TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, March 05, 2026 at 6:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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

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

NOTE: This meeting will start at an earlier time to accommodate the presentation of a draft of the upcoming Historic District Standards Guide to the commission. Applicants are welcome but do not have to arrive until 7 P.M.

1. Pledge of Allegiance

2. Presentation by Standards Guide Consultant

2A. Presentation of Standards Guide Draft

Consultant will present early draft of the Bristol Historic Standards Guide for feedback from the HDC.

3. Review of Previous Month's Meeting Minutes

1.

4. Staff Report

1. Staff Report

5. Application Reviews

1. 26-04: 34 Byfield St, Rosemarie Sirois

Discuss and act on construction of porch and rear porch roof.

2. 26-12: 217 Hope St, The Tides Condominium Association

10 COURT STREET, BRISTOL, RI 02809-2208 401-253-7000 FAX 401-253-2647 www.bristolri.gov

Discuss and act on replacement of windows.

3. **26-13: 31 Bradford St, Mark Shaw**

Discuss and act on installation of 2 windows on garage.

4. **26-14: 235 High St, Town of Bristol**

Discuss and act on replacement of wood door with lights to steel door with no lights to address safety and security concerns.

5. **26-17: 205 Thames St, Gladding Shops, LLC**

Discuss and act on addition of shielding fence under stairs, enclosure of deck ceiling, installation of lights.

6. **26-18: 500 Wood St, Tupelo Realty**

Discuss and act on installation of solar array on roof of unit 320 and the newly constructed KVH building.

7. **26-20: 21 High St, John Breen**

Discuss and act on conversion of garage to livable space, removal of garage door, installation of door, replacement/moving of windows.

8. **26-16: 244 Metacom Ave, Andrew Broten**

Discuss and act on Construction of swimming pool, associated patio, and pool house, demolition of dairy structure, deck, and addition to animal stall structure. Conceptual review of mudroom and tennis court.

9. **25-12: 125 Hope St, Nancy DiPrete Laurienzo**

Discuss and act on demolition of structure, review of potential replacements.

6. Concept Review

1. **26-16: 244 Metacom Ave, Andrew Broten**

Concept review of Mudroom

2. **25-12: 125 Hope St, Nancy DiPrete Laurienzo**

Discuss and act on demolition of structure, review of potential replacements.

7. **Monitor Reports & Project Updates**

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

9. **HDC Coordinator Approvals**

10. **Other Business**

11. **Adjourn**

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, February 5, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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

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

1. Pledge of Allegiance

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

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

Also in attendance: Town Solicitor Teitz, and Toth

Absent: Ponder and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the January 6, 2026 meeting.

Chairperson Lima asked the Commission members if anyone had corrections or comments. Member Church's corrections were as follows: page 6, 2nd paragraph, 3rd line down, "cleaners" should be changed to "building" so it should read, "the building was a distinctive feature architecturally". On page 28, 4th paragraph, 6th line down, instead of "condos" it should say "condominiums". Member Allen's corrections were as follows: page 5 at the bottom on the last line instead "homeowner" it should say "building owner" since it is a building and not a home. On page 30, under #9 other business, is should say "3 sconces" not "3 scones". Also, in the same paragraph, it is the house on "Burton Street" not "Birch Street". With no other corrections or comments,

Chairperson Lima asked for a motion to accept the minutes of the January 6, 2026 meeting as corrected.

Motion made by Member Church to accept the minutes of the January 6, 2026 meeting as amended; Seconded by Allen.

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

Opposed: None

Motion carries.

3. Staff Report

3A. Staff Report

4. Application Reviews

4A. 25-151: 76 State St, Sally Pinheiro Discuss and act on removal of County Cleansers Sign

Sally Pinheiro present.

Chairperson Lima began a discussion with Ms. Pinheiro regarding the removal of the County Cleaners sign. She asked Ms. Pinheiro how the County Cleaners ended up being removed. Ms. Pinheiro stated that the new business tenant asked for its removal a few times. She thought that the since the cleaning business was no longer there, they could go ahead and remove it. Chairperson Lima asked Ms. Pinheiro if the sign went to the dump. Ms. Pinheiro stated that the guy removed it and got rid of it.

Nick Toth advised the Commission there wasn't anything that could be put back and what happens next was up to the Commission. He asked what the preference of the Commission would be. Chairperson Lima asked Attorney Teitz for his guidance. Attorney Teitz said the Commission did have the authority to deny the removal of the sign which meant it would have to be rebuilt since it was a clear violation in the historic district. He stated that what Nick was getting at was does that make sense, is that what the Commission really wanted if it's not there. As Attorney Teitz recalled the discussion at the last meeting the idea was there should

be a sign there. He said maybe the answer was a sign there that covered the current tenant or something to that effect, but to be able to restore the historic aspect of that property was to have a sign on the front façade. Attorney Teitz said if that's how the Commission felt then they needed to express that. He said it was something worth noting so the building owner could come back with a sign, so it's not spent purely on recreating something. Attorney Teitz stated the question was how important it was having the words "County Cleaners" there versus how important it was having a sign there. He said that's what needed to be discussed and decided to determine the course of action going forward. He stated the other alternative was it didn't matter if there was a sign there at all, but the Commission did make a finding that it was historically significant at the January meeting. Attorney Teitz said that was the question.

Ms. Pinheiro advised the Commission that she thought the building was part of the grandfather law and assumed that since the cleaners no longer existed it could be removed. She said the person who rented the space had asked a few times when the sign was coming down. Nick stated that it was in the January minutes that when the tenant came in the Commission was under the understanding that she didn't know anything about the sign coming down. Ms. Pinheiro said that the tenant came to her 2 times to ask about it coming down. Ms. Pinheiro's dad said that since the cleaners no longer existed, they could take it down, so they did.

Chairperson Lima said the Commission was half in and half out as the building nor the sign had not been designated as historic and upon reflection it was. Ms. Pinheiro thought they were grandfathered in and it was an honest mistake. Member Allen asked if fees were assessed and Nick said they were. Member Allen said that it was a moot point to talk about putting another sign up and it should be left as is. Member Page agreed with Member Allen. Member Millard proposed finding a colored photograph of the front of the cleaners and having it made into a display board. The display board could then be placed in the window to show what the original front of the building looked like. She stated the fine that was collected could be put towards the purchase of the board. Chairperson Lima thought that was a good idea.

Member Bergenholtz asked if it was a fine of $150 per day or a flat fine of $150. Nick said it was a $100 fee for working without a permit and the Building Official is able to issue a fine for a continued violation. He said that would only be

in an instance like someone was replacing windows and they were told to stop but they continued to do so in which case the Building Official would be able to issue a $100 a day fine. Nick said that is not typically done unless it was an egregious continuing violation. He said since an application was made, there was an effort here and they would be issued a fine like that. Member Bergenholtz said it was unfortunate to see the sign go as it gave the building an identity with mid-century roadside architecture. He stated that without it the building has no presence. He doesn't believe the sign ended up in a dumpster. Member Bergenholtz believed that it ended up in Brimfield because someone who knew what they were doing would pay a lot of money for the sign. Ms. Pinheiro said she contacted the guy who removed it and he said it went in the dumpster.

Chairperson Lima agreed with Member Millard regarding her idea about finding a colored photograph and putting on display. Member Church agreed as well. Chairperson Lima asked Ms. Pinheiro if she had any pictures and she did not. Chairperson Lima suggested advertising in the Pheonix to see if someone possibly has a photograph. Nick said they could get one from Google Streetview. Member Allen said there may be one in the tax records. Chairperson Lima suggested putting it in the window of the vacant business window. Ms. Pinheiro said the new tenant may be amenable to putting it in her window or over the night depository. Chairperson Lima said the Commission will work with her on it.

Chairperson Lima suggested getting a group of people together to go around the district to see if there was anything else that's significant that needed to be designated and saved. Member Bergenholtz asked Ms. Pinheiro that it was the new tenant that asked for the sign to be removed and she said yes. Ms. Pinheiro said the tenant kept asking her when she was going to be removing the sign. Chairperson Lima said to Ms. Pinheiro that she had to spend the money on the removal in order to get the tenant to move in and she said yes. Ms. Pinheiro said they hadn't received any income for 5 years and wanted to get a tenant in there.

Chairperson Lima asked Attorney Teitz if a motion was needed. Attorney Teitz said a motion was needed but he wasn't sure for what. He said to have a motion to authorize retroactively the removal of the sign conditioned upon the installation of the historic marker as discussed to be coordinated by the staff.

Motion made by Member Church to approve application 25-151 retroactively for the removal of the County Cleaners sign conditioned upon the installation of a historic marker as discussed and to be coordinated by the Historic District Commission; Seconded by Page.

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

Opposed: None

Motion carries.

Chairperson Lima said if anyone sees signs that should be designated to be part of the historic district and not be demolished, they should notify Nick. The Commission will then approach the owner of the building and notify. Attorney Teitz said they just have to be notified that it will be subject to the Historic District Commission jurisdiction which would include the removal of any signs that are part of the structure of the building. He said when there is a new Building Official, they are to make sure there is personal contact with the person with the permit advising them not to touch the outside of the structure without going to the HDC first. Nick said that any permit that did get applied for he would see it and he would notify people if they need to apply to the HDC. He advised Chairperson Lima that Matt and Ed Carusi knew that as well.

4B. 25-04: 34 Byfield St, Rosemarie Sirois Discuss and Act on addition of porch on front elevation, addition of roof over rear deck.

Christopher Stahl on behalf of Rosemarie Sirois. Commission had an email granting permission for Mr. Stahl to appear.

Mr. Stahl advised the Commission that Ms. Sirois wanted to add a covered front porch to the property to be in keeping with the neighborhood and it would replace the set of wooden stairs that were there currently. He said that there were no changes to existing structure. Chairperson Lima asked if there was a list of materials. Mr. Stahl said it was on page 51. Member Bergenholtz asked about the details of the columns. Mr. Stahl stated that Ms. Sirois included an example photo. He said the columns were going to be wooden columns in the style that was in the picture Ms. Sirois provided. Member Bergenholtz said the roof in the example he

was going to copy was flat, but the other roof was a shed roof. Mr. Stahl said the picture was specifically to show the style of the columns. Member Church asked if the roof would be above the door. Mr. Stahl said yes. He said the roof will be between the windows and above the details on the door so it will maintain the architecture. Member Church asked how far over the roof would be and Mr. Stahl said it goes close to where the roof turned in but stopped short of it. Their plan was to not touch any of the existing architectural features.

Member Bergenholtz asked Mr. Stahl if the railing height was going to be 36 and he said yes. Member Bergenholtz said it wouldn't look like the example they provided. Mr. Stahl said it would be as close as possible. Member Bergenholtz said a Greek Revival house would have that roof line. Mr. Stahl said they could do a flat roof up there as the homeowner didn't have a preference. Member Bergenholtz has requested that Mr. Stahl provide more details on the columns as they will be major character defining features. He said he was fine with porch on the house. Member Bergenholtz said that it could be left up to the Project Monitor, but he would like to see a flat roof and the Commission needed more details on the columns.

Chairperson Lima asked Mr. Stahl when he anticipated to begin the project. Mr. Stahl said they were hoping to start in May. Chairperson Lima suggested that the application be continued to the March meeting so Mr. Stahl could provide the Commission with a design of the columns and roof. Mr. Stahl said the columns were shown in the photograph and the actual railings were square balusters that were in the plans. Member Bergenholtz said it would be helpful to have more details with what was provided. He said the roof was wrong as it should be a flat roof. He said the Commission needed to know what the columns and balusters were going to look like. Chairperson Lima said the Commission usually receives more details. Mr. Stahl asked if there was an example of the level of detail from a previous application so he would know what he needed to provide. Chairperson Lima asked Nick if he would have something. Attorney Teitz advised Mr. Stahl that it didn't have to be an architectural drawing, but it should be from the catalog or something with more information. Mr. Stahl said that's what he needed to know if photographs from a catalog were sufficient. Attorney Teitz stated it needed to have dimensions as well, not just a photograph.

Member Church said it didn't need to be a flat roof. She said one of the standards said that they didn't want to create a sense of false history. Chairperson Lima stated they would be coming back. Member Church said the footings weren't going to be showing and asked if there was going to be lattice work in between. Mr. Stahl said that was correct and that there would be lattice work. She said the lattice work would need to be wood. Chairperson Lima said those were the kinds of things the Commission needed to know. Mr. Stahl said if he could get an example of the format that the Commission liked to see the information in, that would be helpful. Chairperson Lima told Mr. Stahl to contact Nick and go to the office to look through examples that the Commission has done. The Commission wanted him to come back so that they would have the proper information in order to give him a decision. They didn't want to say no but rather have the correct information so the project could go forward.

Mr. Stahl clarified that the Commission was looking for specific information on the columns, railings, decking material, lattice work, and the roof. Member Bergenholtz said that it looked like a shed roof. Mr. Stahl said it was designed as a shed roof. Member Allen agree that it should be a flat roof. Member Bergenholtz suggested a hip roof or something that would give it more massing. Mr. Stahl said the roof lines on the house were straight gable roofs and felt a hip roof would look out of place, but a flat roof would be better. Member Bergenholtz suggested a heavier cornice. Member Allen suggested that he use pressure-treated wood for the framing and another type of wood for the structure. Mr. Stahl said he discussed it with the homeowner and thought mahogany would be a good choice.

Chairperson Lima asked if there were any more questions or comments from the Commission members. She then asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward she asked for a motion to continue the application to the March meeting.

Motion made by Member Allen to continue application 25-04 to the March meeting; Seconded by Page.

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

Opposed: None

Motion carries.

4C. 26-06: 18 State St, David Zeilstra Discuss and act on replacement of doors on street frontage in kind.

David Zeilstra present.

Mr. Zeilstra advised the Commission that he would like to replace the front doors on the 2 commercial units on the 1st floor. He said the guts of the existing doors were the problem and the doors have seen better days. He stated the thresholds were beat up. Mr. Zeilstra said he was going to use a Simpson Fir door which was similar to the existing door. Member Bergenholtz asked if the doors were original to the building and Mr. Zeilstra said no. Member Church asked if the doors would open out instead of in. Mr. Zeilstra proposed to have the doors open out as his understanding of commercial building codes was that the doors should open out instead of in. Member Church said he would have to rework the door jams. Mr. Zeilstra said he would remove and reinstall the exterior trim. Member Bergenholtz asked if the fir wood was wrapped with anything and Mr. Zeilstra said it had a weather barrier coating on the door. He said it was going to be painted black.

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

Motion made by Ben for approval of application 26-06 for replacement of the doors that are not original to the building as presented; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 5, 10

Project Monitor: John Allen

Chairperson Lima advised Mr. Zeilstra to place the HDC permit in the window where it was visible. Nick said it would be available on Friday or early next week. He advised Mr.

Zeilstra that he needed to apply for any other permits as well. Mr. Zeilstra said he was all set with other permits.

4D. 25-07: 1 State St, Cruz Goler Discuss and act on removal of Judge Roy Bean sign and replacement with new signage.

Cruz Goler present.

Mr. Goler advised the Commission he wished to remove the existing sign which were just letters on façade and replace it with a new sign which was a model of the old Prudence Ferry boat. He said there was another sign which would hang beneath that and he was in front of the Commission for discussion, approval and feedback. Member Bergenholtz said he was excited and thought it was exactly what the downtown area needed. He said it was very creative. Mr. Goler said some of the regulars work for Ocean State Composite and they would be building the 3D model of the old Prudence II which ran through the 1980s. 3d of Prudence 2. Mr. Goler happened to work on one of the boats when he was a teenager. He said it was going to be constructed of two sides of hollowed out marine grade plywood which would be bonded together and then it would be hand painted. He stated it would have a weathered with a sign that would hang below. Mr. Goler was seeking a variance since it was a little outside of how big a sign could be in the historic district. He was asking for some consideration on that and try to understand the Commission's thoughts on it.

Attorney Teitz said the size of the sign was a zoning ordinance issue and he would have to go to the Zoning Board. He would need approval from them. He asked Mr. Goler where on the building the sign was going. Mr. Goler said it was going where the star was as depicted on page 69 in the packet. Attorney Teitz asked about the rest of the sign board as it was built into the building. Mr. Goler said it would have a new logo which would be painted on the façade. Nick said that in their discussions Mr. Goler stated they were still working on the designs for that and he would be coming back. Mr. Goler said that was correct. Nick said he was there just for the boat sign.

Member Church said there was no note from Stephen Delea giving Mr. Goler permission to erect a sign. She said Mr. Delea was in front of the Commission not too long ago with renovations to the building and wanted to know if Mr. Goler had talked to him about it. Mr. Goler said he had talked to

Mr. Delea but didn't know exactly when he was going to start the work. He said he would get some clarification from Mr. Delea. Mr. Goler did submit a letter with his authorization to build the sign. Chairperson Lima said they didn't have it. Stephen Delea appeared and came forward to speak. He advised the Commission that he sent a letter and Mr. Goler has he has consent.

Chairperson Lima asked Mr. Goler if he was present for just boat sign and would be coming back. Mr. Goler said yes. He was under the impression that a sign was something that stuck out from the exterior, not what was painted directly on the façade. Attorney Teitz said it didn't matter even if he was painting it since it was in the historic district, it was subject to the Commission's approval. Mr. Goler said the old sign was just letters and the new one would be painted. Attorney Teitz said the concern was if he put the sign in the center of the area, what was he going to do on either side. Mr. Goler said one side would have the new name and the other would have something, but he would show them. Attorney Teitz asked why the sign wasn't going on the corner of the building to pick up the visibility from both streets. Mr. Goler said it seemed out of place.

Chairperson Lima asked if Mr. Goler was going to remove the wood where the present sign was. Mr. Goler said he was just taking the letters off. Chairperson Lima stated he was just taking the letters off and putting his own letters on and Mr. Goler said that was correct but his were going to be painted on. She said all Mr. Goler needed was permission for the Prudence boat sign to be placed where star was located. Member Allen said he liked the sign.

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

Motion made by Church to approve application 25-07 for the erection of a new sign as shown in the application to be constructed of marine grade plywood with the dimensions as noted as long as it is in compliance with zoning regulations with aluminum rectangular tube brackets with aluminum plates and corner brackets; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 10

Project Monitor: John Allen

4E. 26-08: 20 Burnside St, Herreshoff Marine Museum Discuss and act on restoration of buildings, including siding, trim, and windows.

Bill Lynn, President and Executive Director, Herreshoff Marine Museum, present.

Mr. Lynn stated the Museum was seeking approval to embark on Phase 3, which was close to the final phase but was not totally the final of the restoration of the exterior of the Burnside building on the museum campus. He said that Phases 1 & 2 have been completed. He stated Phase 3 braces the annex that was built off of the south side of the original building that was built by Ambrose Burnside around 1860. Mr. Lynn said it was not visible from the street, and it has around 150 windows. They are planning to remove all of the windows and restore them, but not all at once. He said the windows will be restored and put back on. He stated the project also included remediating some trim and siding issues and then painting everything. Mr. Lynn stated it was about a $900,000.00 project, but they were fortunate to have grant funding from the National Park Service. It's a Save America's Treasures Grant and from the Rhode Island Historic Preservation which is a State Preservation Grant. He said the contractor was John Damon of Damon & Company of Newport who did the first 2 phases and the restorer was Newport Window Restoration.

Chairperson Lima suggested that the Museum do an article in the newspapers giving positive recognition to the project. Mr. Lynn said that was a great idea. He said they were looking forward to getting it going as it has been a long time. She suggested the Providence Journal and Boating World as well. Member Allen said it was a wonderful project.

Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward Chairperson Lima asked for a motion. Attorney Teitz stated there should incorporate the findings of the National Park Service letter dated May 5, 2025 and

that it be in conformance with the conditions set forth of Rhode Island Historical Preservation and Heritage Commission letter dated May 9, 2025.

Motion made by Allen to accept application 26-08 for restoration of 20 Burnside Street as presented. Finding of fact to include the findings in the National Park Service letter dated May 5, 2025, and that it be in conformance with the conditions set forth of Rhode Island Historical Preservation and Heritage Commission letter dated May 9, 2025; Seconded by Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 5, and 6

Project Monitor: Robert Page

Chairperson Lima advised Mr. Lynn to put the permit on the front of the building where it was visible so that everyone knew that they had the Commission's permission.

4F. 26-09: 601 Hope St, BayCoast Bank Discuss and act on addition of security cameras on rear of building.

Jason Martin, Assistant Vice President Security Officer for BayCoast Bank, present.

Mr. Martin asked the Commission for permission to add cameras to the rear of the building to cover the parking area, ADA parking spaces, and the handicapped ramp for safety reasons. Member Bergenholtz thought cameras were typically done through administrative approval. Nick said they usually were, but because BayCoast was a formula business he thought it was better to have the Commission's approval. Member Allen asked how they were going to attach the cameras to the building. Mr. Martin said he thought it was going to be at the top of the façade into the brick. Member Allen if they could put the screws into the mortar instead of brick. Mr. Martin said they would do that. Chairperson Lima asked about the ramp information. Attorney Teitz said it was on page 157

of the packet. Member Church asked how many ADA parking spaces there were, and Mr. Martin said 3.

Chairperson Lima asked if any other Members had any other questions or comments. Member Millard said on the historic building survey it was listed as the Fleet National Bank, but it was the Industrial National Bank. Mr. Martin thanked her for that information. Attorney Teitz said that it was the Industrial Trust Company originally. Chairperson Lima asked if there was anyone in the audience who wanted to speak for or against the application. With no one coming forward, she asked for a motion.

Motion made by Allen to accept application 26-09 for the addition of exterior cameras as presented. Further, any attachments were to go into the mortar and not into the brick if at all possible; Seconded by Page.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Mary Millard

Chairperson Lima advised Mr. Martin to display the permit in the front of the front and back of the building where visible, so everyone knows they have permission.

4G. 26-10: 145 High St, Danial Ferreira Discuss and act on partial demolition of primary house due to severe decay, demolition of garage roof due to severe decay, demolition of porch, clearing of major debris.

Danial Ferreira present. Attorney Teitz advised the Commission that Mr. Ferreira was now the owner of the property.

Nick advised the Commission that this application was for the demolition of a rear addition to the house, demolition of a collapsed roof on the garage, and general clearing of the property. He stated the concept review immediately afterwards. Nick said all that was being considered for a

vote, for anyone interested and present at the meeting, was cleaning up the property, then the concept review would take place. He said that all of it would still need Planning and Zoning approval. Chairperson Lima said their focus was on what was shown in the pictures provided. Attorney Teitz said that was correct and their focus was on the demolition. He said the Commission could discuss the concept plan before they vote on the demolition like the house at 125 Hope Street. He said Historic District Commissions usually want to see what's going to be there before approving demolition. They just have it notices as 2 separate items so it can be approved separately if the Commission decides, but they should hear it all together. Attorney Teitz noted there would be all sorts of zoning relief that's required but none of it has happened yet. He said the Commission was simply going to deal with the demolition and the general concept of the massing, location, design, etc., of the replacement.

Chairperson Lima asked if she polled the Commission for the demolition part could they then hear the concept review and then vote on the demolition part. Attorney Teitz said she could but didn't have to. Member Allen said the situation was different from 125 Hope Street. Chairperson Lima asked Attorney Teitz what he thought the Commission should do. He said to let Mr. Ferreira present about the demolition.

Mr. Ferreira said he was now the co-owner as of 3pm today. They were supposed to close the prior week but there were a lot of issues with property that needed to be addressed. He and his wife were now the owners. Mr. Ferreira said the property, as shown in the pictures provided, was in extreme disrepair. He said the roof on the 10-car garage had completely collapsed and took down portion of the cinderblock walls, but most of the walls were still up. He said he was not sure of the extent of the damage as it was inaccessible due to the debris. He stated it was unsafe to try to access the property. Mr. Ferreira said the goal was to clean all of the debris, trash, and fencing that was dilapidated, rotted, and falling down from the site. He advised the Commission that on the existing structure the only portion he wanted to remove was the collapsed roof portion of the structure. He then wanted to secure remaining portion of the house with plywood until he could get approval to move forward on the development of the building. He did not want to touch the main house. Mr. Ferreira didn't know the condition of it inside as it was inaccessible as well. He said it was filled with debris from top to bottom and he couldn't get into the basement. He had to gradually work his way into the property

removing debris to start evaluating the safety of the structure. Mr. Ferreira said it was extremely rotted throughout. He has been inside and there's water intrusion coming from every wall and mold throughout the property. Mr. Ferreira said there were things scheduled to get started on cleaning the outside. He said the main structures were not going to be touched as the outside was an extreme eyesore. He advised the Commission that there were multiple liens put on the property in the past due to the condition of the exterior of the house and that was part of the problem of resolving the closing. Mr. Ferreira stated that as soon as the weather clears, he would be sending in crews to clean it out and make the property more presentable.

Chairperson Lima said the Commission was just looking at the demolition of the garage and the north side of the house where the roof was not there. Mr. Ferreira said it was the southwest portion of the property. Chairperson Lima said the roof under the blue tarp was located on the north side of the building. Member Page stated the attachment was located on the west side of the property. Mr. Ferreira said that was correct and it was a single-story portion, but he didn't know the year it was added on.

Chairperson Lima stated there was a 10-car garage behind the fence on the property and Mr. Ferreira said that was correct. Member Bergenholtz asked if anyone knew why there was a 10-car garage there. Nick said perhaps someone had a large collection of cars and trucks. He said it was obviously very old. He had conducted a site visit, and the roof had completely collapsed. Member Bergenholtz said that it looked like 1930s or 1940s construction but was curious as to why someone would need a garage that large. Chairperson Lima said it wasn't visible. Attorney Teitz said he wasn't sure why it was there as he has been involved with the property since the 1990s and knew that the previous owner was a hoarder. He said the owner started with the garage and filled the garage with stuff, then the yard, and then the house. Attorney Teitz stated the Town 3 times in the 90s, 2001, and 2010 the Town cleaned up everything that spilled out of the garage into the yard and in the front yard. Attorney Teitz didn't know the history of the cinderblock walls or why it was a 10-car garage. He said it wasn't a dairy barn.

Mr. Ferreira said the previous history he got from the previous owner is it was used for cars. He said there still could be a couple of classic cars in it. From what he

understood it was used for collecting and restoring old vehicles. He said there were a number of old vehicles and trucks on the property, trailers filled with debris, fencing, an old deck, and pool debris. Mr. Ferreira said he would leave the brick and stone structure in place as best he could as long as it wasn't falling down or had already fallen. Member Bergenholtz asked Mr. Ferreira why he would leave it up. He said he would like to have it for parking. He would have a problem getting rid of it if it wasn't salvageable, so he would come up with a different plan.

Chairperson Lima said the Commission was just looking to make a decision regarding the demolition of the garage and whatever surprises him on the north side under the blue tarp. Mr. Ferreira corrected Chairperson Lima and said the locations were on the north, west, and south sides as it covered that entire back portion of the home. He wanted to put plywood up to protect the rest of the structure. Chairperson Lima advised Mr. Ferreira that it was a building issue, and the Commission could only decide on the demolition portion and Mr. Ferreira would need to contact the Building Inspector. Nick said that was correct, but the question of temporary plywood wasn't really the Commission's concern. Mr. Ferreira stated he was going to be putting up temporary fencing because the foundation would be exposed after the debris removal and he didn't want anyone to fall and get hurt. The temporary fencing will be attached to the house so no one can move it and get hurt.

Member Church asked Mr. Ferreira if there was a basement underneath the red building and he said yes. Member Church asked Mr. Ferreira if there was to be any demolition to the original house and he said no. Mr. Ferreira said that nothing would be done until future plans were discussed. Member Allen asked Mr. Ferreira which fence he was planning on removing from the property. Mr. Ferreira said he was going to remove all of the white fencing as it was rotting and falling down. He said he tried to sure it up with straps, but it could not be saved. Member Allen said that would expose a lot of the debris in the yard. Mr. Ferreira stated it was all going to get removed slowly. He said that the bulk of the inside was going to get done and then focus on the rest of the exterior. Mr. Ferreira said the main focus was on getting the cars out and all of the debris taken out. He said the fencing that was falling down was going to be removed. Mr. Ferreira said the area was already extremely exposed as the fencing was falling into the neighbor's yard and the property itself.

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

Dr. Catherine Zipf came forward. She didn't object to the demolition but wanted to advise Mr. Ferreira that the bricks from the garage were fabricated in the 1920s. Dr. Zipf said the bricks were made by individual concrete block making machines that a person would buy and then they would manufacture them. She said they came with different rock faces so they could be made to look like different rocks and usually an individual only purchased one machine. She stated there was a historic context in Bristol of those types of garages going up and were quite significant in the area. Dr. Zipf just wanted to note the historic significance of the bricks in Bristol and gave Leffingwell Garage, which was made of the same material. She said if Mr. Ferreira did have to demolish it, the cut masonry units are difficult to come by so he might want to Leffingwell Garage to see if they have one. She said the blocks will be fragile. Dr. Zipf said it is significant to the early automobile arrival in the district particularly up and down High Street. Member Bergenholtz asked Dr. Zipf if she thought the garage would have been personal storage and Dr. Zipf said yes. Member Bergenholtz asked why it would have been for 10 cars. Dr. Zipf said usually it would only have been a 1 or 2 bay garage, but along High Street there were a number of service stations and it's possible that the garage may have been affiliated with a service station. She doubted that it was for storing a classic car collection because there weren't a lot of cars in the 1920s and none would have been classic or affordable. She said it probably was for car storage, and it might have worked more like a stable or carriage house or a rental project for cars. Dr. Zipf encouraged Mr. Ferreira to save the garage. Mr. Ferreira said his original intent was to rebuild and restore the garage.

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

Mike Fanning of 146 High Street came forward to speak. He wanted to know how Mr. Ferreira was going to enter into the demolition phase as he saw the renderings of what he wanted to put there which was a 4-story block condominium building. Mr. Fanning wanted to know how the Commission was going to look at the demolition portion without looking at what Mr. Ferreira was proposing. Chairperson Lima stated that the Commission is having a concept review with Mr. Ferreira at

the meeting after discussing the demolition portion, but they could only discuss 1 thing at a time. Mr. Ferreira advised Mr. Fanning that it was not his goal to put up a 4-story building there. He was only using that picture as an example of the deck.

Chairperson Lima said they were just going to focus on the demolition situation first. With no one else coming up to speak, she asked for a motion.

Dr. Catherine Zipf added that the house dated to about 1860. The first appearance of the house was on the 1851 Wallen Map. She said the addition appeared on the 1870 Atlas Map and existed all the way through perhaps rebuilt in various forms. She said the only way to tell would be to get into it and look at the structure. She stated the addition was really old but not salvageable.

Motion made by Page to approve application 26-10 for the removal of the falling garage roof, removal of debris across the property, removal of the demolished deck, and removal of the fence. At the rear portion of the building there is currently a 1-story portion that is falling in which will be removed. Applicant will attempt to preserve the bricks from the garage. Finding of fact that this does not include any alterations to the main house which the Commission finds much more historically significant than the outbuildings and the addition. The demolition of the addition is based on the deteriorated condition rather than the lack of achieving historic significance; Seconded by Allen.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 2, 4, and 5

Project Monitor: Benjamin Bergenholtz

5. Concept Review

5A. CRHD-26-1: 145 High St, Danial Ferreira Discuss early concepts for refurbishment of 145 High Street into multifamily property.

Danial Ferreira then presented the concept review. Mr. Ferreira stated that the property consisted of 22,000sqft of land in an R6 zone. He wanted to make the property a multi-family property. He stated that he wants it to fit with the neighborhood and referred to a multi-family building across the street, which was similar to what he wanted to do, but he wanted to also add an extension to the back of the property. Mr. Ferreira said it involved taking the roof off, adding an additional story, and adding a couple of dormers on either side. He wanted input from the Commission and the neighbors. Mr. Ferreira owns other properties in Bristol and takes pride in what he does own. Chairperson Lima asked Mr. Ferreira if the Commission was presented with any renderings. Mr. Ferreira did not have any renderings as he just closed on the property that day. He wanted to go to architect with the Commission's ideas and neighbors' input so he could appease everyone as best as possible. He stated zoning wise, the property had the square footage and depth, but it didn't have the width, and he would be going to zoning for relief for the width which should be the only relief he asked for. He said that he wouldn't be exceeding lot coverage. Mr. Ferreira said he wouldn't exceed the side yard setback and that it might improve the side yard setback after the addition is done or it will be the same.

Chairperson Lima stated that in terms of a concept review, the Commission usually expects from the applicant some design information and Mr. Ferreira didn't have any. Mr. Ferreira asked the Commission if they liked the idea of him building up or keeping it as is and putting on an addition and doing the majority of the units behind the building. He asked if he could incorporate it into the existing structure by going up as it would be below 35ft. He didn't want to spend a lot of money on his architect to draw something for the Commission to reject it. Chairperson Lima stated that it was not the Commission's position to design the project for him. She said he should come back for another concept review. She advised Mr. Ferreira that he could take pictures of buildings that were similar with what he wanted instead of spending money on drawings. Mr. Ferreira stated he had provided a picture of the building across the street. Chairperson Lima said the Commission has that picture. He said that was the idea and concept he wanted to base his project off of, but he wanted to add it directly behind the building via an open breezeway.

Chairperson Lima suggested that Mr. Ferriera contact someone at Roger Williams University like a student who could use his property as a class project. Nick told the Commission that Mr. Ferreira's idea was to do a later concept review anyway and since he was presenting his application at the meeting, he wanted to do a concept review. Chairperson Lima advised Mr. Ferreira that it was not the Commission's responsibility to tell him what to do. She said some of his project needed to go to the Zoning Board and he would have to get permission from them for setbacks, etc., before he could come to the Commission. Mr. Ferreira understood about the zoning issues. He said that Zoning members told him that he would need the Commission's approval. Chairperson Lima said that they didn't have anything to look at.

Mr. Ferreira said that Zoning was on board with what he had in mind, but they didn't want to approve of something that the Commission didn't like. He wanted to present something everyone liked. Mr. Ferreira was hoping to involve the neighbors in the design process.

Member Church objected to making the house in the front into a 3-story house. She said dormers would be okay if they were set back from the original building. Member Church added that she was not in favor of adding 3 porches on the south side of any addition. She stated that the massing and scale of the original house fit in width of the lot. She felt it would destroy the streetscape view along High Street if it was altered with porches and decks on different levels. Member Church asked Mr. Ferreira if it was possible to construct duplexes in the back of the property. Mr. Ferreira asked if she meant something like townhouse style units and she said yes or duplexes. Mr. Ferreira said it was possible. Member Church suggested 3 separate buildings in the back. Mr. Ferreira said that the buildings couldn't be separated from the main building, they needed to be attached per zoning. His original thought was to keep the front of the house the way it is and then have a 15-20ft buffer and then do a separate structure with arborvitae in front of it, so it won't be seen, but the Zoning Board didn't like that idea. The Zoning Board wanted the units to be attached. Mr. Ferreira said he could do townhouse style units. Member Church said she wouldn't object to that as long as height didn't overpower the main structure. Chairperson Lima asked if any other Commission members had any comments or questions.

Member Bergenholtz agreed with Member Church. He stated that the dormers should be stepped back so as to not interrupt the lines of the house. Mr. Ferreira said to keep the lines of the house the way they were and to make sure the dormers were not flush with the walls or peaks. Member Bergenholtz recommended to Mr. Ferreira that he look at Member Bergenholtz's home as he had to do the same thing. Mr. Ferreira asked if he could view the home and take pictures and Member Bergenholtz said yes.

Mr. Ferreira said he would have architectural drawings done so they could be reviewed. Member Bergenholtz said that the Commission really needed to see sketches or something in order to make any suggestions or comments. Mr. Ferreira thanked Member Church for her suggestions. Member Church stated she wouldn't object to porches added on to the south side. Member Allen agreed with Members Church and Bergenholtz. He also preferred not to have any height or elevation added to the front of the house. Member Page agreed with the other Members. Mr. Ferreira stated he had an architect who had done historic restorations who was waiting for Mr. Ferreira's response to get going.

Chairperson Lima said there were some neighbors who wanted to speak.

Sebatian Wardell, who lived next door to the property, to speak. Mr. Wardell wasn't sure what Mr. Ferreira wanted to build. He asked how many units Mr. Ferreira was looking to build. Since there was nothing to look at, he wasn't sure if he was for or against the project. Chairperson Lima stated that the Commission also needed more information.

Greg Carleu, an abutter, came up to speak. His interest was keeping the form and function similar to what the property should be as much as possible. Mr. Carleu stated that Mr. Ferreira seemed to be keeping the form in the front essentially the same, but the function would be changing. He felt that the neighborhood and historic quality of the neighborhood would be changing as well. Mr. Carleu felt that moving the home from a 1 family to a 6 or 10 family home would have an effect on the neighborhood. He wanted Mr. Ferreira to keep that in mind moving forward.

Nina Murphy, who lived across the street, came forward to speak. Ms. Murphy said that there was more information that was needed about the project to know if she was for or against the project. Her concern was about the number of

vehicles resulting from the number of units. She said would they be coming and going from the 1 driveway located there or would they go down towards Pleasant since it was a deep lot. Ms. Murphy said it was going to make a huge change to the neighborhood. She was looking forward to learning more about the project and working with Mr. Ferreira to make it a positive aspect. As a homeowner, her concern was more about the responsibility everyone has to take care of High Street. She said everyone needed to respect High Street as the project moved forward.

Andrea Michaels, neighbor on Union Street, came forward. Ms. Michaels' property was 2 lots that were merged into 1 lot. She agreed with her neighbors that single-family style homes were preferrable and not multi-family. She has access to Pleasant Street which was already crowded with the neighborhood as it exists already, and she didn't wish to see traffic going there. Ms. Michaels' property is located at the end of Pleasant and she has many people go into her driveway to turn around even though she has signs indicating not to do so. She agreed with everyone that plans needed to be seen. Ms. Michaels understood that Mr. Ferreira wanted to make it into an investment property but felt that it wasn't the right property to do so.

June Bjerregaard, 159 High Street, came forward to speak. She could not imagine a 6-family house in that area. Ms. Bjerregaard said that a 6-family house would change the character of the neighborhood. She stated with all of the one-family homes in the area, it would seem out of place. Ms. Bjerregaard spoke with Mr. Panza who was also against the idea of a 6-family house in the neighborhood.

Chairperson Lima stated the Commission did receive information from Mr. Panza. She said that it was there if anyone wanted to see it and it would also be entered into the record.

Member Church asked Attorney Teitz about if the density of the area was always that way. Attorney Teitz said that the area was an R6 zone as was much of the downtown and 6,000sq.ft. was required for the 1st dwelling unit and each additional dwelling unit required 4,000sq.ft. He said that a 10,000sq.ft. lot could have a 2-family unit. Attorney Teitz said that if Mr. Ferreira's property was 22,000sq.ft. it would allow for 5 units according to the zoning which has existed in the downtown area for at least the last 40 years or longer. He said there was a question about the lot width

so it would have to go before the Zoning Board, but the density itself would allow for 5 units as a right.

Dr. Catherine Zipf came up to speak and said the house was too big for a third story. She said it seemed like Mr. Ferreira was suggesting readjusting the proportions to fit into the district or widening the building, which the lot would allow for and that would be basically rebuilding the whole thing. Dr. Zipf said there would be some big structural issues by taking the roof and raising it to add a floor in and it would be a bad idea structurally. She said there were many reasons to leave the house as it is. Dr. Zipf said the real challenge was managing expectations for what the lot could do. She said it wasn't a very big house as it was similar in size to Peggy Frederick's house who is having trouble making 1 house out of her house. Dr. Zipf said Mr. Ferreira is going to be hard pressed to get 2 units in the structure and they would be very small units. She said to Mr. Ferreira that he would want the addition on the house to be subordinate which was going to be a challenge. She said when thinking about variances, what's being planned is already out of sync with the intent of the neighborhood. Dr. Zipf told Mr. Ferreira that style was very important here. She said the picture of he provided was of a house in Charleston and not in Bristol. Mr. Ferreira said that it was just for the porches and not for the actual house. Dr. Zipf stated that the style of the porches was not right for Bristol either. She advised him not to hand it to his architect. She stated that they've seen a lot from architects who thought they knew what they were doing in Bristol as far as putting together the architectural parts and, in the end, didn't. Dr. Zipf advised Mr. Ferreira to be careful with matching style, roof lines, massing, and what kind of accoutrements went on them. She said what gave her pause was the first design from George Sisson Architecture. She gave Mr. Ferreira her business card and offered to help Mr. Ferreira's architect. Dr. Zipf suspected that Mr. Ferreira was going to realize that 6 units were going to be too many and 4 units might be a stretch. She stated that everyone needed to be mindful of what the lot could accommodate

Chairperson Lima asked if there was anyone else who wanted to speak and no one else came forward. She advised Mr. Ferreira that he had enough information to move forward. Mr. Ferreira thanked the neighbors for their input as it gave him a good path to go on at that point. He asked the neighbors for their contact information. Member Allen gave Mr. Ferreira a

copy of the letter. Chairperson Lima said the Commission would see him again in the future and asked Attorney Teitz if anything further needed to be done. Attorney Teitz said there was nothing else that needed to be done that evening as it was just a concept review. Chairperson Lima ended the concept review and invited Mr. Ferreira and the neighbors to use the conference room to continue their discussion.

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Nick advised the Commission that OpenGov finally made an easy way to put the things he had administratively approved which was on the back of the Staff Report. He said they were finally under contract with Arnold Robinson to complete the standards guide. Nick stated that Arnold's plan was to attend the March meeting for a very early draft to make sure they're going in the right direction. They're also going to be applying for the 2026 CLG which is for an additional $11,000.00 to do design work and outreach efforts for the standards guide which was due in a few weeks. He said the money would likely be available over the summer just as he's wrapping up the first phase of the standards guide. Nick said hopefully they could do it as a continuation of the contract, but that was a bridge they'll cross when they get there. He said there were no major things to be aware of. He stated the only major enforcement thing he did was the gentleman that did stuff on his garage had been taken care of. Nick said that if anyone sees something that looked like a wall going upon on Bradford Street, technically it was behind some doors that closed so it was being considered as interior. He wanted everyone to know just in case someone thought they had put up a wall without permission.

Member Page said to Nick that the Staff Report was a nice addition. Chairperson Lima asked if there was any other business. With no other business being discussed, a motion to adjourned was made by Member Allen.

10. Adjourned at 9:01PM

HDC Staff Report

February 5, 2026

Application Reviews

26-04, 35 Byfield
Report
Applicant wishes to install a front porch on their property and cover their rear stair with a roof. Materials are stated to be in kind with surrounding materials where applicable, including any siding or asphalt shingles, and specifications seem to call for new decking to be in wood with pressure treated columns. Additional architectural features are unclear however - initial plans seem to call for straight pressure treated wood features, but application indicates "Period Type Style" and shows the example of 46 Byfield St as an inspiration. Features such as lattice under the deck are also unclear. It should be noted that at first glance the application seems to show high concrete piers under the deck - commissioners should confirm, but these appear to be below grade level, not exposed. The applicant requests a continuance to the March 30 Meeting
Relevant Standards
#9

26-12: 217 Hope St
Report
Applicant wishes to install replacement windows throughout a number of condo units. Based on a site visit conducted by Staff, the windows currently in the building are from a range of eras. There are some historic windows in the building, but a number are from later in the 20th century (1980s/1990s) from when the building was converted to a condominium. Of the historic windows, there are a couple concerns. Per the owners, the windows have been repaired multiple times, and issues continue to arise with the ability to open them. There are a few windows this is of particular concern about as they act as egress windows. At the same time, commissioners should be aware of some historic windows, as several appear to be slightly curved windows, which may be difficult to replicate.
Relevant Standards
#9

26-13: 31 Bradford St
Report
Applicant installed 2 windows on a non original garage on the back part of the property facing away from street frontage. The windows have been observed to be full wood, and per the applicant are mahogany. The windows are likely full custom, as the applicant stated that they were purchased from a supply warehouse after the original customer never picked them up. As such, no specification sheet exists.

In addition to the windows, commissioners may notice a wall in the garage door bays at some point in the future. This has been discussed at length - the garage doors are not removed and continue to function, as such the wall and windows that are installed are considered to be interior changes.
Relevant Standards
#9

26-14: 235 High St
Report
The Town is applying to replace a door on the Court Street frontage due to security and fire concerns. This is not a public door, rather the access point to the boiler room, which leads to the basement. It currently does not meet fire code, and is not a particularly secure door. Per the contractor, a fire resistant wood door would cost nearly 5 times what the proposed steel door would, which is another concern of the Town's.
Relevant Standards
#9

26-17: 205 Thames St
Report
Applicant wishes to enclose the beams under the porch and install flush lighting, and erect fence-like structure under stairs to act as storage. All locations are off street frontage and are part of a non-historic deck which appears to date from the renovation of the structure in the past decade. All will be done using natural materials which have been previously approved - physical samples have been provided and will be brought for inspection by commissioners at the meeting.
Relevant Standards
#9

26-18: 500 Wood St
Report
Applicant wishes to install solar array on roof of recently constructed building and existing building, as a continuation of project 25-96. The buildings in question are in the rear of the property, and have been recently subject to major alteration or new construction. In both instances, the panels would be installed on a flat roof.
Relevant Standards
#9

26-20: 21 High St
Report
Applicant wishes to convert the existing garage into additional living space. This would involve removing the garage door and replacing with 2 windows and a standard door and replacement of several existing windows. This garage is already attached to the main house, and as such no additional changes to the massing would be required. Under the proposal, the only changes would be the windows and doors, all other features would remain. Specifications

for all items are listed in the materials list submitted by the architect. This property has been subject to extensive renovations in the past year, being approved under the following applications: 25-134, 25-108, 25-38.
Relevant Standards
#9

26-16: 244 Metacom Ave
Report
The applicant is proposing construction of a pool, patio, and pool house on the rear elevation of the large property, as well as some targeted demolition. The proposed new construction is, at present, not attached to the existing house, and does not effect the fabric of the historic building itself. The proposed demolitions are a small lean-to attached to a barn, which seems of little importance, and a former farm building elsewhere on the property. This stone structure may be of more interest to the commissioners, as it is of some historic note - but it is more a ruin than a building at this point. Based on submitted photographic evidence, there is significant merit to the applicant's safety concerns. This is also located some distance from any proposed work, and is not being demolished to make space for any new construction based on provided plans. In addition, the applicant is requesting concept review of the location of a tennis court and the construction of a mudroom on the rear of the main house. A previous application was submitted for the tennis/pickleball court at a different location, and based on the submitted designs, commissioners should look at the potential mudroom for basic design elements to ensure a false sense of history is not created.
Relevant Standards
#3, #9, #10

25-12: 125 Hope St
Report
3/5/2026 Applicant is proposing several potential designs based on feedback from the commission. The proposed conceptual designs are heavily based on the existing structure.
Relevant Standards
#3

Staff Approvals

Record #	Applicant Name	Date Submitted	Address	Record Status	Description of Proposed Work
HDC-26-22	THOMAS LABRECQUE	2/19/2026 14:53	1020 HOPE ST, BRISTOL, RI 02809	Complete	We will be removing and replacing 2 AC condensers and 2 indoor air handlersAC Condenser Lennox ML13KC1 / Air Handler AHU 5 Ton / 230-1 R454B
HDC-26-21	Renee Cortellessa	2/18/2026 14:22	212 HOPE ST, BRISTOL, RI 02809	Complete	replace in kind the rear fire exit landing and staircase. Approved by the HDC for 2021-22. Left side exit landing and stairs completed,

					right side left unfinished. Â Building Permit #51461
HDC-26-15	Kenneth G Chace	2/5/2026 10:59	8 CONSTITUTION ST, BRISTOL, RI 02809	Complete	Installation of (2) direct-vent gas fireplace horizontally vented at the rear of the house. Gas and electrical connects to be made by other trades.

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-4	Contributing	January 9, 2026

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

Project Address	Assessor's Plat/Lot
34 BYFIELD ST , BRISTOL, RI, 02809	014-0077-000

Applicant	Architect/Engineer	Contractor
Rosemarie Sirois	Redo/Renew	Chris Stahl

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

Work Category:	Addition to Structure(s)

Description of proposed work:
To build a front porch, to period type style. Looks like 46 Byfield Drive. Also a roof over the back deck.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00292
HISTORIC NAME:	Pierce, T., House
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1840 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Aluminum siding replaced with wood siding. Wood corner boards with recessed panels restored. 6/6 vinyl replacement windows in style of original 6/6 DH wood.	

Rosemarie Sirois
Applicant's Digital Signature
Date: January 9, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 34 BYFIELD ST
ACRES: 0.2479
PARCEL ID: 014-0077-000
LAND USE CODE: 28
CONDO COMPLEX:
OWNER: SIROIS, ROSEMARIE G.
CO - OWNER:
MAILING ADDRESS: 34 BYFIELD ST

ZONING: R-6
PATRIOT ACCOUNT #: 873

SALE INFORMATION

SALE DATE: 3/10/2023
BOOK & PAGE: 2204-38
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: HDLENTERPRISE, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3320
FINISHED BUILDING AREA: 1713
BASEMENT AREA: 1104
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $254,700
YARD: $10,800
BUILDING: $206,800
TOTAL: $472,300

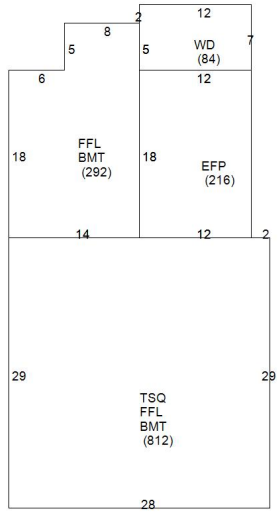
BUILDING EXTERIOR

BUILDING STYLE: 2 Family
UNITS: 1
YEAR BUILT: 1860
FRAME: Wood Frame
EXTERIOR WALL COVER: Siding
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



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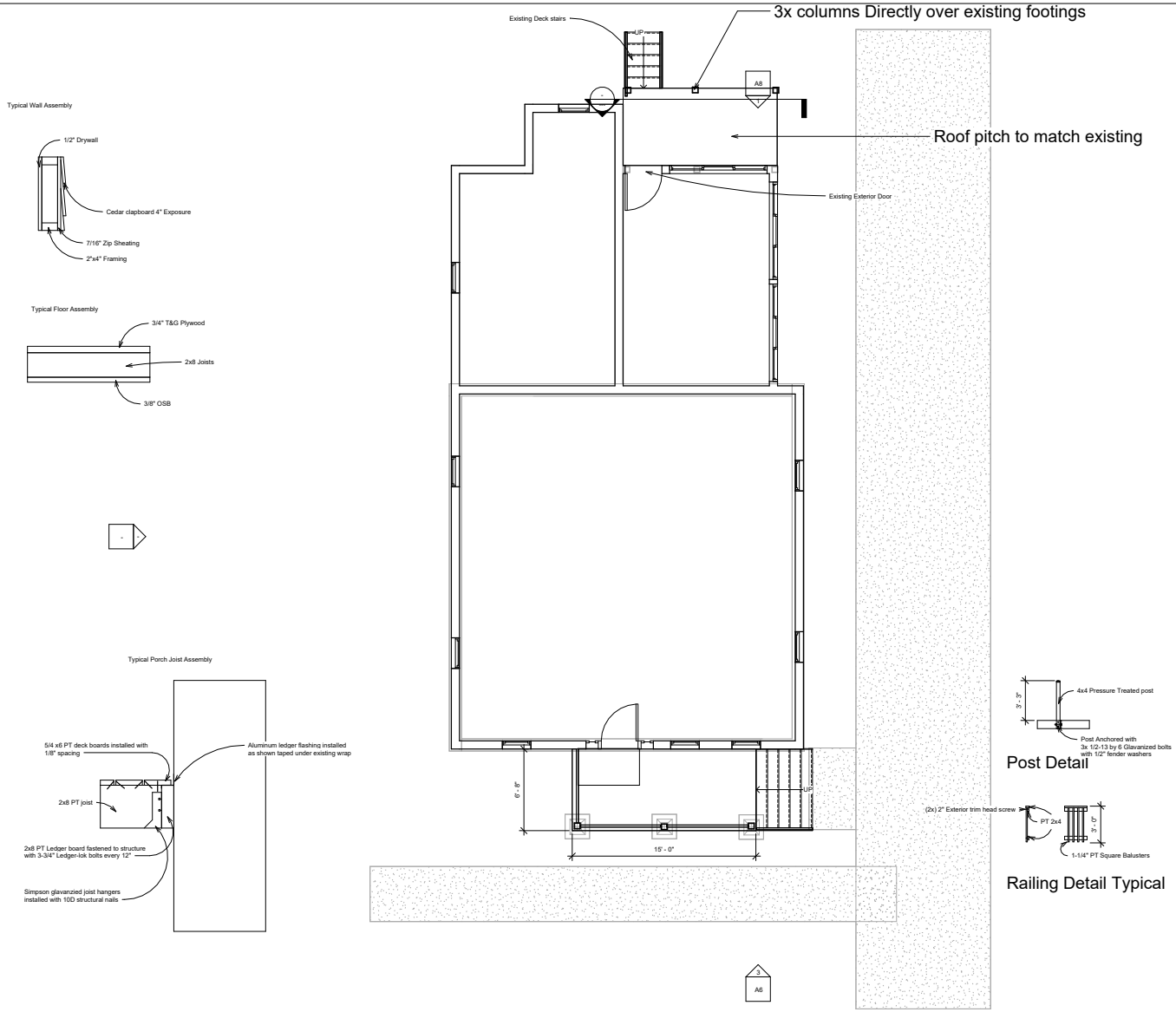

1 First Floor Copy 1
1/4" = 1'-0"

REDO & RENEW RENOVATION LLC

www.redoandrenewrenovation.com

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No.	Description	Date

Owner

Project Name

First Floor Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A1

Scale 1/4" = 1'-0"

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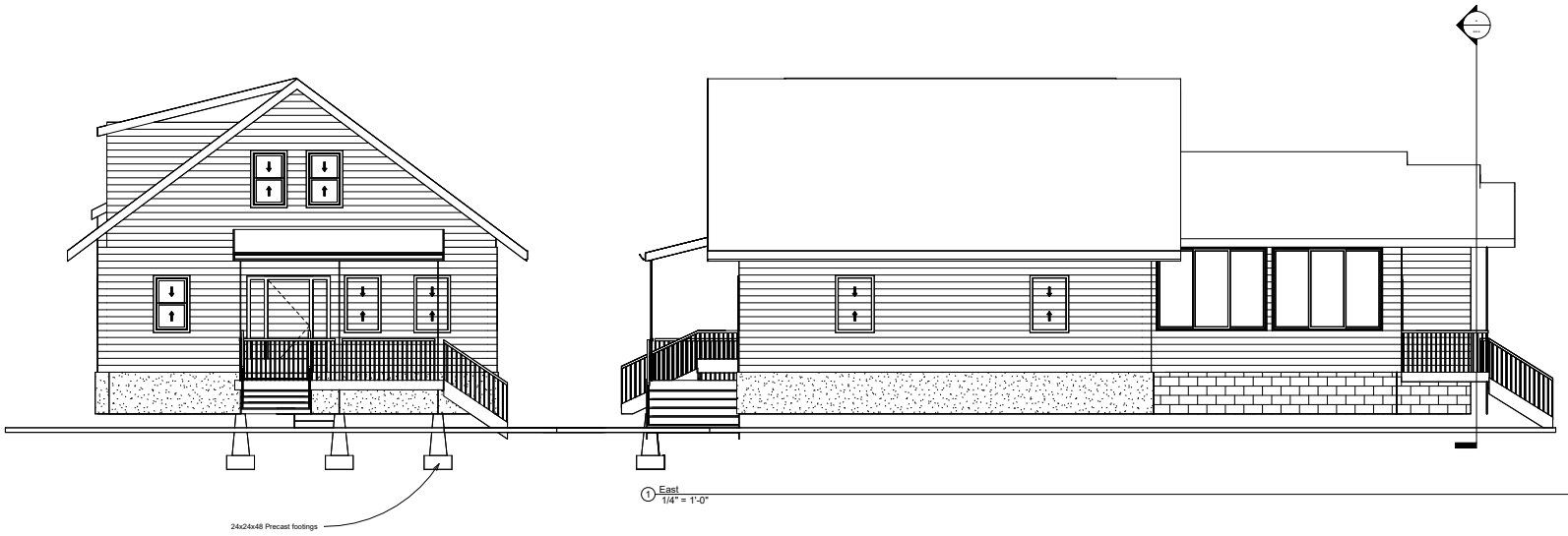

3 South
1/4" = 1'-0"

1 East
1/4" = 1'-0"

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No.	Description	Date

Owner

Project Name

Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A6

Scale 1/4" = 1'-0"

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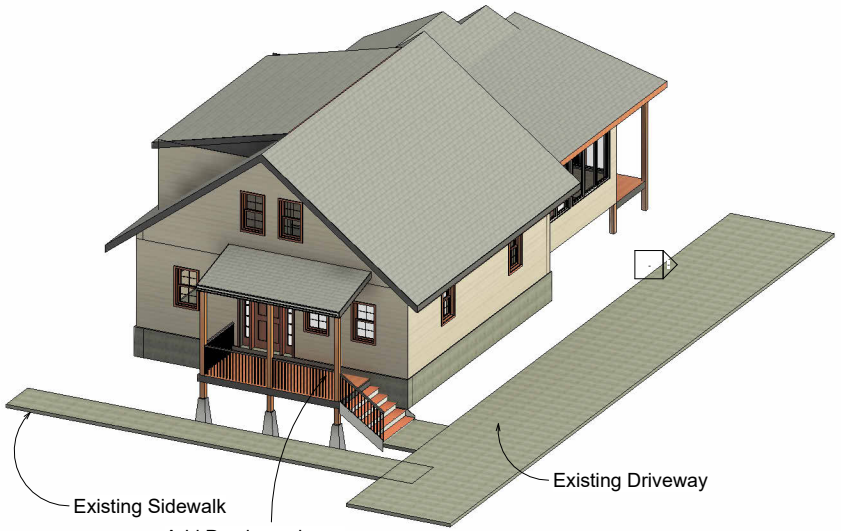
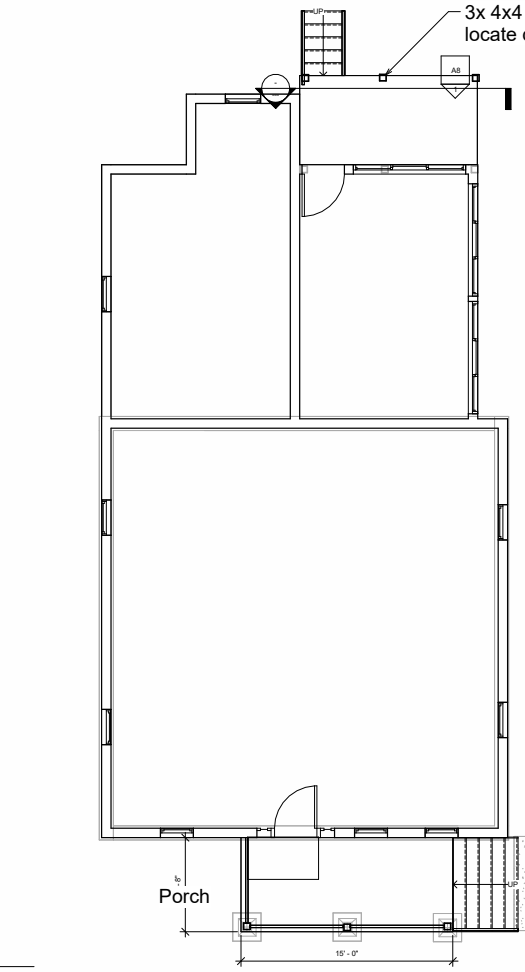


1 (3D)



2 First Floor
1/4" = 1'-0"

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Owner

Project Name

Elevations

Project number	Project Number
Date	Issue Date
Drawn by	Author
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Scale 1/4" = 1'-0"

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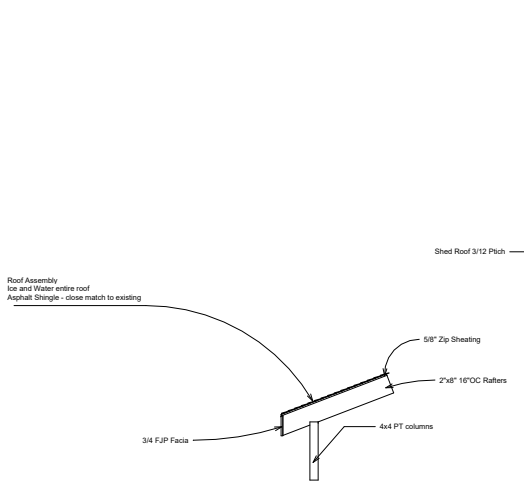

Roof and Wall Assembly

North
1/2" = 1'-0"

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No.	Description	Date

Owner

Project Name

Building Sections

Project number	Project Number
Date	Issue Date
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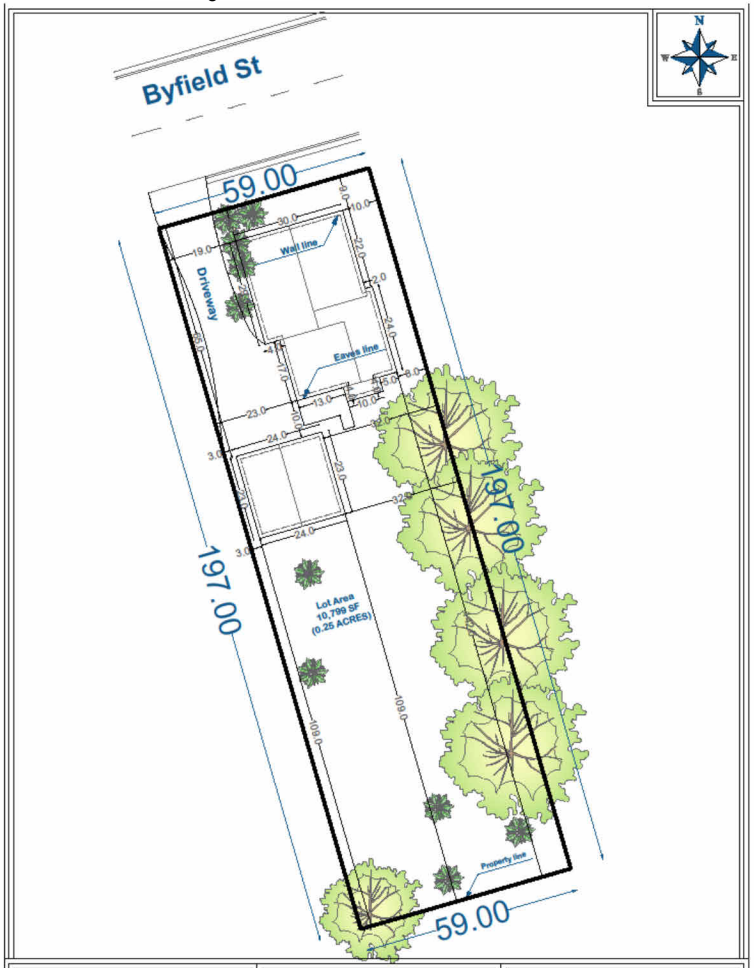
Existing Site Plan



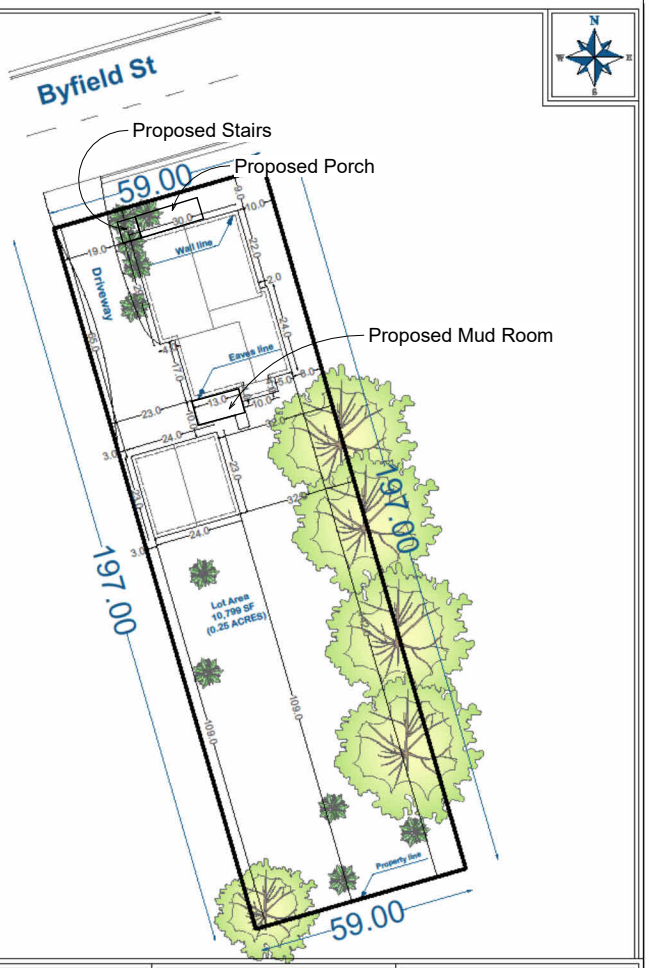
Parcel#: BRIS M:14 L:77 Address : 34 byfield street City, State, ZIP:Bristol RI 02809 Purpose : Permits	Owner : SIROIS, ROSEMARIE G Zoning: R-6 Land Use Cat: RESIDENTIAL	Date: 18th of February 2025 Scale: 1"=20'

Disclaimer

THIS IS NOT A LEGAL SURVEY , NOR IS IT INTENDED TO BE OR REPLACE ONE. This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.

Notes:

Proposed Site Plan



Parcel#: BRIS M:14 L:77 Address : 34 byfield street City, State, ZIP:Bristol RI 02809 Purpose : Permits	Owner : SIROIS, ROSEMARIE G Zoning: R-6 Land Use Cat: RESIDENTIAL	Date: 18th of February 2025 Scale: 1"=20'

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Notes:

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No.	Description	Date

Owner

Project Name

Site Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

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Scale

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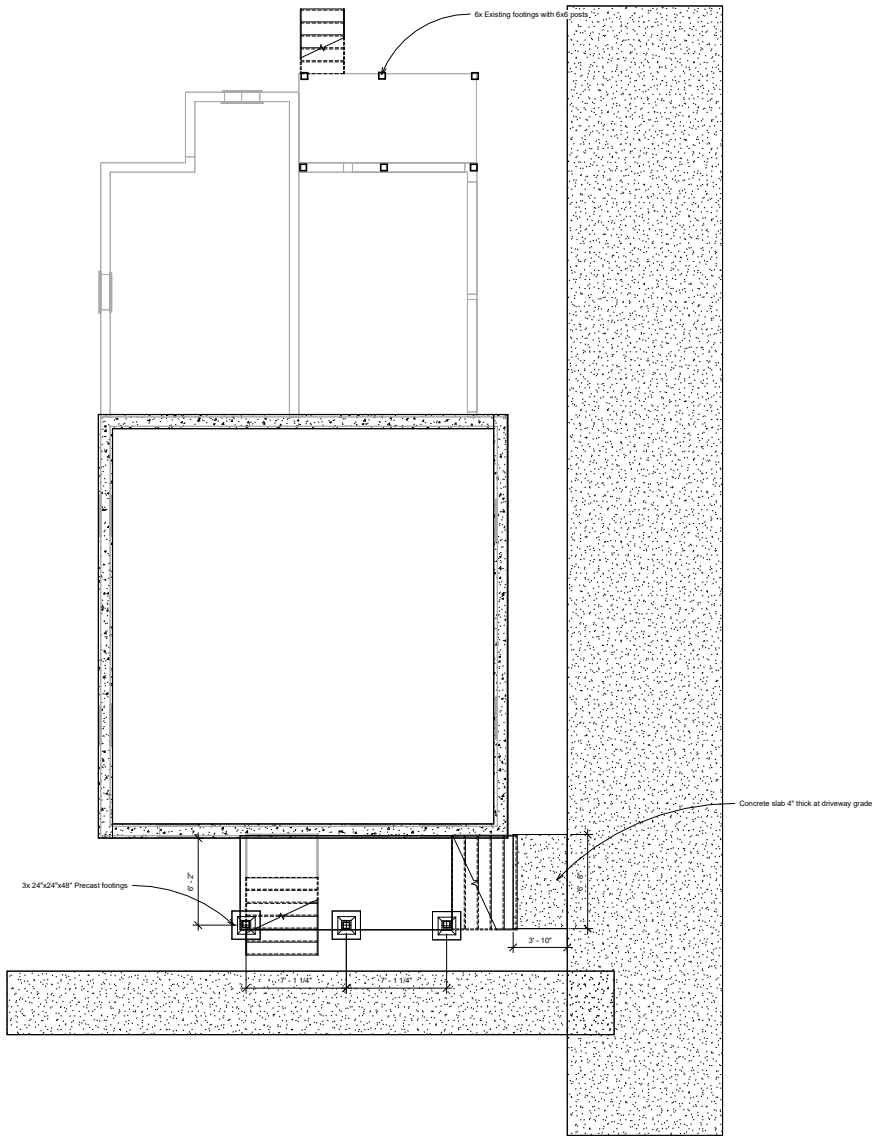

1 Foundation
1/4" = 1'-0"

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Foundation Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
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Scale 1/4" = 1'-0"

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SPECS for front of house:

Good Afternoon –

I am following up with my portal message regarding application 26-4

I will need additional information for this application to be considered complete. Please attach:
1. Additional photographs showing current conditions on rear of the house.
2. Detailed materials list or specification sheets for materials proposed on additions. This must be a separate document or documents submitted as an attachment, not a comment on the portal, as the commissioners will need to receive copies.
3. Plans that more accurately depict the profile of proposed columns and railings or any other architectural features on the two proposed porches. At present, the designs are not clear as to if there will be a specific profile or it will be plain pressure treated wood, if there will be some sort of lattice under the deck, or any of these details.

Please provide these attachments prior to the submission deadline of January 16 to appear on the February agenda. The application fee will also need to be paid by this time and will be available to pay once these other items have been submitted.

1. Sent back photos from 2 angles today, January 16, 2026
2. Material used for the back will be the same as what is there now, plus the materials that make up a roof, plywood, shingles, fire and ice sheets, nails, etc. As mentioned in the blueprints, the roof will be the same as the pitch of the existing room that it is to be attached to.
    a. All dimensional lumber to be pressure treated
    b. Pillars, rails, will be Timber Tech trademark (white) 3 of them to match existing
3. ROOF
    a. Asphalt shingles, certainteed
    b. Black, to match existing
4. LUMBER for roof
    a. Pressure treated to frame
    b. Beams to be triple 2x10 PT
    c. Headers will be 2.10 10kd.


46


3 4
Captain Jack Sparrow
34 Byfield Street





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-12	Contributing	January 27, 2026

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

Project Address	Assessor's Plat/Lot
217 HOPE ST , BRISTOL, RI, 02809	011-0016-001

Applicant	Architect/Engineer	Contractor
The Tides Condominium Assocation		Rob McCabe, Robert J. McCabe Construction, Inc.

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Colleen Hopkins (Unit 1) & James Hurley (Unit 8) on behalf of all owners	

Work Category:	Remodeling of Structure(s)

Description of proposed work:

Replacement of twenty-nine (29) existing windows in 7 of the 9 units in the main building as well as the common areas. Proposing Anderson Woodright insert windows, wood & wood clad (fibrex) equal 6 over 6 to match the current windows. Exterior (and interior) casings & trim, window frames and exterior shingles would stay intact. Details follow.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00623
HISTORIC NAME:	Wilbour, Joshua, House/ Miramar/ The Tides
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	1893/1960

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

Colleen Hopkins
Applicant's Digital Signature
Date: January 27, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 217 HOPE ST
ACRES: 0
PARCEL ID: 011-0016-001
LAND USE CODE: 35
CONDO COMPLEX:
OWNER: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE
CO - OWNER:
MAILING ADDRESS: 217 HOPE ST., UNIT 1

ZONING: R-6
PATRIOT ACCOUNT #: 637

SALE INFORMATION

SALE DATE: 12/22/2020
BOOK & PAGE: 2078-325
SALE PRICE: 500,000
SALE DESCRIPTION: Other
SELLER: SPEAKER, ALICIA HENDERSON

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH

UnSketched Subareas:
FFL (1453)
OFP (360)

PHOTO



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

The Tides Condominiums, 217 Hope St, Bristol, RI 02809 Units 1,4,5,6,7,8,9 & common areas

1. Property Address (Street & No.) _____

11-0016-001/4/5/6/7/8/9

2. Plat # _____ Lot # _____ Contributing X Non-Contributing_____

3. a. Applicant: Colleen Hopkins (Unit 1) & James Hurley (Unit 8) on behalf of all owners

Mailing Address: 217 Hope Street, Unit 1, Bristol, RI 02809

Phone: Day (401) 639 - 9639 Evening Same

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

Mailing Address: Same

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Rob McCabe - Robert J. McCabe Construction, Inc.

Address: 97 S. Cutler Street, Warren, RI 02885

Phone: Day (401) 580 - 7589 Evening Same

5. Work Category:

_____ Replacing in-kind* *authorization required* _____

_____ New Structure(s)

_____ Partial Demolition of Structure(s)

_____ Addition to Structure(s)

_____ Total Demolition of Structure(s)

X _____ Remodeling of Structure

_____ Sign(s) / Landscaping Features

6. Description of proposed work: Replacement of twenty-nine (29) existing windows in 7 of the 9 units in the main building as well as the common areas. Proposing Anderson Woodright insert windows, wood & wood clad (fibrex) 6 over 6 to match the current windows. Exterior (and interior) casings & trim, window frames and exterior shingles would stay intact. Details attached.

*All changes must match the existing in materials, design and configuration.

(Continued): _____

_____

_____ ☐ ☐ Check here if

continued on additional sheets.

7. Included with the application (check those applicable):

PHOTOGRAPHS: Please label all photographs submitted.

_X_ Overall view of property from street(s) _X_ Overall views of building

_____ Existing details to be altered by work

_____ Other (Identify) _____

Drawings: Maximum size accepted: 11" x 17"

_____ Site Plan(s) (drawn to scale) _____ Floor plan(s) (drawn to scale)

_____ Exterior Elevations _____ Details

OTHER: _____ Renderings _X_ Catalogue Cuts _____ Specifications

_____ Other (Identify) _____

The Tides Condominiums Owners & Board
Applicant's Name – Printed

Colleen Hopkins (Unit 1)
James Hurley (Unit 8)
Applicant's Signature

Date: _____

Contact Person if other than Applicant:

Name (Printed): Same as above

Phone: Day _____ Evening _____

A Certificate of Appropriateness (Green Sheet) is valid for one year from the date of issuance.

Note: If work on a project has started within twelve months of its approval date, you have as long as is necessary to finish the job (in other words, longer than a year).

The Tides – 217 Hope Street, Bristol, Rhode Island

To the Members of the Bristol Historic District Commission,

All ten (10) owners and the Board of the The Tides condominiums respectfully submit this application for review and approval to replace twenty-nine (29) existing windows at our property, located directly on Narragansett Bay.

Over its long history, "Mirimar" (1883/1886), has undergone significant alterations and sustained severe exposure to ocean winds, salt air, and ever-increasing major storm events. These conditions accelerate the deterioration of exterior building components, particularly windows.

The current windows in the building represent a patchwork of conditions and eras, including:

- Original windows that are now poorly functioning and/or inoperable.
- Non-historic windows installed in the 1980s when the building was converted to condos.
- Historically appropriate windows installed in 2021 as part of an HDC-approved renovation (Andersen 400 Series).
- Previously restored windows that have again deteriorated and are no longer operable.
- One of these restored and now non-functioning windows is designated by the Fire Marshall as an emergency exit, and in its current condition, does not provide safe or reliable egress.

At present, all twenty-nine (29) windows proposed for replacement are either non-historic, deteriorated, failing, inoperable, or no longer provide reliable protection from harsh weather or safe operation.

The proposed work will also:

- Restore architectural consistency to the building, including in the common areas
- Improve safety and code compliance
- Remove remaining non-historic windows
- Protect the long-term integrity of this historic waterfront structure

Attached please find:

- Approval letter from Tides Association Board President (page 4)
- Owners list (page 5)
- Examples of existing windows (pages 6-10)
- Examples of alterations to this building (page 11)
- Letter from contractor confirming window restoration in 2021 of Unit 1 (page 12)
- Exterior photos with exact breakdown of proposed windows (pages 13-16)
- Cut sheets for the Anderson Woodright insert windows (pages 17-23)

We appreciate the Commission's consideration.

Respectfully,
The Tides Condominium Association

THE TIDES CONDOMINUM ASSOCITION

217 Hope Street, Bristol, RI 02809

January 27, 2026

Bristol Historic District Commission
235 High Street
Bristol, RI 02809

Dear Bristol Historic District Commission,

The Ownership and Board of Directors of The Tides Condominium Association have voted on and approved the replacement of twenty-nine (29) windows in seven (7) of nine (9) units in the Main House and the common areas.

Respectfully,

Sam Gorham
President
The Tides Condominium Association
217 Hope Street
Bristol, RI 02809

217 Hope Street - The Tides Condominiums

Home built in 1883/1886, turned into condos in 1986. Nine (9) units in the main building, ten units (10) overall.

Unit	Owners	Plot	Windows
Unit 1	Colleen Hopkins & Jeanne Oliva	011-0016-001	7
Unit 4	Sam & Maria Gorham	011-0016-004	1
Unit 5	Lucy Araujo	011-0016-005	2
Unit 6	Roger & Vanessa Reale	011-0016-006	6
Unit 7	Bill & Glenda Tumber	011-0016-007	3
Unit 8	Jim Hurley	011-0016-008	3
Unit 9	Richard & Lindsay Bisbano	011-0016-009	3
Building	Common Areas/lobby		4
		Total Windows:	29

- This proposal has the support of all owners of the ten (10) units.
- Common area windows are proposed in an effort to create consistency throughout the building

EMERGENCY EXIT

This original window in the Unit 1 bathroom is required to be a means of egress by the Fire Marshall during the 2021 HDC approved renovation that sealed off a door to the common lobby. This window was restored in 2021 and no longer opens and closes.

This window is not visible from the street the majority of the year due to trees.



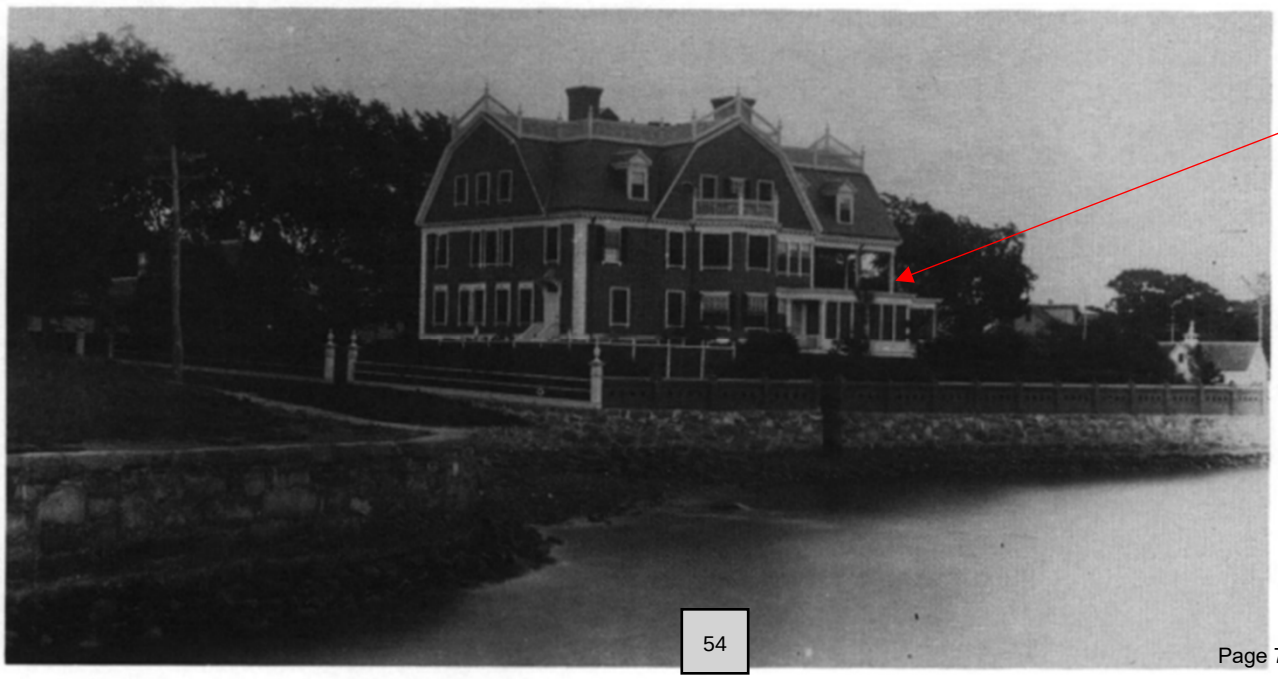
1980's WINDOWS

This room in Unit 1 was originally a porch that was turned into a room when the building was made condominiums in 1986. These three (3) windows were all put in at that time and no longer work, can't open. These were made operable in 2021 HDC approved renovation.









1980’s WINDOWS cont’d

This window in Unit 4 was installed circa 1980’s when the building became condos. It is broken and also not visible from the street.



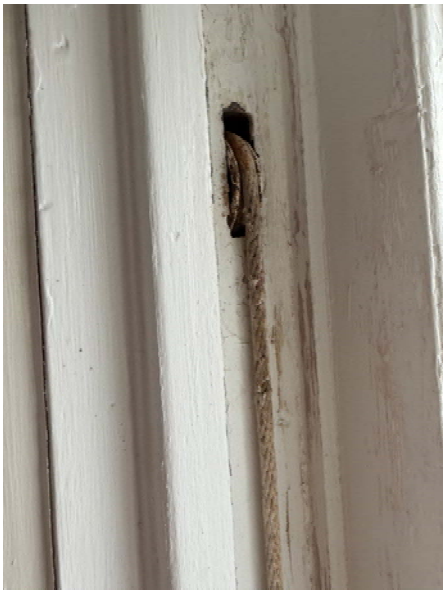




EXAMPLE WINDOWS

The photos below are of windows across remaining units. They are deteriorated, inefficient and no longer standing up to the increasing harsh winds and storms off the water.





EXAMPLE WINDOWS cont'd









Examples of Significant alterations

Unit 10 – standalone structure added



2021 Unit 1 renovation replacing 1980's windows w/historically accurate windows



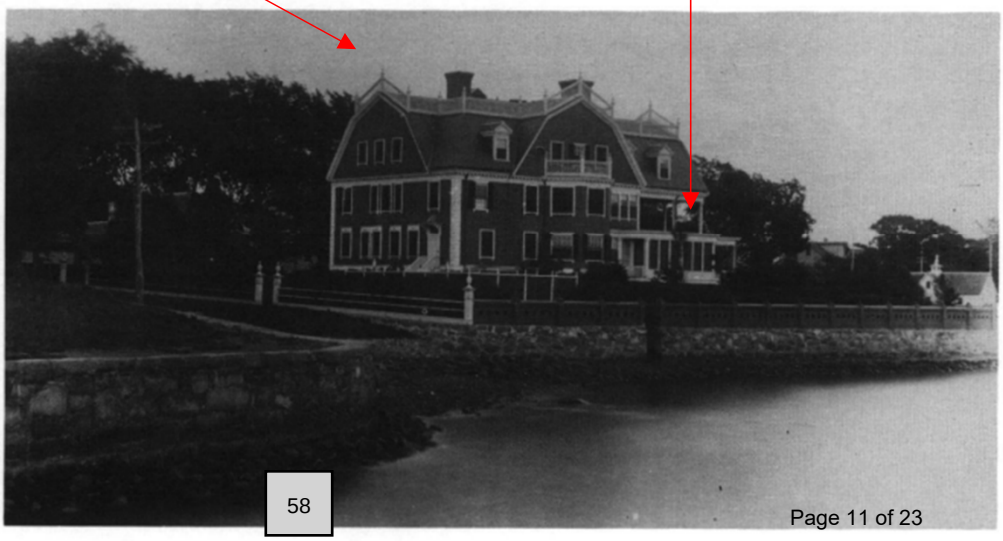


Rooftop Balustrade destroyed in hurricane of 1938

Porch turned into condo, circa 1980's

COLONIAL REVIVAL

Miramar-The Tides/Joshua Wilbour House (1893, 1960s, 1980s), 217 Hope Street. Photograph, c. 1903, by Jeremiah D. Young. View southeast showing original appearance with elaborate roof balustrade and handsome fence. Miramar was designed by E.I. Nickerson, Providence; the recent rehabilitation is the work of the Newport Collaborative.



Crest Management Co., Inc.
PO Box 92
Exeter, RI 02822
401.398.8366
Crestmgt.com
RI Contractors #23071/RI Commercial Roof #213R

12/29/2025

Hopkins / Oliva
217 Hope Street – Unit 1
Bristol, RI 02809

Re: Confirmation of Window Work – 2021 Renovation

To Whom It May Concern,

This letter is to confirm work performed by Crest Management Co., Inc. during a comprehensive interior renovation completed in 2021 at the above-referenced condominium unit in Bristol, Rhode Island.

As part of that renovation, eight (8) new Andersen 400 Series windows were furnished and installed by Crest Management, replacing existing windows at that time.

In addition, the remaining seven (7) windows within the unit—consisting of three (3) non-historic windows installed circa the 1980s and four (4) original historic windows—were repaired and adjusted as part of the same renovation scope. Upon completion of our work in 2021, these seven windows were operable and functional, meaning they were capable of being opened and closed.

Crest Management has not performed any work at the unit since completion of the 2021 renovation.

Should you have any questions, please feel free to contact our office.

Sincerely,

Brian Williams
Co-Owner
Crest Management Co., Inc.

The Tides - 217 Hope Street - Front



The Tides - 217 Hope Street - Back



The Tides - 217 Hope Street – South Side



The Tides - 217 Hope Street – North Side





WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

Custom Sizes 70
Specifications 70
Existing Window Measurements 71
Sill Angle Details 71
Grille Patterns 72
Window Details 72-73
Joining Detail 73
Product Performance 197

CUSTOM SIZING
in ⅛" (3) increments

CUSTOM SIZES

Dimensions in parentheses are in millimeters.

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Feedback

BEST SELLING

The classic double-hung window

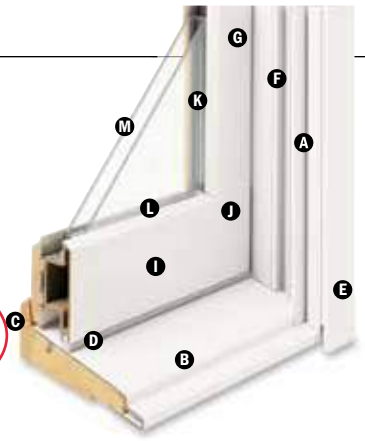
This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

$$$$$

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES



FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.*

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

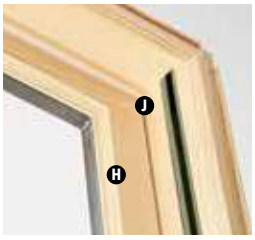
3 ¼" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.

GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

Three sill angles are available – 0,° 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store℠ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage



Reverse Cottage

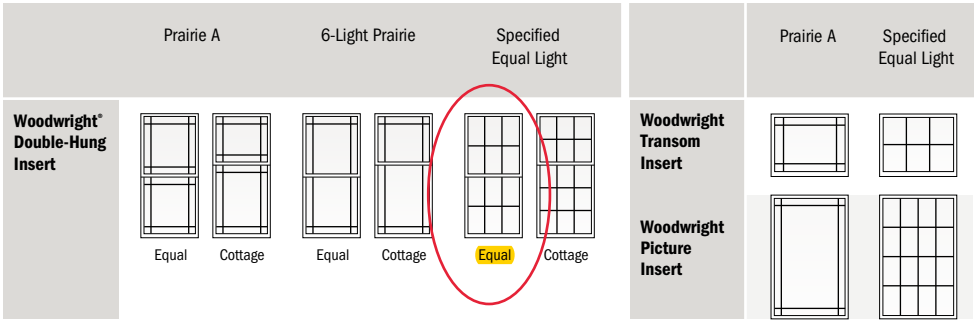
*Visit andersenwindows.com/warranty for details.

**Shown on 400 Series tilt-wash double-hung full-frame windows.

"iPho App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

Dimensions in parentheses are in millimeters.

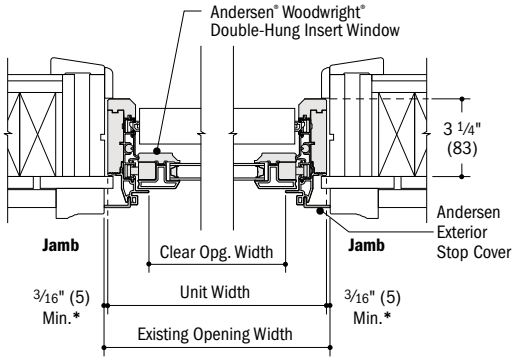
Grille Patterns



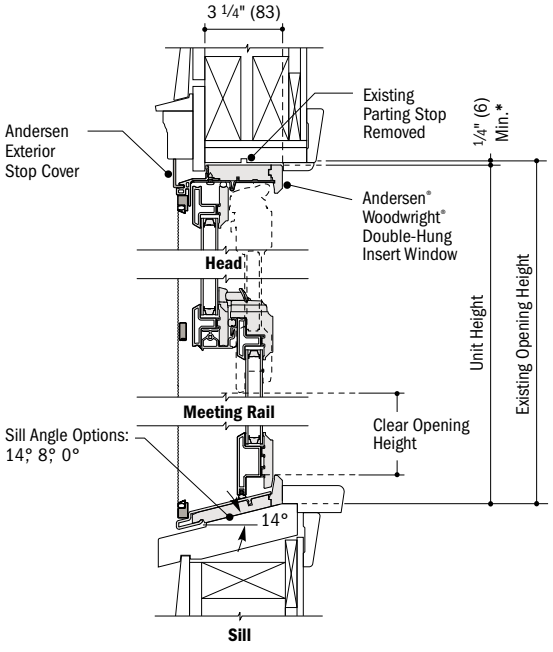
Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit **andersenwindows.com/grilles**.

Woodwright® Double-Hung Insert Window Details

Scale 1½" (38) = 1'-0" (305) – 1:8



Horizontal Section



Vertical Section

- Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- *Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

White | Canvas | Sandtone | Terratone

Dark Bronze | Forest Green | Black

INTERIOR OPTIONS

Pine | Maple

Oak | White

HARDWARE



Standard Lock & Keeper

Antique Brass | **Black** | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Gold Dust
Oil Rubbed Bronze | Polished Chrome
Satin Nickel | Stone | White

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**.

ESTATE™



Hand Lift | Finger Lifts

Antique Brass | Bright Brass
Brushed Chrome | Distressed Bronze
Distressed Nickel | Oil Rubbed Bronze
Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift | Hand Lift | Finger Lifts

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift | Hand Lift | Finger Lifts

Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Bronze | Distressed Nickel

Gold Dust | Oil Rubbed Bronze | Polished Chrome | Satin Nickel | Stone | White

ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

SASH

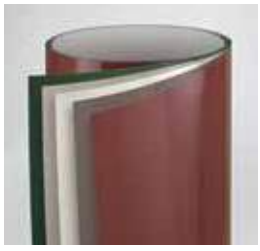
Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 ¼" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb/.454 kg boxes.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

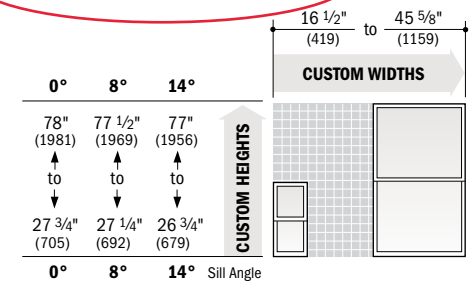
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

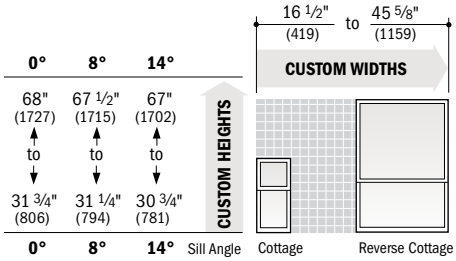
Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

Woodwright® Double-Hung, Picture and Transom Insert Window Sizes

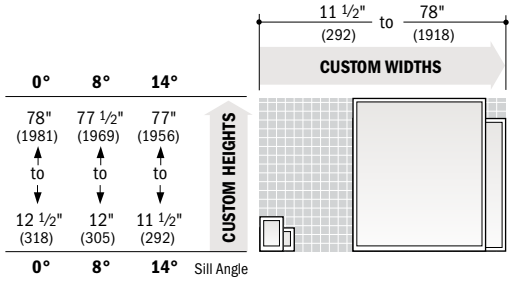
Double-Hung Equal Sash Ratio



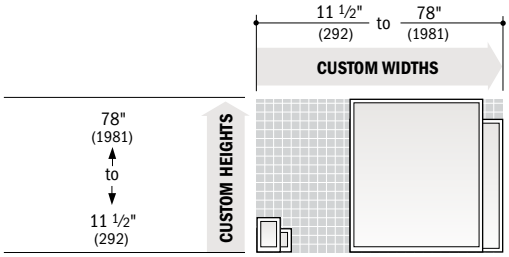
Double-Hung 2:3 Cottage and 3:2 Reverse Cottage Sash Ratio



Picture



Transom



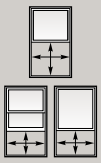
Available in 1/8" (3) increments between minimum and maximum widths and heights. Height limits for double-hung and picture insert windows depend on new insert window sill angle.

For picture and transom insert windows, either height or width must be 68" (1727) or less, and height plus width cannot be less than 28" (711).

Measurement guide for custom-sized windows can be found at **andersenwindows.com/measure**. Grille patterns shown on page 72.

Woodwright® Double-Hung Insert Window Specification Formulas

Clear Opening

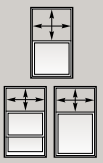


Width = window width − 3.4375" (87)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

sash ratio	clear opening height	sill angle deduction 14°	8°	0°
1:1 Equal	= (window height ÷ 2) − sill angle deduction	3.1875" (81)	3.4375" (87)	3.75" (95)
2:3 Cottage	= (window height x 2) ÷ 5 − sill angle deduction	2.875" (73)	3.0625" (78)	3.25" (83)
3:2 Reverse Cottage	= (window height x 2) ÷ 5 − sill angle deduction	2.375" (60)	2.5625" (65)	2.8125" (71)

Vent Opening

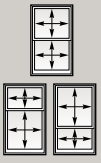


Width = window width − 3.4375" (87)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

sash ratio	vent opening height	sill angle deduction 14°	8°	0°
Equal, **Height** < 48" (1219) Equal, **Height** > 48" (1219)	= ((window height ÷ 2) − sill angle deduction) − 6.5" (165) = ((window height ÷ 2) − sill angle deduction) − 11.5" (292)	2.75" (70)	2.9375" (75)	3.25" (83)
Cottage, **Height** < 48" (1219) Cottage, **Height** > 48" (1219)	= ((window height x 2) ÷ 5 − sill angle deduction) − 6.5" (165) = ((window height x 2) ÷ 5 − sill angle deduction) − 11.5" (292)	1.9375" (49)	2.125" (54)	2.375" (60)
Reverse Cottage, **Height** < 48" (1219) Reverse Cottage, **Height** > 48" (1219)	= ((window height x 2) ÷ 5 − sill angle deduction) − 6.5" (165) = ((window height x 2) ÷ 5 − sill angle deduction) − 11.5" (292)	3.5625" (90)	3.8125" (97)	4.8125" (122)

Unobst. Glass



Width = window width − 6.0" (152)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

sash ratio	unobstructed glass height	sill angle deduction 14°	8°	0°
Equal Upper and Lower Sash	= (window height ÷ 2) − sill angle deduction	7.875" (200)	8.375" (213)	9.0" (229)
Cottage Upper Sash or Reverse Cottage Lower Sash	= (window height x 2) ÷ 5 − sill angle deduction	3.1875" (81)	3.375" (86)	3.625" (92)
Cottage Lower Sash or Reverse Cottage Upper Sash	= (window height x 2) ÷ 5 − sill angle deduction	4.75" (121)	5.0625" (129)	5.4375" (138)

Woodwright® Picture and Transom Insert Window Specification Formulas

Unobst. Glass



Picture Insert

Width = window width − 6.0" (152)

Height = *Depends on sash ratio and specific sill angle of insert window; see below.*

unobstructed glass height	sill angle deductions 14°	8°	0°
= window height − sill angle deduction	5.816" (148)	6.285" (160)	6.890" (175)

Transom Insert

Width = window width − 6.0" (152)

Height = window width − 6.0" (152)

- Dimensions in parentheses are in millimeters.
- **Clear Opening** formulas provide dimensions for determining area available for egress. **Vent Opening** formulas provide dimensions for determining area available for passage of air. **Unobst. Glass** (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

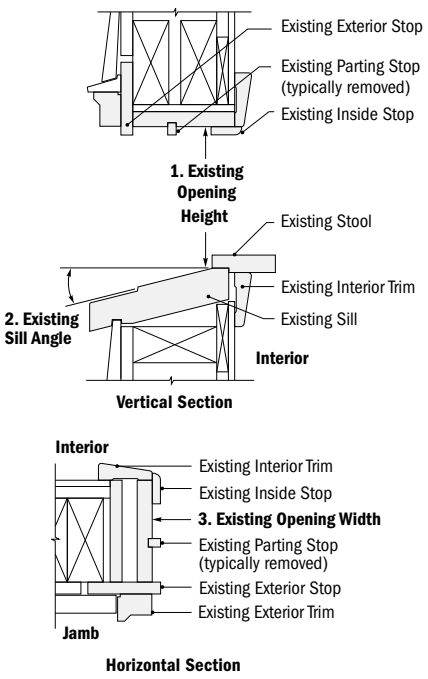
Existing Window Measurements

Required measurements:

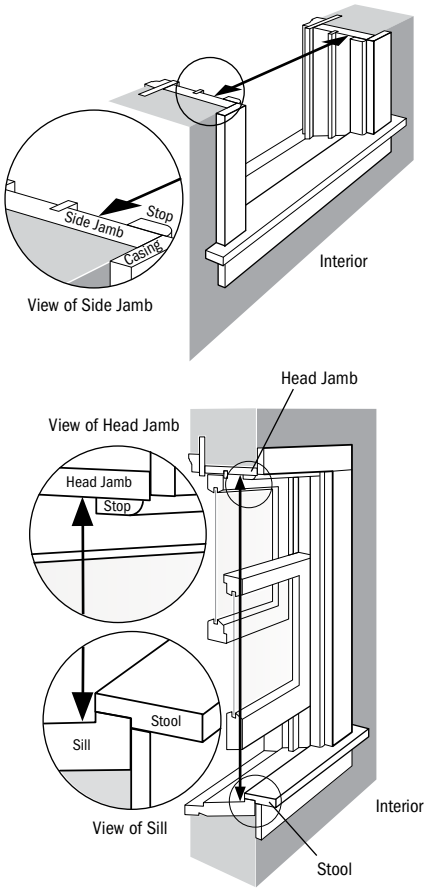
1. Existing Opening Height

2. Existing Sill Angle

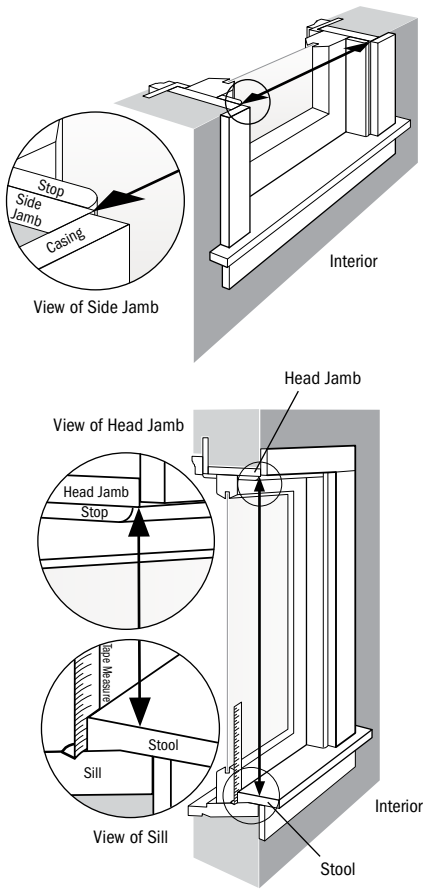
3. Existing Opening Width



Existing Double-Hung Window



Existing Picture Window



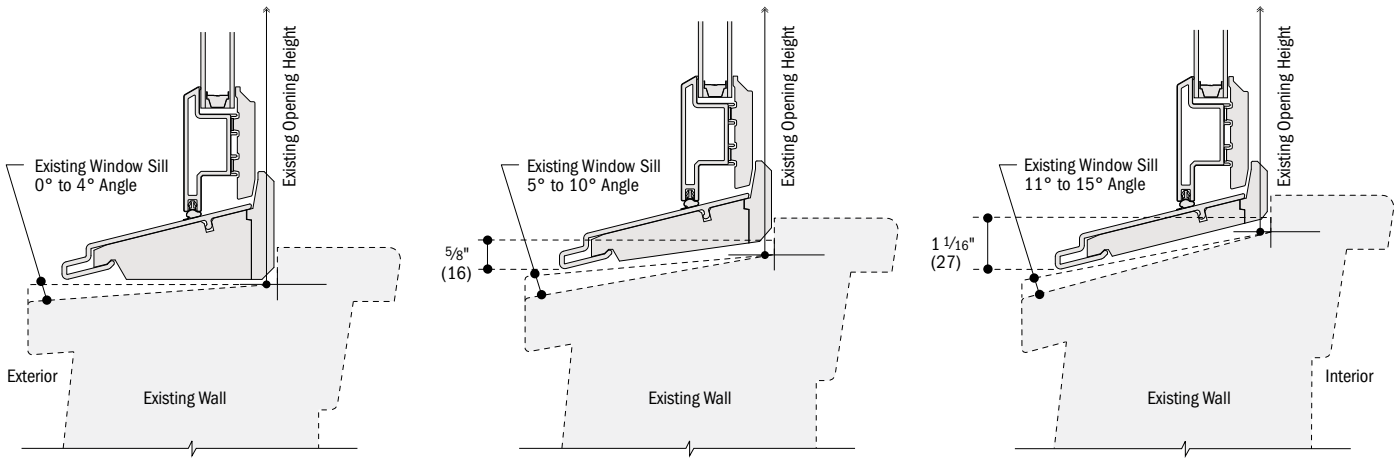
Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

Select a sill angle that most closely matches your existing sill angle.

Windows with a smaller sill angle will have a larger maximum height.

A “Sill Angle Finder App” is available; see page 68.



- Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
- Dimensions in parentheses are in millimeters.
- Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windo

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-13	Contributing	February 2, 2026

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

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

Applicant	Architect/Engineer	Contractor
Mark Shaw		Owner

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	40 Van Wickle Lane, Bristol RI 02809

Work Category:	Replacing in Kind

Description of proposed work:
Install 2 new windows on south side of garage that were removed when bldg was resided many years ago.

Property History

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

Mark A Shaw
Applicant's Digital Signature
Date: February 2, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: W
PATRIOT ACCOUNT #: 324

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

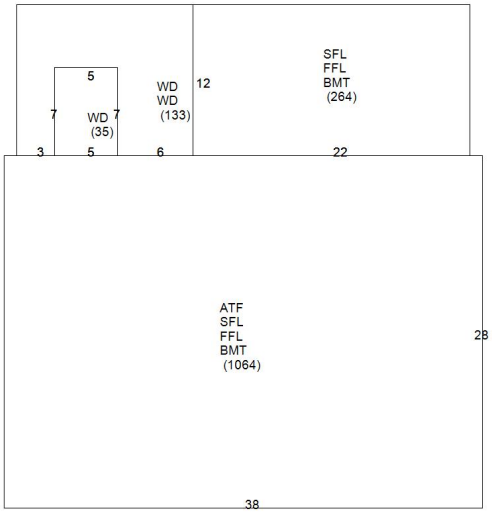
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO







Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-14	Contributing	February 3, 2026

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Project Address	Assessor's Plat/Lot
235 HIGH ST , BRISTOL, RI, 02809	014-0027-000

Applicant	Architect/Engineer	Contractor
Department of Community Development		Westway Construction

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Town of Bristol	10 Court Street, Bristol, RI 02809

Work Category:	Replacing in Kind

Description of proposed work:
Replacement of existing 6 light wood door on Court Street elevation with steel fire rated door without windows. Current door is beginning to deteriorate and no longer opens or closes with ease. In addition, the door leads directly into Reynolds School Boiler Room thus the current deteriorated wood door does not meet fire standards and poses a security risk with the 6 light configuration.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00525
HISTORIC NAME:	Reynolds, John Post, School
ARCH. STYLE:	Classical Revival
ORIGINAL CONSTRUCTION DATE (est.):	1918
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Vinyl (or vinyl-clad) 9/9 replacement windows (8/8 in basement level); Palladian windows on N and S side elevs. also appear to be replacements.	

Nicholas Toth
Applicant's Digital Signature
Date: February 3, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 235 HIGH ST
ACRES: 0.4337
PARCEL ID: 014-0027-000
LAND USE CODE: 79
CONDO COMPLEX:
OWNER: TOWN OF BRISTOL
CO - OWNER:
MAILING ADDRESS: 10 COURT ST

ZONING: R-6
PATRIOT ACCOUNT #: 824

SALE INFORMATION

SALE DATE: 1/1/1916
BOOK & PAGE: 75-513
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: TOWN OF BRISTOL

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 31290
FINISHED BUILDING AREA: 20860
BASEMENT AREA: 10430
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $494,900
YARD: $11,800
BUILDING: $2,417,900
TOTAL: $2,924,600

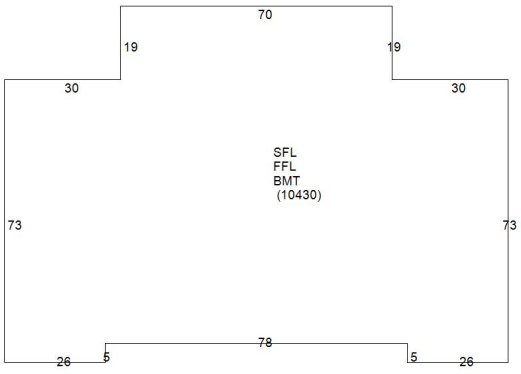
BUILDING EXTERIOR

BUILDING STYLE: Schools
UNITS: 1
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Brick
ROOF STYLE: Flat
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 41
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



Relevant State Building Codes

- **Fire Rating:** Doors must maintain the rating of the wall, usually 1-hour, or as required by Up Codes for specific occupancies.
- **Functionality:** Doors must be self-closing and positively latch, with hardware allowing for easy egress without keys or special knowledge.
- **Fire Separation:** Mechanical and electrical rooms require a minimum1-hour fire barriers, necessitating 1-hour fire-rated doors, especially if opening onto egress paths.
- **Labeling:** Fire doors must have an embossed label indicating their fire rating (e.g., 20, 45, or 60 minutes).
- **Regulatory Basis:** Compliance with the Rhode Island Life Safety Code (450-RICR-00-00-8) is required for both new and existing buildings, enforced by local fire authorities.
- **Fire Resistance Rating:** Generally, fuel-fired equipment rooms must be separated from other areas with **1-hour rated construction** and **20-minute rated opening protectives** (fire doors).
- **Door Assembly Standard:** Fire door assemblies must be tested in accordance with NFPA 252 or UL 10C.
- **Maintenance:** Doors must remain in operating condition, cannot be blocked, and must have proper labeling.
- **Hardware:** Doors must be self-closing or automatic-closing and equipped with approved latching hardware.
- **Access:** Rooms containing fire control equipment (panels, mechanical ventilation controls, and emergency shutoff switches) must be accessible from a secured exterior door.
- **Applicable Codes (Available via SOS.ri.gov and Fsc.ri.gov)**
- **RISBC-1 Rhode Island Building Code (2021/2024):** Incorporates the International Building Code (IBC) with amendments, including Chapter 7 (Fire and Smoke Protection Features).
- **Rhode Island Fire Safety Code (450-RICR-00-00-1):** Incorporates NFPA 1 (Fire Code) 2021 Edition and NFPA 101 (Life Safety Code) 2021 Edition.

- **RISBC-4 Rhode Island Mechanical Code:** Covers the installation of mechanical systems and appliances.







Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-17		February 13, 2026

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Project Address	Assessor's Plat/Lot
205 THAMES ST , BRISTOL, RI, 02809	010-0020-000

Applicant	Architect/Engineer	Contractor
Gladding Shops, LLC		

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Enclose under deck stairs with 8" wide verticle shiplap. Install four 2" recessed lights under deck evenly spaced. Install ceiling under deck using shiplap.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00206
HISTORIC NAME:	Gladding, John, III, Store & Fish Market
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1859 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Commercial storefront added: recessed center door flanked by 12-pane showcase windows, with recessed panels below. The string course at the first floor is no longer extant. Vertical wood and shingle siding replaced with clapboards. A brick ramp with aluminum pipe railing added to the left of building; a new doorway replaces a former window opening. Replacement 6/6 sash windows, material unknown.	

Tom Bergenholtz
Applicant's Digital Signature
Date: February 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 205 THAMES ST
ACRES: 0.0419
PARCEL ID: 010-0020-000
LAND USE CODE: 78
CONDO COMPLEX:
OWNER: TOWN OF BRISTOL
CO - OWNER:
MAILING ADDRESS: 10 COURT ST.

ZONING: W
PATRIOT ACCOUNT #: 539

SALE INFORMATION

SALE DATE: 8/14/2013
BOOK & PAGE: 1723-101
SALE PRICE: 450,000
SALE DESCRIPTION:
SELLER: MEMORANDUM OF TRUST

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 4173
FINISHED BUILDING AREA: 2142
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $154,500
YARD: $0
BUILDING: $298,400
TOTAL: $452,900

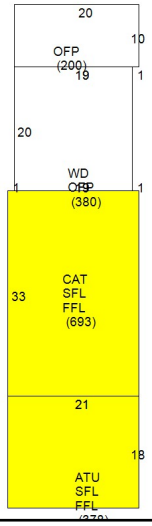
BUILDING EXTERIOR

BUILDING STYLE: Restaurant
UNITS: 1
YEAR BUILT: 1900
FRAME:
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL:
FLOOR COVER:
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 2
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



FQ 2-Inch LED Round Adjustable Trim with Light Engine

By WAC Lighting

LUMENS
Call Us (877) 445-4486

FQ 2-Inch LED Round Adjustable Trim with Light Engine
By WAC Lighting

Product Options

Finish: Haze with White,
Color Temperature: 2700K



Details

Light engine mounted on trim
Field-changeable beam spread (included)
Heavy gauge retention clips
2700K Option Lumen Output: 1735 with Narrow (25°) optic, 1695 with Flood (40°) optic, 1705 with Wide (55°) optic
3000K Option Lumen Output: 1825 with Narrow (25°) optic, 1785 with Flood (40°) optic, 1795 with Wide (55°) optic
3500K Option Lumen Output: 1865 with Narrow (25°) optic, 1820 with Flood (40°) optic, 1830 with Wide (55°) optic
Warm Dim 3000K-1800K Lumen Output: 855 with Flood (40°) optic, 845 with Wide (55°) optic
Size: 2 Inches

Dimensions

2700K Option Aperature: Diameter 2.75"
2700K Option Fixture: Height 5", Diameter 4", Weight 0.93Lbs

Lighting

Lamp Type	LED Built-in
Total Lumens	1735
Volts	120/240/277
Color Temp	2700 (Warm)
CRI	90
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
https://www.lumens.com/fq-2-inch-led-round-adjustable-trim-with-light-engine-by-wac-lighting-WAC2464555.html
Rating: ETL Listed Damp

ITEM#: WAC2464555

Notes:

Prepared by:

Prepared for:
Project:
Room:
Placement:
Approval:

Created February 13th, 2026

AMBARA®

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

NOVA BUILDING PRODUCTS

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.

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

www.novausawood.com

@NOVAUSAWOOD

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NOVA BUILDING PRODUCTS

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









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Forest Grove, OR. 97116
(503) 419-6407

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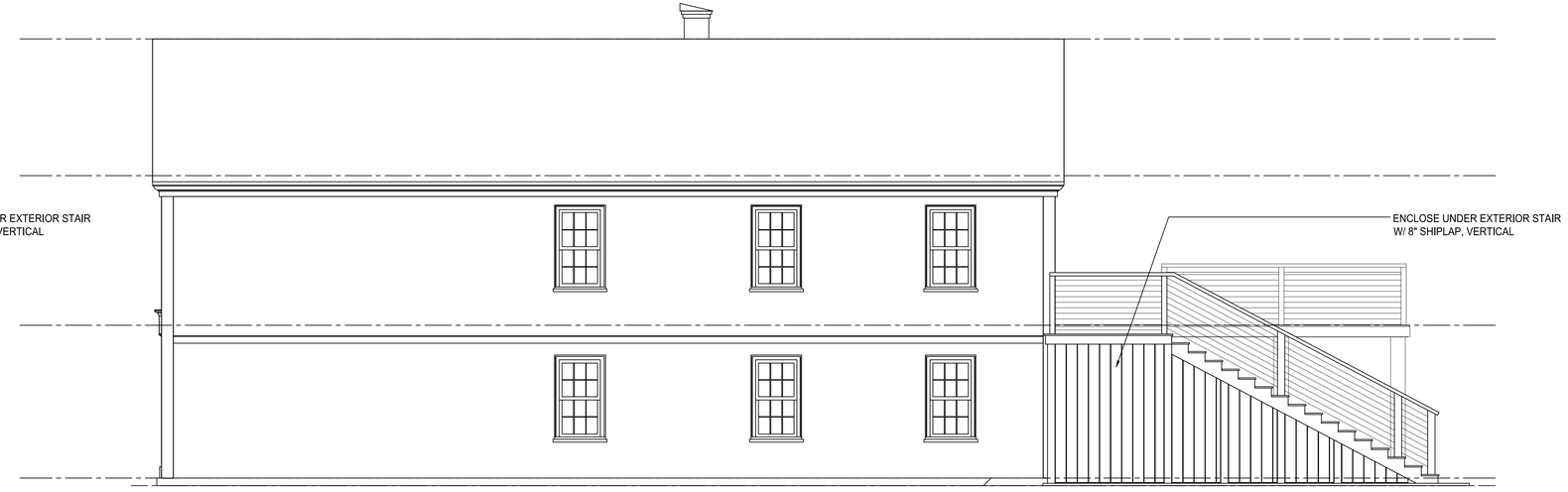
GLADDING SHOP
205 THAMES STREET
BRISTOL RI 02809



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



2 EXTERIOR ELEVATION - NORTH
SCALE: 1/4" = 1'-0"



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



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









Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-18		February 13, 2026

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

Project Address	Assessor's Plat/Lot
500 WOOD ST , Unit 320, BRISTOL, RI, 02809	

Applicant	Architect/Engineer	Contractor
Tupelo Realty	John Lusk	

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

Work Category:	Addition to Structure(s)

Description of proposed work:
The scope of proposed work will be the addition of a solar array on the roofs of Unit 320 and the new pre-engineered metal building of the KVH facilities in the rear of Unity Park. The work will consist of 252 solar panels on Unit 320, and 251 solar panels on the roof of th new pre-engineered metal building.

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)	

John Lusk
Applicant's Digital Signature
Date: February 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 500 WOOD ST
ACRES: 0
PARCEL ID: 029-0001-021
LAND USE CODE: 25
CONDO COMPLEX:
OWNER: UNITY PARK LLC
CO - OWNER:
MAILING ADDRESS: 99 TUPELO ST

ZONING:
PATRIOT ACCOUNT #: 2291

SALE INFORMATION

SALE DATE: 7/16/2020
BOOK & PAGE: 2044-103
SALE PRICE: 0
SALE DESCRIPTION:
SELLER: 1287 HOPE LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 80540
FINISHED BUILDING AREA: 57989
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $0
YARD: $0
BUILDING: $1,438,100
TOTAL: $1,438,100

BUILDING EXTERIOR

BUILDING STYLE: Mfg
UNITS: 1
YEAR BUILT: 1900
FRAME: Masonry
EXTERIOR WALL COVER: Comm Brk
ROOF STYLE:
ROOF COVER: Tar & Gravel

BUILDING INTERIOR

INTERIOR WALL: Other
FLOOR COVER:
HEAT TYPE: Space Heater
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 10
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH

UnSketched Subareas:
FFL (80540)

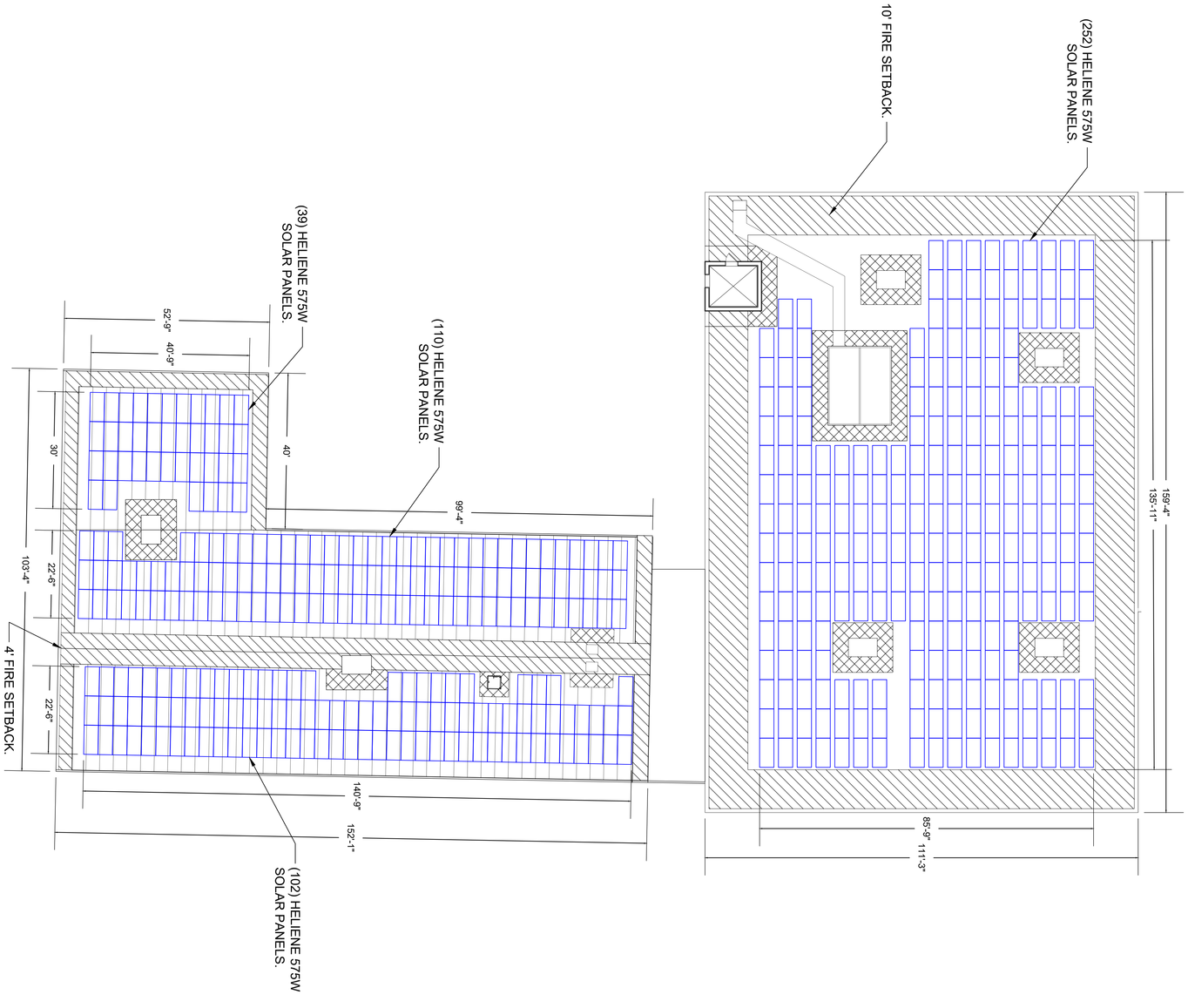
PHOTO



01
PV-001

SOLAR LAYOUT

SCALE= 1/16" = 1'

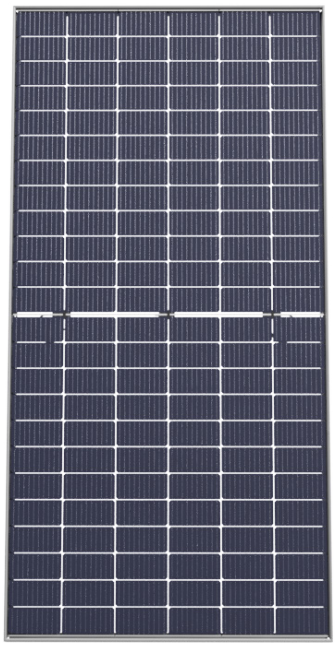


NPTRE Newport Renewables	NEWPORT RENEWABLES 316 COLUMBIA ST. WAKEFIELD, RI 02879 TEL: (401) 619-5906 EMAIL: info@nptre.com		289.22 kW PHOTOVOLTAIC SYSTEM	REV	DATE	RELEASE
		NAME	22-33 BROADCOMMON LLC	FINEGRIT	01/28/2026	INITIAL REV.
PV-001		ADDRESS	500 WOOD ST, BRISTOL, RI.			
		APN		LAYOUT		

HELIENE

144HC M10 NTYP SL Bifacial Module

144 Half-Cut Monocrystalline 565W – 595W



23.02%

Utilizes the latest M10 size super high efficiency N-type silicon solar cells. Half cut design further reduces cell to module (CTM) losses.

Stability & Looks

3.2mm fully tempered frontside glass for superior hail resistance. Enhanced frame design to withstand higher wind, snow, and other mechanical stresses. Framed Glass–Backsheet aesthetic is ideal for high visibility

High Energy Yield

Highest efficiency, Excellent Bifaciality & Low temperature coefficient of N-type Silicon Solar Cells enable High Energy yield

High Reliability

N-type silicon solar cells result in low LID, reducing annual degradation and guaranteeing more power throughout the lifetime.

C ETL CM US LISTED
Intertek

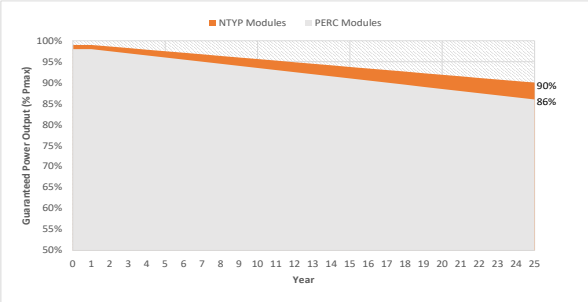
Highly efficient N-type Silicon Solar Cells

Low LCOE enabled by High Power Output & Low BOS Cost

1% First year degradation & 0.4% Annual Power degradation

No Compromise Guarantee

15 Year Product Warranty
25 Year Linear Performance Guarantee



World-class Quality

- Heliene's fully automated manufacturing facilities with state-of-the-art robotics and computer aided inspection systems ensure the highest level of product quality and consistency
- All manufacturing locations are compliant with international quality standards and are ISO 9001 certified
- Heliene modules have received Top Performer rankings in several categories from PV Evolution Labs (PV EL) independent quality evaluations

Bankable Reputation

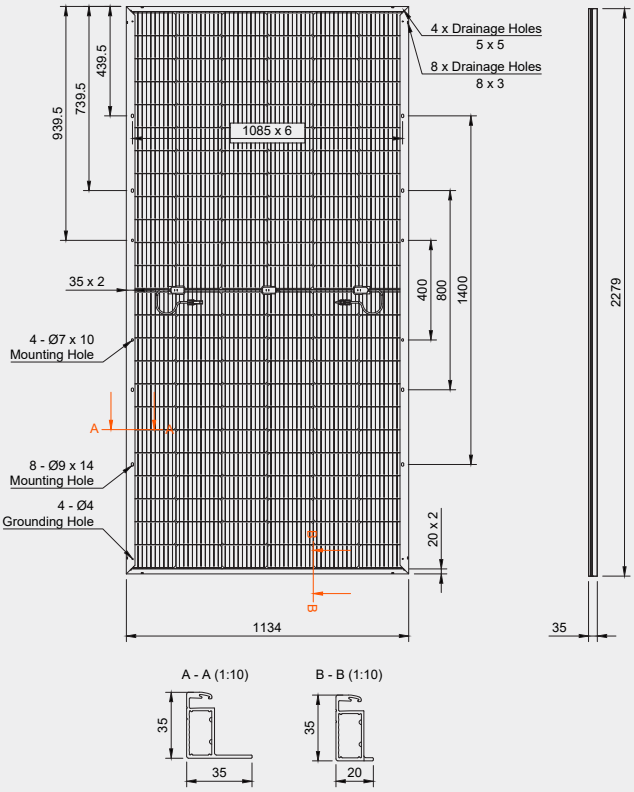
- Established in 2010, Heliene is recognized as highly bankable Tier 1 manufacturer of solar modules and has been approved for use by the U.S. Department of Defense, U.S. Army Corps of Engineers and from numerous top tier utility scale project debt providers
- By investing heavily in research and development, Heliene has been able to stay on the cutting edge of advances in module technology and manufacturing efficiency

Local Sales, Service, and Support

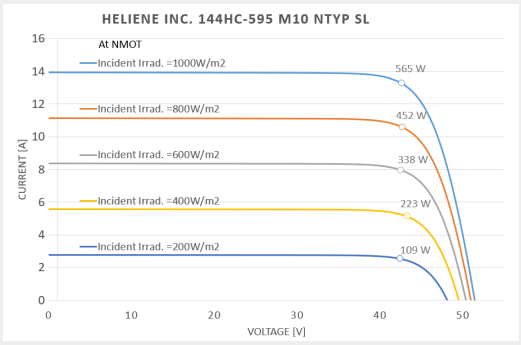
- With sales offices across the U.S. and Canada, Heliene prides itself on unsurpassed customer support for our clients. Heliene has become the brand of choice for many of the leading residential installers, developers and Independent Power Producers due to our innovative technology, product customization capability and just in time last-mile logistics support
- Local sales and customer support means answered phone calls and immediate answers to your technical and logistics questions. We understand your project schedules often change with little warning and endeavor to work with you to solve your project management challenges

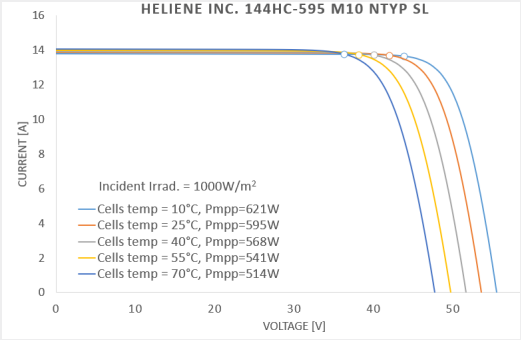
www.heliene.com

Dimensions for 144HC M10 NTYP SL Bifacial Series Modules



I-V Curves for 144HC M10 NTYP SL Bifacial Series Modules





Electrical Data (STC)

Peak Rated Power*	P_{mpp} (W)	595	590	585	580	575	570	565
Maximum Power Voltage	V_{mpp} (V)	45.20	44.96	44.93	44.74	44.48	44.24	43.98
Maximum Power Current	I_{mpp} (A)	13.16	13.12	13.03	12.99	12.95	12.91	12.87
Open Circuit Voltage*	V_{oc} (V)	53.40	53.25	53.12	52.97	52.83	52.69	52.55
Short Circuit Current**	I_{sc} (A)	13.86	13.83	13.79	13.75	13.71	13.67	13.64
Module Efficiency	Eff (%)	23.02	22.83	22.64	22.44	22.25	22.06	21.86
Maximum Series Fuse Rating	MF (A)	30	30	30	30	30	30	30
Power Sorting Range		[- 0/+3%]						
Bifaciality Factor***		80 ± 5%						

STC - Standard Test Conditions: Irradiation 1000 W/m² - Air mass AM 1.5 - Cell temperature 25 ºC,
*P_{mpp} Production Tolerance ± 3%, V_{oc} Production Tolerance ± 3%, **I_{sc} Production Tolerance ± 4%
***Bifaciality Factor= $Pmpp_{rear}$/$Pmpp_{front}$ where $Pmpp_{rear}$ and $Pmpp_{front}$ are tested at STC

Electrical Data (NMOT)

Maximum Power	P_{mpp} (W)	452	448	444	440	437	433	429
Maximum Power Voltage	V_{mpp} (V)	43.28	43.05	43.02	42.84	42.59	42.36	42.11
Maximum Power Current	I_{mpp} (A)	10.44	10.41	10.32	10.28	10.25	10.22	10.19
Open Circuit Voltage	V_{oc} (V)	51.13	50.99	50.86	50.72	50.59	50.45	50.32
Short Circuit Current	I_{sc} (A)	11.18	11.15	11.11	11.08	11.05	11.02	11.00

NMOT - Nominal Module Operating Temperature:
Irradiance at 800W/m², Ambient Temperature 20°C, Wind speed 1m/s

Mechanical Data

Solar Cells	144 Half Cut, M10x, N-type Cells
Module Construction	Framed Glass–Backsheet
Backsheet	Transparent Backsheet (White Pattern Optional)
Dimensions (L x W x D)	2279 x 1134 x 35 mm (89.72 x 44.65 x 1.38 inch)
Weight	29.2 kg (64.3 lbs)
Frame	Double Webbed 15-Micron Anodized Aluminum Alloy
Glass	3.2mm Fully Tempered, High-Transmission, PV Solar Glass with Anti Reflective Coating
Junction Box	IP-68 rated with 3 bypass diodes
Output Cables	4mm² (12 AWG), 0.3-meter Symmetrical Cables - other cable lengths optional
Connectors	Multi-Contact/ Stäubli MC4

Certifications

UL Certification	UL61215, UL61730, CSA C22.2 No. 61730

Temperature Ratings

Nominal Module Operating Temperature (NMOT)	+42°C (±2°C)
Temperature Coefficient of P_{max}	-0.30%/°C
Temperature Coefficient of V_{oc}	-0.25%/°C
Temperature Coefficient of I_{sc}	0.045%/°C

Maximum Ratings

Operational Temperature	-40°C to +85°C
Max System Voltage	1500V
Mech. Load Test (Front)	113 psf / 5400 Pa
Mech. Load Test (Back)	50 psf / 2400 Pa
Fire Type	Type 1

Warranty

15 Year Product Warranty
25 Year Linear Power Guarantee

Packaging Configuration

Modules per Pallet 40' Container:	31 pieces
Modules per 40' Container:	620 pieces
Modules per Pallet 53' Trailer:	28 pieces
Modules per 53' Trailer:	644 pieces

The specifications and key features contained in this datasheet may deviate slightly from our actual products due to the ongoing innovation and enhancements. Heliene Inc. reserves the right to make necessary adjustment to the information described herein at any time without notice to customer. PV modules should be handled and installed only by qualified people. Please carefully read safety and installation instructions available for download from Heliene website before using Heliene PV modules. For warranty details, please refer to Product Warranty Document, also available for download from Heliene website.


CHEVROLET

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 1: Aerial View of Unit 320 & KVH Pre-Engineered Metal Building

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 2: From rear parking lot, looking Northeast at Unit 320 & KVH Pre-Engineered Metal Building

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 3: From rear parking lot, looking East across entry courtyard

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 4: From entry courtyard, looking Northeast at Unit 320 & KVH Pre-Engineered Metal Building

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 5: From entry courtyard, looking Northeast at Unit 320

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 6: From rear parking, looking Northeast across entry courtyard

Unity Park
Building Group 3 - Unit 320 Renderings
JHL Tecture



View 7: From corner of Unit 320, looking East across entry courtyard at KVH Pre-Engineered Metal Building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8yd


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111

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-20	Contributing	February 13, 2026

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

Project Address	Assessor's Plat/Lot
21 HIGH ST , BRISTOL, RI, 02809	016-0024-000

Applicant	Architect/Engineer	Contractor
John and Nancy Breen	Peter Fauci / Pacific Visions	The Damon Company

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

Work Category:	Remodeling of Structure(s)

Description of proposed work:

We would like to convert the rear part of the current garage to living space and make the main entry way to the house through the fron part of what is now the current garage. All of this is detailed in the attached documents.

Note that the breezeway and garage are not original to the 1870's 21 High Street house. The breezeway and garage were added in the 1960's.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00108
HISTORIC NAME:	Richmond, Lemuel C., House
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1870 ca

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

John Breen
Applicant's Digital Signature
Date: February 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 21 HIGH ST
ACRES: 0.1268
PARCEL ID: 016-0024-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: BREEN, JOHN J. III & NANCY E. TE
CO - OWNER:
MAILING ADDRESS: 21 HIGH ST

ZONING: R-6
PATRIOT ACCOUNT #: 1023

SALE INFORMATION

SALE DATE: 3/18/2025
BOOK & PAGE: 2276-346
SALE PRICE: 604,000
SALE DESCRIPTION:
SELLER: U.S. BANK NATIONAL ASSOCIATION

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3330
FINISHED BUILDING AREA: 1631
BASEMENT AREA: 868
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $209,900
YARD: $0
BUILDING: $284,100
TOTAL: $494,000

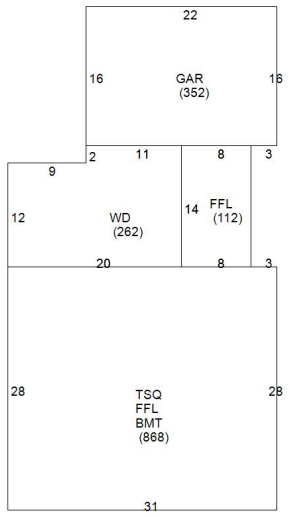
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1887
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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

SKETCH



PHOTO



Pacific-Visions Studio LLC
Architectural Design
39 State Street Unit 1N
Bristol, RI 02809

21 High Street, Bristol RI

SCOPE OF WORK FOR BRISTOL HISTORIC DISTRICT COMMISSION

21 High Street is a two-story single-family residence that was originally constructed in 1887. The applicant is looking to convert the existing attached garage into a conditioned living space while retaining the forward portion of the structure as accessible shed storage. The proposed renovation includes removing the existing overhead garage door and installing a new wood entry door and two traditionally proportioned windows. The intent of the renovation is to make better use of the interior space for a modern household while maintaining the historic character of the home within the Bristol Historic District.

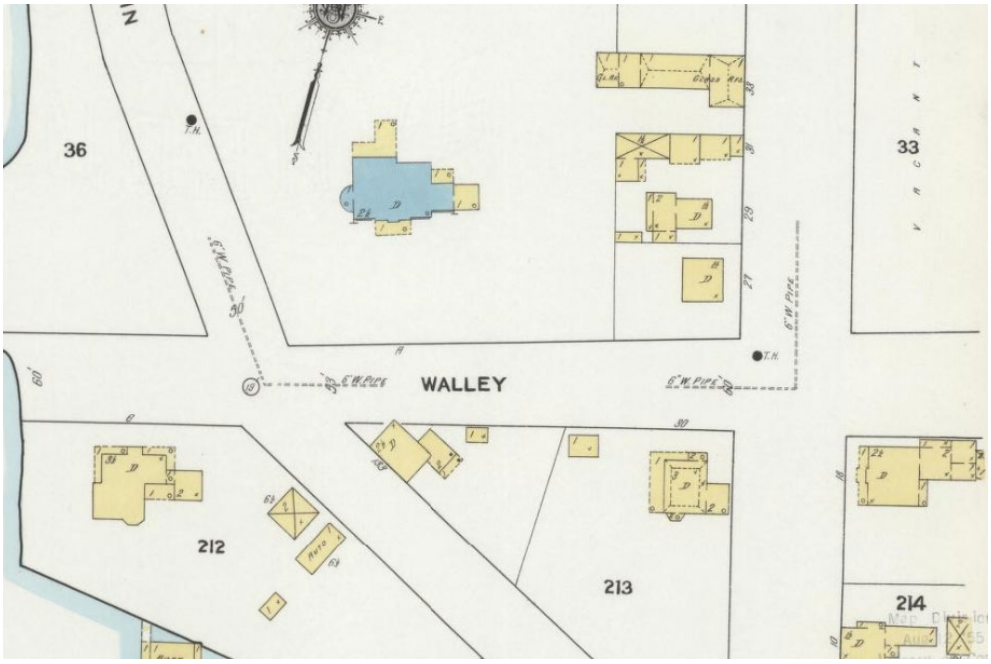
The home is a wood-framed structure with painted wood siding and a brick foundation, positioned prominently on a corner lot within the established residential fabric of High Street. The main body of the home, which is a simple gable-roof structure, is oriented with the front entrance centered on the primary façade and flanked by shuttered windows. The existing roofline, window proportions, and symmetrical composition reflect the modest late-19th-century vernacular architecture common throughout Bristol. The rear of the home includes a wood deck supported by the attached garage, creating a secondary outdoor living area that connects to the west side of the property.

The attached garage is a single-story addition constructed in the 1960's, during a period when many historic Bristol homes were adapted to accommodate automobile use. Although added nearly a century after the original structure, the garage has now surpassed the 50-year threshold and is considered a contributing historic element under district guidelines. Its exterior materials and proportions were designed to complement the primary residence, including matching siding, trim, and roof pitch. Over time, the addition has become an established part of the property's architectural composition, and its integration with the deck further ties it visually to the main structure.

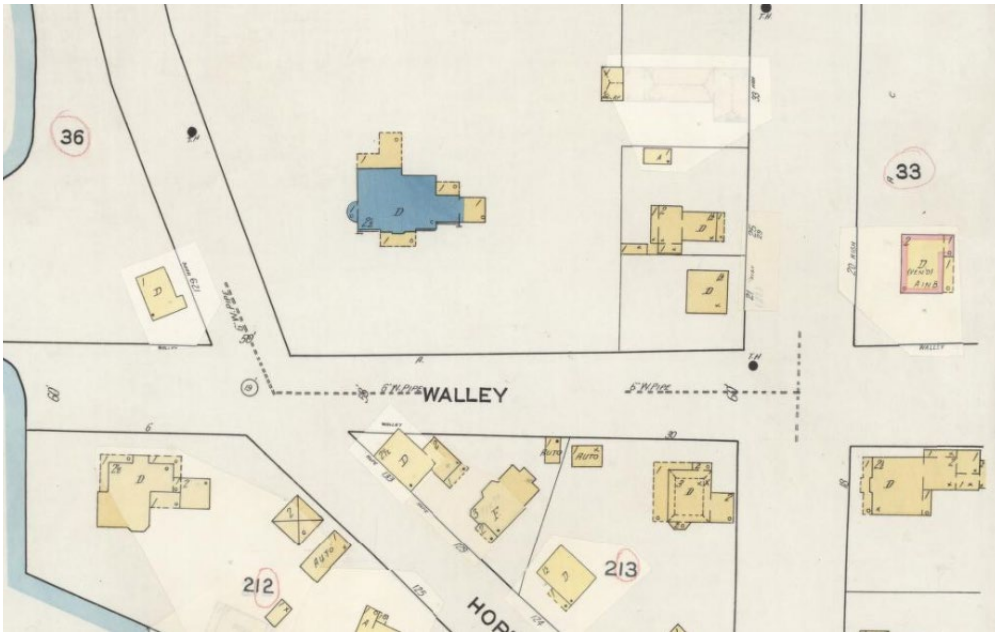
21 High Street was built during a period of steady residential expansion in Bristol as the town's neighborhoods grew beyond their early waterfront origins. Homes of this era typically featured simple massing, wood-framed construction, and traditional window patterns, all of which remain present in the existing structure. The garage addition reflects a common pattern of mid-20th-century modifications within the district, where original homes were adapted to meet evolving needs while retaining their traditional appearance. Together, the house and garage contribute to the continuity of the High Street streetscape and the broader character of the Bristol Historic District.

Pacific-Visions Studio LLC
Architectural Design
39 State Street Unit 1N
Bristol, RI 02809

Map 1 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1911 (first Sanborn mapping of the property)*



Map 2 - *Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Jan 1920 - Dec 1947 (Latest Sanborn Mapping of the property, no addition shown)*



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RENOVATING AND ADAPTING THE GARAGE FOR LIVING SPACE

- **Conversion of Existing Garage to Conditioned Living Space**
  The existing attached garage, constructed in the early 1960s, is proposed to be converted into a conditioned living area while retaining the forward portion of the structure as accessible shed storage. The scope includes removing interior finishes as needed, insulating and finishing the space to meet current residential standards, and integrating the new area with the existing home. The intent is to create functional living space while maintaining the exterior character of the property as viewed from High Street. *(see proposed plans and elevations)*

- **Removal of Existing Overhead Garage Door**
  The existing overhead garage door on the west elevation is proposed to be removed. The opening will be reframed to accommodate a new wood entry door and two traditionally proportioned wood windows. This modification allows the garage to function as interior living space and storage while complementing the existing historic structure. The new door and windows will be installed within the footprint of the existing opening, minimizing exterior disturbance. *(see A3.01 & A3.02)*

- **Installation of New Windows**
  Five new windows will be installed, one on the North elevation, two on the West elevation, and two on the south elevation in place of the existing garage door. These windows will be Marvin Elevate units, selected to match the muntin pattern, trim profiles, and proportions of the existing historic windows on the home. The windows will be vertically aligned and sized to maintain consistency with the home's established fenestration rhythm. *(see A9.01)*

- **Installation of New Wood Entry Door**
  A new solid wood entry door will be installed between the two new windows on the west elevation. The door will match the style and trim of existing exterior doors on the home, providing a historically compatible appearance while offering functional access to the retained shed-storage area. The door will be located within the reframed opening created by the removal of the garage door. *(see A9.01)*

- **Retention of Existing Exterior Materials and Trim**
  All existing exterior trim, siding, and architectural details surrounding the garage structure are to remain and be repaired in place as needed. The new windows and door will be installed with matching solid wood trim in kind with the existing façade. Matching solid wood clapboard siding will be installed to infill the remaining area of the previous garage opening The intent is to maintain the historic character of the garage addition while sensitively adapting it for contemporary use. *(see EX3.01 & A3.01)*

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Exhibit A - Photos (Photographs Taken on March 15, 2024)

Photo 1 - View of the Existing Garage South Elevation



Photo 2 - View of the Existing Garage South and West Elevations



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Photo 3 - View of the Existing Garage North Elevation



Photo 4 - View of the Existing Garage North and West Elevations



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Photo 5 - View of the House East Elevation (High Street)



Photo 6 - The House with Street Context Shown (Google Street View July 2023)



RENOVATION OF:

21 HIGH STREET

BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

NOT FOR CONSTRUCTION

13 FEBRUARY 2026

DRAWING LIST

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



MECHANICAL, ELECTRICAL, AND PLUMBING

TO BE PERMITTED DESIGN BUILD

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PROJECT NUMBER: **251118**

RENOVATION OF:
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21 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

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REVISIONS

COVER

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

G0.00

MATERIAL DRAFTING PATTERNS

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

SYMBOLS

EXTERIOR ELEVATION — A1 / A10.00 SIM

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

SECTION — A1 / A10.00 SIM

ELEVATION — NAME / EL. ELEVATION

SPOT ELEVATION

COLUMN GRID MARK — 0

ROOM NAME AND MARK — ROOM NAME 100

DOOR MARK — 100

WALL TYPE — A01

WINDOW TYPE — 1i

FURNITURE / SPECIALTY EQUIPMENT MARK — A

BREAK LINE

LEADER — XX

DIMENSION — DIM

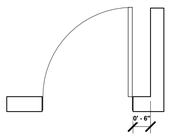
REVISION CLOUD

ALIGN — ALIGN

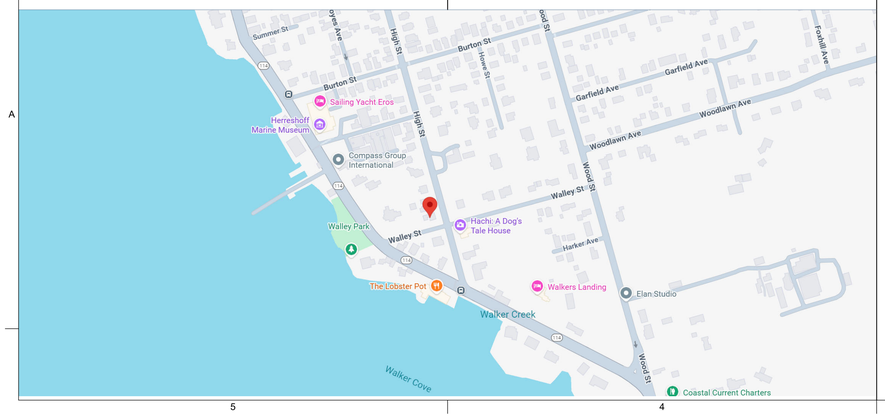
FLOOR FINISH — FLOOR FINISH

MOCKUP LOCATION

TYPICAL DOOR NOTES



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



COMMON ABBREVIATIONS

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

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21 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

13 FEBRUARY 2026

HDC SET

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REVISIONS

PROJECT INFORMATION

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

G0.01



B5 / EX3.01 PROPOSED WEST EXTERIOR ELEVATION Copy 1
Scale: 1/4" = 1'-0"



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

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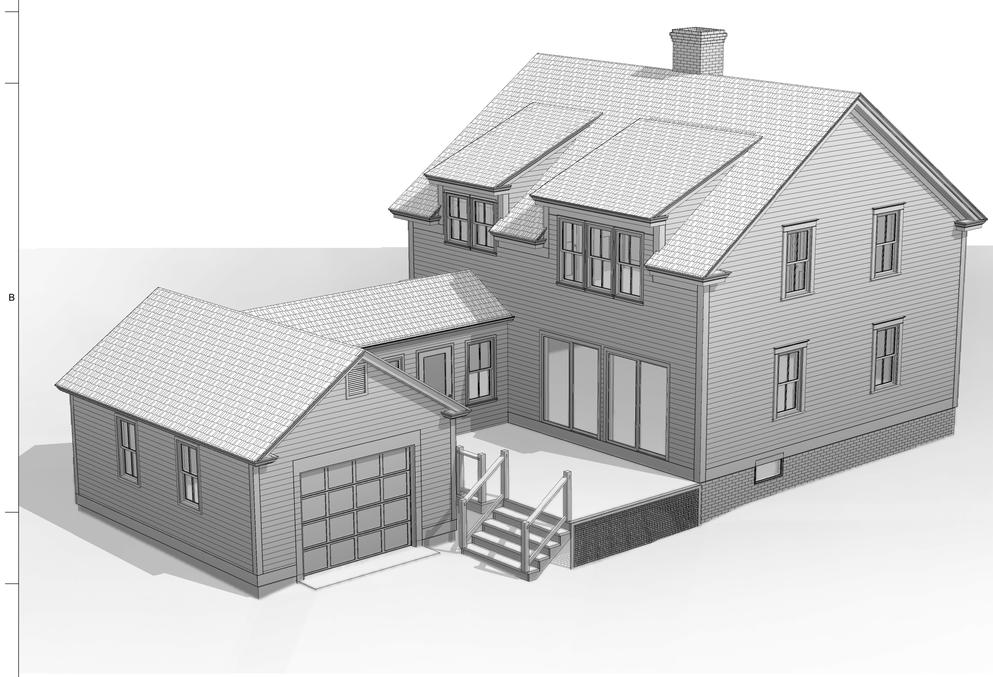
EX3.01



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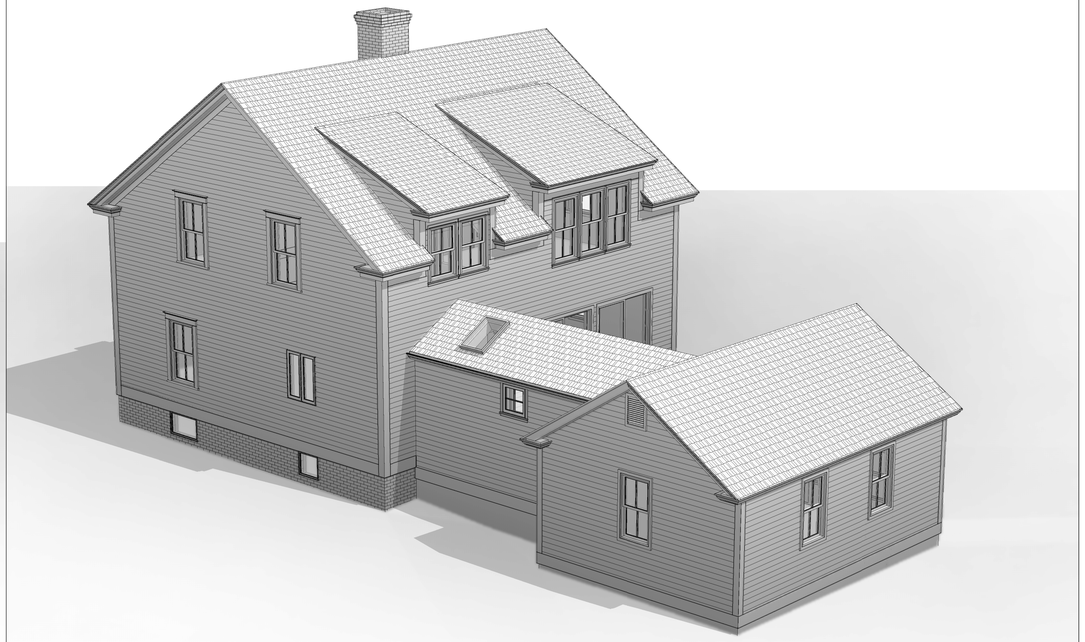

A3 EX12.01 EXISTING 3D VIEW 2
Scale:

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EXISTING 3D VIEWS

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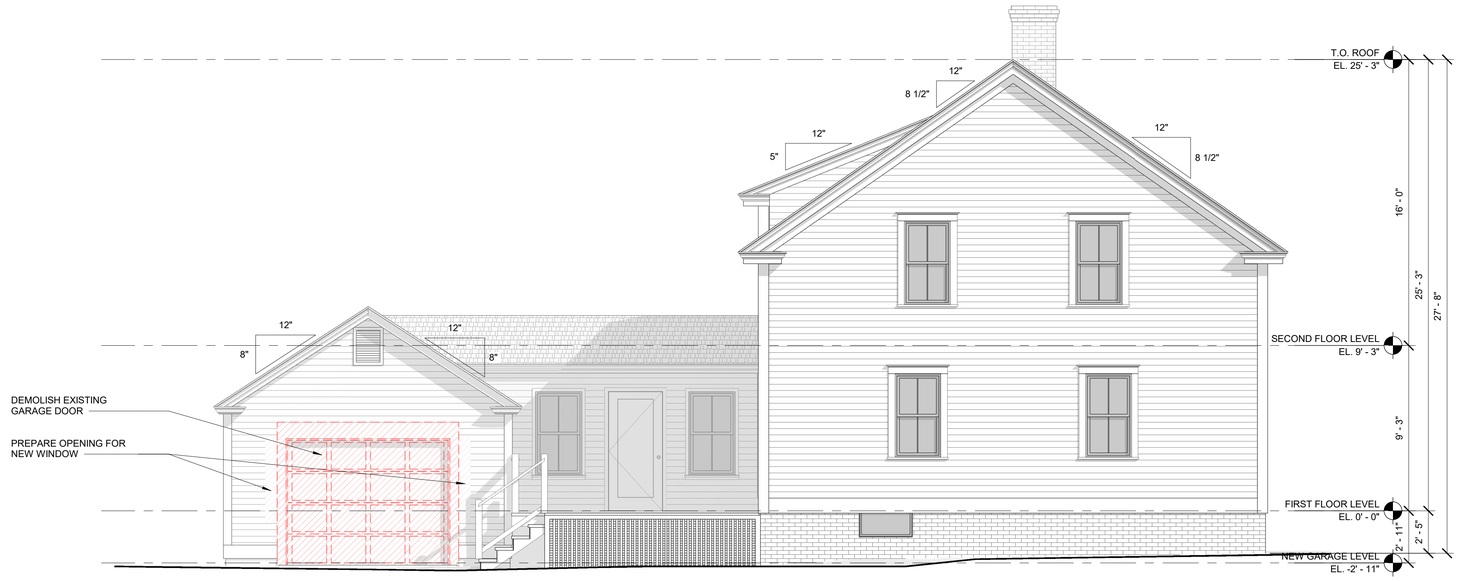
SHEET SIZE: **ARCH D 24" X 36"**

EX12.01



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



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

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SOUTH ELEVATION

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SHEET SIZE: **ARCH D 24" X 36"**

A3.01



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



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

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WEST ELEVATION

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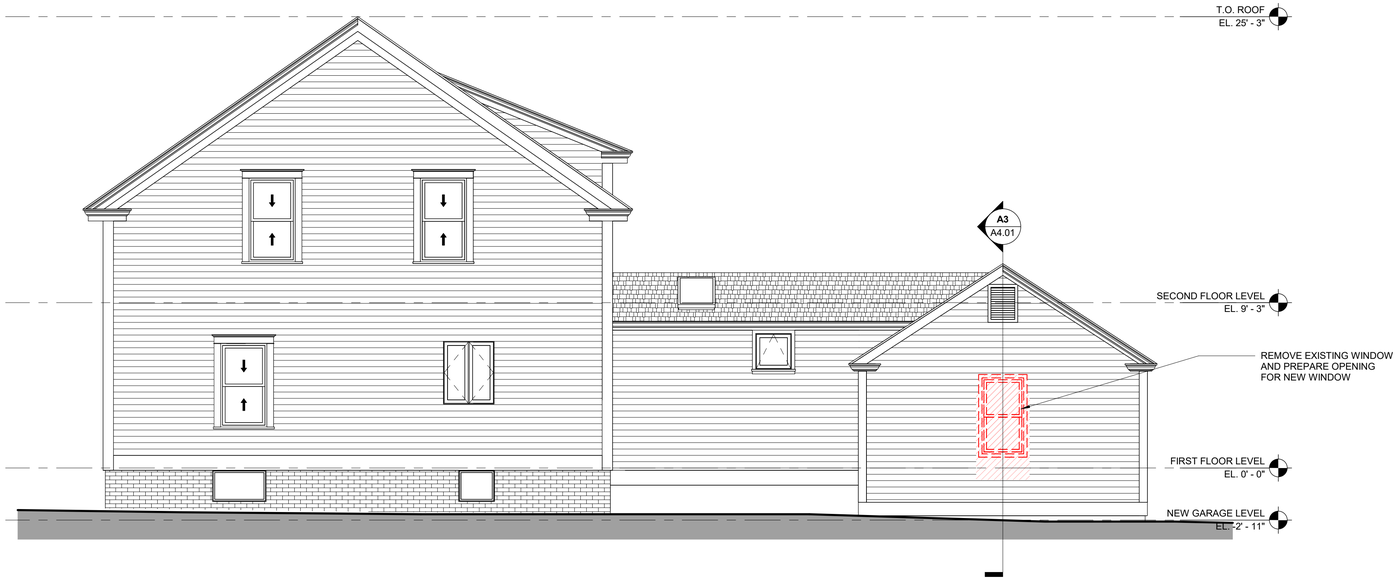
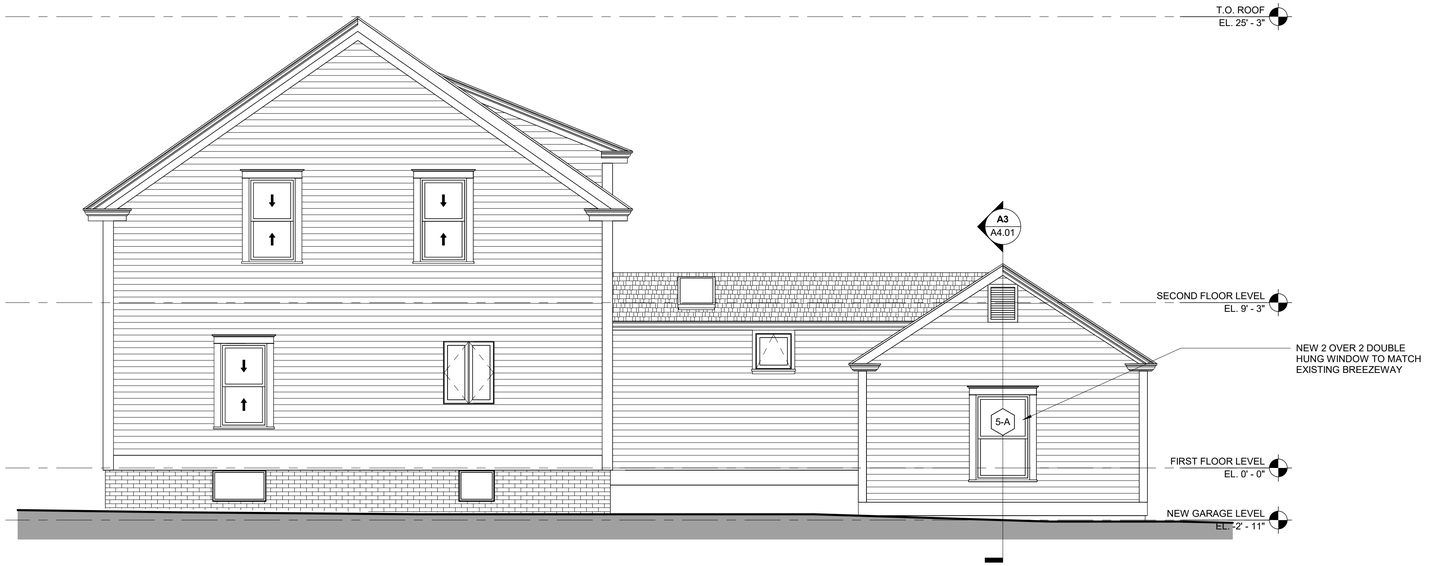
SHEET SIZE: **ARCH D 24" X 36"**

A3.02



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



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

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REVISIONS

NORTH ELEVATION

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

A3.03

Proposed Door Schedule

MARK	TYPE MARK	TYPE	ROOM NUMBER	ROOM NAME	FLOOR LEVEL	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	PRODUCT SERIES	NOTES
1-A	A	2-PANEL WOOD DOOR	101	GARAGE	NEW GARAGE LEVEL	3' - 0"	7' - 0"	3' - 2"	7' - 1"	TO BE DETERMINED BY OWNER	SOLID WOOD, TO MATCH EXISTING ENTRY DOOR

Grand total: 1

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

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



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

Proposed Window Schedule

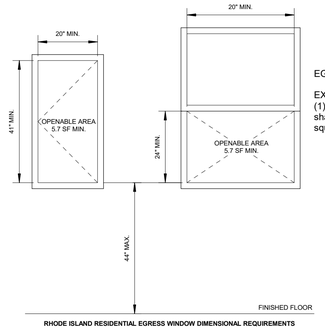
MARK	TYPE MARK	TYPE	ROOM NUMBER	ROOM NAME	FLOOR LEVEL	WIDTH	HEIGHT	ROUGH WIDTH	ROUGH HEIGHT	SILL HEIGHT	HEAD HEIGHT	PRODUCT SERIES	NOTES
1-A	A	36" x 57"	101	GARAGE	NEW GARAGE LEVEL	3' - 0"	4' - 9"	3' - 0 1/2"	4' - 9 1/2"	2' - 3"	7' - 0"	MARVIN ELEVATE	TO MATCH EXISTING BREEZEWAY WINDOWS
2-A	A	36" x 57"	101	GARAGE	NEW GARAGE LEVEL	3' - 0"	4' - 9"	3' - 0 1/2"	4' - 9 1/2"	2' - 3"	7' - 0"	MARVIN ELEVATE	TO MATCH EXISTING BREEZEWAY WINDOWS
3-A	A	36" x 57"	102	FINISHED SPACE	NEW GARAGE LEVEL	3' - 0"	4' - 9"	3' - 0 1/2"	4' - 9 1/2"	2' - 3"	7' - 0"	MARVIN ELEVATE	TO MATCH EXISTING BREEZEWAY WINDOWS
4-A	A	36" x 57"	102	FINISHED SPACE	NEW GARAGE LEVEL	3' - 0"	4' - 9"	3' - 0 1/2"	4' - 9 1/2"	2' - 3"	7' - 0"	MARVIN ELEVATE	TO MATCH EXISTING BREEZEWAY WINDOWS
5-A	A	36" x 57"	102	FINISHED SPACE	NEW GARAGE LEVEL	3' - 0"	4' - 9"	3' - 0 1/2"	4' - 9 1/2"	2' - 3"	7' - 0"	MARVIN ELEVATE	TO MATCH EXISTING BREEZEWAY WINDOWS

Grand total: 5

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

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





RHODE ISLAND RESIDENTIAL EGRESS WINDOW DIMENSIONAL REQUIREMENTS

EGRESS WINDOW DIMENSIONS PER R310.2

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

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

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **251118**

RENOVATION OF:
21 HIGH STREET
21 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET

ISSUED FOR : HDC

NOT FOR CONSTRUCTION

13 FEBRUARY 2026

HDC SET

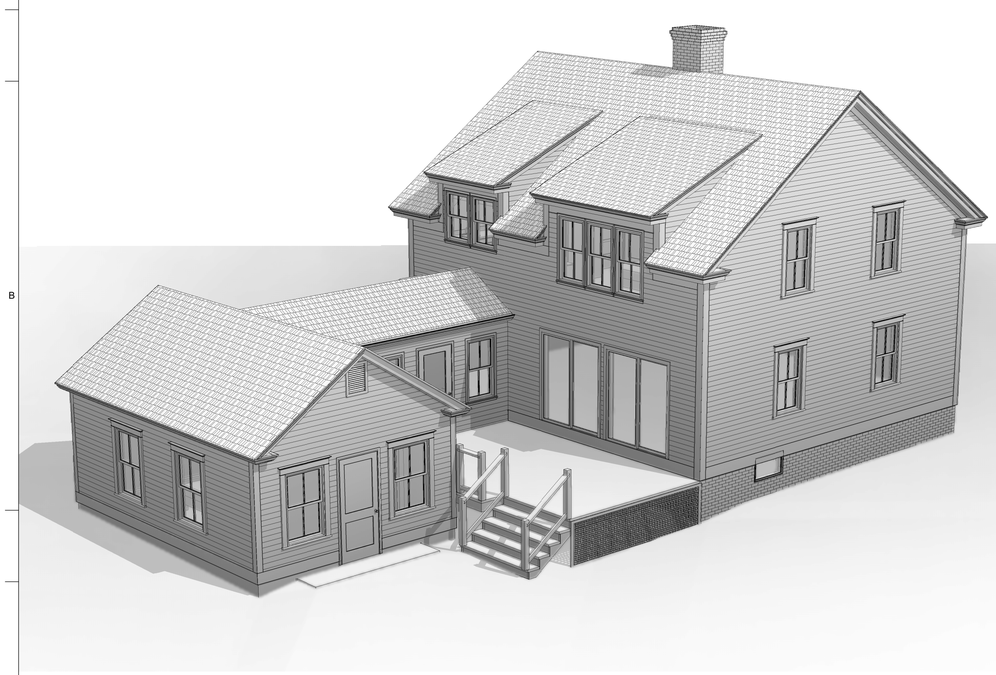
This drawing set is for review, pricing, and coordination and should not be used for construction or permitting. All structural members to be reviewed and sized by a structural engineer.

REVISIONS

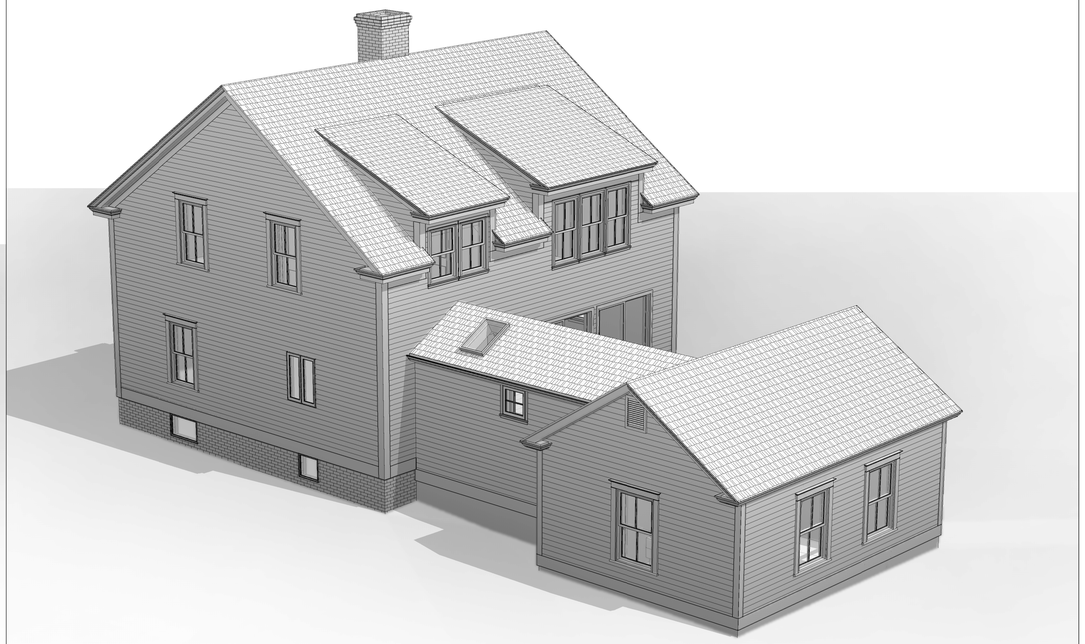
DOOR & WINDOW TYPES & SCHEDULES

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

A9.01



A5 / A12.01 PROPOSED 3D VIEW 1
Scale:



A3 / A12.01 PROPOSED 3D VIEW 2
Scale:

PACIFIC-VISIONS STUDIO LLC
ARCHITECTURAL DESIGN & CONSULTING

39 State Street, Unit 1N
Bristol, RI 02809

401.203.3191
info@pacific-visions.com

Pacific-Visions.com

©2026 Pacific-Visions Studio LLC

PROJECT NUMBER: **251118**

RENOVATION OF:
21 HIGH STREET
21 HIGH STREET
BRISTOL, RHODE ISLAND, 02809

HISTORIC DISTRICT COMMISSION SET
ISSUED FOR : HDC
NOT FOR CONSTRUCTION
13 FEBRUARY 2026

HDC SET

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

REVISIONS

EXTERIOR 3D VIEWS

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

A12.01

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-16		February 12, 2026

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

Project Address	Assessor's Plat/Lot
244 METACOM AVE , BRISTOL, RI, 02809	160-0017-000

Applicant	Architect/Engineer	Contractor
Andrew Broten	JPS Construction and Design	JPS Construction and Design

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

Work Category:	New Structure(s)

Description of proposed work:

The proposed scope of work includes the addition of a new swimming pool and a pool house, located at the rear of the property. These elements are sited to minimize visibility from the public road and to remain secondary to the historic main residence.

The client is also requesting a conceptual review of a proposed mudroom addition to the main house, as well as a new tennis court, as shown on the landscape plans. These items are presented for preliminary feedback only, with the understanding that the drawings will be resubmitted for separate review and approval at a later stage.

Additionally, the client is seeking permission to demolish the existing dairy structure and the lean-to at the goat stalls. The locations of these buildings are shown on the site plan, and photographs of the structures are included in the supporting documentation. The buildings are in significant disrepair and present a safety hazard to the owners' children and other visitors to the property. Due to their deteriorated condition and the associated risks, preservation or reuse is not considered feasible.

Property History

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

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

Sue Horwitz
Applicant's Digital Signature
Date: February 12, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 244 METACOM AVE
ACRES: 4.111
PARCEL ID: 160-0017-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: BROTEN, ANDREW JAMES &
CO - OWNER: NICOLE, ANNIE ELIZABETH TE
MAILING ADDRESS: 244 METACOM AVE

ZONING: PUD
PATRIOT ACCOUNT #: 9097

SALE INFORMATION

SALE DATE: 11/24/2021
BOOK & PAGE: 2146-70
SALE PRICE: 1,485,000
SALE DESCRIPTION:
SELLER: BYRNES, MICHAEL T.

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 9676
FINISHED BUILDING AREA: 6091
BASEMENT AREA: 2042
 # OF PRINCIPAL BUILDINGS: 2

ASSESSED VALUES

LAND: $233,400
YARD: $23,100
BUILDING: $1,068,200
TOTAL: $1,324,700

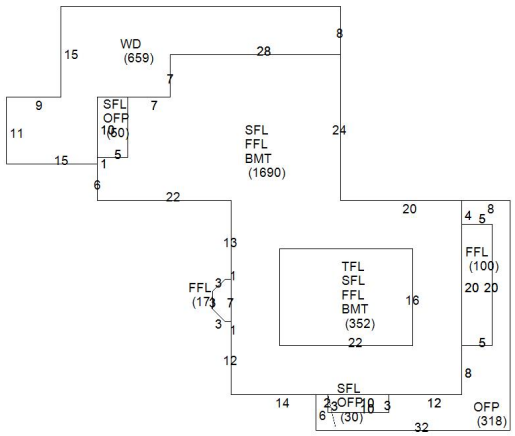
BUILDING EXTERIOR

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

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Wood Joist
HEAT TYPE: Reg A/C
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 11
 # OF BEDROOMS: 5
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 3
 # OF KITCHENS: 1
 # OF FIREPLACES: 5
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

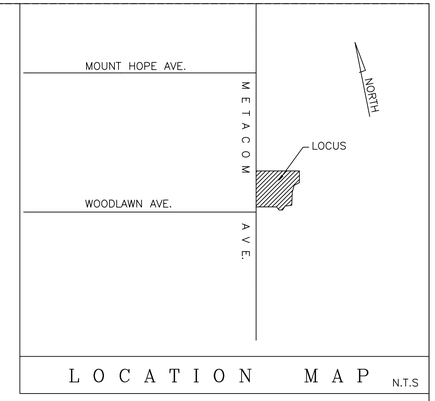
SKETCH



PHOTO







LOCATION MAP N.T.S

LEGEND

I.R. IRON ROD
E.O.P EDGE OF PAVEMENT
P/L PROPERTY LINE
PS PROPOSED SEWER LINE
IRON ROD SET
S.M.H SEWER MANHOLE
61+00 SPOT GRADES
61----- CONTOURS
EXISTING STONEWALL

ZONING

P.U.D. * (WITH CONDITIONS.)

NOTES

1. THIS PROPERTY IS IN FLOOD ZONE "X" MAP 44001C0014G 11/16/2006
2. EXISTING GARAGE IS SERVICED BY PUBLIC WATER.
3. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
4. THW UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTITLITES SERVICING THE PROPERTY.

PLAT REFERENCE

PLAN ENTITLED "BRISTOL LANDING CONDOMINIUMS " CONVEYANCE PLAN AP 160B LOTS 1 & 17 REVISED JULY 20, 2000 BY: NORTHEAST ENGINEERS AND CONSULTANTS, INC.

GRAPHIC SCALE
0 5 10 30 50 100

CERTIFICATION

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

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1 STANDARD
TOPOGRAPHICAL SURVEY	CLASS III STANDARD
OTHER TYPE OF SURVEY	
DATA ACCUMULATION	III

THE PURPOSE FOR THE CONDUCT AND FOR THE PREPARATION OF THE PLAN IS AS FOLLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY AROUND THE EXISTING HOUSE WITH TOPOGRAPHICAL SURVEY

BY: JOHN J. BARKER, JR. PLS#1885 COA#LS-A302

JOHN J. BARKER, JR. No. 1885 REGISTERED PROFESSIONAL LAND SURVEYOR

BARKER LAND SURVEYING

SITE PLAN
for
Andrew James Broten

244 METACOM AVENUE MAP 160 B LOT 17 BRISTOL R.I.

OWNER:
ANDREW JAMES BROTEN & ANNE E. NICOLE 244 METACOM AVE.
BRISTOL RHODE ISLAND 02809

DWG NO.	SCALE	DATE	DWN BY	SHEET
251102-974	1"=30'	11/19/25	JJB	1 OF 1

JPS
CONSTRUCTION and DESIGN

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

HDC Material List

New Pool House

244 Metacom Ave, Bristol, RI 02809

Exterior Material List:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Cupola stone veneer - Thompson Stone (Thickness < 2")

Windows & Doors:

- Windows to be Andersen 400 Series Windows - refer to drawings for elevation and grille pattern
- Slider to be Andersen 400 Series - refer to drawings for elevation, no grille pattern
- Hinged Entry Doors to be Reeb, Douglas Fir (Painted) - refer to drawings for elevation and grille pattern

244 METACOM AVE

02 / 12 / 26

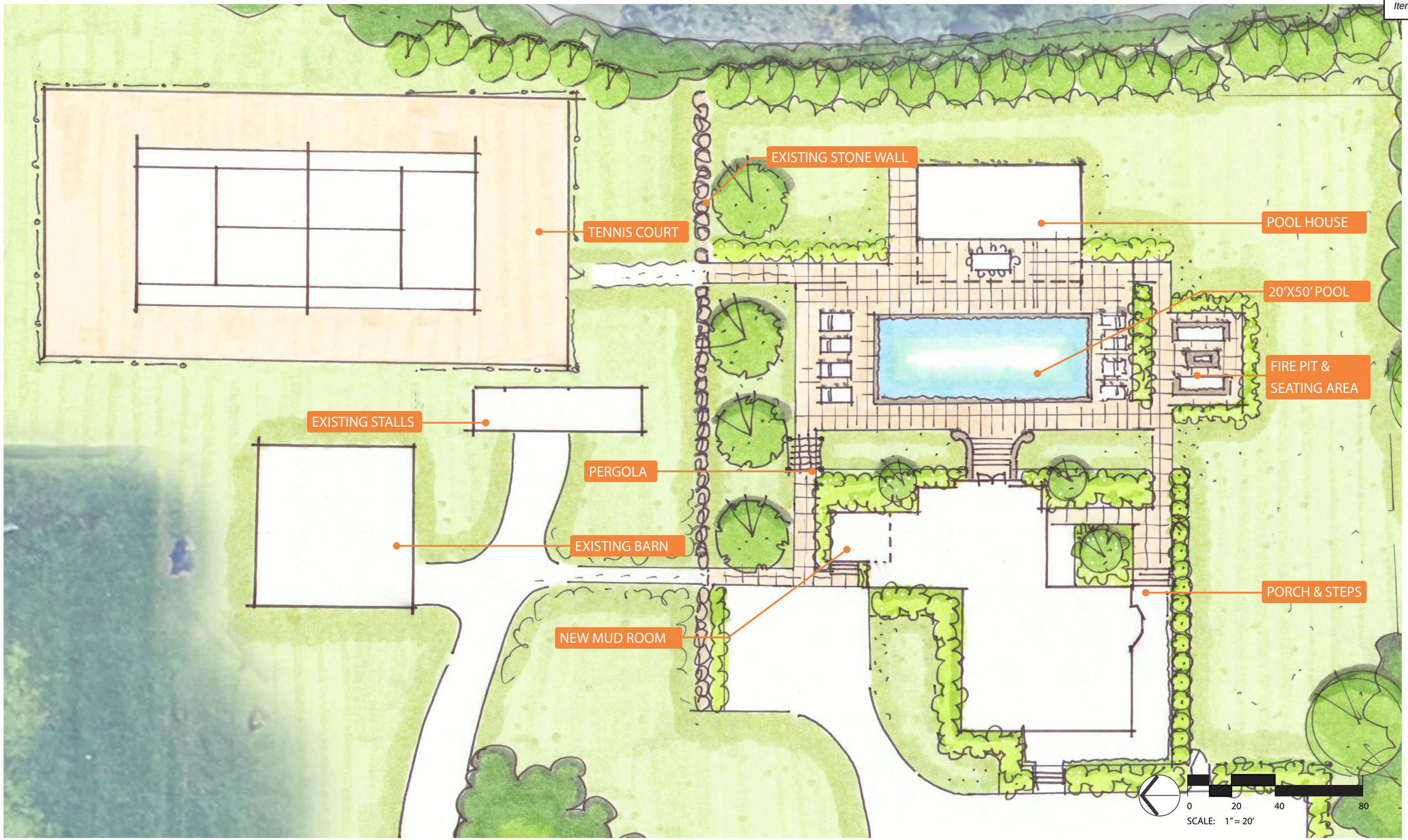
TRAVERSE
landscape architects



OVERALL PLAN

244 Metacom Ave

TRAVERSE
landscape architects



POOL LAYOUT

244 Metacom Ave

TRAVERSE
landscape architects

CITY OF BRISTOL

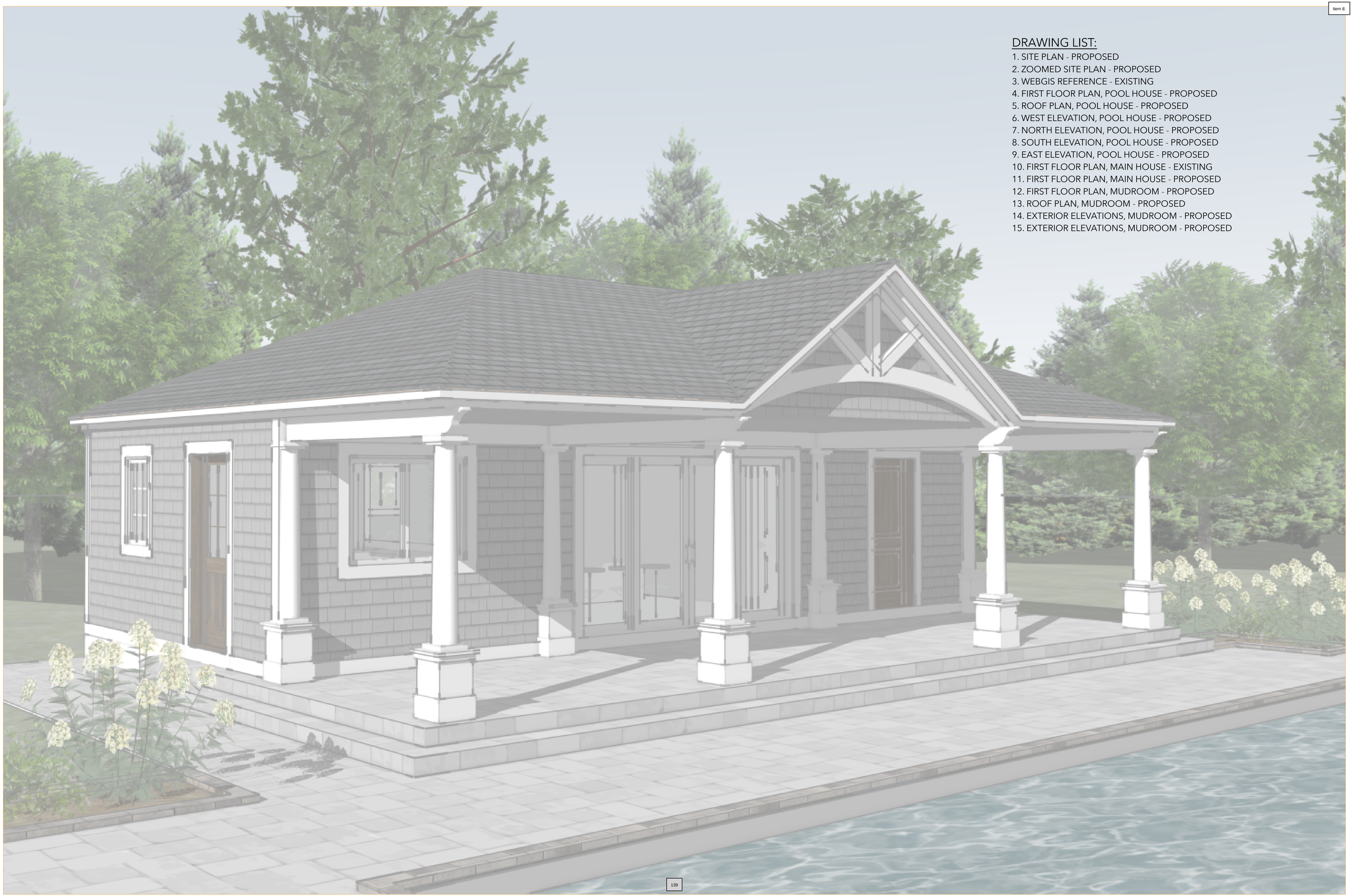
HISTORIC COMMISSION APPLICATION

//

BROTEN RESIDENCE

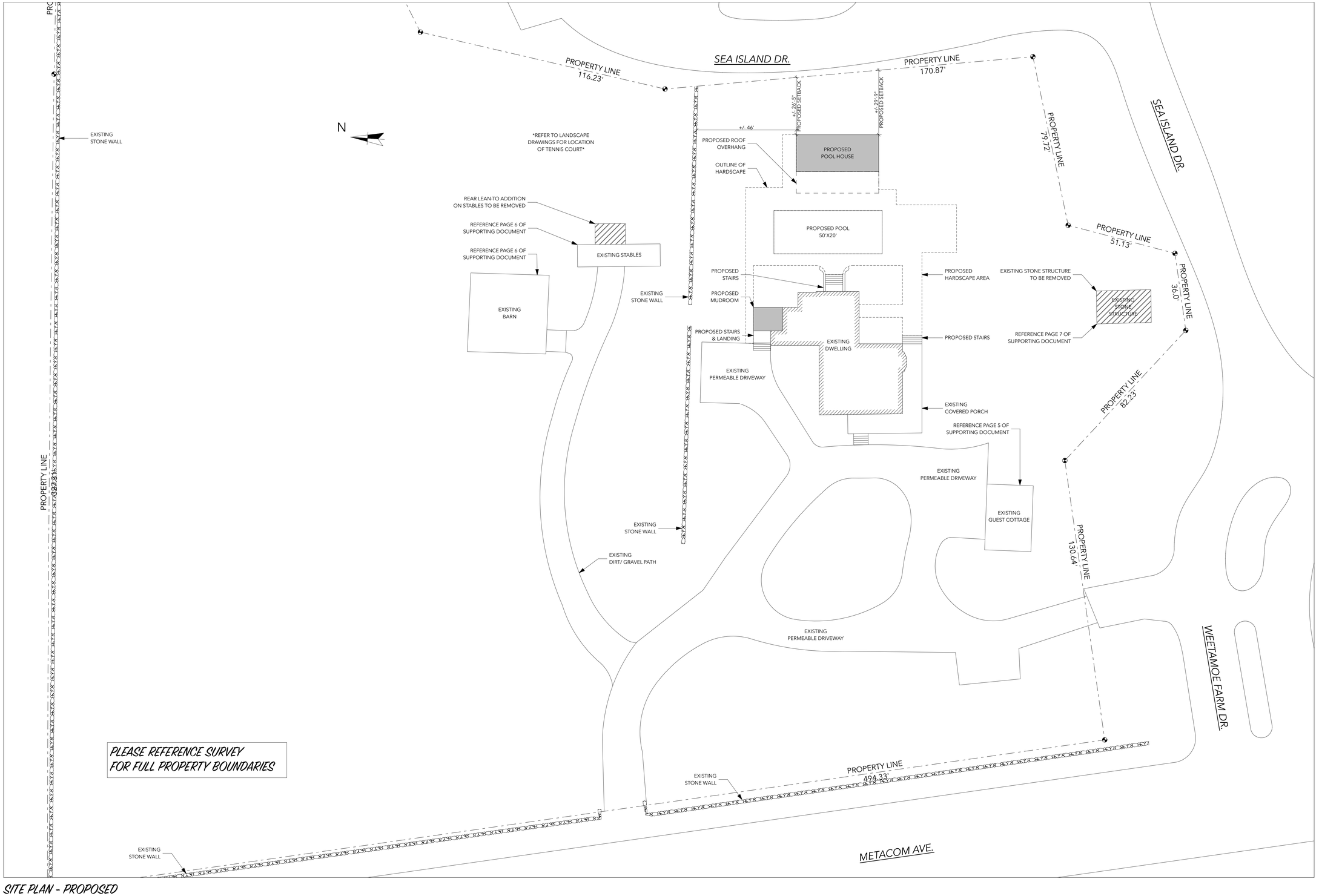
244 METACOM AVE, BRISTOL, RI 02809

SUBMITTED FEBRUARY 13TH, 2026



DRAWING LIST:

1. SITE PLAN - PROPOSED
2. ZOOMED SITE PLAN - PROPOSED
3. WEBGIS REFERENCE - EXISTING
4. FIRST FLOOR PLAN, POOL HOUSE - PROPOSED
5. ROOF PLAN, POOL HOUSE - PROPOSED
6. WEST ELEVATION, POOL HOUSE - PROPOSED
7. NORTH ELEVATION, POOL HOUSE - PROPOSED
8. SOUTH ELEVATION, POOL HOUSE - PROPOSED
9. EAST ELEVATION, POOL HOUSE - PROPOSED
10. FIRST FLOOR PLAN, MAIN HOUSE - EXISTING
11. FIRST FLOOR PLAN, MAIN HOUSE - PROPOSED
12. FIRST FLOOR PLAN, MUDROOM - PROPOSED
13. ROOF PLAN, MUDROOM - PROPOSED
14. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED
15. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED

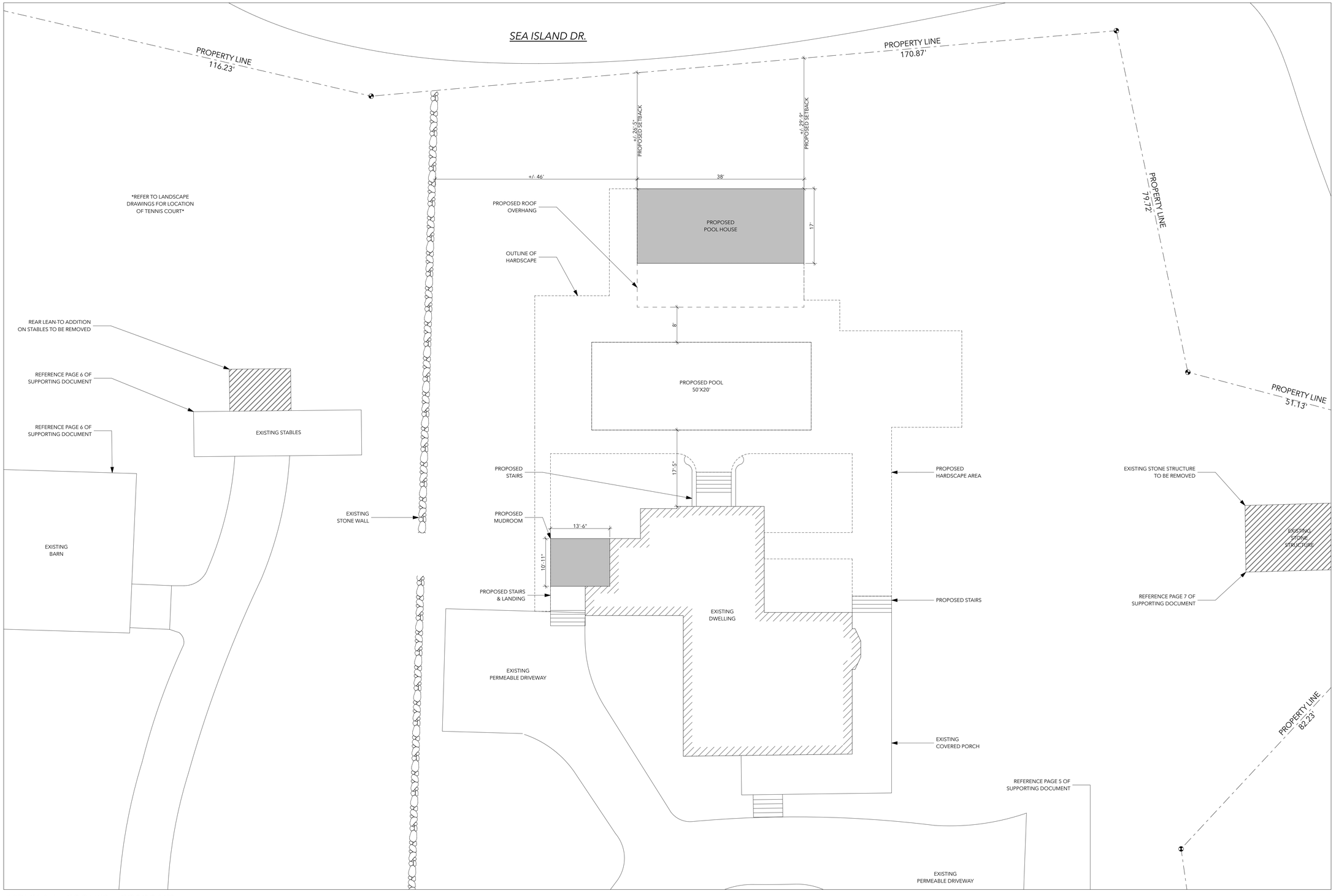


SITE PLAN - PROPOSED

02.12.2026
HDC APPLICATION
SCHEMATIC DESIGN

BROTEN - SITE PLAN - JPS CONSTRUCTION & DESIGN - SCALE: 1" = 20'

JPS
Construction and Design

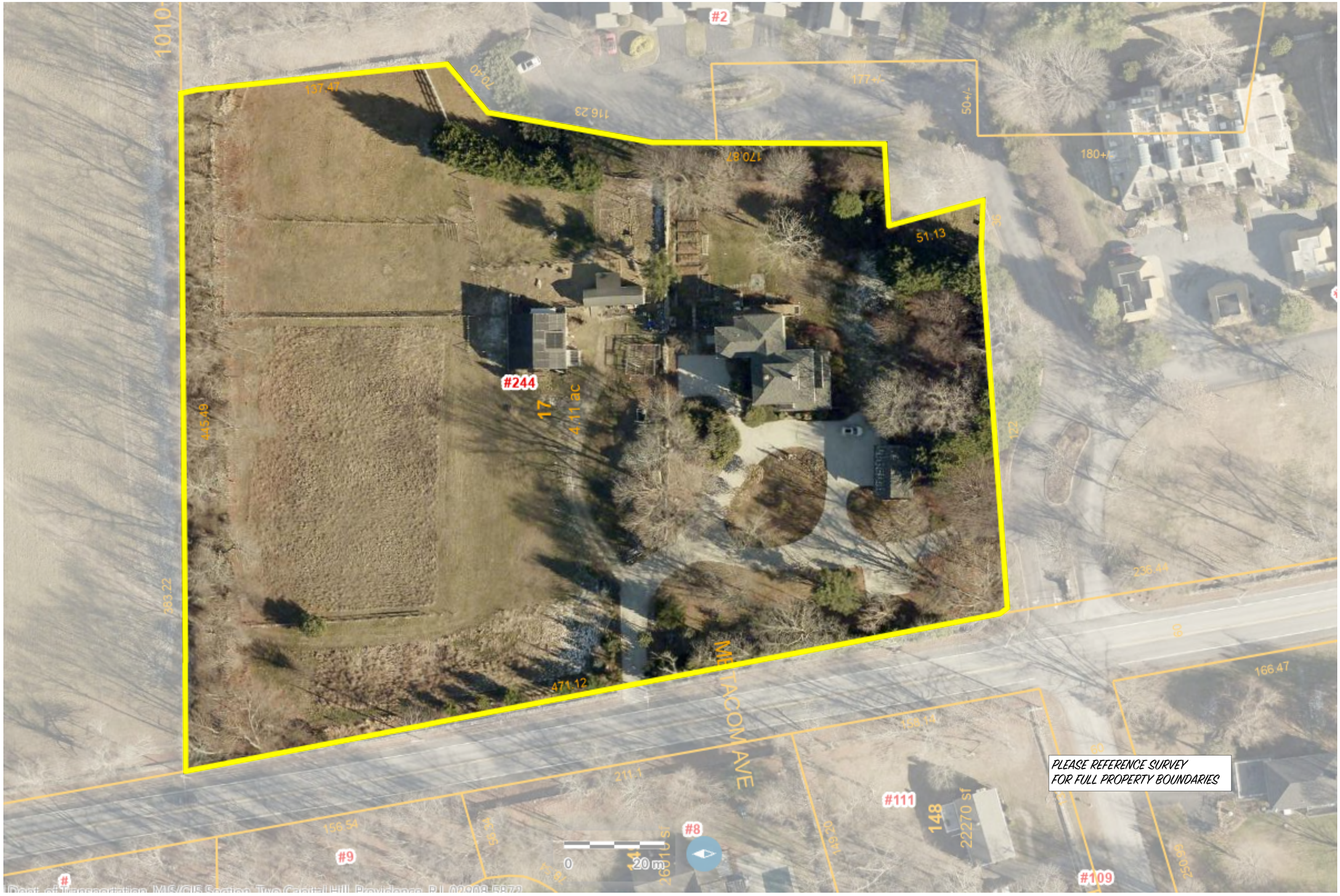


SITE PLAN - ZOOMED - PROPOSED

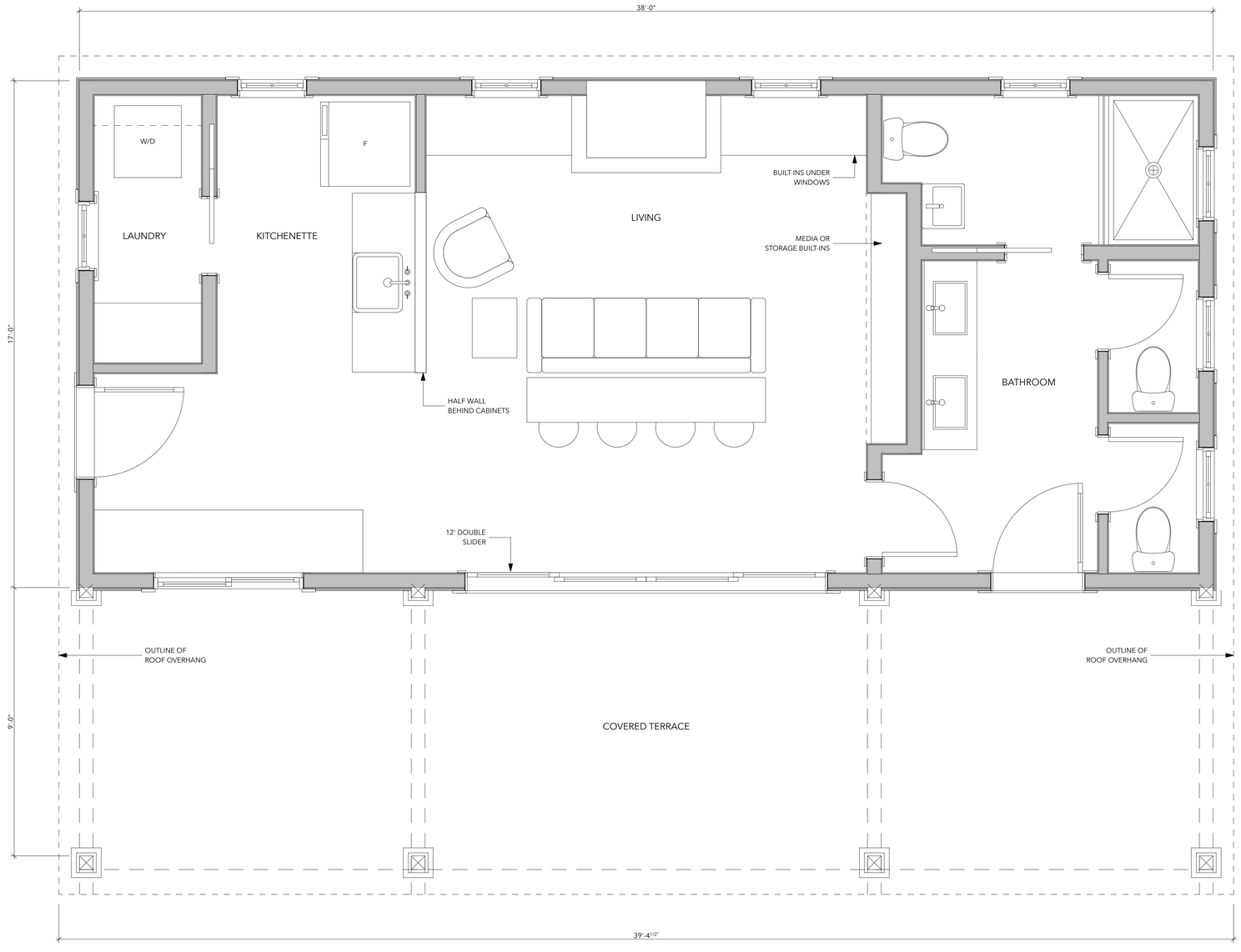
02.12.2026
HDC APPLICATION
SCHEMATIC DESIGN

BROTEN - SITE PLAN - JPS CONSTRUCTION & DESIGN - SCALE: 1" = 10'

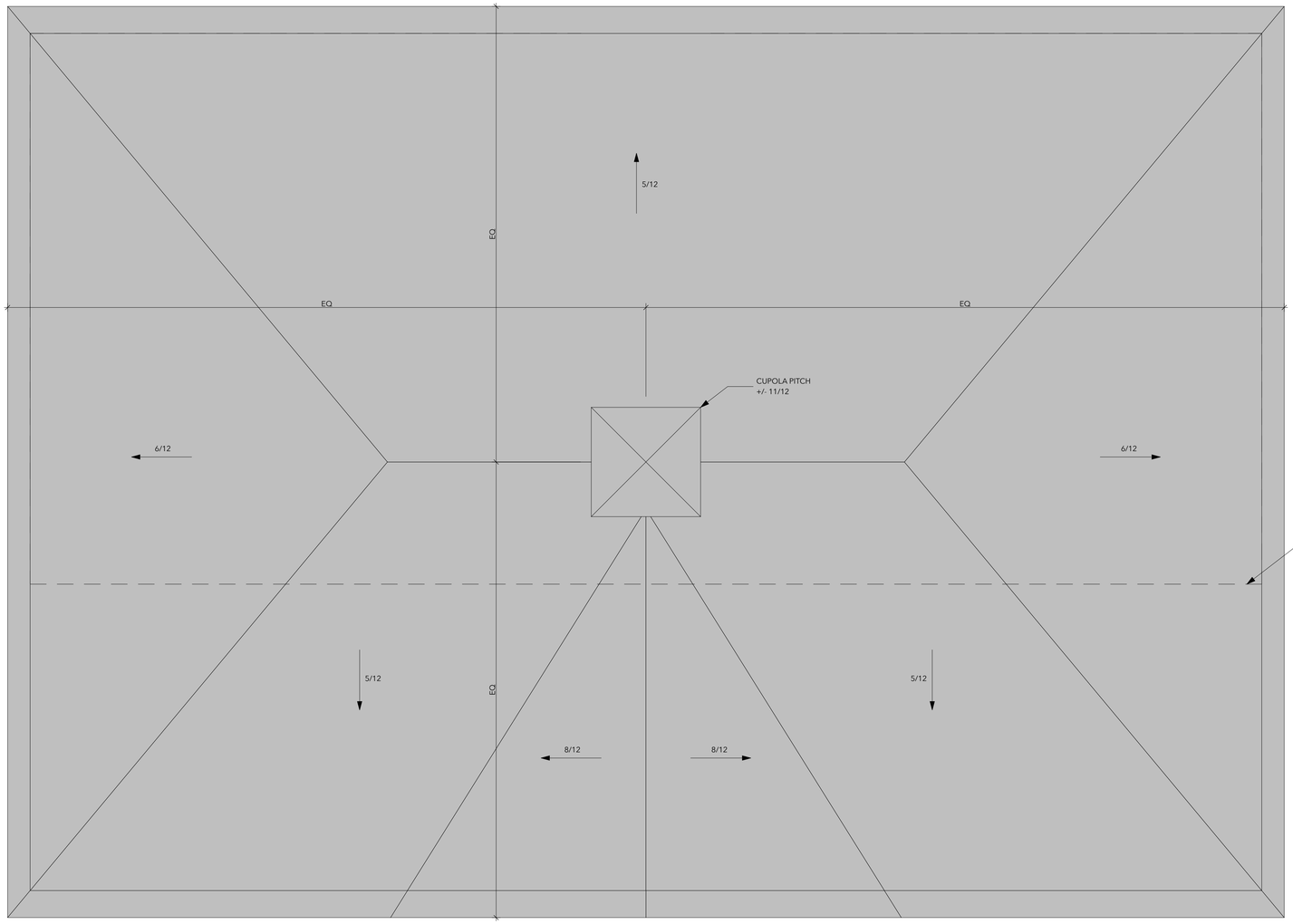
JPS
Construction and Design



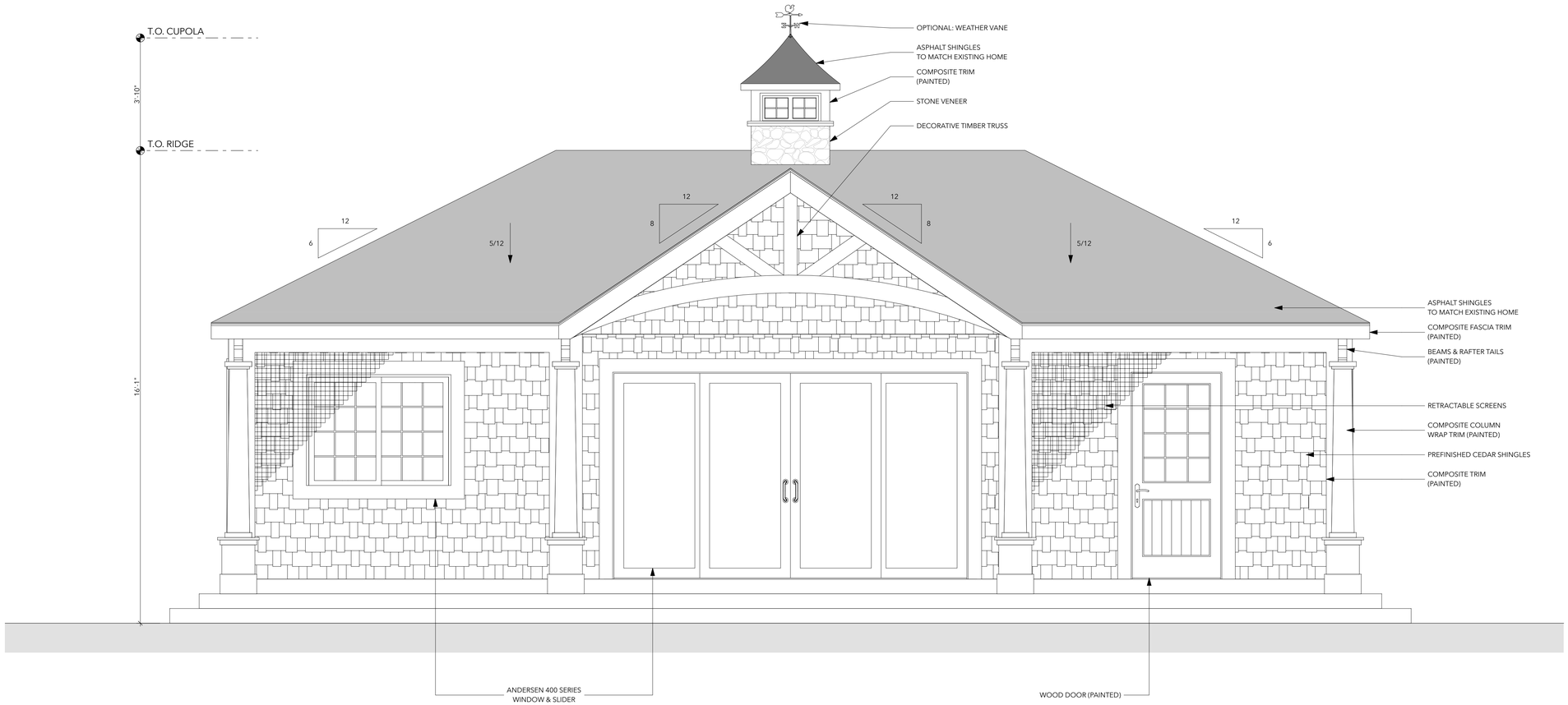
LOCATION PLAN



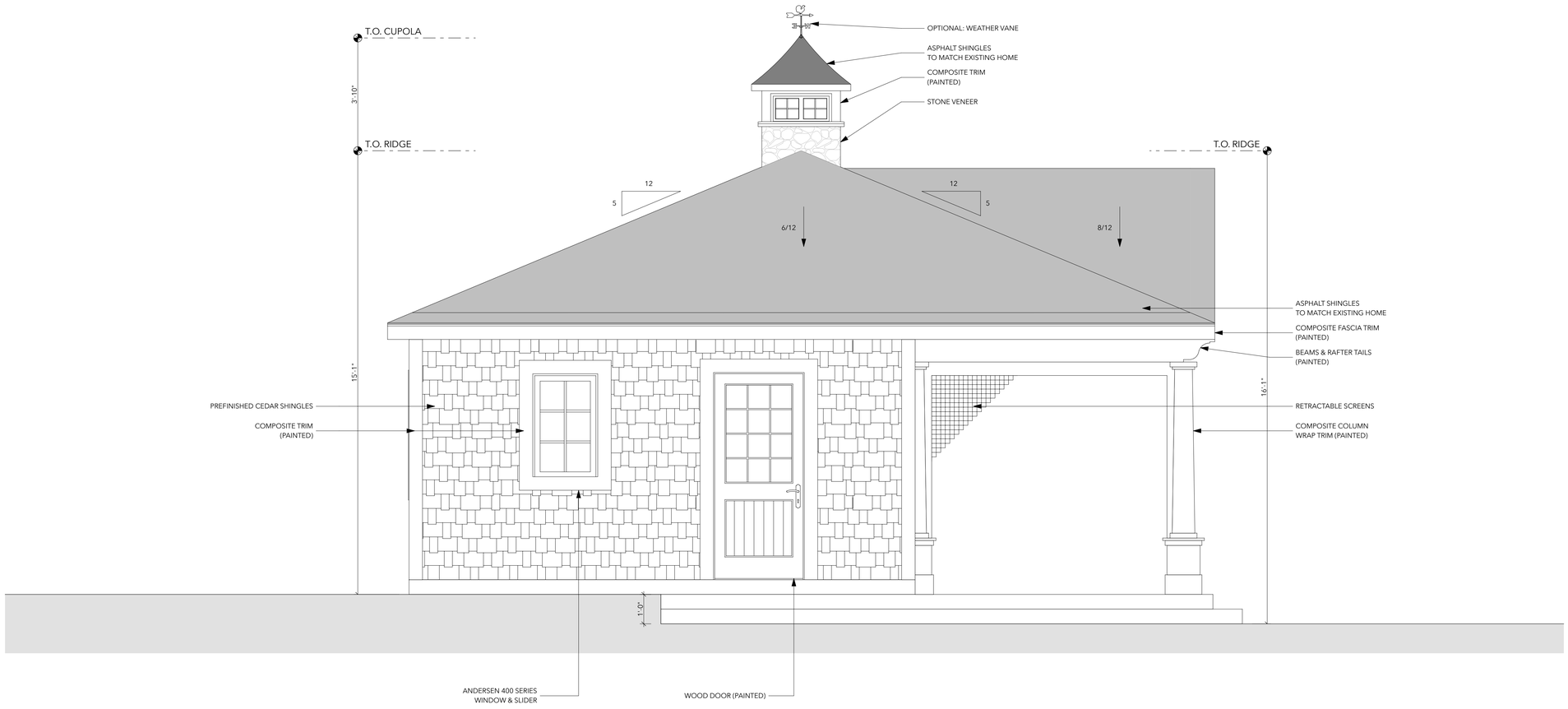
FIRST FLOOR PLAN - PROPOSED



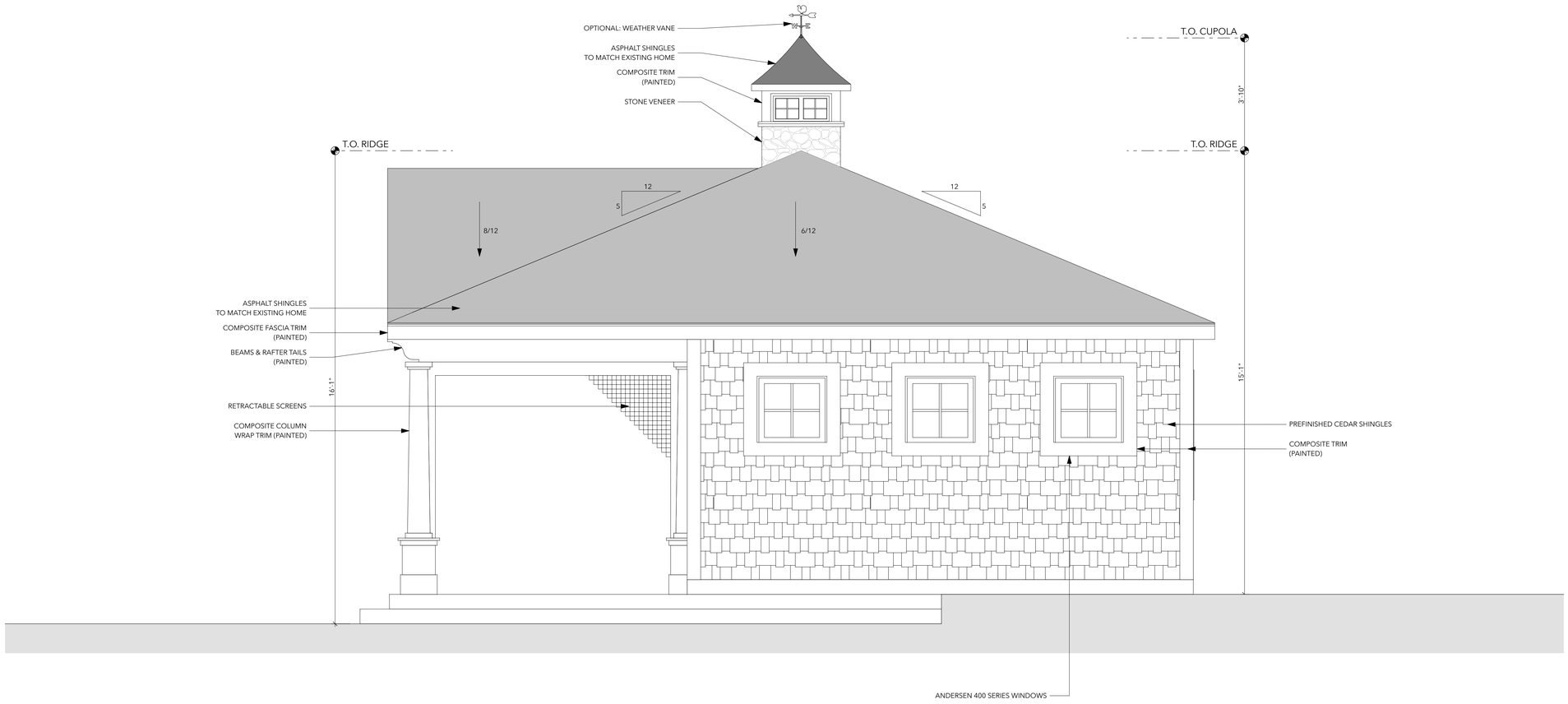
ROOF PLAN - PROPOSED



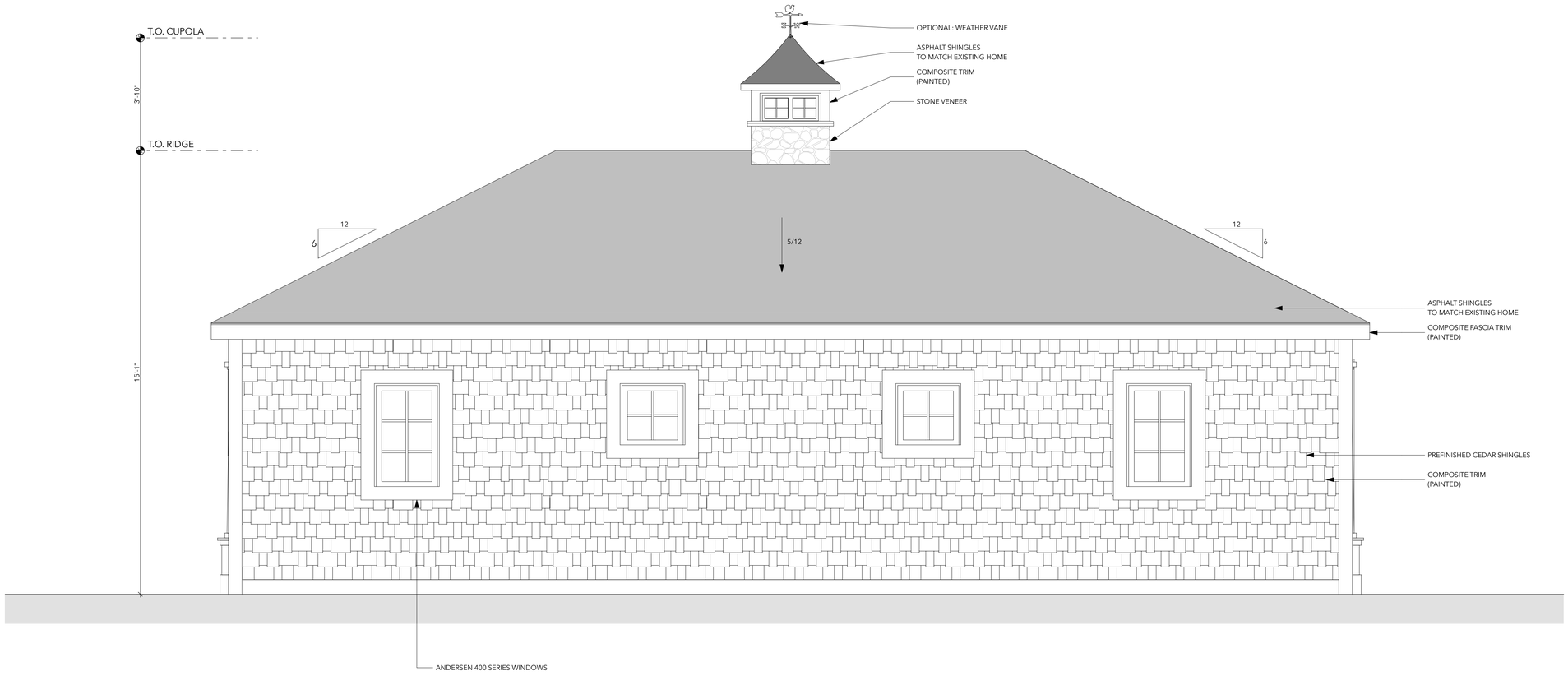
WEST ELEVATION - PROPOSED



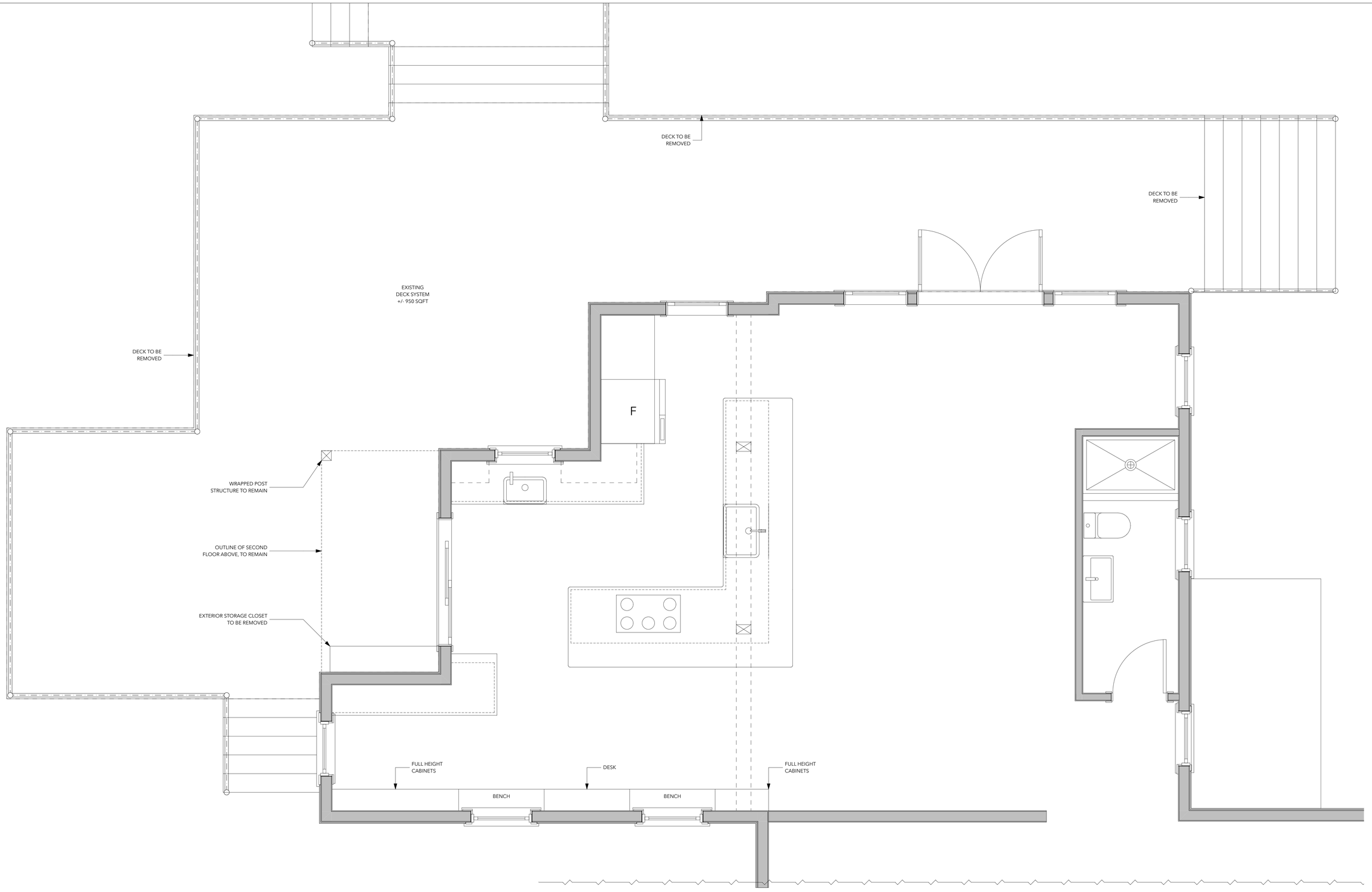
NORTH ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED

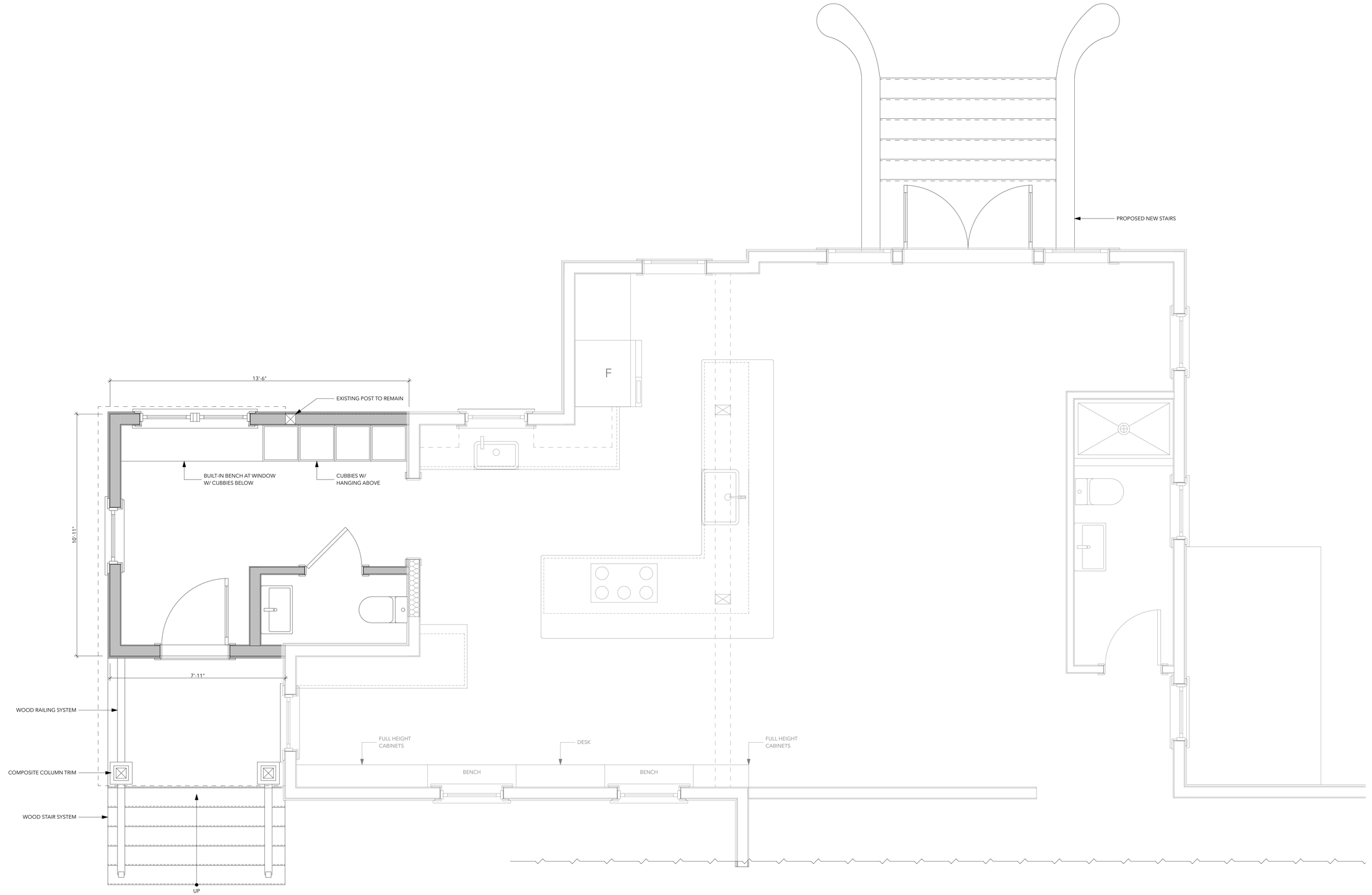


EAST ELEVATION - PROPOSED



FIRST FLOOR PLAN - EXISTING

02.12.2026
HDC CONCEPTUAL REVIEW
SCHEMATIC DESIGN

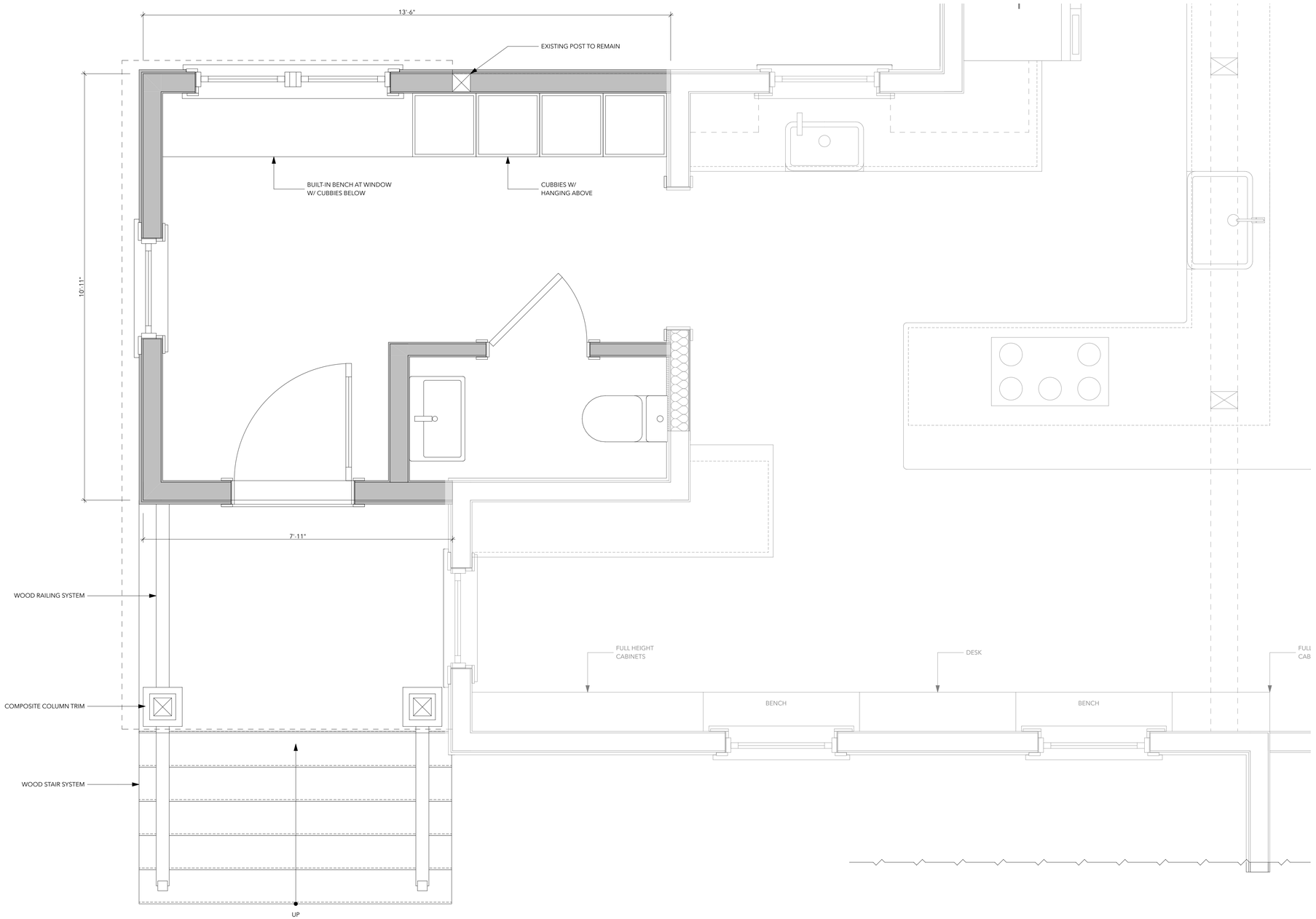


FIRST FLOOR PLAN - PROPOSED

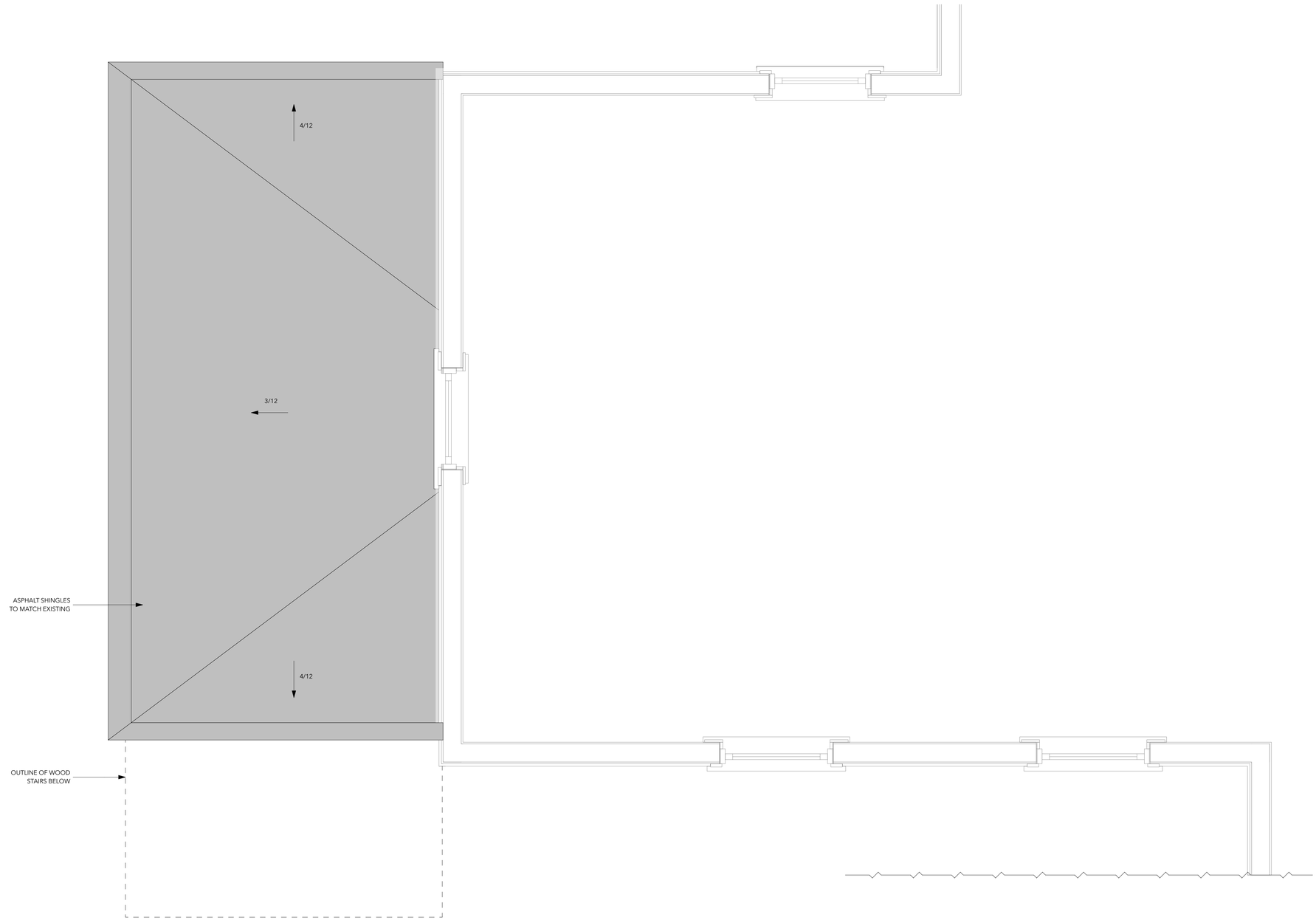
02.12.2026
HDC CONCEPTUAL REVIEW
SCHEMATIC DESIGN

BROTEN - MUDROOM ADDITION - JPS CONSTRUCTION & DESIGN - SCALE: ¾" = 1'

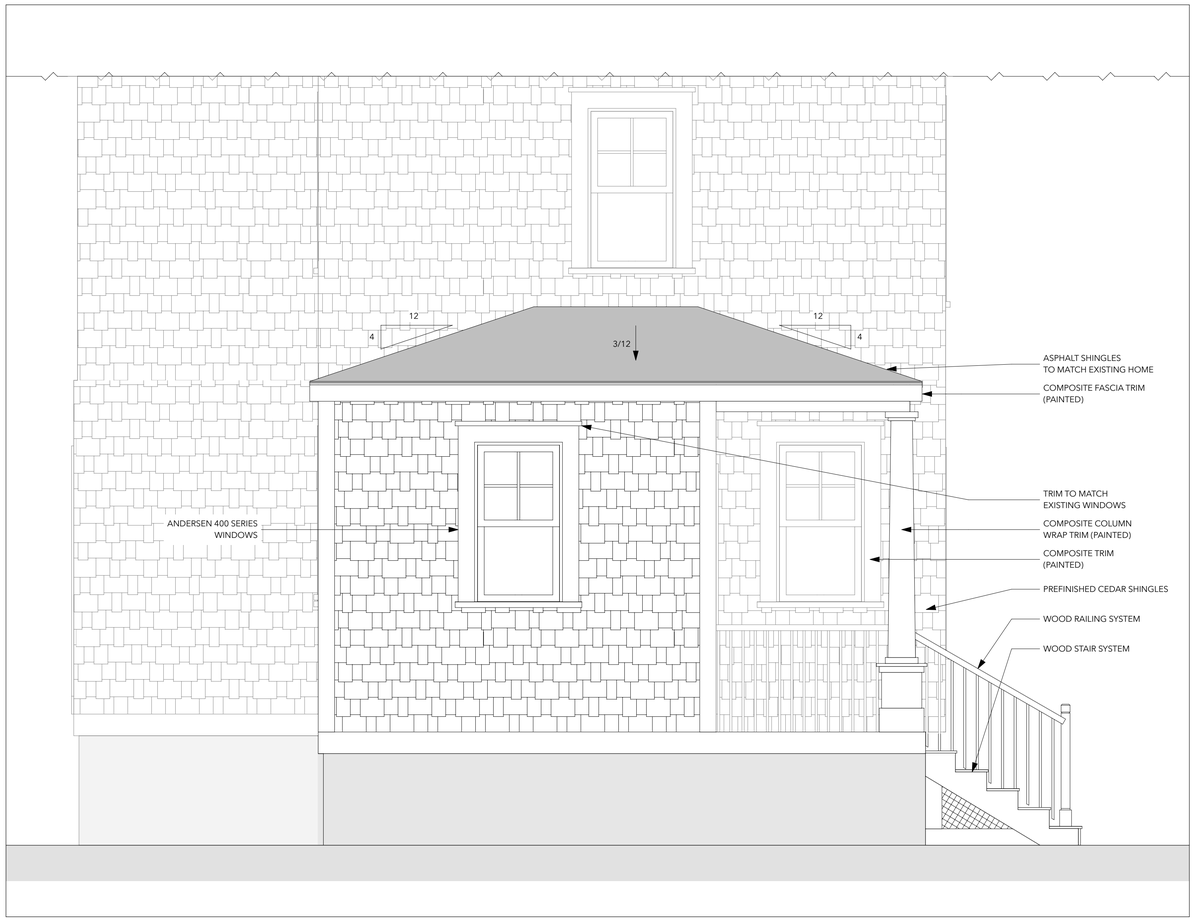
JPS
Construction and Design



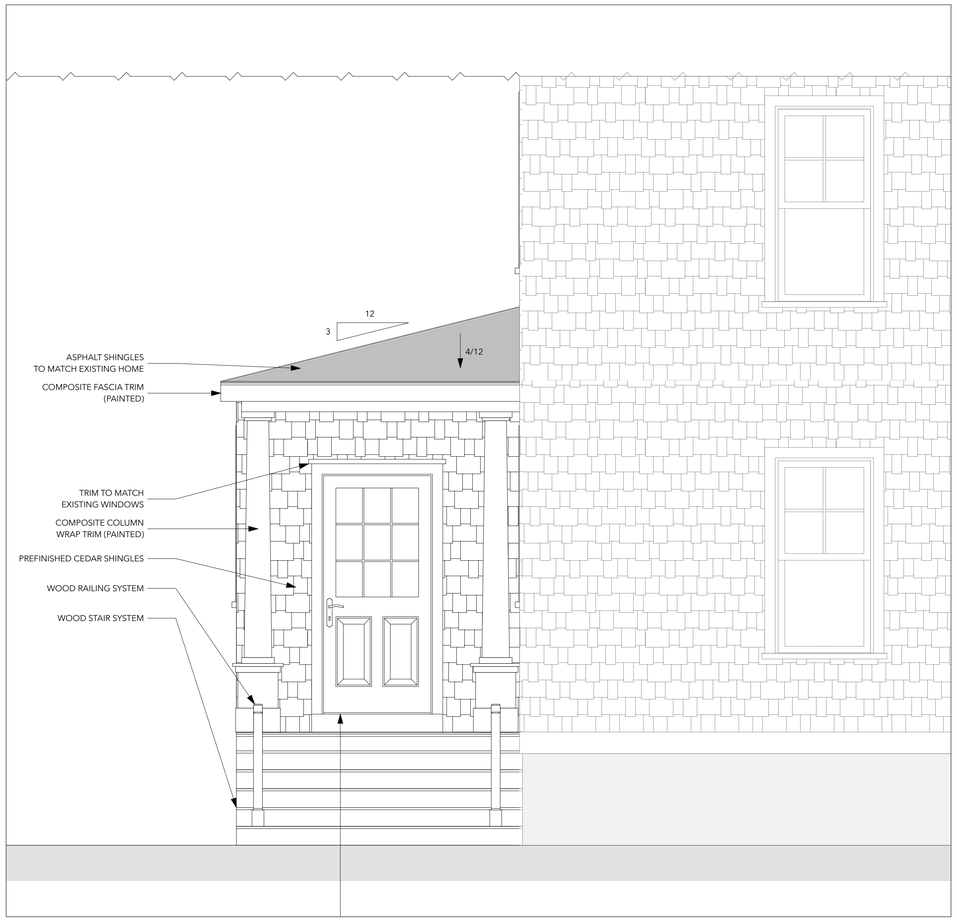
FIRST FLOOR PLAN - PROPOSED



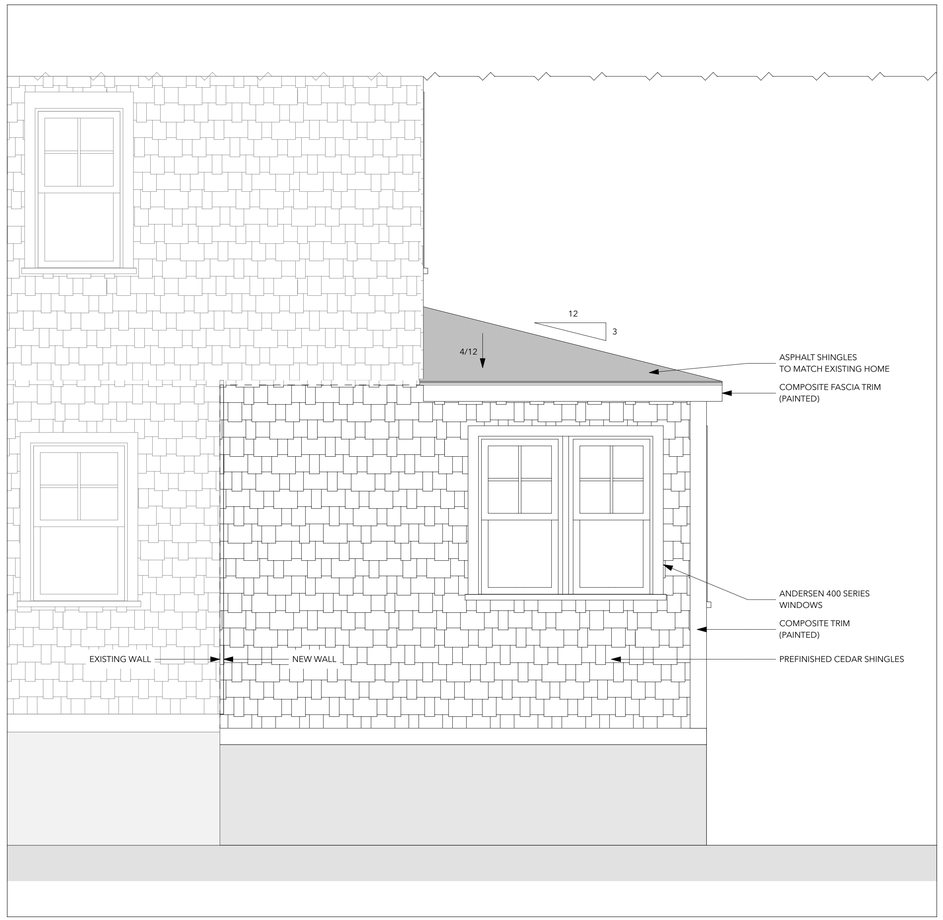
ROOF PLAN - PROPOSED



NORTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED

JPS
CONSTRUCTION and DESIGN

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

Bristol Historic Commission Application for 244 Metacom Avenue, Bristol

Supplementary Photos

EXISTING HOUSE AND ACCESSORY STRUCTURES



Existing house from driveway



Front of house



South West Elevation

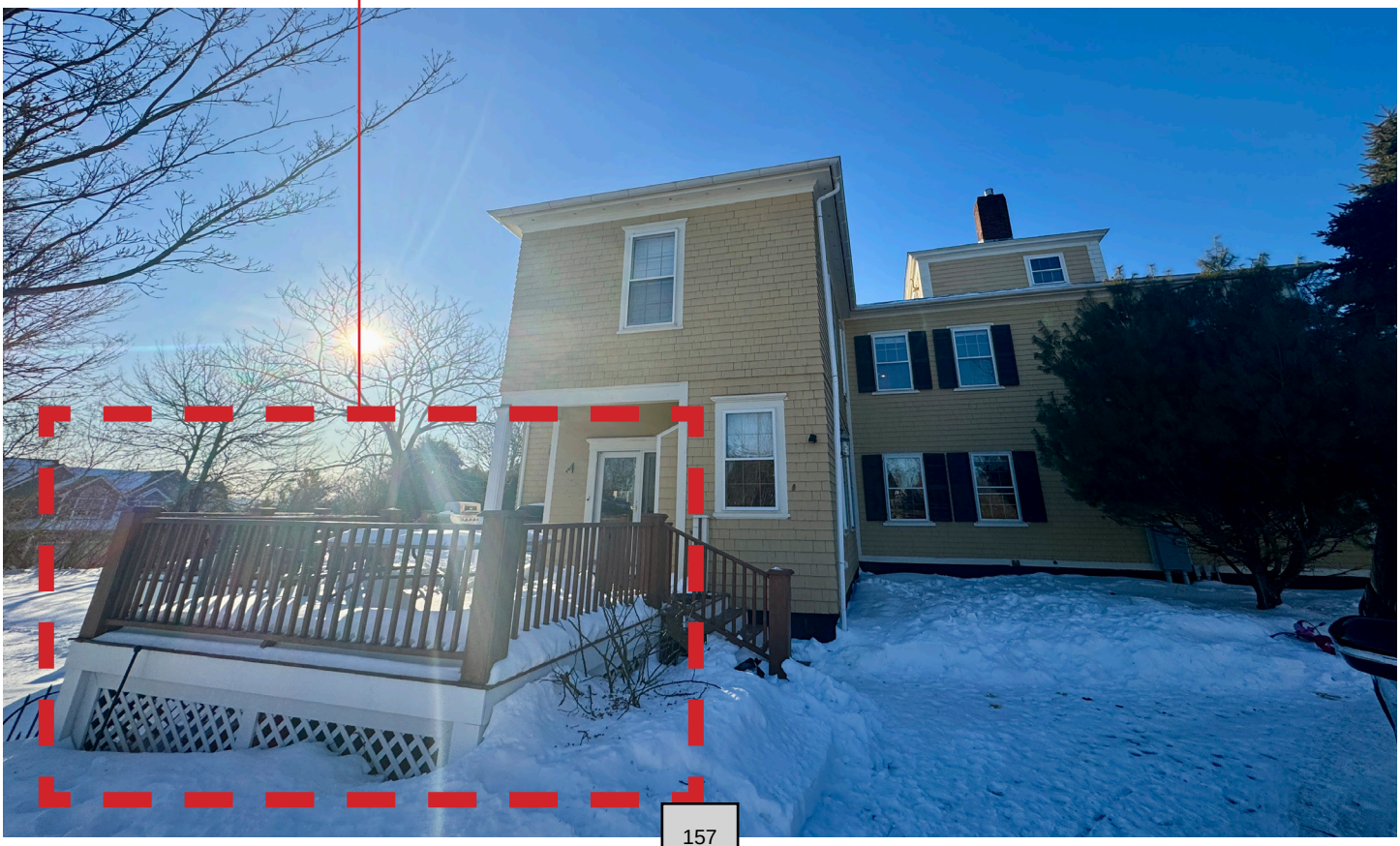
Rear Elevation





Extent of deck to be removed

North East Elevation

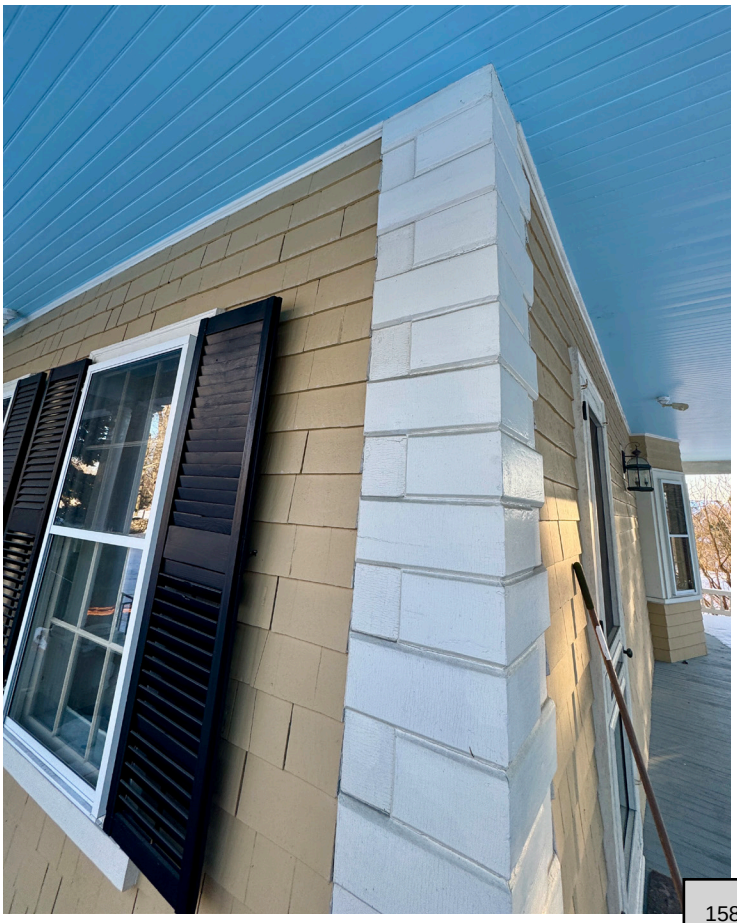


Existing House Details











Existing Guest Cottage (no work)









Existing barn and goat stalls





Demolish the rear lean to of the goat stalls that was added later than the original building





Existing building - requesting permission to demolish the building due to unsafe conditions.











Existing house - mud room addition











Proposed pool house



View from Pool house / pool towards the south west



View from pool house / pool towards the main house



View from main house towards the pool and pool house

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-12	Contributing	February 11, 2025

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

Project Address	Assessor's Plat	Assessor's Lot
125 Hope Street	16	51

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

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

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

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

Work Category:	New Structure(s)

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

Property History

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

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

Nancy DiPrete Laurienzo
Applicant's Digital Signature

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: R-6
PATRIOT ACCOUNT #: 1052

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

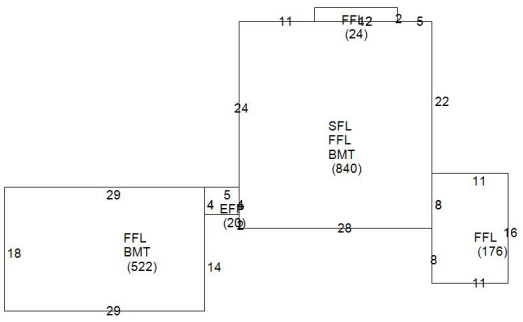
BUILDING EXTERIOR

BUILDING STYLE: Colonial
UNITS: 1
YEAR BUILT: 1930
FRAME: Wood Frame
EXTERIOR WALL COVER: Asbestos
ROOF STYLE: Hip
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

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

SKETCH



PHOTO



125 Hope Street –Executive Summary March 5, 2026

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

Character-Defining Features of the Existing House

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

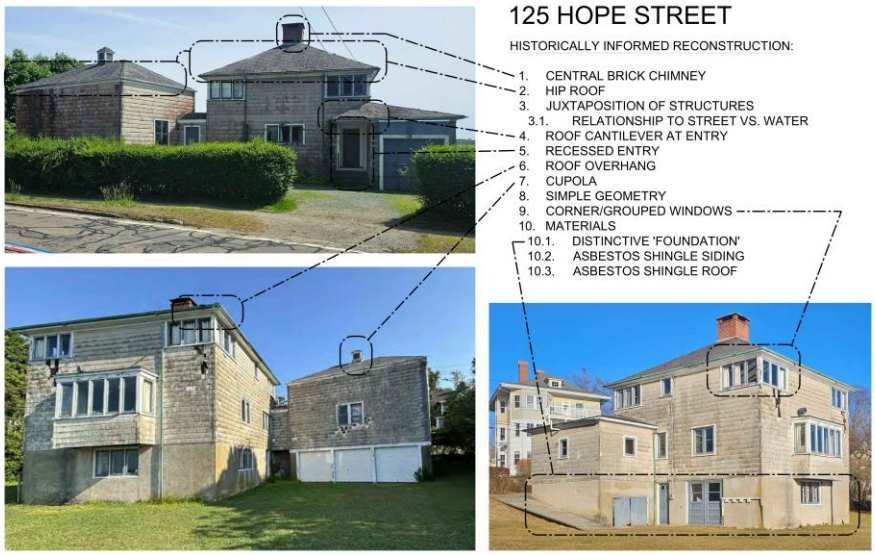


Figure 1. Existing house with character-defining features identified.

Historically Informed Reconstruction – Primary Design Options

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

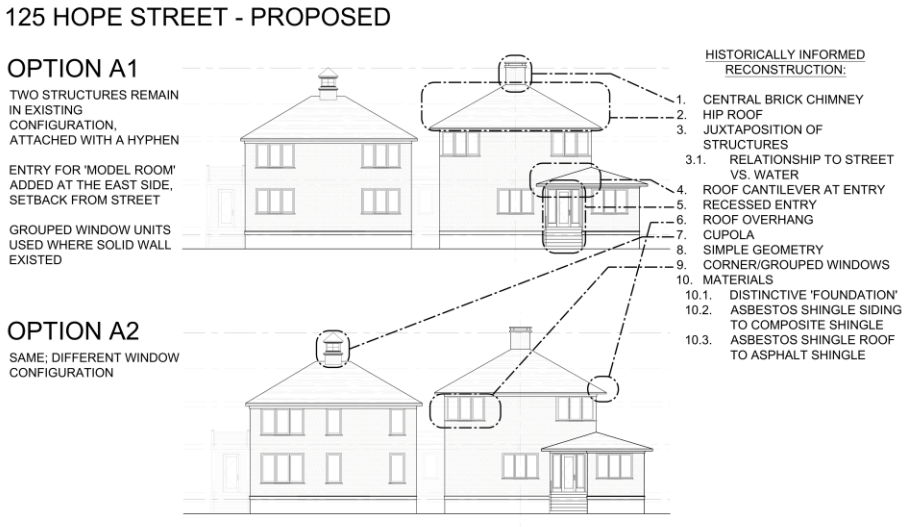


Figure 2. Historically informed reconstruction – Options A1 and A2 (single-building configuration).

Detached Configuration Shown for Comparison

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

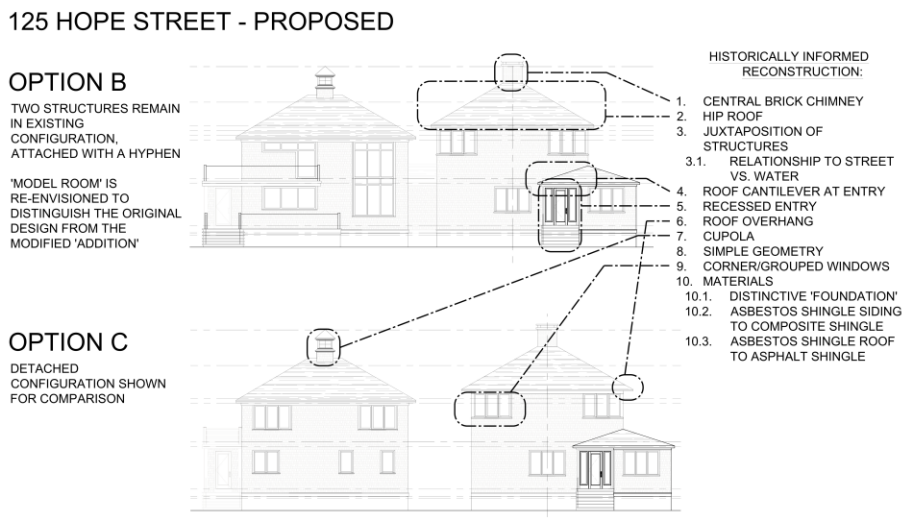


Figure 3. Option C – detached configuration shown for comparison.

Perspective Rendering – Hope Street View

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



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

Site Context and Siting

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



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

DiPrete Engineering

February 11, 2026

Bristol Historic District Commission

c/o Town of Bristol – Department of Community Development

235 High Street

Bristol, Rhode Island

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

Dear Members of the Bristol Historic District Commission,

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

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

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

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

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Terminology and Design Intent

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

Identification of Character-Defining Features

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

Revised Design Approach

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

Design Options

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

Site Plan and Context

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

Conclusion

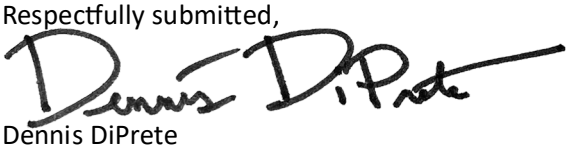
This revised submission represents a good-faith effort to respond directly to the Commission's guidance by proposing a historically informed reconstruction that preserves the historic character of the existing house while providing a safe, code-compliant, and long-term viable structure.

DiPrete Engineering

Enclosures:

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

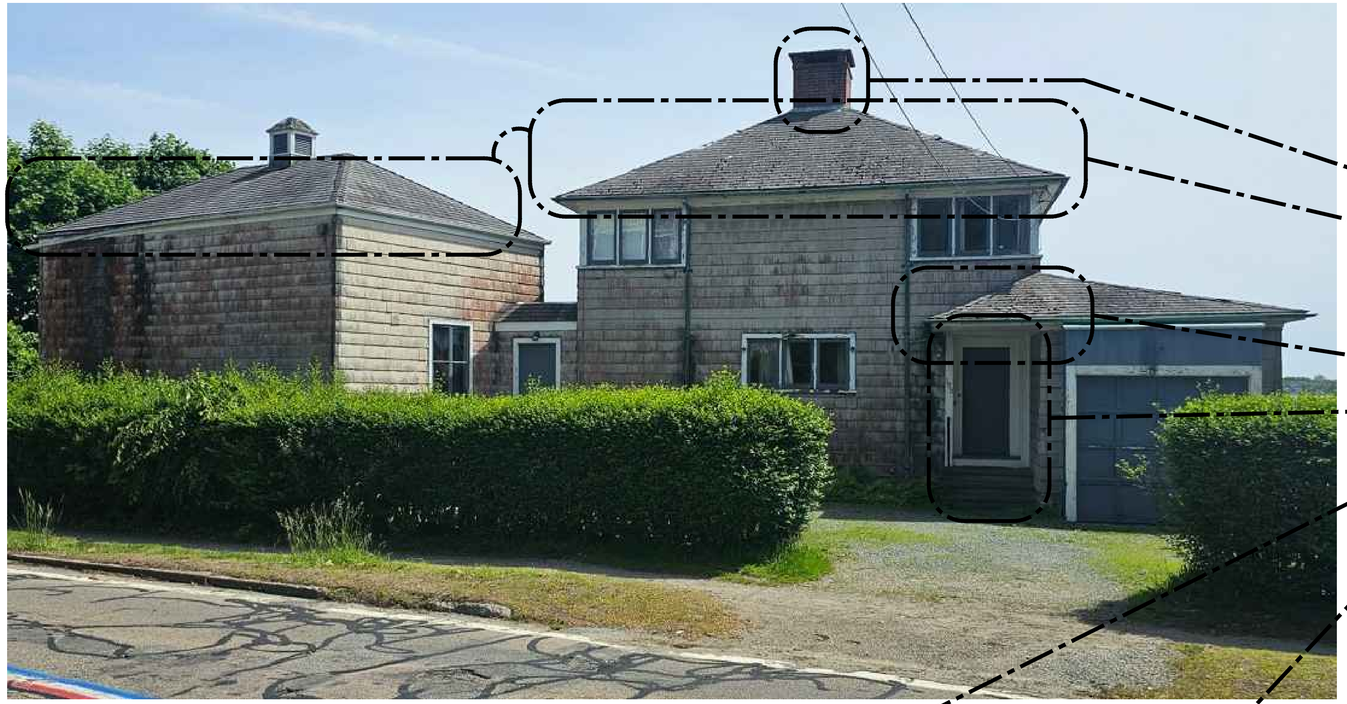
Respectfully submitted,



Dennis DiPrete

Principal

DiPrete Engineering Associates, Inc.





125 HOPE STREET

HISTORICALLY INFORMED RECONSTRUCTION:

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



125 HOPE STREET - PROPOSED

OPTION A1

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

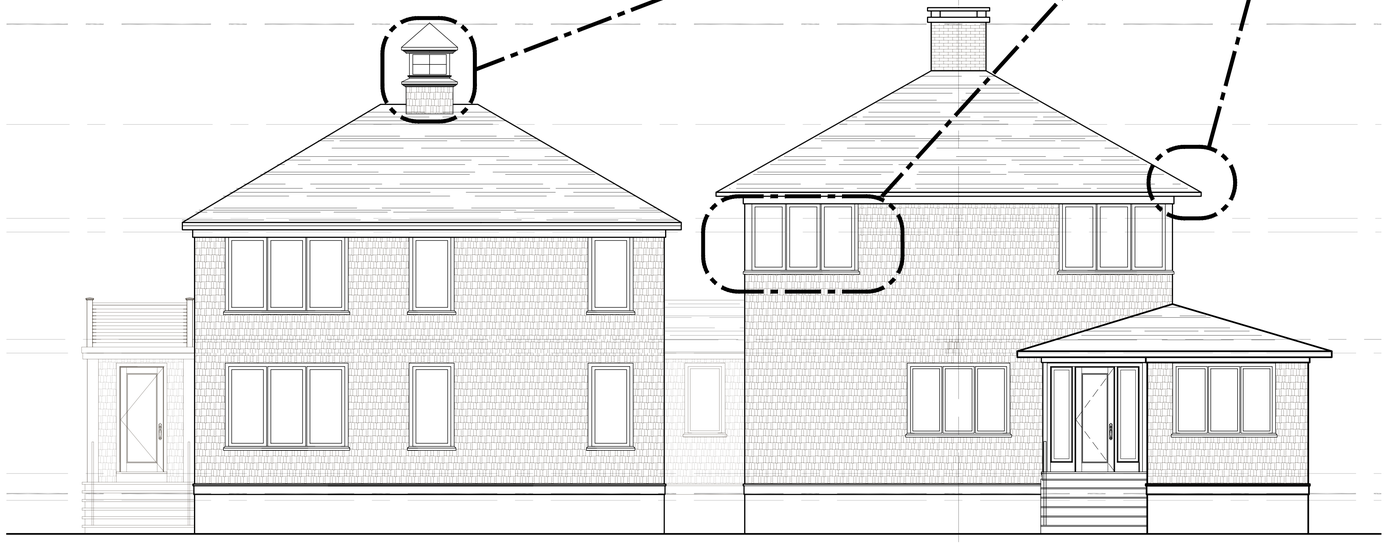
ENTRY FOR 'MODEL ROOM' ADDED AT THE EAST SIDE, SETBACK FROM STREET

GROUPED WINDOW UNITS USED WHERE SOLID WALL EXISTED



OPTION A2

SAME; DIFFERENT WINDOW CONFIGURATION



HISTORICALLY INFORMED RECONSTRUCTION:

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

125 HOPE STREET - PROPOSED

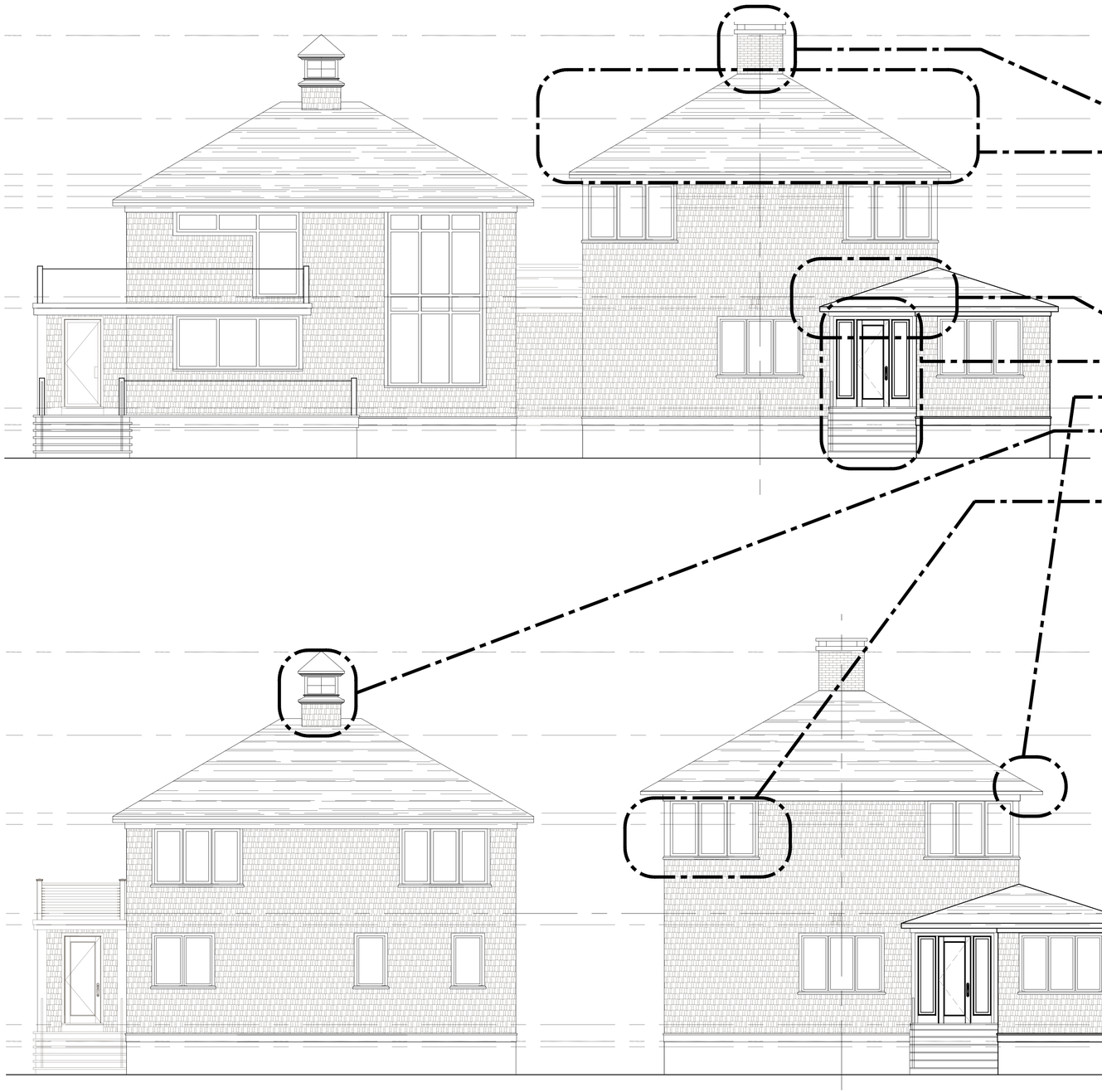
OPTION B

TWO STRUCTURES REMAIN IN EXISTING CONFIGURATION, ATTACHED WITH A HYPHEN

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

OPTION C

DETACHED CONFIGURATION SHOWN FOR COMPARISON



HISTORICALLY INFORMED RECONSTRUCTION:

1. CENTRAL BRICK CHIMNEY
2. HIP ROOF
3. JUXTAPOSITION OF STRUCTURES
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125 HOPE STREET - PROPOSED



125 HOPE STREET - PROPOSED





DiPrete Engineering

Boston • Providence • Newport

NO.	DATE	DESCRIPTION	BY:
0	06-04-2025	RICRMC PRELIMINARY DETERMINATION SUBMISSION	C.R.H.

CONCEPTUAL SITE PLAN

125 HOPE STREET

ASSESSOR'S PLAT 16 LOT 51
BRISTOL, RHODE ISLAND

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

SHEET 3 OF 3

DE JOB NO: 0644-045 COPYRIGHT 2026 BY DIPRETE ENGINEERING ASSOCIATES, INC.

z:\demain\projects\0644-045 hope street 125\autocad drawings\0644-045-plan.dwg Plotted: 2/10/2026