



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda

Thursday, November 06, 2025 at 7:00 PM

Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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

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

1. **Pledge of Allegiance**

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

1. Review of Special Meeting Minutes

2. Review of September 29 Meeting Minutes

3. **Application Reviews**

1. **25-48: 276 High St, Timothy Finucane**

Discuss and Act on replacement of select windows, doors, and porch.

2. **25-125: 55 Constitution St, BRIAN LOVETT**

Discuss and act on replacement of door.

3. **25-126 - 1237 Hope St, David Manocchio**

Discuss and act on installation of bulkhead, and changes to the approved foundation.

4. **25-131: 19 Byfield St, Elena Bao**

Discuss and act on addition of chimney.

5. **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.

6. 25-140: 574 Hope St, Bristol Warren Regional School District

Discuss and act on installation of memorial bench and concrete pad.

7. 25-144: 474 Thames St, Daniel Brooks

Discuss and act on replacement of porch, relocation of gas meter, replacement of lighting fixtures.

8. 25-145: 484 Thames St, Daniel Brooks

Discuss and act on replacement of lights, doors, and side lights. Installation of gas meter.

9. 25-146: 49 Church St, Nicki Ann Tyska

Discuss and act on replacement of windows.

10. 25-149: 30 Summer St, Celine Keating and Mark Levy

Discuss and act on demolition of outbuilding and shed.

4. Concept Review

1. CRHD-25-6: 56 Union St, Barbara Martin

Discuss on replacement of windows.

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourn



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda

Wednesday, October 15, 2025 at 11:00 AM

224 Hope St, Bristol, RI 02809, 276 High St, Bristol, RI 02809

Attending: Oryann Lima, Chair; Susan Church, Member; Micheal McLaughlin, Member; Robert Page, Alternate Member

Also Attending: Andy Teitz, Town Solicitor; Nicholas Toth, HDC Coordinator

Meeting Brought to Order at 11:00 AM at 224 Hope Street, Bristol

At the site visit, the owner, Gregory Leonetti, reiterated his desire to replace the windows in throughout 224 Hope St. Upon inspection, commissioners found that the windows were mismatched, and per the owner, there were no fewer than 4 types of replacement or original windows. There was significant rot, degradation, and shrinkage in most windows, and per the owner's team the replacement windows existing were likely late 19th or early 20th century replacements, and were poorly constructed and installed even by the standards of the time. This was also evidenced by clear differences in the window glass and muntins. With the condition established, the owner discussed some options for repair – the quotes ranging as high as \$100,000 and would effectively require the contractor to fully replicate the windows. Member Church asked if the commission could require replacement with full wood windows, but the owner had concerns with non-clad wood windows due to the proximity to the sea. It was determined that while the commission could require full wood, it has not been the commission's practice to do so. Due to these factors, the commissioners voted to allow replacement.

Motion by Member Page, Seconded by Chair Lima

Approve Replacement of windows with presented Marvin Elevate windows. Finding of Fact: Most windows are not original, rather cheap replacements from the 19th or 20th century.

Passes unanimously 4-0

Standards: 9, 10

Meeting Reconvenes at 276 High Street

The commissioners moved to 276 High Street to review replacement of windows. Upon inspection, the windows were found to be in extremely good condition and are likely either original, or have achieved their own historical significance. The property owner has concerns about insulation and difficulty opening the windows, but it was determined that new storm windows could be installed and there issues opening were likely due to years of accrued paint. The commissioners rejected replacement windows.

Motion By Member Church, Seconded by Chair Lima.

Motion:

Deny application without prejudice as windows are in good condition and in keeping with the era of the house. The windows should be repaired rather than replaced.

Passed Unanimously

Chair Lima Made a motion to Adjourn. Meeting Adjourned at 12:08 PM

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Monday, September 29, 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, Ponder, Allen, Church, Millard, Page, Toth, Goins (left meeting at 8:10p.m.), and Teitz (arrived at meeting at 8:10p.m.)

Absent: Bergenholtz, and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Joint Planning Board and Historic District Commission Minutes of August 7, 2025

Lima: Let's review the minutes of the special joint meeting of Planning Board and the Historic District Commission of August 7, 2025. Does anyone have any changes or comments? Can we have a motion to accept the minutes?

Motion made by Church to approve the minutes of the special joint meeting of August 7, 2025 as presented; Seconded by Allen.

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

2B. Review of minutes of the September 4, 2025 meeting.

Lima: Let's review the minutes of the meeting of September 4, 2025. Does anyone have any changes or comments?

Church: I do. On page 19, the last sentence doesn't make sense where O'Donnell said, "Once this is painted, this clapboard." It should be removed. Page 25, near the bottom where I said, "I think we need a better description and is it plastic?" I think what I said was, "if it is plastic, then it won't be approved." Please change it. On page 26, about a 1/3rd of the way down, it should be "Their description" not "They're". Page 27, in the 2nd paragraph where Andy is speaking near the end, "if it's going to be approved on a temporary basis, there be a deadline." It should read "there will be a deadline". On page 33, about halfway down, where Lima says, "I'm sending around the 2007 sad pictures", it should be "old pictures". On page 46, correct the spelling of Shusman in several places. On page 49, the spelling of Gibbemeyer needs to be corrected. That's all I have.

Lima: Anything else?

Allen: I had one on the bottom of page 30 to the top of page 31 redundant. The top of page 31 is done better, so just delete the paragraph on page 30. That's all I have.

Lima: Anything else? Can we have a motion to accept the minutes as amended?

Allen: motion as amended

Ponder: second

Motion made by Allen to accept the minutes of the September 4, 2025 minutes as amended; Seconded by Ponder.

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

3. Application Reviews

3A. 25-12: 125 Hope Street, 125 Hope Street, LLC Discuss and act on demolition and replacement or remodeling of existing property.

Alfred R. Rego, Jr., Attorney for the owners, Nancy DiPrete Laurienzo, homeowner/applicant, Madeline Melchert, architect, Dennis DiPrete, civil/environment engineer, and David O'Day, structural engineer, were all present.

A discussion was had between the members of the Historic District Commission, Attorney Rego, Ms. DiPrete Laurienzo, Ms. Melchert, Mr. DiPrete, and Mr. O'Day. A letter from the Rhode Island Historical Preservation and Heritage Commission dated September 25, 2025 was read into the record. It was the opinion of the Rhode Island Historical Preservation and Heritage Commission that the building was in such a state of disrepair that it could not be saved, and demolition was the only course of action. Attorney Rego, Ms. DiPrete Laurienzo, Ms. Melchert, Mr. DiPrete, and Mr. O'Day all agreed with the Rhode Island Historical Preservation and Heritage Commission's findings as it was more feasible to demolish the building than to try to bring the building and foundation up to today's Building Code standards. They did point out that a major part of the historic fabric of the home would be lost by removing the skin as all of it would need to be abated since it was asbestos and as such, could not be replaced in kind. Attorney Rego stated the home was in such a derelict state that it should essential be considered as "demolition by neglect".

The Commission members expressed their concerns and objections to demolishing a building with such a deep historic connection to the Bristol waterfront. They stated a desire for the applicant to seek out more alternatives to help restore and/or maintain as much of the historic fabric as possible of the home. They also advised the applicant that they would need to see a proposed plan/design for a potential new building before they would consider the possibility of demolishing the old building as was standard procedure.

Another discussion concerning the flood plains, flood insurance and the like was had. It was the contention of the applicant and Attorney Rego that due to the flood plain situation existing on the property, the home would have to be lifted in order for a new foundation to be done which would need to be higher to meet current Building Code standards and also for the foundation to be above the flood plain. Further, the flood insurance that

needed to be placed on the home was going to be costly to the homeowner and what measures could be taken to supplement the cost of said insurance.

The Commission members asked Attorney Goins if they could do another site visit and possibly invite members of the State Historic Preservation. Attorney Goins stated that the Commission could do another site visit, but that the Rhode Island Historical Preservation and Heritage Commission came to a conclusion. However, if the Commission wanted additional insight from the Rhode Island Historical Preservation and Heritage Commission, they could invite a representative to come to a meeting or ask Nick to contact them for additional insight.

The Commission members that did attend the first site visit said they were shocked the interior seemed to be in as good condition as they saw it. They expected it to be worse based on what the exterior looked like. More discussions were had between everyone regarding the condition of the building and what would need to be done to restore, repair, and reinforce it to bring it up to code. The Chairman of the Commission then asked if there was anyone in the audience that wanted to speak for or against the application.

David Andreozzi, an architect with many years of experience in historic preservation, and as a former Historic District Commission member, came forward. He stated that any structure could easily be moved, but dealing with code issues is when an applicant is committed to spending over 50% of the value of a structure to bring it up to code. If the owner decided to do that, then they are committed to lifting it on the flood plain. Mr. Andreozzi said Attorney Rego and the homeowner had a responsibility to investigate if the structure is a historically contributing structure to Bristol and to look at other historic structures that have been in equal disrepair and whether they have been razed or saved.

Dr. Catherine W. Zipf, Executive Director of the Bristol Historical & Preservation Society, was next to speak. She stated that the house should be saved as it was wildly historic and intrinsic to the fabric of the community and history for about 150yrs in Bristol. Dr. Zipf understood the complexity of the situation and reminded the Commission that as far as siding, windows,

roofs, doors and such, they had all at multiple times approved replacements that were not the original materials but were similar and many of which had been modern materials, and which might be appropriate in this case. Dr. Zipf said the idea that a person can't replace asbestos with asbestos was something of a fallacy and there had been plenty of times when the Commission hadn't replaced wood with wood. She pointed out that recently 195 High Street was picked up and moved in order to pour a new foundation under it and the structure was already at least as bad as this one if not more. Dr. Zipf also gently pointed out to everyone, with all due respect to the team who was presenting the project, not one of them, to her knowledge, had consulted a preservation contractor who might offer some different solutions, particularly Roberta. She recommended that the applicant talk to someone at the Rhode Island Historical Preservation and Heritage Commission, especially Roberta Randall, for help on the project. Dr. Zipf made the recommendation of inserting a steel frame, which could be bolted down, and hanging what exists off it would solve many problems. She said the steel framing would withstand all the twisting winds of weather, climate change, etc., on a new foundation. It would save the historic pieces of the structure by not throwing out anything and adding to what is there in ways such as sistering, which was talked about regarding 195 High Street. There are ways to do this. I don't believe any kind of preservation contractor has been consulted on it. Lastly, Dr. Zipf said that she didn't think the Commission had any real reason to consider flood insurance as part of this. If the applicant was unaware that flood insurance would be a problem on this site, that's on them as flood insurance is a big problem all around. The Commission shouldn't bend over in the Historic District so someone could save on flood insurance.

Ms. Melchert stated she did consult with an architectural restoration contractor about what's possible versus what's feasible. Attorney Rego stated that since the cost was so high to try to save the home, that's where "demolition by neglect" should come in. He further stated that the Herreshoff family had more to do with outliving one's resources and not having the funds to put back into a building. This property was owned by Halsey who then sold it to these developers, and his family has done quite a bit to preserve the Herreshoff heritage in the Town and donated millions of dollars of property to

the Museum and what was part of that showplace of the early years of the Museum was now 1 Burnside. He said a lot of the issues were taken into consideration when the Rhode Island Historical Preservation and Heritage Commission reviewed it, and they looked at the lack of the historic fabric of this building from all the renovations that have to be done.

Nick Toth said that there's some concern with the applicant being stuck in a catch 22 situation as they were not going to want to put too much into designing a replacement without knowing if they're going to demolish. However, the Commission wouldn't grant demolition without knowing the plans for replacement. The Chairman of the Commission then poled the members. Each member of the Commission was not in favor of demolition and suggested that the applicant have a plan/design for a new build and having done more research into possibly saving the current structure. It was agreed upon that the application would be continued as a concept review and be placed on a special meeting, so as to not hold up the agenda, and that another site visit should be scheduled.

Motion made by Allen to continue application 25-12 for a future concept review to be scheduled for a special meeting to be determined at a later date; Seconded by Church.

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

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

Victoria Finucane was present.

Ms. Finucane explained to the Commission that she wanted to replace both the front door and the exterior door which have been damaged over the years and are not able to be repaired according to her contractor. She stated the front doors were fiberglass and were going to be replaced in kind. She also said there was an aluminum storm door on the front and back as well and the exterior door in the rear was a wood door. Ms. Finucane was unable to repair the wood door and wanted to replace it with fiberglass door with a double-pane window in it for energy efficiency. She said there was a single pane

window there currently. She also wanted to replace the storm door on the back. In addition, Ms. Finucane also had multiple single-paned windows, mostly 2 over 2 and some 4 over 4, on the property which she wanted to replace, and in various stages of disrepair, and not energy efficient. She also proposed some changes to the property which included the addition of new windows, and those would not be the same size as the existing windows. She wanted to get those windows approved now and be able to use that approval to add them to the property in due time as there was a second proposal that she had put on hold for the moment because she needed better and more developed plans.

A discussion was held between the Commission and Ms. Finucane. The Commission stated they couldn't approve the addition of windows without seeing plans first. Ms. Finucane understood but wanted the Commission to approve the use of the windows proposed to replace what was existing. The Commission wanted to know the age of the existing windows and the house. Ms. Finucane didn't know the age of the windows but said she thought the house was built in 1920. It was then discovered that the house was built in 1850, and the storefront was circa 1920. The Chairman read a description of alterations made to home listed in the home's history into the record. The Commission said it was possible that the windows could have been at least 50yrs old and they like to keep older windows in the homes if they could be repaired. Ms. Finucane agreed but said they couldn't be repaired.

The Commission advised Ms. Finucane that they wanted to conduct a site survey to review the status of the windows and then they could make a vote. Ms. Finucane understood but emphasized that she wanted to replace it rather than repair to make the home more energy efficient. She said that the windows also had aluminum storm windows, and the damage could be seen from the interior. She felt that if she were to keep those windows, in order to make her house energy efficient, she would have to replace the storm windows which would make all of this null and void. She believes what was proposed was a more pleasing aesthetic. Once again, the Commission stated that it was their charge to repair rather than replace. Ms. Finucane said she would have to put storm windows over them. The Commission said that with old windows sometimes all that is needed is some repair work and replacement storm windows. Ms. Finucane stated that she didn't like storm

windows and wanted nice windows that were more fitting to the property. The Commission understood her position but reiterated that they had a duty to repair and restore rather than replace in order to maintain the historic aspects of the building. They advised she could get more energy efficient storm windows.

The Commission and Attorney Andy Teitz both advised Ms. Finucane that a site visit was going to be scheduled at which time the Commission would be able to take a vote whether or not the windows should be replaced or repaired.

The next discussion was regarding the front porch portion of the application. It was noted that the application did not include any information regarding a description, drawings, specifics, etc., and without such information the Commission would not be able to vote on it. Ms. Finucane stated it was to be all wood. The Commission explained that was not sufficient. They needed a drawing, the size, how wide the steps were going to be, and exactly what materials she was planning on using, if the wood was going to be cedar, etc. Ms. Finucane said that she was in the process of getting plans for it, along with plans made for other pieces of the house so she could come back and present it to the Commission. The Commission advised Ms. Finucane to come back with everything when she was ready since she had already paid for the application, so she wouldn't need to reapply and pay for a second application.

After further discussion and review of the application, the Commission stated that the application was incomplete. Ms. Finucane was advised that she needed to provide more information regarding the windows and doors. The information provided did not give a complete description of the size and materials that the windows were made from and the Commission needed that information in order to make an informative decision. Further, the information provided by Ms. Finucane regarding the doors that she wanted as replacements was not correct in the application. She stated that she wanted to replace the doors with fiberglass doors, but the information provided was about steel doors. They told her to obtain the correct information and provide it to the Commission.

The Commission further advised Ms. Finucane that when she returned in the future for the porch and other parts of her home projects, she needed to make sure that the application contained very specific information which included material lists as it's a legal document associated with this building forever and a complete list of all materials needs to be a part of the official application and it would also be needed for the building permit.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward.

It was decided that the application would be continued to the November 6, 2025 meeting. In the meantime, the Commission would schedule a site visit at which time it was recommended that Ms. Finucane provide a sample replacement window so the Commission could see it and provide a cut sheet for said replacement window to the Commission. The Commission also wanted a cut sheet for the replacement doors Ms. Finucane wanted. During the site visit, the Commission will take a vote regarding the windows and the doors.

Motion made by Ponder to continue application 25-48 to the November 6, 2025 meeting. A site visit regarding the windows will be scheduled separately; Seconded by Page.

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

3C. 25-54: 5 Milk Street, MARY ANN PELLEGRINO Discuss and Act on replacement of windows.

Mary Ann Pellegrino was present.

Nick Toth reminded the Commission that they had questions regarding the cladding material on Ms. Pellegrino's window, and if her manufacturer could create a matching arched window to replace the current arched window.

Ms. Pellegrino stated she had all of the information that the Commission needed regarding the windows and assured the Commission that the manufacturer could create an exact replica of the arched window. She confirmed to the

Commission that the windows were fiberglass with a wood interior from the Marvin Elevate series.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved Ms. Pellegrino's application. She was advised to put the Certificate of Appropriateness in front of her house, along with the building permit, so it was visible to the Town.

Motion made by Church to approve application 25-54 for the replacement of the windows on the 2nd floor and 1 window in the dormer on the 3rd floor with Marvin Elevate fiberglass exterior windows and noting that the window on the 3rd floor will be crafted exactly as the existing arched window; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

3D. 25-82: 224 Hope St, Gregory Leonetti Discuss and act on replacement of all windows

Nick Toth advised the Commission that he was still working with the applicant to set up a site visit, but it was difficult with the applicant's schedule. He advised the Commission that the applicant did reach out to some restoration people as suggested by the Commission and was doing his due diligence. The Commission asked for 3 dates from the applicant to see if they could work something out.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission then continued the application to the next meeting.

Motion made by Allen to continue application 25-82 to the November 6, 2025 meeting or a site visit; Seconded by Ponder.

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

3E. 25-104: 227 Thames St, Karen St. Pierre: Discuss and Act on installation of sign.

Karen St. Pierre and Mark Gale were present.

Karen St. Pierre and Mark Gale advised the Commission that their previous sign was taken down as it was too big. It was remade to fit perfectly in the box. They stated it was made from an aluminum composite board, and nothing would happen to it. Mr. Gale said when they first moved in, they could put up whatever sign they wanted. Unfortunately, such was not the case when they put up the original sign, they were informed by the Town there was a problem. Mr. Gale advised they had been working Nick and Ed Tanner to comply with the Town. He said they were able to recut the sign, and it is just waiting to be put back up, and it would make a nice impact. Ms. St. Pierre said their shop was in Newport for 28 years originally and they have been warmly welcomed to Bristol, and it has been great a great experience.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Allen to approve application 25-104 as presented; Seconded by Church.

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

Secretary of Interior Standards: 9

Project Monitor: Determined wasn't necessary.

Nick Toth advised that a sign permit was applied for and that there may have been 1 other step.

3F. 25-119: 240 High St, Bristol Santa House Discuss and act on temporary construction of Bristol Santa House.

Michael Riley/Santa Claus was present.

The Commission and Mr. Riley discussed the return of the Santa House to the property. Mr. Riley said he was amazed at the overwhelming response from all over the country every year as it's a unique experience for families with children with disabilities. He stated it was also open to public on certain days. Mr. Riley said that he has had families come from as far as Alaska, California, and New Jersey and it's something that makes Bristol unique.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application with the condition of a timeline for operation from November 1, 2025 through February 15, 2026.

Motion made by Allen to approve application 25-119 for the installation of the Santa House around November 1, 2025 and to be removed by February 15, 2026; Seconded by Ponder.

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

Secretary of Interior Standards: 10

Project Monitor: Determined not necessary.

3G. 25-122: 444 Thames St (Independence Park), The Lafayette Trail Discuss and act on installation of Lafayette Trail maker in independence park.

Dr. Catherine Zipf appeared on behalf of Julianne Iker.

Dr. Catherine Zipf on Julianne Iker's behalf refreshed the Commission's recollection that it was agreed that the application was going to be held back until the construction on the boat ramp was completed. She stated that 3 possible sites in Independence Park were selected and presented to Ed Tanner, who chose only 2 of the possible sites for the installation of the proposed Lafayette Trail marker. Dr. Zipf said that it was now up the Commission as to where the marker should be installed.

The Commission looked at the 2 maps indicating the 2 choices and asked Dr. Zipf if she had a preference to which she did not. The Commission asked if they could make any decisions on the design of the sign. Dr. Zipf said the sign was what would come from the Lafayette Trail and what would be different was the Daughters of the American Revolution would not be referenced on the sign and the text would be what was submitted and specific to the area of installation. She also advised that there was a materials list presented in the application.

After further discussion, the Commission decided to place the Lafayette Trail marker at the north end of Independence Park at the parking lot entrance by the Liberty Tree.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Ponder to approve application 25-122 for the installation of the historic marker honoring the Marquee De Lafayette in the position near the entrance the parking lot near the Liberty Tree as shown on page 315 perpendicular to the sidewalk and facing the sidewalk; Seconded by Allen.

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

Secretary of Interior Standards: 9, 10

Project Monitor: Chris Ponder

3H. 25-123: 474 Thames St, Daniel Brooks Discuss and act on replacement of siding.

Daniel Brooks was present.

Mr. Brooks came to discuss 474 and 484 Thames Street. He advised the Commission that he was looking to redo the siding on both properties with wood siding, wood trim, and asked the Commission to consider some form of low maintenance material like Azek for the 3rd floor rakes,

soffits, and facia. He said that due to exposure to the waterfront, it would be a better choice for those areas on both properties. The Commission stated they have approved Azek materials for properties near the waterfront in the past, but not necessarily for the street facing portions of properties. Mr. Brooks stated that Azek was paintable and would look good painted and he wanted to do as much trim as the Commission would allow due to the exposure, but the wood siding would stay the same. He advised that he would replicate and replace any missing molding, trim, and corner boards. Mr. Brooks stated that the front door was a steel door with 12-inch side lights, and it was not historic or original. He said the front gable and flashing all needed to be taken down and replaced due to water penetration and he had it measured, and it would be replicated and replaced.

The Commission stated that the application was only for siding at the current time as everything else was not advertised and discussions could not take place.

Mr. Brooks stated that the siding was the major concern at the current time. He wanted to do clapboard on the sides and the rear and shakes on the front gable to keep with the aesthetics.

The Commission discussed the removal of the back decks. Mr. Brooks stated that he would be replacing the back deck at 474 Thames and at 484 Thames it was an oversight on his part. He talked to Nick about it and apologized to the Commission. He stated it was a glass house which was pulling away from the house with a plywood deck that Douglas from Arrow Home Inspections fell through it to his knee. Mr. Brooks stated that it was also one of the main egresses to the house, but it led to a glass room that had no exit, and not knowing how the process worked, he removed it and apologized to the Commission for doing so.

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

Dr. Catherine Zipf said she was confused about the removal of the corner boards at 484 Thames. She asked why they couldn't be saved. Mr. Brooks advised that there was a lot of decay behind the boards, and the overhead of door was rotted and there was no viable wood. She asked if they would be replicated in wood, to which

Mr. Brooks advised it would be wood. He stated that he was only asking for Azek on higher elevations like the 2nd or 3rd floor elevations and it would be painted to match everything else. Mr. Brooks stated that both 474 and 484 would have wood corner boards and Azek trim on high elevations.

The Commission was in favor of using Azek could be used along the roof line, as long as the corner boards remained wood. Mr. Brooks advised that he was not changing the door to the storefront but would trim it out with new wood.

The Commission and Nick Toth advised Mr. Brooks that he needed to provide a detailed design and materials list for a new deck on 474 Thames and it would need to be properly advertised. Mr. Brooks stated that he was not going to replace the deck at 484 Thames, but he would obtain the necessary information for the deck at 474 Thames. He explained that he had already removed the glass bubble deck from 484 Thames and was not going to replace it. Mr. Brooks said he would come back with design plans for 474 Thames. Mr. Toth explained that it wouldn't have to extremely specific design plans, but there would have to be an application for the deck along with a list of materials.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Ponder to approve application 25-123 for 474 Thames Street to replace the siding on the entire house with wood as presented with wood shingles on the front street facing side and wood clapboard on sides and back of the building. Also, replacement of the fascia boards, gable rakes, and soffits with Azek which is to be painted. Finding of fact that Azek was approved due to the proximity of the building to the waterfront. Further, the corner boards are to be replaced with wood and the species of wood will be presented to the Project Monitor; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

3I. 25-124: 484 Thames St, Daniel Brooks Discuss and act on replacement of siding and removal of deck.

A discussion was had between the Commission and Mr. Brooks regarding his request for the replacement of the wood siding for the building at 484 Thames Street. The Commission also advised Mr. Brooks that he would have to return with an application for the replacement of the deck on the back of the building.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Ponder to approve application 25-124 for 484 Thames Street to replace the siding on the entire house with wood as presented with wood shingles on the front street facing side and wood clapboard on sides and back of the building. Also, replacement of the fascia boards, gable rakes, and soffits with Azek which is to be painted. Finding of fact that Azek was approved due to the proximity of the building to the waterfront. Further, the corner boards are to be replaced with wood and the species of wood will be presented to the Project Monitor. Finally, the approval of the removal of the rear deck; Seconded by Allen.

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

Secretary of Interior Standards: 2, 9

Project Monitor: Chris Ponder

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

No one present.

Motion made by Page to continue application 21-125 to the November 6, 2025 meeting; Seconded by Allen.

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

3K. 25-126: 1237 Hope St, David Manocchio Discuss and act on addition of bulkhead.

No one present.

Motion made by Page to continue application 21-126 to the November 6, 2025 meeting; Seconded by Allen.

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

3L. 25-127: 467 Hope Street, FEDERAL PROPERTIES OF R.I., INC. Discuss and act on addition of sign.

David Andreozzi, architect, was present for the applicant.

A discussion was had between the Commission and Mr. Andreozzi regarding the addition of a new tenant signage 4 inches high with metallic gold finished prismatic lettering "ANDREOZZI ARHCITECTURE" in Times Bold font attached on existing entablature between two existing lettered signs, along with new tenant numbers for four tenant doors with 4 inch gold metallic vinyl lettering with black backgrounds which would be in the middle centers of the glass transoms above the doors.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Allen to approve application 25-127 as presented for the installation of a new sign and new tenant numbers; Seconded by Page.

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

Secretary of Interior Standards: 9

Project Monitor: Robert Page

3M. 25-129: 186 Hope, William K. Campbell Discuss and act on replacement of garage door, replacement of decking and steps, replacement of French door, repair to windows, repair to railings.

Millard recused.

William K. Campbell was present.

A discussion between the Commission and Mr. Campbell commenced. The discussion was taken in the order that was listed in Mr. Campbell's application. During the discussion, however, the Commission informed Mr. Campbell that he had done much of the work without getting the proper permits first. Mr. Campbell believed that if he was replacing in kind, he thought that he did not have to pull the permits. He acknowledged the misunderstanding and apologized to the Commission.

Item #1 - the garage door: Mr. Campbell wanted to replace just the lower panel on the garage door, but the garage door is no longer manufactured as it was a wood interior with a laminated exterior, and new doors are wood interiors with steel exteriors. Also, his current garage door had one panel with windows, and the new garage would not have windows, but the overall relief design would be similar to what was there currently. The Commission had Mr. Campbell confirm which photo in the packet was the door he was requesting, which was located on page 354.

Item #2 - the back porch stairs, decking and post: Mr. Campbell stated that he had a situation on the 4th of July where the stairs gave out, so he fixed them immediately. He retained a contractor and was now going to replace the decking with mahogany, pressured treated stringers, mahogany posts, keeping the existing copper caps, and railings.

Item #3 - installation of an iron railing on the front entry steps: Mr. Campbell stated that the front entry step railing would be replaced with a simple design with square posts made of iron and the posts would be drilled into the stone and permanently mounted. He stated that he did not have a drawing or photo of the actual railing design, but he did have a diagram which he had drawn himself and showed it to the Commission.

Item #4 - wood trim and sills on the addition portion of the house: Mr. Campbell said the trim was finger-jointed pine at the sill with trim at the bottom and sides of the window which began to rot. He stated the work had already been done and replaced it with a mahogany sill, mahogany trim, and lifespan pre-primed solid wood on the large trim. The Commission asked if the list of materials was in the application, which it was.

Item #5 - replacement of the 2nd floor east bedroom window: Mr. Campbell stated his contractor advised that the window only needed 1 new bottom railing on 1 sash, a flat piece of stock was put on the outside in between double windows because the outside piece was part of the interior workings of the window. Everything else was repaired and was working fine. The Commission again advised Mr. Campbell to make sure they had a list of the materials for the record.

Item #6 - repair or replacement in kind of windows on the south and west sides on the 1st and 2nd floors: Mr. Campbell advised that he did not have to replace any sashes. He only needed to replace 1 flat inside piece between a double window. He acknowledged that again, the work had already been done.

Item #7 - French door located on the south side of the house: Mr. Campbell stated it was a new project that had not been done yet as he knew it had to be approved by the Commission. He was requesting to remove the French door and replace it with a new fiberglass door. He advised that the doors measured a total of 45 inches in width and with 1 door open it was only 21 inches and hard to get through. Mr. Campbell wished he could have kept them, but the opening is too small and the 80+yr old resident was having a hard time entering and exiting the home. He was requesting leaving the exterior opening the same but putting in a 32-inch-wide door with a 12-inch fixed light panel on the side as it was the closest he could find to match the existing window configuration of the door. The Commission asked if it was visible from the street and Mr. Campbell stated that the door was partially visible from Burton Street. The Commission stated that the doors were a unique, defining feature to the home. The Commission asked if he could put a handle on the door to help the resident enter and exit. Mr. Campbell was unsure if a handle would fit on the door. The Commission did not approve the removal of the door due to the unique

character, material of the door, and defining feature of the door to the home. Mr. Campbell asked for recommendations from the Commission. The Commission suggested a metal railing bolted to the porch which is reversable in the future would be a lot less expensive. Mr. Campbell understood and said he would have look at alternatives.

Item #8 - main porch railing: Mr. Campbell acknowledged he had already repaired the parts of the main porch railings that had rotted as needed.

Item #9 - exterior trim and cedar shingles located on the addition portion of the home: Mr. Campbell stated that there was a recent discovery of rot in the shingles and in the plywood underneath the shingles. He said it had not been removed yet to see the extent of the rot. The Commission stated that it wouldn't be a problem as long as he was replacing in kind. Mr. Campbell said that white cedar shingles were no longer available, and the contractor recommended that he should go with yellow cedar shingles. The Commission said that as long as it was cedar shingles, it was not a problem. Mr. Campbell stated that there was a skirt around the entire house and that the skirt angle carried up to the corners of the house so the side wall of the 2nd floor was almost like a roof and he was having a hard time keeping paint on the area so he did cedar shingles. He asked the Commission's opinion about using asphalt shingles on that portion of the wall to make it look more like a roof. The Commission would not render an opinion as it was not listed on the application.

The Commission clarified that work on all of the items had already been done except for the French doors. They asked Nick if he was aware of the work being done. Mr. Toth stated that Mr. Campbell reached out to him after a lot of the work had already been done, but a fee was not assessed against him as most of the work may have been approved administratively. The Commission stated that a fee still needed to be assessed since the work was done without the proper permits. Mr. Campbell said that he had spoken to Mr. Toth before he started anything about what he could do administratively. Mr. Toth advised him that no administrative application was ever filed until now. The Commission said that there had to be an application filed. Attorney Teitz stated that the assessed fee would be \$150 for working without a permit

and that going forward an application must be filed even if it is administrative.

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

Dr. Catherine Zipf came forward and asked for clarification regarding the French door. The Commission stated that they were denying the applicant's request to remove the French Door without prejudice and that he could come back with a new application with an alternative to removing the door if needed.

Motion made by Church motion replacement of garage door be approved as presented page 354 without windows steel garage door, approval of items 2, 4, 5, 6, 8, on page 357 of application as presented and completed, item 3 on 357 for new railings on front steps to be custom constructed approved, applicant to submit more formal sketch of design to be approved by PM, item 9 on page 357, rotted cedar shingles can be replaced as necessary with new cedar shingles to replace rotted white cedar shingles with cedar shingles as available. Item #7 on page 357 the French door, applicant is denied without prejudice; Seconded by Allen.

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

Secretary of Interior Standards: 2, 9, 10

Project Monitor: Robert Page

3N. 25-107: 186 Hope St, William Campbell Discuss and act on installation of heat pump using basement windows to run coolant lines.

Millard recused.

William Campbell was present.

Nick Toth advised that compressor could be done administratively and that the only issue that needed to be discussed was whether or not the Commission would allow the placement of a vent through a window.

A discussion was held between the Commission and Mr. Campbell regarding where the window was located in the

house. Mr. Campbell advised that the window was located in the basement. Mr. Campbell showed the Commission a photo that was in the application showing a view from the street towards the house, indicating the window was on the left side of the house. He stated that it would not be visible from the street. Mr. Campbell advised the Commission that the compressor would be on a platform, and the vent would go through the window. The Commission asked if the Building Inspector saw it, and Mr. Campbell stated that the Building Inspector would have to look at the mechanical aspects of the compressor.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Allen to accept application 25-107 for the installation of a heat pump adjacent to the east end of the north side of the existing house not visible from the street, with running the coolant and electrical connection lines through one pane of an existing three-pane window opening of the foundation a few feet from the heat pump unit. Applicant is to make sure it is to be shielded with plant materials so it will not be seen from the property; Seconded by Page.

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

Secretary of Interior Standards: 9

Project Monitor: Robert Page

The Commission advised Mr. Campbell that he needed to notify Nick Toth so Bob Page could observe the installation of the compressor and if he ran into any complications, he shouldn't do anything until he contacted Nick or Bob.

30. 25-131: 19 Byfield St, Elena Bao Discuss and act on changes to previously approve addition to property.

Daniel Kusmano, architect for the project, was present to represent the applicant.

A discussion was held between the Commission and Daniel Kusmano. Mr. Kusmano advised the Commission that after

numerous discussions with various contactors after the previous design had been approved, with current construction costs the design itself was not feasible to the homeowners so they came back with a much more scaled down design of the rear addition. Mr. Kusmano stated that the new design would be an 18ftx18ft addition centered on rear façade with a gabled roof single story so the roof lines would go underneath the 2nd floor existing windows so it would impede as little as possible. He said that the façade, and all of the materials would be the same as previously presented and approved, that being, cedar shingle siding, asphalt shingles for the roof, and the 3 windows would be the Marvin Elevate series with the Fibrex exterior with wood interior. The Commission asked what the size was of the original design and Mr. Kusmano advised it was going to be approximately 840sqft and be approximately 20½ftx30½ft and about 1½ stories high with a hipped roof.

Mr. Kusmano then advised that the French door currently existing on the rear of the home would be repurposed and used on the rear of the addition, and then the old French door opening would be used to insert a zero-clearance fireplace which would be clad on the exterior with red brick. He approached the Commission and showed them on the plans where the fireplace would be located and clad in red brick. Mr. Kusmano told the Commission that it would be an indoor wood burning fireplace with a chimney that requires less structure and masonry than a traditional fireplace. Nick Toth advised Mr. Kusmano that he needed to talk to the Building Official about the fireplace being vented up to the roof line. Attorney Teitz advised that it would have to be vented above the roof line. Mr. Kusmano asked if the chimney was something that he could speak with the Building Official about and then come back before the Commission to discuss further. The Commission stated that they could discuss and approve the addition, but not the chimney as there was nothing the application about the chimney. Mr. Kusmano said that it was just something the applicants were considering for that opening since the French door was going to be repurposed. The Commission asked if the removal and repurposing of the door was on the application, which it was.

The Commission advised Mr. Kusmano that they would approve the addition so they could start working on it, but they would have to come back for the removal and

repurposing of the French door and the addition of the fireplace. They also advised Mr. Kusmano that he needed to talk to the Building Inspector about the fireplace and the vent.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Ponder to approve application 25-131 to changes the scope of the already approved project to include the construction of an 18ftx18ft single story addition off the rear of the house with the materials remaining the same from the previously approved application with cedar shingle siding to match the original materials of the historic home, 3 new windows of the Marvin Elevate series with wood interior with Fibrex exterior, and roof asphalt shingles; Seconded by Allen.

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

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

Keith Robbins, the homeowner, said to the Commission that it did not matter to him if the chimney went all the way up to the roof line as it was probably a zoning issue. He asked the Commission if they had any issue with placing the fireplace in at all. The Commission said that they did not deal with any projects in the interior, but they're only concern would be the chimney and the brick covering. Mr. Robbins stated that a fireplace was going to be put in, and they would comply with whatever the Fire Marshall and the Building Inspector required. The Commission said that since the chimney and fireplace wasn't mentioned in the application, they would have to come back for it.

3P. 25-130: 476 Hope St, Federal Properties of R.I., Inc. Discuss and act on addition of second floor above barbershop, addition of roof deck, addition of spiral stairs, addition of balustrade, replacement of siding.

Vincent Pacifico, architect, was present for the applicant.

A discussion commenced between the Commission and Mr. Pacifico. Mr. Pacifico advised the Commission that the applicant had come before the Commission in November/December of 2024 for a concept review, and since there hadn't been any significant modifications to the design. The Commission stated asked if Mr. Pacifico was still planning on keeping the unique door on the 2nd floor even though it would be an interior door. Mr. Pacifico said he was going to keep it. He reminded the Commission about the project that the missing portion of building above the barbershop was destroyed in a fire in the 1970s. Mr. Pacifico would like to recreate that portion from old images he found on a postcard, the Sandborne map showing the size of what was there, and a couple of images from books, and 1 image showing what the brick building just to the south of it looked like when that building burnt down. He stated that one of the changes to it was to remove 1 of the windows on the back and change it to a doorway which they were no longer planning on doing, which was on page A3.03 on the west elevation. Instead, there would be a rear deck in the back with a spiral staircase from the rear deck to the roof deck addition. Mr. Pacifico said that one piece that was not shown in the drawings that was in the application was the barbershop had wood siding that was non-historic, and he planned on changing to clapboards. He had no evidence that it was clapboard, but it made sense based on images that the upper stories were clapboard siding, and he was making educated assumption. Further, Mr. Pacifico stated there was a historic balustrade on the roof of the main portion of the brick building that he was planning on reconstructing which would be done with solid wood materials as it was historically created and painted.

Mr. Pacifico went on to discuss the addition of a window. He said there was 1 new window going in the building from the Pella Reserve series 2 over 2 all wood window with true divided lights with a putty profile, and he had the cut sheet in the application. The Commission asked about the thickness of the muntin. Mr. Pacifico stated the 5/8th inch thickness would be the most appropriate for the home.

The Commission discussed the balustrade and deck next. The Commission wanted to clarify the location of the

balustrade, which is on the roof of the main building. They also said that Mr. Pacifico had previously not decided on putting a deck on upper level. Mr. Pacifico said that when he came previously, he had 2 options, and he decided that a deck on the upper level made sense with a spiral staircase in the back. He had done a study which was on page 3.04 and standing on the east side of Hope Street where the view line would be to the roof, the deck would not be seen as it was set back off the façade. Mr. Pacifico said that the only way anyone would see the deck was from the parking lot at the back of the building. The Commission told Mr. Pacifico that he had put together a good packet for them to review, and they were glad he added a deck.

The Commission asked Mr. Pacifico if he had anything else to discuss. Mr. Pacifico said that the only other piece that was on the scope of work previously was for awnings that he was looking to reconstruct which were on select windows, but that was it.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Allen to accept application 25-130 as presented for the addition of a second floor above the existing barbershop which would replace the missing structure which was damaged by fire in the 1970s, addition of a roof deck as presented, rear deck addition with a spiral staircase to the roof deck, addition of a main roof balustrade to replace the missing architecture element noted in old images, replace street level barbershop siding with materials to match second floor; Seconded by Ponder.

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

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

The Commission reminded Mr. Pacifico that once he obtained the permits to place them in the front window where visible, so everyone knew he had permission to do the work.

3Q. 25-132: 234 Hope St, Louis A. Sousa and Catherine Q.

Sousa Discuss and Act on replacement of cedar shingles with clapboard.

Louis Sousa and Catherine Sousa were present.

A discussion between the Commission and Louis Sousa commenced. Mr. Sousa advised the Commission that their contractor looked at the cedar shingles on the east side of the building and noted they were especially bad. The contractor removed a few of the shingles and discovered there was old clapboard underneath and they had thought about exposing the clapboard and using it, but with all of the nail holes in the clapboards, it wouldn't look nice. Mr. Sousa said that the contractor recommended removing all of it and replacing the whole house and garage with clapboards. He said that he showed a sample of the wood to Nick Toth which was going to be in the mahogany family called Ause. He said it was thermally treated and resistant to insects and very durable. The Commission asked for a product sheet on the materials and Mr. Sousa showed the Commission a sample of wood.

Tim Silvester from Broden Millwork, a specialty lumber yard in Middletown, Rhode Island, was present to discuss the product. He told the Commission that the product was called Ambara which comes from West Africa, and it was not actual mahogany, but it was part of the mahogany family. He said it was thermally modified wood. He said it has the same characteristics as mahogany and same dimensions 1/2x6 and an all-wood product. Mr. Silvester advised the Commission that the Newport Historical Society has accepted the use of the product. The Commission asked if it was a painted or stained product. Mr. Silvester said the product came either raw or primed and for this project it would be primed. He said that it was a beautiful product and a comfortable alternative to red cedar as the price of red cedar was going through the roof. He stated that it can come in trim stock as well as siding. The Commission asked if it was going to be used as trim on the house as well. Mr. Silvester stated that it was only going to be used as siding on the house. He said that the trim on the house was not going to be touched. Mr. Sousa said that it was going to be used as siding on the garage as well.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no

one came forward. The Commission approved the application.

Motion made by Church to approve application 25-132 for the removal of the existing wood shingles and underlying clapboards and to be replaced with new Ambara wood clapboard siding on both the house and garage. Finding of fact that there were underlying clapboards under the existing shingles on the house; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

3R. 25-135: 195 High St, Peggy Frederick Discuss and act on installation of lighting and installation of driveway.

Peggy Frederick was present.

A discussion commenced between Peggy Frederick and the Commission with regard to the installation of lighting and a driveway. Ms. Frederick stated that she would like to install a driveway with an exposed aggregate concrete driveway with a rough surface with 5/8th inch pea stones on top with cobblestones on either side. The Commission asked if the driveway was going to go straight back to the garage. Ms. Frederick said that it started 12ft wide at the curb and then fanned out to 16ft wide at the garage. The Commission asked if the cobblestone went all the way to the street as it showed in the picture. Ms. Frederick said that the cobblestone was going to be on the sides along the border of the driveway but was unsure if she was going to put it on the end of the driveway as shown as it was approximately \$5,000 to do that.

Ms. Frederick then discussed the installation of the proposed light fixtures. She advised the Commission that she wanted to put 3 lights on the garage and 2 on the front door of the house which are all to be bronze hang plate fixtures. The Commission complimented Ms. Frederick for her work on the house as it was no longer considered the Vulture house.

The Commission asked if there was anyone in the audience who wanted to speak for or against the application and no one came forward. The Commission approved the application.

Motion made by Allen to approve application 25-135 for the installation of a driveway and outdoor lighting as presented; Seconded by Page.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

4. Concept Review

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourned at 10:43PM



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

Item 1.

HDC-25-48

Contributing

April 16, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
276 High St.	18	36

Applicant	Applicant Phone	Applicant Email
Timothy Finucane	617-968-8255	vfinucane17@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email
Mason Phillips	401-952-9947	

Work Category:	Replacing in Kind
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Description of proposed work:
Replace Exterior Doors and Storm Doors
Replace Single Pane Windows and Aluminum Storm Windows with Double Pane Wood Windows
Replace Front Porch with in kind materials

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00536
HISTORIC NAME:	Smith, S., House
ARCH. STYLE:	Greek Revival; Colonial Revival front porch
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca; 1920 ca ell w/storefront

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

Possibly? Hip-roofed dormer added to N roof slope (not seen in prev. survey photos).

Timothy Finucane

Applicant's Name – Printed

Date: April 16, 2025

Timothy J Finucane

34

Applicant's Digital Signature



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 1.

Subject Property:

Parcel Number: 18-36
CAMA Number: 18-36
Property Address: 276 HIGH ST

Mailing Address: FINUCANE, TIMOTHY J. & VICTORIA L. TE
276 HIGH ST
BRISTOL, RI 02809

Abutters:

Parcel Number: 13-39
CAMA Number: 13-39
Property Address: 118 BRADFORD ST

Mailing Address: MCCARTHY, AGNES E. LIFE EST
MCCARTHY, BRIAN F. & KLOMER, L
C/O 118 BRADFORD ST
BRISTOL, RI 02809

Parcel Number: 13-46
CAMA Number: 13-46
Property Address: 291 HIGH ST

Mailing Address: SNYDER, KENNETH
291 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-50
CAMA Number: 13-50
Property Address: HIGH ST

Mailing Address: FIRST CONGREGATIONAL CHURCH
281 HIGH ST
BRISTOL, RI 02809

Parcel Number: 13-51
CAMA Number: 13-51
Property Address: 117 STATE ST

Mailing Address: OUR LADY OF MT CARMEL CHURCH
STATE ST
BRISTOL, RI 02809

Parcel Number: 13-52
CAMA Number: 13-52
Property Address: 105 STATE ST

Mailing Address: LEB REALTY LIMITED PARTNERSHIP
150 FRANKLIN ST
BRISTOL, RI 02809

Parcel Number: 18-21
CAMA Number: 18-21
Property Address: 19 CONGREGATIONAL ST

Mailing Address: MILLER, GERALDINE - TRUSTEE
GERALDINE MILLER LIVING TRUST
19 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-22
CAMA Number: 18-22
Property Address: 17 CONGREGATIONAL ST

Mailing Address: AMARAL, JOSE & DEOLINDA LE
BOYLAN, JENNIFER LYNN & AMARAL,
BRIAN B
44 BELVEDERE DRIVE
BRISTOL, RI 02809

Parcel Number: 18-23
CAMA Number: 18-23
Property Address: 284 HIGH ST

Mailing Address: FIRST CONGREGATIONAL CHURCH
281 HIGH ST
BRISTOL, RI 02809

Parcel Number: 18-32
CAMA Number: 18-32
Property Address: 24 CONGREGATIONAL ST

Mailing Address: O'BRIEN, SUSAN P
24 CONGREGATIONAL ST
BRISTOL, RI 02809

Parcel Number: 18-33
CAMA Number: 18-33
Property Address: STATE ST

Mailing Address: OUR LADY OF MT CARMEL CHURCH
STATE ST
BRISTOL, RI 02809



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5/29/2025

Page 1 of 2



200 feet Abutters List Report

Bristol, RI
May 29, 2025

Item 1.

Parcel Number: 18-34	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-34	
Property Address: CONGREGATIONAL ST	
Parcel Number: 18-35	Mailing Address: GALLO PROPERTIES, LLC 282 HIGH ST BRISTOL, RI 02809
CAMA Number: 18-35	
Property Address: 282 HIGH ST	
Parcel Number: 18-37	Mailing Address: DIPETRO, DOMINIC 274 HIGH ST BRISTOL, RI 02809
CAMA Number: 18-37	
Property Address: 274 HIGH ST	
Parcel Number: 18-44	Mailing Address: VERBURG, PHYLLIS JEFFREY L. SR TE 145 STATE STREET BRISTOL, RI 02809
CAMA Number: 18-44	
Property Address: 145 STATE ST	
Parcel Number: 18-45	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-45	
Property Address: 141 STATE ST	
Parcel Number: 18-46	Mailing Address: TOWN OF BRISTOL 10 COURT ST BRISTOL, RI 02809
CAMA Number: 18-46	
Property Address: 135 STATE ST	
Parcel Number: 18-47	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-47	
Property Address: STATE ST	
Parcel Number: 18-48	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-48	
Property Address: HIGH ST	
Parcel Number: 18-49	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-49	
Property Address: 131 STATE ST	
Parcel Number: 18-50	Mailing Address: OUR LADY OF MT CARMEL CHURCH STATE ST BRISTOL, RI 02809
CAMA Number: 18-50	
Property Address: 127 STATE ST	

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5/29/2025

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Page 2 of 2



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 276 HIGH ST ACRES: 0.0691 PARCEL ID: 018-0036-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: FINUCANE, TIMOTHY J. & VICTORIA L. TE CO - OWNER: MAILING ADDRESS: 276 HIGH ST		BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1920 FRAME: EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 1243		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 7 # OF BEDROOMS: 4 # OF FULL BATHS: 1 # OF HALF BATHS: 2
SALE DATE: 3/7/2025 BOOK & PAGE: 2276-16 SALE PRICE: 258,625 SALE DESCRIPTION: SELLER: GERMANO, MARIA C. & GERMANO, MELINDA C. &		# OF ADDITIONAL FIXTURES: 2 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 3224 FINISHED BUILDING AREA: 1587 BASEMENT AREA: 939 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$127,700 YARD: \$0 BUILDING: \$167,800 TOTAL: \$295,500		
SKETCH		PHOTO

CAI Technologies

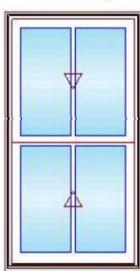
www.cai-tech.com

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





MARVIN



As Viewed From The Exterior

Entered As: IO
FS 30 5/8" X 57 3/8"
IO 31" X 57"

Stone White Exterior
White Interior
Elevate Double Hung Insert
Inside Opening 31" X 57"
8 Degree Frame Bevel
Top Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
Bottom Sash
Stone White Exterior
White Interior
IG
Low E2 w/Argon
Stainless Perimeter and Spacer Bar
7/8" SDL - With Spacer Bar - Stainless
Rectangular 2W1H
Stone White Ext - White Int
White Weather Strip Package
1 White Sash Lock
Exterior Aluminum Screen
Stone White Surround
Bright View Mesh
3 1/4" Jamb
Thru Jamb Installation
Existing Sill Angle 8
1" Frame Expander
***Frame Expander Ship Loose
***Note: Divided lite cut alignment may not be accurately represented in the OMS drawing. Please consult your local representative for exact specifications.
~~Note: Unit Availability and Price is Subject to Change.~~

**Masonite 30-in x 80-in x
4-9/16-in Steel Half lite
Right-hand inswing Primed
Prehung Front Door with Brick...**

★★★★★ **296**



**Masonite 30-in x 80-in x
4-9/16-in Steel Half lite
Right-hand inswing Primed
Prehung Front Door with Brick...**

★★★★★ **296**



**LARSON 20+ Midview 36-in x
81-in White Wood core
Reversible Hinge Storm Door
Mid-view with Self-storing Scre...**

★★★★★ 1,188











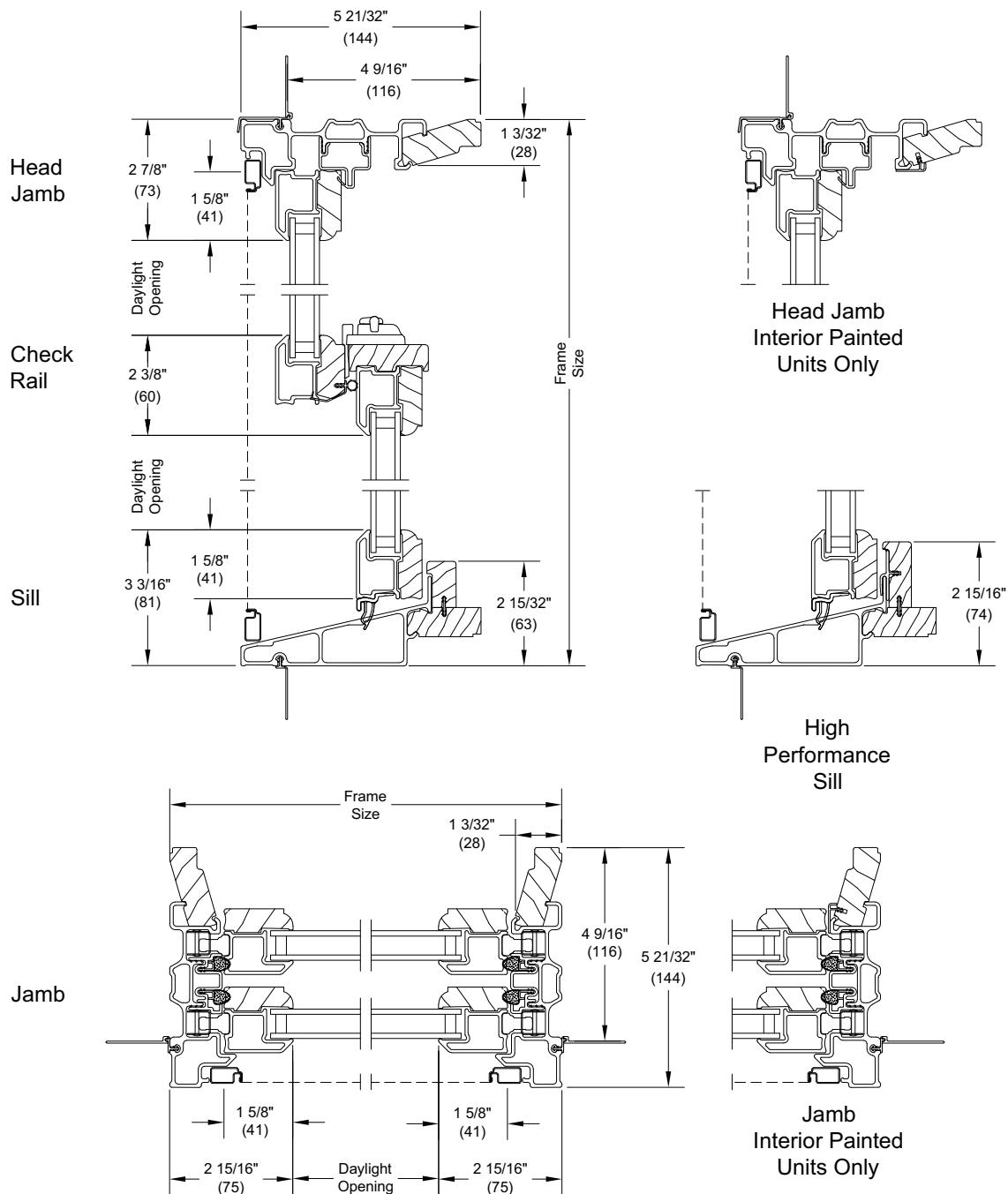






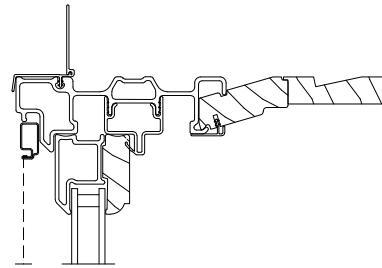
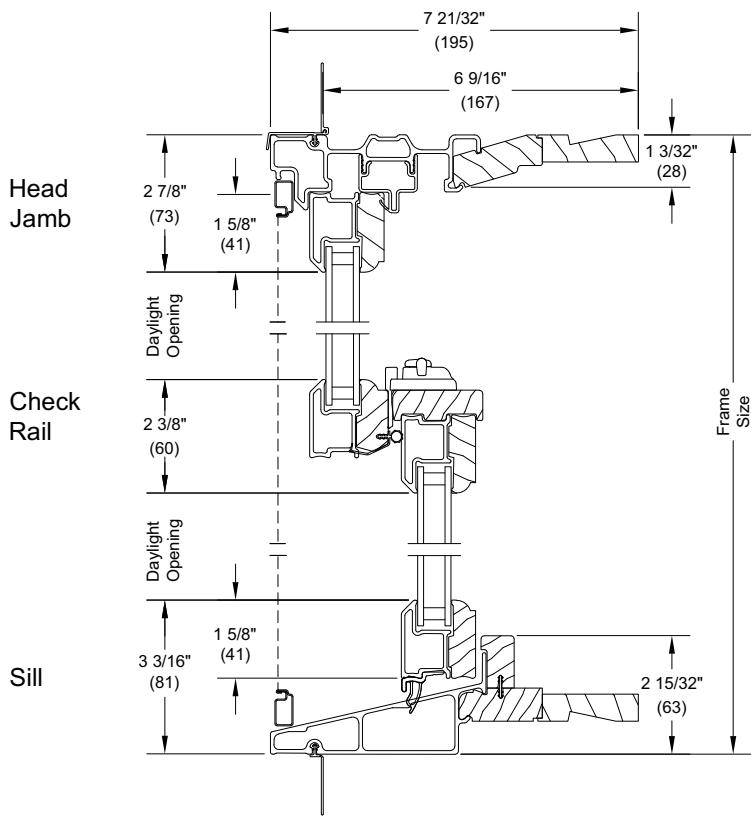
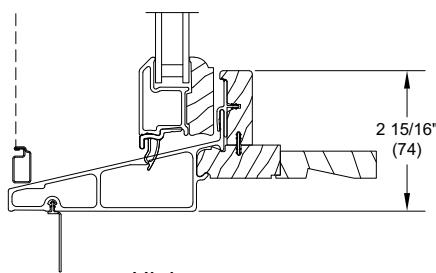
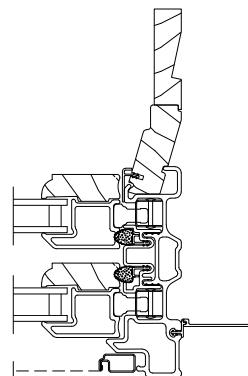
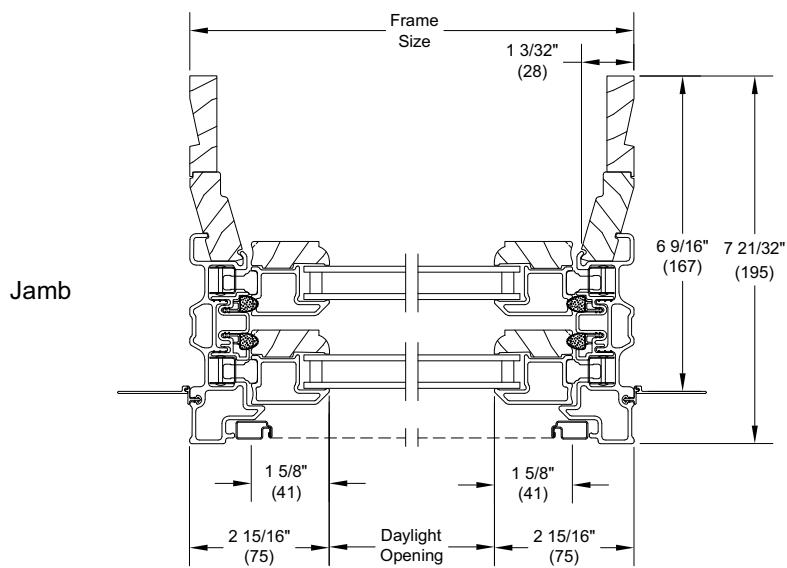
Section Details: Operating - Double Hung (4 9/16" Jambs)

Scale: 3" = 1' 0"



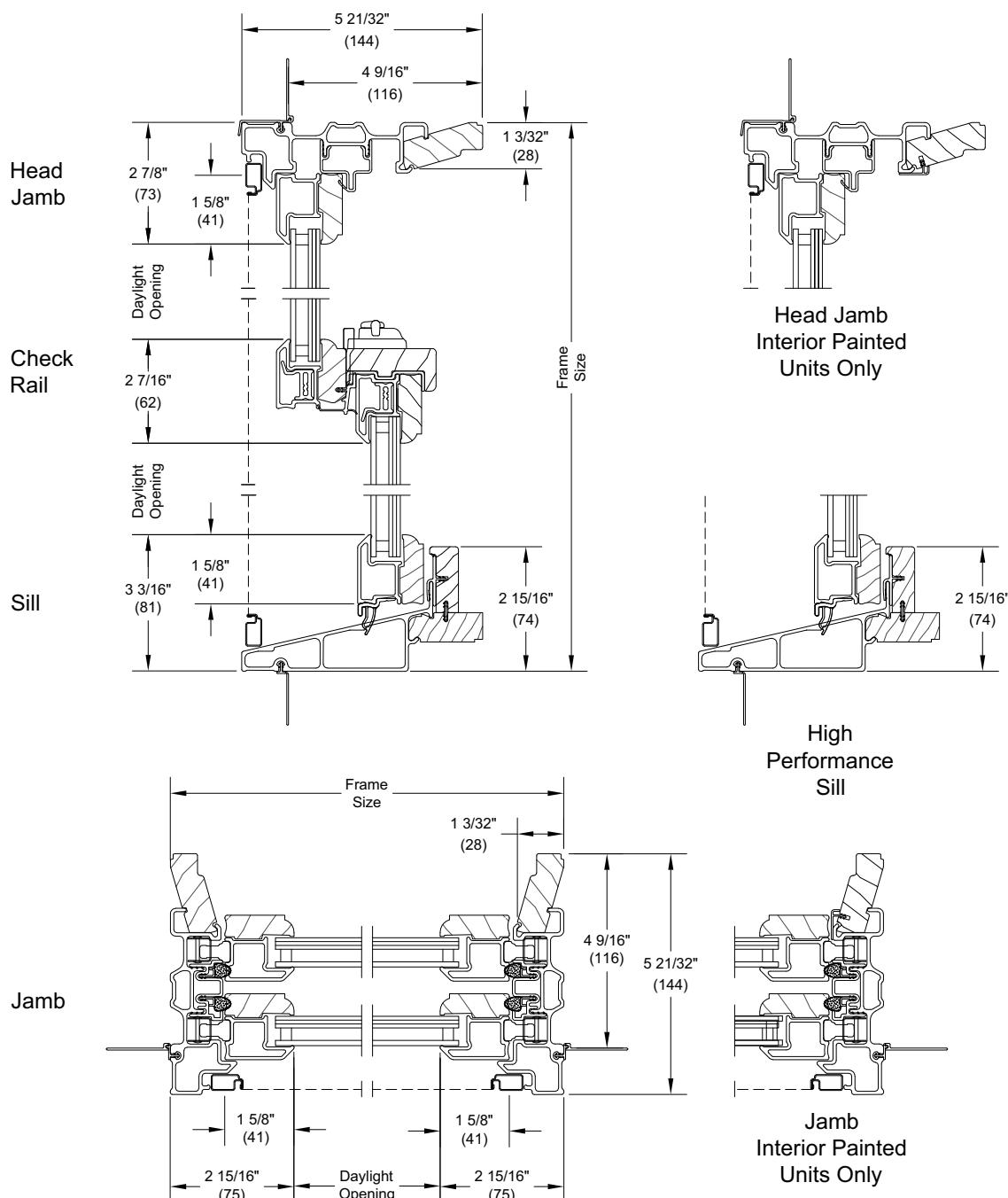
Section Details: Operating - Double Hung (6 9/16" Jambs)

Scale: 3" = 1' 0"


 Head Jamb
Interior Painted
Units Only

 High
Performance
Sill

 Jamb
Interior Painted
Units Only

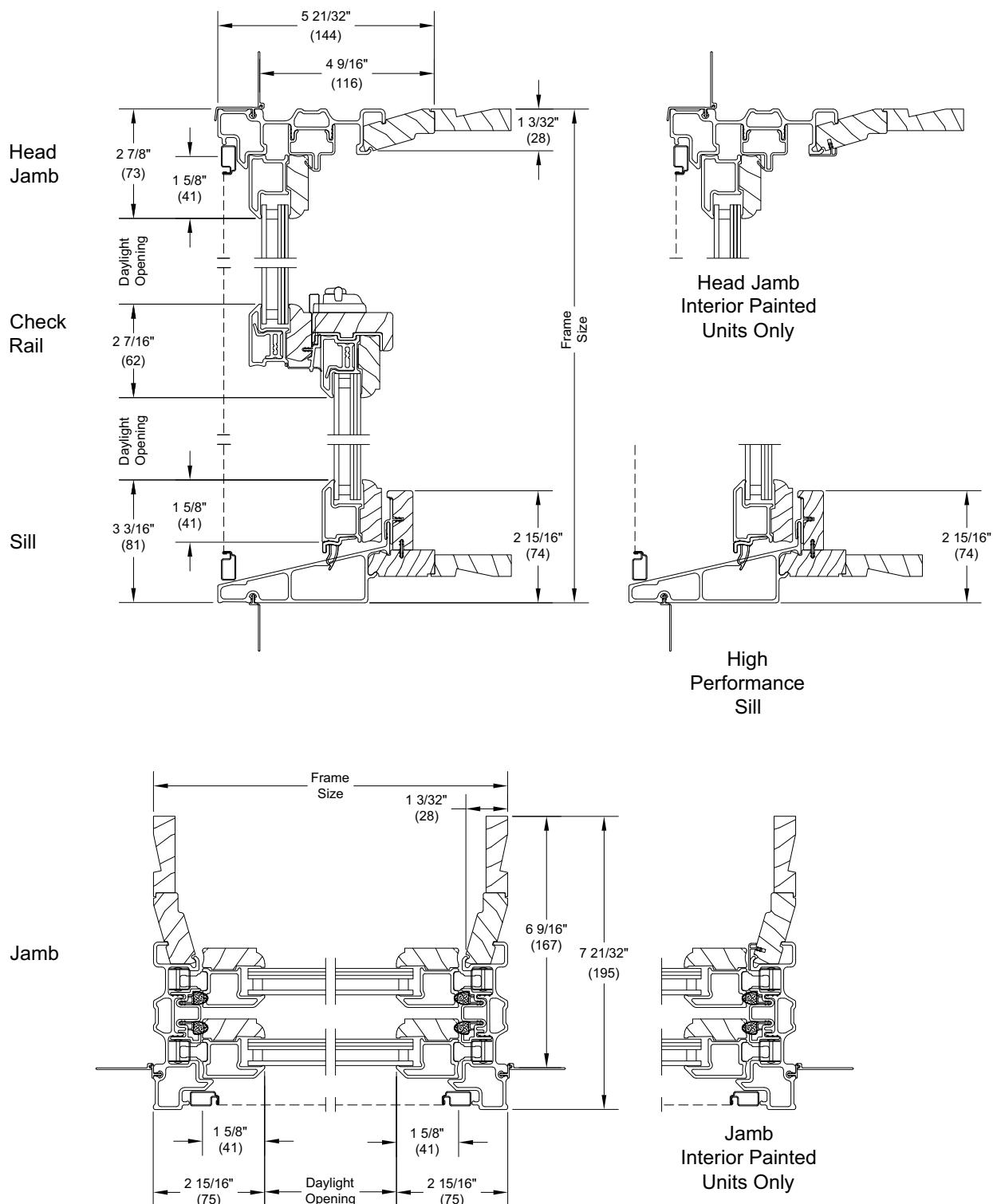
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Scale: 3" = 1' 0"



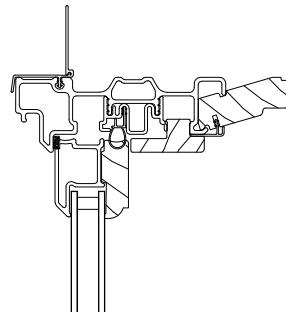
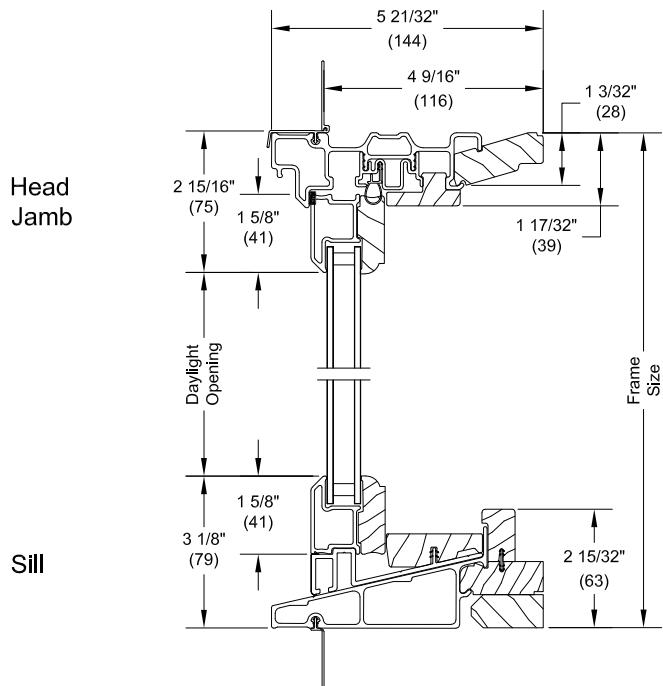
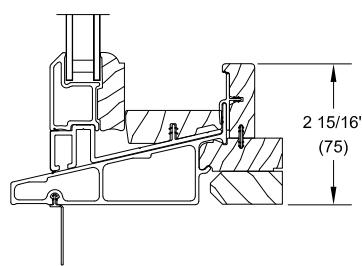
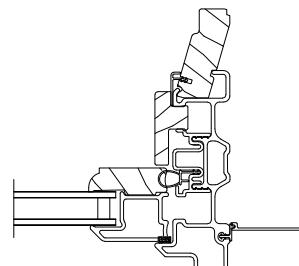
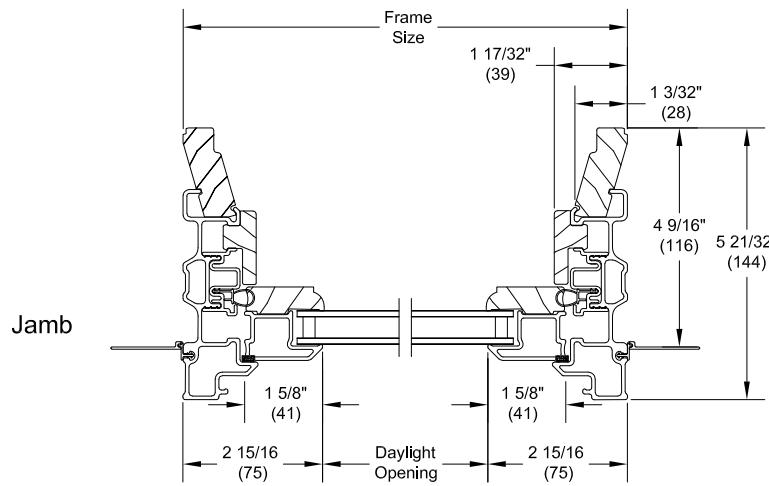
Section Details: Operating - Double Hung (6 9/16" Jambs) - IZ3

Scale: 3" = 1' 0"



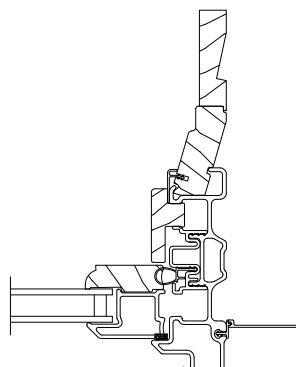
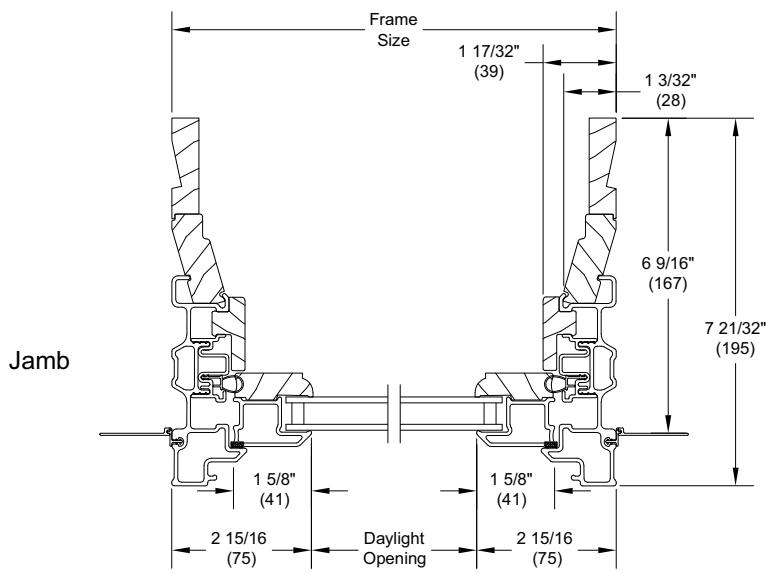
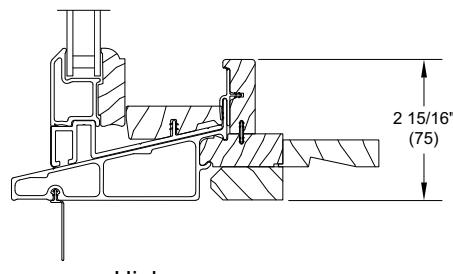
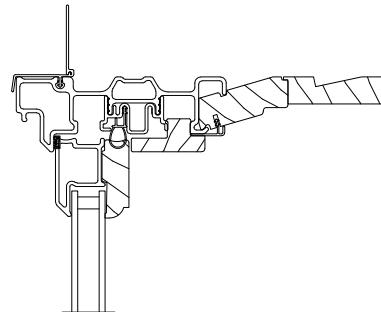
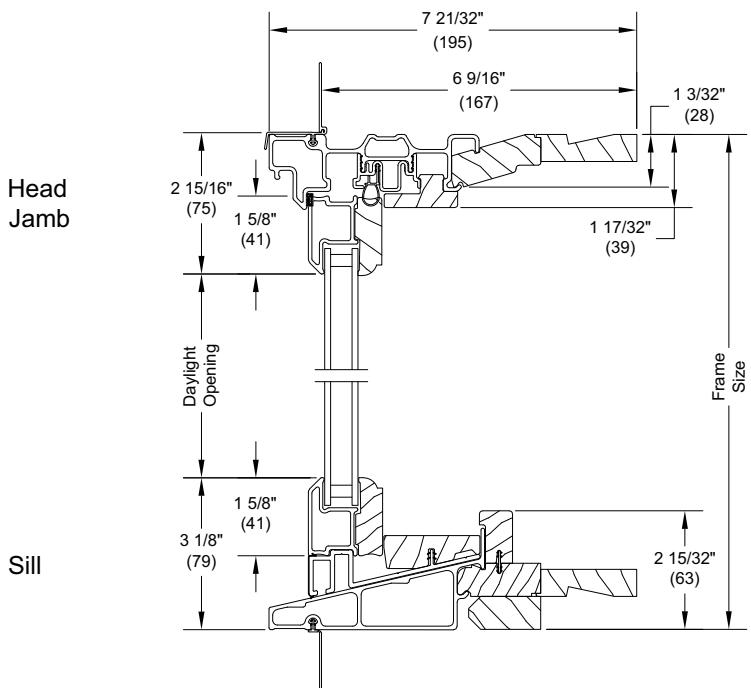
Section Details: Double Hung Picture/Transom (4 9/16" Jambs)

Scale: 3" = 1' 0"


 Head Jamb
Interior Painted
Units Only

 High
Performance
Sill

 Jamb
Interior Painted
Units Only

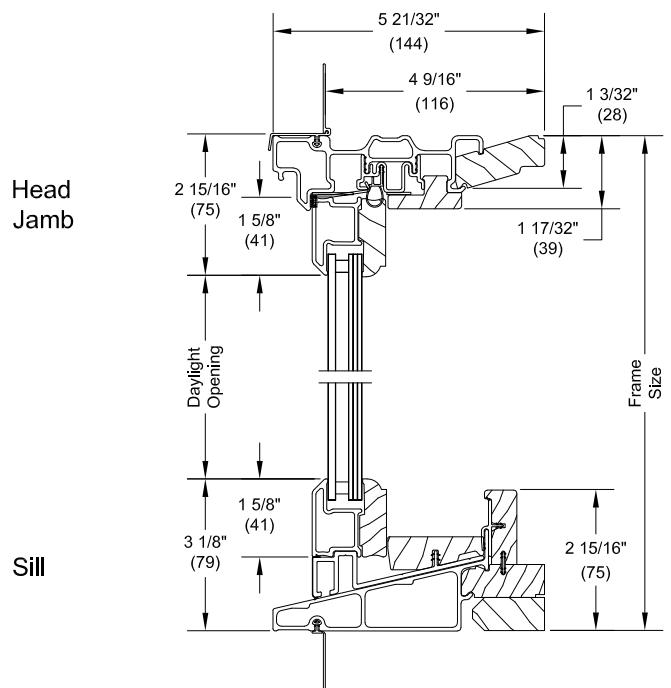
Section Details: Double Hung Picture/Transom (6 9/16" Jambs)

Scale: 3" = 1' 0"

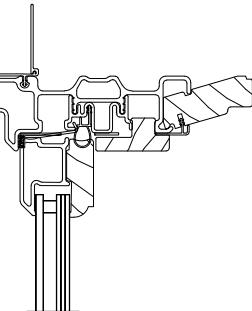


Section Details: Double Hung Picture/Transom (4 9/16" Jambs) - IZ3

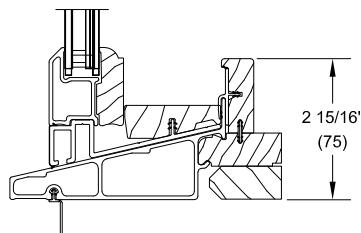
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Sill

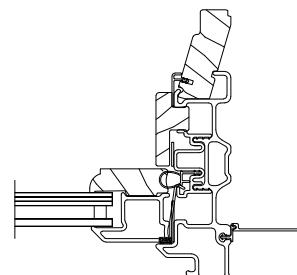
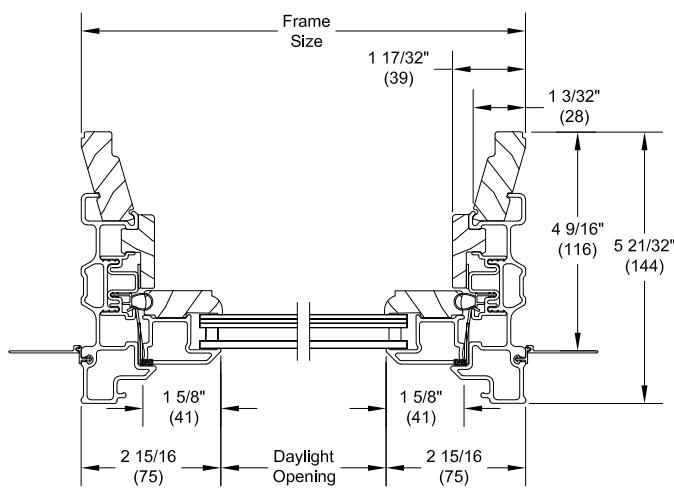


Head Jamb
Interior Painted
Units Only



High
Performance
Sill

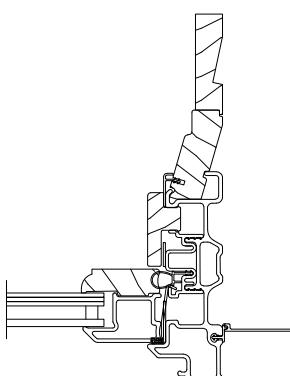
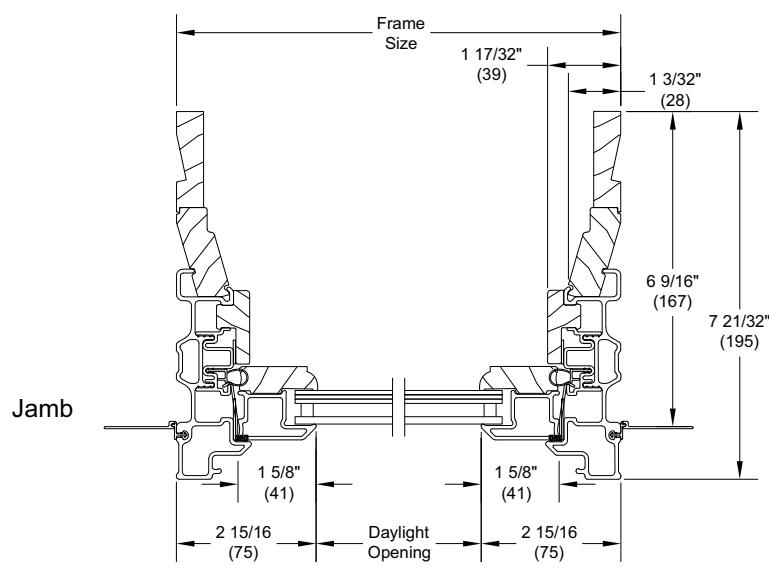
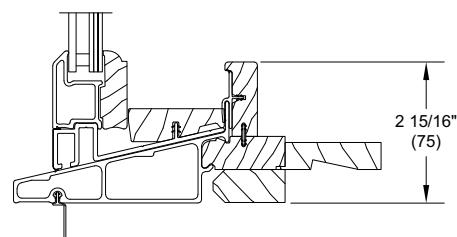
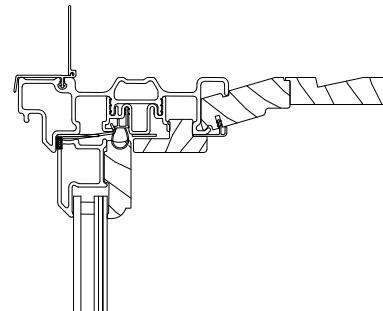
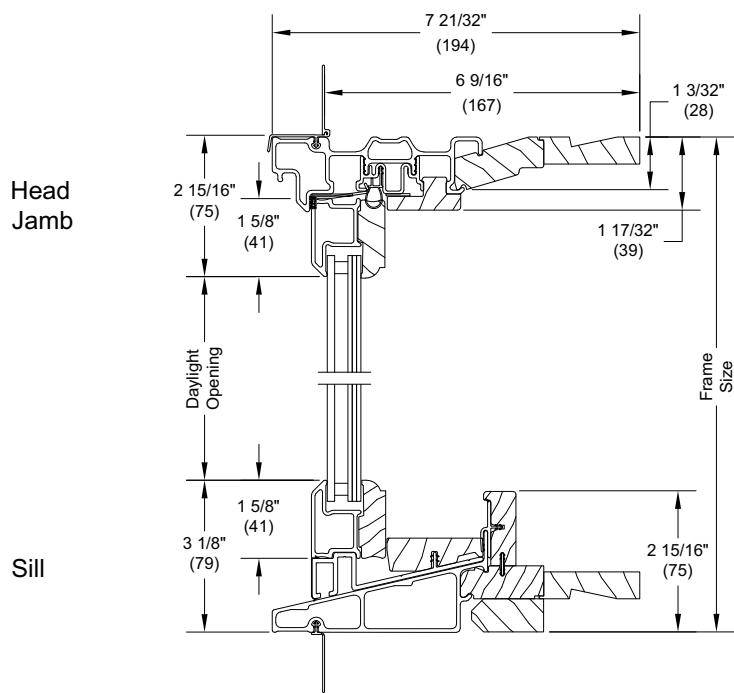
Jamb



Jamb
Interior Painted
Units Only

Section Details: Double Hung Picture/Transom (6 9/16" Jambs) - IZ3

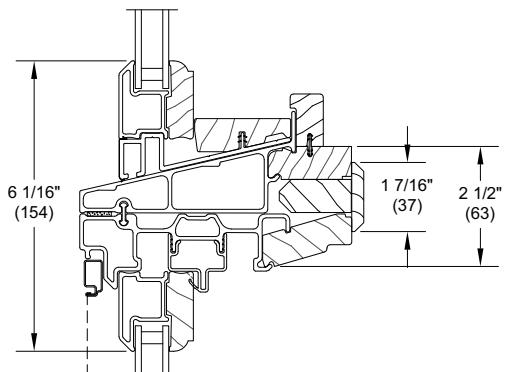
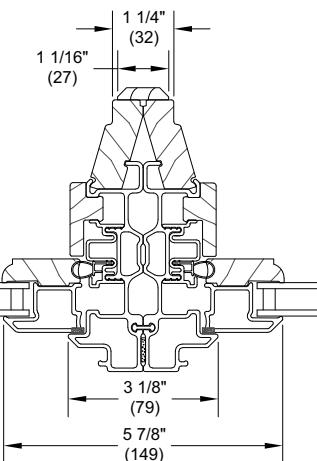
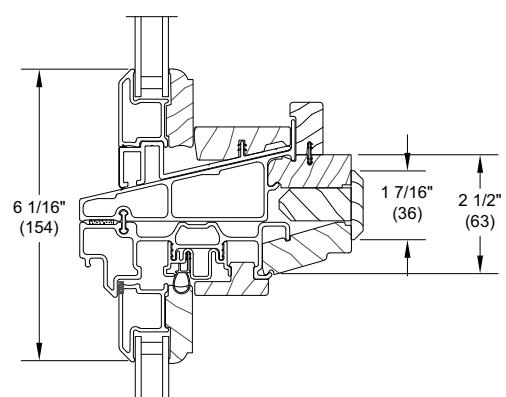
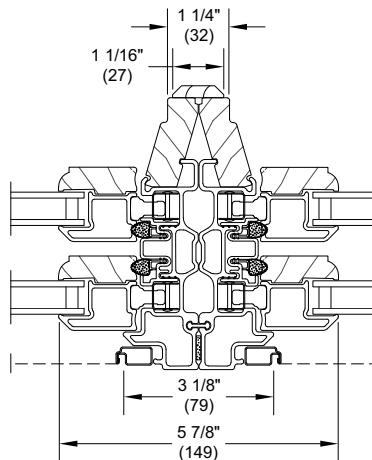
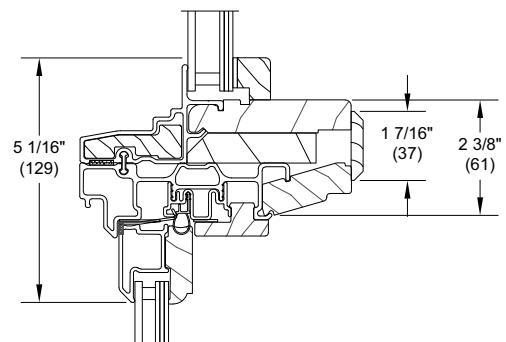
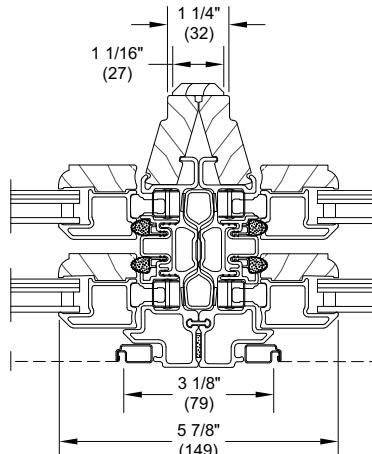
Scale: 3" = 1' 0"



NOTE: Units shown do not have Interior Jamb Caps.

Section Details: Mullions (Frame-to-Frame) - Double Hung

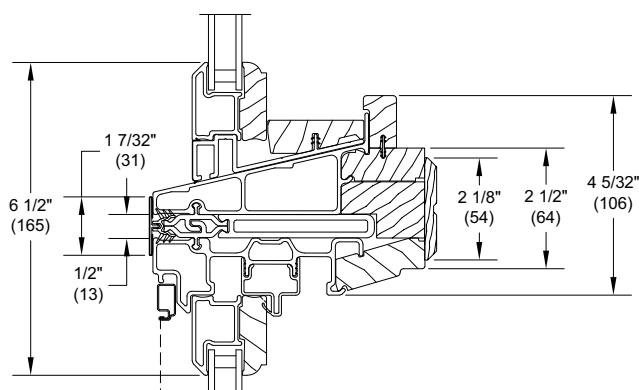
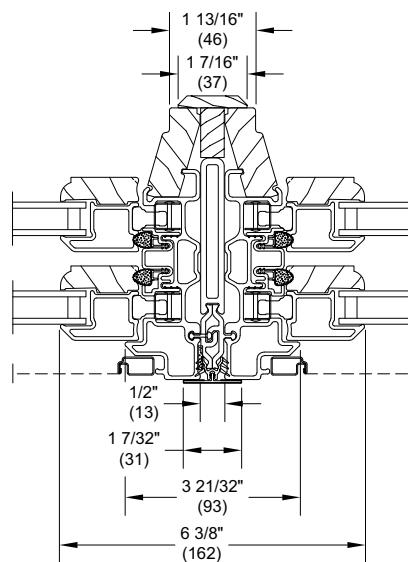
Scale: 3" = 1' 0"


 Horizontal Transom
Over Operating Unit

 Vertical Picture Unit
2 Wide

 HORIZONTAL TRANSOM
OVER PICTURE UNIT

 Vertical Double Hung Units
2 Wide

 HORIZONTAL DG TRANSOM
OVER PICTURE UNIT - IMPACT

 Vertical Double Hung Units
2 Wide - Impact

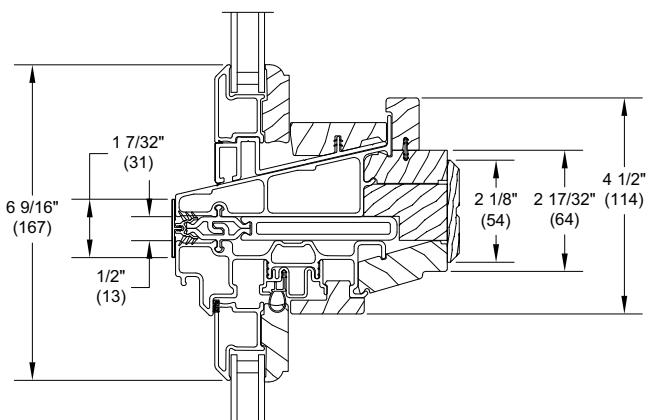
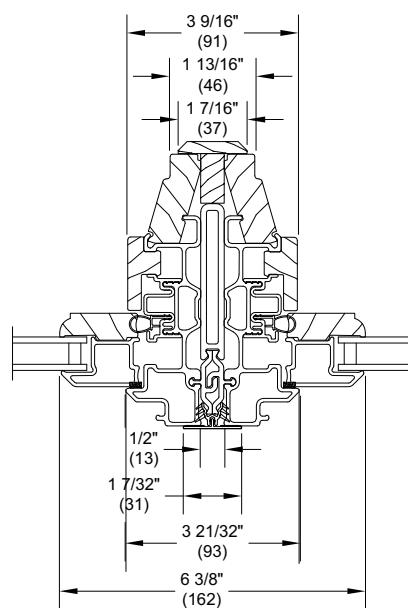

NOTE: IZ3 logo represents units that are certified for IZ3 glazing with a wind zone 3
Units shown do not have Interior Jamb Caps.

Section Details: Mullions (1/2" MRF) - Double Hung

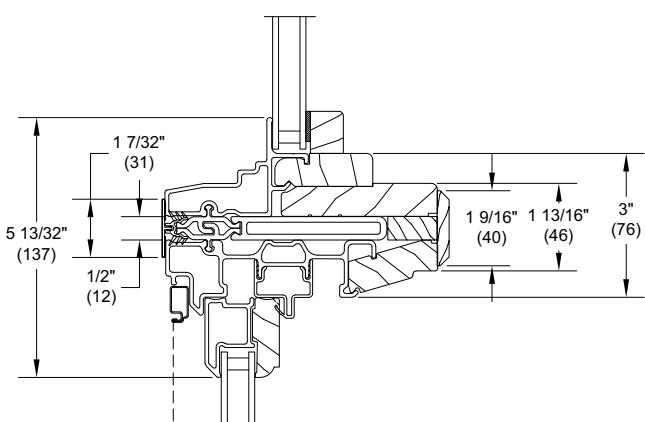
Scale: 3" = 1' 0"


 Horizontal Transom
Over Operating Unit


Vertical Double Hung Units 2 Wide


 Horizontal Transom
Over Picture Unit


Vertical Picture Unit 2 Wide


 Horizontal DG Polygon Transom
Over Operating Unit

NOTE: Units shown do not have Interior Jamb Caps.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

62075 - 25-125

Contributing

September 10, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
55 Constitution Street	14	96

Applicant	Applicant Phone	Applicant Email
John Dudley	508-545-1200	

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:

Install new door with proper flashing, sealants and insulation where needed. Dispose of old door. Quantity-(1)
--

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00434
HISTORIC NAME:	Sparks, Joseph, House
ARCH. STYLE:	Colonial/Early Vic.
ORIGINAL CONSTRUCTION DATE (est.):	1790 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches) Vinyl 6/6 replacement windows. Transom removed (or covered) above front door.

<u>John Dudley</u>
Applicant's Digital Signature
Date: September 10, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 55 CONSTITUTION ST ACRES: 0.212 PARCEL ID: 014-0097-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: 221 HOPE LLC CO - OWNER: MAILING ADDRESS: 67 CONSTITUTION ST		BUILDING STYLE: 3 Family UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Asbestos ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 892		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Wall Furnace FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 2
SALE DATE: 7/14/2023 BOOK & PAGE: 2217-100 SALE PRICE: 600,000 SALE DESCRIPTION: Private Sale SELLER: AG ENTERPRISES, INC.		# OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 3258 FINISHED BUILDING AREA: 1967 BASEMENT AREA: 888 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$262,600 YARD: \$0 BUILDING: \$243,400 TOTAL: \$506,000		
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-126

September 10, 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
1237 HOPE ST , BRISTOL, RI, 02809	061-0034-000

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

Property Owner (If Different from Applicant)	Owner Mailing Address

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

Contractor	Contractor Phone Number	Contractor Email

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

Description of proposed work:
Change approved crawl space to full basement with bulkhead access.

Property History

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

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

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

Jonathan O'Donnell
 Applicant's Digital Signature



CAI Property Card

Town of Bristol, RI

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

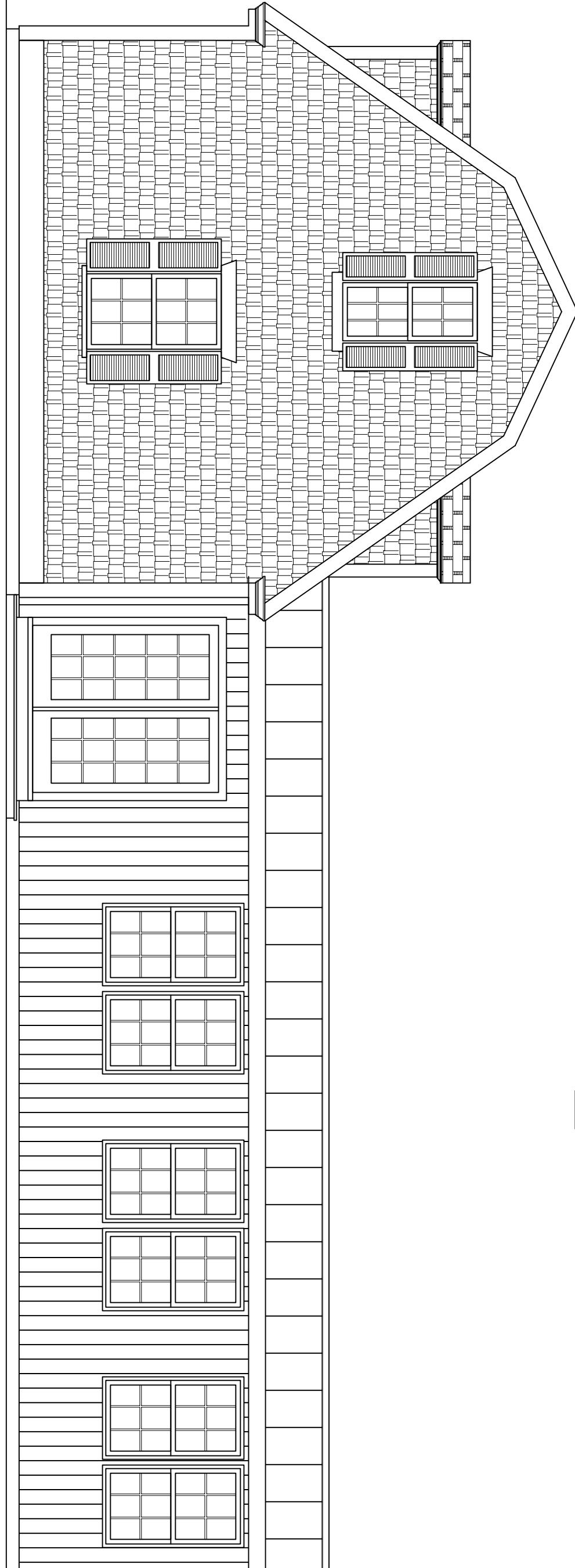
CAI Technologies

www.cai-tech.com

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

PROPOSED EAST ELEVATION

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



70

thus far, urban planning controls may not be the best way to combat sprawl. On the contrary, sprawl is a symptom of a broader problem, one that requires a more comprehensive solution.

• **Comprehensive land-use planning** is the dimension of sprawl that requires the most attention. It is a process that must be carried out in a coordinated, integrated, and participatory manner. It must be based on a clear understanding of the local context, including the physical, social, and economic characteristics of the area. It must also take into account the needs and aspirations of all stakeholders, including residents, businesses, and government agencies. The goal of such planning is to create a balanced and sustainable development pattern that respects the environment and promotes social equity.

• **Community-based approaches** are another way to combat sprawl. These approaches involve local communities in the planning and implementation process. They can help to ensure that the needs and concerns of residents are taken into account, and that the resulting development is more responsive to the local context. Community-based approaches can also help to build social capital and strengthen local institutions.

• **Policy changes** are also important in combating sprawl. This may involve changes in zoning laws, tax policies, and transportation infrastructure. It may also involve changes in the way that government agencies are structured and operated. The goal of such changes is to create a more efficient and effective way to manage land use and development.

• **Education and awareness** are also important in combating sprawl. This may involve educating the public about the impacts of sprawl, and the benefits of alternative development patterns. It may also involve educating government officials and other stakeholders about the need for comprehensive land-use planning and community-based approaches.

Children must be involved in planning for a healthy and sustainable future. We must ensure that our communities continue to be vibrant and sustainable for generations to come.

		DRAWING:	
		PROPOSED	
		EAST	ELEVATION
		REVISIONS	
SCALE:	AS NOTED		
DATE:	7/22/2025		
SHEET NO. 1 OF X			

O'DO
DESIGN S

hannell
SERVICES

PROJECT

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

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

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

The image displays two architectural elevation drawings of a building, side-by-side. The left elevation shows a brick facade with a grid pattern of vertical and horizontal lines. It features a central entrance with a double door, flanked by two windows with horizontal bars. Above the entrance is a large rectangular opening. The right elevation shows a similar brick facade but with a distinct woven or basketweave pattern. It also features a central entrance with a double door, flanked by two windows with horizontal bars. Above the entrance is a large rectangular opening. Both drawings are detailed with lines representing windows, doors, and other architectural features.

71

BY:
JONATHAN ODONNELL

DRAWING:
PROPOSED
SOUTH
ELEVATION
REVISIONS

O'DO
DESIGN S

O'Donnell DESIGN SERVICES

(401)855-0878
josed5@yahoo.com

PROJECT

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809

A compass rose icon with a vertical line pointing down labeled 'N'.

Architectural floor plan of a house with the following dimensions and features:

- Overall Dimensions:** The main rectangular area is 30'-7 3/4" wide by 20'-6 1/4" deep.
- Rooms and Features:**
 - Living Room:** 18'-10 3/8" wide by 16'-6" deep.
 - Dining Room:** 16'-1 3/4" wide by 7'-9 1/4" deep.
 - Kitchen:** 16'-1 3/4" wide by 7'-9 1/4" deep, featuring a sink, stove, and refrigerator.
 - Bathroom:** 4'-3 1/2" wide by 4'-3 3/4" deep.
 - Staircase:** Located in the center, leading to an upper level.
 - Upper Level:** Includes a room labeled 'D' and a room labeled 'W'.
 - Central Hall:** 3'-11 3/4" wide by 4'-8" deep, containing a coat closet.
 - Upper Cabinets:** Located in the kitchen area.
 - Table and Chairs:** A dining table and four chairs are shown in the dining room.
 - Refrigerator:** Located in the kitchen.
 - Lighting:** Several light fixtures are indicated throughout the plan.
 - Plumbing:** A toilet and a bathtub with a shower are shown in the bathroom.
 - Storage:** A large closet is shown in the central hall, and a small closet is shown in the bathroom.
 - Doors:** Multiple doors are shown throughout the plan.
 - Windows:** Several windows are shown in the living room, dining room, and kitchen.
 - Stairs:** A staircase is located in the central hall, leading to the upper level.
 - Overall Depth:** The total depth of the house is 29'-10 1/4".
- Orientation:** The plan includes a north arrow in the top right corner.

PROPOSED 1ST LEVEL PLAN

0.6

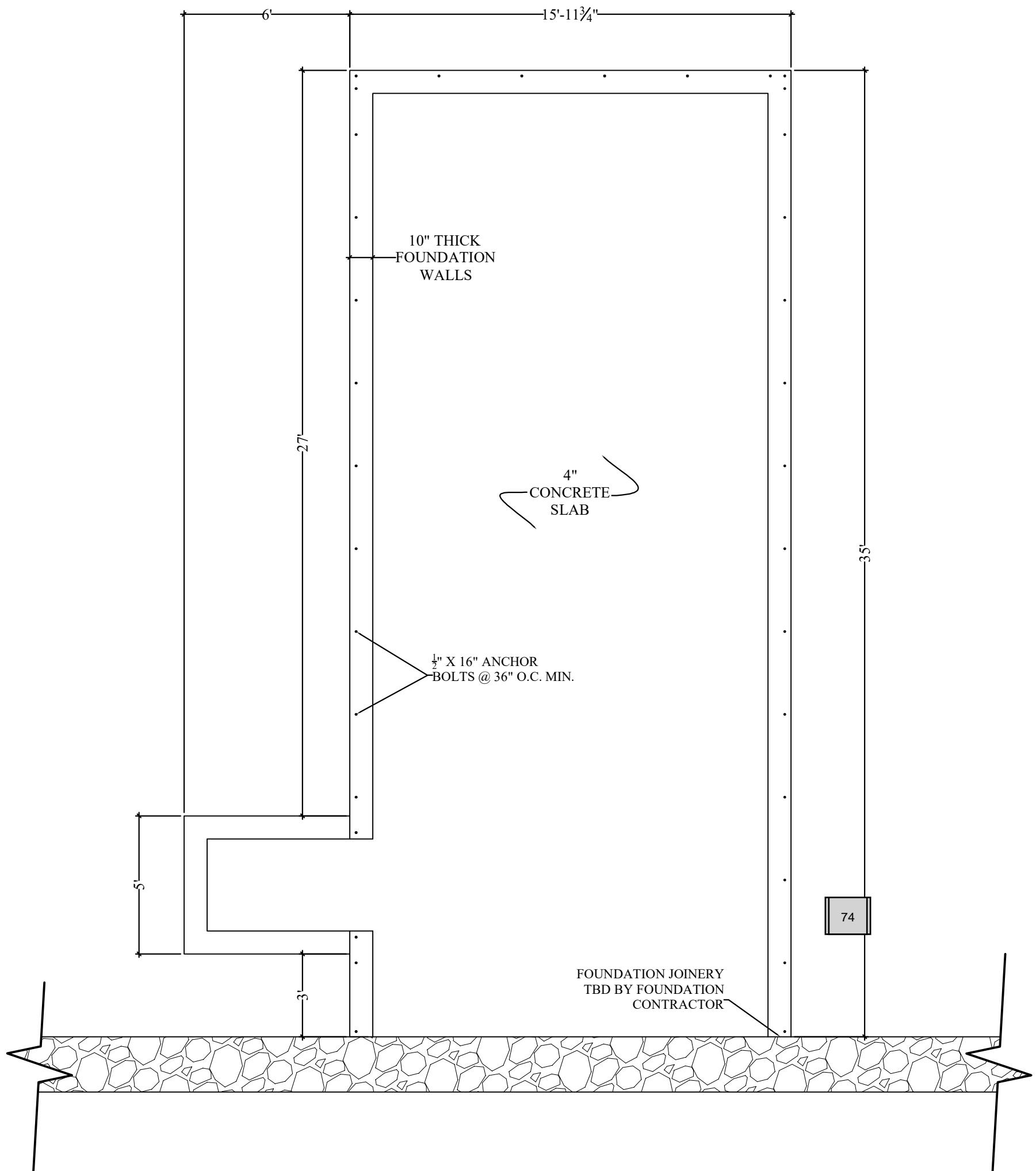
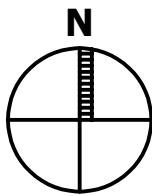
O'Donnell

DESIGN SERVICES

(401)855-0878

PROJECT

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809



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

BY:
JONATHAN O'DONNELL
DRAWING:
PROPOSED
FOUNDATION
PLAN
REVISIONS

Project Name: *[Redacted]*
Customer Name: *[Redacted]*
Comments: *[Redacted]*
1. Contractor must verify all dimensions prior to proceeding with construction. It is the responsibility of the contractor to perform the following tasks:
2. Verify dimensions of proposed site and grade. If grade is not correct, contractor must advise customer to correct the site.
3. Prior to foundation backfill, verify all rebar is correct and foundation is plumb.
4. The contractor is responsible for all backfilling and backfilling must be done in accordance with the RI Dept. of Environmental Management's "Soil Backfilling and Foundation Construction" guidelines.
5. The contractor is responsible for all backfilling and backfilling must be done in accordance with the RI Dept. of Environmental Management's "Soil Backfilling and Foundation Construction" guidelines.
Customer must be present in during any in-situ soil notifications or site visits. If contractor is not available, contact the customer directly.

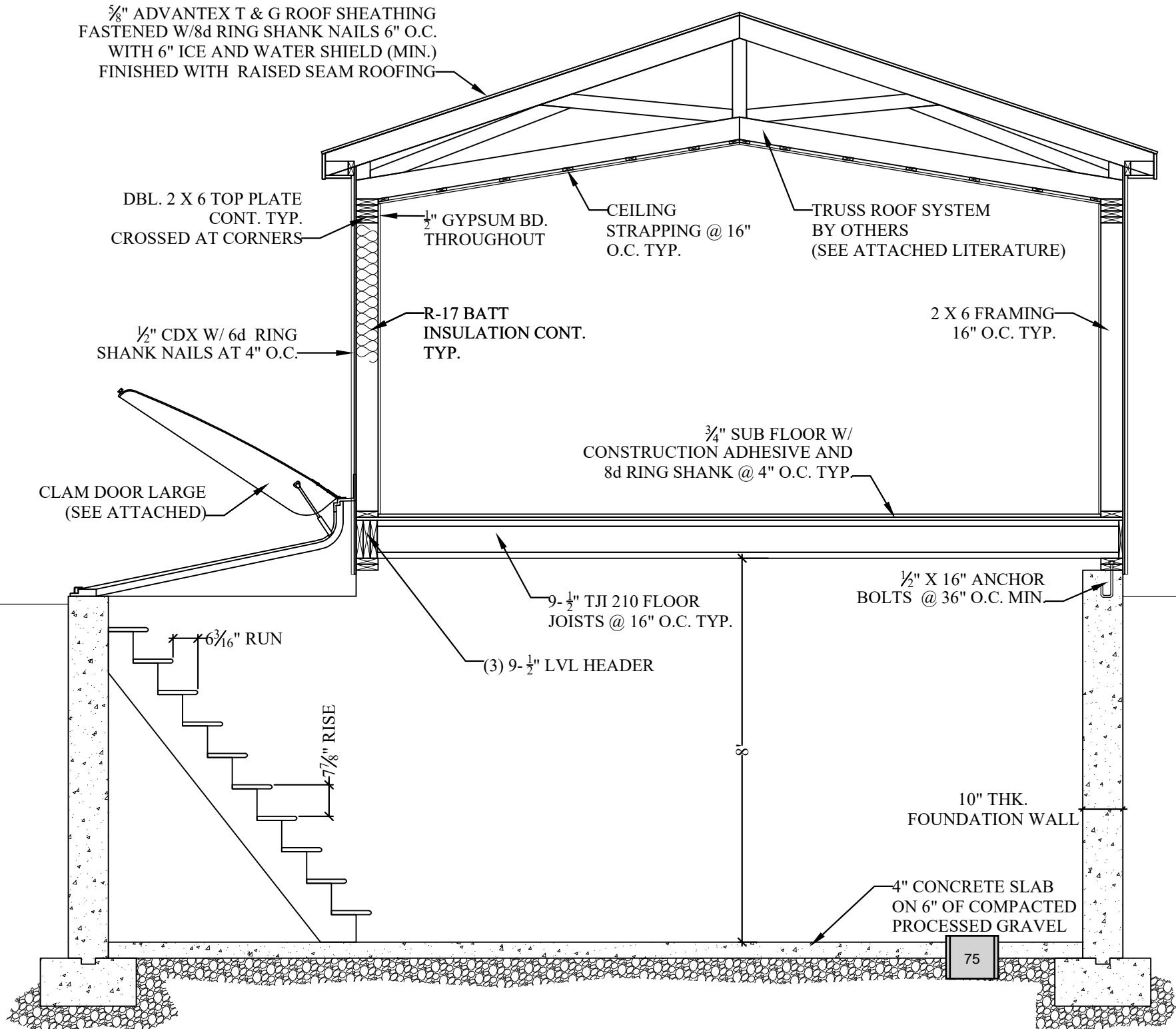
O'Donnell
DESIGN SERVICES
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Comments:
Customer Name: *[Redacted]*
Comments: *[Redacted]*
Comments: *[Redacted]*

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809



PROPOSED SECTION
SCALE: $\frac{1}{8}$ " = 1'-0"

REVISIONS
DRAWING:
SCALE:
DATE:
SHEET NO.

AS NOTED
7/22/2025
1 OF X

JONATHAN O'DONNELL
PROPOSED SECTION

BY:
JONATHAN O'DONNELL

Customer must be contacted in writing for any modifications
or changes to this drawing. If changes are made, contact the
original designer or architect, contact the original designer
or architect.

Project Name: *Customer must be contacted in writing for any modifications or changes to this drawing. If changes are made, contact the original designer or architect, contact the original designer or architect.*
1. Construction must be done in accordance with the proposed design.
2. Construction must be done in accordance with the proposed design.
3. Permit applications must be submitted in accordance with the proposed design.
4. The proposed design is to be used for all construction activities.
5. The proposed design is to be used for all construction activities.
6. The proposed design is to be used for all construction activities.

O'Donnell
DESIGN SERVICES

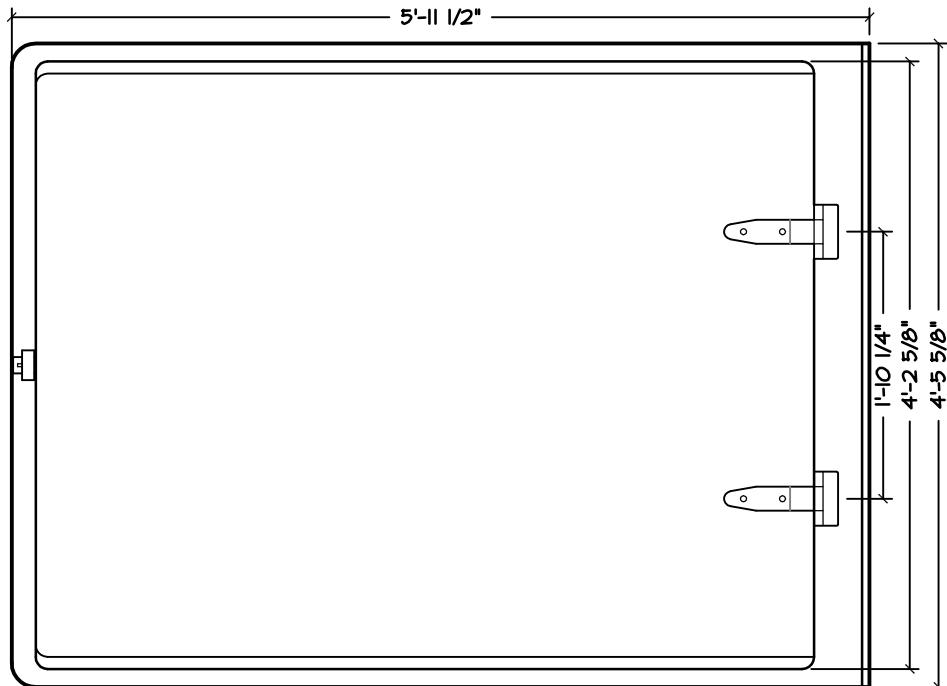
JONATHAN O'DONNELL
42 DUDLEY AVE.
NEWPORT, RI 02840

(401)855-0878
jonod5@yahoo.com

Customer Name: *Customer must be contacted in writing for any modifications or changes to this drawing. If changes are made, contact the original designer or architect, contact the original designer or architect.*
Architect's Name: *Customer must be contacted in writing for any modifications or changes to this drawing. If changes are made, contact the original designer or architect, contact the original designer or architect.*

PROJECT:

DAVID MANOCCHIO
1237 HOPE ST.
BRISTOL, RI 02809



Large Clamdoor Overall Dimensions:

4'-5 5/8" wide

5'-11 1/2" long

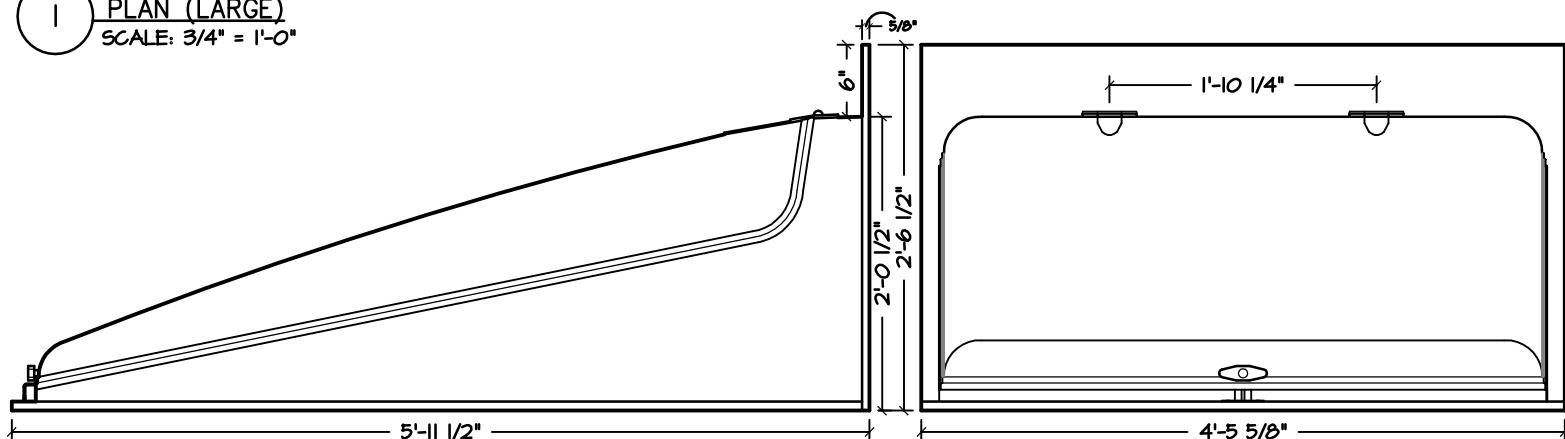
2'-0 1/2" tall (without flange)

* fits typical 8" thick concrete foundation bulkhead
(equal to Bilco Size C steel bulkhead)

See www.CLAMDOOR.com for installation instructions & video,
additional details and required materials.

1 PLAN (LARGE)

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

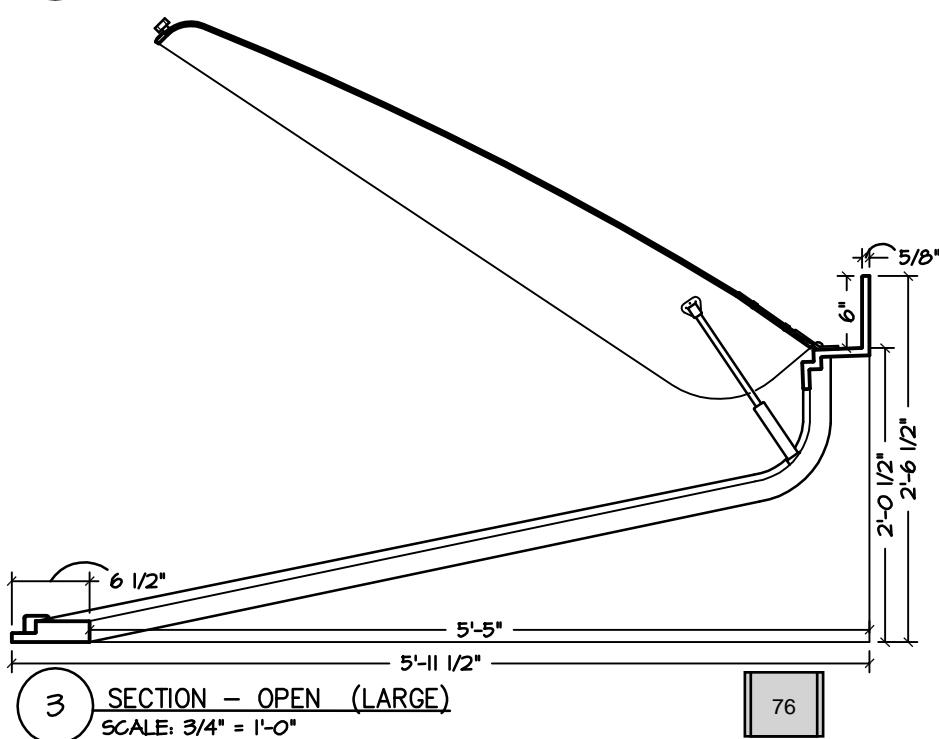


2 SIDE ELEVATION (LARGE)

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

4 FRONT ELEVATION (LARGE)

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



3 SECTION - OPEN (LARGE)

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

AMBARA®

Thermally Modified Siding, Ceiling, Trim, Beams, & Pergolas



THE HIGHER DEGREE OF WOOD™

Ambara® is a proprietary lightweight, low density, and thermally modified West African tropical hardwood. We start with Obeche, which has a long history of use in plywood and veneers. Our proprietary thermal modification process gives our Ambara® a consistent and beautiful caramel color throughout the wood.

AMBARA® - THE PERFECT CEDAR SUBSTITUTE

The thermal modification of the Ambara® not only affects the color of the wood, but also greatly increases the durability and stability of the wood, making it ideal for all climates and extreme outdoor environments. Ambara® can be used for indoor applications, outdoor siding, cladding, and soffit applications because the process of thermal modification increases its durability to the same class as clear all heart Western Red Cedar.

Ambara® hardwood will naturally fade to a silver-gray color when left unfinished. If you desire to maintain the natural amber-brown coloring of the boards, a wood stain with UV blockers should be used prior to installation. To maintain Ambara's® color after installation, maintenance coats of stain should be applied every 2-5 years depending on the level of UV exposure.



TECHNICAL SPECIFICATIONS

Janka Hardness: 285 Lbf

Strength (MOR): 8,820 (psi)

Stiffness (MOE): 970 (1000 psi)

Grade: A & Btr Clear

Density: 320 kg/m³

Color: Consistent caramel brown to amber when thermally modified.

Radial Shrinkage: <1.0%

Tangential Shrinkage: <1.0%

Species: *Triplochiton scleroxylon*

Tree Characteristics: Tall and relatively clear with logs up to 5 feet in diameter.

Geographic Area: Abundant in West Africa, and available with FSC certification from sustainably managed forests.

Texture: Medium

Grain: Separated for Vertical and Mixed Grain

Luster: Medium High

Appearance: Medium to wide ribbon grain similar to quarter sawn Sapele

Durability: Class 2 rated. Ambara™ is in the same class as clear all heart Western Red Cedar.

Finishing: Easily takes oil/water-based stains and paint.



Nova USA Wood Products
3821 24th Ave.
Forest Grove, OR. 97116
(503) 419-6407



www.novausawood.com

@NOVAUSAWOOD



AMBARA®

Thermally Modified Siding, Ceiling, Trim, Beams, & Pergolas



AMBARA® PRODUCT OFFERINGS

Ambara can be milled into common or custom patterns

Ambara® sizes stocked as S4S Blanks and Rough Sawn

4/4 thickness available in 4", 6", 8", 10" and 12" widths

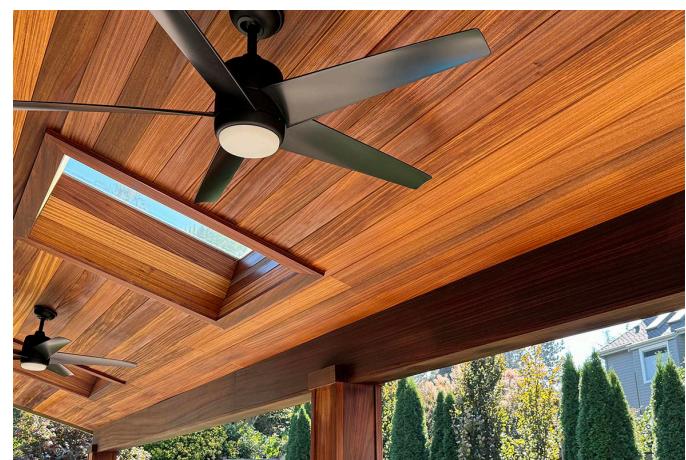
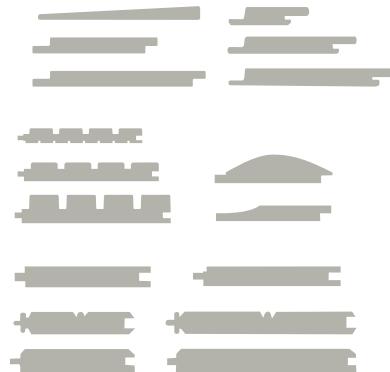
5/4 thickness available in 4", 6", 8", 10" and 12" widths

8/4 thickness available in 4", 6", 8", 10" and 12" widths

Additional dimensions available upon request



COMMON SIDING PROFILES



Nova USA Wood Products
3821 24th Ave.
Forest Grove, OR. 97116
(503) 419-6407



78
www.novausawood.com

@NOVAUSAWOOD



Classic Series Basement Doors



Add the convenience of direct basement access and get the full use of your home with our Classic Series basement door-primer finish. BILCO basement doors allow homeowners to add code-compliant living space or storage areas to their home. Large items such games tables and furniture for finished areas, or pool supplies and patio furniture for storage areas, move easily through the wide opening of a BILCO door. Doors are available with a factory powder coat finish in colors to match the exterior of any home.

[Products](#)[Parts](#)[News](#)[Resources](#)[Description](#) [Videos](#) [Sales Contact](#) [Documents](#) [Education](#)

Classic Series Basement Doors - Size B, C, O, SL

Standard Features and Benefits

- Easy to Operate... Gas Spring lift assistance provides smooth, easy, one-hand operation and prevents the doors from slamming closed.
- Weathertight... The basement door's primer finish sheds water, keeps areaway dry and free of debris. Flanged construction sheds water and prevents binding due to ice and snow.
- Rugged... Heavy gauge steel and sturdy concealed hinges, protected from the weather ensure all-season operation and lasting service.
- Durable... Baked-on Sherwin Williams primer or optional powder coat paint finish in a number of standard colors.
- Secure... Slide bolt lock and internal mounting flanges make your home safe and secure. Optional keyed lock kit available for exterior access.
- Code-Compliant... Satisfies IRC 2021 Building code requirements for emergency egress in finished basement areas.

Optional Powder Coat Paint Finish

The factory applied polyester resin finish provides a durable, weather-resistant coating and eliminates the need to paint your door after installation. This finish is superior to conventional paint and makes the BILCO door durable, attractive and extremely scratch-resistant. The finish is available on Size B, Size C, and in six standard colors (Black, Green, White, Sandstone, Gray, Brick) to compliment any home (see color swatches below). Powder coated basement doors can be supplied with a key lock kit and pre-punched holes for ease of installation (see table below).

Powder Coat Finish Warranty: The powder coat finish carries a one-year warranty against flaking, peeling, or blistering under normal conditions. This warranty excludes damage caused during the product installation process or resulting from falling objects, scratching, abrading, or misuse or abuse of the product in any way.



		Size and Model Numbers				Home Company Contact Us Products Parts News Resources
		B	C	O	SL	
Primer*		SZ BG	SZ CG	SZ OG	SZ SLG	
Powder Coat	White	SZ BGPC1	SZ CGPC1	X	X	
	Sandstone	SZ BGPC2	SZ CGPC2	X	X	
	Gray	SZ BGPC7	SZ CGPC7	X	X	
	Brick	SZ BGPC4	SZ CGPC4	X	X	Contact Us
	Black	SZ BGPC5	SZ CGPC5	X	X	Products
	Green	SZ BGPC6	SZ CGPC6	X	X	
Powder Coat with Keyed Lock Kit	White	SZ BGLPC1	SZ CGLPC1	X	X	Parts
	Sandstone	SZ BGLPC2	SZ CGLPC2	X	X	News
	Gray	SZ BGLPC7	SZ CGLPC7	X	X	
	Brick	SZ BGLPC4	SZ CGLPC4	X	X	Resources
	Black	SZ BGLPC5	SZ CGLPC5	X	X	
	Green	SZ BGLPC6	SZ CGLPC6	X	X	

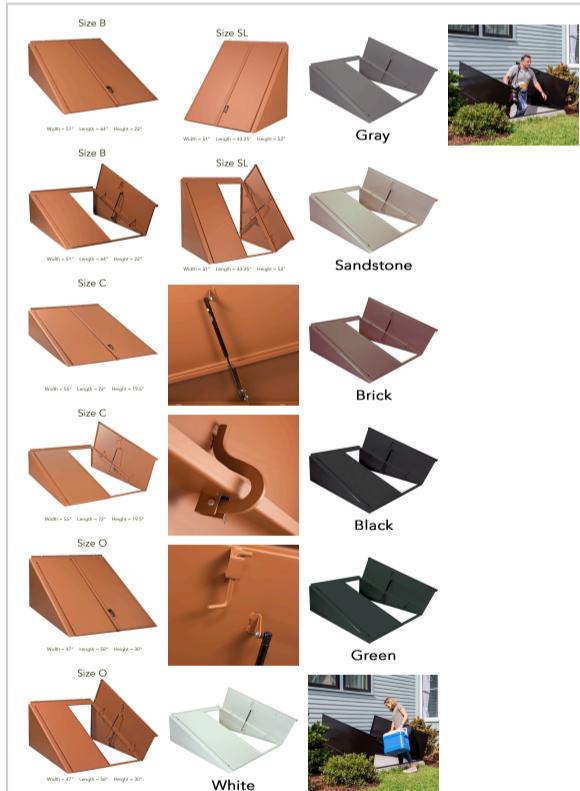
* Doors with a primer finish require a finish coat of paint by the contractor or homeowner

X - Not available

Size your Basement Door

Prior to using our sizing program we ask that you enter your zip code if you are in the US or Canada.

Zip Code :



Size B



Width = 51" Length = 64" Height = 22"

CA Prop 65 Notice



WARNING : The State of California has deemed that this product can cause cancer, birth defects or other harmful effects. For more information, please visit www.p65warnings.ca.gov/

- Access Products
- Fire Safety Products
- Safety & Security Products
- Basement Doors
- Egress Window Wells
- Download Center

Customer Quick Links

- Privacy Policy
- Terms & Conditions
- Return Policy
- My Account
- Contact Us
- Customer Service
- Warranty Registration
- Shopping Cart
- Site Map

[Home](#)[Company](#)[Contact Us](#)[Products](#)[Parts](#)[News](#)[Resources](#)

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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:
<p>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 of the addition will remain the same, with cedar shingle siding to match the original materials of the historic home, as well as Accoya wood trim, painted white to match the existing detailing. The three new windows will be of the Marvin Elevate series, with a wood interior and 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, allowing us to preserve the pieces in that area of the rear facade.</p>

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		BUILDING EXTERIOR
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		BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1830 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shingle ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 864		BUILDING INTERIOR
SALE INFORMATION		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
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
SKETCH		PHOTO

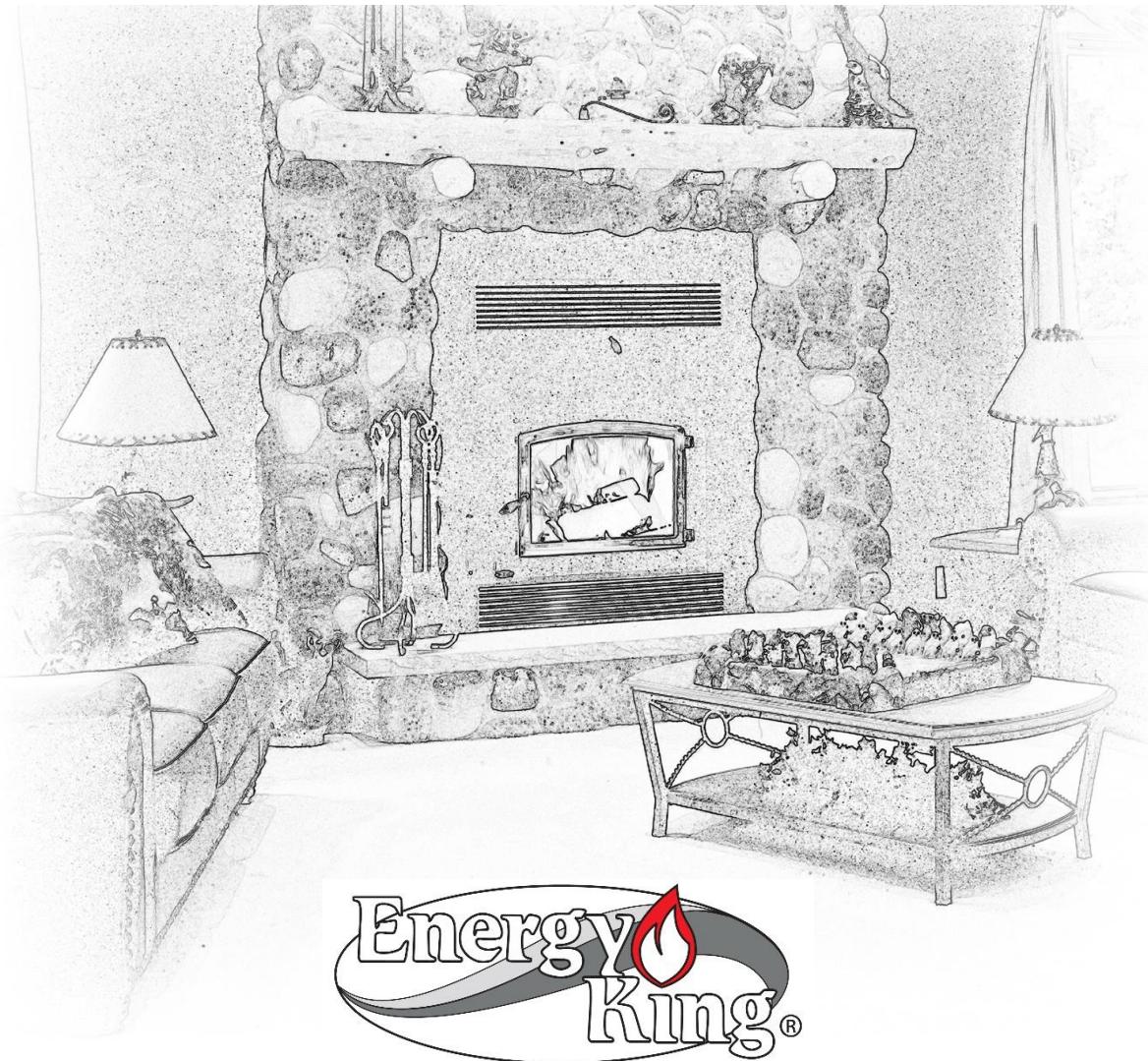


www.cai-tech.com

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

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

Model 2850C

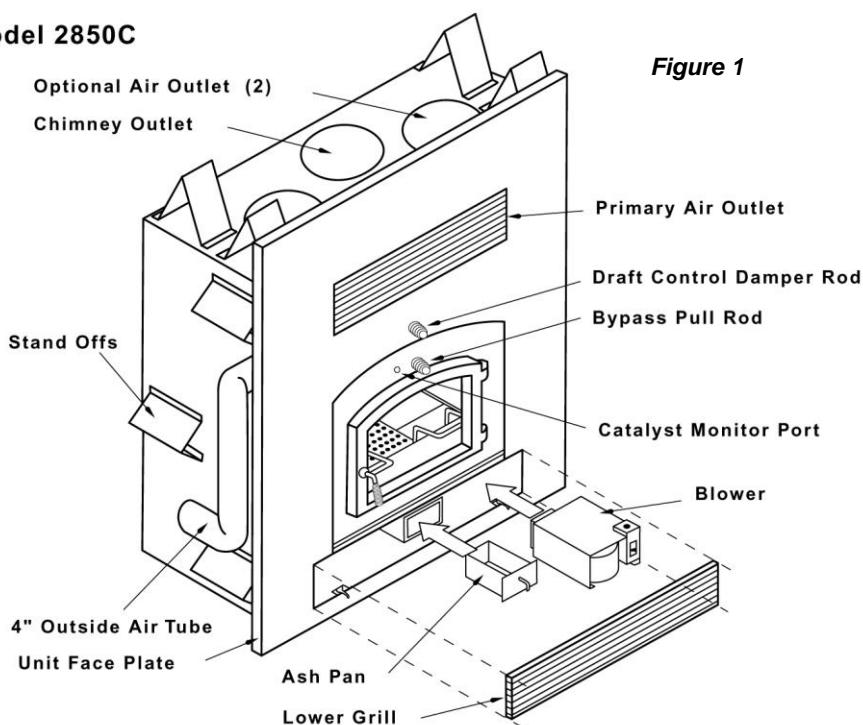


Figure 1

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.

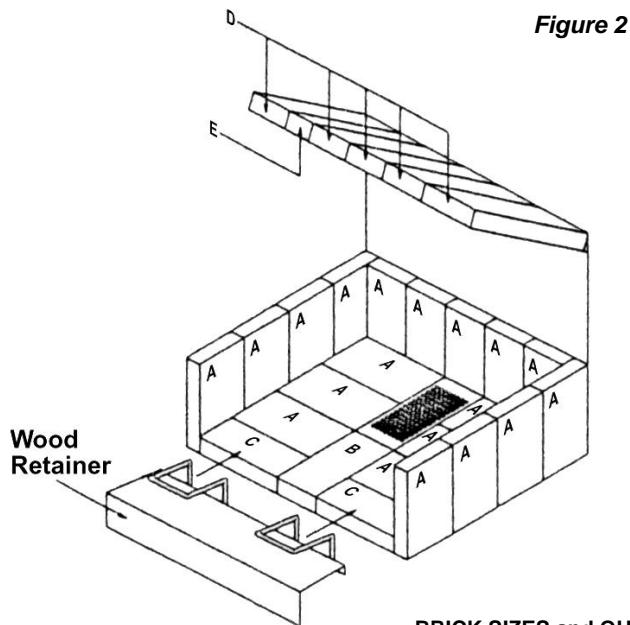


Figure 2

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.

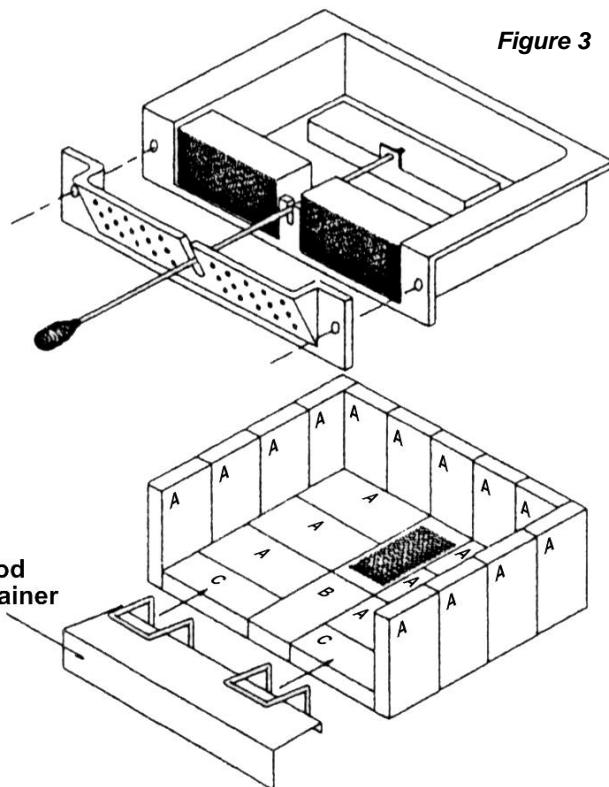


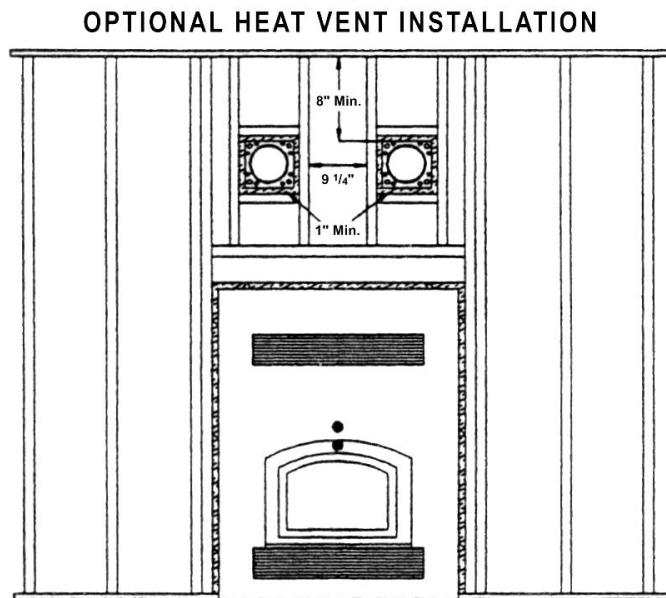
Figure 3

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).

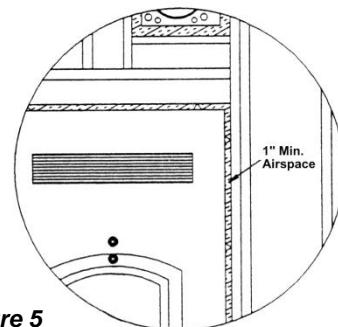


Figure 5

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.

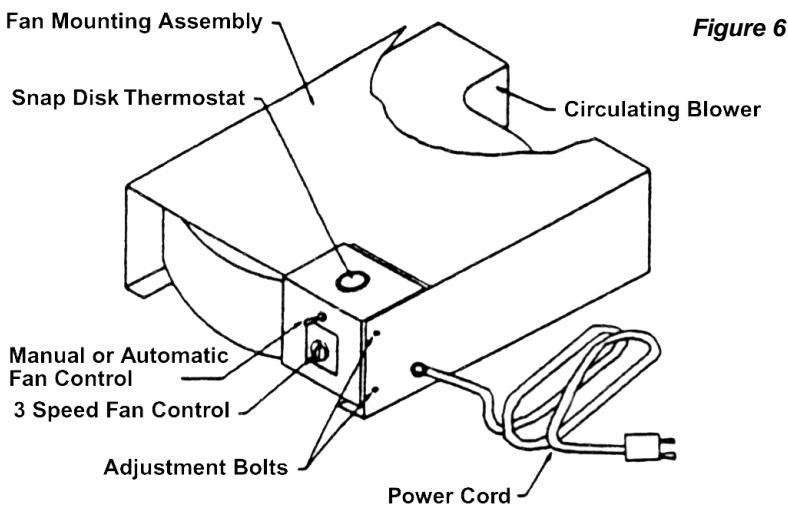


Figure 6

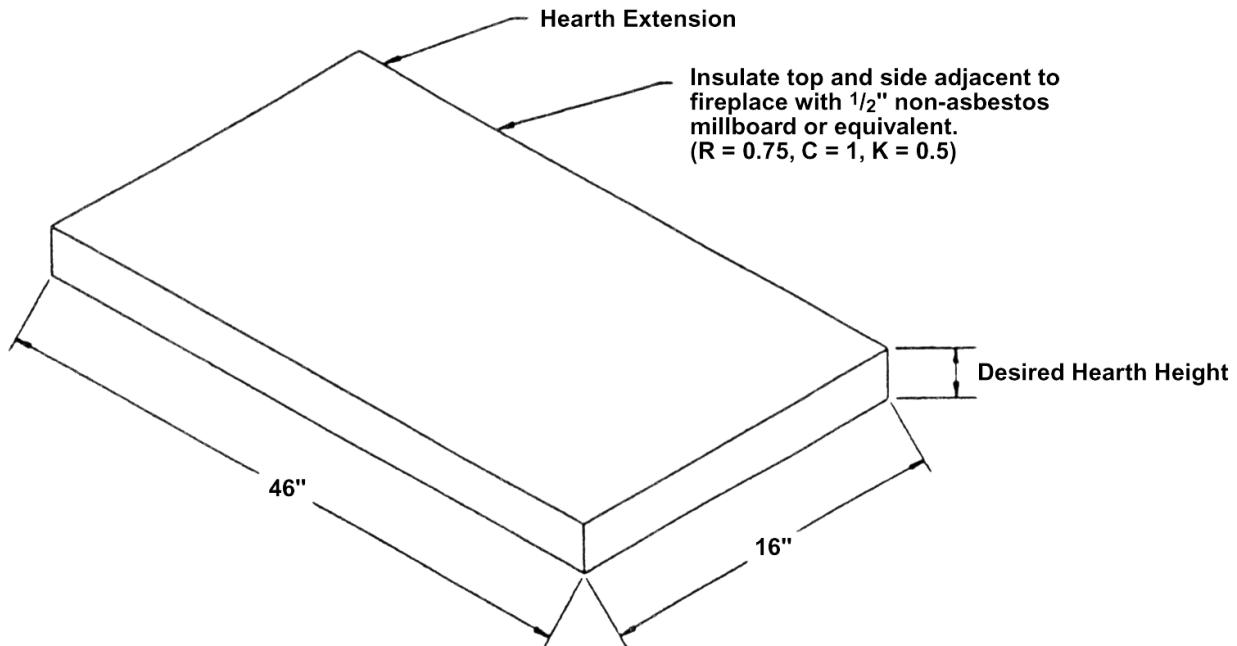
Rating: 120VAC/ 5 AMPS/ 50HZ 1/22 HP Shaded Pole RPM: 1360 - 1200 - 900
Manufacturer ID: Magneter #9471

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 $\frac{1}{2}$ " 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		Specifications	
Unit Base	0"	Unit Height	56 $\frac{1}{4}$ "
Unit Sides	0"	Unit Width	48 $\frac{1}{2}$ "
Unit to Backwall	2"	Unit Depth	26 $\frac{1}{4}$ "
Top Front Framing Member on Edge	0"	Rough Opening	
Unit to Sidewall	0"	Width	49"
Air Outlet Vent to Mantel	11"	Height	57"
Outlet Air Grill To Mantel	11"	Depth	27"
Optional Remote Outlet Grills from Ceiling	8"	Flue Size	6" HT Listed Chimney
Faceplate to Sidewall	2"	Log Length	22"
Duct Boots to Framing Side	1"	Firebox Volume	
Wallboard to Faceplate Edge Perimeter	0"	Model 2800	2.8 Cu. Ft.
		Model 2850C	2.2 Cu. Ft.
		Glass Viewing Area	14" x 20"
		Unit Weight	650 lbs.

Figure 8

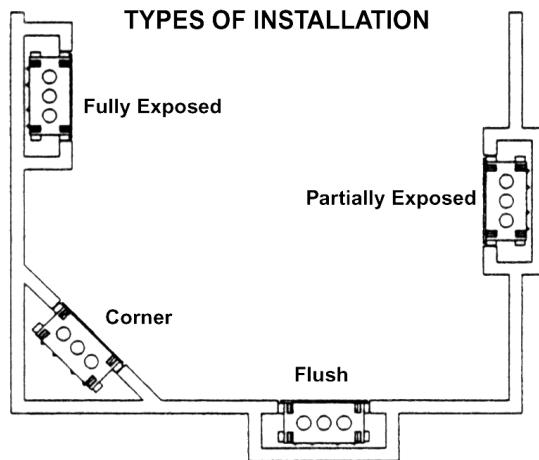
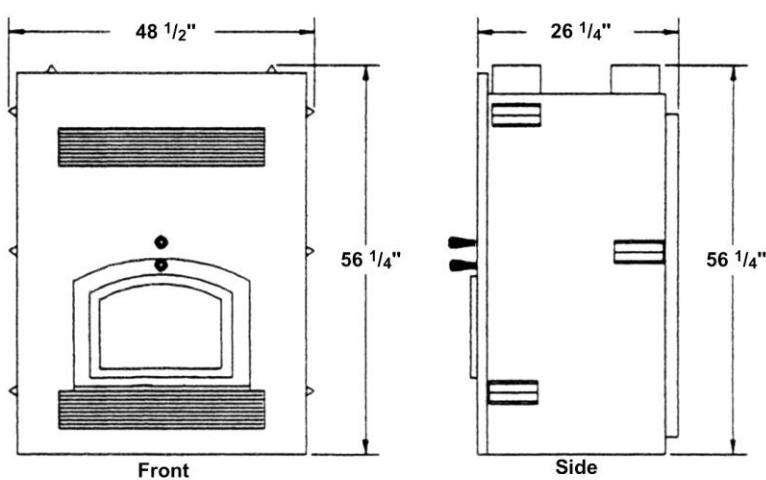
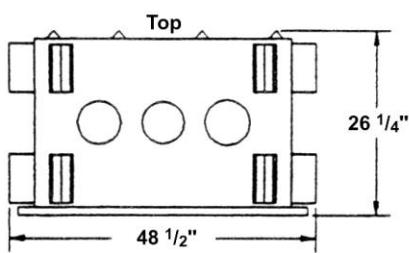


Figure 9



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.

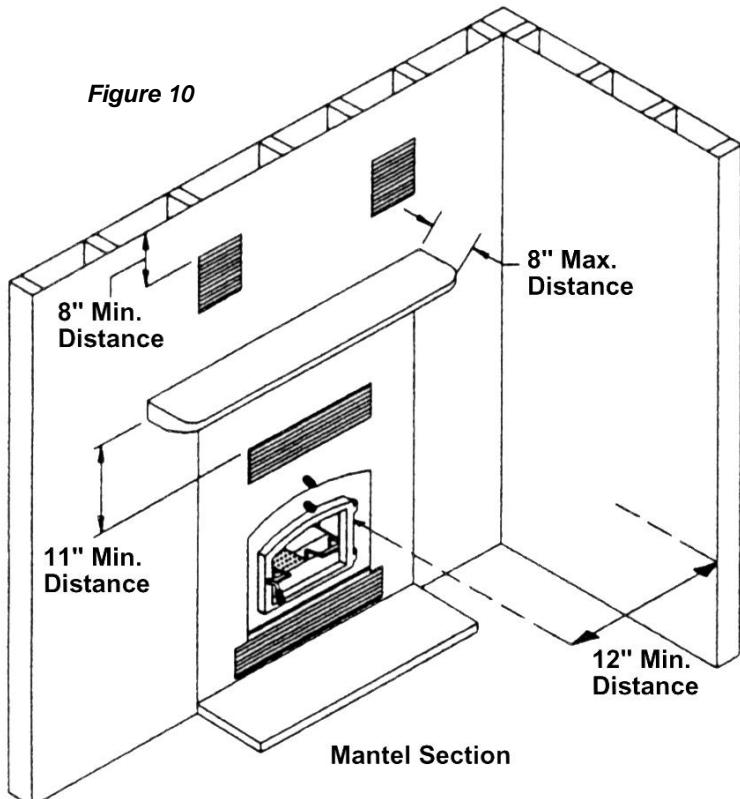
You should consider the position of the floor joists and rafters when locating your fireplace. Proper clearances from doors, windows and electrical panels must be considered.

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).

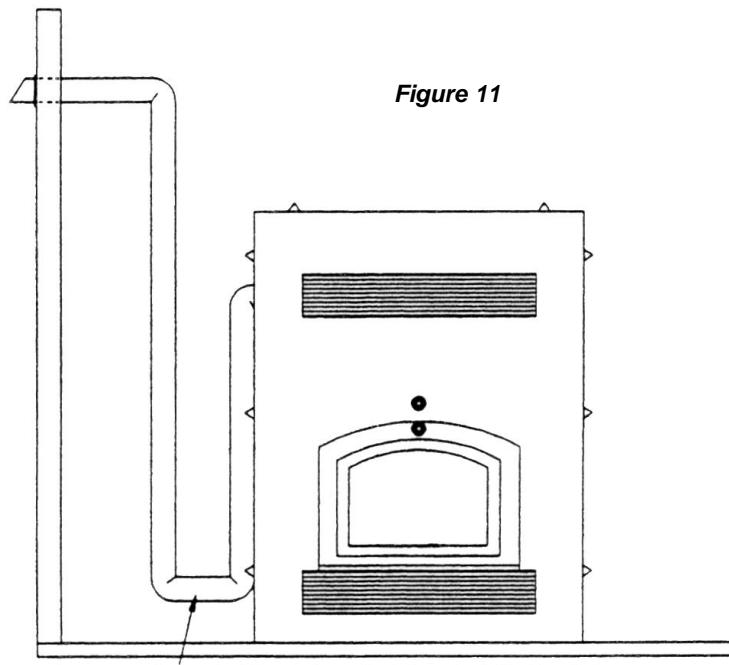
All fuel burning appliances require proper combustion air to operate and to avoid negative air pressure in your home. Negative air pressure will cause safety and operational problems. Outside air is required for your Energy King factory built fireplace and is supplied by a 4" flexible tube located on 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



Mantel Section

Figure 11



Loop is Mandatory for Elevated Air Register

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.*

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 12

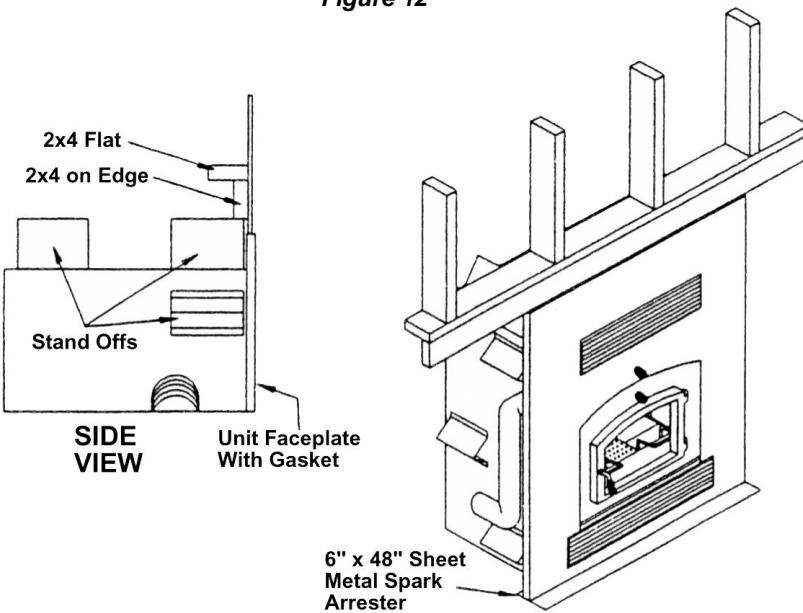
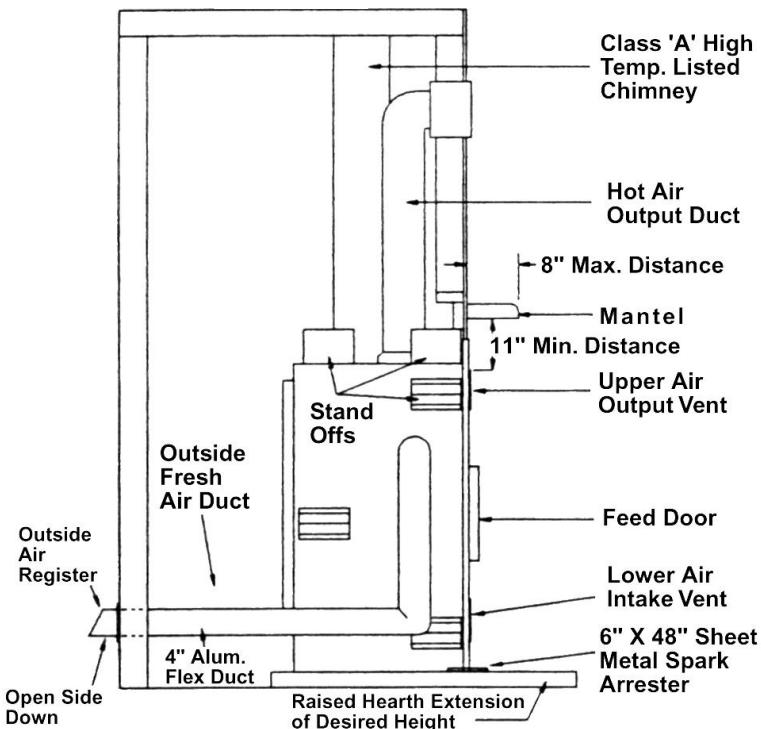


Figure 13

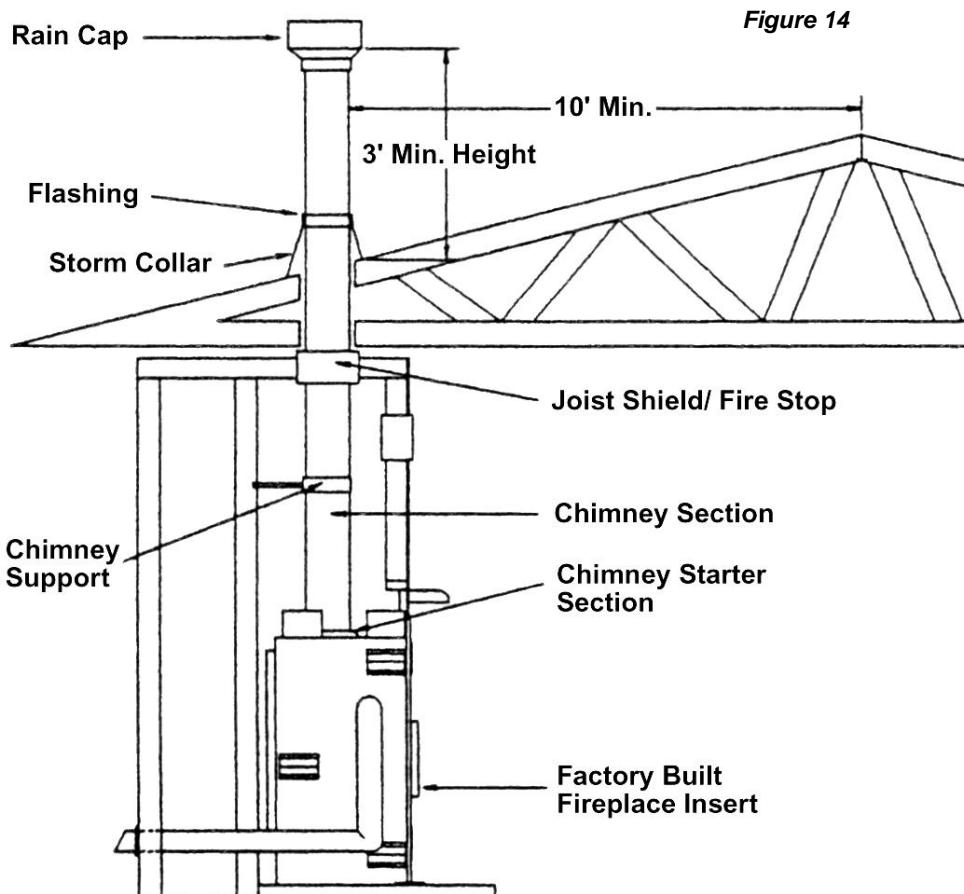


Venting System

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.



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

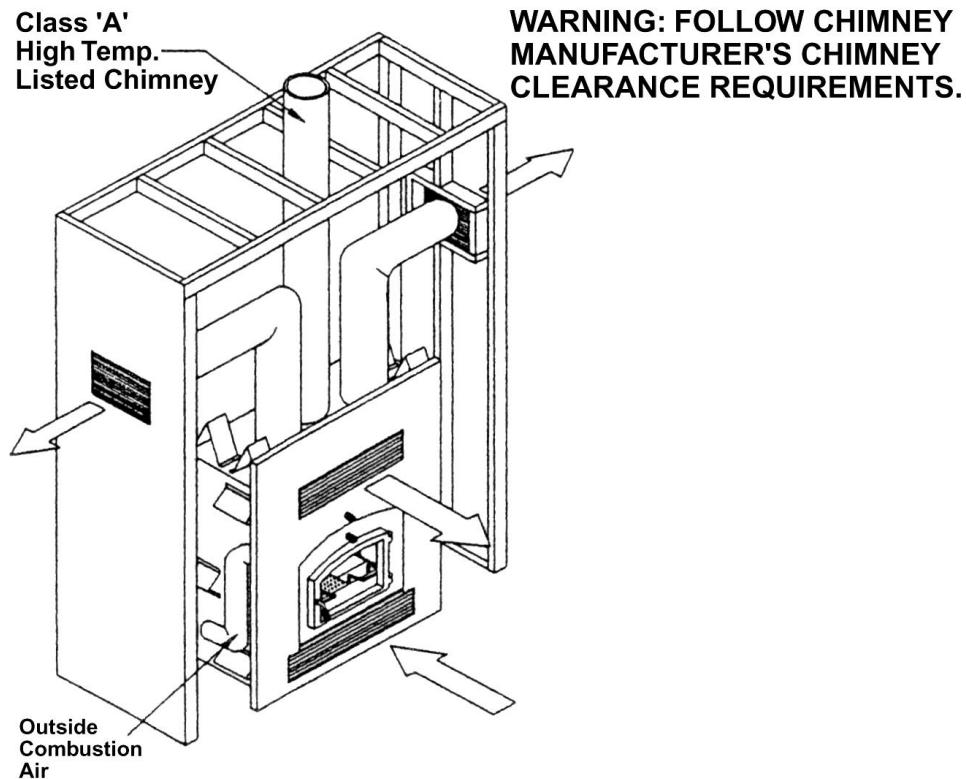
Chimney

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?

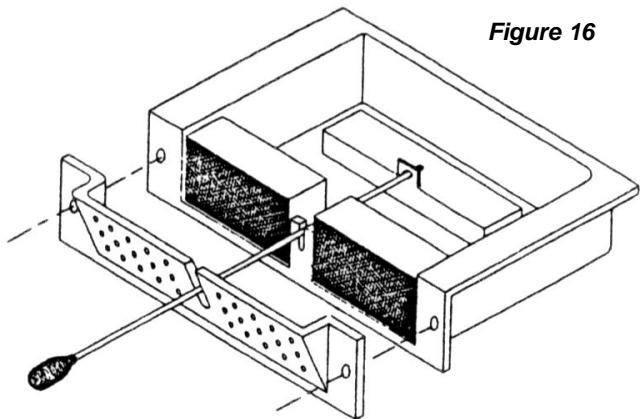
If the answer to any of the above questions is no, the solutions outlined previously may help you to activate your combustor again.

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.

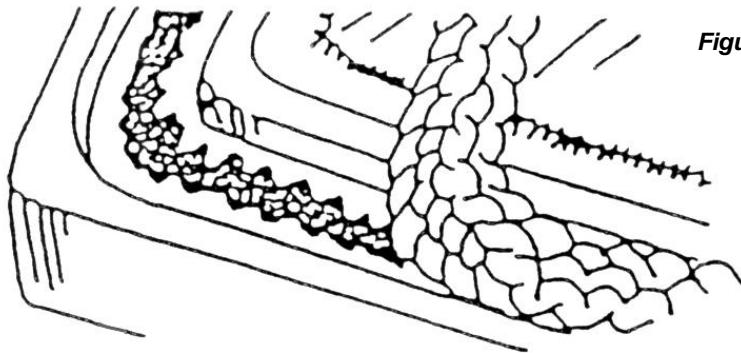


Figure 17

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.

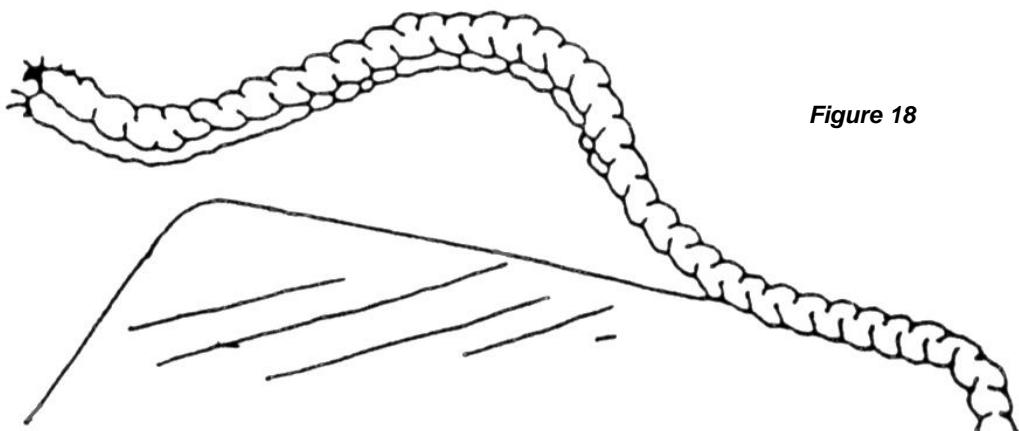


Figure 18

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 airtight, 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.

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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."



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).

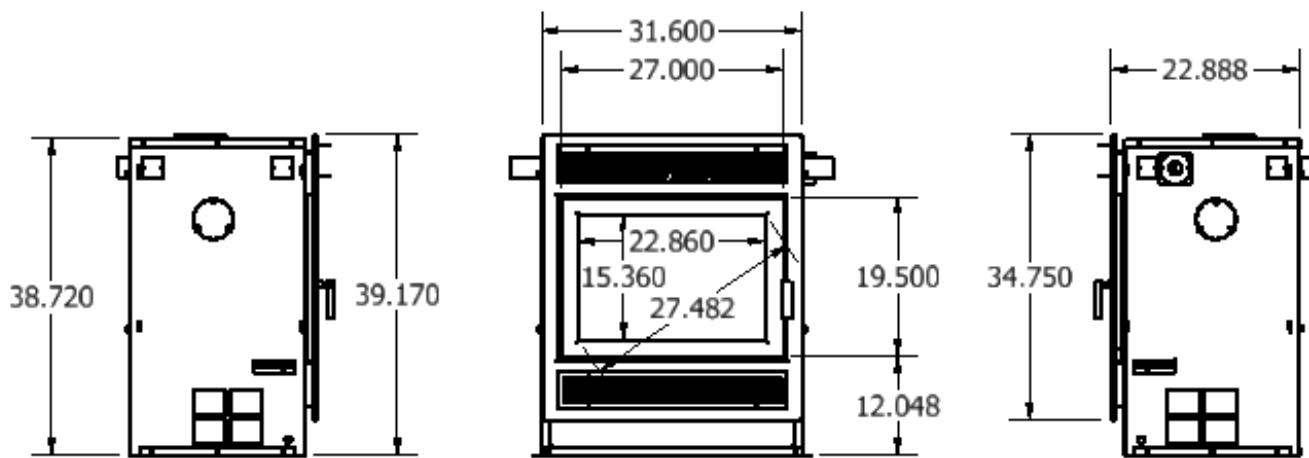
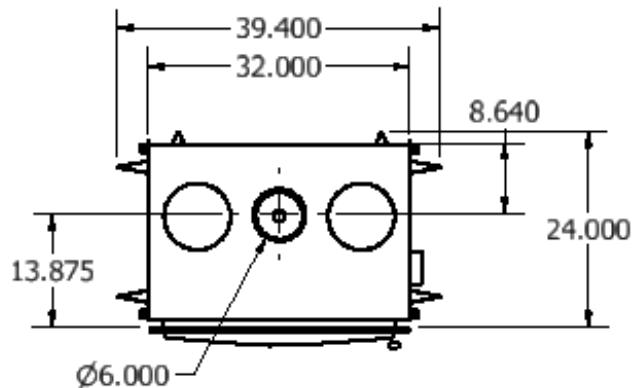
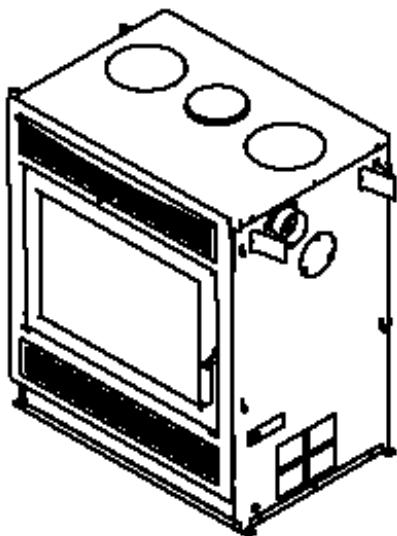


WARRANTY REGISTRATION

Please register your SUPREME product online at <http://www.supremem.com/registration.php> to ensure full warranty coverage. Proof of purchase is required 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°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 $\frac{1}{2}$ " offset.

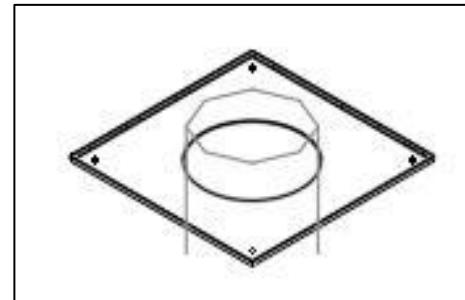


Figure 2-1: SUPREME Radiation Clearance Shield

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 is 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 is 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.

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.

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.

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.

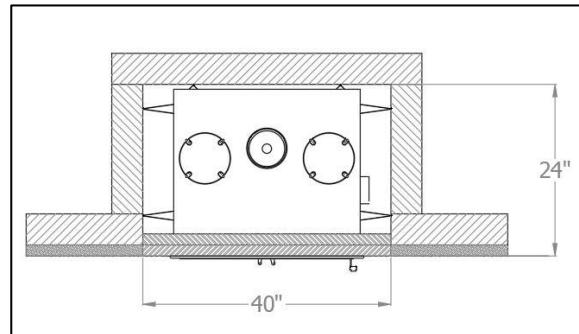


Figure 3-1: Straight Wall Installation

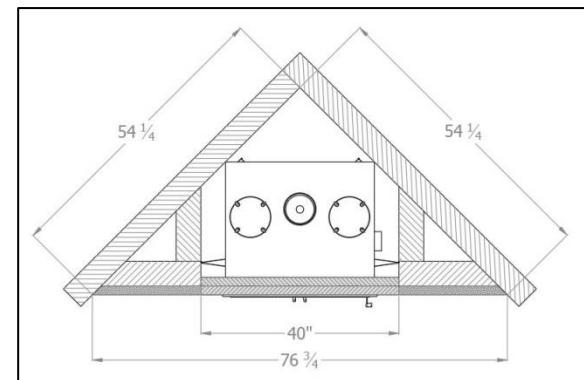


Figure 3-2: Corner Installation

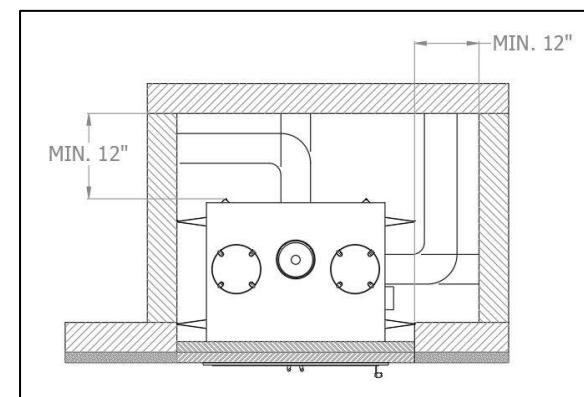


Figure 3-3: Clearance Required for Hot Air Distribution System and/or Fresh Air Kit

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.

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.

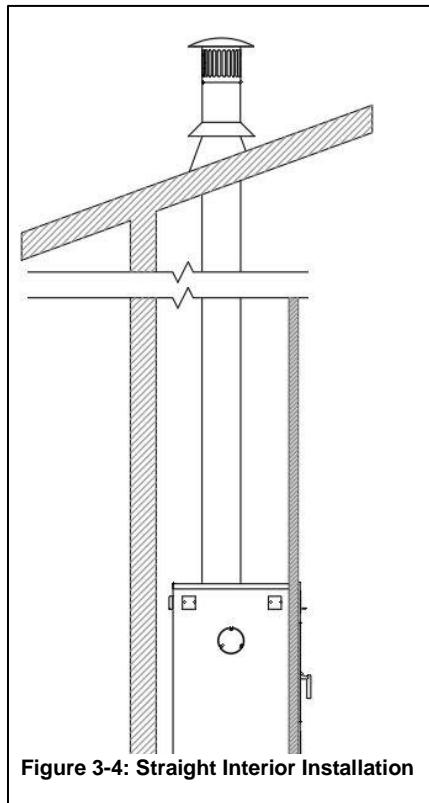


Figure 3-4: Straight Interior Installation

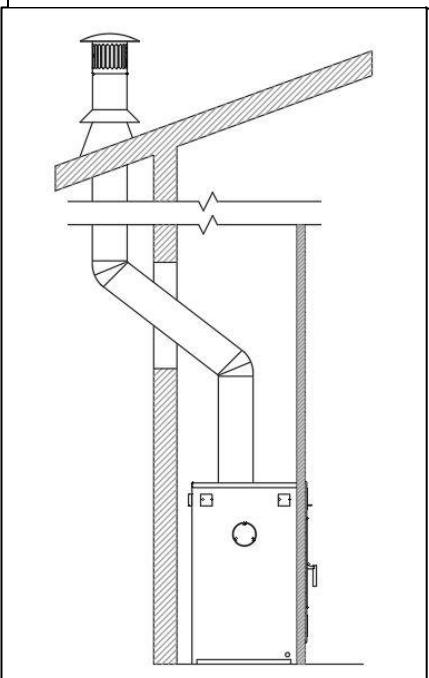


Figure 3-5: Exterior Installation

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.

<u>Manufacturer</u>	<u>Models</u>
American Metal	<ul style="list-style-type: none"> • HS, AC Triple Wall, 6" inner diameter • HSS, AC Triple Wall, 6" inner diameter
FMI (US only)	<ul style="list-style-type: none"> • AC, AC Triple Wall, 6" inner diameter
ICC	<ul style="list-style-type: none"> • Excel 2100, 1" Solid Pack, 6" inner diameter
Metal Fab	<ul style="list-style-type: none"> • Temp Guard, 1" Solid Pack, 6" inner diameter
Olympia Chimney	<ul style="list-style-type: none"> • Ventis, 1" Solid Pack, 6" inner diameter
Security Chimney	<ul style="list-style-type: none"> • ASHT+, 1" Solid Pack, 6" inner diameter • S-2100+, 2" Solid Pack, 6" inner diameter
Selkirk	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 45° in Canada and 30° 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.

3.2.5 Angled Wall Radiation Shield

For chimney installations requiring to pass through a combustible wall at a 30° (Canada) or 45° (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:

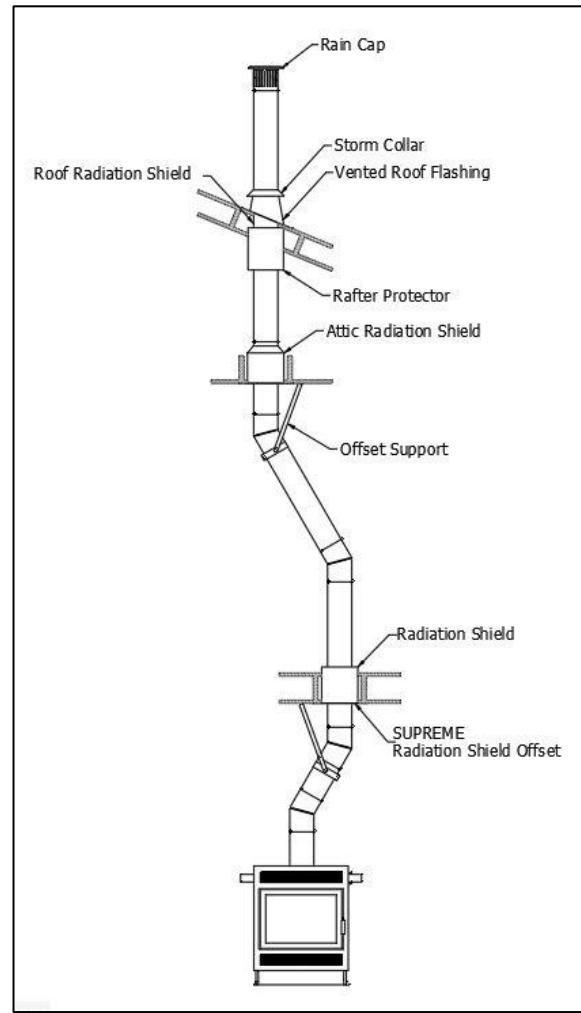


Figure 3-6: Offset Installation

- 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° in US and 45° in 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.

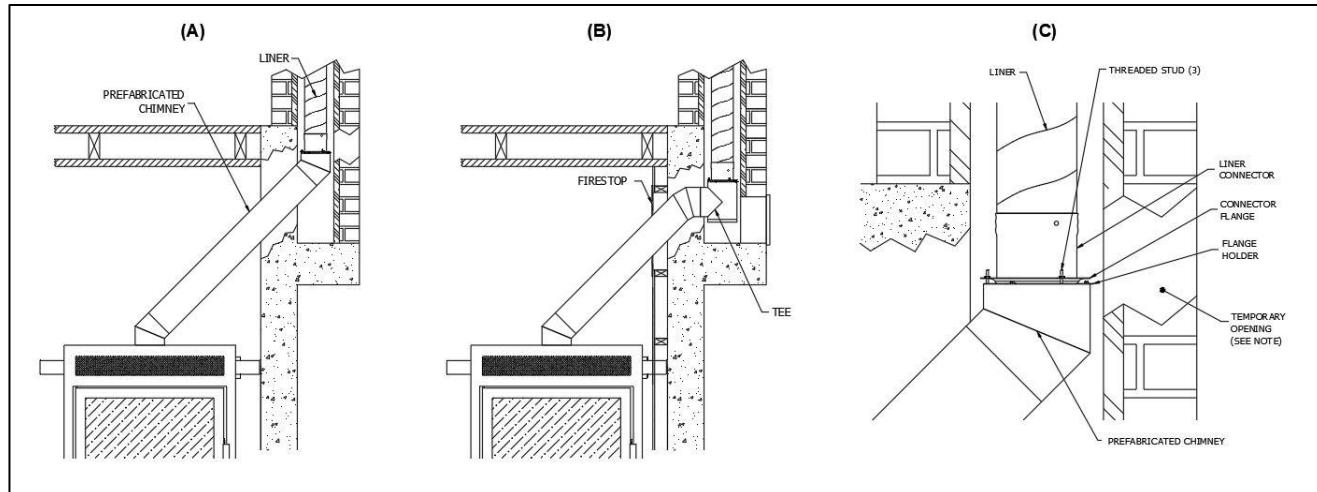


Figure 3-7: (A) Connection into a masonry chimney through an elbow/liner; (B) connection into a masonry chimney through a tee/liner; (C) detailed drawing of masonry chimney connection.

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° 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° 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.

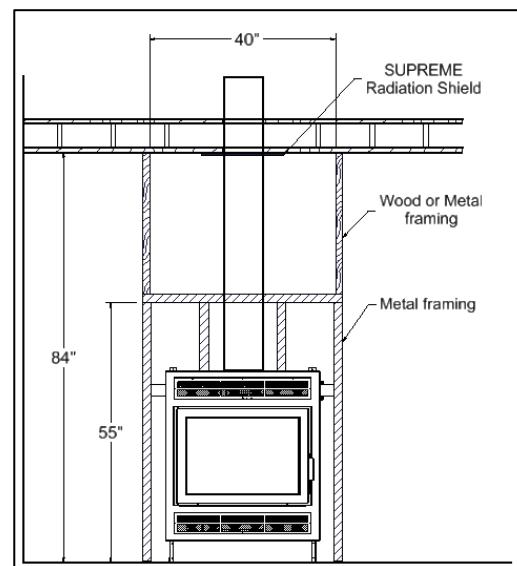


Figure 3-8: Framing Design

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.

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.

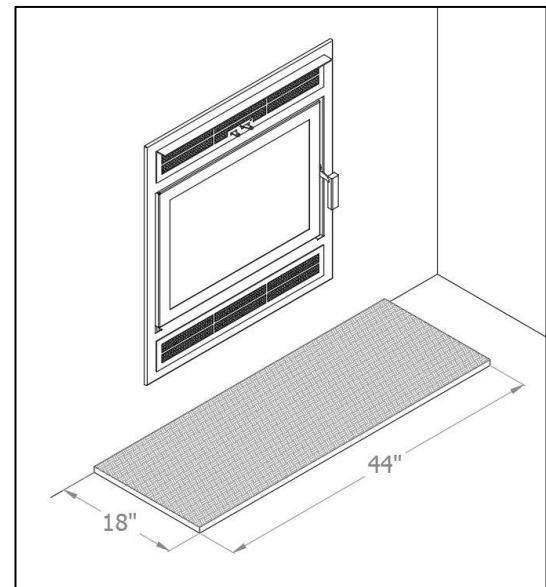


Figure 3-9: Hearth Extension

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.

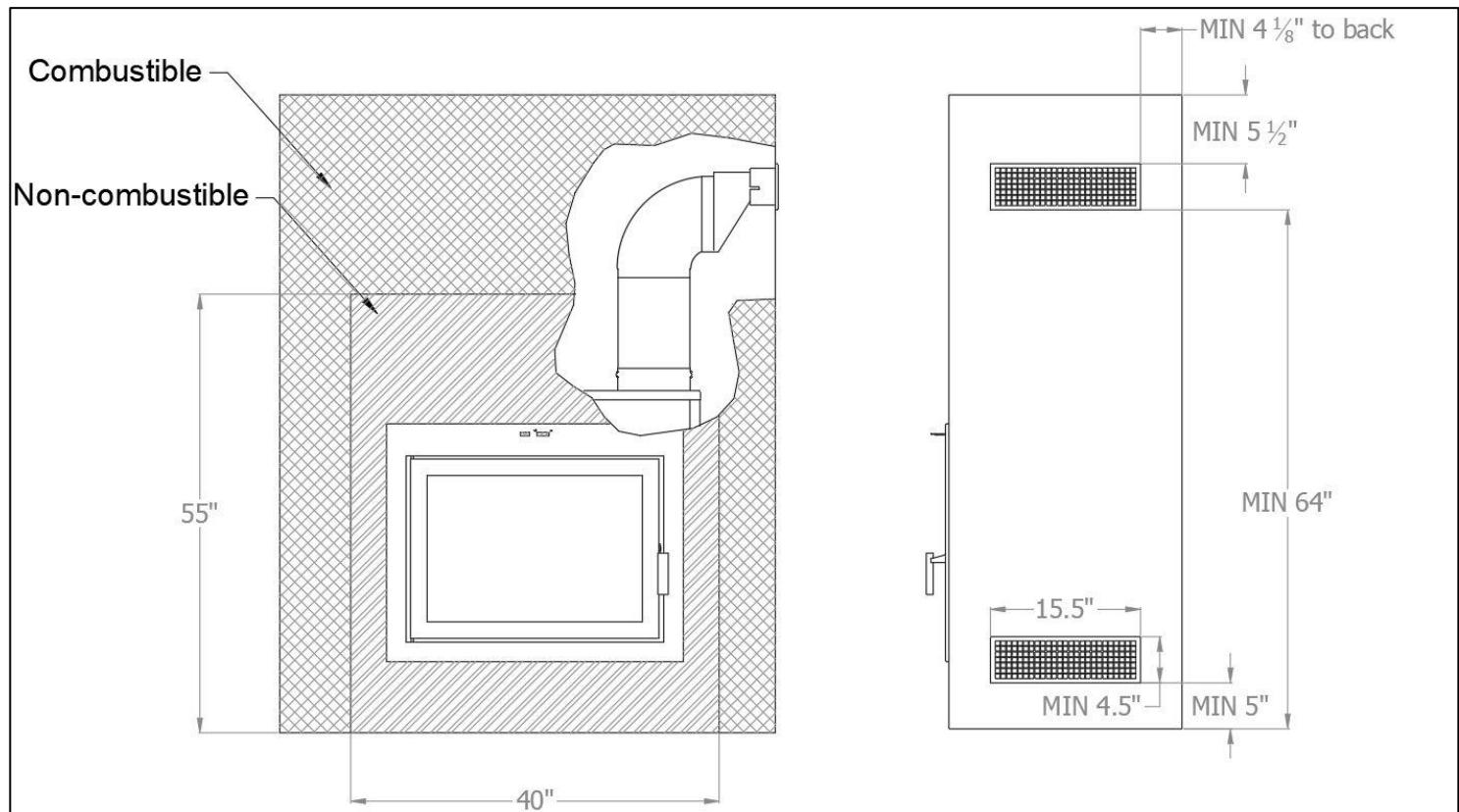


Figure 3-10: Front and Side Chase for Clean Face Dual Louver Configuration

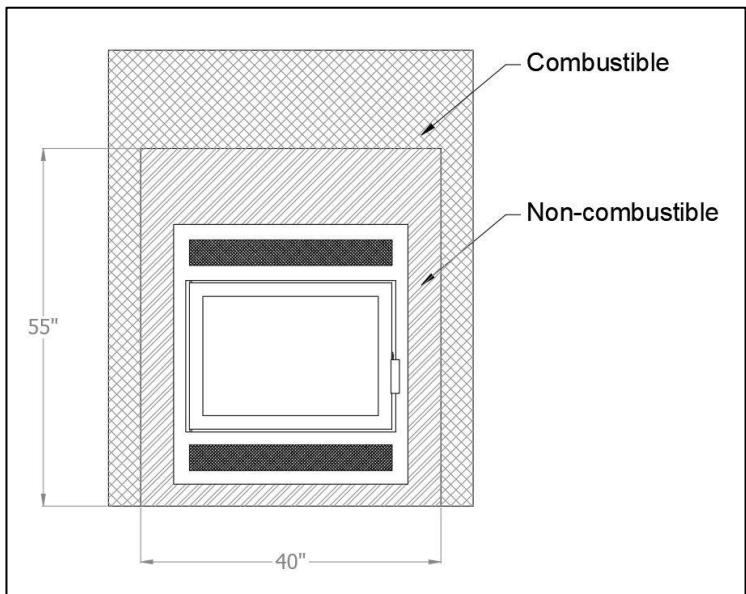


Figure 3-11: Front Chase for Traditional Façade Option

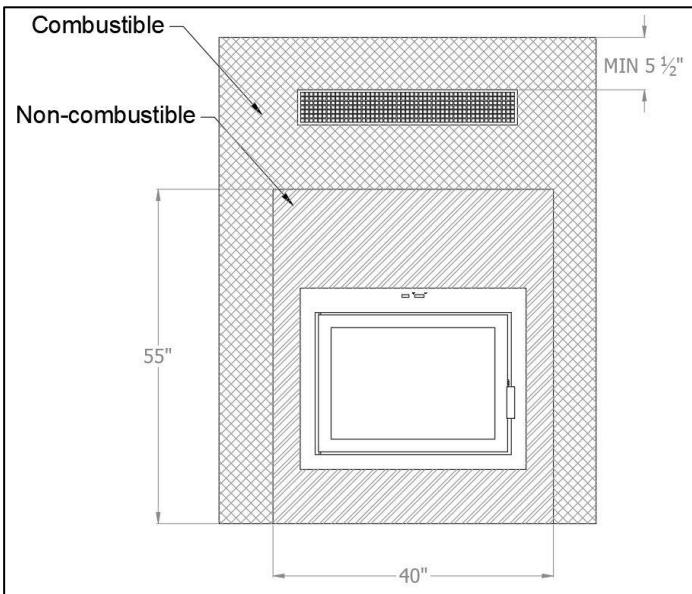


Figure 3-12: Front Chase for Contemporary Linear Louver Configuration

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).

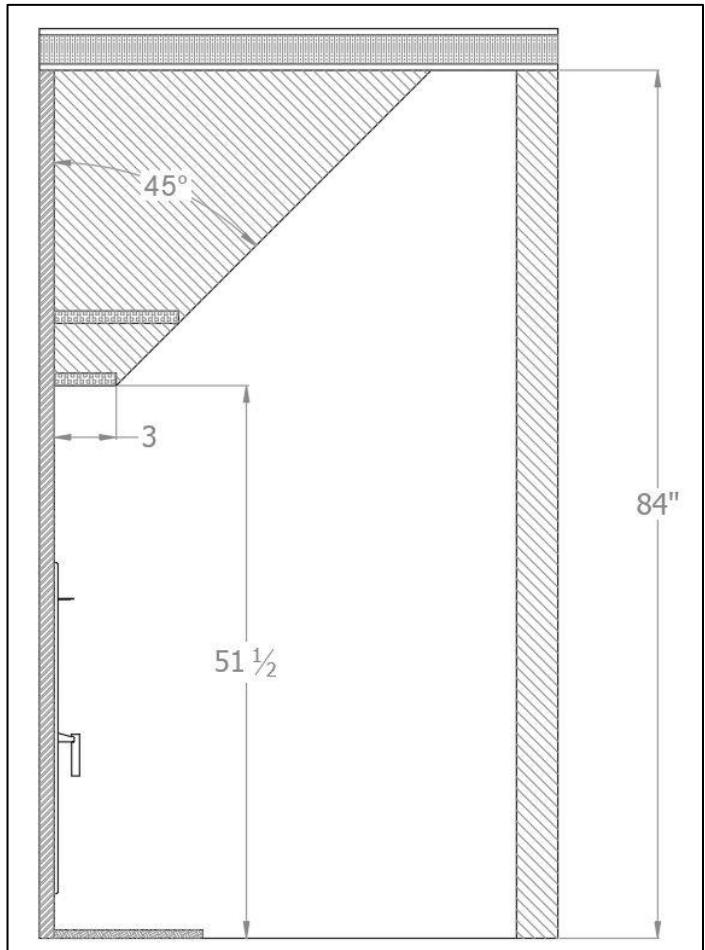


Figure 3-13: Mantel Clearance

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).

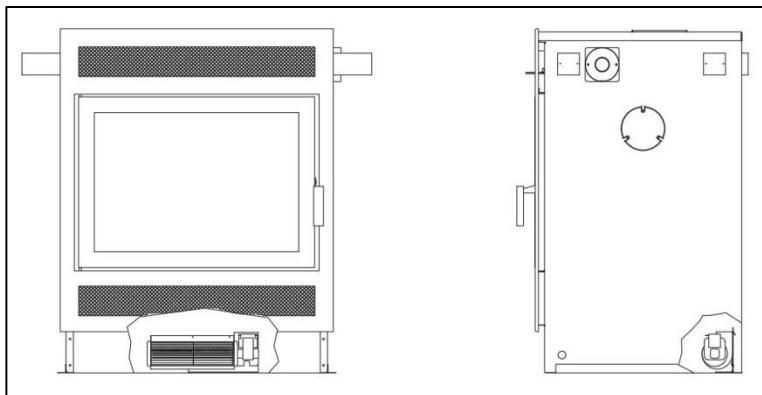


Figure 3-14: Location of Blower

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.

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.

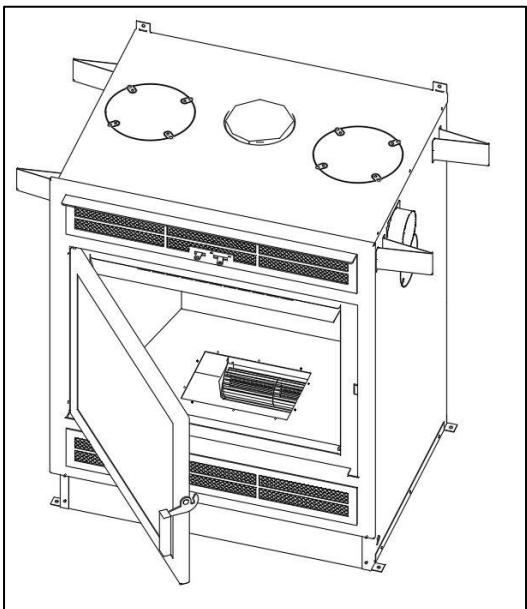


Figure 3-15: Access to Blower

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).

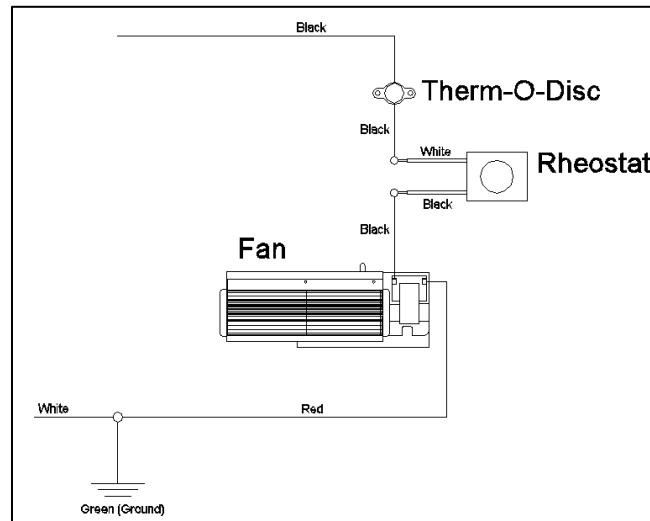


Figure 3-16: Electrical Diagram

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.

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.

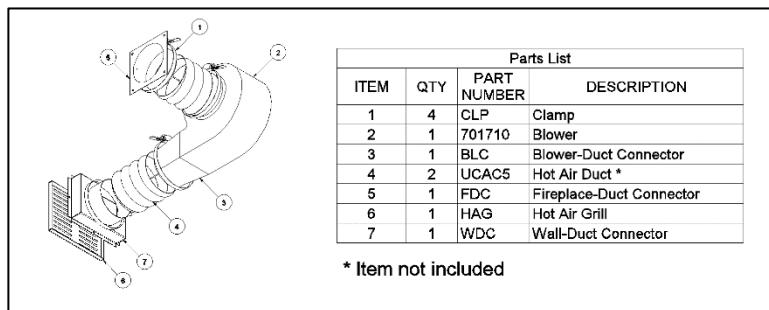


Figure 4-1: Hot Air Kit Parts List

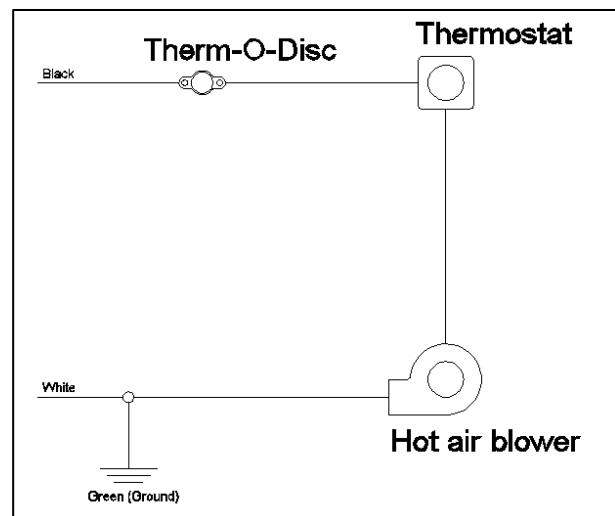


Figure 4-3: Electrical Diagram for Hot Air Kit

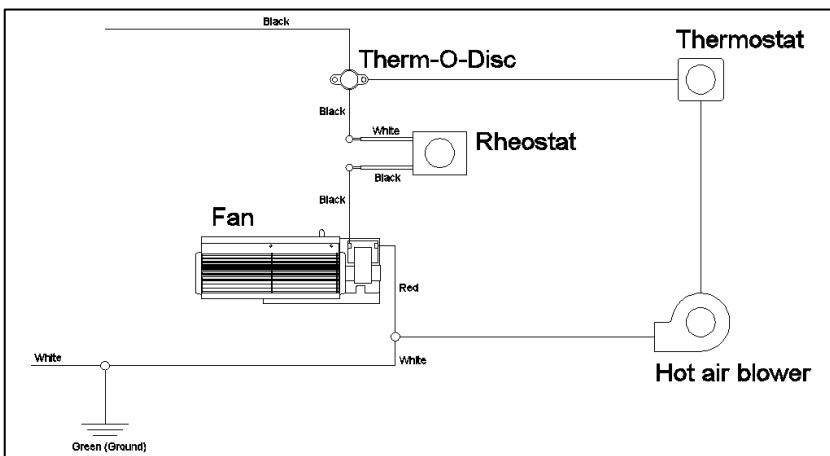


Figure 4-2: Electrical Diagram for Piping Connection of Hot Air Kit and Blower Kit

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).

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.**

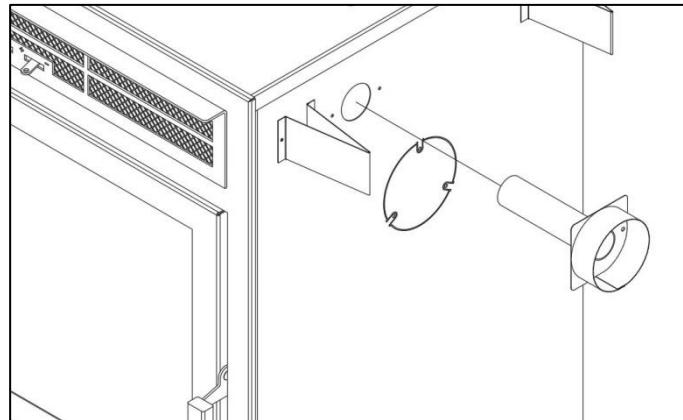


Figure 4-4: ADP4 Installation in Fireplace

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 1/2" 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.

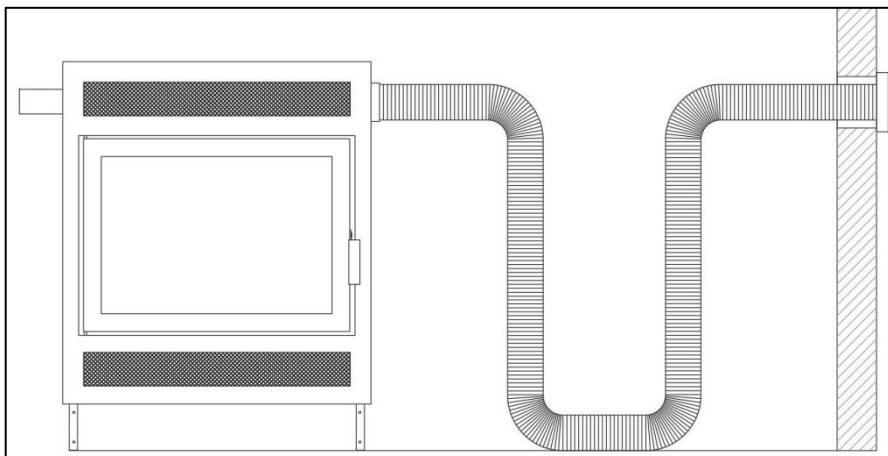


Figure 4-5: Installation of Fresh Air Kit

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 requirements 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 obstructions (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°F). It is recommended to perform a weekly visual check on the condition of the $\frac{3}{4}$ " gasket to ensure proper operation of the unit. The $\frac{3}{4}$ " 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 $\frac{3}{4}$ " gasket:

- a) Order the replacement kit for the Astra 32 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " 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 1300°F. 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 $\frac{3}{4}$ " 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 $\frac{3}{4}$ " gasket back into position.

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

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

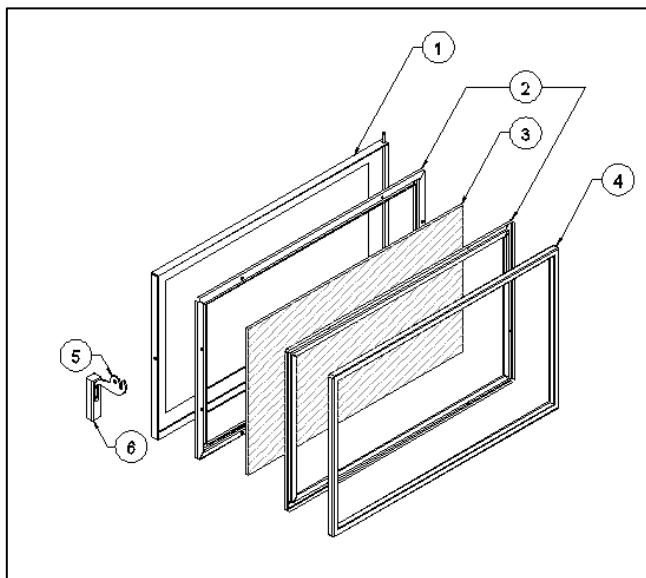


Figure 7-2: Door Assembly Exploded View

7.7 Door Latch Lubrication

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

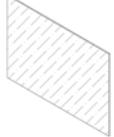
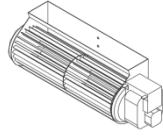
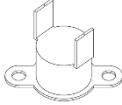
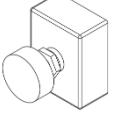
7.8 Paint

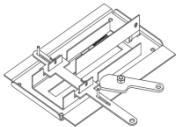
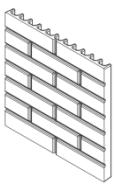
Paint touch-ups can be performed on the unit using a high temperature paint (in aerosol spray can format) by Stove Bright®. Refer to your invoice to determine the precise color of your unit. Contact your local hearth shop for further information on purchasing this paint.

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 <u>Electrical rating:</u> 115VAC, 60Hz, 56W <u>Certification:</u> VDE, CSA, UL, CE	
60T22	Thermo-disk <u>Electrical rating:</u> 120VAC, 15A <u>Certification:</u> UL/CSA	
B6518	Speed Control <u>Electrical rating:</u> 2.5 Amps, 115VAC – 50/60Hz <u>Certification:</u> 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 of 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 140 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 house & 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)
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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		BUILDING EXTERIOR
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		BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1813 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 887		BUILDING INTERIOR
SALE INFORMATION		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
SALE DATE: 5/9/2018 BOOK & PAGE: 1939-95 SALE PRICE: 0 SALE DESCRIPTION: Family Sale SELLER: DEFELICE, RALPH G. TRUSTEE		# OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
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		
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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

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 were 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



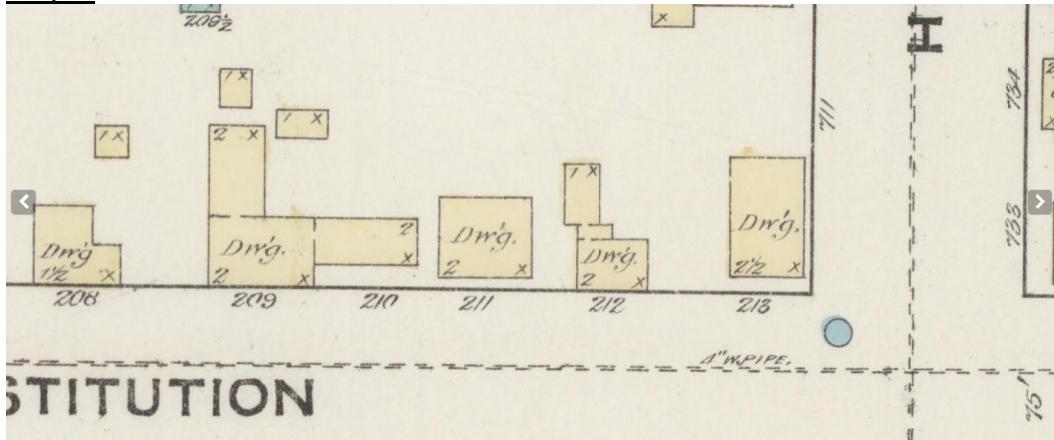
Photo 9 – Existing Garage



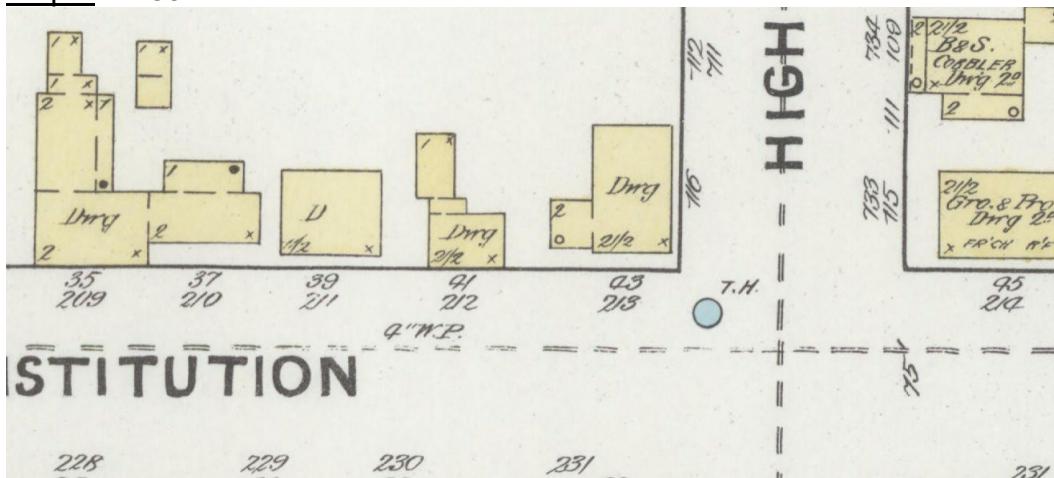
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

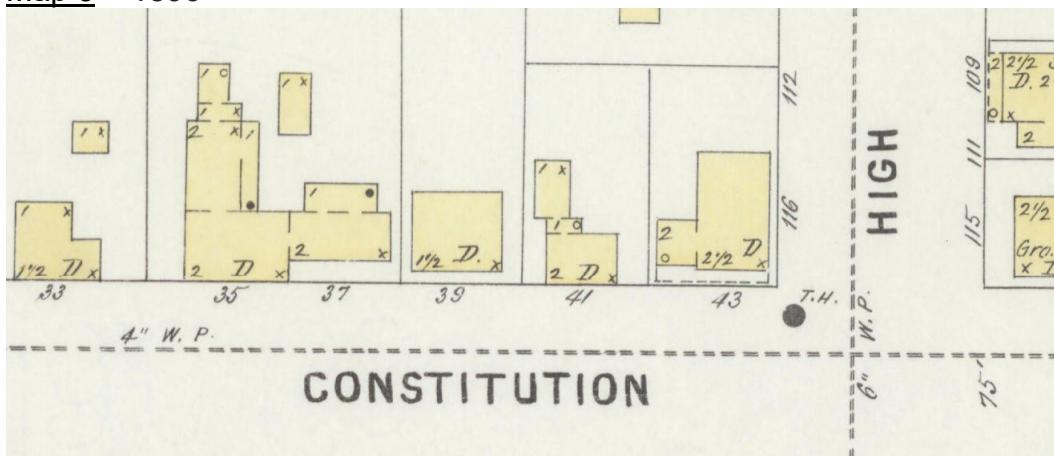
Map 1 – 1884



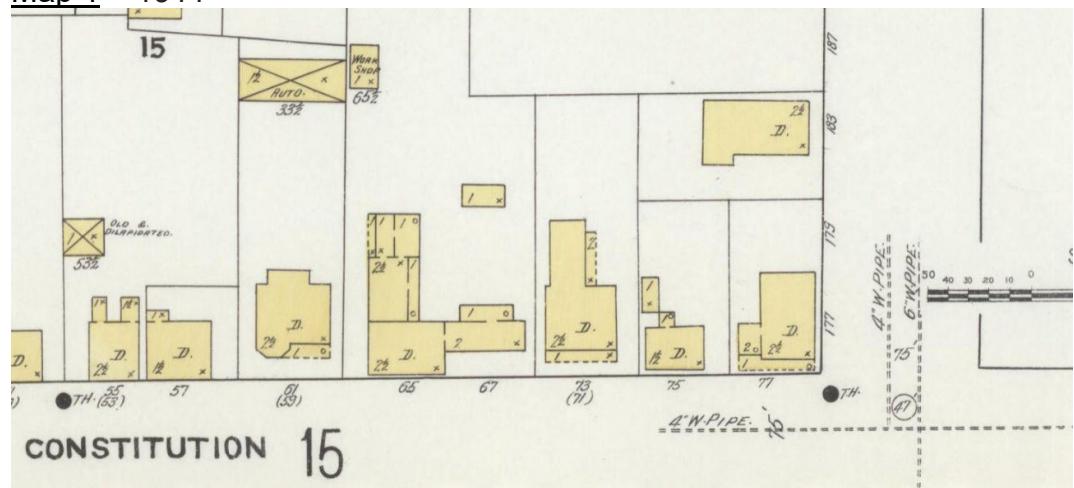
Map 2 – 1891



Map 3 – 1896



Map 1 – 1911



Map 1 – 1920



Map 1 – 1947

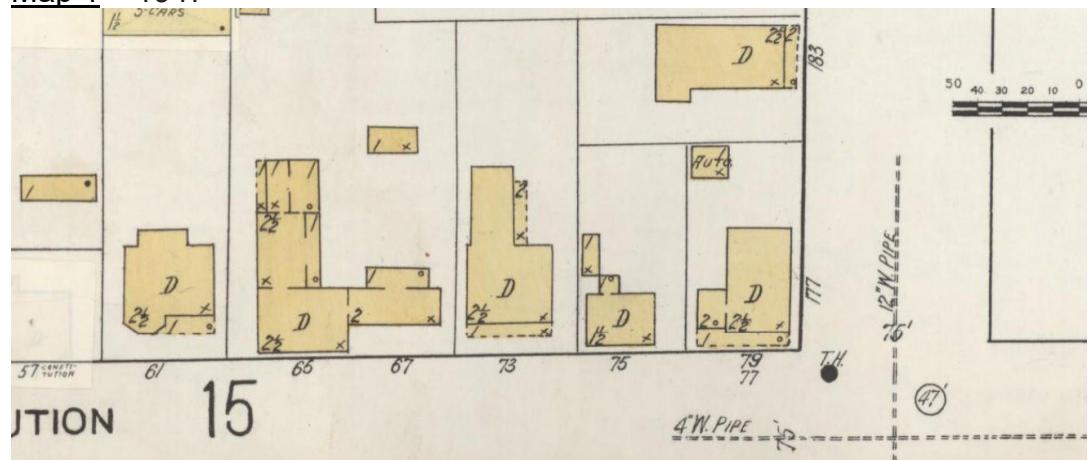
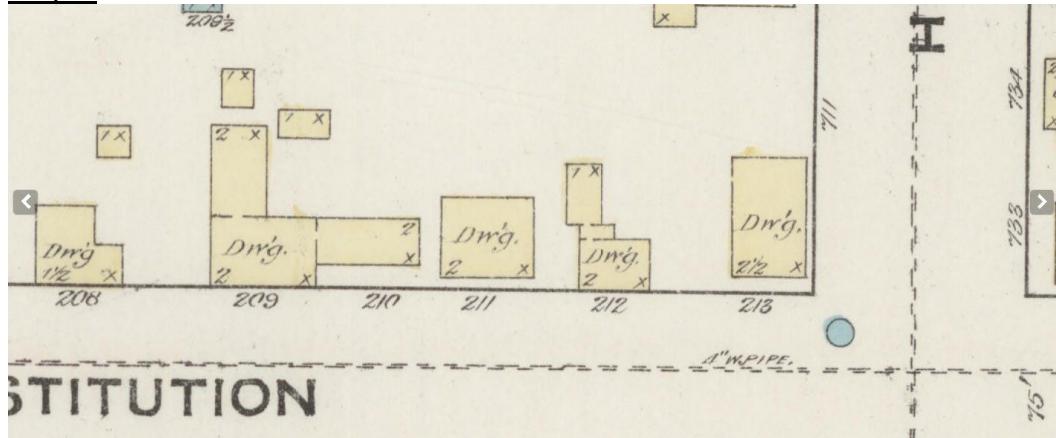


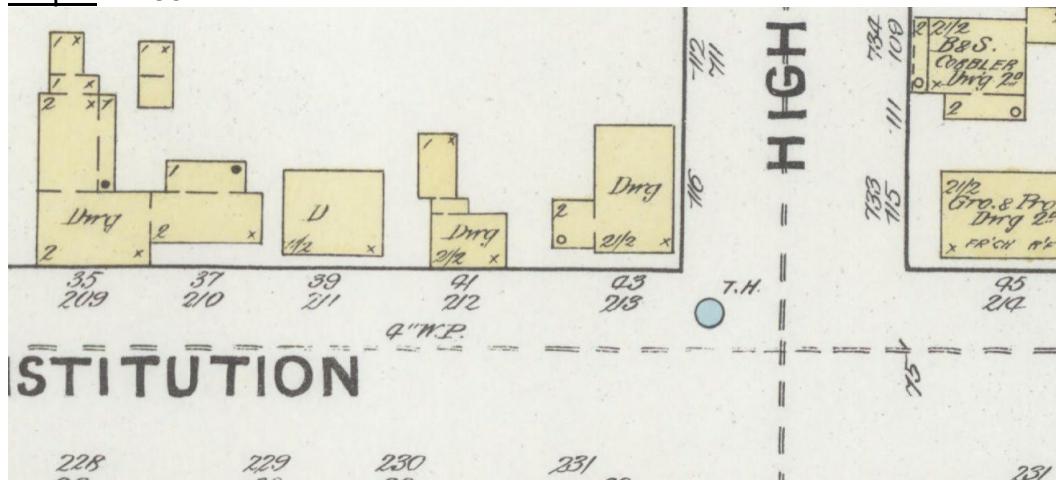
Exhibit B – Sanborn Maps

(Dwelling at corner of Constitution & High)

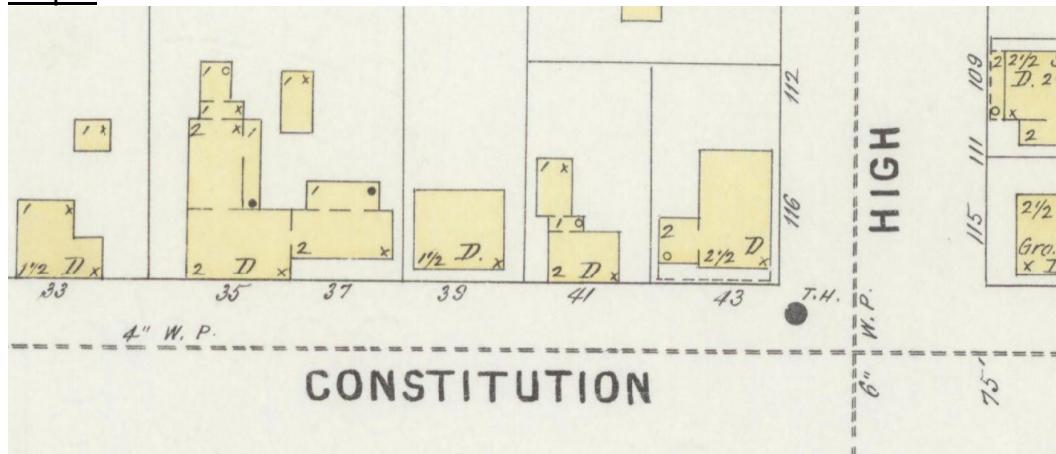
Map 1 – 1884



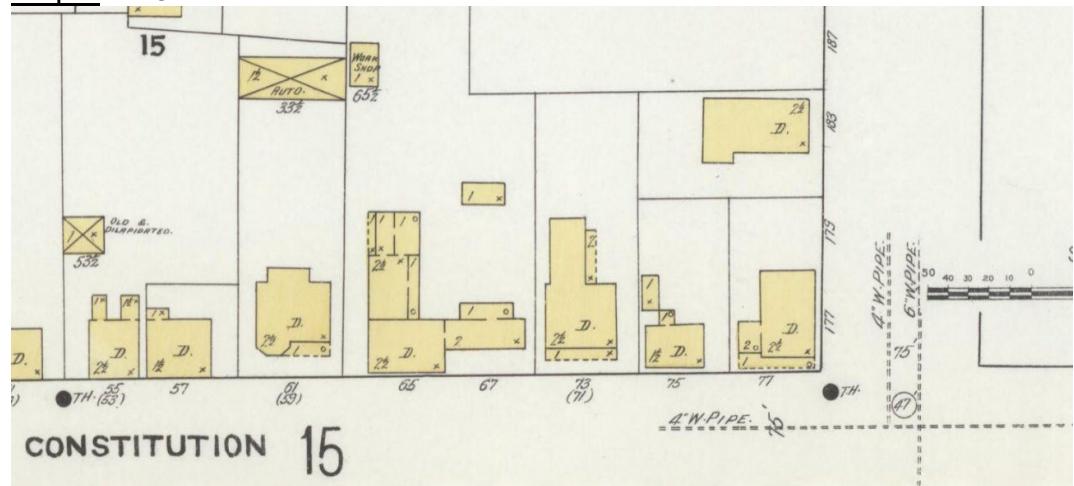
Map 2 – 1891



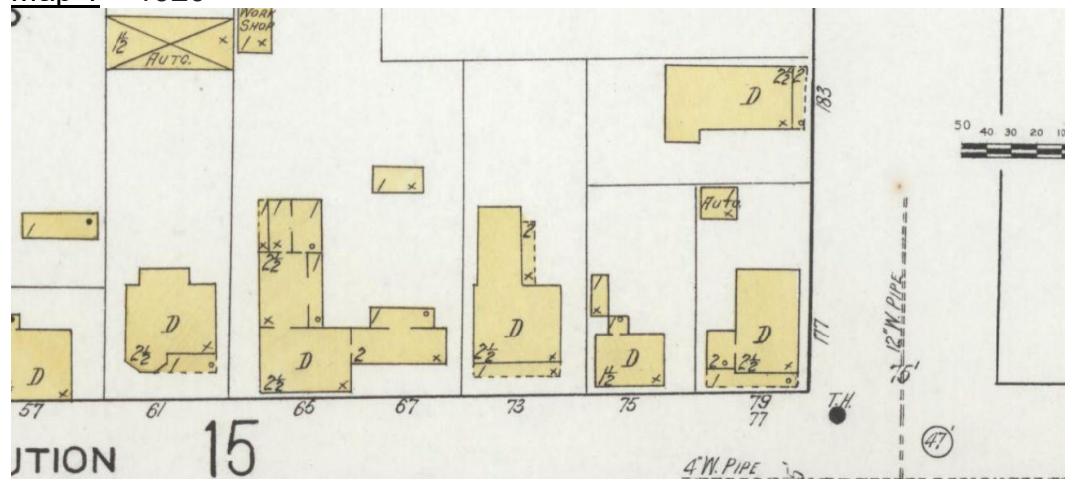
Map 3 – 1896



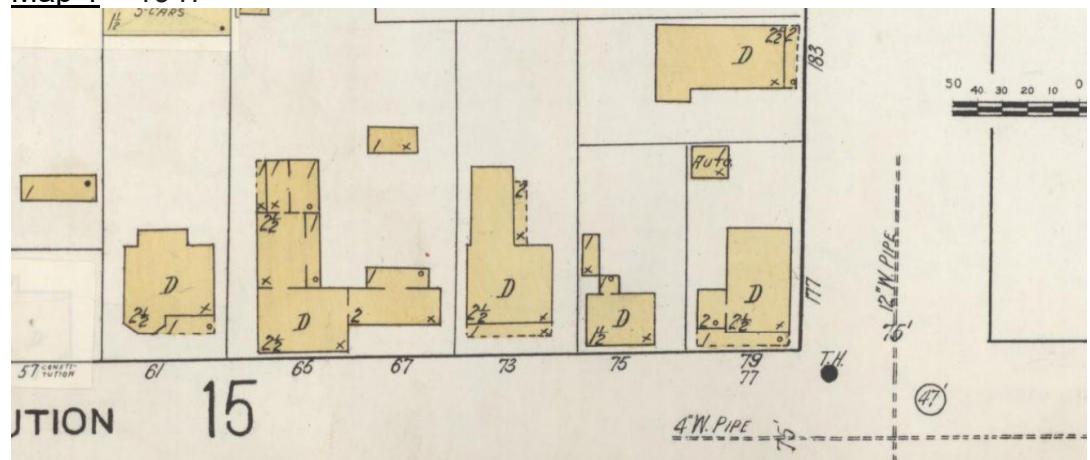
Map 1 – 1911



Map 1 – 1920



Map 1 – 1947



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"
3'-9"	3'-5"	9"	—	7" x 9"	8" x 9"	9" x 9"
4'-1"	3'-9"	10"	—	—	8" x 10"	9" x 10"
4'-5"	4'-1"	11"	—	—	8" x 11"	9" x 11"
4'-9"	4'-5"	12"	—	—	8" x 12"	9" x 12"
5'-1"	4'-9"	13"	—	—	8" x 13"	9" x 13"
5'-5"	5'-1"	14"	—	—	9" x 14"	10" x 14"
5'-9"	5'-5"	15"	—	—	9" x 15"	10" 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"
4'-11"	4'-7"	25"	—	12" x 25"	—	—
5'-1"	4'-9"	26"	—	—	13 1/2" x 26"	14" x 26"
5'-5"	5'-1"	28"	—	—	13 1/2" x 28"	14" x 28"
5'-9"	5'-5"	30"	—	—	13 1/2" x 30"	14" x 30"
6'-1"	5'-9"	32"	—	—	—	15" 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"
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 op minus 1 9/16", height 3 1/16".

2/1 LIGHT

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

2/2 LIGHT HORIZONTAL

Rough Opening		2'-6"	2'-9"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-6 5/8"
3'-5"	3'-1"	8"	24" x 8"
4'-1"	3'-9"	10"	27" x 8"
4'-5"	4'-1"	11"	24" x 10"
4'-9"	4'-5"	12"	30" x 10"

4/4 LIGHT

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

6/1 LIGHT

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

8/8 LIGHT

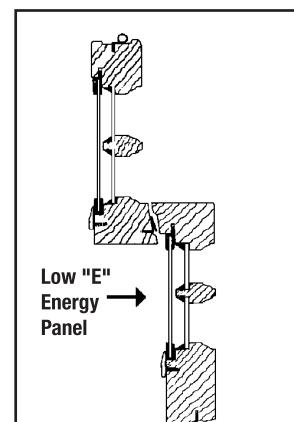
Rough Opening		2'-6"	2'-10"	3'-2"	3'-6"
≠ Sash Opening	★Glass Size	2'-3 5/8"	2'-7 5/8"	2'-11 5/8"	3'-3 5/8"
3'-5"	3'-1"	8"	6" x 8"	—	8" x 8"
3'-9"	3'-5"	9"	—	7" x 9"	—
4'-1"	3'-9"	10"	—	—	8" x 10"
4'-5"	4'-1"	11"	—	—	8" x 11"
4'-9"	4'-5"	12"	—	—	9" x 12"

9/9 LIGHT

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

12/12 LIGHT

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



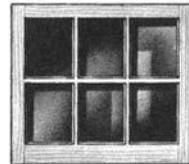
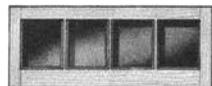
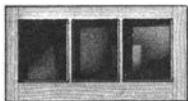
Low "E" Energy Panel
Tilt 'n Clean Unit –
 BROSCO's Low "E" Energy Panel is available on most single thick glass (SSB) units to provide better energy efficiency.

★ Glass sizes are approximate.

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

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

Square Edge Sash



THREE LIGHT

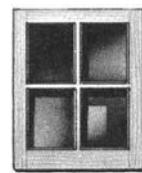
Glass Size	Outside Dimensions
6" x 8"	1'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
7" x 9"	2'-0 ⁵ / ₈ " x 1'- 0 ¹ / ₄ "
8"x10"	2'-3 ⁵ / ₈ " x 1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
9" x 7"	2'-6 ⁵ / ₈ " x 0'-10 ¹ / ₄ "
9"	1'- 0 ¹ / ₄ "
10"	1'- 1 ¹ / ₄ "
11"	1'- 2 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
13"	1'- 4 ¹ / ₄ "
14"	1'- 5 ¹ / ₄ "
15"	1'- 6 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
10" x 8"	2'-9 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
10"	1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
13"	1'- 4 ¹ / ₄ "
14"	1'- 5 ¹ / ₄ "
15"	1'- 6 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
17"	1'- 8 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
20"	1'-11 ¹ / ₄ "
11" x15"	3'-0 ⁵ / ₈ " x 1'- 6 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "
12" x14"	3'-3 ⁵ / ₈ " x 1'- 5 ¹ / ₄ "
16"	1'- 7 ¹ / ₄ "
18"	1'- 9 ¹ / ₄ "

FOUR LIGHT LONG

Glass Size	Outside Dimensions
6" x 8"	2'- 3 ⁵ / ₈ " x 0'-11 ¹ / ₄ "
7" x 9"	2'- 7 ⁵ / ₈ " x 1'- 0 ¹ / ₄ "
8"x10"	2'-11 ⁵ / ₈ " x 1'- 1 ¹ / ₄ "
12"	1'- 3 ¹ / ₄ "
9" x12"	3'- 3 ⁵ / ₈ " x 1'- 3 ¹ / ₄ "
10" x12"	3'- 7 ⁵ / ₈ " x 1'- 3 ¹ / ₄ "
16"	1"- 7 ¹ / ₄ "

SIX LIGHT

Glass Size	Outside Dimensions
6" x 8"	1'-9 ⁵ / ₈ " x 1'- 7 ¹ / ₄ "
7" x 9"	2'-0 ⁵ / ₈ " x 1'- 9 ¹ / ₄ "
8"x10"	2'-3 ⁵ / ₈ " x 1'-11 ¹ / ₄ "
11"	2'- 1 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
9" x11"	2'-6 ⁵ / ₈ " x 2'- 1 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
14"	2'- 7 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "
10" x10"	2'-9 ⁵ / ₈ " x 1'-11 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
14"	2'- 7 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "
16"	2'-11 ¹ / ₄ "



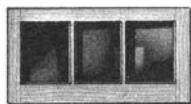
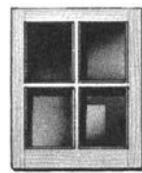
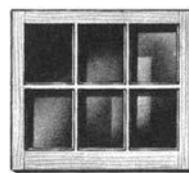
FOUR LIGHT SQUARE

Glass Size	Outside Dimension
6" x 8"	1'- 3 ³ / ₈ " x 1'- 7 ¹ / ₄ "
7" x 9"	1'- 5 ³ / ₈ " x 1'- 9 ¹ / ₄ "
8"x10"	1'- 7 ³ / ₈ " x 1'-11 ¹ / ₄ "
12"	2'- 3 ¹ / ₄ "
9" x12"	1'- 9 ³ / ₈ " x 2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
10" x12"	1'-11 ³ / ₈ " x 2'- 3 ¹ / ₄ "
13"	2'- 5 ¹ / ₄ "
15"	2'- 9 ¹ / ₄ "

LAYOUT

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

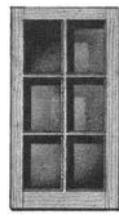
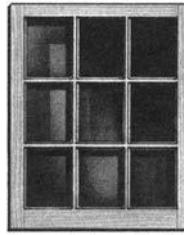
Single Thick Glass (SSB)

 Preservative Treated – **Primed Two Sides**
Square Edge Sash

**3 LIGHT
CELLAR**

**4 LIGHT SQUARE
CELLAR**

**6 LIGHT (3W2H)
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"

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

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"

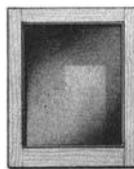
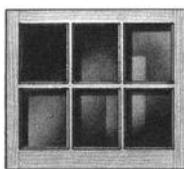
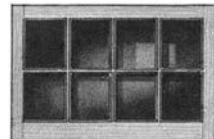
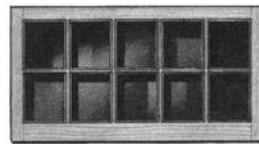

**6 LIGHT (2W3H)
BARN**

**9 LIGHT
BARN**

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 "

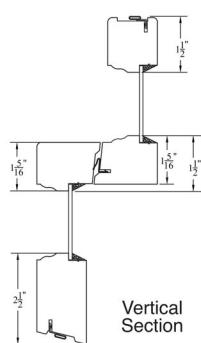
Sash Size	
1'- 8" x 2'-11 ¹ / ₄ "	2'- 4" x 2'-11 ¹ / ₄ "
3'- 5 ¹ / ₄ "	3'- 5 ¹ / ₄ "
1'-10" x 3'- 5 ¹ / ₄ "	2'-8" x 3'- 5 ¹ / ₄ "
2'- 0" x 3'- 5 ¹ / ₄ "	3'- 0" x 3'- 5 ¹ / ₄ "

Glazed Single Sash

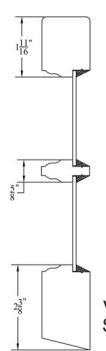
Single Thick Glass (SSB)

 Preservative Treated – **Primed Two Sides**

1 LIGHT

6 LIGHT

8 LIGHT

10 LIGHT

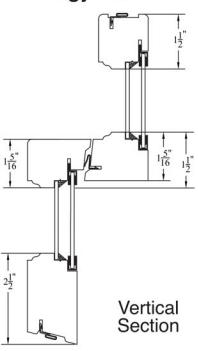
Sash Size	
2'-0" x 2'-0"	2'-0" x 2'-0"
2'-6" x 2'-0"	3'-0" x 2'-0"
2'-6" x 2'-6"	

**BROSCO Putty Glazed SSB
Double-Hung Window**


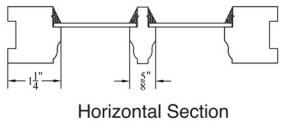
Vertical Section

**BROSCO Putty Glazed SSB
Picture Window**


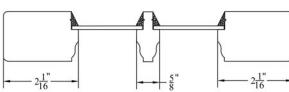
Vertical Section

**BROSCO Putty Glazed SSB
Window with Low-E
Energy Panel**


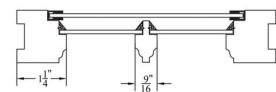
Vertical Section



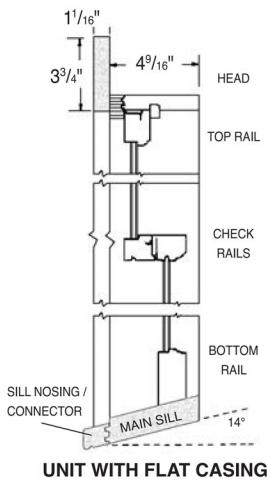
Horizontal Section



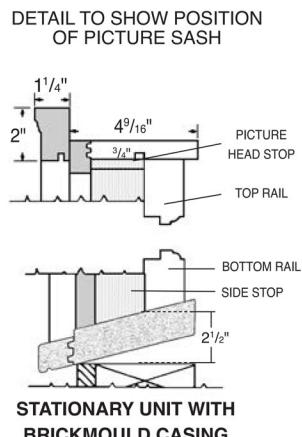
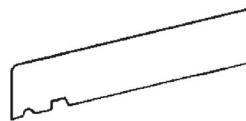
Horizontal Section



Horizontal Section

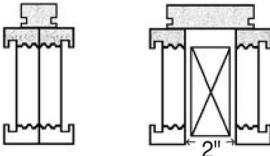


UNIT WITH FLAT CASING


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


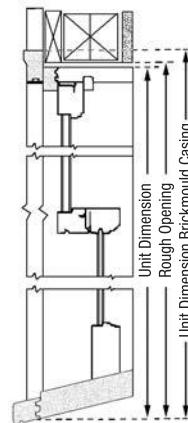
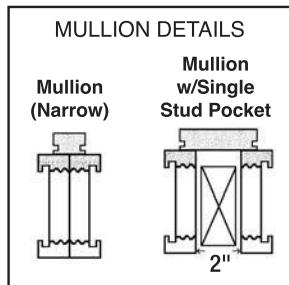
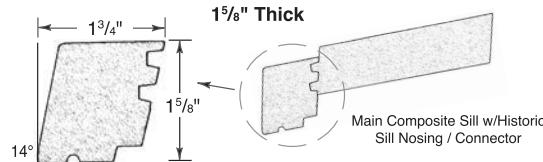
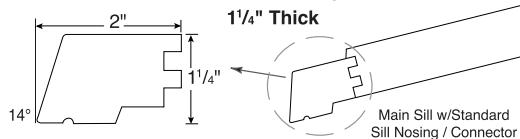
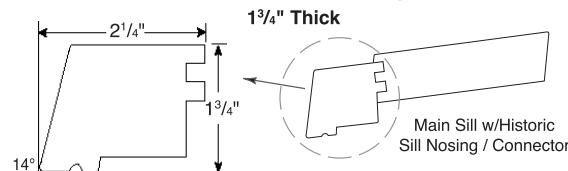
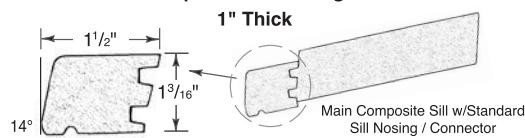
Side Jambs.....	1 1/16" x 4 9/16"
Head Jamb.....	1 1/16" x 4 9/16"
Main Sill Composite.....	1 1/4" x 4 3/4"
Main Sill Cedar.....	1 1/4" x 4 3/4"
Sill Nosing / Connector - Composite	1 3/16" x 1 1/2"
Sill Nosing / Connector - Cedar	1 1/4" x 2"
Sill Nosing / Connector - "Historic" Composite.....	1 5/8" 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



Standard Frame Details

- $4\frac{9}{16}$ " 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.

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	
INTERIOR ELEVATION	
SECTION	
ELEVATION	
SPOT ELEVATION	
COLUMN GRID MARK	
ROOM NAME AND MARK	
DOOR MARK	
WALL TYPE	
WINDOW TYPE	
FURNITURE / SPECIALTY EQUIPMENT MARK	
BREAK LINE	
LEADER	
DIMENSION	
REVISION CLOUD	
ALIGN	
FLOOR FINISH	
MOCKUP LOCATION	

COMMON ABBREVIATIONS	
ABV	ABOVE
A/C	AIR CONDITION
ACC.	ACCESS(IBLE)
ACT	ACOUSTICAL CEILING TILE
ADDL	ADDITIONAL
ADJ	ADJACENT (OR) ADJACENT
A/E	ARCHITECT/ENGINEER
A.F.F.	ABOVE FINISH FLOOR
A.H.J.	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). (BLE)
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINU(UE), (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.	DRINKING FOUNTAIN
D.F.	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.	FLUR
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	JUNCTION BOX
JT	JOINT
KIT.	KITCHEN
LAB	LABORATORY
LAV.	LAVATORY
LB	POUND(S)
LE.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
M.E.H.	M.ECHANICAL
MED.	MEDIUM
MEMB.	MEMBRANE
MDF	MEDIUM DENSITY FIBERBOARD
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MTD	MONTE
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
PAINTED	PAINTED
PR.	PAIR
P.T.	PRESSURE TREATED
PTN	PARTITION
PLYWD	PLYWOOD
Q.T.	QUARRY TILE
R.B.	RESILIENT 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 (I-FIED) (I-FICATION)
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.	STRUCTURE
SUSP.	SUSPEND(ED)
SYS.	SYSTEM
T&G	TONGUE AND GROOVE
TBD	TO BE DETERMINED
TEL.	TELEPHONE
TEMP.	TEMPORARY
THK.	THICKNESS
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

PV
PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING
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79 CONSTITUTION STREET
79 CONSTITUTION STREET
BRIXTON, RHODE ISLAND, 02809
RENOVATION AND ADDITION OF:

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

PROJECT INFORMATION
DRAWN BY: VF
CHECKED BY: VP
SHEET SIZE: ARCH D 24" X 36"
G0.01

3

2

1

164



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PROJECT NUMBER: 240905

79 CONSTITUTION STREET

RENOVATION AND ADDITION OF:

79 CONSTITUTION STREET

BRISTOL, RHODE ISLAND, 02809

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 DESCRIPTION OF THE PROPERTY BOUNDARIES, SIZE, EASEMENTS, UTILITIES, 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.

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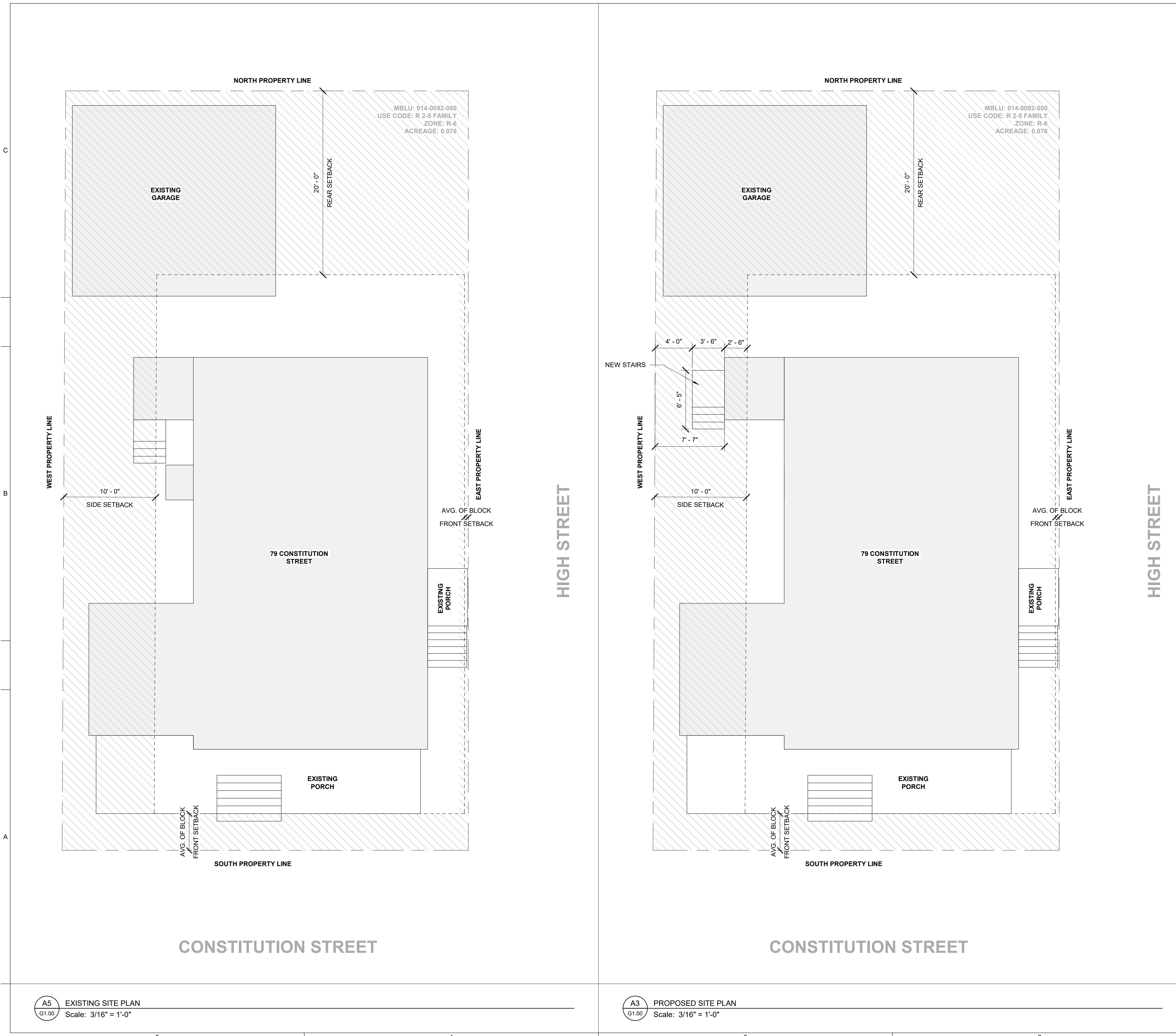
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REVISIONS

ZONING PLANS & SUMMARY

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

G1.00



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



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REVISIONS

EXISTING EXTERIOR ELEVATIONS

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EX3.01





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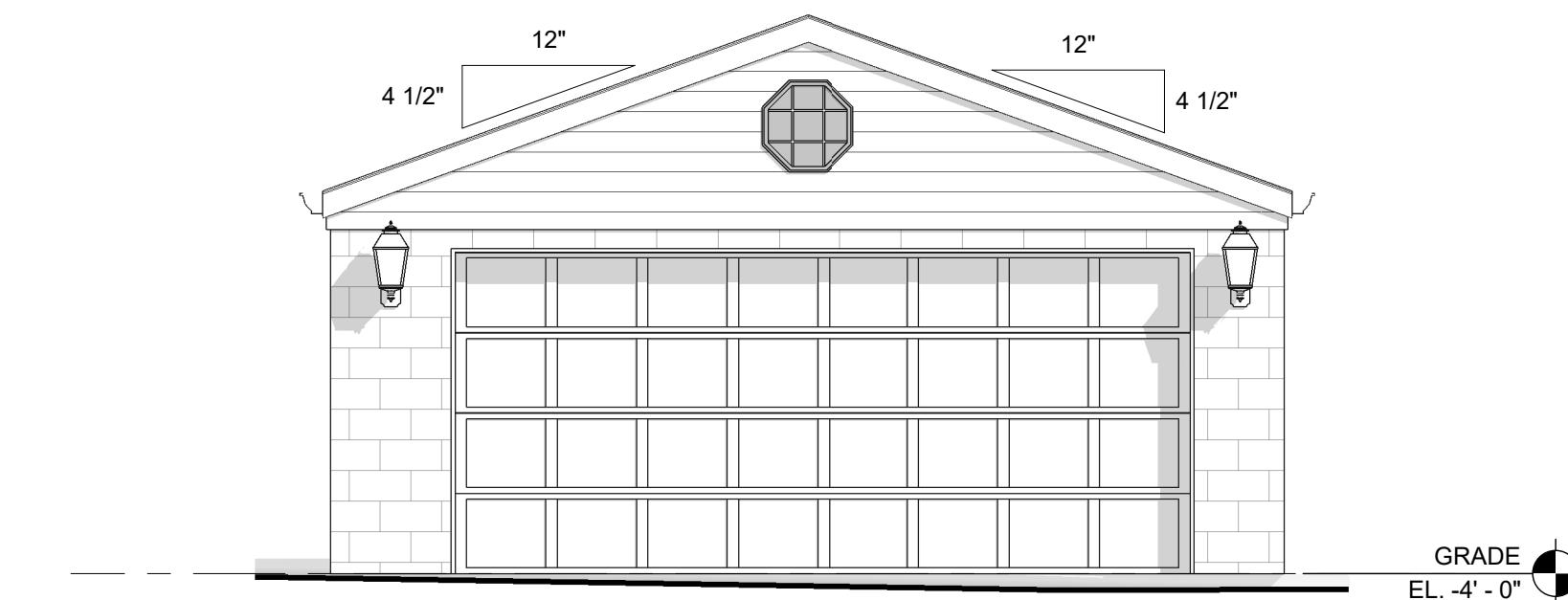
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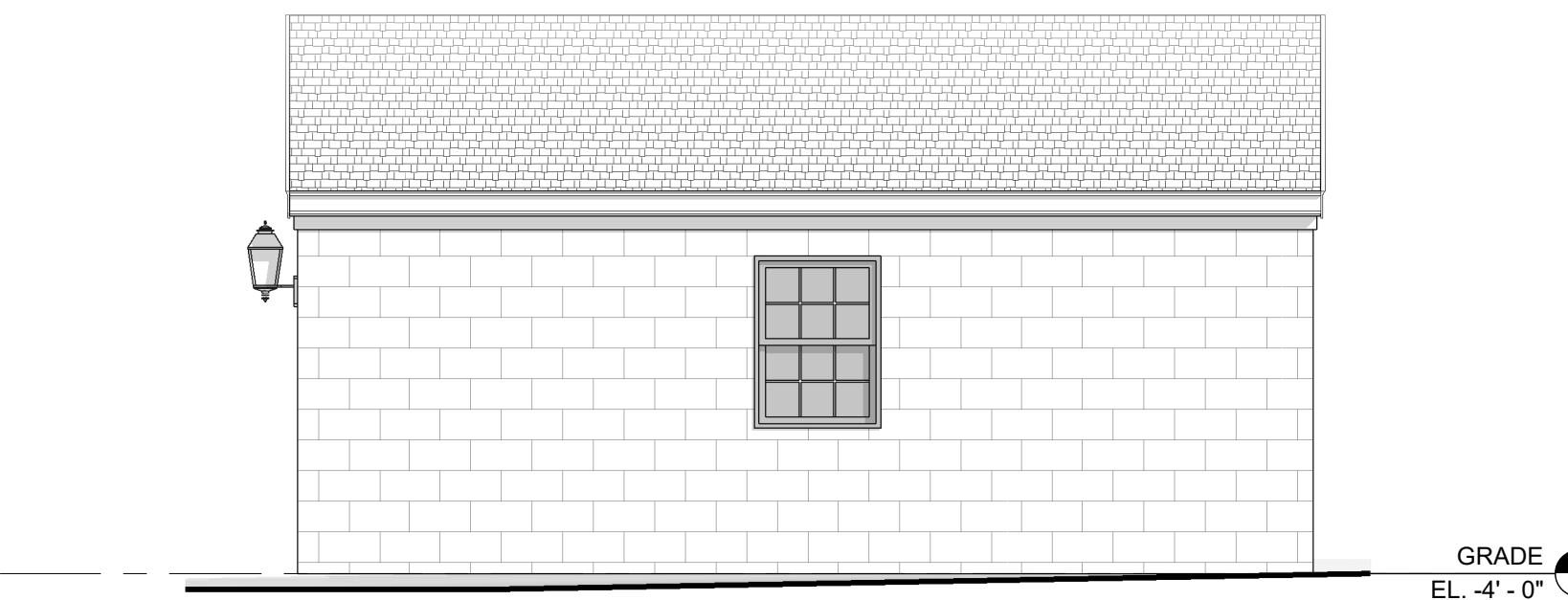
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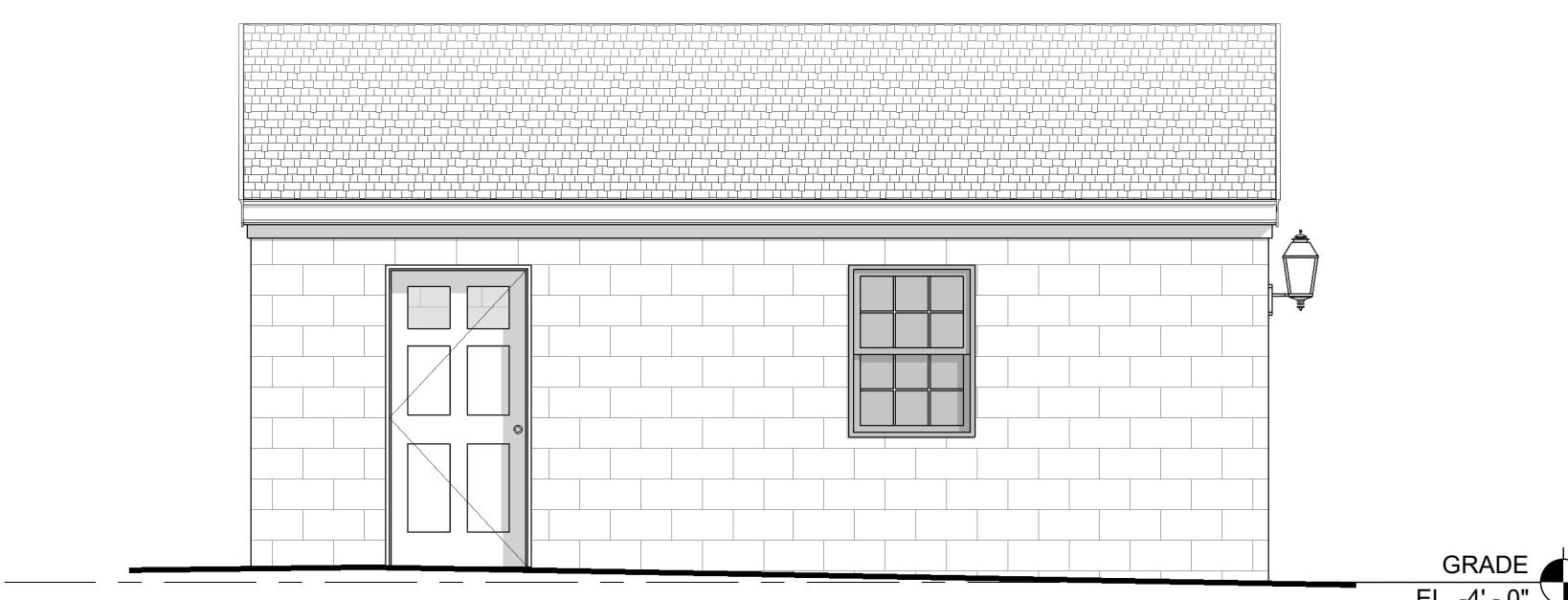
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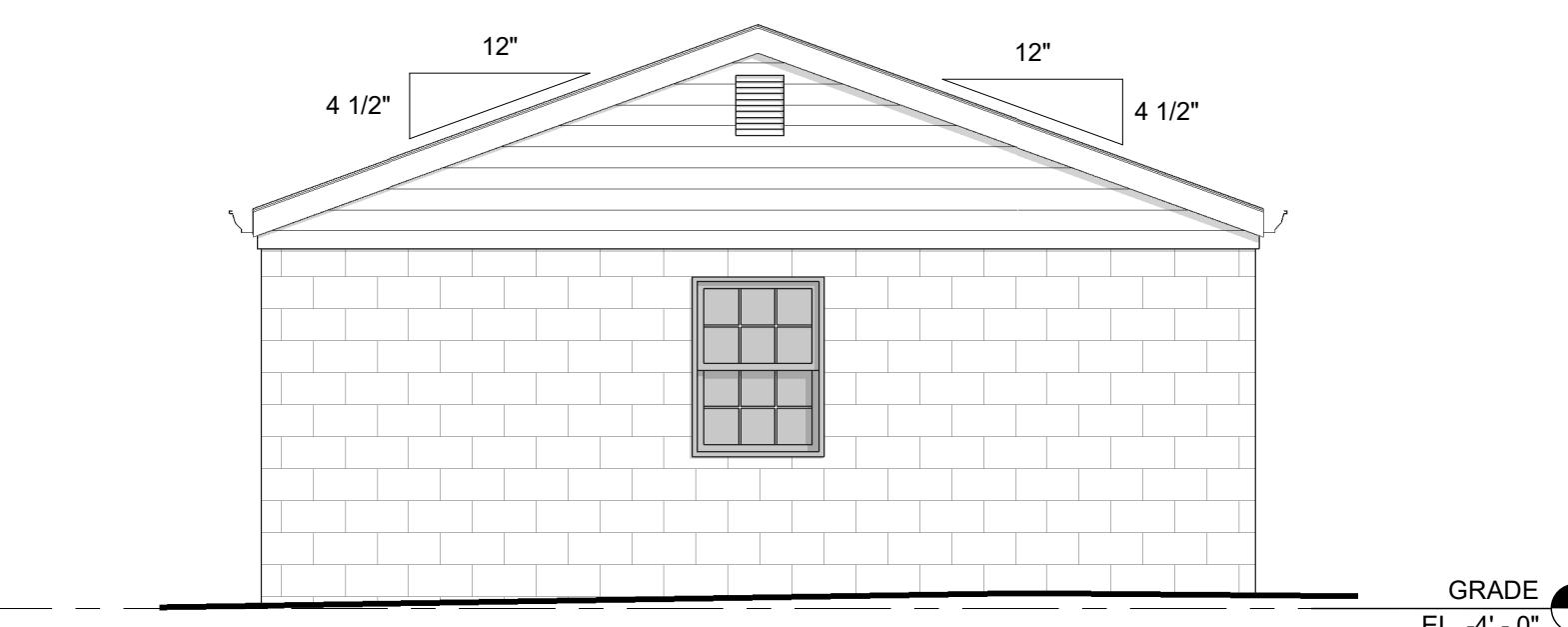
B5 EXISTING GARAGE EAST ELEVATION
EX3.02 Scale: 1/4" = 1'-0"



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



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



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

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REVISIONS

EXISTING GARAGE EXTERIOR ELEVATIONS

DRAWN BY: VF

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SHEET SIZE: ARCH D 24" X 36"

EX3.02



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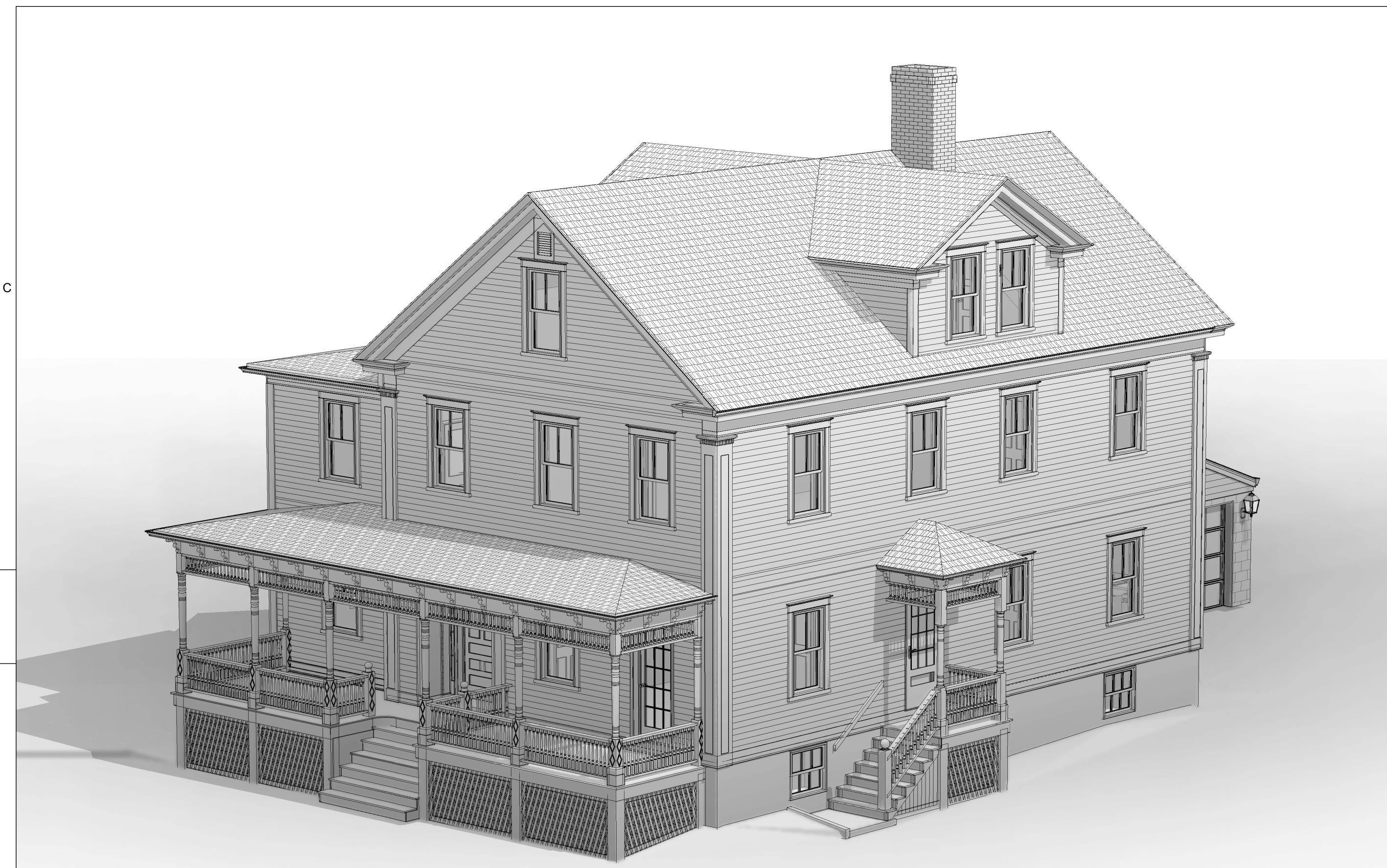
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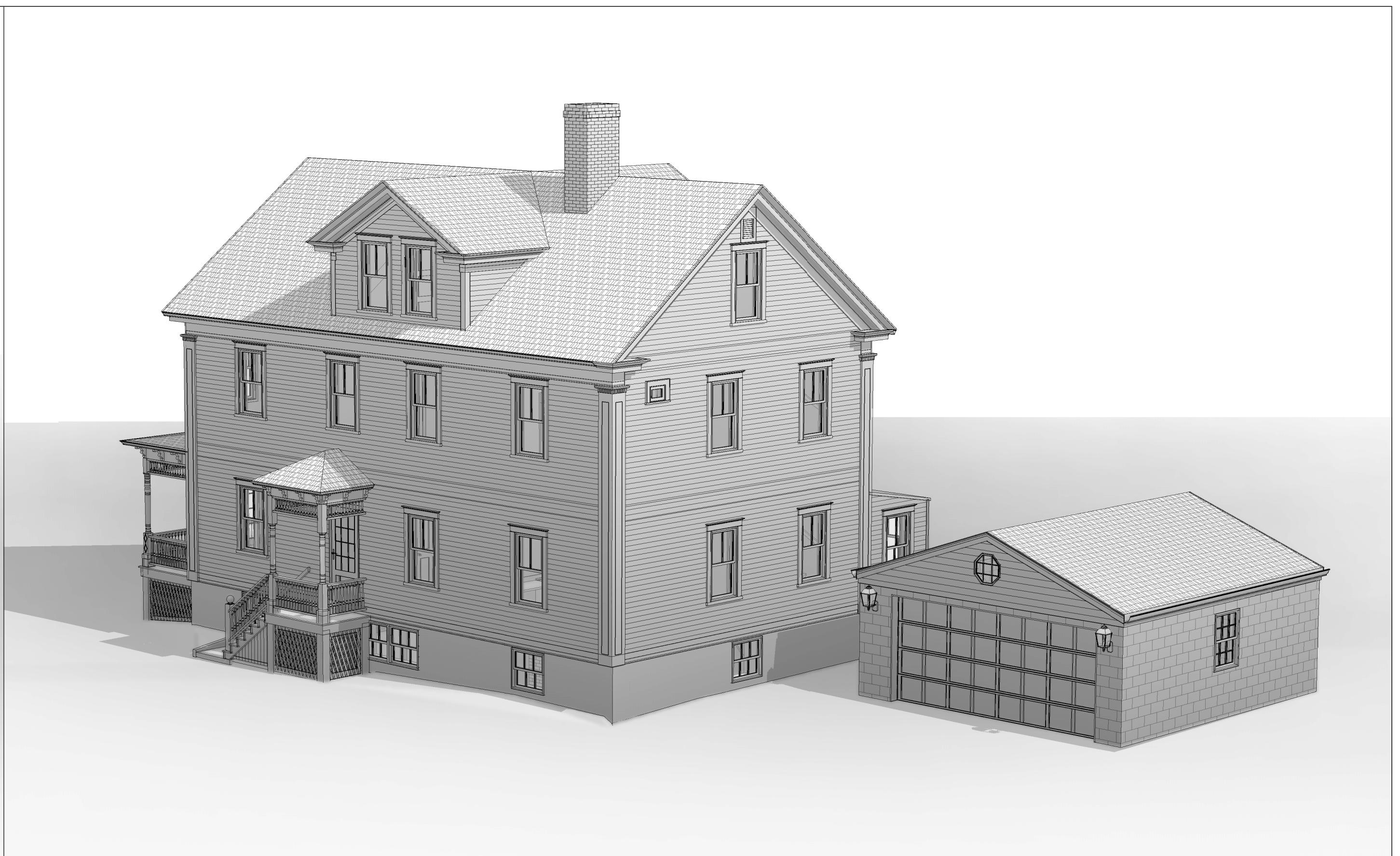
EXISTING 3D VIEWS

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

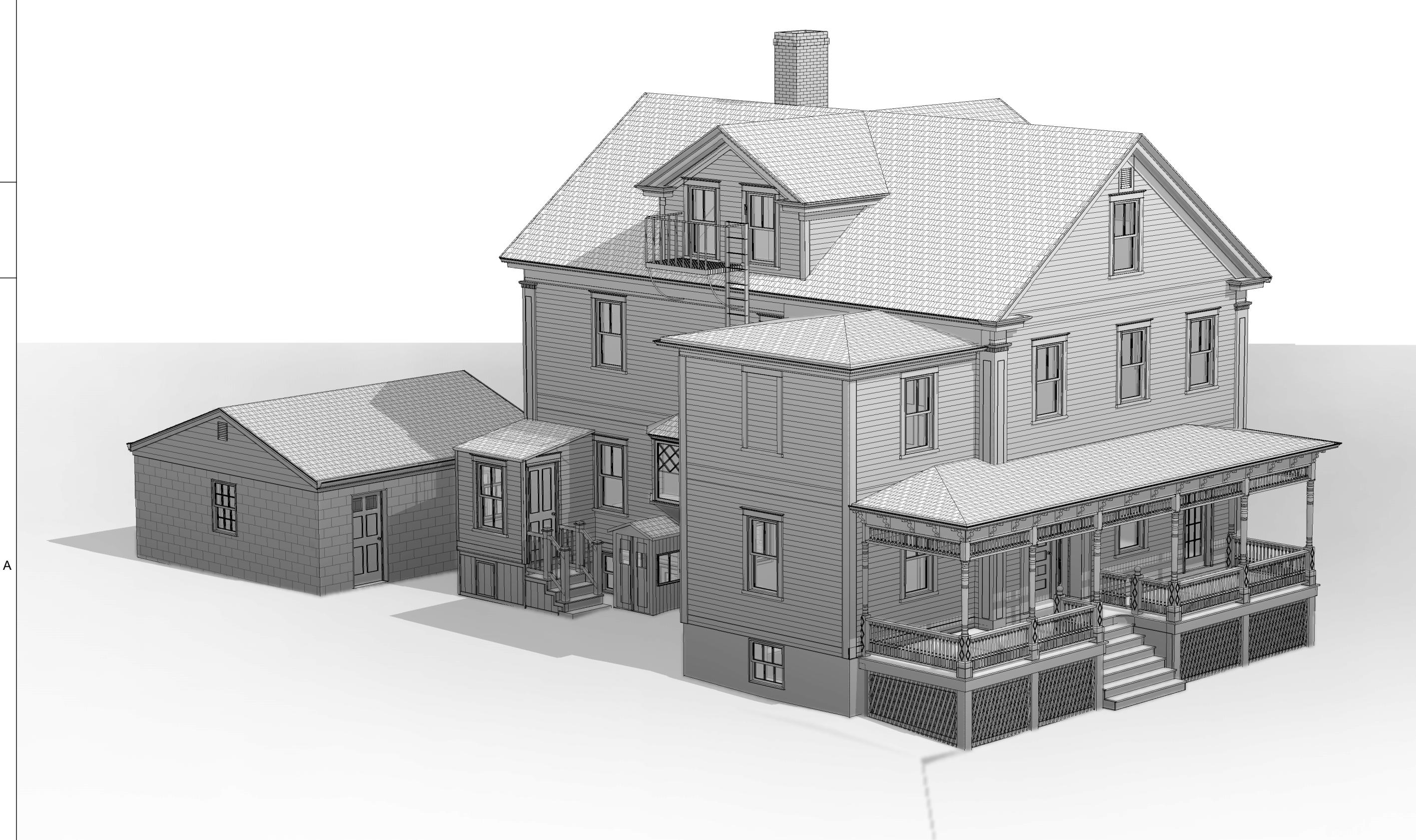
EX12.01



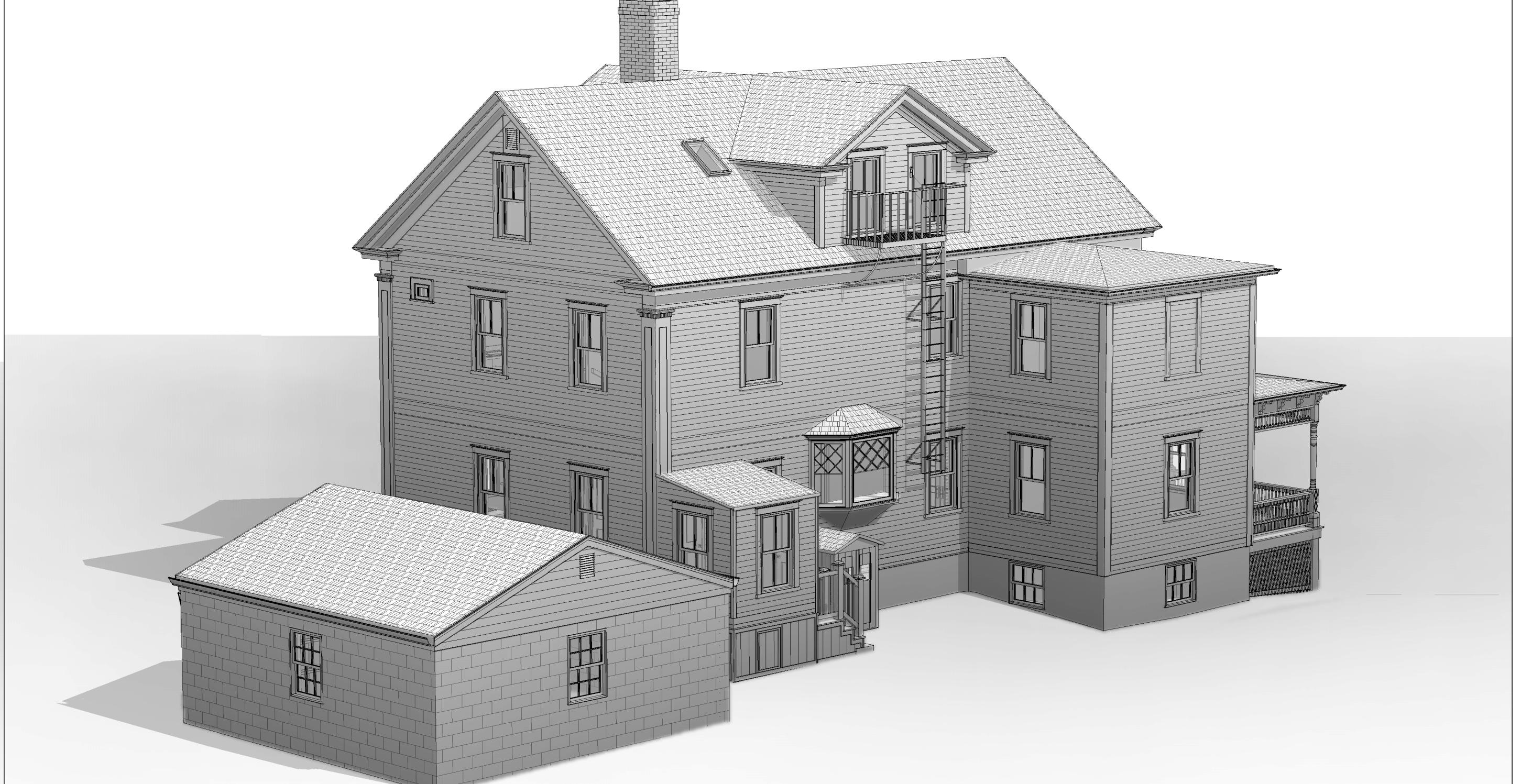
B5 EXISTING 3D VIEW 1
EX12.01 Scale:



B3 EXISTING 3D VIEW 2
EX12.01 Scale:



A5 EXISTING 3D VIEW 3
EX12.01 Scale:



A3 EXISTING 3D VIEW 4
EX12.01 Scale:

5 4 3 2 1


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RENOVATION AND ADDITION OF:


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

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

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

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

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REVISIONS

SOUTH ELEVATION

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

A3.01



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REVISIONS

EAST ELEVATION

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A3.04



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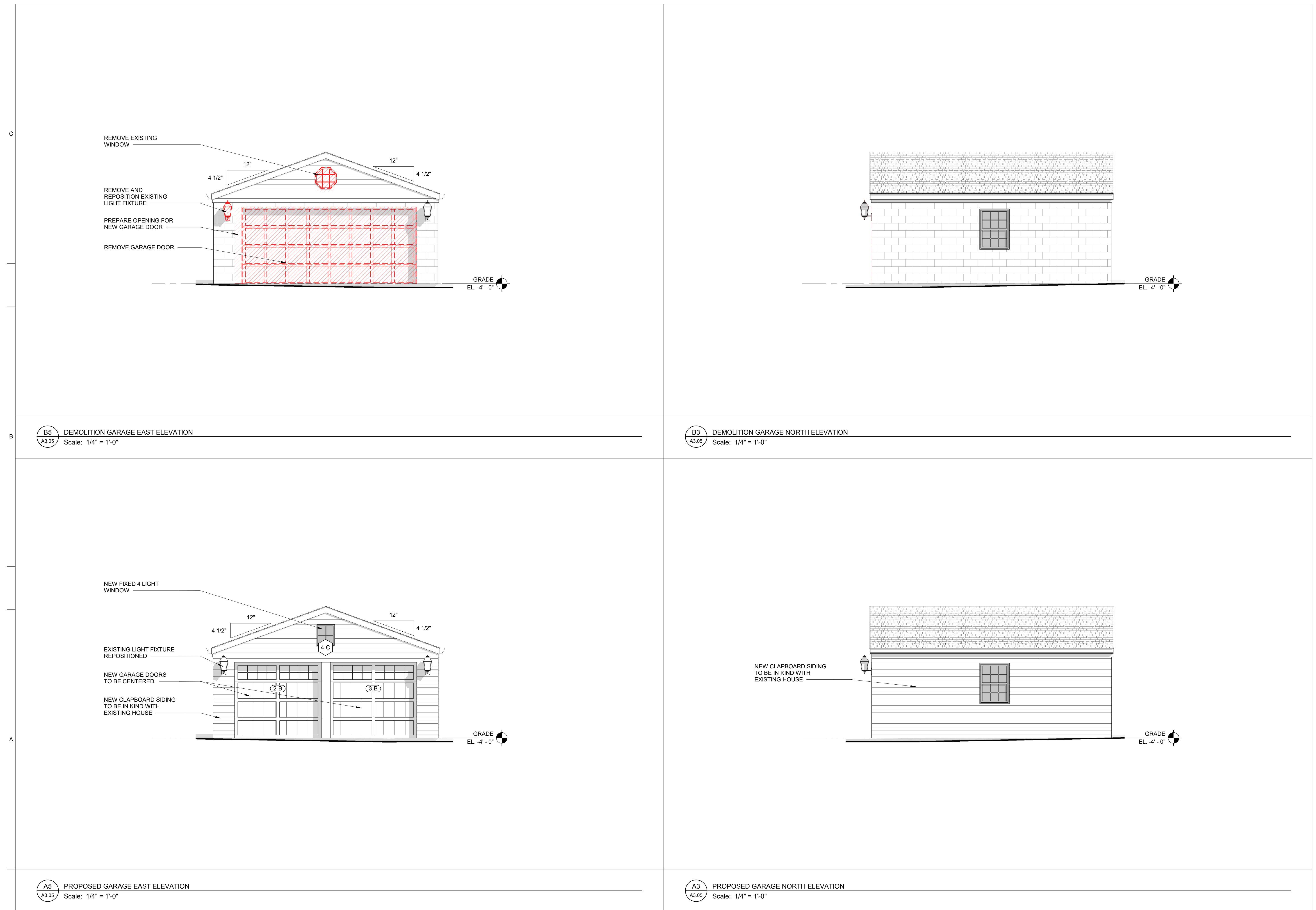
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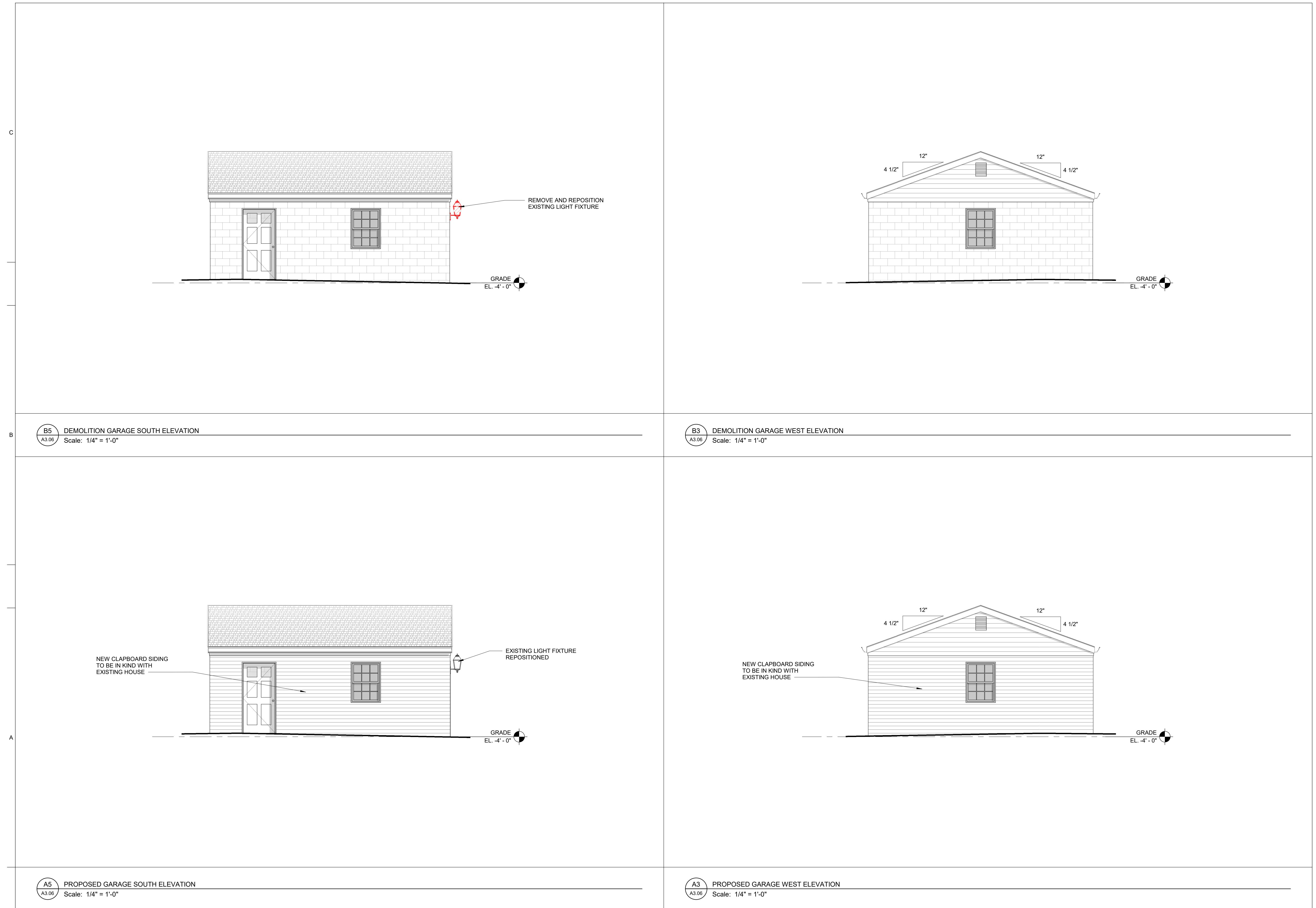
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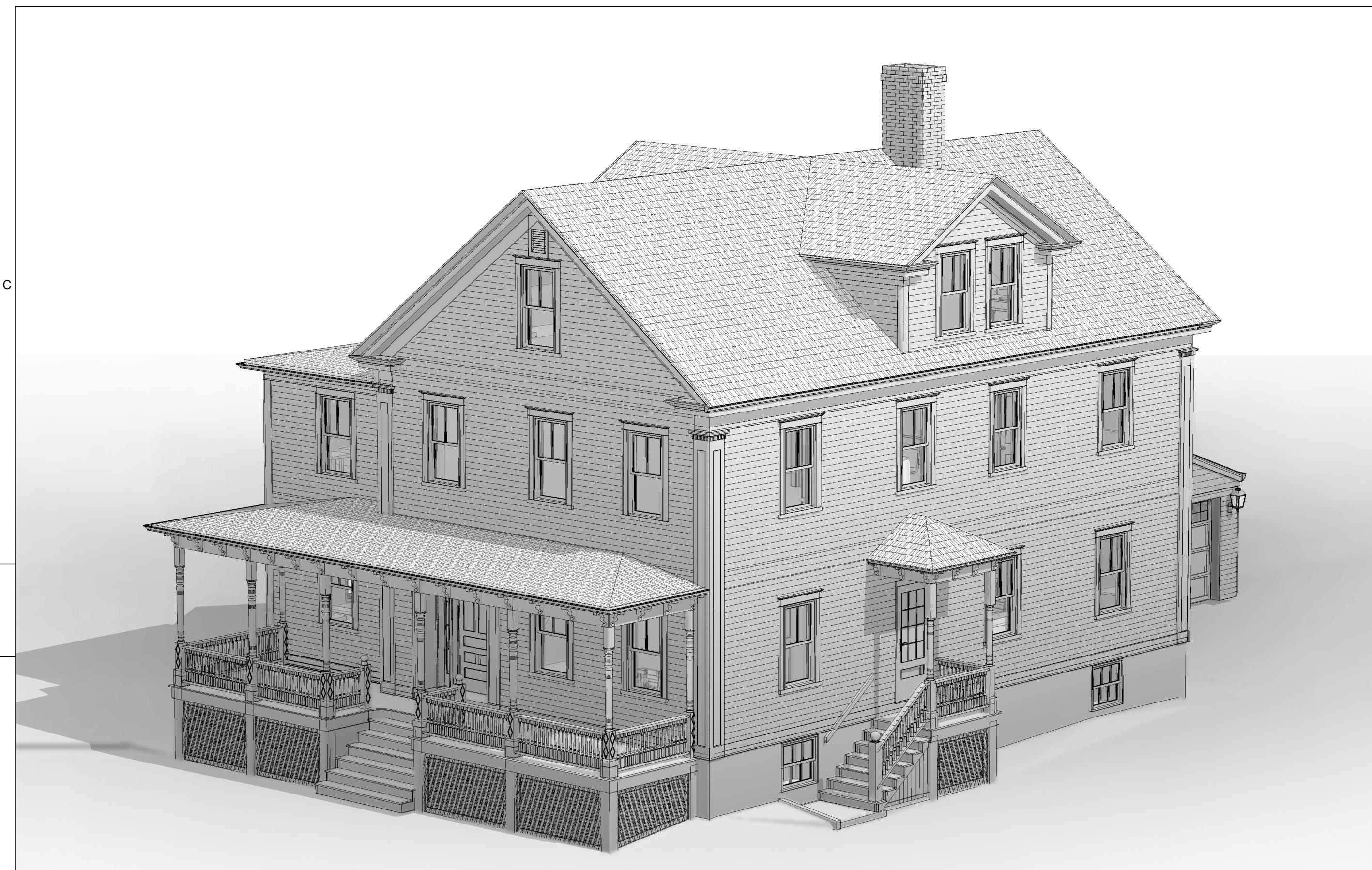
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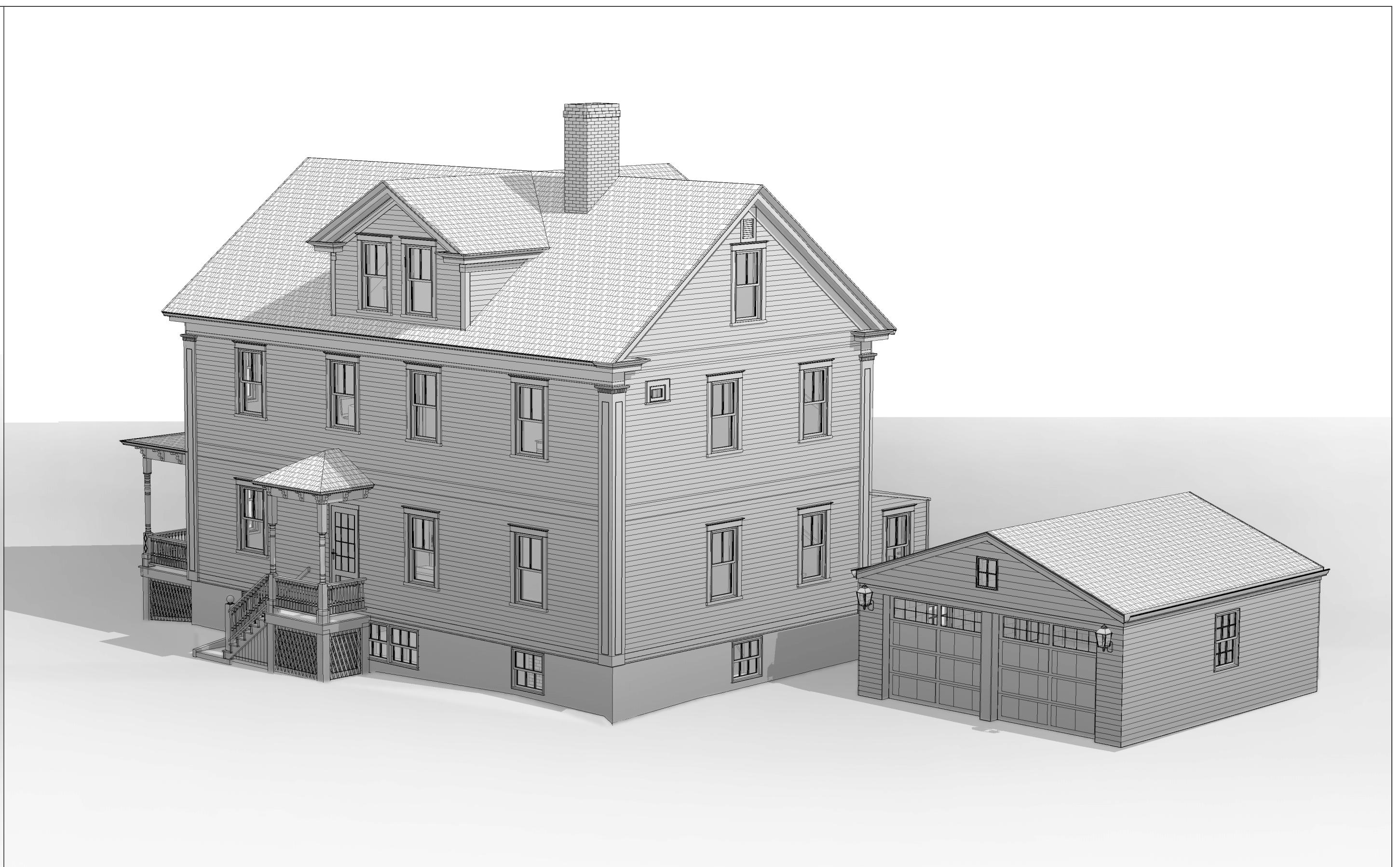
EXTERIOR 3D VIEWS

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

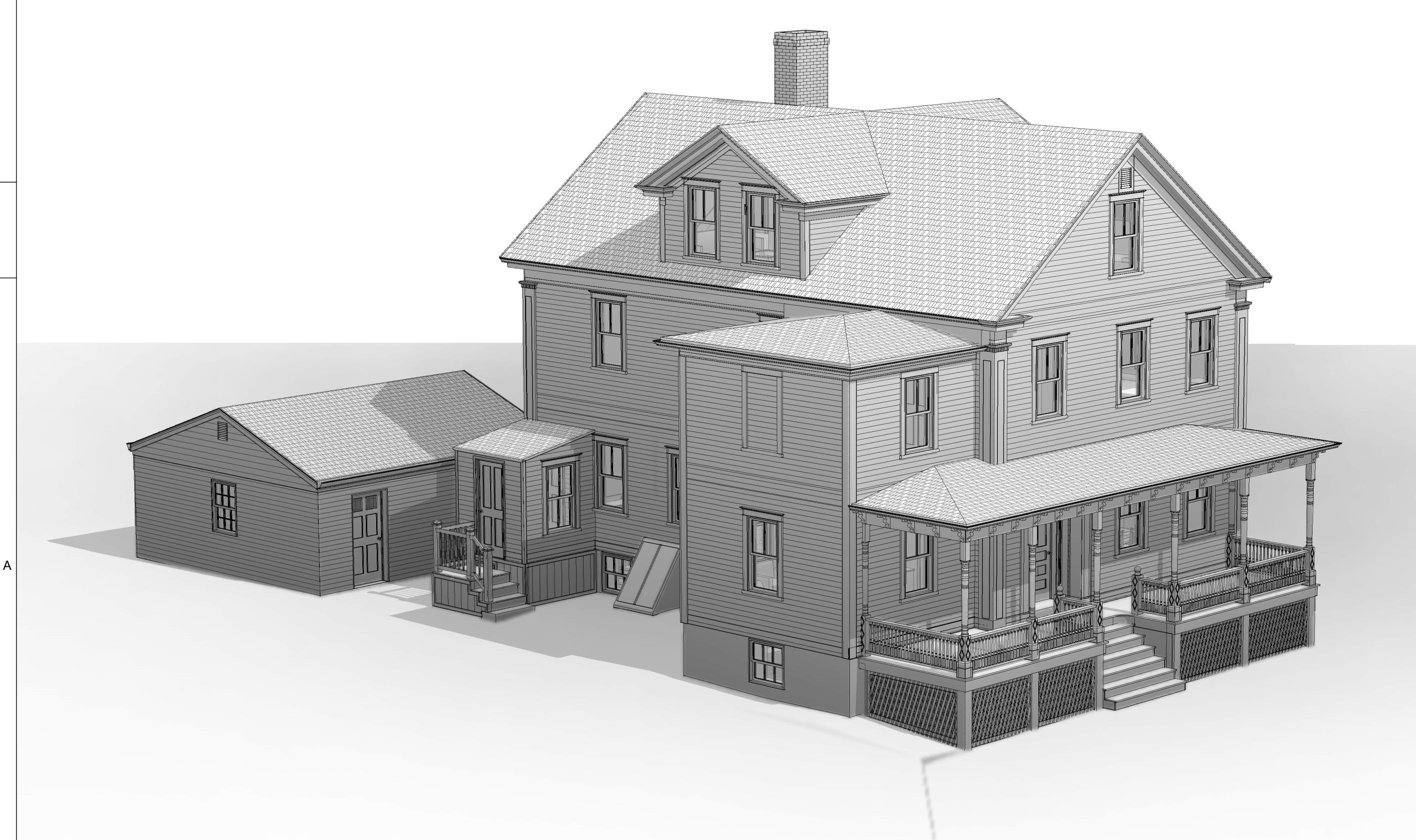
A12.01



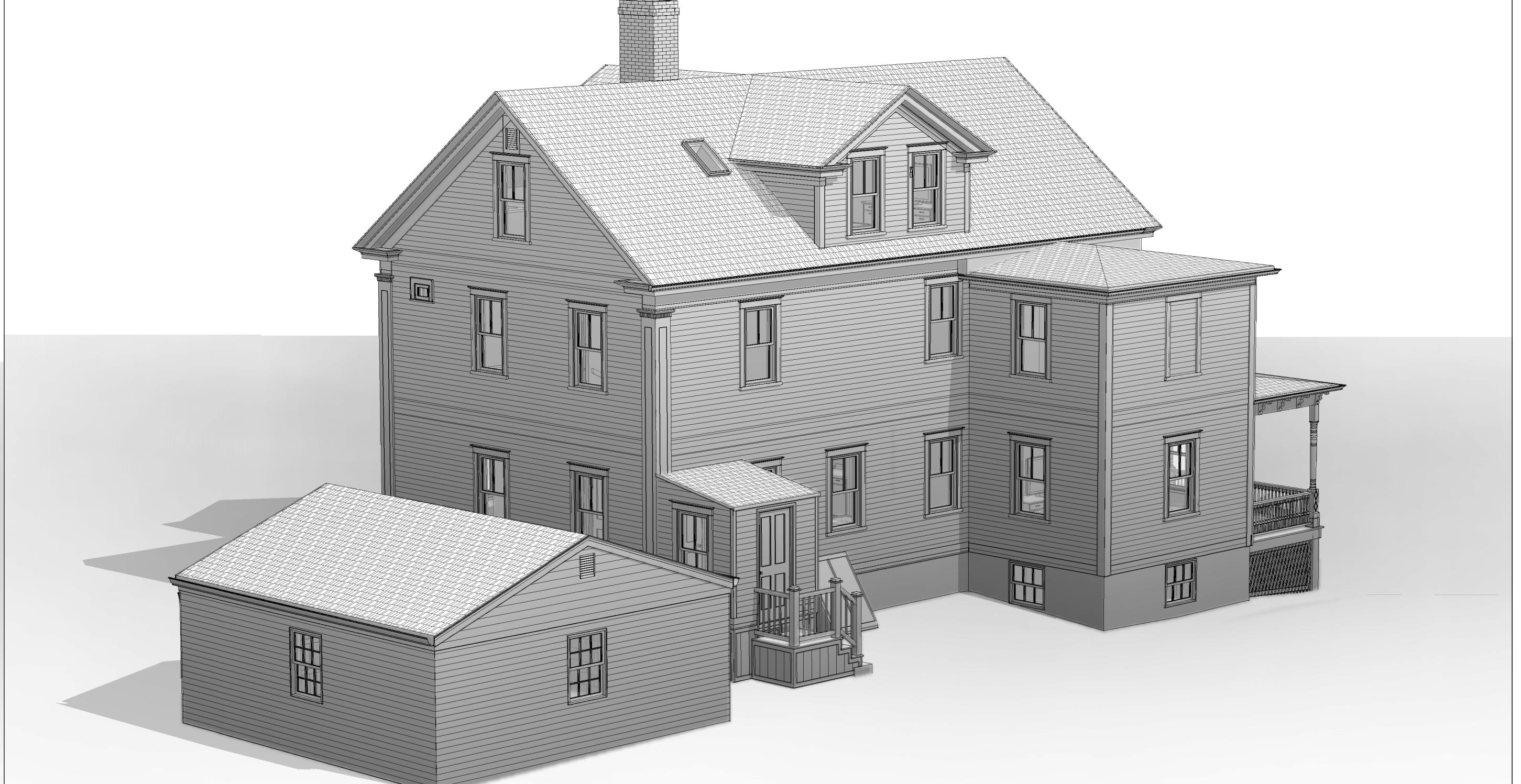
B5 PROPOSED 3D VIEW 1
A12.01 Scale:



B3 PROPOSED 3D VIEW 2
A12.01 Scale:



A5 PROPOSED 3D VIEW 3
A12.01 Scale:



A3 PROPOSED 3D VIEW 4
A12.01 Scale:



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-140

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	
574 HOPE ST , BRISTOL, RI, 02809	013-0038-000	

Applicant	Applicant Phone	Applicant Email
Bristol Warren Regional School District	401-253-4000	derek.swenson@bwrsd.org

Property Owner (If Different from Applicant)	Owner Mailing Address	

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

Contractor	Contractor Phone Number	Contractor Email

Work Category:	Sign(s)/Landscaping
----------------	---------------------

Description of proposed work:

Install a memorial bench

Property History

Building Survey Data
RIHPC ID #:
HISTORIC NAME:
ARCH. STYLE:
ORIGINAL CONSTRUCTION DATE (est.):

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

Bristol Warren Regional School District

Applicant's Name – Printed

Date: September 24, 2025

Derek Swenson

Applicant's Digital Signature



CAI Property Card

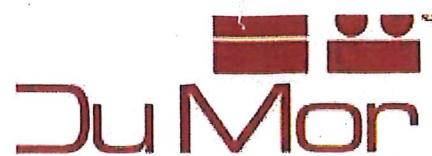
Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 574 HOPE ST ACRES: 0.9668 PARCEL ID: 013-0038-000 LAND USE CODE: 79 CONDO COMPLEX: OWNER: ANDREWS SCHOOL CO - OWNER: C/O BRISTOL SCHOOL DEPT MAILING ADDRESS: 151 STATE STREET		BUILDING STYLE: Schools UNITS: 1 YEAR BUILT: 1938 FRAME: Masonry EXTERIOR WALL COVER: Brick ROOF STYLE: ROOF COVER: Slate
ZONING: R-6 PATRIOT ACCOUNT #: 771		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: Plaster FLOOR COVER: HEAT TYPE: Steam w/Boil FUEL TYPE: Oil PERCENT A/C: True # OF ROOMS: 0 # OF BEDROOMS: 0 # OF FULL BATHS: 0 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 28 # OF KITCHENS: 0 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		GROSS BUILDING AREA: 50912 FINISHED BUILDING AREA: 38176 BASEMENT AREA: 12736 # OF PRINCIPAL BUILDINGS: 1
ASSESSED VALUES		LAND: \$399,900 YARD: \$0 BUILDING: \$7,314,500 TOTAL: \$7,714,400
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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



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BENCH 140

[HOME](#) >> [NODE](#) >> **BENCH 140**



Bench 140



Coordinating Products



BENCH 140

140-60 6' LONG, 282 LBS.

140-80 8' LONG, 343 LBS.

Add to unit price for center armrest

- Custom lettering available on side supports

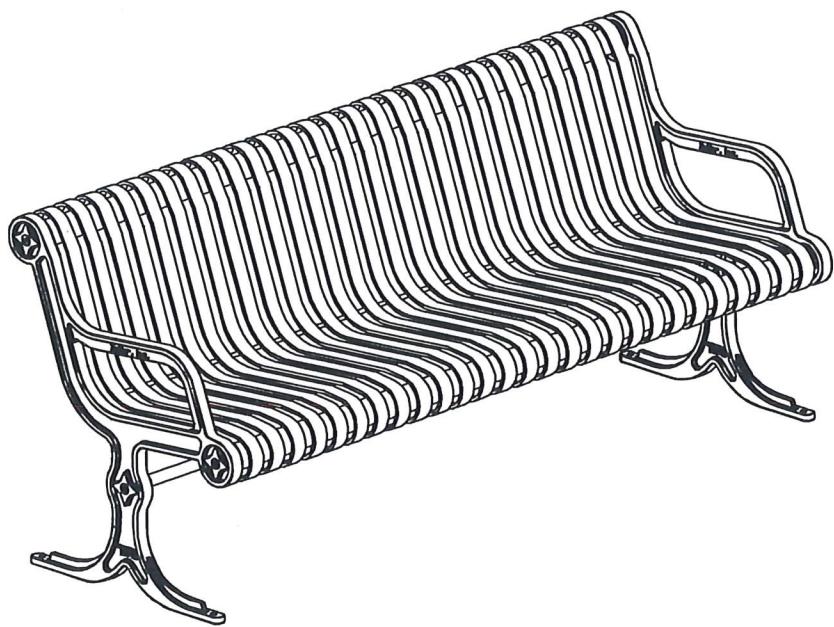
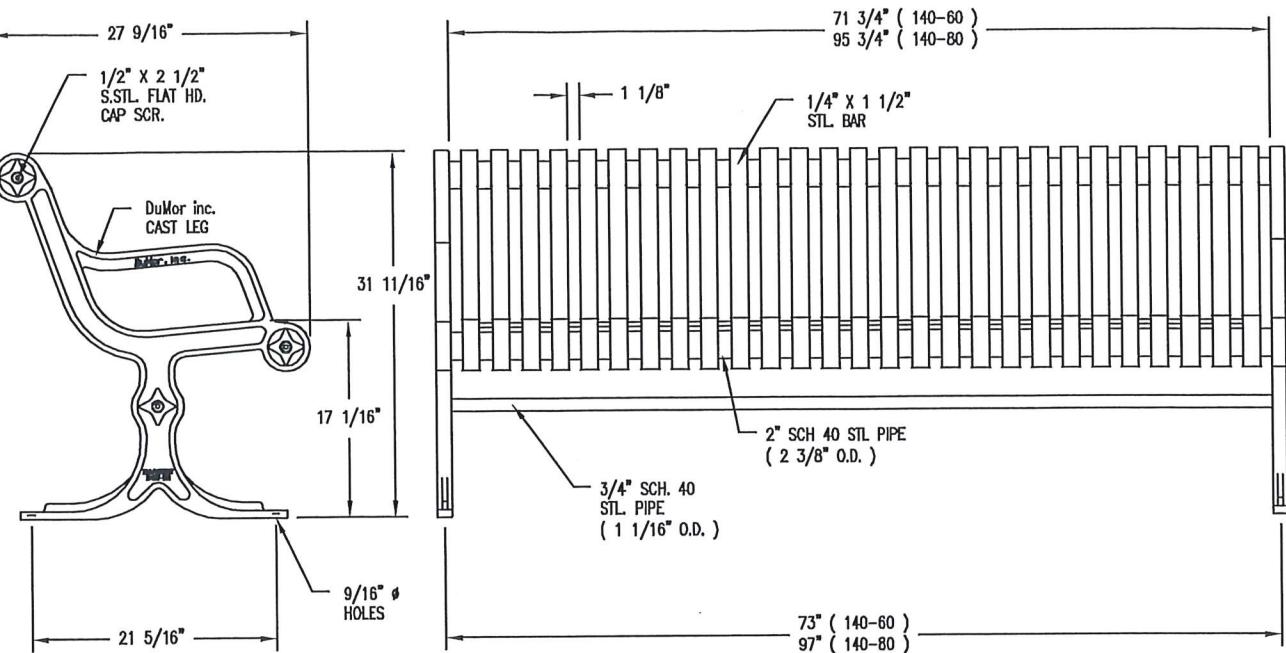
BENCH 144

144-60 6' LONG, 217 LBS.

144-80 8' LONG, 265 LBS.

Add to unit price per end/center armrest

- Comfortable, contoured seat

NOTES

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
- 3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)

CUSTOM LETTERING (37 SPACES) _____

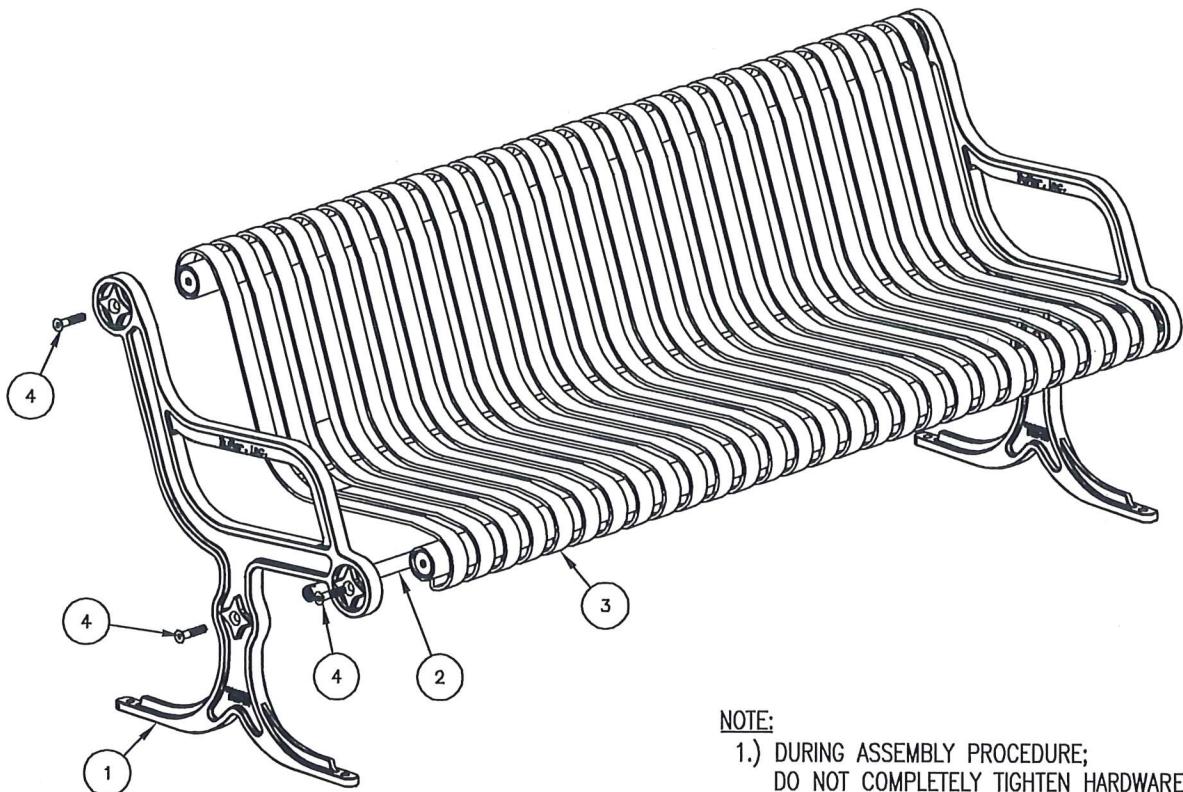
LENGTH OPTIONS

6' BENCH
 8' BENCH


DuMor, inc.
 P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : **NONE**
 DATE DRAWN : 7/9/01
 DRAWN BY : AH
 DATE REV. :
 REV. BY :

TITLE : **BENCH**
PATENT D467-101
 REV. **A** DRAWING NUMBER **140 SERIES** SHEET **1 OF 2**

NOTE:

- 1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED;
NUMBERS ONLY APPLY TO DRAWING.

STEP 1:

USE 2 - PCS. CAST IRON BENCH SUPPORT (1)
1 - PC. 6' ALL STL. SEAT ASSEMBLY (3)
4 - PC. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)

ATTACH CAST IRON BENCH SUPPORT (1) TO 6' ALL STL.
SEAT ASSEMBLY (3) USING HARDWARE (4).
TIGHTEN TO SNUG FIT.

STEP 2:

USE 1 - PC. 71 3/4" PIPE BRACE (2)
2 - PCS. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)
ATTACH 71 3/4" PIPE BRACE (2) TO STEP 1 ASSEMBLY
USING HARDWARE (4). TIGHTEN TO SNUG FIT.

STEP 3:

UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL
COMPONENTS THEN TIGHTEN ALL HARDWARE.

STEP 4:

MOUNT AND ANCHOR AS SPECIFIED.

ITEM	QTY	PART NO	DESCRIPTION
1	2	0-140-00-01	CAST IRON BENCH SUPPORT
2	1	0-57-60-04	71 3/4" PIPE BRACE
3	1	0-58-60-01	6' STL SEAT
4	6	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR

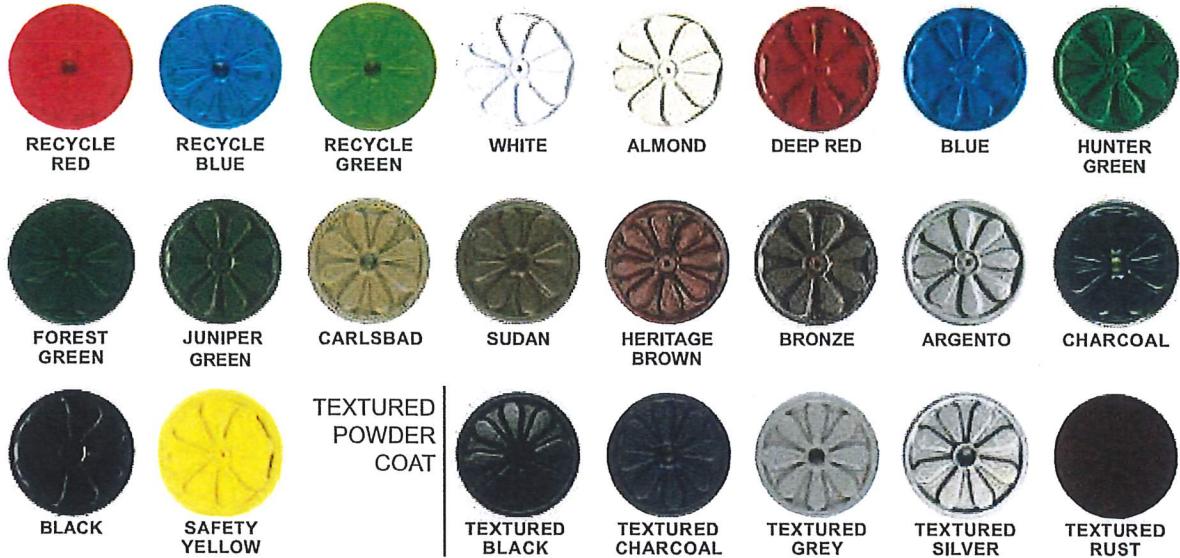
SCALE :	NONE		
DATE DRAWN :	7/9/01		
DRAWN BY :	AWH		
DATE REV. :			
REV. BY :			
TITLE :		BENCH ASSEMBLY PATENT D467-101	
REV.	DRAWING NUMBER	140 SERIES	
A		SHEET 2 OF 2	

DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

COLOR AND MATERIAL OPTIONS

POWDER COAT COLOR OPTIONS

Most DuMor products are available in your choice of several color options in a super durable baked-on polyester powder finish.

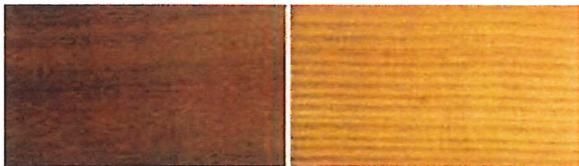


*JUNIPER GREEN previously known as GREEN



Additional RAL colors are available at an extra cost—consult your local DuMor representative.

WOOD



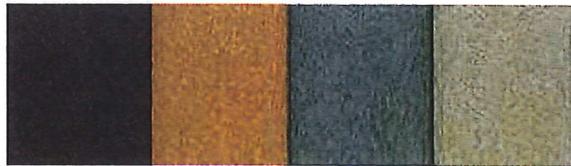
IPE

DOUGLAS FIR

DuMor has selected the highest grade woods available for use on our products. "C" & Better Douglas Fir and Ipe are offered as standard wood options. Douglas Fir will be delivered coated in a clear preservative. Due to its density and estimated longevity left uncoated, Ipe will be delivered in its natural state without preservative.

As a natural product of our environment, wood will weather when placed outdoors. Signs of weathering include splitting, checking, and changing color. These are not covered by DuMor's warranty. Wood colors will vary.

RECYCLED PLASTIC



WALNUT

CEDAR

GREY

REDWOOD

The high-density polyethylene raw material utilized in our recycled plastic furnishings is derived from post-consumer bottle waste resulting in a product that is over 90% recycled.

WOOD GRAIN RECYCLED PLASTIC



BRAZILIAN WALNUT

ANTIQUE MAHOGANY

The longevity and Eco-friendliness of recycled plastic lumber with a feel and depth reminiscent of wood. Wood grain recycled plastic is extruded with a multicolor tonal streaking and etched with a wood grain texture to achieve a realistic wood like appearance and feel. To truly appreciate this product it needs to be seen and handled, ask your rep for a free sample. Plastic lumber is comprised of 95% recycled content. Only available on select products.







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 existing 2 story deck that 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		BUILDING EXTERIOR
LOCATION: 474 THAMES ST ACRES: 0.1253 PARCEL ID: 008-0021-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: BROOKS DANIEL CO - OWNER: BROOKS LORIN MAILING ADDRESS: 474 THAMES ST		BUILDING STYLE: Mixed Use UNITS: 2 YEAR BUILT: 1880 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shingle ROOF STYLE: Gable ROOF COVER: Asphalt Shingle
ZONING: W PATRIOT ACCOUNT #: 294		BUILDING INTERIOR
SALE INFORMATION		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
SALE DATE: 6/6/2025 BOOK & PAGE: 2284-137 SALE PRICE: 805,000 SALE DESCRIPTION: SELLER: SANTOS, HENRY B.		# OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 7494 FINISHED BUILDING AREA: 4500 BASEMENT AREA: 1800 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$213,200 YARD: \$0 BUILDING: \$250,900 TOTAL: \$464,100		
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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











Materials List

The frame will be pressure treated and the rim joists will be wrapped in white Azek composite boards. The decking will be Trex Enhance in coastal bluff color. Railings and post will be white composite from Titan Pro Railings with white balusters. Thanks again,



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-145

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
484 THAMES ST , BRISTOL, RI, 02809	008-0019-000

Applicant	Architect/Engineer	Contractor
Daniel Brooks		Daniel Brooks

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

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

Description of proposed work:
Replacement of non-historic steel front entry door and side lights. Also to include replacement of exterior lights. 2 in the front, 1 in the rear of the house.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01053
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

Daniel Brooks

Applicant's Digital Signature
Date: October 5, 2025



CAI Property Card

Town of Bristol, RI

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

CAI Technologies

www.cai-tech.com

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









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-146

Contributing

October 6, 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
49 CHURCH ST , BRISTOL, RI, 02809	014-0041-000

Applicant	Architect/Engineer	Contractor
Nicki Ann Tyska		Ferrerira & Grimo

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	26 Patricia ann Drive

Work Category:	Remodeling of Structure(s)
----------------	----------------------------

Description of proposed work:
Replacing current damaged windows with Wood and aluminum windows

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00394
HISTORIC NAME:	Bosworth, J., House
ARCH. STYLE:	Mid-Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1850 ca

ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)
Vinyl siding; trim removed/covered by vinyl siding

Nicki Ann Tyska

Applicant's Digital Signature

Date: October 6, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 49 CHURCH ST ACRES: 0.1333 PARCEL ID: 014-0041-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: FORTY-NINE CHURCH STREET, LLC CO - OWNER: MAILING ADDRESS: 26 PATRICIA ANN DR		BUILDING STYLE: 2 Family UNITS: 1 YEAR BUILT: 1860 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 838		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 10 # OF BEDROOMS: 4 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1
SALE DATE: 9/25/2020 BOOK & PAGE: 2059-143 SALE PRICE: 475,000 SALE DESCRIPTION: SELLER: MANCHESTER, LIZA & CAMILLE B, TRUSTEES		# OF KITCHENS: 2 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 5202 FINISHED BUILDING AREA: 2313 BASEMENT AREA: 1223 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$212,300 YARD: \$0 BUILDING: \$266,400 TOTAL: \$478,700		
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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



8 Robin Street, Providence, RI 02908
401.490.0888 www.HeritageRestoration.net

September 25, 2025

To Whom It May Concern,

This letter serves to formally document the condition of a historic window system located at 49 Church St, Bristol, RI, based on observations and assessment completed on August 28, 2025.

Evidence of Significant Alteration

1. Introduction of Incompatible Retrofit Materials

The original window sash tracks have been aggressively modified through the installation of metal channels, which were bent and stapled into the grooves of the historic wooden frame. These alterations required the removal of original material and the cutting of new grooves, permanently compromising the original frame dimensions and integrity.

2. Loss of Original Operating Mechanism

The window's original pinch lock system, integral to its historic function, was either removed or rendered inoperable by retrofit efforts. As a result, the window no longer retains the ability to remain open independently, defeating its intended operability and compromising user safety.

3. Abrasion and Mechanical Damage

The retrofit has introduced significant points of abrasion, as the window sash now scrapes along exposed metal staples during movement. This continuous friction not only prevents smooth operation but also accelerates deterioration of the sash and jamb materials.

Conclusion and Recommendation

Due to the extent of damage and functional compromise, the existing window cannot be reasonably restored through minor repairs. Instead, full removal of retrofit materials, reestablishment of the original track dimensions, and reproduction of the window sash may be required to ensure both functional restoration and regulatory compliance.

It is our professional assessment that this window has been significantly altered and no longer meets the standards for historic preservation or safe operation. As such, a major intervention, including potential sash reproduction, is warranted.

Respectfully,



Robert Cagnetta

President, Heritage Restoration, Inc.

8 Robin Street

Providence, RI 02908

RI Contractor's Registration #19624

**SOLD BY:**

Arnold Lumber Company West Kingston
PO Box 217
West Kingston, RI 02892-0217
Fax: 401-792-3610

SOLD TO:

CREATED DATE
9/29/2025
LATEST UPDATE
9/29/2025

OWNER
ERIN GRIFFIN

Abbreviated Quote Report - Customer Pricing**QUOTE NAME**

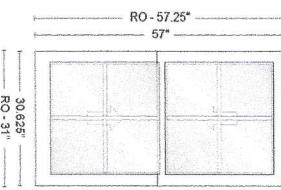
PROJECT NAME
QUOTE NUMBER
CUSTOMER PO#

8235221

TRADE ID**DELIVERY NOTES:****ORDER NOTES:**

<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	32	AA	None Assigned	\$1,381.10	\$44,195.20

201



RO Size = 31" x 57 1/4"
WDHI 2' 6 5/8"X4' 9", Unit, 8 Degrees - Moderate, 400 Series Woodwright Double-Hung-WWI, Equal Sash, White Exterior Frame, White Exterior Sash/Panel, Pine w/White - Painted Interior Frame, Pine w/White - Painted Interior Sash/Panel, AA, Dual Pane Low-E4 SmartSun HeatLock Standard Argon Fill Full Divided Light (FDL) 2 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Traditional, 1 Sash Locks White, White/White Jamb Liner, White, Full Screen, Aluminum

Insect Screen 1: 400 Series Woodwright Double-Hung-WWI, WDHI 30.625 x 57 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR
A1	0.28	0.18	NO

SPECIAL ORDER TERMS AND CONDITIONS

This quote/order represents only those units, quantities, options and accessories listed. Arnold Lumber Co. (ALC) is not responsible for errors, shortage or omission of materials not shown or detailed on this quote/order. All items contained on this quote/order are non-cancellable and non-returnable. All the listed units, quantities, options and accessories have been verified and accepted by the above signed for purchase from ALC along with the following terms and conditions.

- >Cash/Credit Card Accounts - A 50% deposit is required at time of ordering and balance due at time of receipt by ALC from Manufacturer.
- >ALC Credit Account Holders – 50% invoiced at time of receipt by ALC from Manufacturer. Delivery to customer within 30 days of receipt by ALC from Manufacturer
- >Backordered items, along with miscellaneous hardware and screens may be shipped and invoiced upon receipt by ALC.

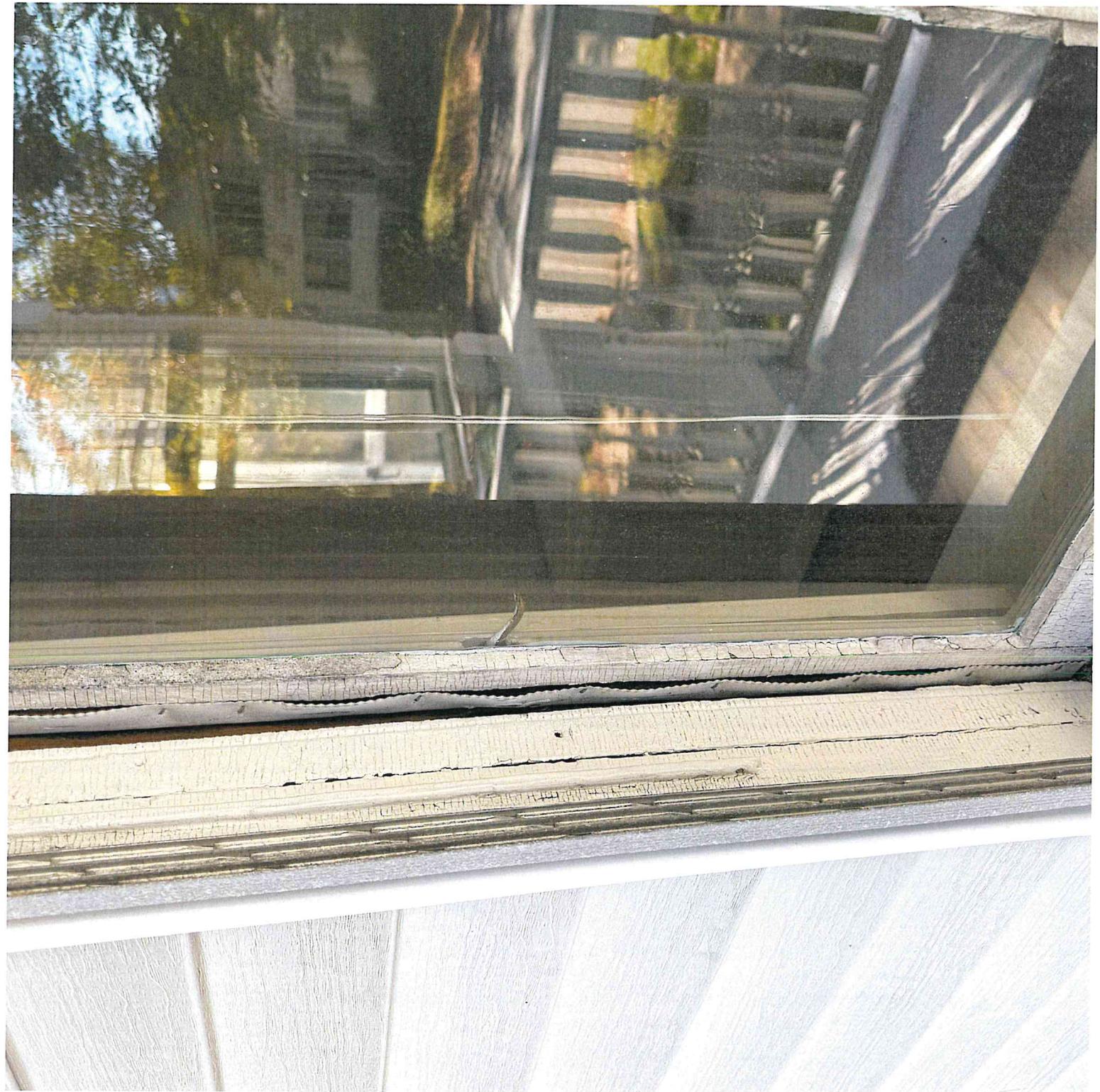
CUSTOMER SIGNATURE _____

DATE _____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill paning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

SUB-TOTAL:	\$44,195.20
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$3,093.66
TOTAL:	\$47,288.86











Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-149

Contributing

October 20, 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
30 SUMMER ST , BRISTOL, RI, 02809	015-0064-000

Applicant	Architect/Engineer	Contractor
Celine Keating and Mark Levy		

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

Work Category:	Total Demolition of Structure(s)
----------------	----------------------------------

Description of proposed work:
Removal of workshop and tool shed. Remove debris and restore ground.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00490
HISTORIC NAME:	Munro, Harry C. House
ARCH. STYLE:	Cape Cod
ORIGINAL CONSTRUCTION DATE (est.):	1920 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Vinyl siding/trim (present by 1988).	

Celine Keating

Applicant's Digital Signature

Date: October 20, 2025



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 30 SUMMER ST ACRES: 0.1137 PARCEL ID: 015-0064-000 LAND USE CODE: 01 CONDO COMPLEX: OWNER: LEVY, MARK L & KEATING, CELINE M TE CO - OWNER: MAILING ADDRESS: 697 WEST END AVE, APT. 5-D		BUILDING STYLE: Cape UNITS: 1 YEAR BUILT: 1917 FRAME: Wood Frame EXTERIOR WALL COVER: Vinyl Siding ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 973		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: Plaster FLOOR COVER: Hardwood HEAT TYPE: BB Hot Water FUEL TYPE: Gas PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 3 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 1
SALE DATE: 5/6/2021 BOOK & PAGE: 2110-12 SALE PRICE: 408,000 SALE DESCRIPTION: SELLER: OUELLETTE, STEVEN		# OF KITCHENS: 1 # OF FIREPLACES: 1 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 3224 FINISHED BUILDING AREA: 1344 BASEMENT AREA: 960 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$204,800 YARD: \$5,100 BUILDING: \$197,000 TOTAL: \$406,900		
SKETCH		PHOTO

CAI Technologies

www.cai-tech.com

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













Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-25-6 Submitted Date: September 29, 2025

Property Address:	Assessor's Plat:	Assessor's Lot:
56 Union Street	15	39

Property Owner/Applicant:	Property Owner/Applicant Phone:	Property Owner/Applicant Email:
Barbara Martin	401-624-3276	

Property Owner (If Different from Applicant)	Mailing Address (If Different from Property Address)
	313 Neck Road Tiverton, RI 02878

Description of Proposed Work
replace windows in 1st floor unit with Kolbe fiberglass replacement windows to be compliant with RI lead laws

Questions for the Commission



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR
LOCATION: 56 UNION ST ACRES: 0.152 PARCEL ID: 015-0039-000 LAND USE CODE: 02 CONDO COMPLEX: OWNER: MARTIN, BARBARA BARLOW CO - OWNER: ROBERT C. & TRSTES BARBARAB.MA MAILING ADDRESS: 313 NECK RD		BUILDING STYLE: 3 Family UNITS: 1 YEAR BUILT: 1896 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
ZONING: R-6 PATRIOT ACCOUNT #: 948		BUILDING INTERIOR
SALE INFORMATION		INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 14 # OF BEDROOMS: 5 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0
SALE DATE: 6/4/2003 BOOK & PAGE: 1008-77 SALE PRICE: 0 SALE DESCRIPTION: SELLER: MARTIN, BARBARA BARLOW,		# OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS		
GROSS BUILDING AREA: 4778 FINISHED BUILDING AREA: 2887 BASEMENT AREA: 1164 # OF PRINCIPAL BUILDINGS: 1		
ASSESSED VALUES		
LAND: \$222,700 YARD: \$0 BUILDING: \$382,400 TOTAL: \$605,100		
SKETCH		PHOTO

CAI Technologies

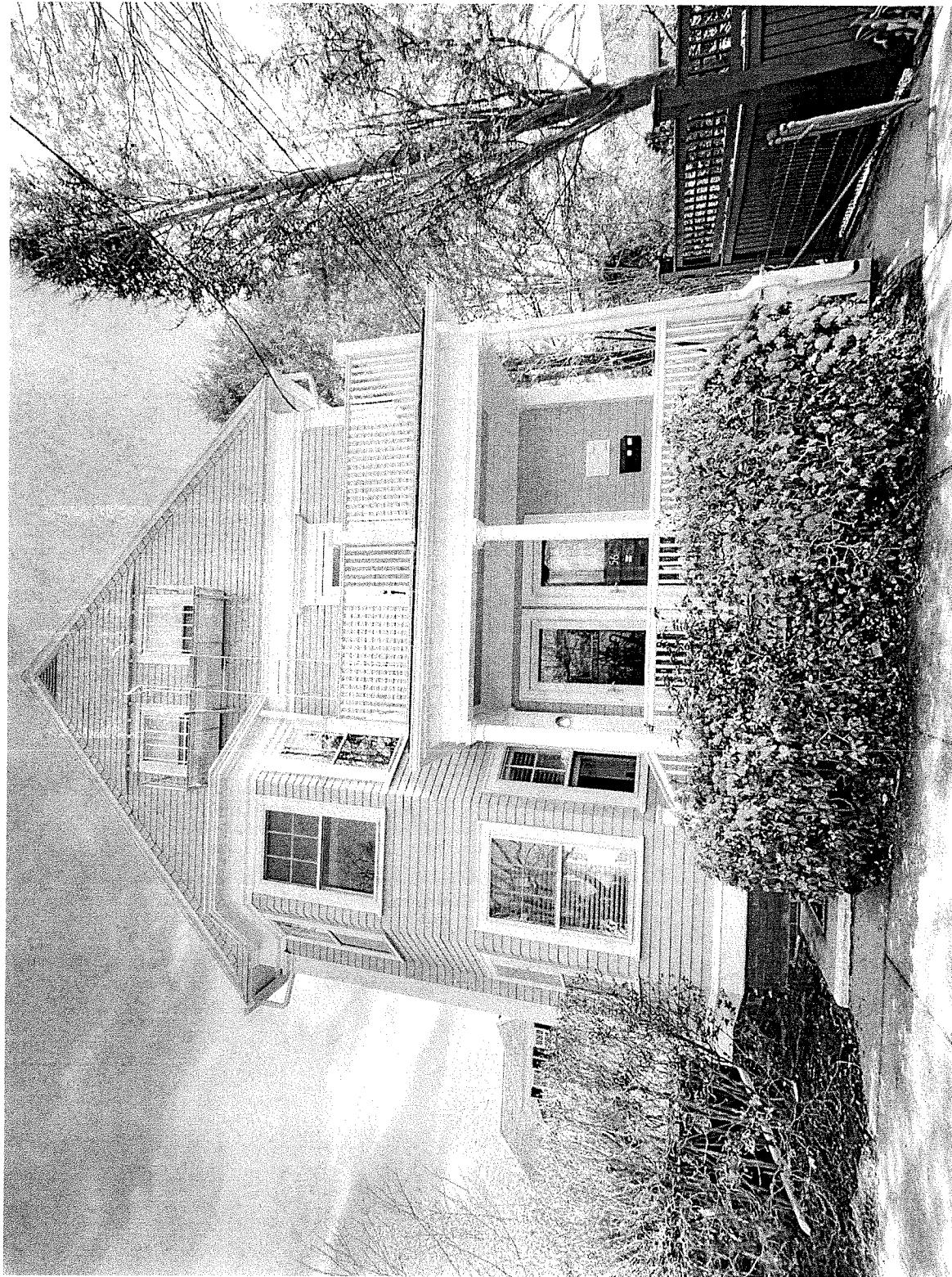
www.cai-tech.com

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

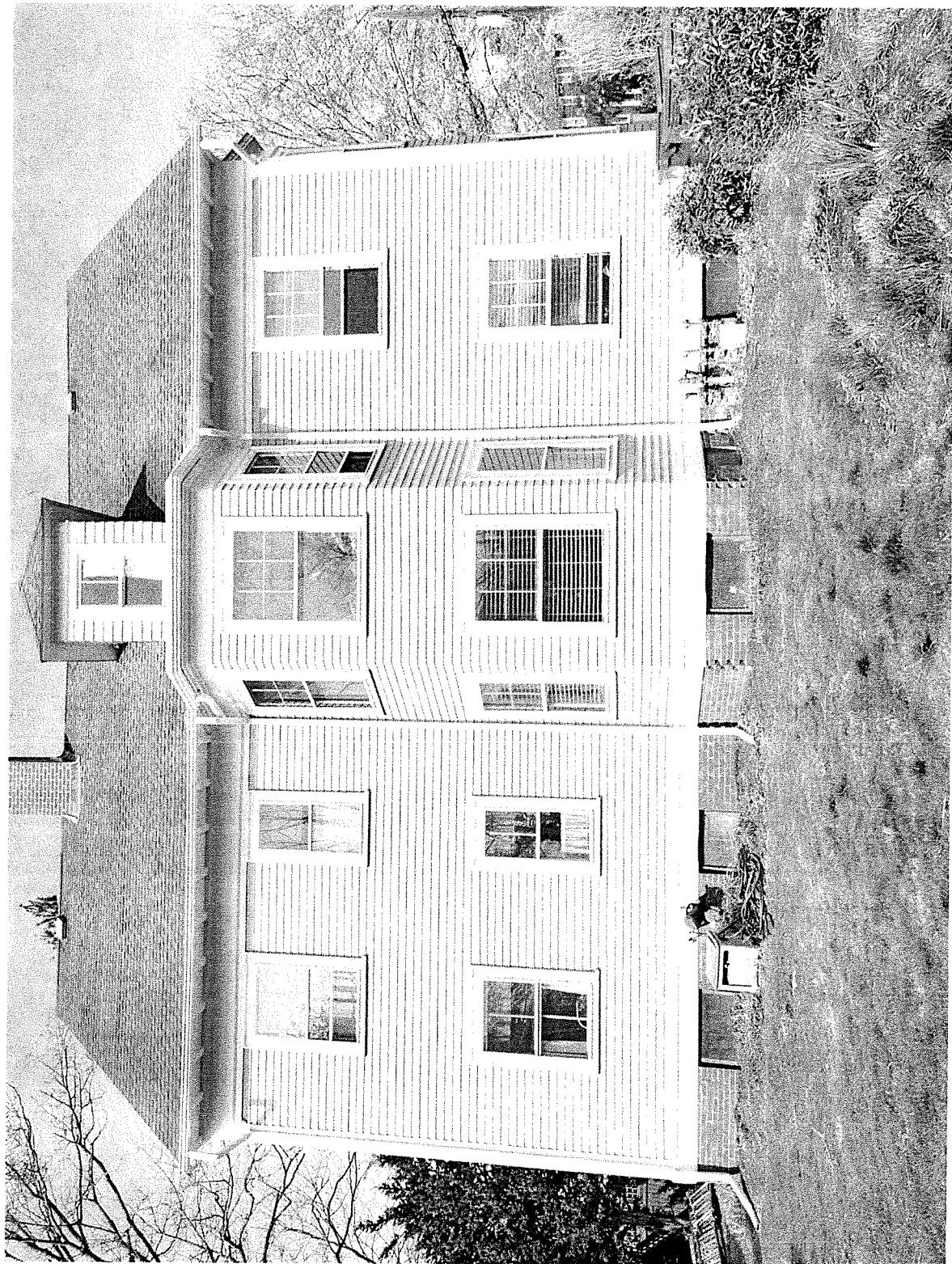
Bristol Historic District Commission
Concept Review Application 11/6/2025
56 Union Street Bristol, RI
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56 Union Street Bristol, RI 02804



56 Union Street Bristol, RI 1.b.



On Behalf Of: Horner Millwork Co/Somerset

Address: 1255B G A R Highway

Somerset, MA 02726

Phone: 508-235-4265

Fax: 5082354430

Contact: Peter Landolfi

Email: plandolfi@northatlanticcorp.com

Phone: 774-526-5243



We're for the visionaries.TM

**Quote 1379704C: Martin 58 Union Bristol, RI
Project: Martin 58 Union Bristol, RI
Printed: 7/16/2025 10:00:52 AM**



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Created: 7/14/2025

2025 Pricing

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

Line	Label	UOM	Quantity	Cubic Feet	Unit Price	Extended Price
------	-------	-----	----------	------------	------------	----------------

001 Living 1 EA (1) 5.81 \$782.29 \$782.29

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active



Scaled to Fit

Rough Opening:
23 13/16" X 65 5/16"

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

Frame Size:
23 5/16" X 64 13/16"

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit Dimension:
23 5/16" X 64 13/16"

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



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* Indicates Increased Rough Opening

2025 Pricing

Summary Page 2 of 17

002 Living 2 EA (1) 9.82 \$903.22 \$903.22

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass



Scaled to Fit

Rough Opening:
39 7/8" X 65 5/16"

Frame Size:
39 3/8" X 64 13/16"

Unit Dimension:
39 3/8" X 64 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



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* Indicates Increased Rough Opening

2025 Pricing

Summary Page 3 of 17

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003 Living 3 EA (1) 5.83 \$782.60 \$782.60

*** Unit ***
MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***
Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***
Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***
Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***
Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



Rough Opening:
23 7/8" X 65 5/16"

Frame Size:
23 3/8" X 64 13/16"

Unit Dimension:
23 3/8" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

Summary Page 4 of 17

For warranty information please click this link or visit <http://www.kolbewindows.com/resources/warranties>

004 Living 4 EA (1) 9.82 \$903.22 \$903.22

*** Unit ***
MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***
Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***
Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***
Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

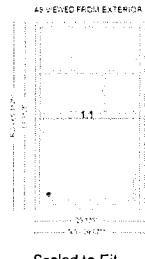
*** Hardware-Accessories ***
Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***
Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***
Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Scaled to Fit

Rough Opening:
39 7/8" X 65 5/16"

Frame Size:
39 3/8" X 64 13/16"

Unit Dimension:
39 3/8" X 64 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 5 of 17

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

005	Dining 1	EA	(1)	6.81	\$816.91	\$816.91
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*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Sola Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



Rough Opening:
27 13/16" X 65 5/16"

Frame Size:
27 5/16" X 64 13/16"

Unit Dimension:
27 5/16" X 64 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

006 Dining 2 EA (1) 11.86 \$1,067.96 \$1,067.96

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



Scaled to Fit

Rough Opening:
48 1/16" X 65 5/16"

Frame Size:
47 9/16" X 64 13/16"

Unit Dimension:
47 9/16" X 64 13/16"



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* Indicates Increased Rough Opening

2025 Pricing

Summary Page 7 of 17

For warranty information please click this link or visit <http://www.kolbewindows.com/resources/warranties>

007 Dining 3 EA (1) 6.81 \$816.91 \$816.91

***** Unit *****

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

***** Performance *****

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

***** Unit *****

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

***** Glass *****

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

Rough Opening:
27 13/16" X 65 5/16"

***** Lite Divisions *****

Unit 1.1 Lower: None

Frame Size:
27 5/16" X 64 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit Dimension:
27 5/16" X 64 13/16"

***** Hardware-Accessories *****

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

***** Species-Finish-Color *****

Unit 1.1: Cloud Base, White Screen

***** Casing-Jambs-Trim *****

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



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* Indicates Increased Rough Opening

2025 Pricing

Summary Page 8 of 17

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

008	Bed 1	EA	(1)	9.81	\$903.03	\$903.03
-----	-------	----	-------	------	----------	----------

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active



Scaled to Fit

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

Rough Opening:
39 13/16" X 65 5/16"

*** Lite Divisions ***

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Frame Size:
39 5/16" X 64 13/16"

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

Unit Dimension:
39 5/16" X 64 13/16"

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 9 of 17

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

009 Front Bedroom 3 EA (1) 9.81 \$903.03 \$903.03

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

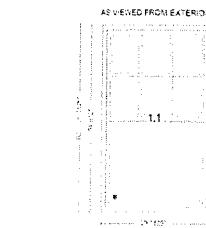
*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass



Scaled to Fit

Rough Opening:
39 13/16" X 65 5/16"

Frame Size:
39 5/16" X 64 13/16"

Unit Dimension:
39 5/16" X 64 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.



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2025 Pricing

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For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

010 Front Bedroom 3 EA (1) 9.81 \$903.03 \$903.03

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

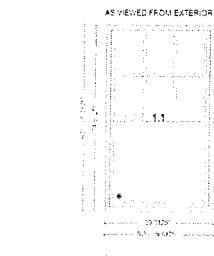
*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass



Rough Opening:
39 13/16" X 65 5/16"

*** Lite Divisions ***

Unit 1.1 Lower: None

Frame Size:
39 5/16" X 64 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit Dimension:
39 5/16" X 64 13/16"

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

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2025 Pricing

Summary Page 11 of 17

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

011	Bathroom	EA	(1)	4.21	\$707.46	\$707.46
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***** Unit *****

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

***** Performance *****

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

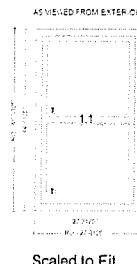
***** Unit *****

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

***** Glass *****

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass, Tempered Glass



Scaled to Fit

Rough Opening:
 27 13/16" X 45 5/16"
***** Lite Divisions *****

Unit 1.1 Lower: None

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Frame Size:
 27 5/16" X 44 13/16"

Unit Dimension:
 27 5/16" X 44 13/16"
***** Hardware-Accessories *****

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

***** Species-Finish-Color *****

Unit 1.1: Cloud Base, White Screen

***** Casing-Jambs-Trim *****

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



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Created: 7/14/2025

* Indicates Increased Rough Opening

For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

012 Kitchen EA (2) 8.60 \$785.90 \$1,571.80

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

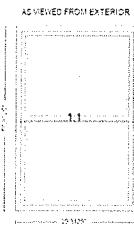
*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



Scaled to Fit

Rough Opening:
39 13/16" X 57 5/16"

Frame Size:
39 5/16" X 56 13/16"

Unit Dimension:
39 5/16" X 56 13/16"



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 13 of 17

For warranty information please click this link or visit <http://www.kolbewindows.com/resources/warranties>

013 Pantry EA (1) 5.97 \$772.22 \$772.22

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

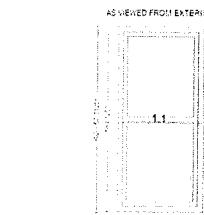
*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass



Rough Opening:
27 13/16" X 57 5/16"

Frame Size:
27 5/16" X 56 13/16"

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit Dimension:
27 5/16" X 56 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



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Created: 7/14/2025

* Indicates Increased Rough Opening

2025 Pricing

Summary Page 14 of 17

For warranty information please click this link or visit <http://www.kolbewindows.com/resources/warranties>

014 Back Hall EA (1) 3.64 \$663.60 \$663.60

*** Unit ***

MDHCUST (Assy 1)

Forgent Replacement Rectangle Double Hung

*** Performance ***

Unit 1.1: U-Value = 0.28, Metric U-Value = 1.59

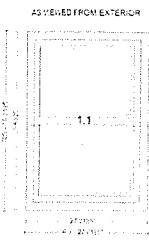
*** Unit ***

Unit 1.1: Glastra, Sash Operation: Top & Bottom Active

*** Glass ***

Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating

Unit 1.1 Lower, 1.1 Upper: Clear glass



Rough Opening:
27 13/16" X 39 5/16"

Frame Size:
27 5/16" X 38 13/16"

*** Lite Divisions ***

Unit 1.1 Lower: Performance Divided Lites, Colonial, Align Vertical Bars, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

Unit Dimension:
27 5/16" X 38 13/16"

Unit 1.1 Upper: Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers

*** Hardware-Accessories ***

Unit 1.1: White Hardware, BetterVue Fiberglass Full Screen, Screen(s) Loose, Bottom Sash Handle Only

*** Species-Finish-Color ***

Unit 1.1: Cloud Base, White Screen

*** Casing-Jambs-Trim ***

Unit 1.1: Prep for Install, Remove Fin and Drill, Frame Expander, Stepped Frame Groove Filler, Casing Loose, 3-1/4" Jambs, No Installation Clips

Calculated Design Pressure values of individual units will be verified upon order to Kolbe. Overall Performance Grade of mulls/assemblies may/will be less than computed values of individual units and will also be determined upon order to Kolbe.



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* Indicates Increased Rough Opening

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For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

Notes / Totals / Signature

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Total Quantity: 15	Total Cubic Feet: 117.20	Total Perimeter Feet: 2,816.63	Sub-Total*:	\$12,497.28
			Total Tax:	\$874.81
			Total Freight:	\$0.00
			Total Labor:	\$0.00
				Total Amount: \$13,372.09

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable



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2025 Pricing

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Terms & Conditions:

All items are specified herein constitute a "SPECIAL ORDER". Once a Special Order is placed with the required deposit having been made, the Order cannot be cancelled subsequent thereto nor can Special Order items be returned or exchanged. Any Special Order which is not paid in full shall result in the forfeiture of the deposit made in connection therewith, and the customer's account on which the Special Order is placed shall remain legally responsible for paying any deficiency balance owing after crediting said deposit.

All orders require a minimum deposit of 50%, however, Horner Millwork Corp., reserves the right to require a higher deposit for any Special Order in its discretion.

Orders will not be processed until such time as the required deposit is received. Lead times for the receipt and delivery of the materials ordered by the customer vary, are estimates only, not guaranteed by Horner Millwork Corp.

Taxes are not included in the quoted price unless expressly stated in the quoted price to the contrary.

Delivery charges may apply to the customer's special order. Said charges are not included in the quoted price unless expressly stated to the contrary.

All design pressure requirements are the responsibility of purchaser, and any specific requirements that need to be met must be brought to salesperson's attention by the purchaser.

No third parties, including without limitation, homeowners who are sent by a contractor to select materials which constitute a Special Order, shall be permitted to place a Special Order on a contractor's account without the contractor's signature of approval also appearing on the written quote or proposal issued in connection with said Order.

By signing below, the party or parties placing the Special Order represents herein that all quantities, sizes and specifications are correct and not subject to change after the Order is placed.

Signature: _____ **Date:** _____

Purchase Order: _____



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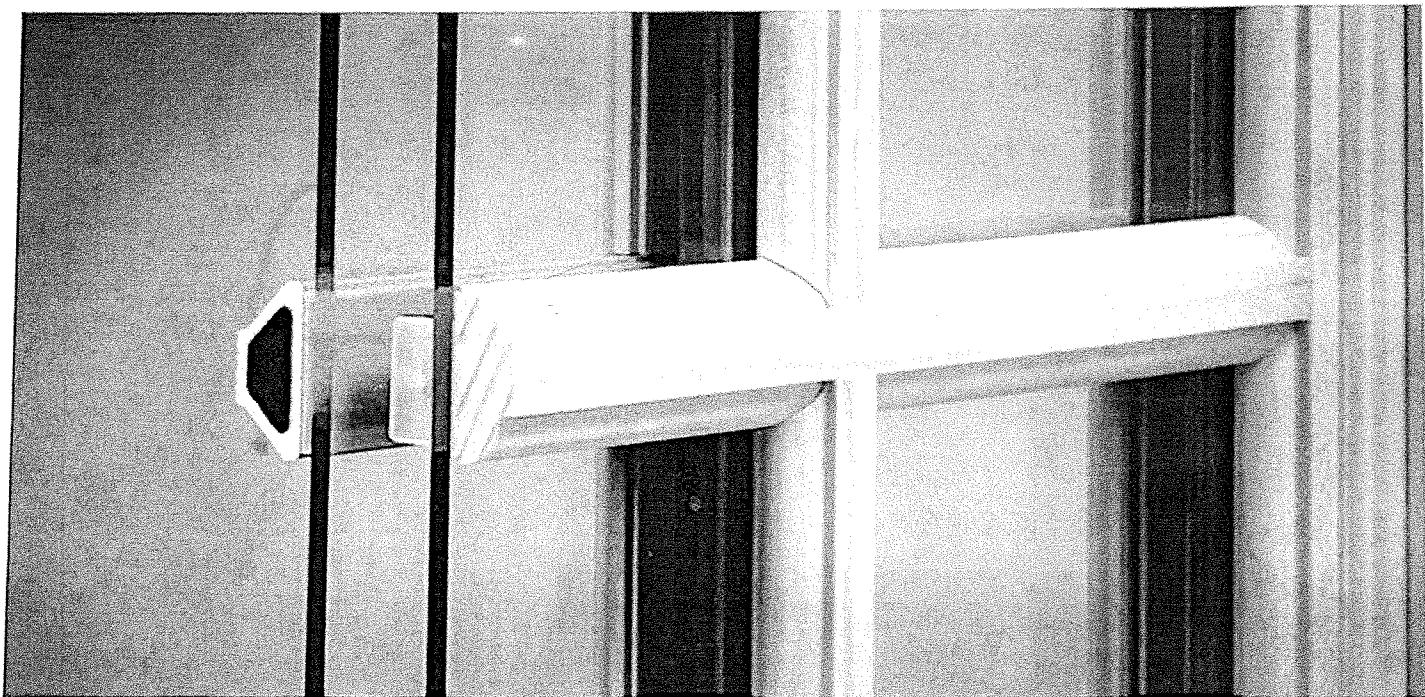
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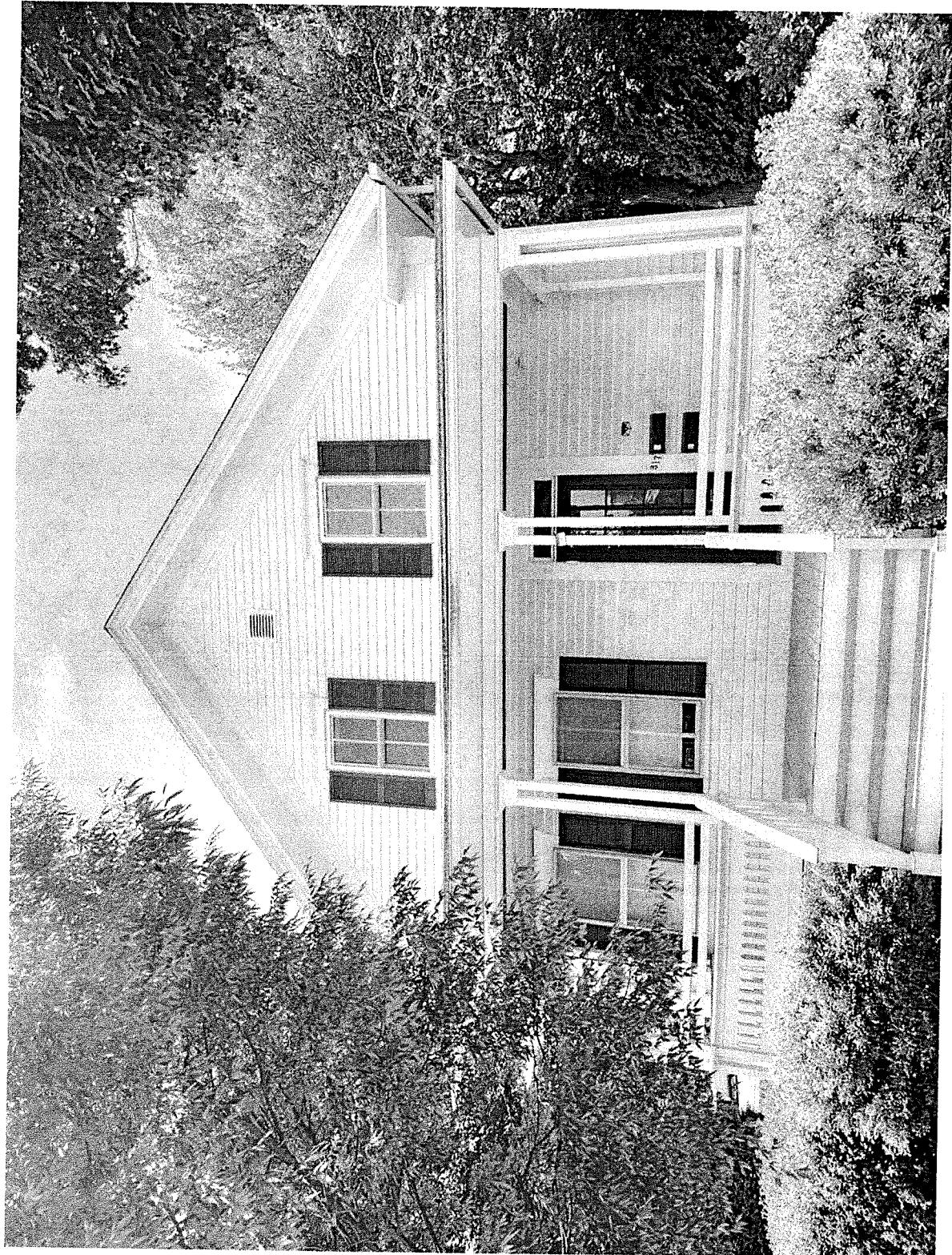
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For warranty information please click this link or visit www.kolbewindows.com/resources/warranties

Performance Divided Lites



Kolbe's performance divided lite (PDL) glazing system gives the appearance of true divided lites without sacrificing energy efficiency. Divided lite bars are adhered to the exterior and interior of the glass, with aesthetically pleasing spacer bars installed between the glass panes, to create the illusion of true divided lites. Interior bars are available with a beveled, ovolو, square or triangular profile, and in various widths depending upon the profile. See the individual product pages for the options available within each product line.



817 Main Street Warren, RI newly installed Kolbe replacement windows 2nd floor
a. 

817 Main Street Warren, RI - newly installed Kolbe replacement windows 2nd floor 4.b





4 c.



PROVIDENCE
PRESERVATION
SOCIETY



Greenwich Society of Architecture Historic Districts PPS Market Program

Lead Safety in Historic Homes: The Wooden Window Dilemma

By [Katy Pickens](mailto:kpickens@ppstl.org) • Community & Policy Reporter
kpickens@ppstl.org



Boulet outlined three ways to mitigate the lead risk from wood-on-wood contact for historic windows. A slider can be inserted to avoid the friction that creates lead dust, or the window could be stripped down to the wood and repainted with lead-free paint. Barr and others said that at times, stripped wood will still test positive for lead content and fail the inspection.

"Stripping a window is not sufficient," according to Rob Cagnetta, founder of Heritage Restoration, Inc. "You could do all this work and still fail."

<https://pbpsi.org/lead-safety-in-historic-homes-the-wooden-window-dilemma/>