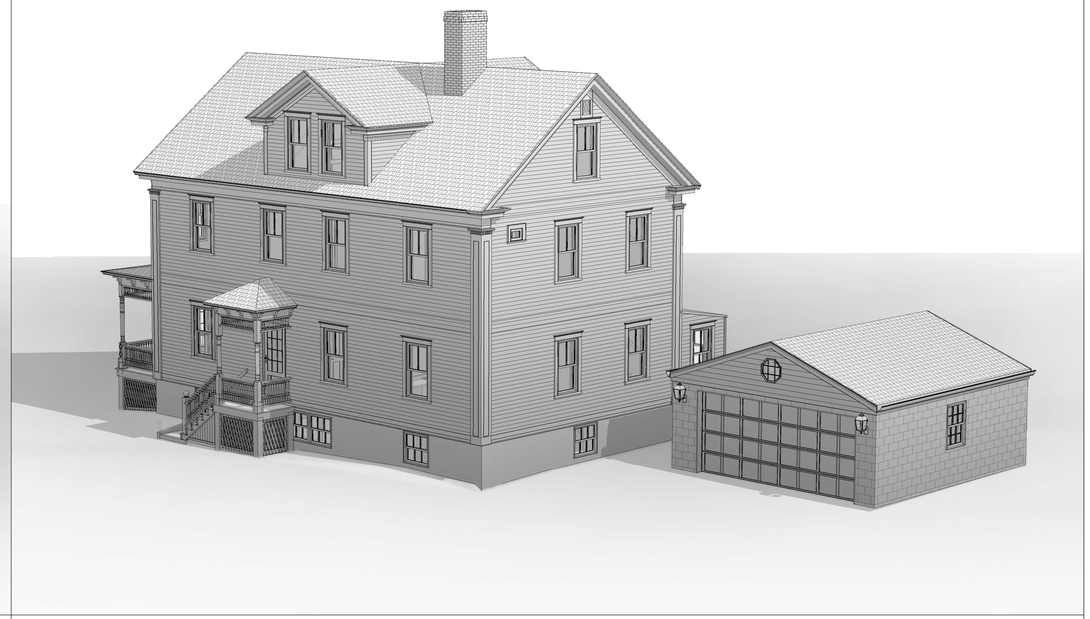
EXISTING GARAGE EXTERIOR ELEVATIONS

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

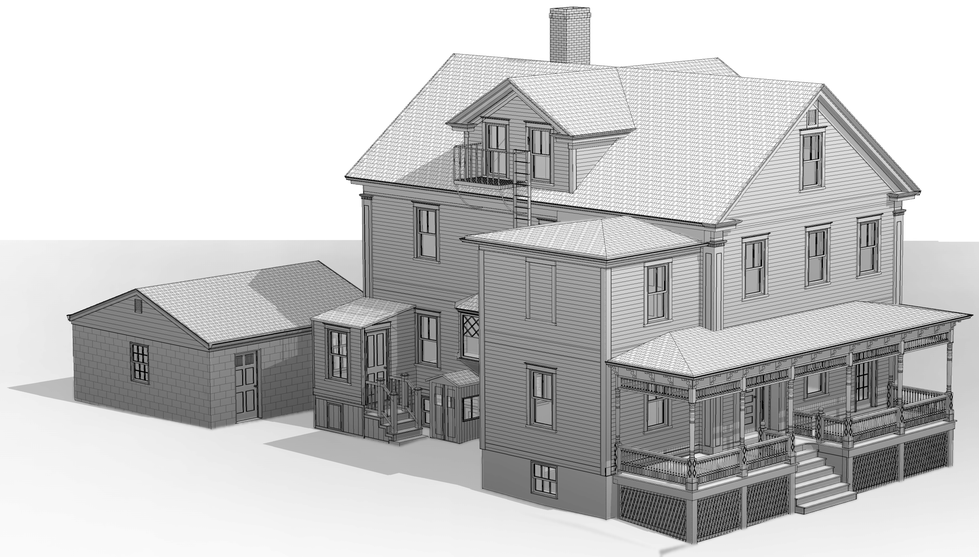
EX3.02



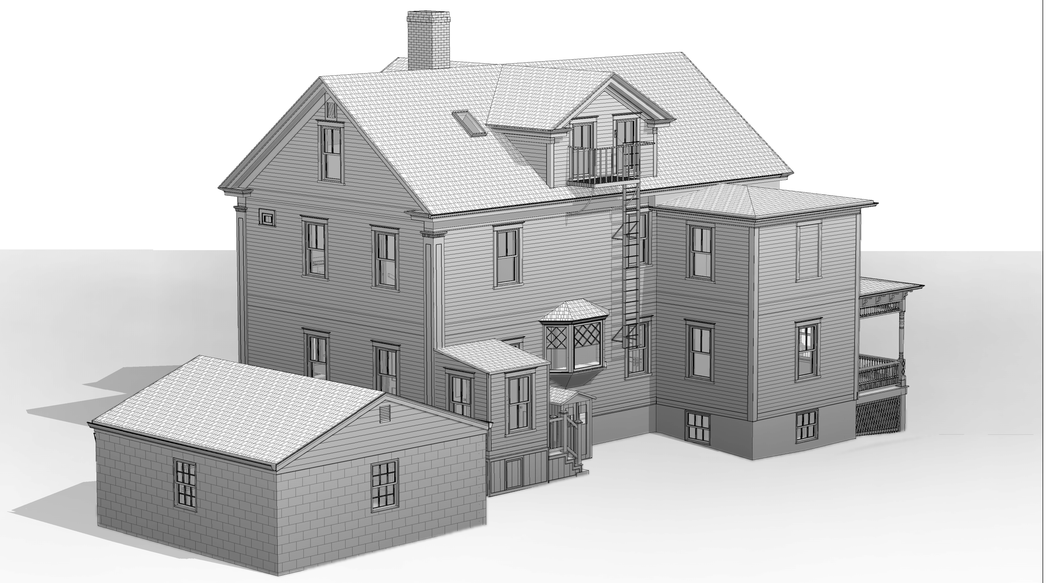
B5 EX12.01 EXISTING 3D VIEW 1
Scale:



B3 EX12.01 EXISTING 3D VIEW 2
Scale:



A5 EX12.01 EXISTING 3D VIEW 3
Scale:



A3 EX12.01 EXISTING 3D VIEW 4
Scale:

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

PROJECT NUMBER: **240905**

RENOVATION AND ADDITION OF:
79 CONSTITUTION STREET
79 CONSTITUTION STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
18 SEPTEMBER 2025

HDC SET

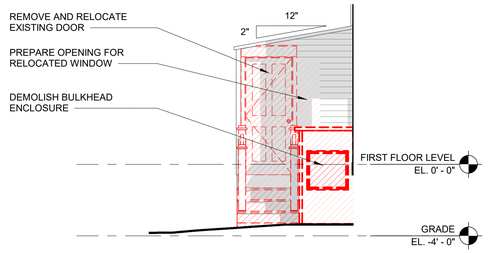
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

EXISTING 3D VIEWS

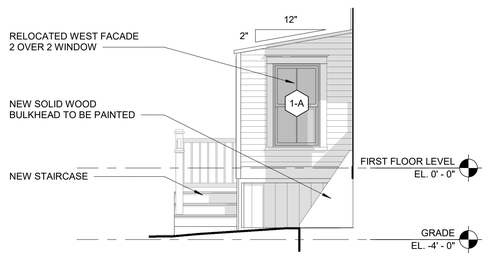
DRAWN BY: **VF**
CHECKED BY: **VP**
SHEET SIZE: **ARCH D 24" X 36"**

EX12.01



B5 / A3.01 DEMOLITION BUMP OUT SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

B4 / A3.01 DEMOLITION SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"



A5 / A3.01 PROPOSED BUMP OUT SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A4 / A3.01 PROPOSED SOUTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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HISTORIC DISTRICT COMMISSION SET

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REVISIONS

SOUTH ELEVATION

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

A3.01

B5 / A3.02 DEMOLITION WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A5 / A3.02 PROPOSED WEST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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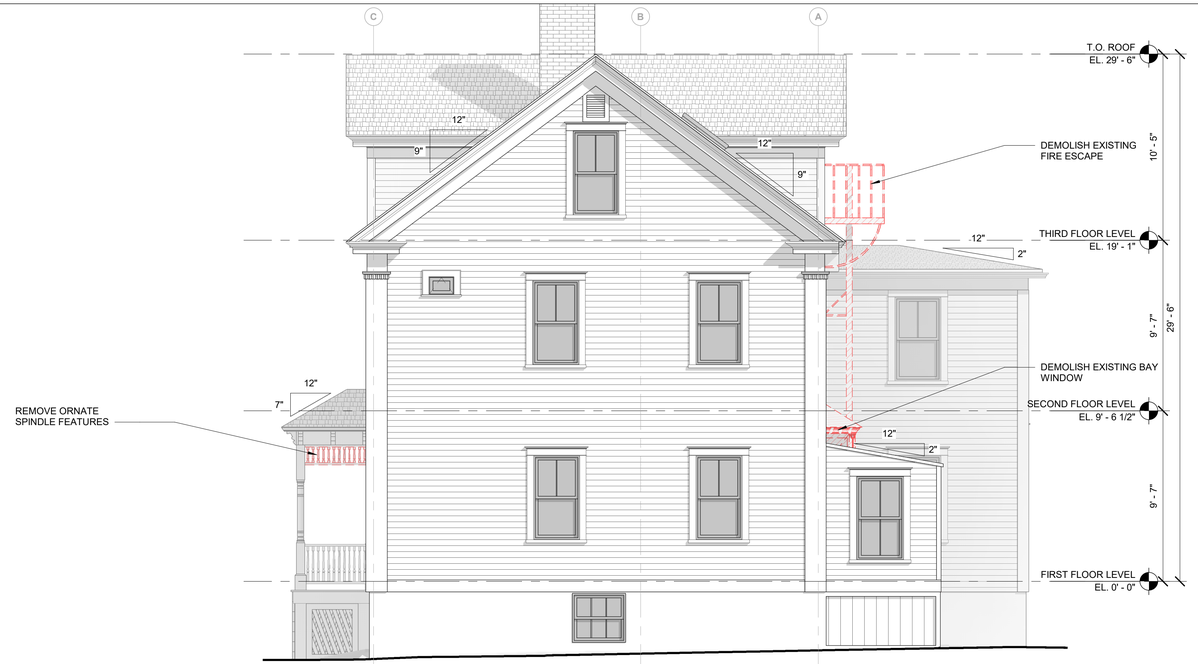
REVISIONS

WEST ELEVATION

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

A3.02



B5 / A3.03 DEMOLITION NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A5 / A3.03 PROPOSED NORTH EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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REVISIONS

NORTH ELEVATION

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

A3.03

B5 / A3.04 DEMOLITION EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

A5 / A3.04 PROPOSED EAST EXTERIOR ELEVATION
Scale: 1/4" = 1'-0"

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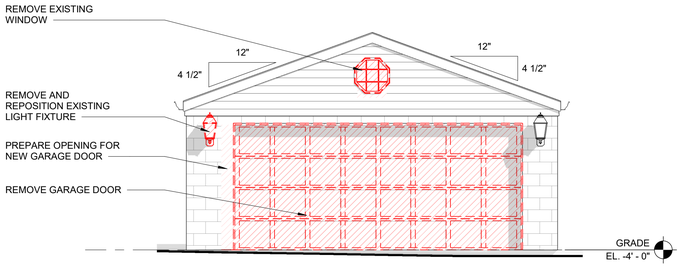
REVISIONS

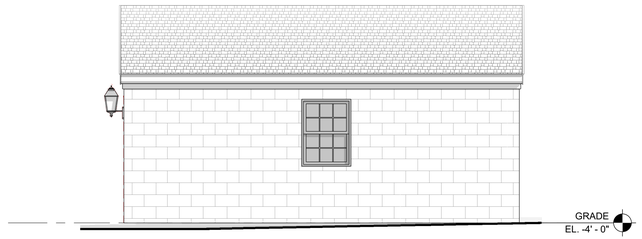
EAST ELEVATION

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

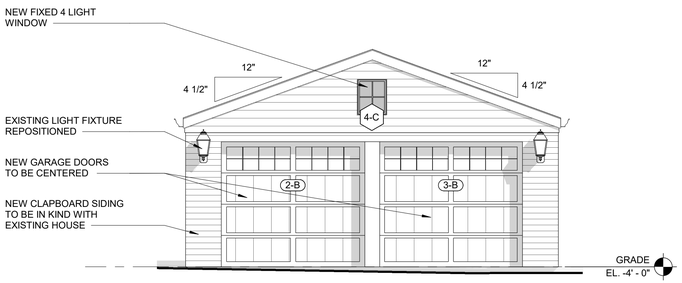
A3.04



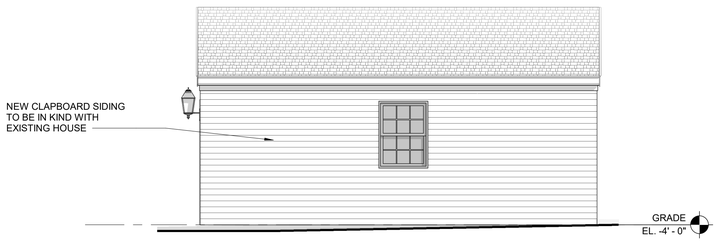
B5 A3.05 DEMOLITION GARAGE EAST ELEVATION
Scale: 1/4" = 1'-0"



B3 A3.05 DEMOLITION GARAGE NORTH ELEVATION
Scale: 1/4" = 1'-0"



A5 A3.05 PROPOSED GARAGE EAST ELEVATION
Scale: 1/4" = 1'-0"



A3 A3.05 PROPOSED GARAGE NORTH ELEVATION
Scale: 1/4" = 1'-0"

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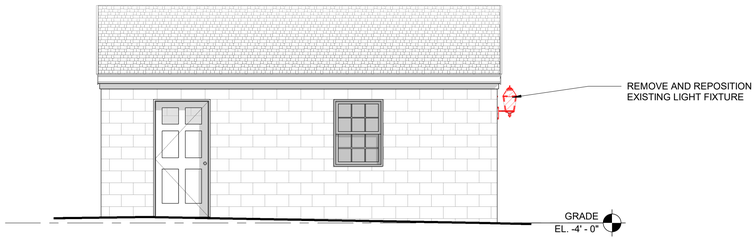
REVISIONS

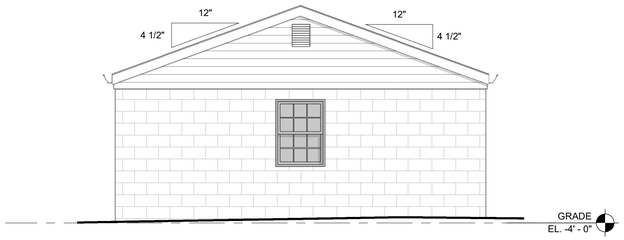
GARAGE EXTERIOR ELEVATIONS

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

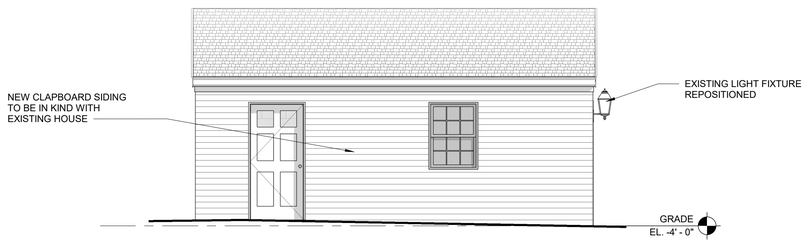
A3.05



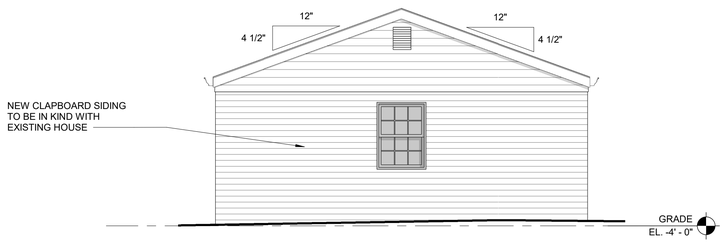
B5 A3.06 DEMOLITION GARAGE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



B3 A3.06 DEMOLITION GARAGE WEST ELEVATION
Scale: 1/4" = 1'-0"



A5 A3.06 PROPOSED GARAGE SOUTH ELEVATION
Scale: 1/4" = 1'-0"



A3 A3.06 PROPOSED GARAGE WEST ELEVATION
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REVISIONS

GARAGE EXTERIOR ELEVATIONS

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

A3.06

Proposed Door Schedule

MARK	TYPE MARK	TYPE	ROOM NUMBER	ROOM NAME	FLOOR LEVEL	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	PRODUCT SERIES	NOTES
1-A	A	4-PANEL WOOD DOOR	110	MUDROOM	FIRST FLOOR LEVEL	2' - 8"	6' - 7"	2' - 10"	6' - 8"		SALVAGED DOOR FROM EXISTING MUDROOM
2-B	B	CRAFTSMAN STYLE WOOD GARAGE ROLL UP DOORS	110	GARAGE	BASEMENT LEVEL	8' - 0"	7' - 0"			TO BE DETERMINED BY OWNER	
3-B	B	CRAFTSMAN STYLE WOOD GARAGE ROLL UP DOORS	110	GARAGE	GRADE	8' - 0"	7' - 0"			TO BE DETERMINED BY OWNER	

Grand total: 3

DOOR SIZING TO BE FINALIZED AFTER OWNER APPROVES SHOP DRAWING FROM CONTRACTOR.

DO NOT ORDER DOORS OFF OF THE SCHEDULE. DOORS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.

PROPOSED DOOR TYPES
Scale: 1/4" = 1'-0"

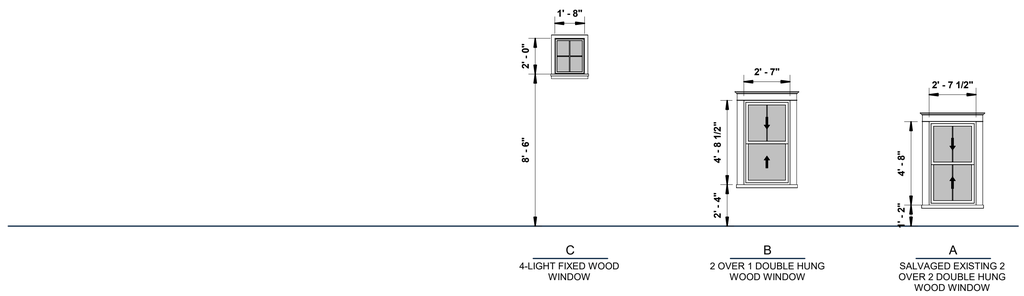
Proposed Window Schedule

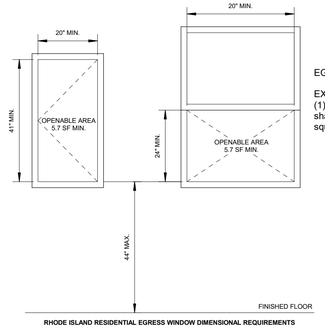
MARK	TYPE MARK	TYPE	ROOM NUMBER	ROOM NAME	FLOOR LEVEL	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	HEAD HEIGHT	PRODUCT SERIES	NOTES
1-A	A	2 OVER 2 DOUBLE HUNG WINDOW	110	MUDROOM	FIRST FLOOR LEVEL	2' - 7 1/2"	4' - 8"	2' - 8"	4' - 8 1/2"	1' - 2"	5' - 10"		SALVAGED WINDOW FROM EXISTING MUDROOM
2-B	B	2 OVER 1 DOUBLE HUNG WINDOW	103	DINING ROOM	FIRST FLOOR LEVEL	2' - 7"	4' - 8 1/2"	2' - 7 1/2"	4' - 9"	2' - 4"	7' - 0 1/2"	TO BE DETERMINED BY OWNER	TO MATCH EXISTING HISTORIC WINDOWS
3-B	B	2 OVER 1 DOUBLE HUNG WINDOW	105	LIVING	FIRST FLOOR LEVEL	2' - 7"	4' - 8 1/2"	2' - 7 1/2"	4' - 9"	2' - 4"	7' - 0 1/2"	TO BE DETERMINED BY OWNER	TO MATCH EXISTING HISTORIC WINDOWS
4-C	C	20" x 24"	110	GARAGE	GRADE	1' - 8"	2' - 0"	1' - 8 1/2"	2' - 0 1/2"	8' - 6"	10' - 6"	TO BE DETERMINED BY OWNER	

Grand total: 4

WINDOW SIZING TO BE FINALIZED AFTER OWNER APPROVES SHOP DRAWING FROM CONTRACTOR.

DO NOT ORDER WINDOWS OFF OF THE SCHEDULE. WINDOWS REPRESENTATIVE TO CONFIRM ALL ROUGH OPENINGS.





RHODE ISLAND RESIDENTIAL EGRESS WINDOW DIMENSIONAL REQUIREMENTS

EGRESS WINDOW DIMENSIONS PER R310.2

EXCEPTIONS:
(1) Grade floor openings or below-grade openings shall have a net clear opening area of not less than 5 square feet (0.465 m2).

PROPOSED WINDOW TYPES
Scale: 1/4" = 1'-0"

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HISTORIC DISTRICT COMMISSION SET

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18 SEPTEMBER 2025

HDC SET

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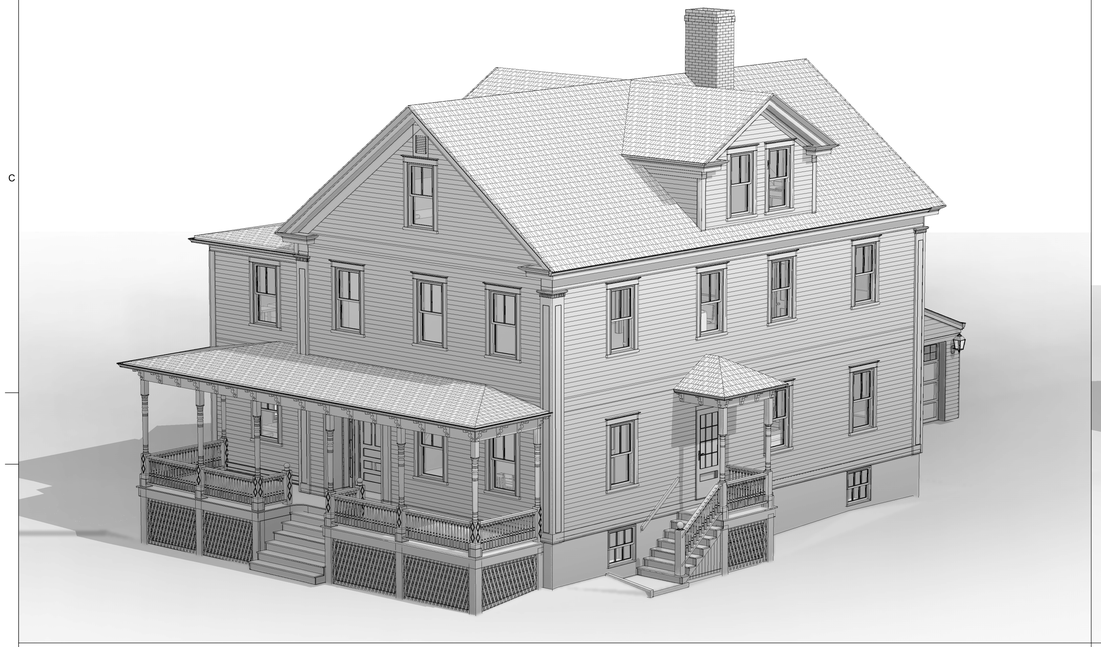
REVISIONS

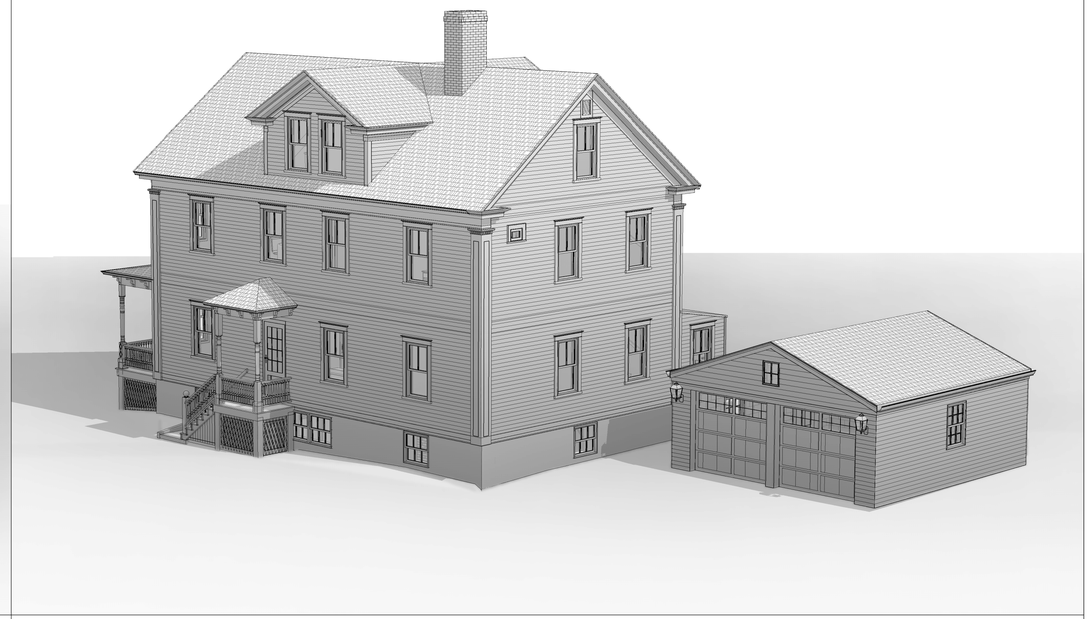
DOOR & WINDOW TYPES & SCHEDULES

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

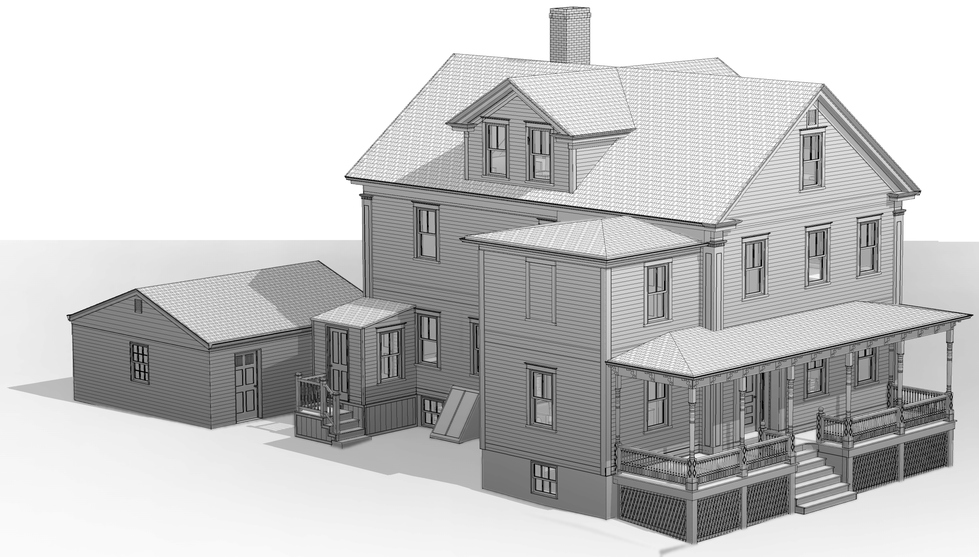
A9.01



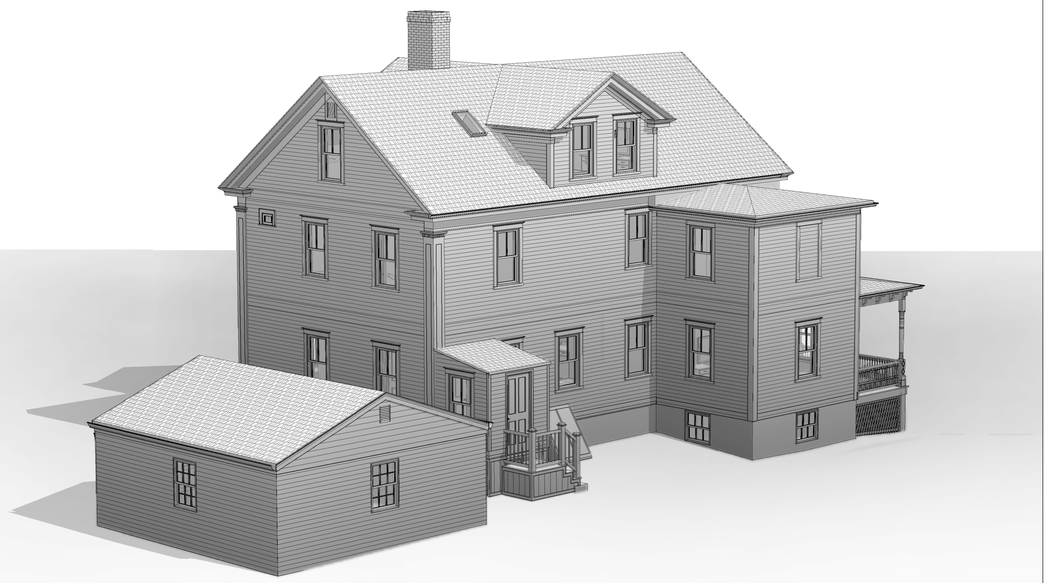
B5 A12.01 PROPOSED 3D VIEW 1
Scale:



B3 A12.01 PROPOSED 3D VIEW 2
Scale:



A5 A12.01 PROPOSED 3D VIEW 3
Scale:



A3 A12.01 PROPOSED 3D VIEW 4
Scale:

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REVISIONS

EXTERIOR 3D VIEWS

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

A12.01

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-144	Contributing	October 5, 2025

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

Project Address	Assessor's Plat/Lot
474 THAMES ST , BRISTOL, RI, 02809	008-0021-000

Applicant	Architect/Engineer	Contractor
Daniel Brooks		Dan Brooks

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Replacement of exisiting 2 story deck tnat is in poor condition in the rear of the house. Size of deck on 2nd floor is 24'x8', and 3rd floor is 12'x8'. Looking to replace with composite decking and railings

Additionally looking to replace exterior lighting fixtures. 2 in front, 2 on driveway side (left side of house), 3 in rear.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01052
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca/ "Warehouse, c.1860"

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

Daniel Brooks
Applicant's Digital Signature
Date: October 5, 2025

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: W
PATRIOT ACCOUNT #: 294

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

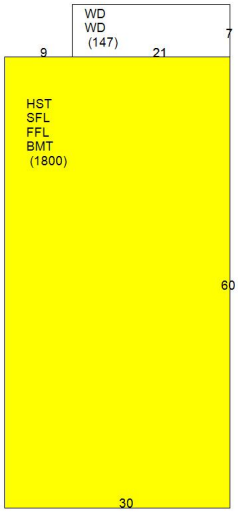
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1880
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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

SKETCH



PHOTO

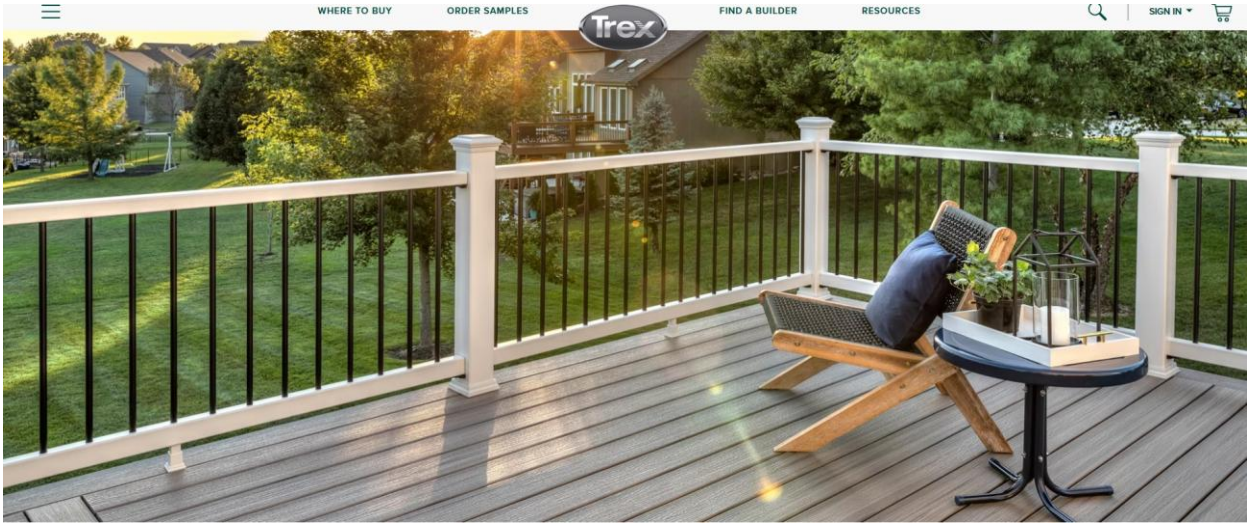

494

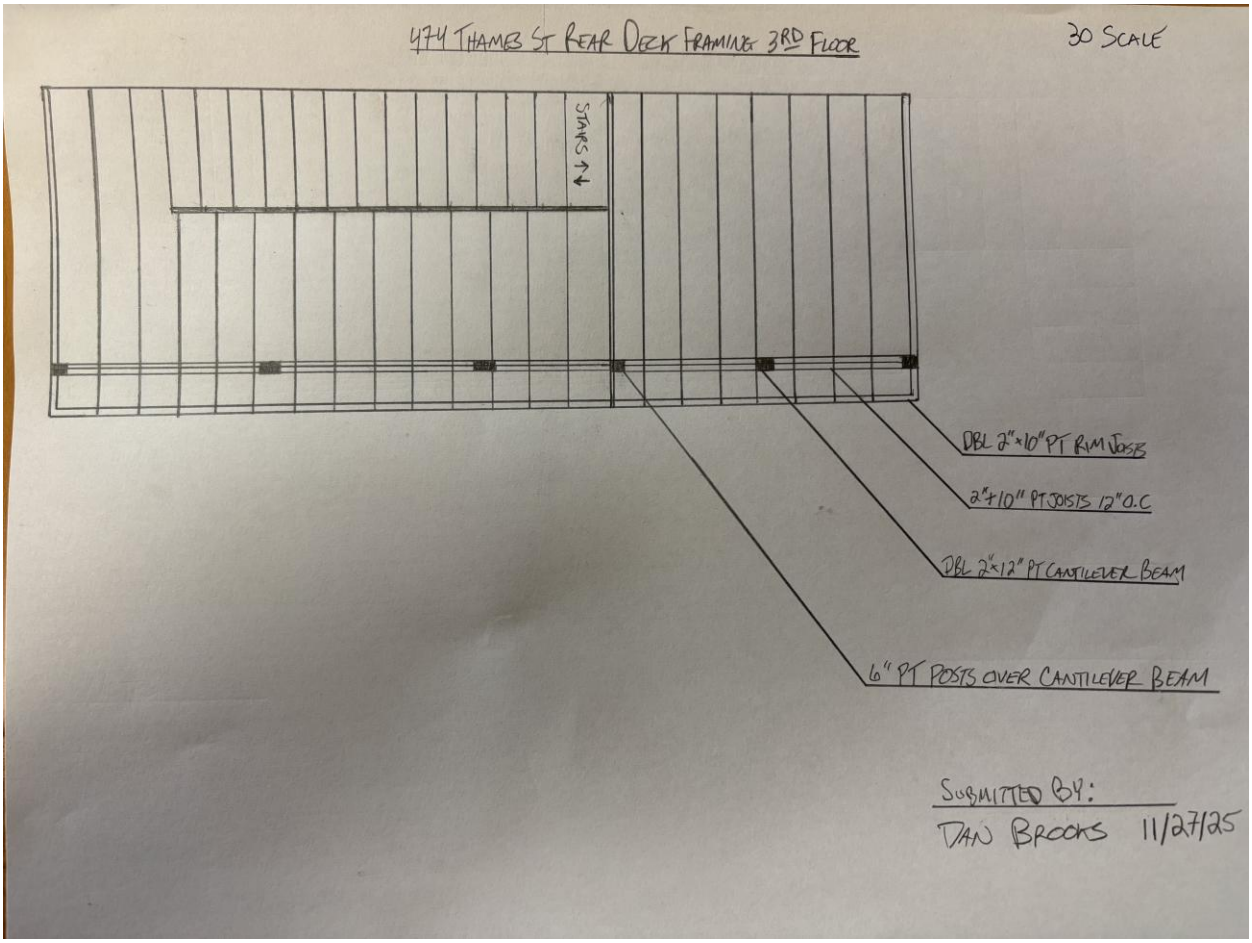

LOWE'S
LOWE'S
LOWE'S

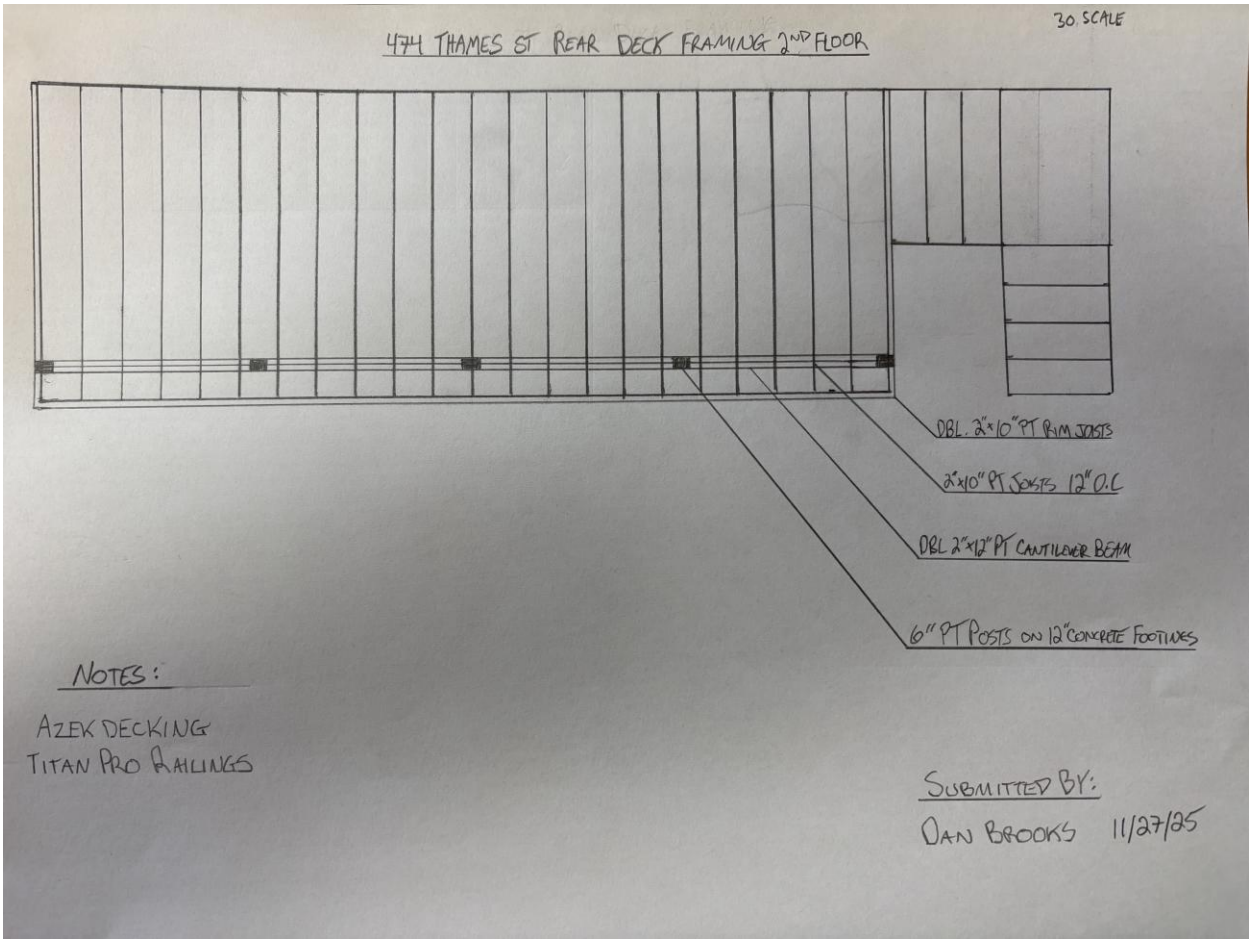

474


CUSTOM


UPHOLSTERY


WHERE TO BUY
ORDER SAMPLES
Trex
FIND A BUILDER
RESOURCES
SIGN IN


474 THAMES ST REAR DECK FRAMING 3RD FLOOR
3/8 SCALE
STAIRS
DBL 2"x10" PT RIM JOISTS
2"x10" PT JOISTS 12" O.C
DBL 2"x12" PT CANTILEVER BEAM
6" PT POSTS OVER CANTILEVER BEAM
SUBMITTED BY:
DAN BROOKS 11/27/25


474 THAMES ST REAR DECK FRAMING 2ND FLOOR
3/8" SCALE
DBL. 2"x10" PT RIM JOISTS
2"x10" PT JOISTS 12" O.C
DBL 2"x12" PT CANTILEVER BEAM
6" PT POSTS ON 12" CONCRETE FOOTINGS
NOTES:
AZEK DECKING
TITAN PRO RAILINGS
SUBMITTED BY:
DAN BROOKS 11/27/25

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

BRISTOL HISTORIC DISTRICT COMMISSION

MEETING SCHEDULE FOR 2026

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 x153.

Monday, January 5* application deadline: Friday, December 19	**Monday, June 29*** application deadline: Friday, June 12
Thursday, February 5 application deadline: Friday, January 16	**Thursday, August 6** application deadline: Friday, July 17
Thursday, March 5 application deadline: Friday, February 13	**Thursday, September 3** application deadline: Friday, August 14
Monday, March 30* application deadline: Friday, March 13	**Thursday, October 1** application deadline: Friday, September 11
Thursday, May 7 application deadline: Friday, April 10	**Thursday, November 5** application deadline: Friday, October 16
Thursday, June 4 application deadline: Friday, May 15	**Thursday, December 3** application deadline: Friday, November 13

*The January, March, and July Meetings have been rescheduled due to conflicts.