TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Monday, March 30, 2026 at 7:00 PM
Bristol Town Hall, 10 Court Street, Bristol, RI 02809

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

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

1. **Pledge of Allegiance**

2. **Staff Report**

   1 **Staff Report**

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

   1. **Review of March 5 Meeting Minutes**

4. **Application Reviews**

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

      Discuss and act on installation of front deck and roof over rear stair.

   2. **26-27: 220 High St Walley School, Town Of Bristol**

      Discuss and act on installation of sign on property.

   3. **26-32: 235 High St, Town of Bristol**

      Discuss and Act on addition of 10 ft soundproofing fence.

   4. **26-16: 244 Metacom Ave, Andrew Broten**

      Discuss and act on addition of mudroom and tennis court.

   5. **26-23: 30 Summer St, Celine Keating and Mark Levy**

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

Discuss and act on addition of shed and gazebo.

6. **26-25: 474 Thames St, Daniel Brooks**

Discuss and Act on addition of shed to property.

7. **26-26: 8 Constitution St, John Marshall**

Discuss and act on approval of sliding glass door on rear of garage.

8. **26-28: 9 Court Street, Karen Gieseke**

Discuss and Act on installation of sign on front of building.

9. **26-30: 220 High St, First Baptist Church**

Discuss and Act on addition of shed to property.

10. **26-31: 267 Thames St, Eunice Kim**

Discuss and Act on addition of menu/sign for business to building.

11. **26-33: 145 High St, Danny Ferreira**

Discuss and act on construction of new townhomes, rehabilitation of existing house, rehabilitation of existing garage.

5. Concept Review

1. **CRHD-26-2: 721 Hope St, Mosa Al Zowelei**

Discuss proposed 2 story addition to detached garage to create ADU.

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

10. Adjourn

HDC Staff Report

March 30, 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. Application originally appeared before HDC in February, and was continued for more information to March 5, and again due to the applicant being unable to
Relevant Standards
#9

26-27, 220 High St/Walley School
Report
The Town proposes installing signage on the property of Walley School for the new community center. The Town is still confirming the name, so commissioners should consider the name listed on the plans as a placeholder. The "Walley" name will be retained. Specific material samples have been provided and will be available for inspection by the commission at the meeting.
Relevant Standards
#9

26-32, 235 High St
Report
The Town is applying for a 10 foot chain link fence with sound deadening material to be installed around the mechanical units behind Reynolds School. While the commission typically does not approve chain link, there a number of concerns that make this warranted both in height and material. First, Throughout the winter, the neighbors have complained about the amount of noise made by the mechanical units - especially at night. The size of the units require a 10 foot fence to ensure the sound deadening material is effective.

Secondly, regarding material, a 10 foot fence of full wood would be cost prohibitive and chain link matches the existing fences on the property lines of both neighboring properties. This application is connected to ZBR-26-7, which will be heard before the Zoning Board in April.
Relevant Standards
#9

26-16, 244 Metacom Ave
Report
Applicant is applying for the mudroom and tennis court brought for concept review at the 3/5/2026 meeting. Commissioners had no serious concerns per this discussion at this time, and the application was kept open by staff so these items could be added. In addition to these items, staff will be following up on the documentation/research requested for the stone structure that was requested to be demolished at the 3/5/2026 meeting.
Relevant Standards
#9

26-23, 30 Summer St
Report
Applicant wishes to install a gazebo and toolshed in rear yard of property. This is effectively a continuation of application 25-149, which removed a decaying outbuilding and small shed. The two proposed outbuildings will be not visible from the street based on location.
Relevant Standards
#9

26-26, 474 Thames St
Report
Applicant wishes to put pre-fabricated shed on property. The shed appears to be wood with asphalt shingles, and will be located at far rear of the lot.
Relevant Standards
#9

26-26, 8 Constitution St
Report
Continuation of application 25-43. Rear sliding door was installed to garage, which was listed by architect at some point but not shown on drawings. While not a major historic issue, the garage is very near the property line.
Relevant Standards
#9

26-28, 9 Court St
Report

Applicant proposes new sign on building, with similarities to what was previously used by the Town. The proposed sign is engraved and appears to be an acceptable material, with the proposed placement not raising any issues.
Relevant Standards
#9

26-30, 220 High St/First Baptist Church
Report
The applicant is applying to install a shed on the church property. This project is a student project in conjunction with local High School students per the applicant. The shed is small, and appears to be constructed primarily of wood. At writing, I am having the applicant clarify the exact location on the property. Commissioners may wish to clarify siding materials. Otherwise, a very detailed materials list has been provided. This shed, at 48 Square Feet, also is below the State's new size limit of 64 square feet for accessory structures not requiring a building permit.
Relevant Standards
#9

26-31, 267 Thames St
Report
Applicant proposes sign and menu for ice cream shop on one of the interior walls of the building. The applicant will be requesting an aluminum sign on staff recommendation, but is open to other materials. The proposed location was used by a previous ice cream shop, with a similar sign in nearly the exact location.
Relevant Standards
#9

26-33, 145 High St
Report
Applicant proposes rehabilitation of existing structures and construction of additions or separate building. On the existing building, the applicant proposes adding a side porch on the south elevation and a second dormer on the both elevations. In both proposals, a new addition is proposed in the rear. Option A proposes a second building to house 3 townhomes, whereas option B makes these additional units connected as one building. In reviewing the submission, the commission may have a few questions regarding materials. While what is proposed is mostly material that has been previously approved, the commission should have the applicant clarify the plans for siding material, which is listed as Hardieboard in the materials list. It is not abundantly clear if this is proposed for the full project, or if this is only for new construction. The commission is aware of the severely deteriorated state of the property, so residing is warranted, but it is up to the discretion of the commission if wood is more appropriate for the main structure. Similarly, a PVC product is proposed for some of the trim, but it is unclear exactly where.

At this time, this project does not have approval from zoning and will need at least some zoning relief. An application has been submitted, and the Zoning officer has requested that HDC review the project prior to going to the zoning board. Per conversations with the zoning officer, option 'A', which proposes an addition to the main house and placing all units in one building, will require the least zoning relief, as option 'B' would require a use variance per Sec. 28-141, which only allows for one principal residential structure per property.
Relevant Standards
#2, #9, #10

Concept Review

CRHD-26-2
Report
Applicant is looking for guidance on potential addition to an existing garage to create an ADU. The commission may wish to ask the applicant about the potential massing of the building and ensuring that the proposed ADU does not overpower the existing house. The commission may also want to discuss the proposed design’s historic character, although it is an addition to a non-historic garage. The fact that this is a corner lot may also be of interest. It appears a straight conversion of the garage may be out of the question, as this is near the flood zone and that may preclude putting living space on the ground floor.
Relevant Standards

Administrative Approvals

Record #	Applicant Name	Date Submitted	Address	Record Status	Description of Proposed Work
HDC-26-34	John Zervas	3/16/2026 10:40	41 CONSTITUTION ST, BRISTOL, RI 02809	Active	Strip shingles on roof of the home and detached cottage and reshingle with Timberline HDZ shingles.Only sections with architecturalshingles, excludes flat area sections.Â
HDC-26-29	Sara Butler	3/5/2026 17:11	39 BYFIELD ST, BRISTOL, RI 02809	Active	Replace 30 year old roof as it is leaking with gray shingles to match the shed on the property. Â See photos of house roof and shed roof. Â In the process of

					obtaining roofing contractor bids.
HDC-26-24	Dan Christina	2/27/2026 9:54	101 FERRY RD, BRISTOL, RI 02809	Complete	Blithewold intends to construct an equipment enclosure along the Ferry Rd boundary, on the north side of our existing dumpster enclosure to protect pieces as well as improve and declutter the visual landscape. Â The fence is to be 6' tall, 21'long from East to West, 10 ' wide from North to South and have a 10' single gate swing on the West side into our parking area.
HDC-26-22	THOMAS LABRECQUE	2/19/2026 15:53	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 15:22	212 HOPE ST, BRISTOL, RI 02809	Complete	replace in kind the rear fire exit landing and staircase. Approced by the HDC for 2021-22. Left side exit landing and stairs completed, right side left unfinished. Â Building Permit #51461

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, March 5, 2026
at 6:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island

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1. Pledge of Allegiance

The meeting was called to order at 6:00PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Church, Bergenholtz, Allen, Ponder, and Page

Also in attendance: Town Solicitor Teitz, and Toth

Absent: Lima, Millard, and O'Loughlin

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.

Arnold Robinson presented the draft of the Standards Guide. Mr. Robinson stated that the purpose of the Standards Guide was to make sure that all applicants would have the proper information in order to submit better packages and applications to the Commission. He wanted the general public to be able to communicate with HDC staff more easily. Mr. Robinson asked regarding what was already on the website, *i.e.*, the introductory video of HDC, ordinance, FAQs, the old printed version of the brochure, and application link which did the Commission feel were the most useful and why. He said that he didn't want to fix what wasn't broken. Member Church felt that none of those elements were looked at by the applicants, with the exception of the application itself.

Mr. Robinson asked why that might be. Member Church felt that people didn't want to take the time. She said people just wanted to fill it out with the least amount of information possible and submit it then wait for someone to tell them what to do.

Attorney Teitz agreed with Member Church. He stated that people are more likely to read it if it was one page and were forced to read it before moving forward. Attorney Teitz asked Mr. Robinson if he could include items like executive summaries and bullet point lists, it may help. Member Church suggested that having the standards available along with a question "Does your project meet or comply with the standards set forth by the Commission". Nick suggested an applicant should be made to check a box off before being allowed to go further to application.

Mr. Robinson went on to discuss how the Secretary of Interior Standards was applied to particular elements of a building and what were the frequent issues around different elements of the buildings. He stated that other communities that have standards had a list of pros and cons for treatments for windows for example. Member Bergenholtz thought that would be extremely helpful for the Commission to have. He stated windows were the major thing the Commission deals with and the biggest problem was applicants who wanted to go from a 6 over 6 which was the right aesthetic to something like a 2 over 2. Member Bergenholtz said that if there was a visual comparison, it would give applicants a better idea as to why it wasn't acceptable. Mr. Robinson suggested that it should say the Commission typically wants to retain the historic configuration of the window pattern. Member Bergenholtz stated that it would be very helpful. Mr. Robinson said there was a gap between the Standards and the applicant being asked to interpret but it's not explicit.

Nick said the problem was people have idea of what they like, but the Commission says it's not appropriate and they don't understand why. He said applicants look at their neighbor's house which might be a big colonial and don't understand why their house, which is a 1920s Craftsman, can't have the same features. Member Church said that it has to do with massing and scale and people need to be aware of additions need to conform to the scale of the original building.

Member Bergenholtz said the other thing the Commission had an issue with more recently was vinyl windows from the 1980s and 1990s. He said the windows may be 1 over 1 and the

homeowners just want to replace them with the same windows and he felt that it would be much more appropriate to go back to the 6 over 6 configurations. He asked if there was a way to articulate that. Member Allen agree. Mr. Robinson said there were sections that talked about later changes and how they were reviewed by the Commission, especially changes made outside the period of significance. He stated there was a section which talked about definition of a period of significance and providing that updated period of significance that was redone when the historic district was resurveyed. He also said that within the treatment of different architectural elements section, windows and doors were highly likely to have changed over time. Mr. Robinson said the Guidelines draft will be going back and forth and that idea of the Commission wanting to see things going back to historic configurations can be added. Member Bergenholtz stated that way everything reads correctly and is clarified.

Member Church stated that some changes have been significant to a different period and should probably not be changed. Mr. Robinson said that no Standards document was going to define everything. They were just going to clarify what was appropriate and what wasn't appropriate. Member Church just wanted to make the applicant aware of what the Standards are and how necessary it is to have a complete application. She stated there needs to be an outline of what exactly an applicant needs to present to the Commission in order to get final approval. Mr. Robinson asked if Member Church was referring to the Secretary of Interior Standards or the Commission's standards for a complete application, or both. Member Church stated that the applicant needed to know the Secretary of Interior Standards because that's what the Commission based its decisions on. Mr. Robison agreed.

Member Allen said the Commission spends a lot of time dealing with applicants who submit incomplete applications and then they have to grant continuances. He said it was time consuming. Member Church stated the applicants don't read through what is needed. She said that applicants want the Commission to tell them what to do, what the Commission wants, and agree with things that aren't appropriate. Mr. Robinson understood and heard a very strong reaction to the more guidance that can be provided to applicants, the better. Member Bergenholtz said that visual examples would be easier. Mr. Robinson agreed.

Member Allen asked if there was some way to show examples of good applications versus bad applications. Nick said he had

been working on it, basically a step by step "how to" guide. He stated he was trying to communicate to the applicants that it was important they provide enough information in the description of proposed work. Nick gave the example of "replace windows" versus "I want to replace 12 windows, they're 6 over 6 wood windows, and I want to replace them with Marvin Elevate 6 over 6 aluminum clad and here are some pictures". He said that those are the types of things that should be included because it's a constant problem as people give him everything that is required for an application but it's not very good. Nick stated there's only so much he can do and say to the applicant to get information from them before having to send it to the Commission. Then the Commission must tell the applicant that it's not enough information. It's a vicious cycle.

Member Allen said that they've had some applications put together by professionals, but they've also received well thought out applications submitted by the homeowners. Nick said that unlike the Planning and Zoning Boards, the Historic District Commission has homeowners applying for themselves, they don't have the time or knowledge to sit down and draw renderings. He wanted to really include it in the text or as an appendices to bring their attention to Appendix A for a good application. Kathy Maynard (Steno) recommended making applicants aware that they didn't need professional renderings, they could do quick sketches on their own as the question had been brought up at previous meetings. Nick stated that the public needed to not be afraid of the process and it needs to be seen as a good thing. Member Church said applicants literally shake when they present. Member Bergenholtz said it's intimidating.

Member Church said with regard to certain sketches and renderings, it should clarify elevations, etc. Nick agreed as it's a constant problem. Mr. Robinson said it highlighted a good process point, which was the RFP was really well crafted in the sense that Nick's working on the procedural side of the Standards and keeping consistent language, while he is really focused on that Secretary of Interior Standards treatment of architectural elements.

With that in mind, Mr. Robinson asked the Commission what particular building elements like windows, doors, roofs, were the most important ones that need specific language and examples. Member Allen said windows was #1 followed by wood gutters, and alternative materials. Those were his top 3 things. Attorney Teitz said the Commission has been fairly

liberal in granting approval for fiberglass gutters. Nick said the most recent update to the administrative approval list; they did allow fiberglass to be approved administratively because it looks similar to wood. Member Allen said that some people may want to replace wood with K gutters. Mr. Robinson said that based on the Commission's prior approvals, that it can be put in the "no" pile that replacing wood gutters with K gutters is not allowed. Member Church stated that people have to be careful with original wood gutters as some are integral parts of the roof.

Member Church suggested having examples of defining characteristics of a certain period house like a Greek Revival. Member Church suggested showing the distinctive features of certain styles of buildings. Mr. Robinson said they were dealing with that in two ways in the draft: 1) providing a section that runs through the major architectural styles that make up the district in Bristol; and 2) a section about character defining elements and how the Commission looks at character defining elements. He didn't want to box the Commission into something where there was no flexibility to say that something on that building was unique to that particular building was also a character defining element. Mr. Robinson stated the draft was going to discuss typical buildings of each style and what they typically look like, and then there would be a section that dealt with the Commission's review of each project and how the Commission would be defining the character defining features. Then the Commission would be able to review the draft and give their input. He said it would be a way to get the applicant and Commission on the same page.

Member Church said along with windows, there should be doors and side lights. Mr. Robinson said there's a significant section on doors with some great examples. He received permission from Providence to use their guidelines, especially with regards to inappropriate changes. He said there were visual of examples. Member Bergenholtz said massing was the biggest threat to the historic district. He gave State Street between Hope and High as an example. He said they were starting to get changes to roof lines to maximize every square inch of a house lot and it's a big problem. Mr. Robinson asked Attorney Teitz asked if zoning was the cap in terms of lot coverage and height. Nick said the HDC has ability to review anything that zoning would need to review as a project needs approval from both. Attorney Teitz stated that the problem was the change to the state law as far as the yard setbacks for undersized lots, so the

zoning may not be any impediment to it if the side yards are reduced 2 feet and things like that. Mr. Robinson said that section could be strongly worded about not only the character within the lot of the building itself, but then the scale of the streetscape and the district as a whole.

Member Church also wanted to address the garages that were originally for horses and buggies, and now many people want to convert them into ADUs or use them for huge cars. Mr. Robinson was also thinking about the massing section as being sympathetic to the existing surroundings was really important when doing an addition. Member Bergenholtz said that within the next 5 years Bristol was going to be inundated with ADUs. Member Church said that everyone wants an income from their property and asked if unit counts would be a problem. Mr. Robinson stated that unit count wouldn't be, but massing would be an issue. Member Bergenholtz said that roof lines changing is also an issue.

Mr. Robinson asked the Commission what the other top priorities topics were. Member Bergenholtz stated that windows took up most of the Commission's time. Member Allen said that was the #1 issue. Attorney Teitz said that the use of artificial wood materials. He stated that the Commission seemed to have developed certain rules of thumb as artificial wood has been allowed on new additions; however, the problem is that everyone just says Azek without specifying. Attorney Teitz stated the Commission tries not to get the shiny vinyl looking materials and tends to only approve it for the floors of porches and step treads especially when it's not visible from the street. Member Bergenholtz said the Commission only approves of it when it's located at the rear of the house. Nick said the Commission has approved of Trex at the front of the house. Attorney Teitz said it was approved for treads, but not for the vertical elements on a house like balusters.

Nick said the Commission has to be careful about artificial materials as they're getting better and better as time goes on. His parents' house is sided with 1990s vinyl siding and it's hideous compared to the true wood siding. He said that every few years new materials are coming out and the difference can't be distinguished. Member Bergenholtz said that the technology is definitely changing. Member Church said the new stuff was technically wood from Africa which has been thermally chemically treated. Attorney Teitz said that's an issue for the future as many people were coming in with clapboards made of manufactured wood products and at

this point, they still want the vertical elements to be authentic, particularly at the front of the house.

Attorney Teitz said when applicants come in for administrative permits for "like kind" replacements, it should really be for "like kind" replacements, *i.e.*, pine with pine, real wood with real wood and not artificial wood. He stated there has been an issue of conjecture with additions. For example, some people believe that all the windows on the house should match. He said that some additions tend to be huge and overwhelm the original part of the house, and if there are 12 over 12 windows in the original part of the house, the applicant wants the same in addition as opposed to trying to differentiate the two. Mr. Robinson said there's already some very good language about conjecture in the current documents and the requirements about documentation, but there's room to include language in the Standards. Attorney Teitz suggested adding picture examples.

Mr. Robinson said there should be some language stating the Commission will consider it on a case-by-case basis, *i.e.*, is it located on the front porch or rear porch of the building, is it vertical or horizontal, etc. He stated that there could be examples of things that may be appropriate, but still leaving room for the Commission to make judgments within the Standards without being boxed in. Member Church said that each building is unique and shouldn't be compared to a house down the street. She stated they should be judged individually.

Attorney Teitz suggested that when talking about windows, there should be information about how storm windows are allowed with an administrative permit. That's a great way to deal with energy efficiency without having a high cost of replacing or repairing existing windows. He said it would be a great way to remind people about it. Mr. Robinson said there may currently be language on the administrative side about it. He stated it went to the basic standard of not losing original materials. Member Bergenholtz said it should also mention that interior storm windows were also available.

Mr. Robinson asked the Commission if they have run across any other Standards documents or guidelines through conferences or on websites that they wish were included in theirs. Member Church had not but asked Mr. Robinson if he knew of any. Mr. Robinson said that Providence was very good, especially regarding the College Hill area, and Newport was

very good, especially regarding Victorian property. He asked the Commission to let him know if they did find anything.

Mr. Robinson expects to have a first draft in 2 weeks and will present it to Town staff who will have an internal review process. He stated it would be a three-draft process. He's looking to wrap it up by late spring. Member Church asked for Mr. Robinson's contact which Nick said he had. Mr. Robinson said they could funnel their comments through the Town, but they should wait for the first draft, so everyone is on the same page. Member Church asked if the Commission could contact each other. Attorney Teitz said that each member should email Nick with their comments and then Nick would circulate it to the rest of the Commission so there wouldn't be any violation of the Open Meeting statute rules.

Mr. Robinson said there would be another working meeting in approximately six weeks. Attorney Teitz suggested inviting members of the Town Council as it might be useful as some members live in the district. Nick said he would reach out to them.

3. 3A. Review of minutes of the February 5, 2026 meeting.

A review of the minutes of the February 5, 2026 meeting commenced. Member Church had the following corrections: on page 12, last paragraph, Mr. Deleo's name was spelled incorrectly. Same for the first paragraph on page 13. Further, on page 13, first paragraph, last sentence should read "has his consent". On page 23, last paragraph, the last sentence should read "has his consent". On page 23, last paragraph, 3rd line it should read "stepped back from the original building". Also, in the same paragraph, 6th line, it should read "fit the width of the house". On page 24, last paragraph, Nina Murphy "lives" not "lived". On page 25, last paragraph, first line, delete "about" and have it read "if the density of the area". On page 26, in the middle of the huge paragraph, line 21, it reads "picture of he provided" delete "of". On page 27, first sentence, it should read "copy of Mr. Panza's letter". Member Allen's corrections were as follows: on page 9, 2nd paragraph, it should read "36 inches". On page 10, 2nd paragraph, 4th line, it should read "agreed" not "agree". With no other corrections or comments, Member Allen asked for a motion.

Motion made by Member Church to accept the minutes of the February 5, 2026 meeting as amended; Seconded by Page.

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

Opposed: None

Motion carries.

4. Staff Report

4A. Staff Report

5. Application Reviews

5A. 26-04: 34 Byfield St, Rosemarie Sirois Discuss and act on construction of porch and rear porch roof.

Nick advised the Commission that the applicant contacted him and requested a continuance to the March 30th meeting as the owner was not able to attend the meeting. Member Allen asked for a motion.

Motion made by Member Church to continue application #26-04 to the March 30, 2026 meeting; Seconded by Member Page.

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

Opposed: None

Motion carries.

5B. 26-12: 217 Hope St, The Tides Condominium Association Discuss and act on replacement of windows.

Colleen Hopkins, resident of Unit 1 at 217 Hope St, and Jim Hurley, resident of Unit 8 at 217 Hope St, were present.

A discussion commenced between Ms. Hopkins and the Commission. Ms. Hopkins and Mr. Hurley advised the Commission that they were interested in replacing the 6 over 6 windows in their units with Andersen Woodwright series windows. She stated that they would only be replacing the actual windows and the casing and trim would remain the same. Ms. Hopkins said the windows were the same as the ones that were used at 195 Hope Street. She stated that the windows were wood and wood clad with Andersen fibrex material. Ms. Hopkins had done a renovation in 2021 and the HDC had approved the Andersen 400 series windows, so she wanted to stick with Andersen windows. Member Allen said there was a comment noted that some windows were original to the

building. Ms. Hopkins stated it was referring to the curved windows. She said they were asking to replace 29 windows, which was the vast majority of the windows in 7 of the 9 units and the windows in the common areas. She said there were 2 curved windows located in her unit and she agreed to take those out of the application, so everything else would be a straight-out replacement window.

Member Allen asked Nick if he had toured the building. Nick stated that he had toured the building and it was a hodge podge of windows. He said there were a couple of older windows. He stated that Ms. Hopkins' emergency escape window located in her bathroom was an issue. Ms. Hopkins said that in 2021 the doors to the common lobby had been sealed off, so the Fire Marshall mandated that their bathroom window be a means of egress. When she did the renovations, she had all of the more historic windows fixed but that window still doesn't open or close and it's supposed to be a means of egress. She advised the Commission that the building was turned into condominiums in 1986 during which time a lot of changes were made to the windows. She put in a number of windows in 2021.

Member Allen asked Nick if the windows could be repaired. Nick said the issue was after having a discussion with the owners was that the windows had been repaired and they're back to square 1. With the understanding that the curved windows were something that the Commission was going to be more cognitive of and the issue of the egress window, Nick felt there were some windows that didn't look in terrible condition. Nick was only able to enter 2 units and from what he viewed, many windows were modern or at least from the 1980s. He said the windows did not appear to be in terrible condition, but problem was they had fixed the windows in the past and they're having the exact same problems again. Nick felt that the applicants were throwing money at a problem that wasn't going away. Member Ponder commented that building was exactly in the part of Bristol that gets beaten by the weather. Ms. Hopkins stated that there was a letter included in the application from the contractor stating that the windows had been repaired in 2021 and now don't work again.

Member Allen asked if there were any further questions or comments from the Commission. Member Page asked if the windows were going to be made to look all the same and were they going to match any windows that weren't going to be replaced. Ms. Hopkins said that the new windows would match

the 8 windows that were put replaced in 2021. She said there were 8 Andersen 400 series windows that were placed in 2021 which were approved by the HDC. She stated there was a mix of windows. Member Page asked when the project was done, would the windows look the same throughout the building or would there still be windows that would not match. Ms. Hopkins said the application was for 7 out of 9 units in the building and the common areas, so it would do the majority of the building, with the exception of the 2 curved windows in her unit. Obviously, she couldn't force the other 2 owners to change their windows. She spoke to those owners and if they do make a request for windows in the future, they would request the same windows.

Member Allen asked if the window configuration was 6 over 6 and Ms. Hopkins said yes. Member Allen asked if the windows that were not being replaced were also a 6 over 6 configuration and Ms. Hopkins said yes, they were all in the same configuration.

Member Allen asked if there were any further comments. Member Bergenholtz said that the windows were not all 6 over 6. He then showed Member Allen the photos in the application. Member Allen advised Ms. Hopkins that the windows were in fact 8 over 8. Ms. Hopkins said that they intended to replace the windows with the exact configuration existing in the building. She said if it's 8 over 8 then that's what the new window would be, but most windows were 6 over 6. Member Bergenholtz said he was fine with it as long as it retains the same configuration. Member Church asked if the size of the windows would change. Ms. Hopkins said that the sashes were being replaced, but everything else was staying the same. With no other questions or comments, Member Allen asked for a motion.

Motion made by Member Church to approve application #26-12 for the replacement of 27 existing windows in 7 of 9 units and in the common areas of the building to be replaced with Andersen Woodwright insert windows as presented. The 2 curved windows originally applied for in the application have been withdrawn; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Member Allen advised Ms. Hopkins that a Certificate would be available. Nick said that it would be issued through the portal online in the next couple of days. He advised Ms. Hopkins that she would be receiving an email. Nick said that it needed to print it out and posted on the building along with the building permit where visible when the work began.

5C. 26-13: 31 Bradford St, Mark Shaw Discuss and act on installation of 2 windows on garage.

Mark Shaw present.

Mr. Shaw advised the Commission that he and his wife purchased the building in August of 2025. He said that Woof Woof's business on the 1st floor had moved out, and Peggy Frederick, who had lived on the 2nd floor, moved to her new home. Mr. Shaw said since Ms. Frederick moved, they had refurbished that part of the building, and since Woof Woof moved out last weekend, his wife was going to relocate her yoga studio to the 1st floor retail space. He stated the 2-car garage that was there was very dilapidated. He believed that it was built around the 1930s or 1940s and was never really used, so he decided to fix it up. He repaired the rotted sills and a few other things. He said there had been 2 windows on the left-hand side, but when the property was resided in 2012 or 2015, those windows were removed, so there was very little light in garage.

Mr. Shaw advised the Commission that he didn't know that he needed permission to replace windows. He was fortunate enough to find two 6 over 6 single pane, true divided, double hung mahogany windows. Nick noted in the Staff Report that there was no spec sheet on the windows because Mr. Shaw went to the lumber yard and the windows happened to be there since another person had ordered them but never picked them up and Mr. Shaw was lucky enough to purchase them. Nick said he had been to the property, and part of the refurbishment was constructing a wall behind the garage doors. He had discussed it with Attorney Teitz and Member Lima. Nick said that the garage doors still did close, so it was considered an interior renovation. Nick commended Mr. Shaw for the clever design and Mr. Shaw stated that it was his friend's idea. Mr. Shaw said he knew he had to come before the HDC for new doors in the garage, but he couldn't find anything

that was attractive. So, his friend came up with the idea. He advised the Commission that he's very passionate about historic structures. He had worked for AAA for 40 years. They purchased a lot of old buildings. One being the old post office in Barrington on Maple Avenue. Mr. Shaw said that 3 of the lights he saved from the old post office were going to be used on Bradford Street. He didn't realize that there were over 700 historic structures in Bristol. He apologized for not knowing he needed permission to replace the windows.

Nick stated that he has been to the property and seen the windows. He advised the Commission that the windows were high quality, all wood windows and not clad with anything. Member Allen asked Nick if they were single pane windows and he said yes. Nick said that the windows were not visible from the street. Member Church said the application noted that the windows were located on the south elevation, but they were really located on the west elevation. Nick said it was actually the south elevation because of how the house sat on the property. Member Church said faced south on the property and the windows were located on the left-hand side of the property which was the west elevation.

Motion made by Member Bergenholtz to approve application #26-13 for the installation of two windows on the west elevation of the garage that were previously removed from the building years earlier. The windows will be all wood, true divided mahogany windows with a 6 over 6 configuration; Seconded by Member Church.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: N/A

5D. 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.

Edward Tanner, Principal Planner, Department of Community Development, present for the Town of Bristol.

A discussion commenced between Mr. Tanner and the Commission regarding the replacement of an exterior steel door of the back boiler room located in the northwest corner of the former Reynolds School building. The door faces north on Court Street. He stated there was a fenced in area with an electrical transformer and the door was located behind that. Mr. Tanner stated that the door that was currently there was a replacement door and was not original to the building and it was a wooden door that did not meet code. He said it was broken and didn't latch properly. He advised the Commission that since the door opened into the boiler room, there were certain fire codes that needed to be followed, so the Town was proposing a steel door which had to be self-closing with self-latching hardware. Mr. Tanner showed the Commission the image of the steel door the Town was proposing. Member Bergenholtz asked Mr. Tanner if the door could be seen from the street. Mr. Tanner said yes it could be seen from Court Street, but there was a new fence surrounding the electrical transformer which made the door less visible.

Member Allen asked if there were any further questions or comments.

Motion made by Member Church to approve application #26-14 for the installation of a new steel door on the north elevation as present; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

Mr. Tanner said he would place the green sheet somewhere visible on the building so everyone knew they had approval.

5E. 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.

Ben Bergenholtz recused.

Tom Bergenholtz present.

A discussion was had between Mr. Bergenholtz and the Commission regarding a back patio. He advised the Commission that the work was to have been done by a previous tenant, but it had not been done and the situation ended badly. He was here seeking to close in the ceiling above the brick patio with Embara wood which would be an 8-inch-wide shiplap. He stated it would enclose the 2x12 beams shown in the photos attached to the application. Mr. Bergenholtz said he was going to put in some recessed lighting as well. He stated that the patio was located in the back of the building which was the west elevation which was not visible from the street. Mr. Bergenholtz directed the Commission to look at page 84 of the application. He advised the Commission that he also wanted to use the Embara wood underneath the back stairs leading to the deck to enclose the space. Mr. Bergenholtz wants to use the Embara wood vertically to create storage space for the furniture during the winter months, and it would also block the north wind so people would be able to enjoy the space more.

Member Allen asked if anyone had any questions. Member Church asked if Mr. Bergenholtz was going to cover just the north side of the stairway and the east side of the shorter part of the stairs or was it both sides of the stairway. Mr. Bergenholtz said it was on both sides of the stairway. He stated that it would be enclosed on both sides of the two vertical sides of the stairway with a door in between the last two vertical columns to have access to the storage area under stairs. Member Church asked if the door was going to was going to be made from the same Embara material and Mr. Bergenholtz said yes. Member Church said that it would be on the interior of the patio. Mr. Bergenholtz approached the Commission to look at the photos with the Commission and show exactly where on the patio the wood would be installed.

Member Allen asked if the Commission had any other comments or questions and then asked for a motion to be made.

Motion made by Member Poder to approve application #26-17 to enclose the deck stairs with Embara wood and to cover the underside of the deck with the same Embara wood material. Further, to install 4 recessed lights as proposed under the deck, and to install an entrance door made out of the same Embara wood as proposed; Seconded by Member Page.

Voting Yea: Ponder, Page, Allen, and Church

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

Member Allen reminded Mr. Bergenholtz to place the green sheet in the front window where visible so the neighborhood knew that he received approval from the HDC.

Steno Maynard reminded Member Allen to ask if anyone in the audience wanted to speak for or against the projects.

5F. 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.

Dan Kusmano, Chris Clutier, and Ian Walsh present

Mr. Kusmano and the Commission had a discussion regarding the solar array system being proposed for Building Group 2 at Unity Park. They had additional photos, rendering views, and a site plan showing where the rendering views were taken from, and presented it all to the Commission. Mr. Kusmano said they were there to present on behalf of Tupelo Realty. They were seeking approval for an additional solar array to be installed on the roof of Unit 320 as well as the roof of the newly constructed pre-engineered metal building for KVH. Mr. Kusmano said just like what was shown in the photographs on Building Group 2, they would be adding similar solar panel arrays on both Unit 320 and the metal building. He said that on Unit 320, those panels would have about a 10-degree angle and at topmost portion of it would be 11 inches off the base of the roof. He stated the parapet that was on the existing Unit 320 was about 13 inches at its' lowest point. Mr. Kusmano said that the panels would not be seen from anywhere in the park. He previously mentioned that they had the precedence that the panels being utilized on the property and the ones that were mounted on the sawtooth windows on the roof of Unit 320, those also weren't seen from anywhere in the park, and these would also be kept out of the public eye while still being able to collect solar power and run the property.

Member Allen asked if anyone on the Commission had any questions or comments. Member Church stated she had no problem with the angle of the solar panels on the new

building since it was a new building. Mr. Kusmano said the panels on the new building would be flush mounted. Mr. Clutier advised the Commission that the panels would be following the ridge of roof and be out of sight. Mr. Kusmano said that the panels would look similar to the ones on Unit 320 that were flat, not on the sawtooth, those that were flush mounted. Member Church said that they wouldn't be seen at all then and Mr. Kusmano said that was correct.

Member Allen asked if anyone else had any comments or questions. He then asked if there was anyone in the audience who wanted to speak for or against the project. With no one coming forward, Member Allen asked for a motion.

Motion made by Member Church to approve application #26-18 for the installation of a solar array on the roof of Unit 320; Seconded by Member Ponder.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

Member Allen advised Mr. Kusmano to place the green sheet somewhere visible so everyone knew that they had received approval from the HDC.

5G. 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.

Attorney Teitz asked Mr. Breen if he wanted to wait until later on in the meeting to present his application so as to give him some time to wait for Mr. Fosse to appear at the meeting and Mr. Breen agreed.

Jack Breen and Vincent Fosse present.

A discussion commenced between Mr. Fosse and the Commission. Mr. Fosse appeared on behalf of Mr. Breen to seek approval to convert an attached garage into a livable space. He stated that part of project included the removal of the existing garage doors and replacing it with a single front door and

having two 2 over 2 double hung windows on either side of the door. He said the garage was not part of the original house which was constructed in 1887 and the garage was built in the 1960s. Mr. Fosse said that Mr. Breen wanted to bring the historic nature to the garage by matching the windows, trim, and materials on existing house, so it was replicated on the garage. He stated that there were 3 existing windows in the garage and they were looking to get them replace with Marvin Elevate which was a fiberglass window with a wood interior. He said he would also replicate the wood trim on the new windows as well and the windows would also be in a 2 over 2 configuration.

Member Allen asked Mr. Breen if the Marvin Elevate windows were the same windows he used on the breezeway and Mr. Breen said yes. Member Church said she liked it because the garage hadn't changed in proportion in relation to the house. Mr. Fosse said that they were keeping the existing footprint. Member Allen said that it was a good plan. Member Page said it looked good and commended Mr. Breen on the nice job he did on the house.

Member Allen asked if anyone in the audience wanted to speak for or against the project. With no one coming forward, he asked for a motion.

Motion made by Member Church to approve application #26-20 for the conversion of the existing garage into a living space and the scope of the work is to be included in the decision as shown on page 111 of the application. The materials are to match the materials on the existing house, and the windows are to match the existing replacement windows previously approved; Seconded by Member Ponder.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 9

Project Monitor: John Allen

Member Allen reminded Mr. Breen to place the green sheet in the front window of the home where visible so everyone knew he received approval for the project.

5H. 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.

Andrew Broten and Sue Horwitz (Project Designer) were present.

Mr. Broten and the Commission had a discussion regarding the construction of a swimming pool, patio, pool house, demolition of a dairy structure, deck, and an addition to an animal stall structure. Mr. Broten advised the Commission that he had plans to build a structure for a pool house, dig a steel and vinyl pool, and small mud room for backpacks, jackets, and dirty shoes, and then the removal of a very old dairy icehouse in the southern corner of the property which was falling apart. He stated the previous owners had held the icehouse together with a long chain and wood to hold it up. Mr. Broten stated there was also a design for a future project for a tennis court which would require the removal of part of the backside of the dairy/goat barn that existed on the property.

Member Bergenholtz commented that the plans looked fine to him. He was very interested in the stone building as it looked much older than the main house and wondered about the history of the structure. Member Bergenholtz said it looked similar to the stone structures that exist on High Street which were very early 19th Century and built by slave labor. Mr. Broten said from what he was told by the previous owners, the structure was about 7 or 8 feet deep and was part of large dairy farm and was for ice to keep the dairy products cold throughout the year. He stated in terms of how it was built and the ongoing usage throughout the 20th Century, he was not certain of the history. Mr. Broten said it was in ruins when they moved in 4 years ago. Member Ponder asked if there was a roof currently on the structure and Mr. Broten said no. Member Allen asked if the structure was in the way of where Mr. Broten wanted to install the pool. Mr. Broten said it was close enough to the area.

Ms. Horwitz approached the Commission with a blown-up site plan. She showed the Commission the location of the existing home, driveway, and stone structure. She said the main was that it was really dangerous because the structure was unstable. Member Church said it was interesting that the property line skirted around the structure. Member Ponder said the structure might be more important than anyone thinks

it is. Member Church stated that it should be researched and asked Mr. Broten if he wanted to withdraw that part of the application. Mr. Broten said that was something he could do.

Member Allen asked Mr. Broten if he could show the Commission where the barn was located. Mr. Broten showed the Commission where the current barn was located on the site plan. He said it was a 5-stall horse barn. Member Allen asked where the stone building was located. Mr. Broten showed him the stone building on the plan. Member Bergenholtz said it looked similar to the DeWolfe barn on High Street, and it could be the oldest thing on the property. He agreed with Member Church that he found it interesting that the property line was carved around the structure. Member Church stated that it was done on purpose in order to keep it on that particular property, so it wasn't sold when that portion of the land was sold for the condominiums. Member Bergenholtz said he was fine with pool house and swimming pool, but he really wanted to know more about the stone structure before making any decision on it. Ms. Horwitz stated they could withdraw it from that part of the application. Mr. Broten asked what resources he could use to do research and find more information in order for the Commission to make an informed decision on the demolition of the structure.

Catherine Zipf came up to speak. Ms. Zipf stated she did a plaque research for the property. She said the inner core of the building actually dated to the Issac Royal period and over time it had a series of 19th Century wrappers put around it, so the very center of the building was extremely old. She said it probably did have provenance pursuant to Issac Royal and for plantations. She looked at the barn and the dairy outbuilding as well, and it's probably a 19th century structure. She said it could be an early 19th Century structure but wasn't sure if it dated back to the Royal period as the Royal period was more about farming and less about dairy. Her take on it was she was more than happy to look into it as the property was very difficult to research as maps didn't go back that far. She said that they could go back through the chain of title which she did have and see if there was a reference to a barn on the property. Ms. Zipf said whatever the Commission decided to do about the structure, she requested that it have some level of HABS documentation to go with it to capture it in time regardless of the outcome. She said it was not unreasonable or expensive to do. Ms. Zipf asked the Commission if they had standards for that level of HABS documentation, but it's

something to think about. Nick said she should email Arnold Robinson about it.

Member Bergenholtz asked Ms. Zipf to explain what HABS was. Ms. Zipf said it was the Historic American Building Survey (HABS). She said the documentation of the outbuilding didn't need to be measured drawings or anything. She did say that the documentation should consist of archival quality photos with archival quality storage and nomenclature. Ms. Zipf said it was outlined through the HABS program and by the National Park Service. She said it was not unreasonable and probably about a day's worth of work. Member Bergenholtz asked if she could do some research into the deeds. She said she would be happy to do that and provide information on the deeds.

Member Bergenholtz said the British were great at taking old outbuildings and turning them into follies in their gardens and up light them. His suggestion to Mr. Broten was if he could stabilize it, it would be a great addition to his yard. Ms. Horwitz said the only problem was that the floor of the dairy was considerably lower than the surrounding area. Member Bergenholtz said the floor could be filled in. Ms. Zipf suggested a ball pit. Member Bergenholtz said there were a lot of options and there needed to be more information found on the structure.

Ms. Zipf said she would talk to Ms. Horwitz and Mr. Broten about researching the chain of title, photos, and help guide them. Ms. Horwitz said they were going to withdraw it for now so as to not hold up the rest of the application. Member Ponder said that the good news was that the withdrawal of the demolition wasn't going to interfere with the rest of the application. Mr. Broten said that it was more of a concern for the overall safety with having more people in the back yard.

Member Page asked Mr. Broten if he needed the lean-to at the goat structure removed. Mr. Broten said yes in order to fit the tennis court in properly. He said the back of the barn was not historical as it was built along with the horse barn. He stated they just needed that additional space. Member Page said it was just the lean-to which was a later addition and Mr. Broten said that was correct.

Member Allen asked if anyone had any further questions. Member Church asked what the materials were. Member Allen said all of the materials were specified in the application.

Member Church said that the materials were for the pool house, and pool. Nick said that Mr. Broten was going to be coming back up for a concept review for the mudroom addition and tennis court. He said it wouldn't be a very long concept. Ms. Horwitz said it was attached to the building they were trying to get the pool house going and didn't want to delay it. She said there was a list of materials for the pool house consisting of Andersen 400 series windows. They were hoping for approval of the use of composite materials on the trim for maintenance which would be painted. Member Allen said he didn't have a problem with it. Member Bergenholtz said it was a very thoughtful application.

Member Church said they were not doing the tennis court or addition/mud room, just the pool, pool house, and patio, and Member Allen said that was correct. Member Page said the lean-to as well. Mr. Broten said the demolition of the existing deck as well. Member Church asked where the deck was located. Member Allen said it was at the back of the house.

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

Motion made by Member Page to approve application #26-16 for the installation of a new steel and vinyl swimming pool, construction of a pool house based on the drawings attached to the application, the demolition of a lean-to to the goat stalls, the demolition of an existing exterior deck located on the back of the house which is marked, and installation of a patio. Further, applicant is withdrawing the application for the demolition of the icehouse outbuilding in order to obtain further information on it which will be revisited at a later meeting; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries.

Secretary of Interior Standards: 3, 9, 10

Project Monitor: Robert Page

Member Allen advised Mr. Broten to place the green sheet in the front window of the home where visible so everyone knew he received approval for the project from the HDC.

5J. 25-12: 125 Hope St, Nancy DiPrete Laurienzo Discuss and act on demolition of structure, review of potential replacements.

Attorney Alfred R. Rego, Jr. appeared on behalf of Nancy DiPrete Laurienzo. A request was made for the application to be continued to the May 7th meeting.

Motion made by Member Church to continue application #25-12 to the May 7th meeting; Seconded by Member Ponder.

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

Opposed: None

Motion carries.

6. Concept Review

6A. 26-16: 244 Metacom Ave, Andrew Broten Concept review of Mudroom and tennis court.

Mr. Broten and Ms. Horwitz came back up to present a concept review for a small addition of a mud room on the north side of the house attached to kitchen entering from driveway. They also proposed the construction of a tennis court which would include the demolition of the goat stall in that part of the pasture.

Member Bergenholtz said it was a nice scale. Member Allen asked if the tennis court was visible from the road and Mr. Broten said it was not. Member Church asked if the mud room was located on the north side of the building and wouldn't be visible. Mr. Broten said if anyone was looking at it from Metacom Avenue it would be visible. Ms. Horwitz said it was well set back from the road, so someone would have to specifically stop and look at it. Ms. Horwitz approached Member Church to show her where the mud room would be located on the site plan. Mr. Broten said there was an existing deck there now. Ms. Horwitz stated it was all going to be taken out.

Member Ponder asked if there was going to be a vote and Member Bergenholtz said no, it was just a concept review. Member Allen said that he was fine with it.

Ms. Horwitz asked if they needed to submit an application. Nick said they had already submitted everything as a general package. He asked Ms. Horwitz if they had submitted the materials lists for all of the addition. Ms. Horwitz stated they had submitted the lists for the pool house and everything else, but not the mud room and tennis court. Nick advised her to submit it and they would have to come back for the March 30th meeting.

Ms. Horwitz and Mr. Broten thanked the Commission for their time.

6A. 25-12: 125 Hope St, Nancy DiPrete Laurienzo Discuss and act on demolition of structure, review of potential replacements.

Attorney Alfred R. Rego, Jr., Dennis DiPrete, and Madeline Melchert were present on behalf of Ms. DiPrete Laurienzo.

Nick advised the Commission that it was for a concept review only.

Attorney Rego stated that the concept review was in keeping with what had been previously discussed a few months ago that had to with a proposal of development on 1 parcel rather than a proposal of a subdivision. He stated the parcel contained approximately 15,500sqft. with 100ft of frontage in an R6 zone which would allow a multi-family/2-family type of dwelling. Attorney Rego said the objective tonight was to continue working with Commission to come up with a concept that they would approve and which would be in keeping with the historic nature of the area.

Member Allen said that in Attorney Rego's letter he talked the Commission had further expressed its' preference for a single primary structure, and that it was the crux that they wanted to see a single structure as opposed to two structures. He didn't see anything that met that request. Mr. DiPrete said he understood that to be the case as well. He thanked the Commission for all of the time they have given to them regarding the concept reviews. Mr. DiPrete said the Commission has been very generous with their time in doing site meetings and gave them an evening to come in with the structural engineers and architect to receive directions on

the project. He said they spent a lot of time on the different options and going over why the house wasn't demolished and what the codes required, the flood plain requirements, CRMC requirements, and State Building Code requirements.

At the January meeting, Mr. DiPrete stated they heard from the Commission that they would be more comfortable before taking a vote to talk about future houses. He and Ms. Melchert talked about what could be there and submitted concepts on two different houses. When they left that meeting, they heard from the Commission that the Commission wanted to see something that was historically in form that looked at the existing house and captured what was important on the existing house to the extent they could. Mr. DiPrete stated that the Commission wanted them to take elements from the existing house that couldn't be saved and recreate them on a new house as a tribute to the old. Ms. Melchert did a draft showing the different components like the windows and how the houses were at different angles from each other and the distance off of the street. They took an inventory of the existing house and started developing concepts of what the reconstruction would look like. They hadn't submitted it yet as the next step was to elevate the design to a higher level and submit it to the Commission as part of a development plan review. He said the only application pending before them was the demolition permit. They wanted to seek as much feedback as they could from the Commission and feel they were close to that point now.

Mr. DiPrete approached the Commission and handed out renderings A, B, and C. He said that rendering C was a different variation to the one the Commission said wasn't the Commission's preference. It had two separate houses with a slightly different design. Mr. DiPrete said the Commission previously advised them to look around the neighborhood and capture design elements from the other homes. Member Ponder said the previous rendering of the two separate homes was out of proportion and he liked the new concept as it was scaled more alike.

Mr. DiPrete discussed rendering A. He said the goal was to listen to the Commission and take at least 10 elements from the existing home. They work wanted to further expand it and submit a real design and a real inventory of the existing house. He is calling the building a historically informed reconstruction of a house since they're not replicating the house but rather replicating what they saw as the most

contributing elements on the existing house. Mr. DiPrete said that since the last meeting, they had met with the CRMC to talk about the direction the plan was going in with the Commission, and that they're probably going to elevate the house and get it out of the flood plain. He stated that CRMC had already given them a preliminary determination almost insisting on that which they had submitted to the Commission. They have had a meeting with CRMC to discuss how the buffers would work and how the geometry of the house would work. Mr. DiPrete felt that they were pretty close to something that was what CRMC was asking for as well.

Member Church stated she was opposed to the demolition of the current property. She said it wasn't correct to compare massing with rest of the houses on the street as they were built in different periods. Member Church said this was a distinct and unique building with architectural and historic value. On the current renditions, she said the model room appeared massive and pictured as same size as the original house and she felt it was a huge error. Member Church said if they were going to do anything with the model room, they should conform it to the percentage of size volume of the original house. She said the rendering looked like something that would be seen on the East Side of Providence and not in Bristol. She did like the design of the corner windows. Member Church asked if the drawings were showing the elevation that would be required by the CRMC. Mr. DiPrete acknowledged that Member Church had been consistent with stating she was not in favor of demolition throughout the process, but they didn't know another way to do it. He said that the drawings did include the elevations required by CRMC. He said the existing house framing didn't come close to meeting code, and the new house would have steel in it and the framing would be a whole different structure. Mr. DiPrete said it would be at a great cost that the look would be recreated, but it would be nothing like the way the existing house was built. He said the elevation shown was the minimum elevation. Mr. DiPrete said if the Commission read the CRMC determination, they requested that the house be even higher. He said this met the FEMA flood plain elevations and CRMC are requesting it to be even higher.

Member Page stated that the problem with FEMA's work was they didn't consider the rain flooding and it should be taken into account when the decision is made. He said FEMA only dealt with ocean water and that's why there were discrepancies between what the State was doing and what FEMA was doing. Member Page said FEMA discounted flooding coming down the

street. Mr. DiPrete said CRMC would agree with Member Page, but within the historic district, every time they raise the houses, it creates other challenges. He said another thing with the square footage was there was a lot of square footage inside the existing home that was going away because it was below the flood plain. So, they tried to thread the needle to get something that captured what seemed to be most important. Member Page said it was their choice. He said as for renderings A and C, they had worked hard in getting rid of the driveway in the middle. Member Page said it would be interesting if they could do something to make it look like a bigger house and a slightly less similar second house. He said they had come a long way since last time and it was hard to complain. Mr. DiPrete appreciated it as there was still a lot of work to be done.

Member Bergenholtz asked how much taller the new structure was going to be. Mr. DiPrete said he wasn't exactly sure. He said they may have to go through a special use permit process, but they would have that information. He said they would need to bring the structural engineers back and have them do a conceptual structural plan. Member Bergenholtz said that Mr. DiPrete must have some sense of how much taller it was. Mr. DiPrete said the first floor was going up about 1½ feet and the ceiling heights would be a bit more because they're old ceiling heights. He said it's a 2-story house and it depended on where the house was measured. Member Bergenholtz said approximately how much higher was the structure going to be than what was there now. Mr. DiPrete said maybe 5, 7, or 10ft, but he really didn't know.

Member Allen was concerned about it going from a single home to two homes on a single lot. He didn't think it was right, especially with the model room being scaled to the same size as the main house. He wanted to see one house, not two. Member Church asked if the model room was going to be one dwelling or were they proposing to multiple dwelling units in it. Mr. DiPrete said there was going to be one dwelling in each building. Member Church asked if the buildings were parallel and Mr. DiPrete said the buildings would be at the same angles as they are now. He approached the Commission and showed them another plan. Member Church stated that the proposed plan showed the model room building being larger than the main building. Mr. DiPrete stated it wasn't going back as far.

Member Bergenholtz said that the original foundation would no longer exist. Mr. DiPrete said that they had to raise the

new buildings per the CRMC requirements. Member Page said it was necessary because of the flood plain. Member Bergenholtz said that the original location of the house was being wiped out. Mr. DiPrete said the existing foundation wasn't going to be saved and the new foundation would have piers, but he wasn't sure if they would be concrete or wood. He stated there would be an elevated deck with breakaway walls to cover them. They hadn't gotten that far with the design yet, but that would be the next step. Mr. DiPrete said parking would be underneath and not in front.

Member Ponder said in January the historic informed reconstruction of the model room building that looked similar to the current model and then they had the larger structure next to it and they shrunk the larger structure which he appreciated. He asked if the model room building grow from the previous concept to balance out the two buildings. Mr. DiPrete said along the street it would generally be about the same, but it was going to go deeper back towards the water, so it shifted a little towards the north and moved back a little bit. Member Ponder was talking about in contrast to the concept in January and Mr. DiPrete said that the two houses were parallel to the street. Member Ponder liked the changes and agreed with Member Church about the scaling. Mr. DiPrete said their intent is to make the model room about the same width as the existing model room and the main house about the same width, but it changes a bit because of the garage. Member Ponder understood that the current existing home will most likely be demolished and liked the fact that they scaled down the big house part of the two and agreed with Member Allen about the liking the scaling as the same as current existing. He thought the model room looked bigger than the house and looked too close together. Mr. DiPrete understood and said there was a lot more work to do.

Member Allen said he would still like to see one house, but if everyone else decided they would go with two houses then he would completely agree with what Member Ponder said. Mr. DiPrete said they were not looking for decision as they had a lot more work to do. He asked if Nick needed anything from him for the development plan and Nick said whenever they were ready to apply to just submit the application. Member Ponder asked if there was an active application for demolition and it needed to be continued, and Nick said yes. Mr. DiPrete asked for a continuation of the application for demolition as their next step was to submit something much more detailed. He thanked the Commission for being very generous with their time. Nick said as far as the HDC is concerned it would be

applying for a vote on demolition and submitting the proposed replacement design.

Member Church stated that the Commission would need a finalized construction plan before they could vote on the demolition. Nick said in that case, then they should submit their finalized plans. Member Church said they should keep coming with concepts for new construction. Mr. DiPrete said that's what they were thinking of doing because they need to do CRMC with more details beyond concept. Member Bergenholtz said it needed to include the height elevations as well. Member Church said that it should have a list of materials on the exterior, elevations, and dimensions. Member Ponder said it should include all of the cut sheets. Mr. DiPrete said that's what he thought they needed to do and they wouldn't be back before the HDC before May. Member Church said that would be okay. Mr. DiPrete asked for a continuance. Nick said the Commission could vote to continue it to May. Member Church said they could always ask for an extension if necessary. Mr. DiPrete said if they weren't ready they would bring a letter and ask for a further extension.

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

Catherine Zipf came forward to speak. Ms. Zipf stated that the application was coming along nicely. She said Member Bergenholtz was right to ask about the height of the buildings, which was important, along with the size of the model room and massing. To her, the crux of the massing comes down to what it's going to look like when rounding the curve around 7 Oaks. She questioned if it was going to be a behemoth or was it going to be similar to what was there. Ms. Zipf said what's there was nice and tidy and going much larger would be a big detriment to what it looks and feels like to the district. She stated that keeping it tight on what's there was important. She appreciated the complexity of raising it 1½ feet, but perhaps more compromising on the internal spaces in order to maintain the massing might be necessary. Ms. Zipf felt that it was an awful lot of work to shoehorn a house on a lot that nature may simply decide shouldn't be there anymore and raised the question of how much money were they willing to spend on a house that could get washed away the next day. She said the expense of it didn't seem to be worthwhile for a lot so precarious in its position. Ms. Zipf asked Attorney Teitz if the Town was protected from any sort of claim of climate change if house flips in 3 years. Then the new owner experiences a

hurricane, and they go after the Town saying that the HDC approved it. She didn't want it to bite the Town. Attorney Teitz didn't think particularly with HDC approval that the Town would be liable for any damages.

Member Church said based on what Ms. Zipf said, she suggested taking photographs be taken at that corner of existing streetscape coming from both directions and when the new designs are presented, they be scaled into those photographs so everyone can see what the effect would be. Member Allen said that would be a good idea. Member Church asked Attorney Teitz if she could make that in the form of a motion. Attorney Teitz said yes but it wasn't something that could be made mandatory, but it could be made as a motion that the Commission agreed that the Commission was requesting it.

Motion made by Member Church that the Commission requests that elevations of the streetscape be illustrated from both the southern view from Hope Street and the northern view from Hope Street of any new designs that are proposed in comparison to the existing streetscape; Seconded by Member Ponder.

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

Opposed: None

Motion carries.

Mr. DiPrete understood and said he would do that. He said that when looking at the existing streetscape at the pedestrian level, one of the most prominent features is a big hedge across the front. He asked the Commission if they should be looking at future landscaping in the submission and the hedge hid a lot of the house. They had eliminated the hedge in the views they showed. Member Bergenholtz said he hadn't paid attention to it. Member Church said the hedges were trimmed down a while ago. Mr. DiPrete said they tried to take photographs already and superimpose the future house, but up against the Lobster Pot the vegetation was really thick and the hedge along the street was really thick. Member Church said whatever's there now, illustrate it with the new design. Member Ponder said don't take a picture with the hedge and then a drawing without the hedge. Member Church said that once they started construction, all of the landscaping was going to be removed. Mr. DiPrete said they anticipated submitting a landscaping plan.

Motion made by Member Church that application #25-12 be continued for a concept review to the May 7th meeting; Seconded by Member Ponder.

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

Opposed: None

Motion carries.

7. Monitor Reports & Project Updates

8. HDC Coordinator Reports & Project Updates

9. HDC Coordinator Approvals

10. Other Business

Nick asked the Commission if there were any other updates or business.

Member Bergenholtz asked why the Santa House was still on the property. Member Allen said it was because it couldn't be moved. Member Church said they had until the end of March to move it. Nick stated they had until the end of January, but his understanding was they hadn't been able to get in there to remove it due to the snow. Member Bergenholtz asked if it was going to happen every year because it looked ridiculous to have it there for over 4 months. Nick said that's what the owner wanted to do. Member Bergenholtz said that the Santa House should have been moved and the Commission agreed. Attorney Teitz said the alternative was the owner wanted it there permanently. Member Bergenholtz said no. Nick stated the Commission had been very clear about it. He said the problem was the amount of snow and the inability to move it. He stated that when the Santa House comes back next year, the Commission should be explicit about its removal. Member Bergenholtz suggested between Thanksgiving and Christmas and then down before New Years.

Member Church asked if the Planning Department was going to move to the Guiteras School in the near future. Nick said it would be in about a year and a half. Member Church asked if that plan was in the works and Nick said yes. He said the entirety of Town Hall was going to move to Guiteras School. He had been told it would be within 18 months. Nick said that would be more of a question for Diane to answer, but that was the current plan. He said there was an endowment or

funding to update it. Nick said the building was in good shape so it wouldn't be a situation similar to the Wally School. He said the idea was 1½ to 2 years that Town Hall would be moved there. Member Church asked if it would be all on 1 floor and Nick said that it would be 2 floors as there was an elevator. Nick said the Town Hall was taking over the whole building as the school department was moving out.

Member Ponder asked Nick what was going on with the property at 8 Constitution Street after Nick had reached out to the owners. Nick said what happened was the owners put a sliding glass door on the back of the garage. He said the contractor had received something from the architect that the owners figured it was too small for a car, so they used it as a home gym. Member Ponder just wanted to make sure the owners had responded to Nick. Nick said he received a phone call, and the owners were going to be at the March 30th meeting. Nick said they were going to receive a fine as it was already done. Nick stated it wasn't anything crazy and didn't change anything on the garage.

11. Adjourned at 8:36PM

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

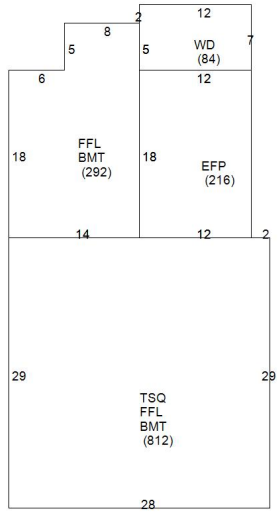
BUILDING EXTERIOR

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

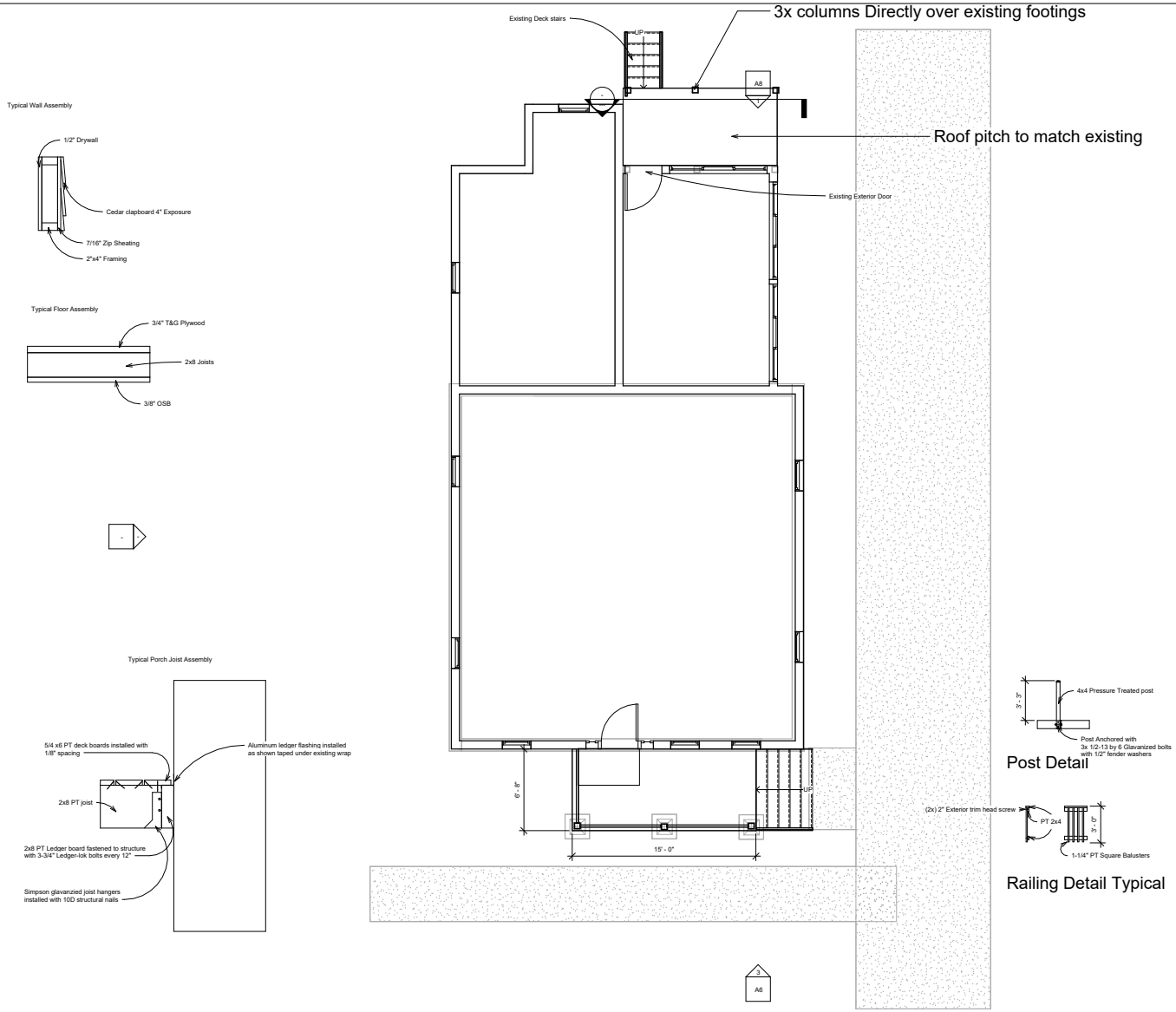
INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: True
 # OF ROOMS: 8
 # OF BEDROOMS: 4
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





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

REDO & RENEW RENOVATION LLC

www.redoandrenewrenovation.com

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A6

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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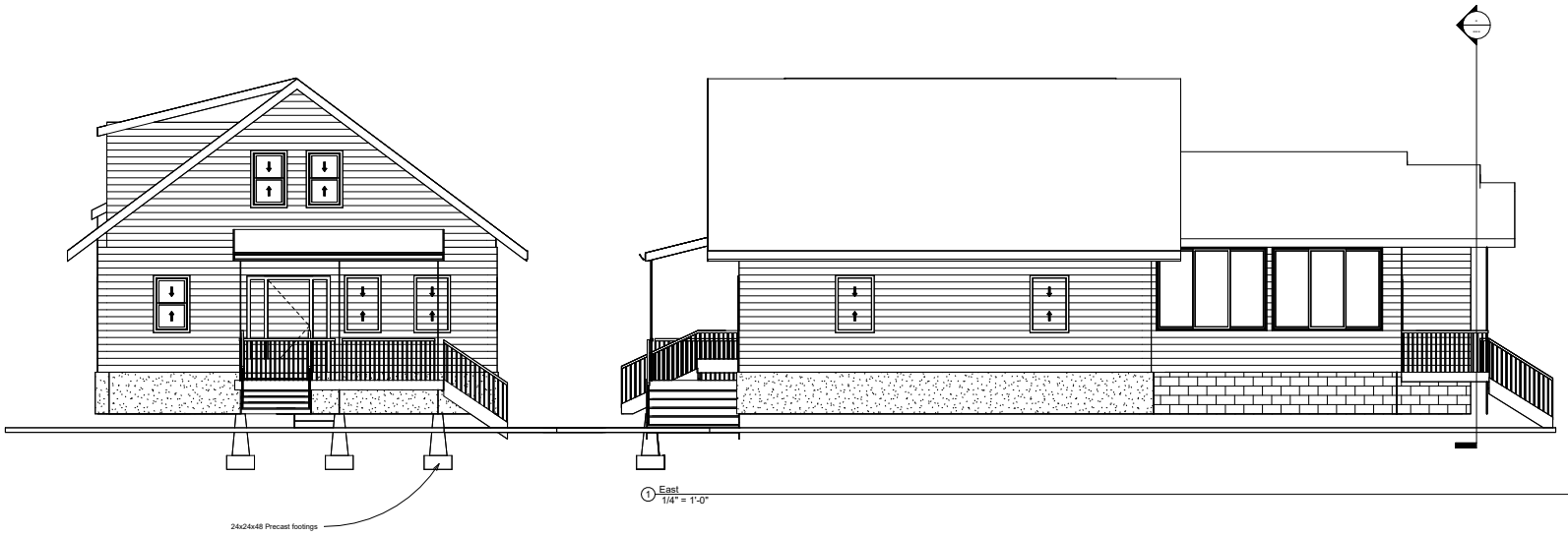

3 South
1/4" = 1'-0"

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

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RENOVATION LLC

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No.	Description	Date

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Project Name

Elevations

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

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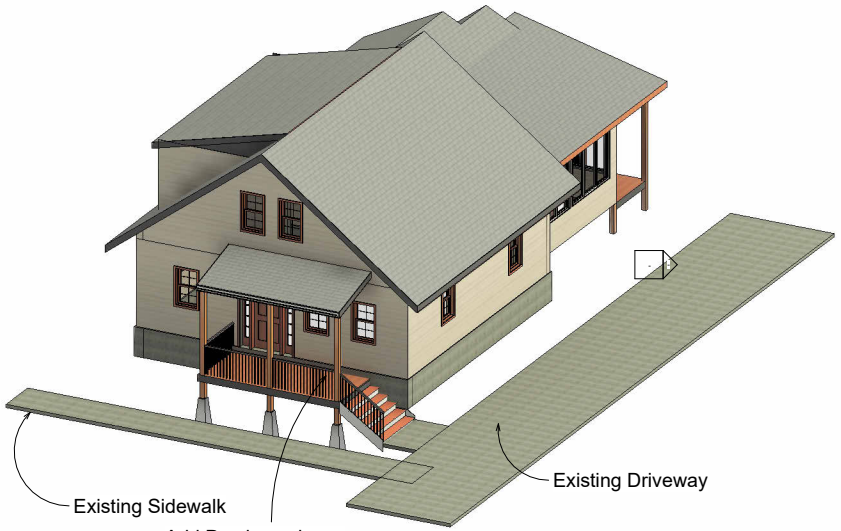

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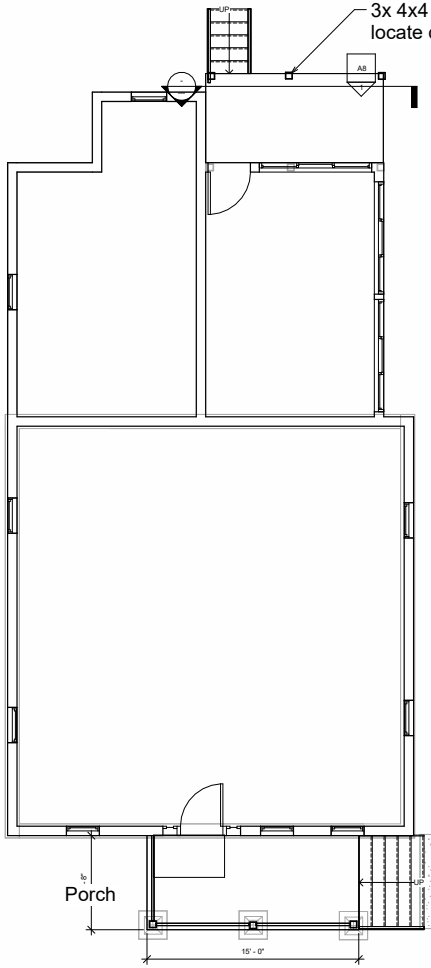

2 First Floor
1/4" = 1'-0"

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Project number	Project Number
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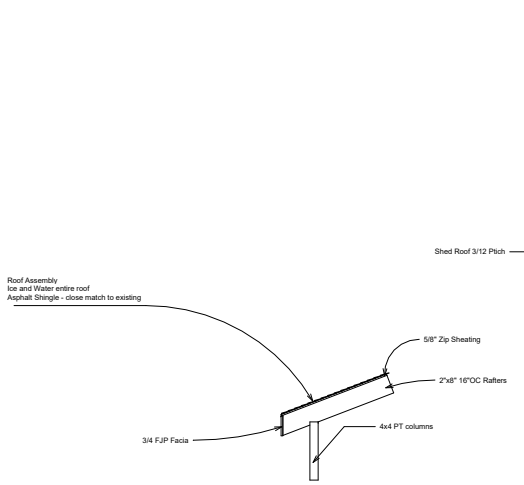

Roof and Wall Assembly

North
1/2" = 1'-0"

REDO & RENEW
RENOVATION LLC

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Building Sections

Project number	Project Number
Date	Issue Date
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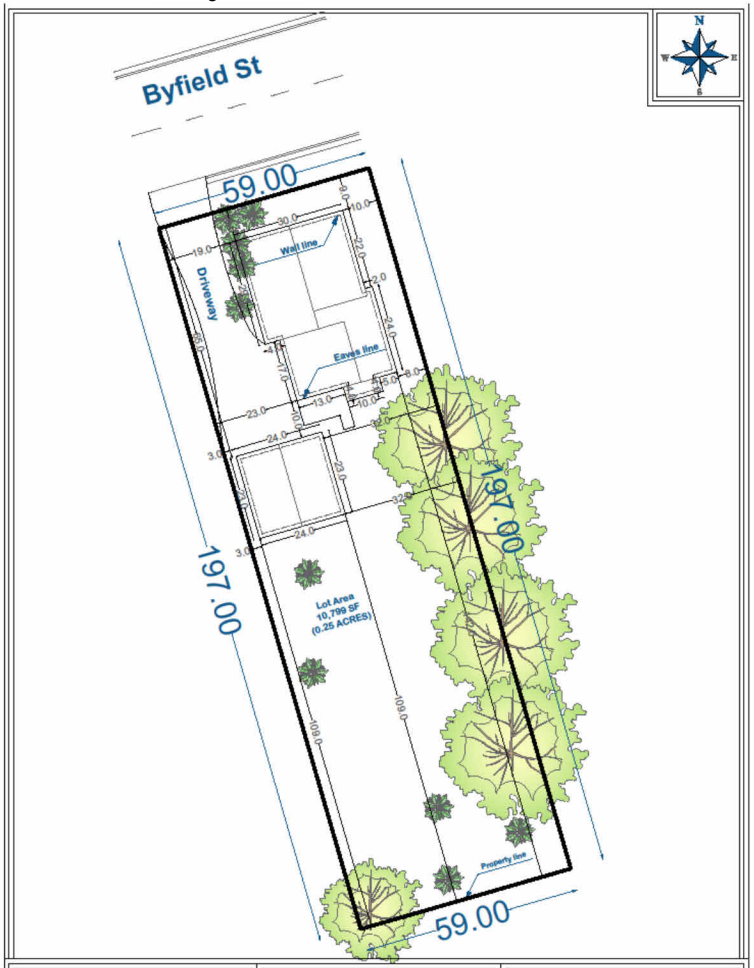
Existing Site Plan



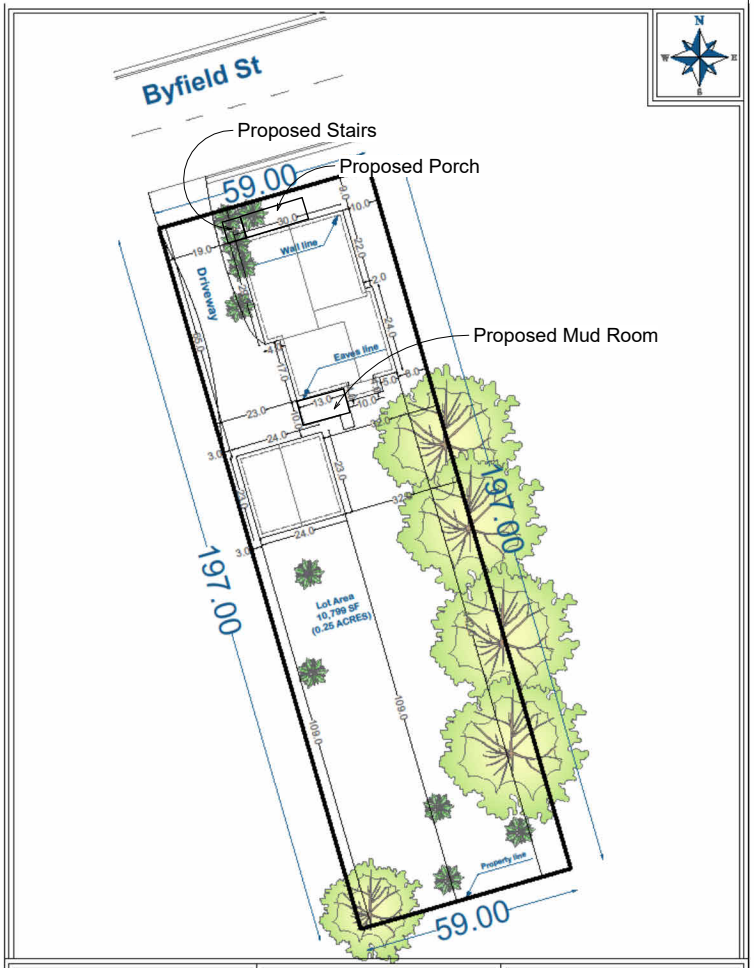
Parcel#: BRIS M:14 L:77 Address : 34 byfield street City, State, ZIP:Bristol RI 02809 Purpose : Permits	Owner : SIROIS, ROSEMARIE G Zoning: R-6 Land Use Cat: RESIDENTIAL	Date: 18th of February 2025 Scale: 1"=20'

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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Site Plan

Project number	Project Number
Date	Issue Date
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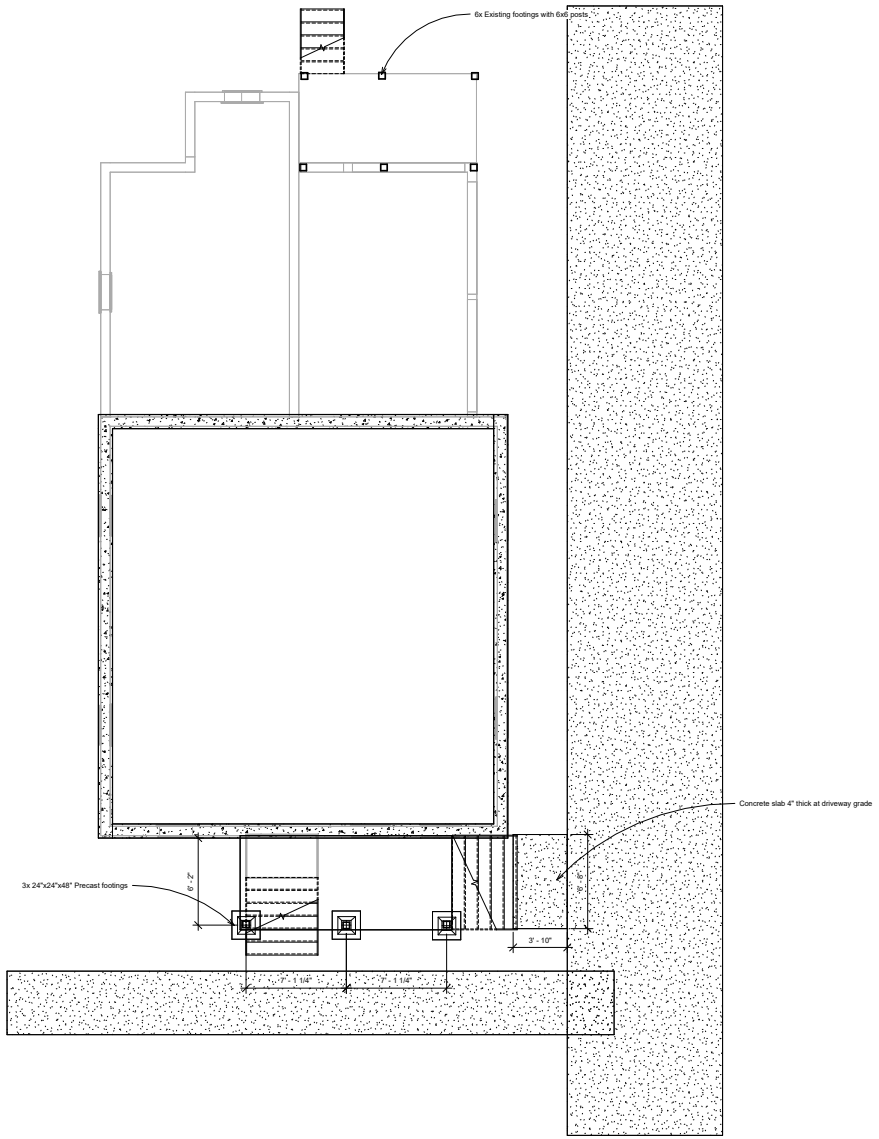

1 Foundation
1/4" = 1'-0"

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No.	Description	Date

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Project Name

Foundation Plan

Project number	Project Number
Date	Issue Date
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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.

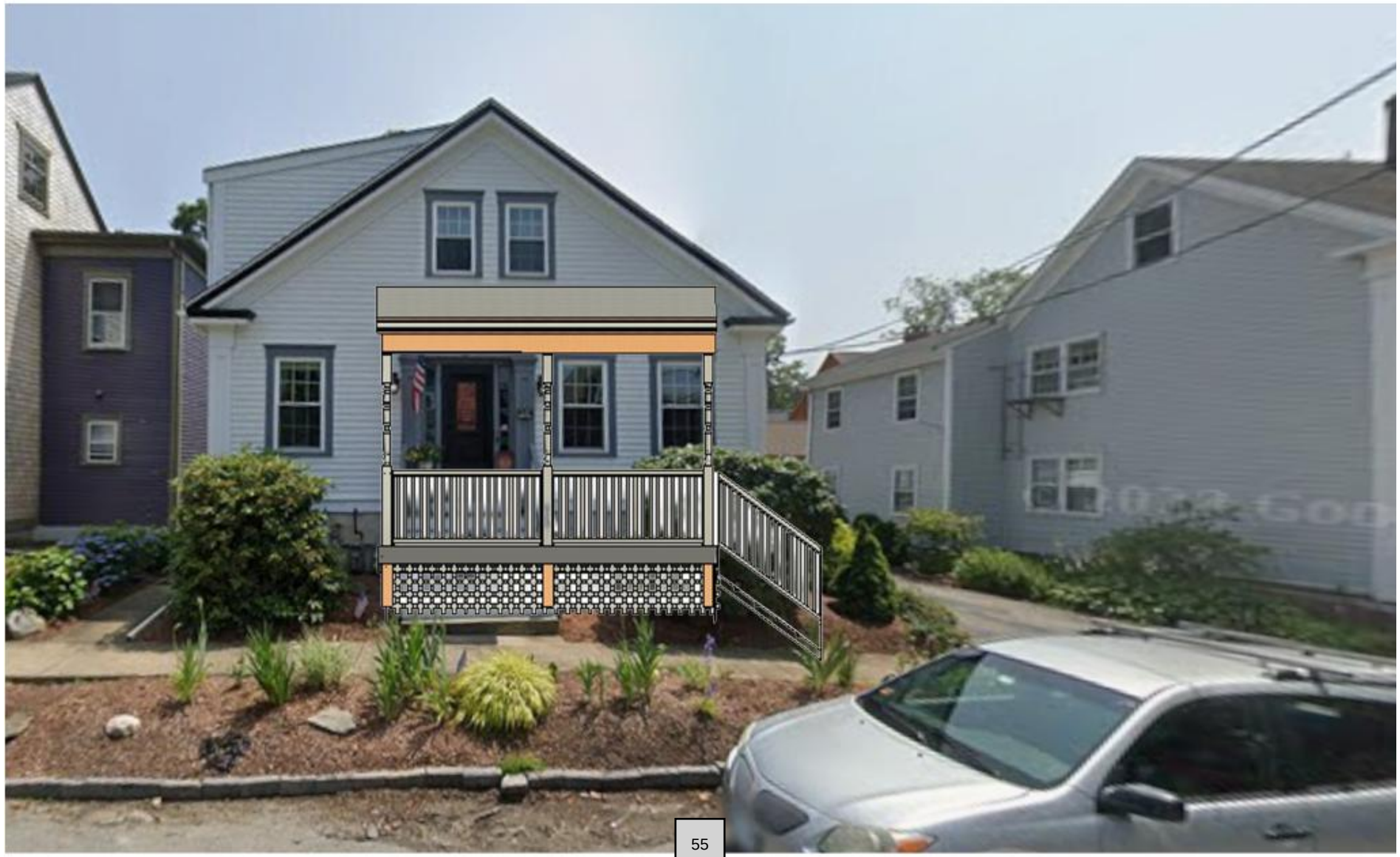

46


3 4
Captain Jack Sparrow
34 Byfield Street





34 Byfield Street Porch Addition



Porch Posts

HB&G Turned post
Material: Wood
Finish: Painted White

Wood Turned Posts
6"x6"x8'

SKU: 02131

Product Material: Wood

Notes

- Tolerances: +/- 1/4" in all dimensions
- Whole Posts must have 75% contact at the top and 100% contact at the bottom.
- Wood Turned Posts are manufactured from kiln dried, paint-grade pine. Finger-jointed and laminated.
- Wood Turned Posts require ventilation and must be mounted using an aluminum plinth or fastening system.
- Wood Posts are primed for painting.
- Do NOT paint using dark colors(dark colors are considered any color that falls within the L values of 56 to 0). L is a measure of the lightness of an object, and ranges from 0(Black) to 100(White). Follow paint manufacturer's instructions for priming and painting posts. See Installation Instructions.
- 6" Wood Turned Post has a structural load capacity of 5,800 lbs max.
- Top and bottom secured in accordance with Installation Instructions.
- Post actual dimension: 5-1/4"x5-1/4"
- Posts are not intended to be used in a free standing application without the use of a tie down system.

Drawn by: CAG
Date: 09 May 2019
Scale: NTS POST–No 100–6x8–02131

HB&G Building Products
1015 Brundidge Blvd.
P.O. Box 589
Troy, Alabama 36081
334.566.5000
Fax 334.566.4626
www.hbgcolumns.com
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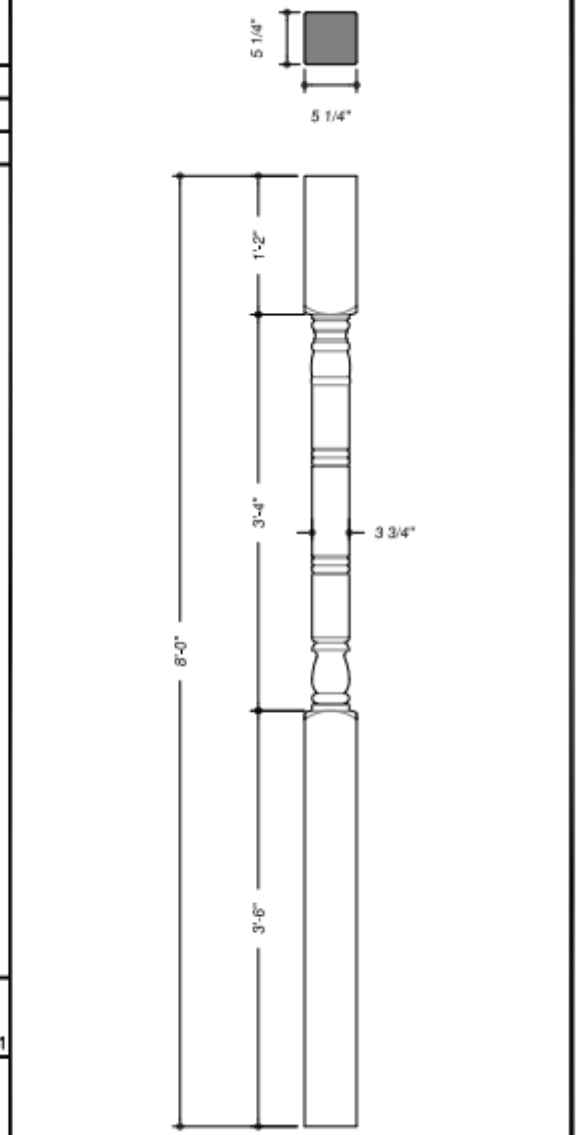
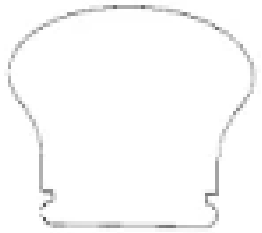


Railings

Material: poplar or oak
Finish: Painted White

Top Rail



6009
Somerset with Bead

Bottom Rail



6000
Contemporary

Balluster



5060
5260
5360

Decking

Material: mahogony
Finish: none

1x4 Mahogany Deck Boards





White wood risers

Lattice

Material: wood
Finish: painted white



Under porch lattice work (example)

Ceiling

Material: 1”x6” T&G pine beadboard
Finish: painted white





Beadboard ceiling(example)

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-27	Contributing	March 5, 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
220 High St, Unit Walley School, Bristol, RI , 02809	018-0051-000

Applicant	Architect/Engineer	Contractor
Town of Bristol	Christine Shea	JML Excavation

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

Work Category:	Sign(s)/Landscaping

Description of proposed work:
New exterior sign. Formal building name to be determined.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00529
HISTORIC NAME:	Walley School
ARCH. STYLE:	Colonial Revival
ORIGINAL CONSTRUCTION DATE (est.):	
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Christine Shea
Applicant's Digital Signature
Date: March 5, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 220 HIGH ST
ACRES: 7.08
PARCEL ID: 018-0051-000
LAND USE CODE: 78
CONDO COMPLEX:
OWNER: TOWN OF BRISTOL
CO - OWNER:
MAILING ADDRESS: 10 COURT ST

ZONING: PI
PATRIOT ACCOUNT #: 1257

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 51183
FINISHED BUILDING AREA: 36515
BASEMENT AREA: 10614
 # OF PRINCIPAL BUILDINGS: 3

ASSESSED VALUES

LAND: $405,300
YARD: $168,800
BUILDING: $4,545,500
TOTAL: $5,119,600

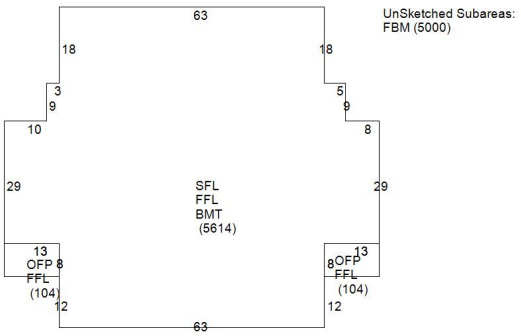
BUILDING EXTERIOR

BUILDING STYLE: Schools
UNITS: 1
YEAR BUILT: 1896
FRAME: Masonry
EXTERIOR WALL COVER: Brick
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Steam w/Boil
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



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

ADA RAMP

PROPOSED CROSSWALK CONFIGURATION SEE ENGINEERS DWGS

VEHICULAR CONCRETE DRIVEWAY

NEW SIGN 2-SIDED ILLUMINATION BOTH SIDES (6 LA3.0)

NEW BIKE RACK BY CONTRACTOR (8 LA3.0)

NEW BENCH BY OWNER (7 LA3.0)

NEW BENCHES BY OWNER (7 LA3.0)

(10 LA3.1) INSTALL ROOT BARRIER ALONG SIDEWALK

(9 LA3.0) HANDICAP PARKING DIRECTION SIGN

GRIND STUMP

LANDSCAPED BED OF EVERGREEN AND DECIDUOUS SHRUBS WITH PERENNIALS AND GROUNDCOVER

R&D EXISTING TREE AND REMOVE STUMP

(11 LA3.1) RELOCATED MEMORIAL BENCH BY CONTRACTOR

LAWN OF LOW-MOW GRASS SPECIES, OR POSSIBLY WILDFLOWER MIX

(3 LA3.0) RECONSRUCT GRANITE STEPS AND LANDING. ADD RAILINGS

COBBLESTONE AREA (8 LA3.1)

ADA RAMP WITH RAILING (5 LA3.0)

ADD SHRUB BORDER (MAX 4'-0") TALL TO SCREEN PARKING

(1 LA3.0) PROTECT EXISTING TREE TO REMAIN

R&D EXISTING TREE AND REMOVE STUMP TOWN TO PLANT NEW MEMORIAL TREE ON TOWN COMMON. REMOVE AND SALVAGE GRANITE MEMORIAL FOR RESETTING BY TOWN.

NEW SIGN SINGLE SIDED ILLUMINATE ONE SIDE (6 LA3.0)

(9 LA3.1) 18-INCH WIDE DRIP EDGE ALONG FOUNDATION

6" O.C. BOLLARD (TYP.) (12 LA3.1)

BUS DROP-OFF ZONE

(1 LA3.0) PROTECT EXISTING MAGNOLIA TREE

CONNECT NEW WALK TO EXISTING WALK - REFER TO CIVIL DRAWINGS

(1 LA3.0) PROTECT EXISTING TREE TO REMAIN

ADA RAMP REFER TO CIVIL DRAWINGS

(3 LA3.0) RECONSRUCT GRANITE STEPS AND LANDING. ADD RAILINGS

ADD EVERGREEN HEDGE (MAX 4'-0" TALL TO SCREEN PARKING

RELOCATE EXISTING BENCH ONTO NEW CONCRETE PAD BY CONTRACTOR STAKE LOCATION INFIELD PRIOR TO CONCRETE POUR FOR APPROVAL

STOP, DO NOT ENTER & ONE WAY SIGN

(7 LA3.0) NEW BENCH

8" VEHICULAR CONCRETE DRIVEWAY

(2 LA3.0) NEW SOLID BOARD FENCE WITH GATE TO SCREEN UTILITY AREA

ADA RAMP

EXISTING FENCE TO REMAIN

TRASH STORAGE (2 LA3.0)

GENERATOR AND TRANSFORMER AREA

GRANITE CURBING

WALLEY SCHOOL

FIRST BAPTIST CHURCH

NORTH

0 5' 10' 20'

RENOVATIONS TO THE
WALLEY SCHOOL
260 HIGH STREET, BRISTOL, RI 02809

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way, Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

Landscape Elements, LLC
Landscape Architecture
Landscape Ecology
Cultural Landscape Preservation
3288 Post Road,
Warwick, RI 02886
401.773.4088
landscapeelementsllc.com

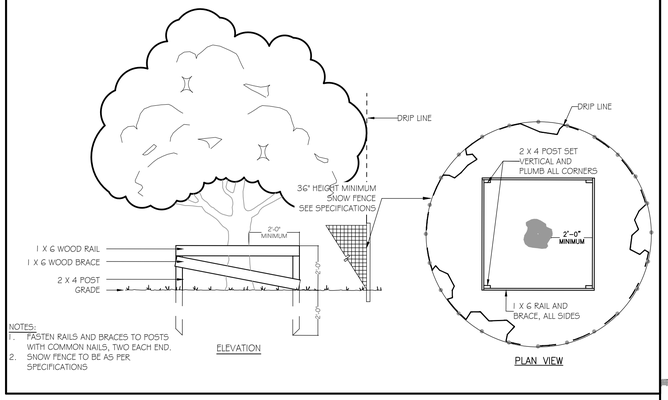
JOB NO.	DATE
2211	02/24/23

ISSUE : BID SET

NO.	REVISION DESCRIPTION	DATE

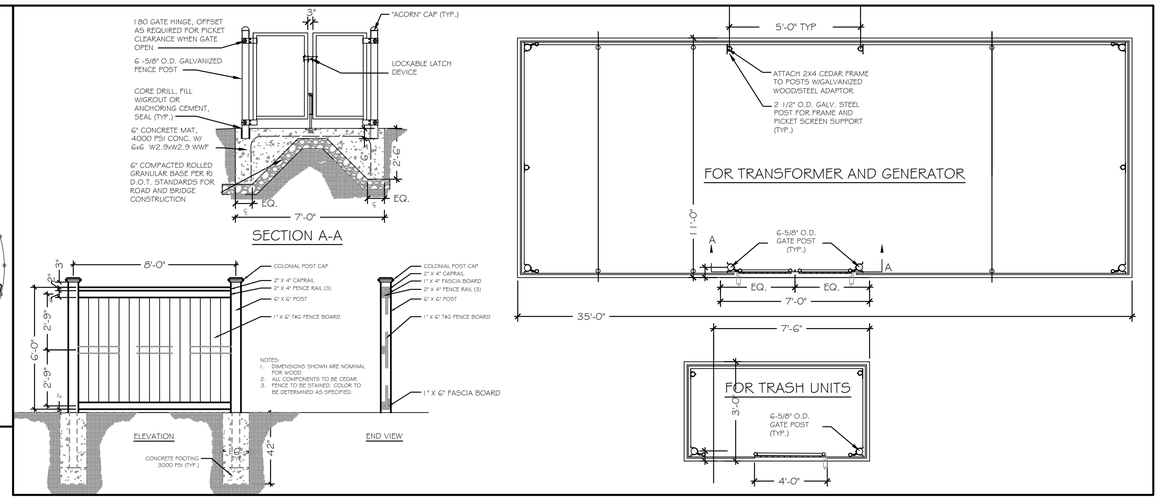
SHEET TITLE
LANDSCAPE DESIGN OVERVIEW

SHEET
LA2.0



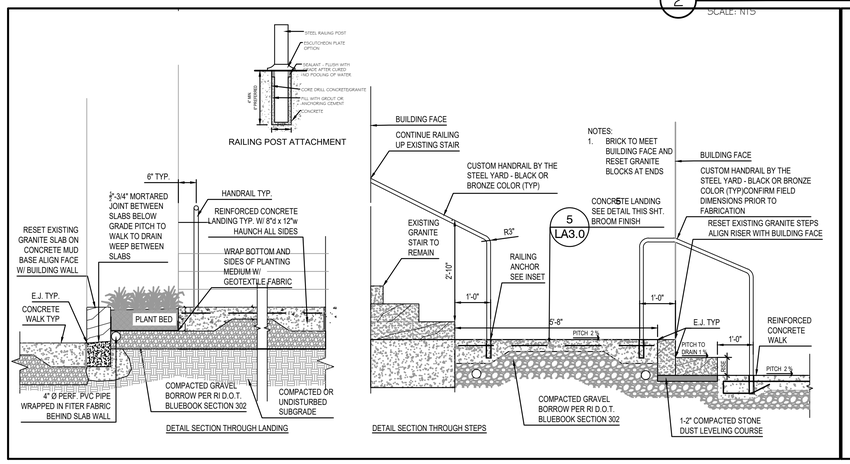
1 TREE PROTECTION DETAIL

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



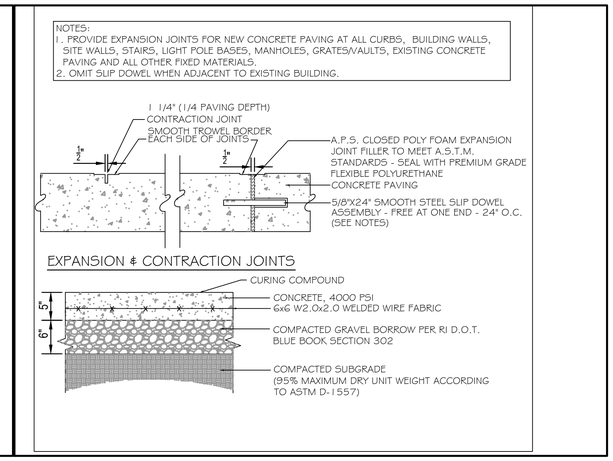
2 SCREENING FOR GENERATOR AND TRANSFORMER UNITS AND FOR TRASH UNITS

SCALE: NTS



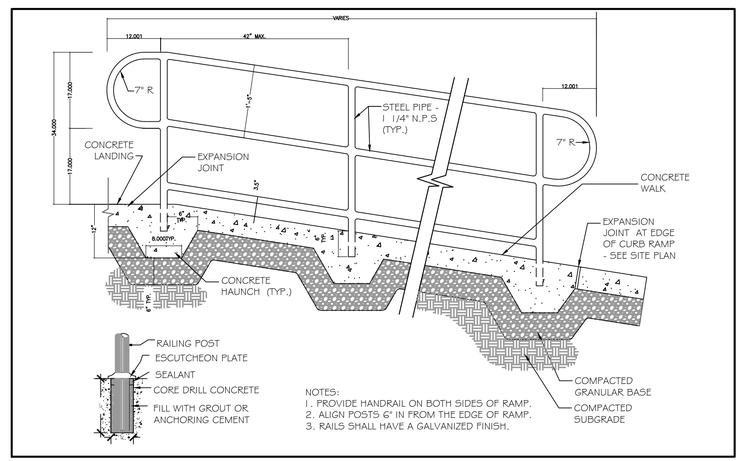
3 GRANITE STAIRS AND CONCRETE LANDING WITH CUSTOM RAILING (TYP)

SCALE: NTS



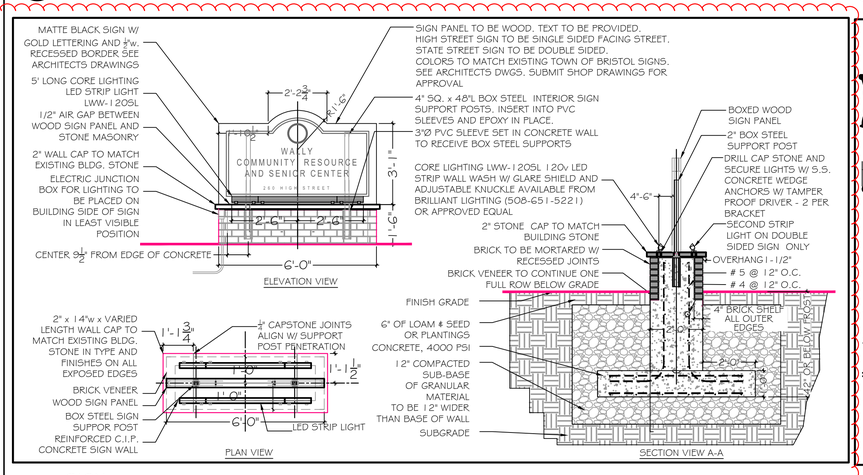
4 CONCRETE SLAB TYP.

SCALE: NTS



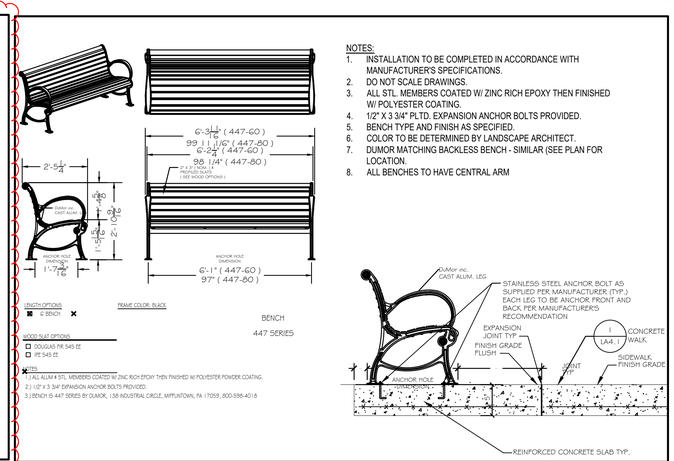
5 METAL RAILING FOR ADA RAMP

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



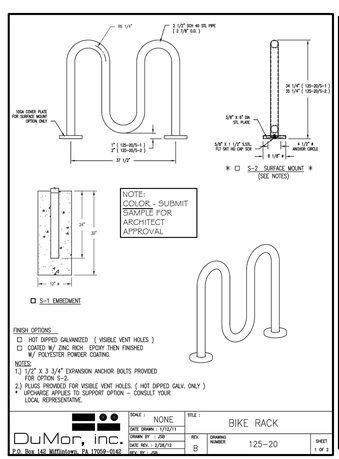
6 SIGN

SCALE: NTS



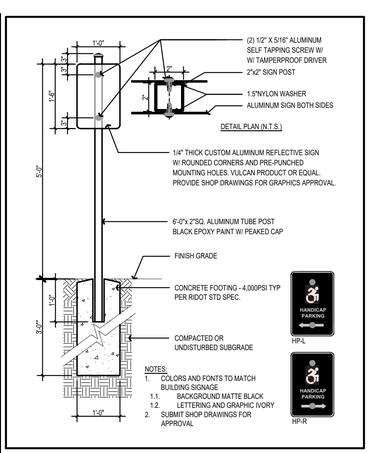
7 STEEL BENCH

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



8 STEEL BIKE RACK

SCALE: NTS



9 HANDICAP PARKING DIRECTIONAL SIGN

SCALE: NTS

RENOVATIONS TO THE WALLEY SCHOOL

260 HIGH STREET, BRISTOL, RI 02809

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way, Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

Landscape Elements, LLC
Landscape Architecture
Landscape Ecology
Cultural Landscape Preservation
3288 Post Road, Warwick, RI 02886
401.773.4088
landscapeelementsllc.com

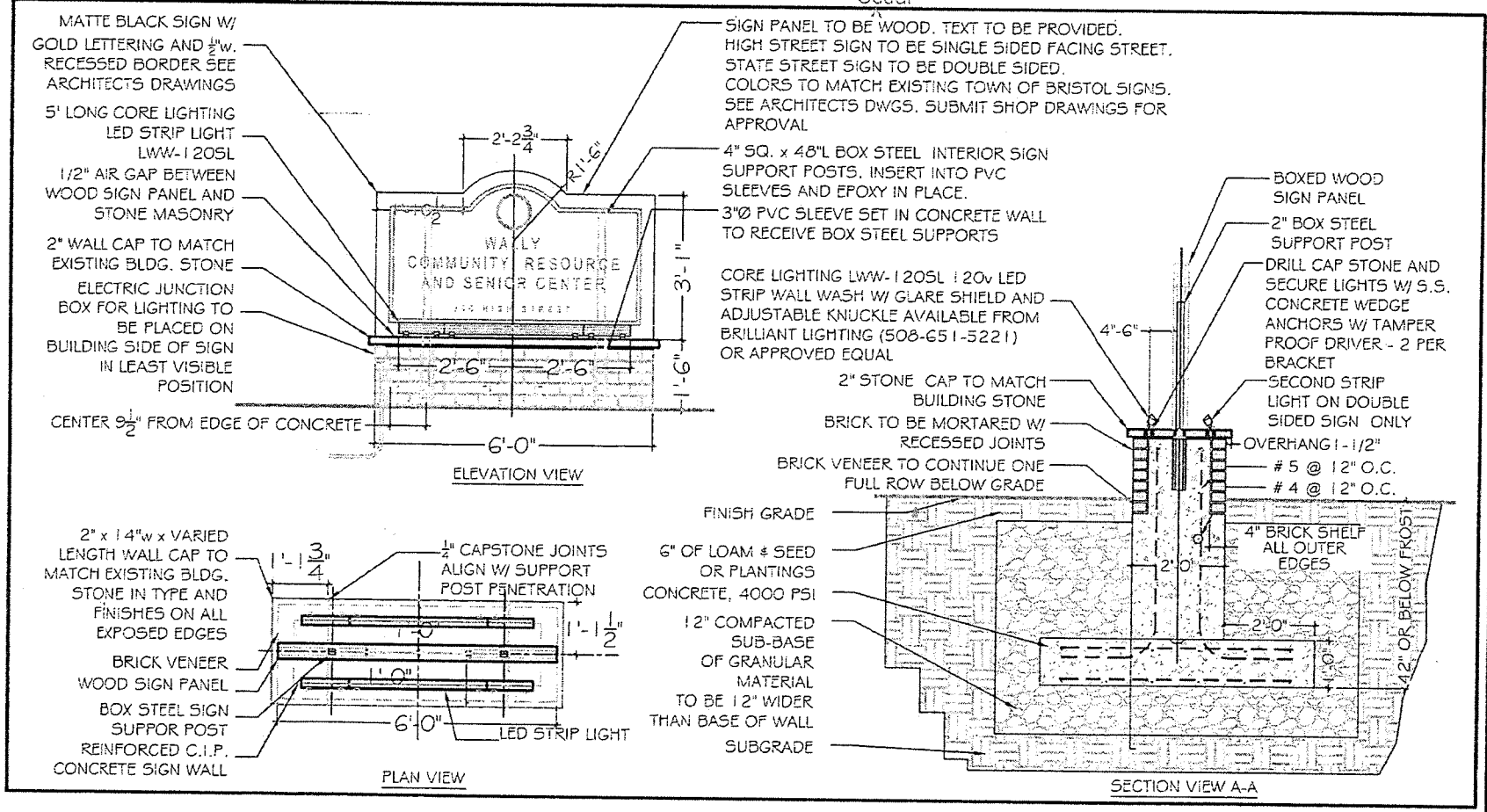
JOB NO. 2211
DATE 02/24/23
ISSUE : BID SET

NO.	REVISION DESCRIPTION	DATE

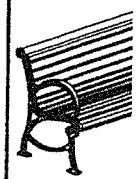
SHEET TITLE
LANDSCAPE DETAILS SHEET 1

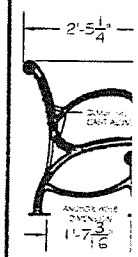
SHEET
LA3.0

Cedar



SIGN ALTERNATE #4



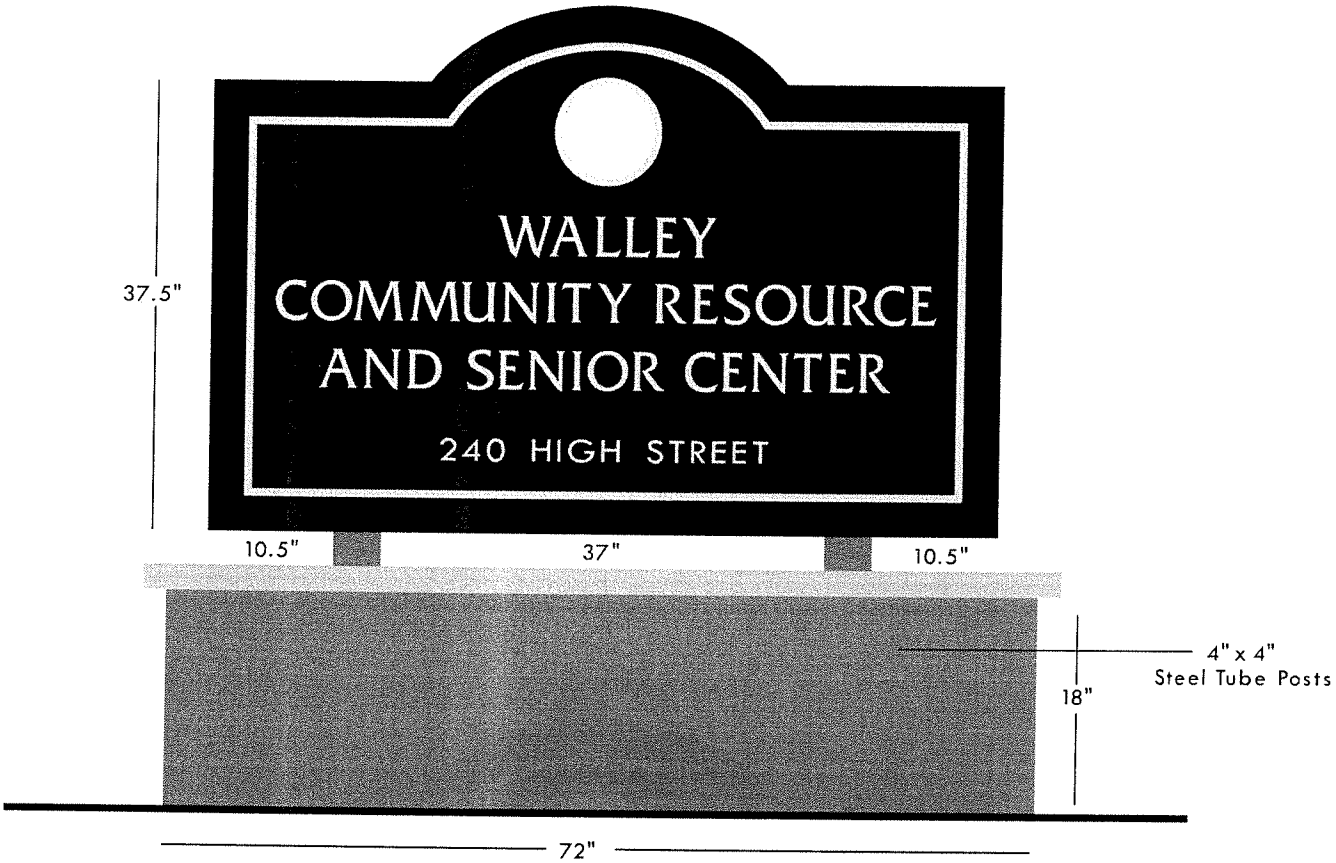


ALTERN

Proposed Preliminary Sign Design

Sign Body - 44" x 66" x 3/4" MDO Box (2 sided Sign)

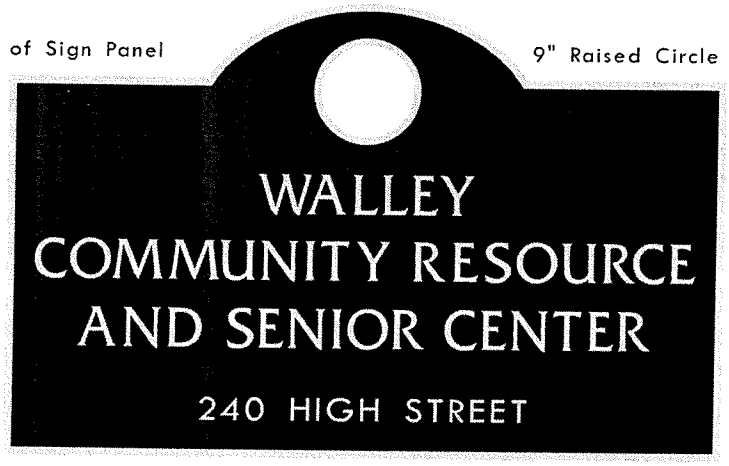
44" x 66" x 3/4" MDO Backing Board (1 Sided Sign)



3/4" Raised Outside Border of Sign Panel
Gold Leaf

3.5 " Ht
Carved Raised Lettering
Gold Leaf

2" Ht
Carved Incised Lettering
Gold Leaf



9" Raised Circle Plaque (Town Seal)

Raised Sign Panel - 38" x 60" x 1" HDU Board

Raised Sign Panel - Satin Black Background or
Black Sand Background

T.Depoto / Hand Made Signs
401.525.0893 / handmadesignart@gmail.com
100 Elm St Bx16 W n,RI 02885

Proposed Preliminary Sign Design

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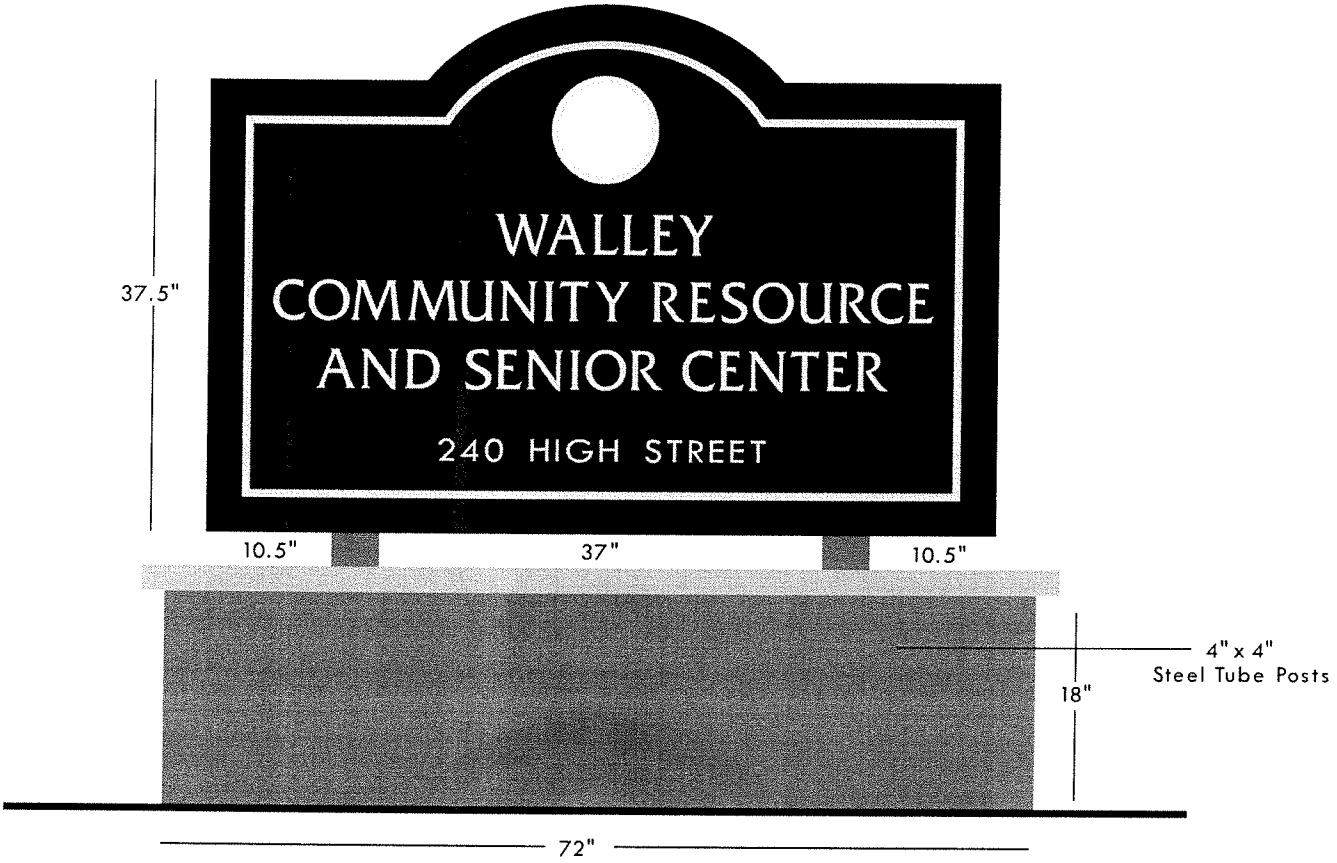
44" x 66" x 3/4" MDO Backing Board (1 Sided Sign)



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Gold Leaf

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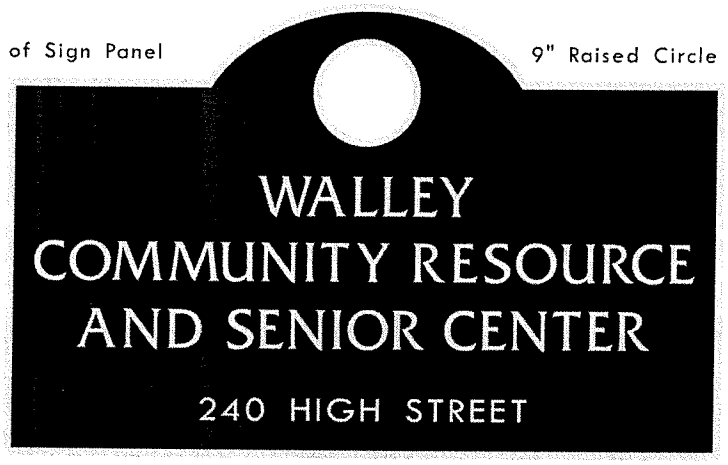
Carved Raised Lettering
Gold Leaf

2" Ht
Carved Incised Lettering
Gold Leaf



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T.Depoto / Hand Made Signs
401.525.0893 / handmadesignart@gmail.com
100 Elm St Bx 16 W[illegible]en,RI 02885

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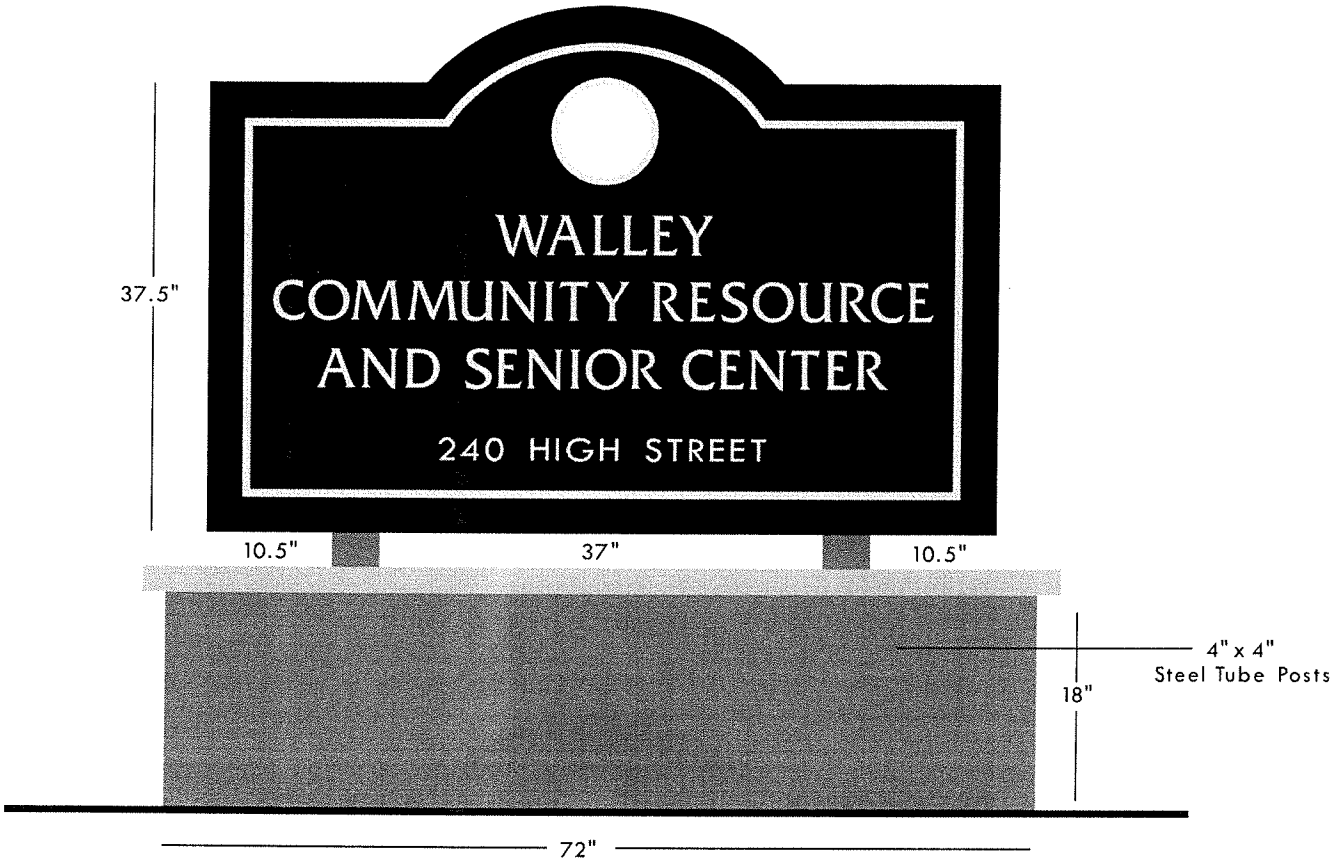
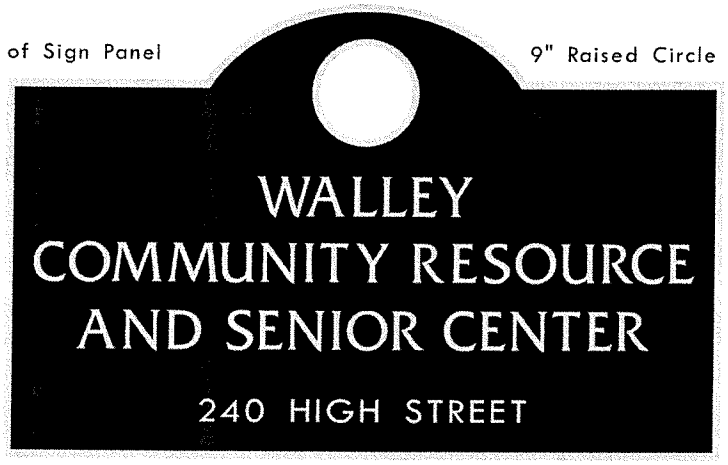


3/4" Raised Outside Border of Sign Panel
Gold Leaf

9" Raised Circle Plaque (Town Seal)

3.5 " Ht
Carved Raised Lettering
Gold Leaf

2" Ht
Carved Incised Lettering
Gold Leaf



Raised Sign Panel - 38" x 60" x 1" HDU Board

Raised Sign Panel - Satin Black Background or
Black Sand Background

T.Depoto / Hand Made Signs
401.525.0893 / handmadesignart@gmail.com
100 Elm St Bx16 W en,RI 02885

Proposed Preliminary Sign Design

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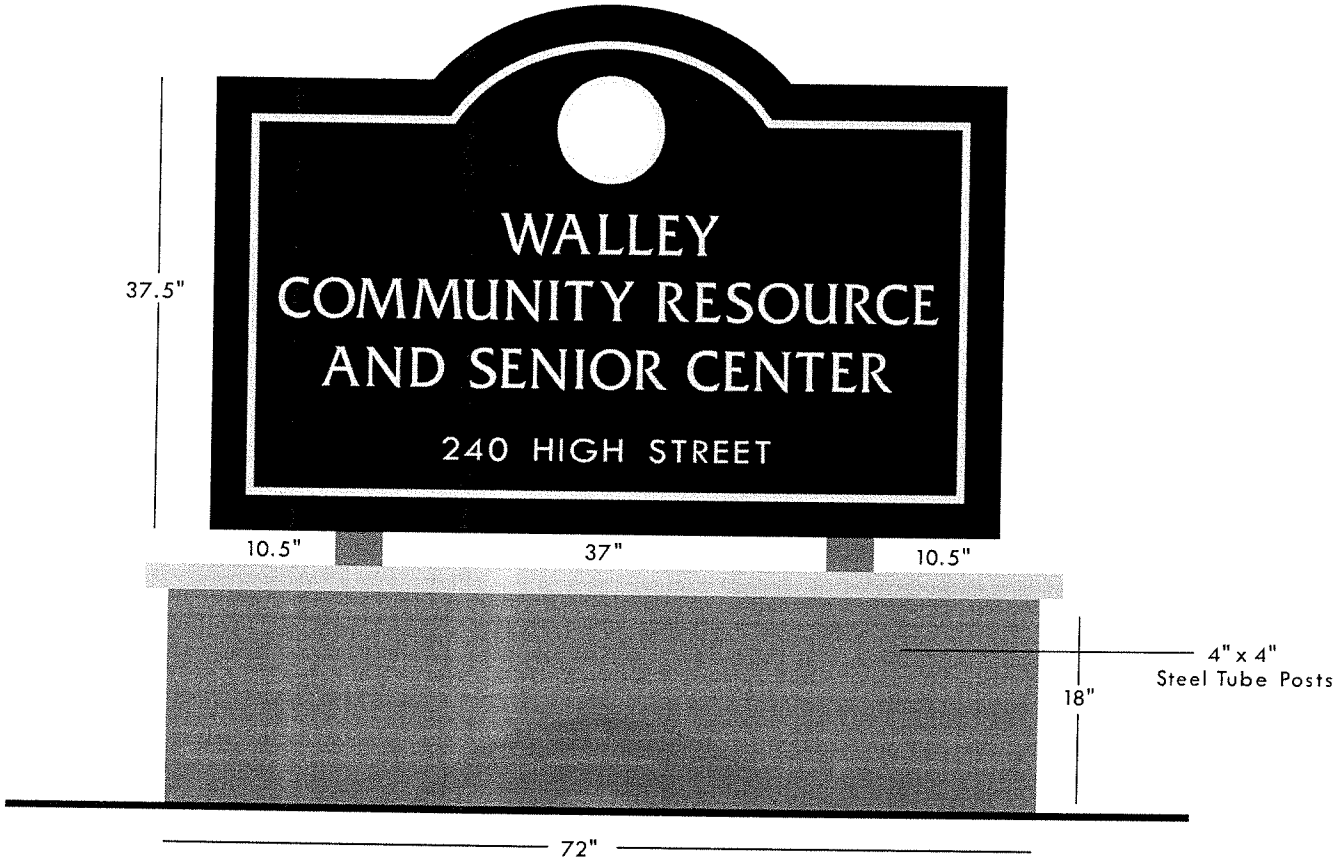

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Gold Leaf

9" Raised Circle Plaque (Town Seal)

3.5 " Ht
Carved Raised Lettering
Gold Leaf

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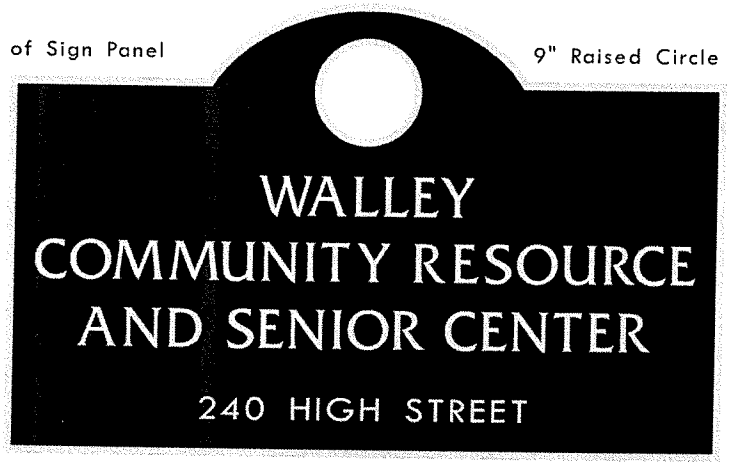
Carved Incised Lettering
Gold Leaf



Raised Sign Panel - 38" x 60" x 1" HDU Board

Raised Sign Panel - Satin Black Background or
Black Sand Background

T.Depoto / Hand Made Signs
401.525.0893 / handmadesignart@gmail.com
100 Elm St Bx16 W en,RI 02885

Walley School Restoration
260 High Street
Bristol, RI 02809

EXTERIOR SIGN
PROPOSED MATERIALS LIST

- **Sign Body**
  - MDO box with steel structure.
  - Black Painted 1" HDU board with ¾" raised outside border in gold leaf.
    - Note the drawing's own cedar, but given that the Town would like to match the existing black painted signs in other areas of Town, an HDU (High Density Urethane) board would be appropriate for rot-resistance.
- **Lettering**
  - Building Title: 3.5"H Carved raised lettering in gold leaf.
  - Building Address: 2"H carved incised lettering in gold leaf.
  - 9" raised circle plaque – Town Seal (if desired).
- **Base**
  - Concrete base with brick veneer to match the existing building.
  - Stone cap to be brownstone to match the existing building.


BPW

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-32	Contributing	March 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
235 HIGH ST , BRISTOL, RI, 02809	014-0027-000

Applicant	Architect/Engineer	Contractor
Town of Bristol	Nate Ginsburg/Christine Shea	

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

Work Category:	Sign(s)/Landscaping

Description of proposed work:
A 10'-0" black metal fence around rear mechanical units including acoustic paneling to combat noise concerns from the neighbors.

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)	

Christine Shea
Applicant's Digital Signature
Date: March 12, 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

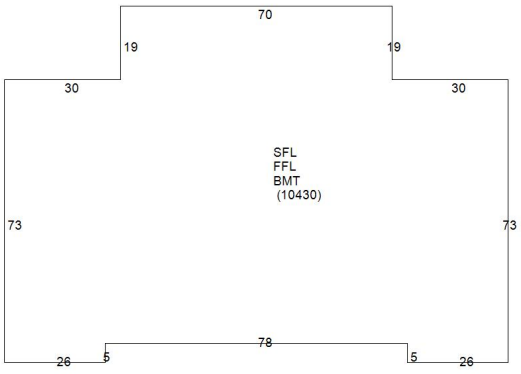
BUILDING EXTERIOR

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

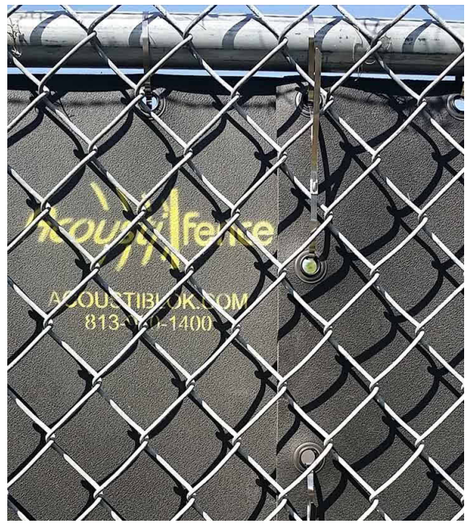


PHOTO

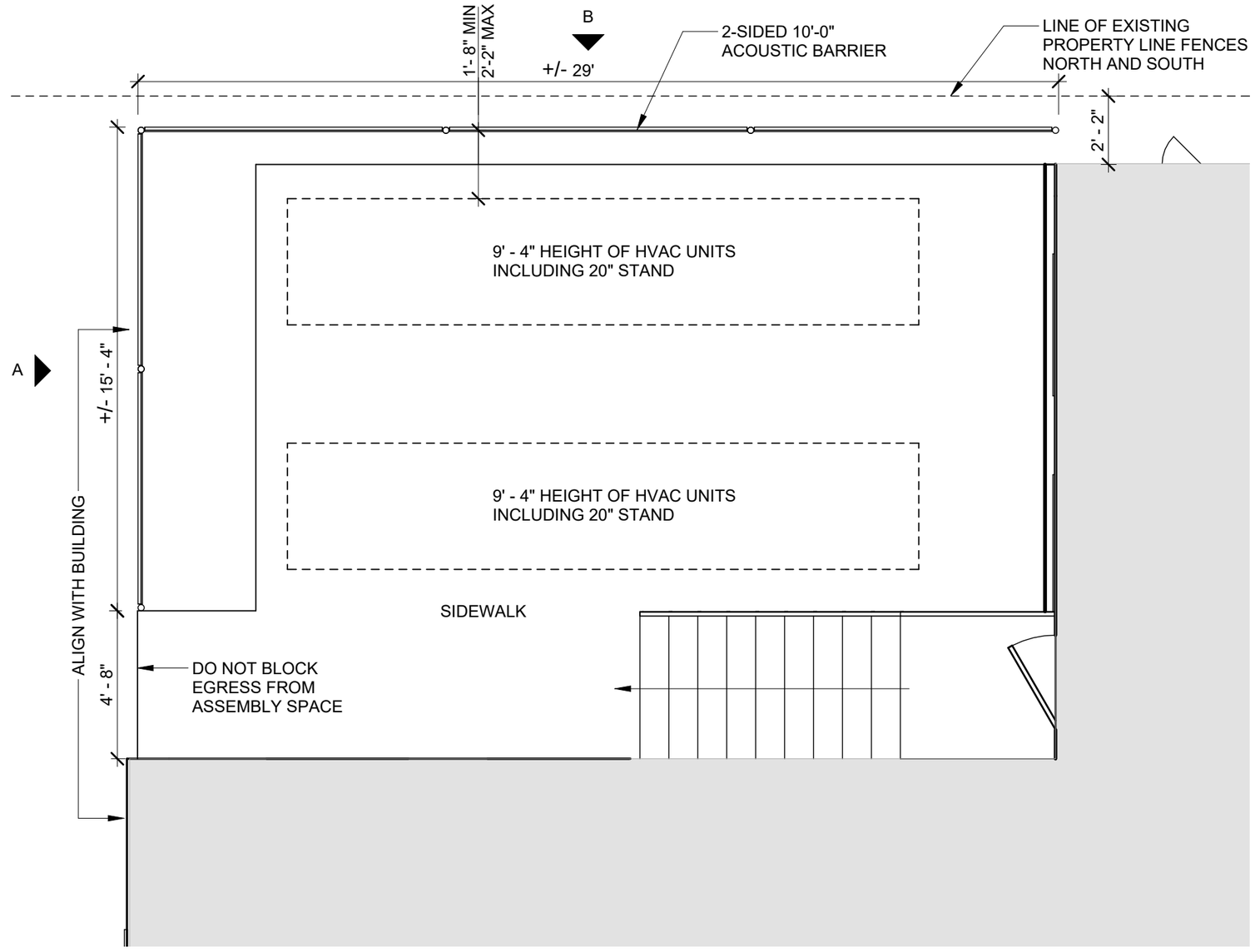




BLACK CHAINLINK FENCE WITH OPTIONAL BLACK PRIVACY SLATS (EXTERIOR)



ACOUSTIBLOK SOUND DAMPENING PANELS (INTERIOR)



NOTE: FENCE MUST BE LOCATED A MINIMUM OF 12" + THE DISTANCE ABOVE THE TOP OF THE UNIT AWAY FROM THE UNITS FOR PROPER EXHAUST

BREWSTER THORNTON GROUP ARCHITECTS LLP

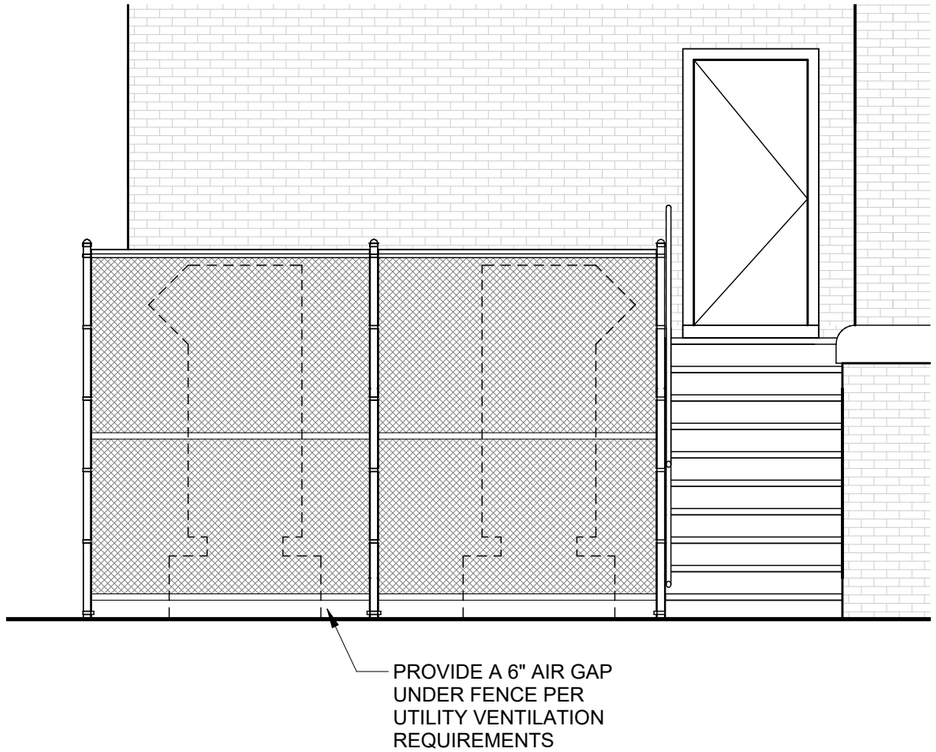
317 Iron Horse Way
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

REYNOLDS SCHOOL BUILDING

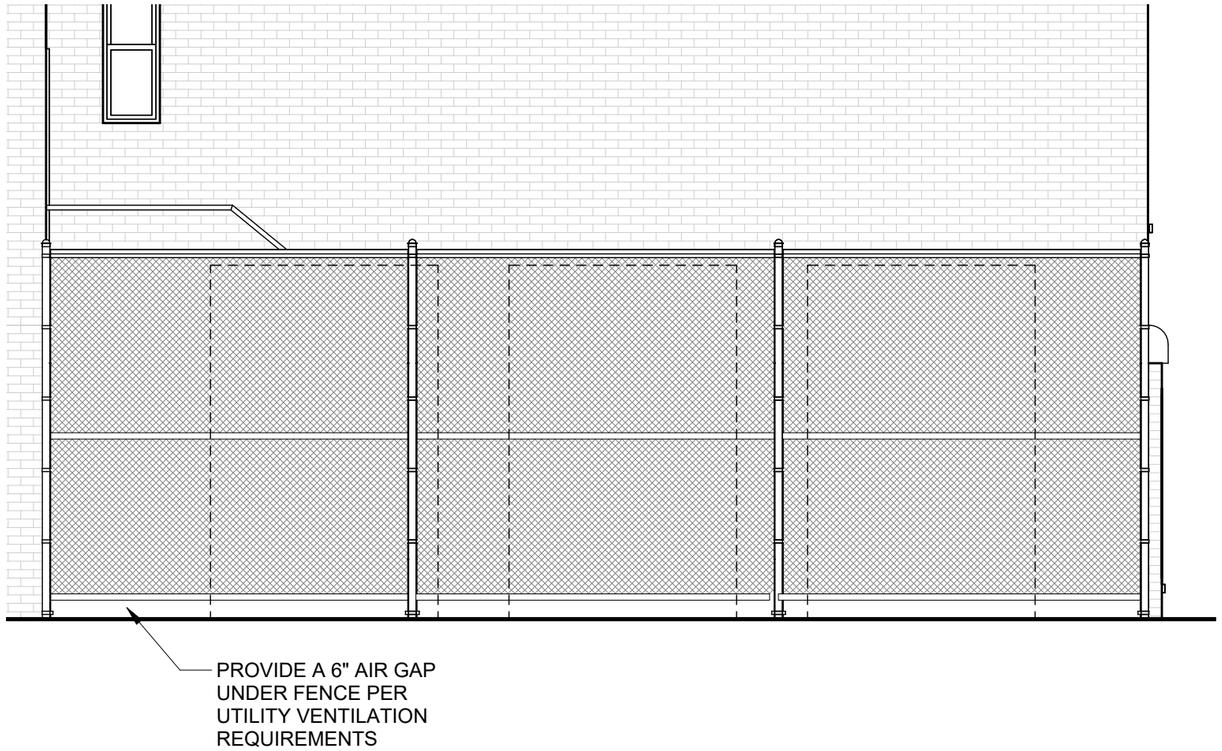
235 HIGH STREET,
BRISTOL, RI 02809

UTILITY FENCE

1/4" = 1'-0"
03/10/26



A - SOUTH ELEVATION



B - WEST ELEVATION

BREWSTER THORNTON GROUP ARCHITECTS LLP
317 Iron Horse Way
Suite 202
Providence, RI 02908
401.861.1600
brewsterthornton.com

REYNOLDS SCHOOL BUILDING

235 HIGH STREET,
BRISTOL, RI 02809

UTILITY FENCE

1/4" = 1'-0"
03/10/26



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-16		February 12, 2026

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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

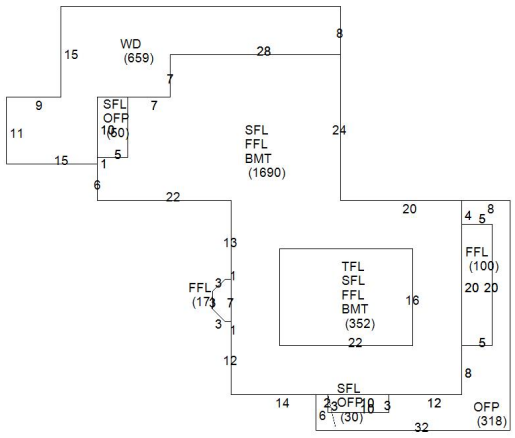
BUILDING EXTERIOR

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





L E G E N D

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

Z O N I N G

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

N O T E S

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

S I T E P L A N
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

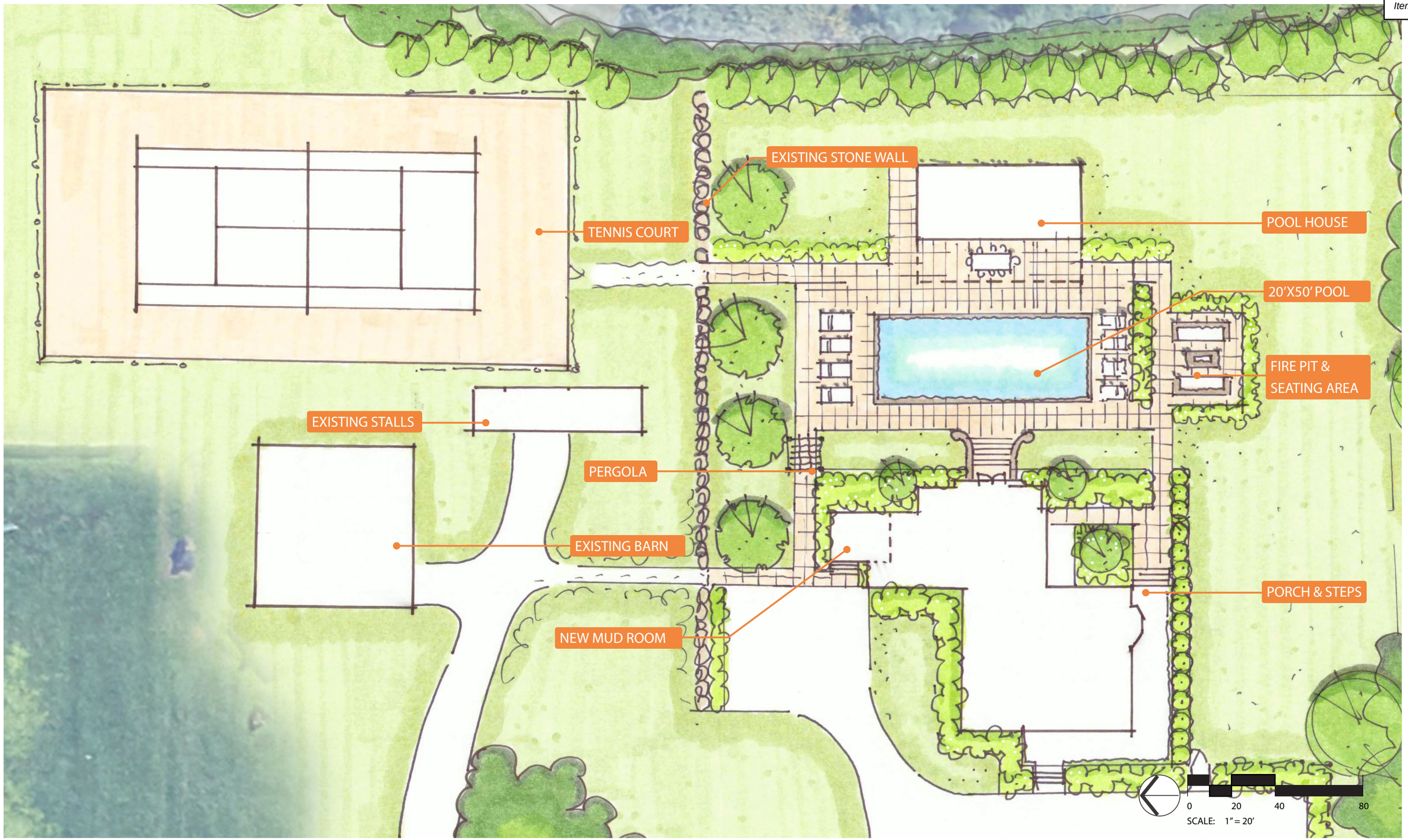
TRAVERSE
landscape architects



OVERALL PLAN

244 Metacom Ave

TRAVERSE
landscape architects



POOL LAYOUT

244 Metacom Ave

TRAVERSE
landscape architects

CITY OF BRISTOL

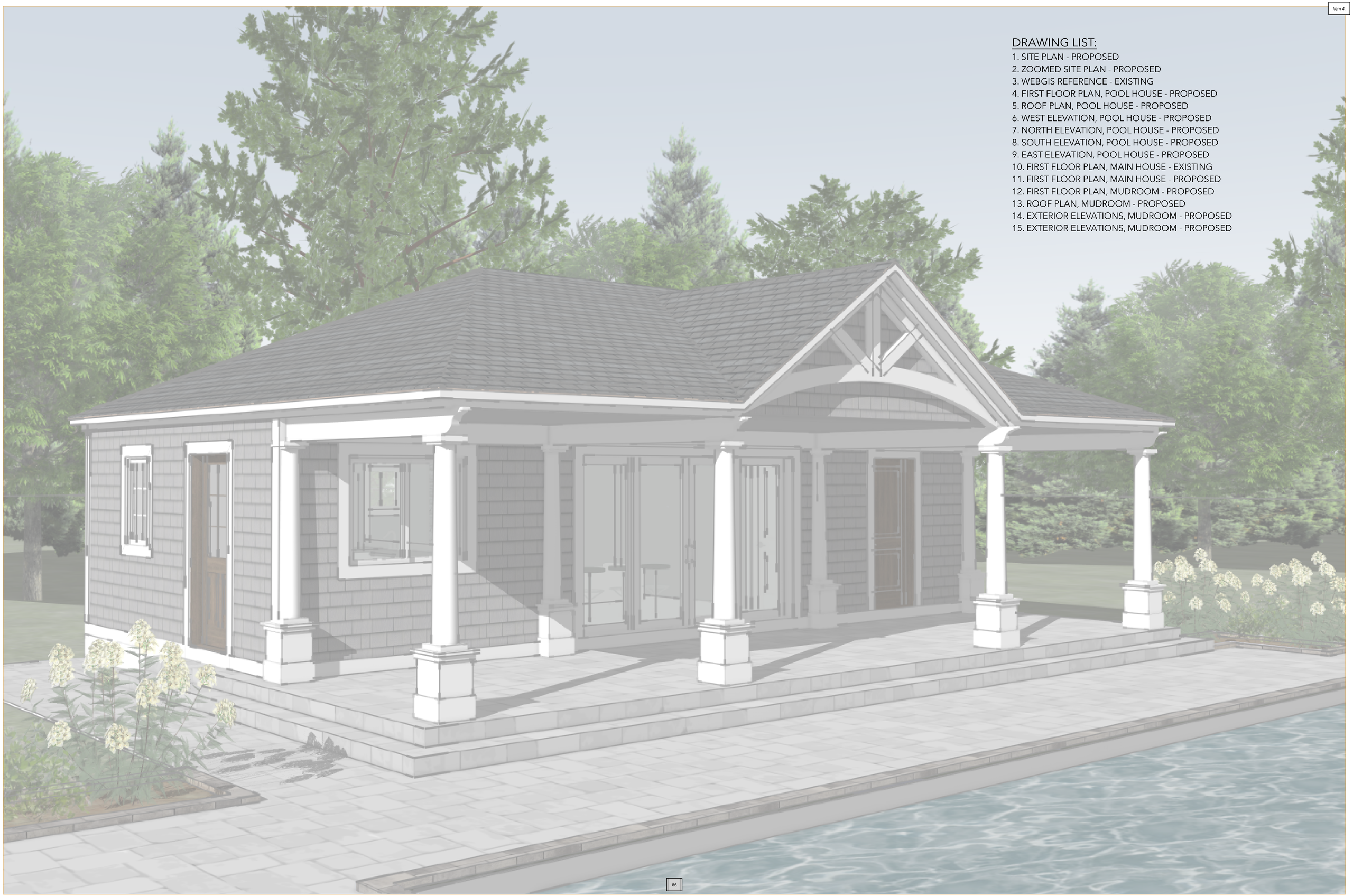
HISTORIC COMMISSION APPLICATION

//

BROTEN RESIDENCE

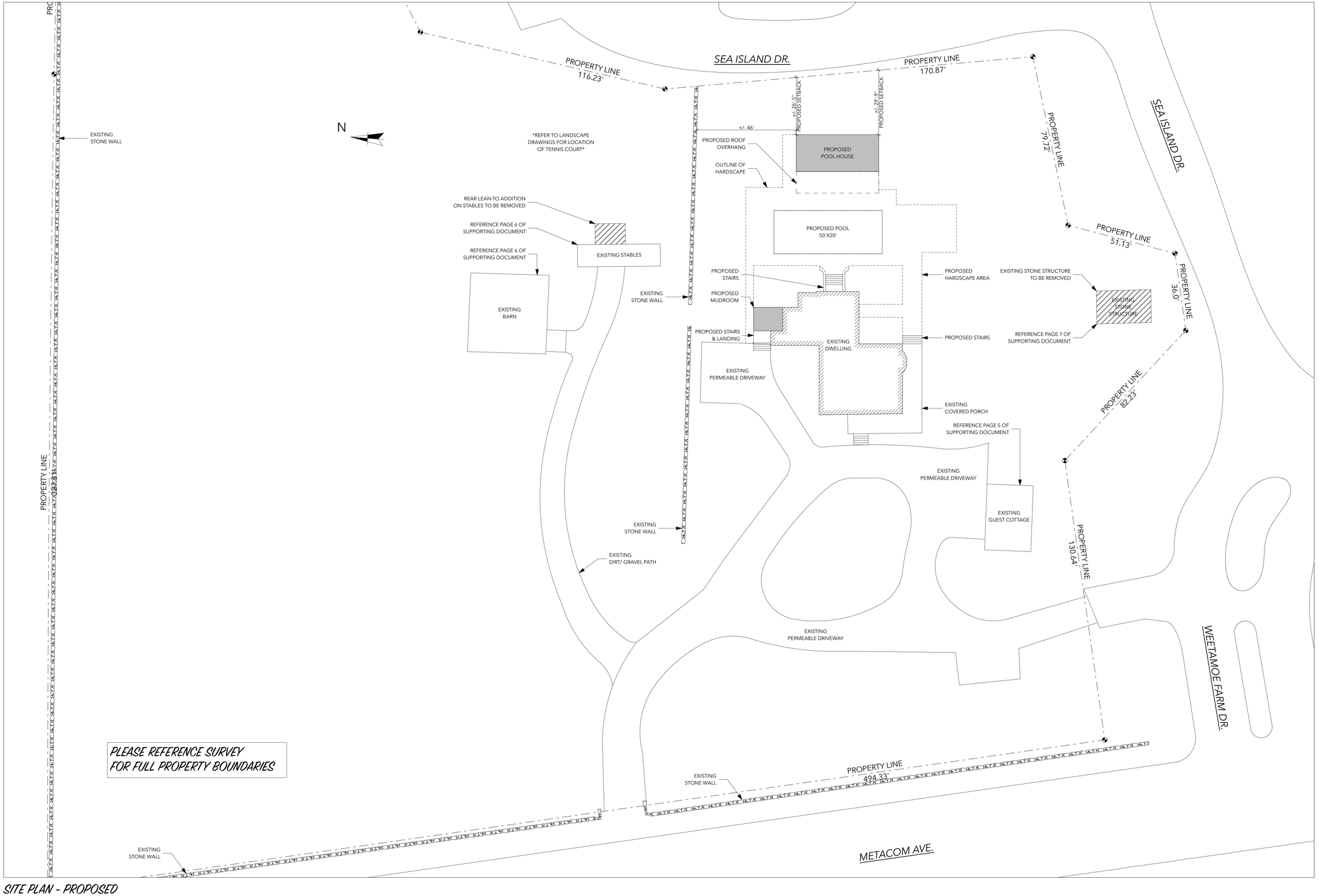
244 METACOM AVE, BRISTOL, RI 02809

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

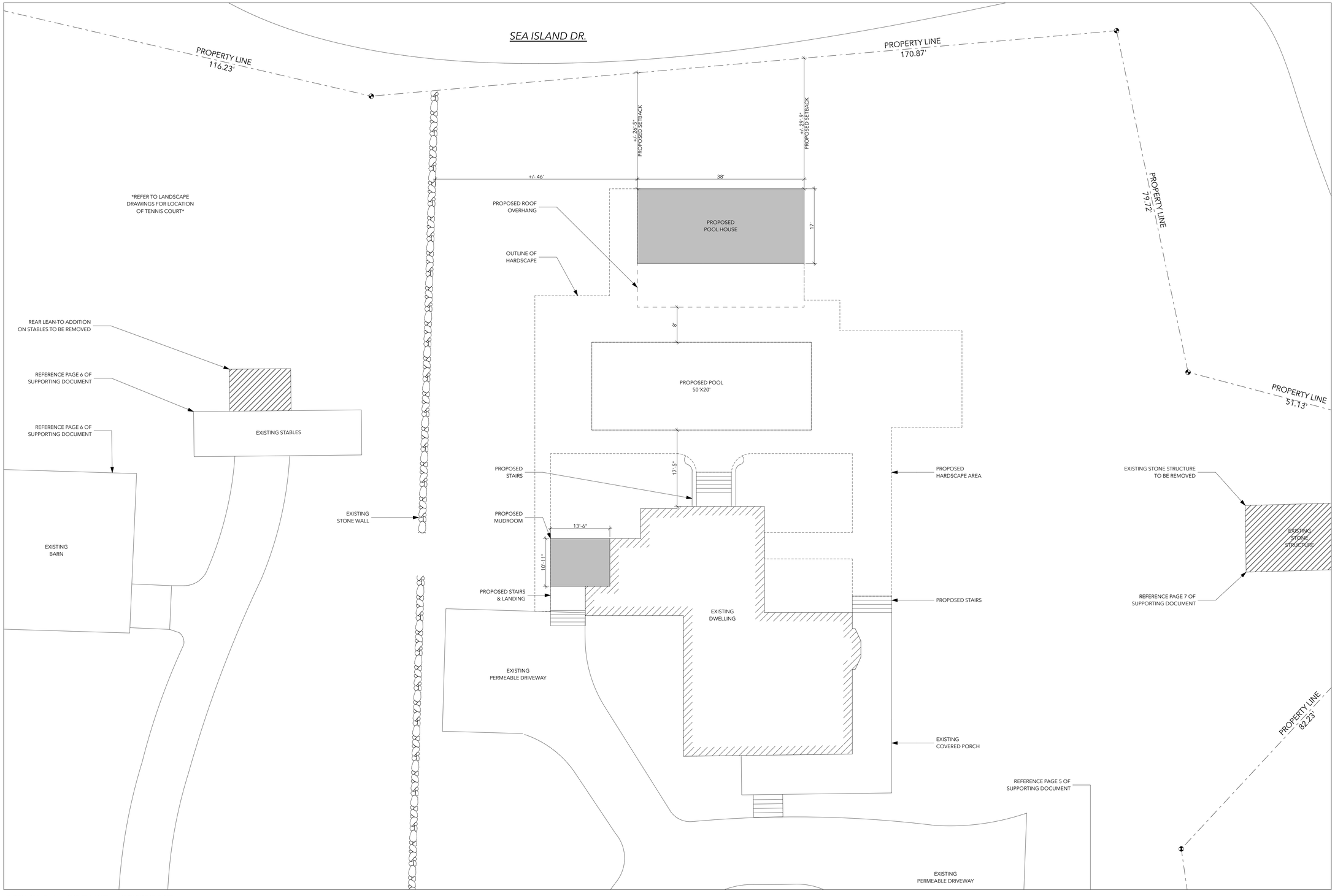


SITE PLAN - PROPOSED

02.12.2026
HDC APPLICATION
SCHEMATIC DESIGN

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

JPS
Construction and Design

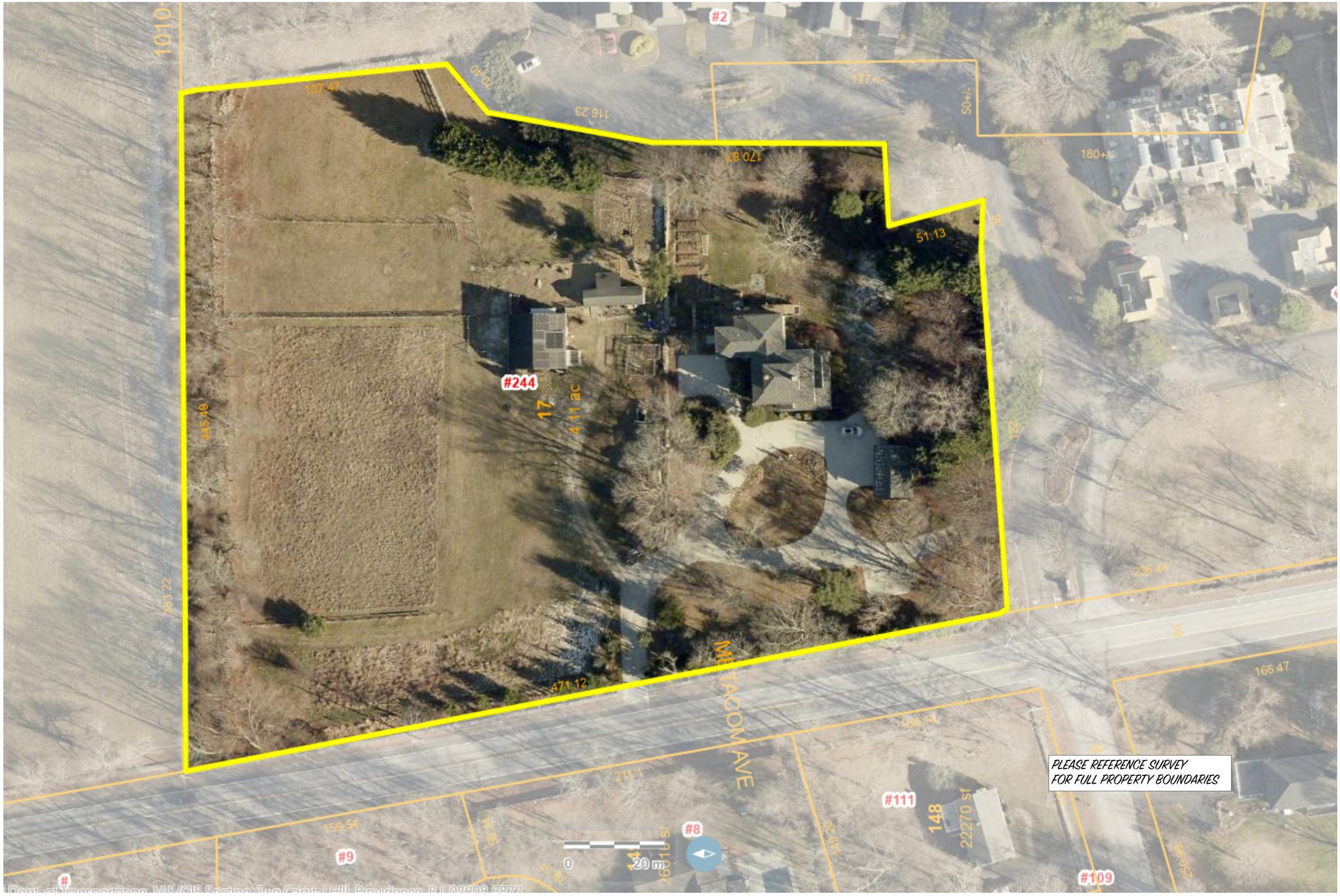


SITE PLAN - ZOOMED - PROPOSED

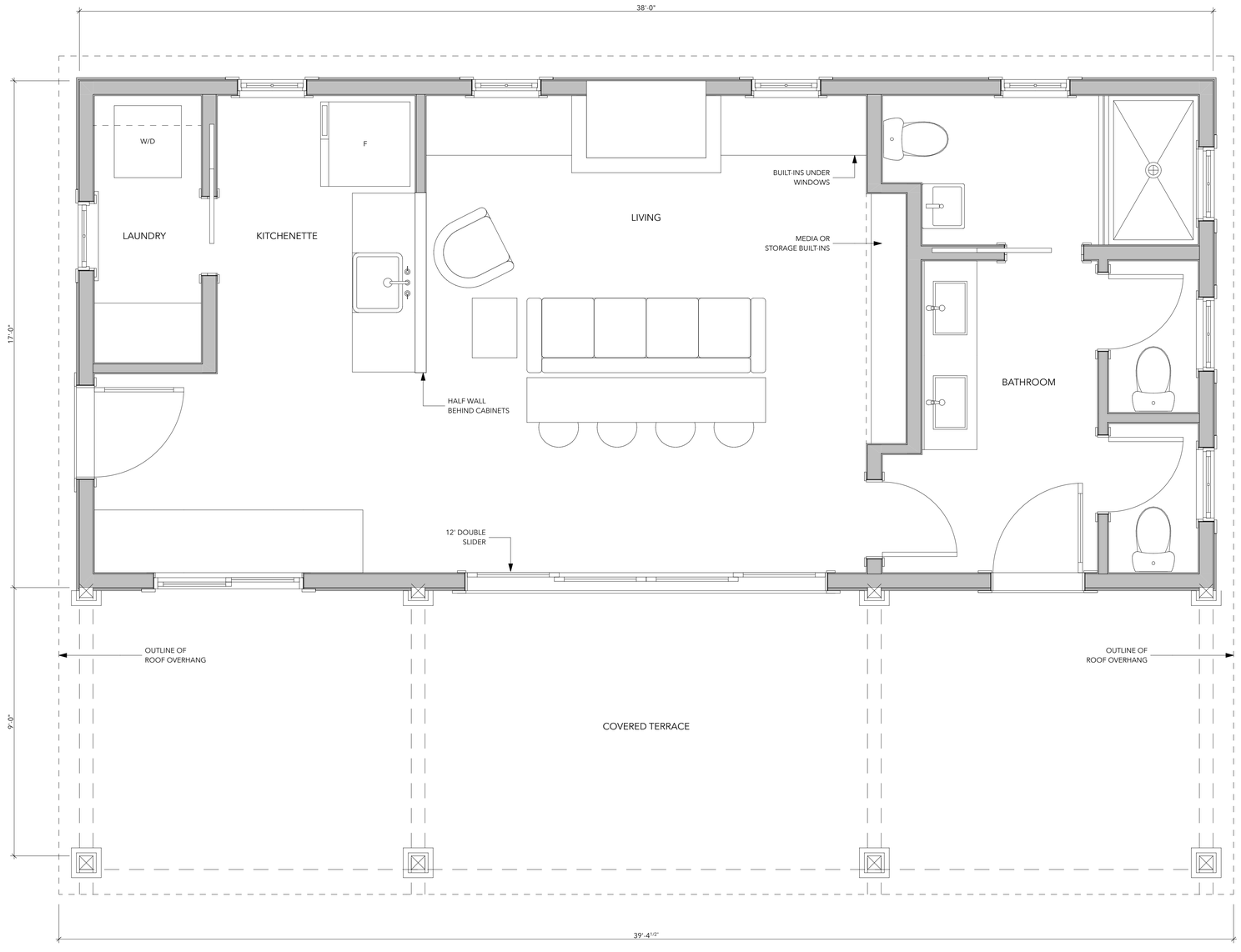
02.12.2026
HDC APPLICATION
SCHEMATIC DESIGN

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

JPS
Construction and Design

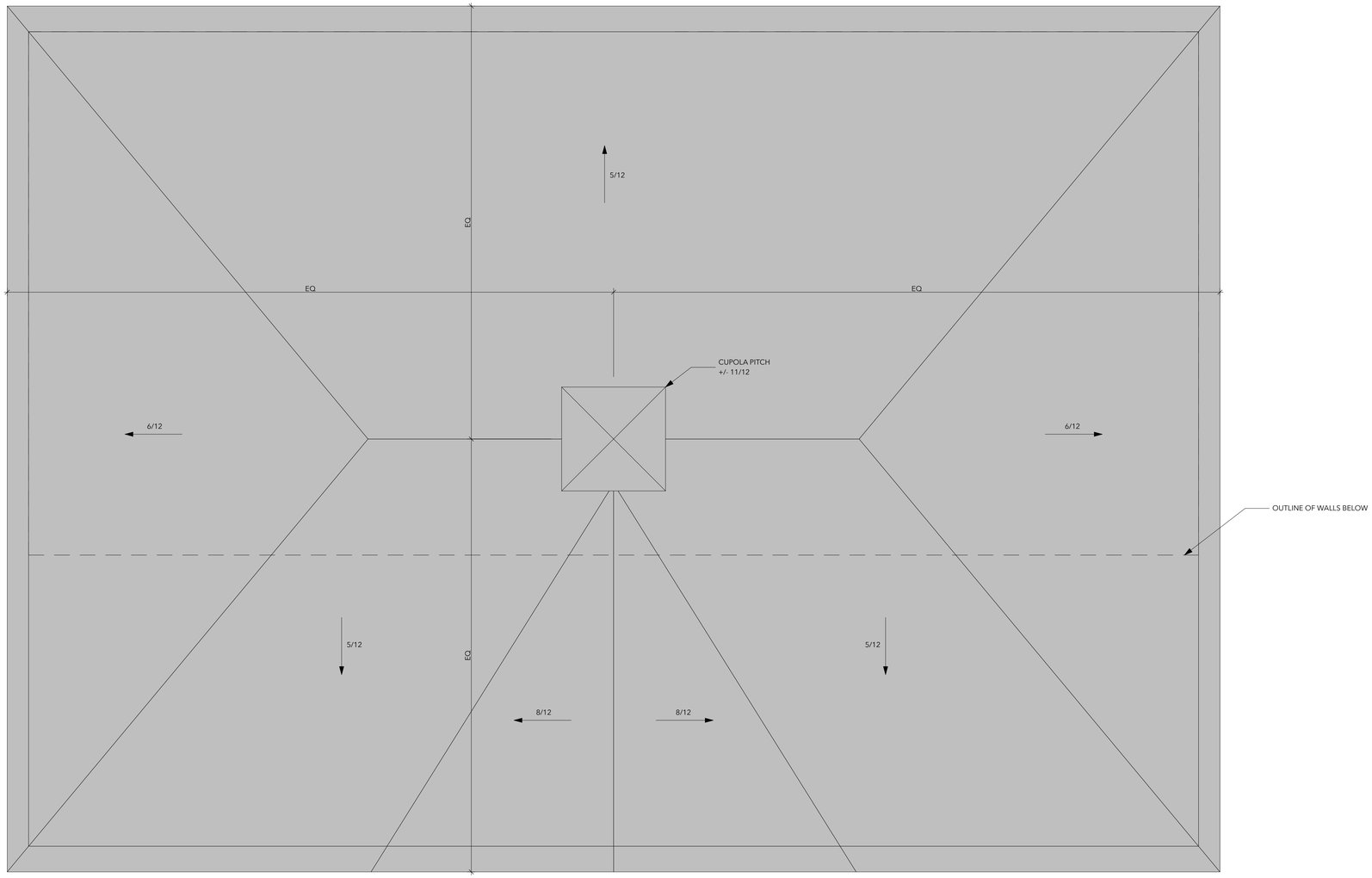


LOCATION PLAN

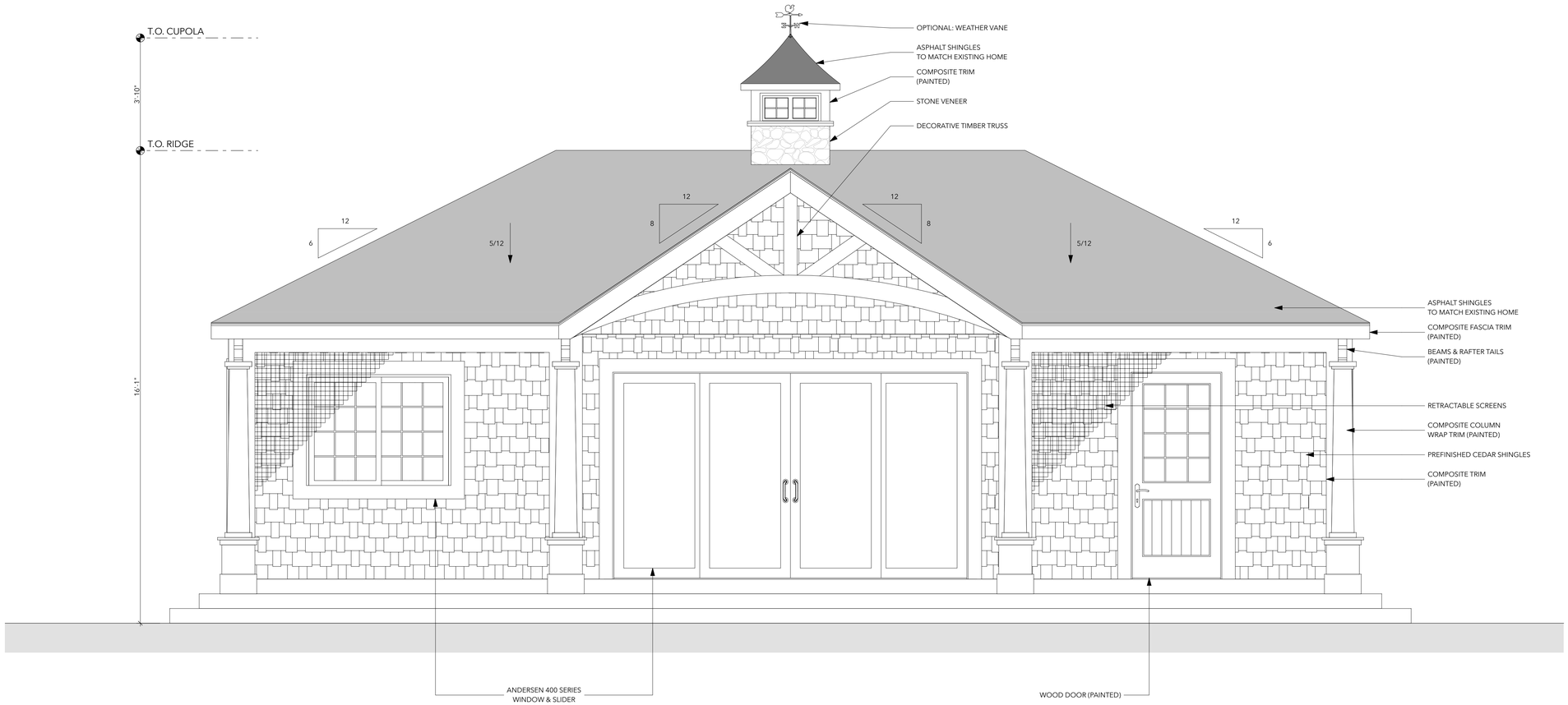


FIRST FLOOR PLAN - PROPOSED

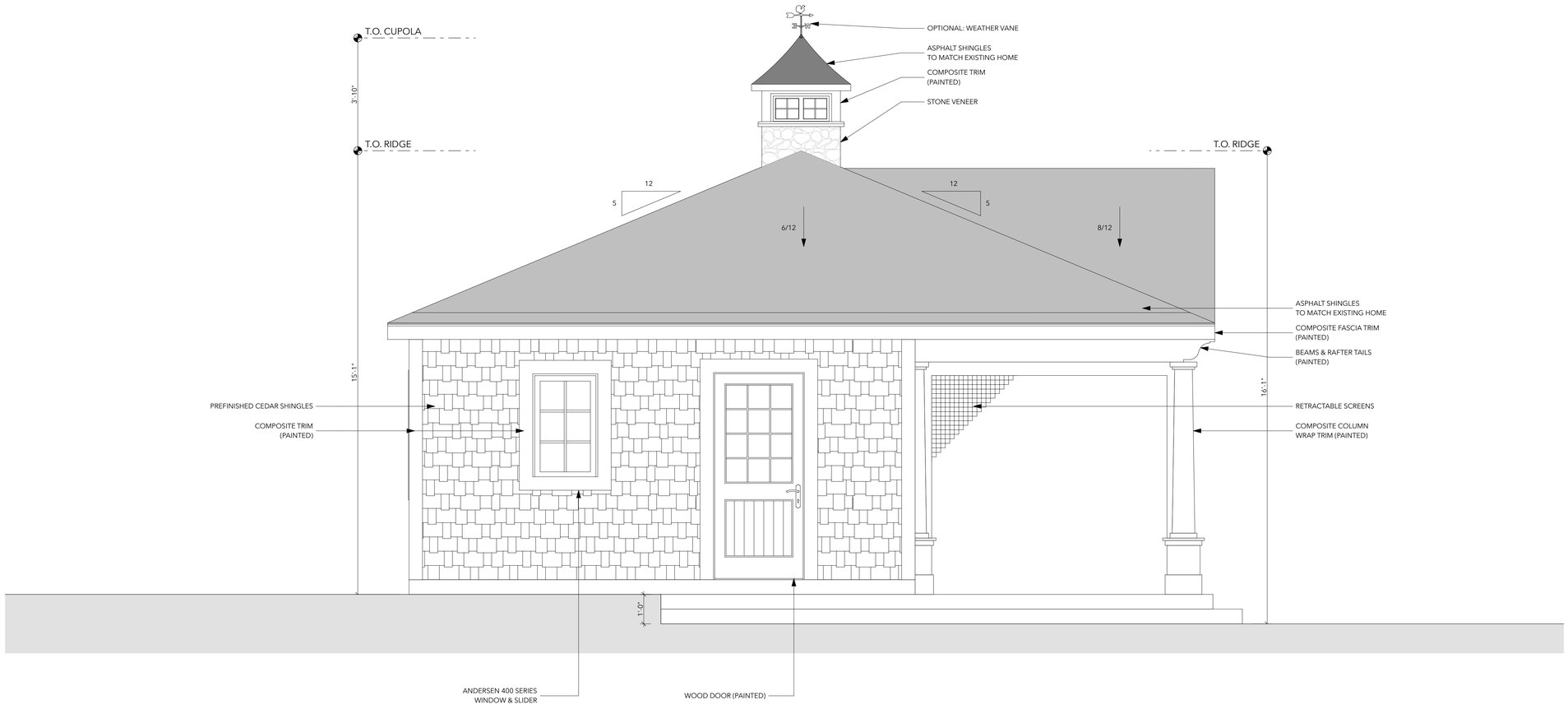
02.12.2026
HDC APPLICATION
SCHEMATIC DESIGN



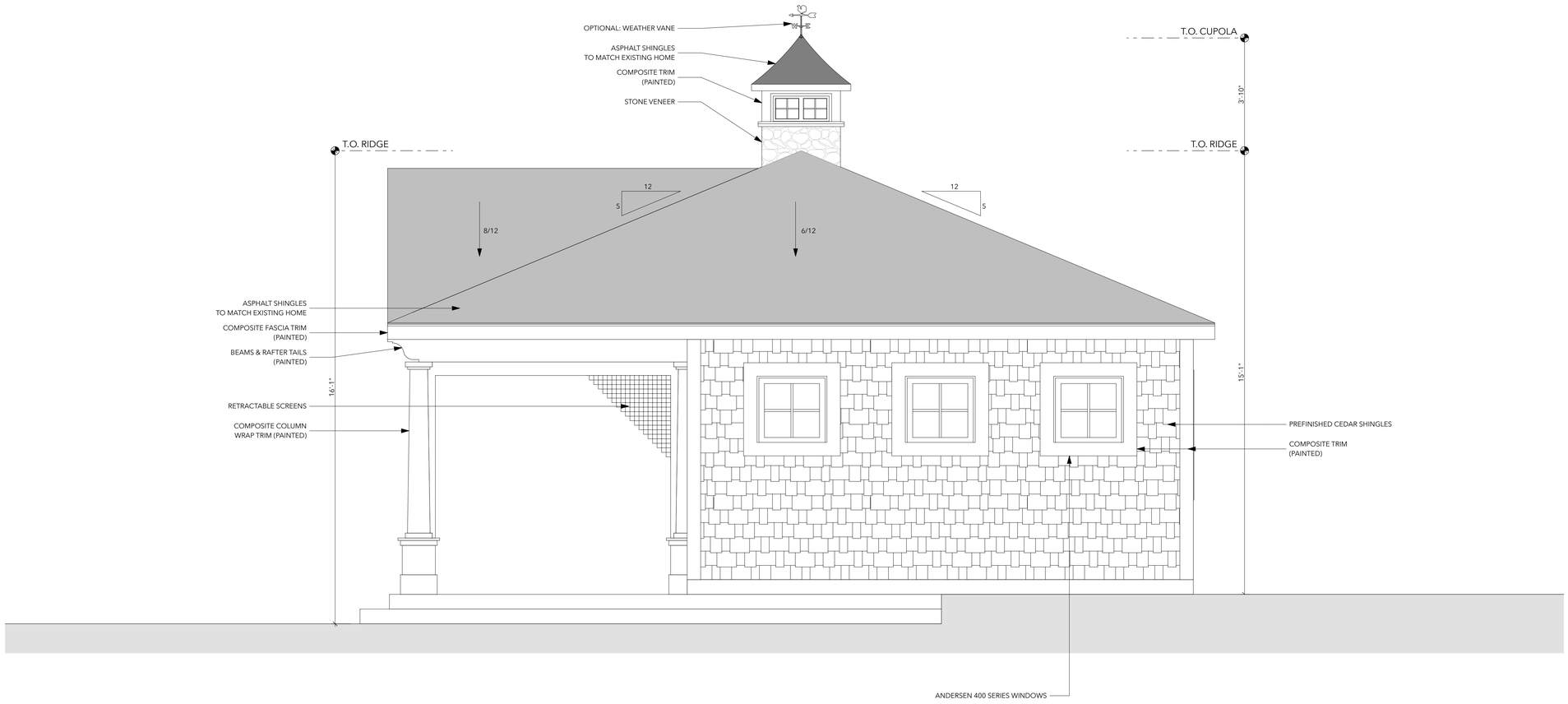
ROOF PLAN - PROPOSED



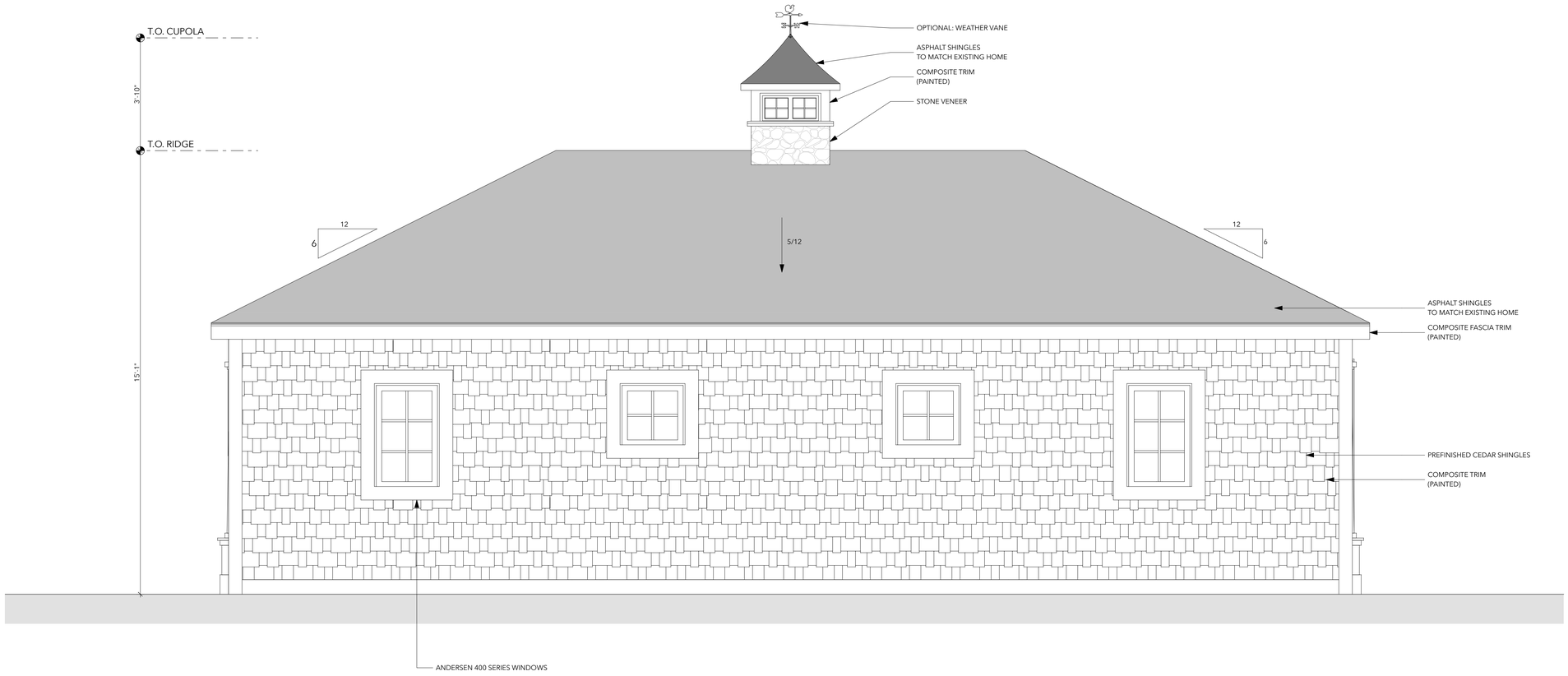
WEST ELEVATION - PROPOSED



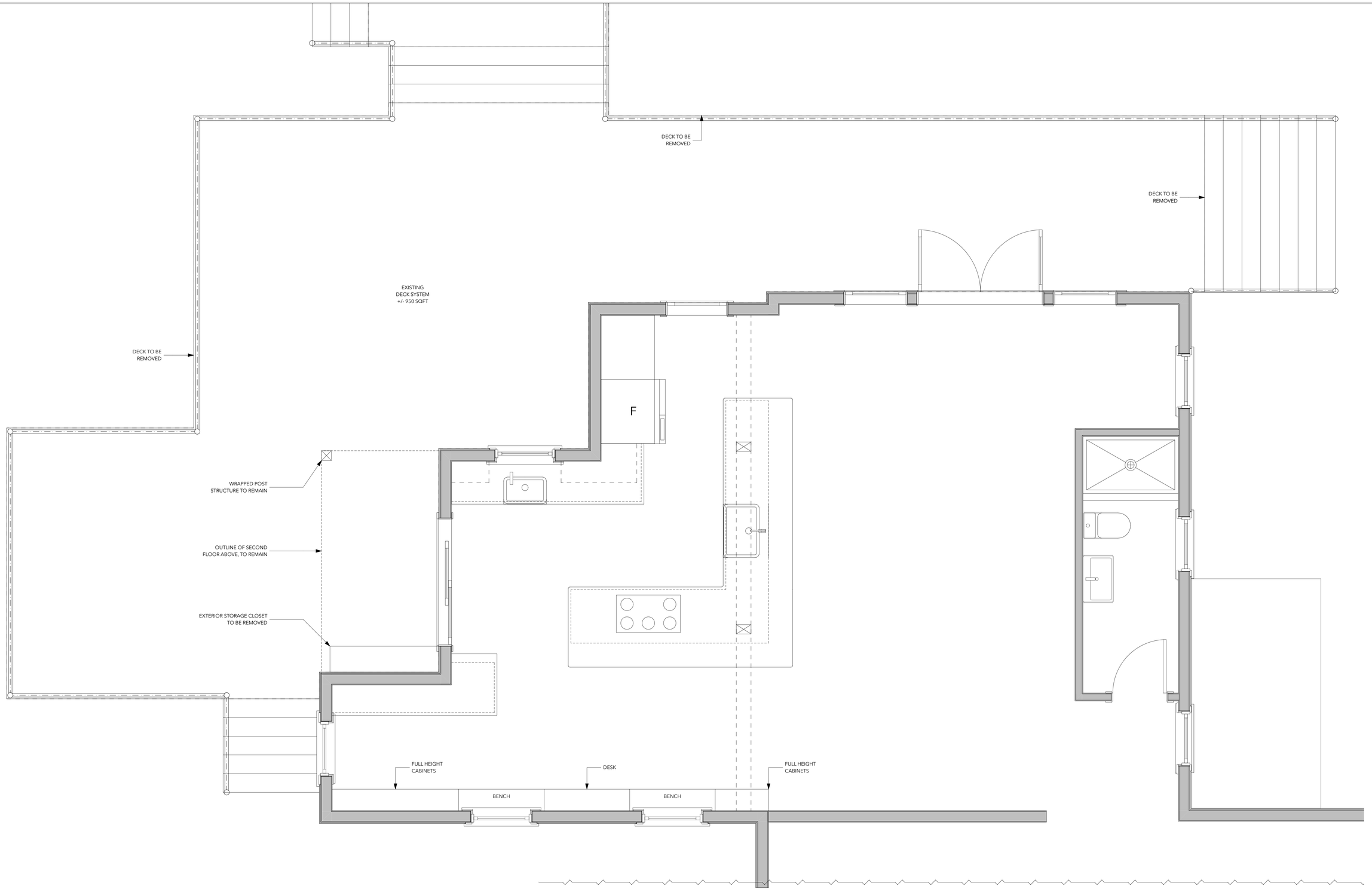
NORTH ELEVATION - PROPOSED



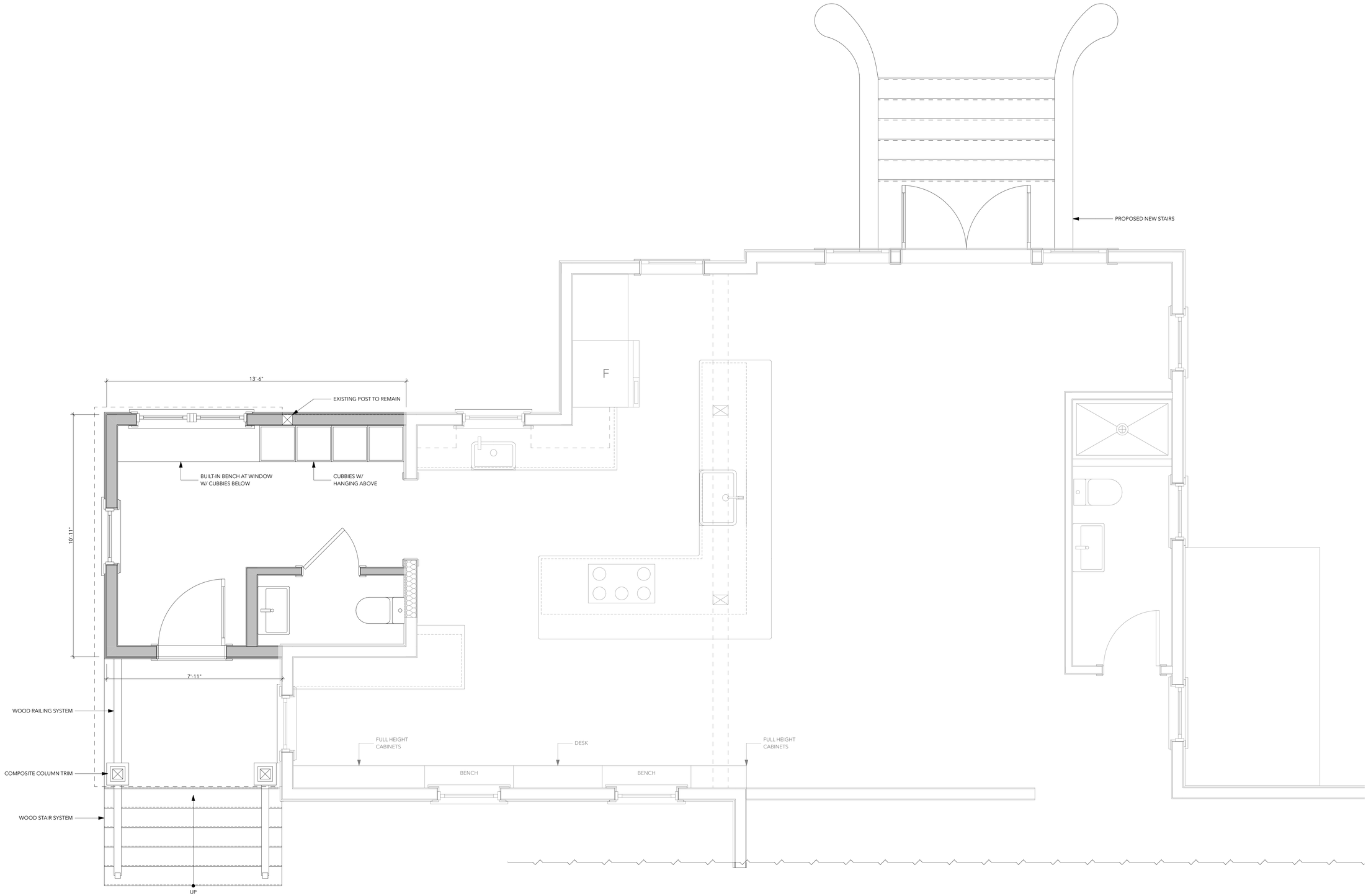
SOUTH ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



FIRST FLOOR PLAN - EXISTING

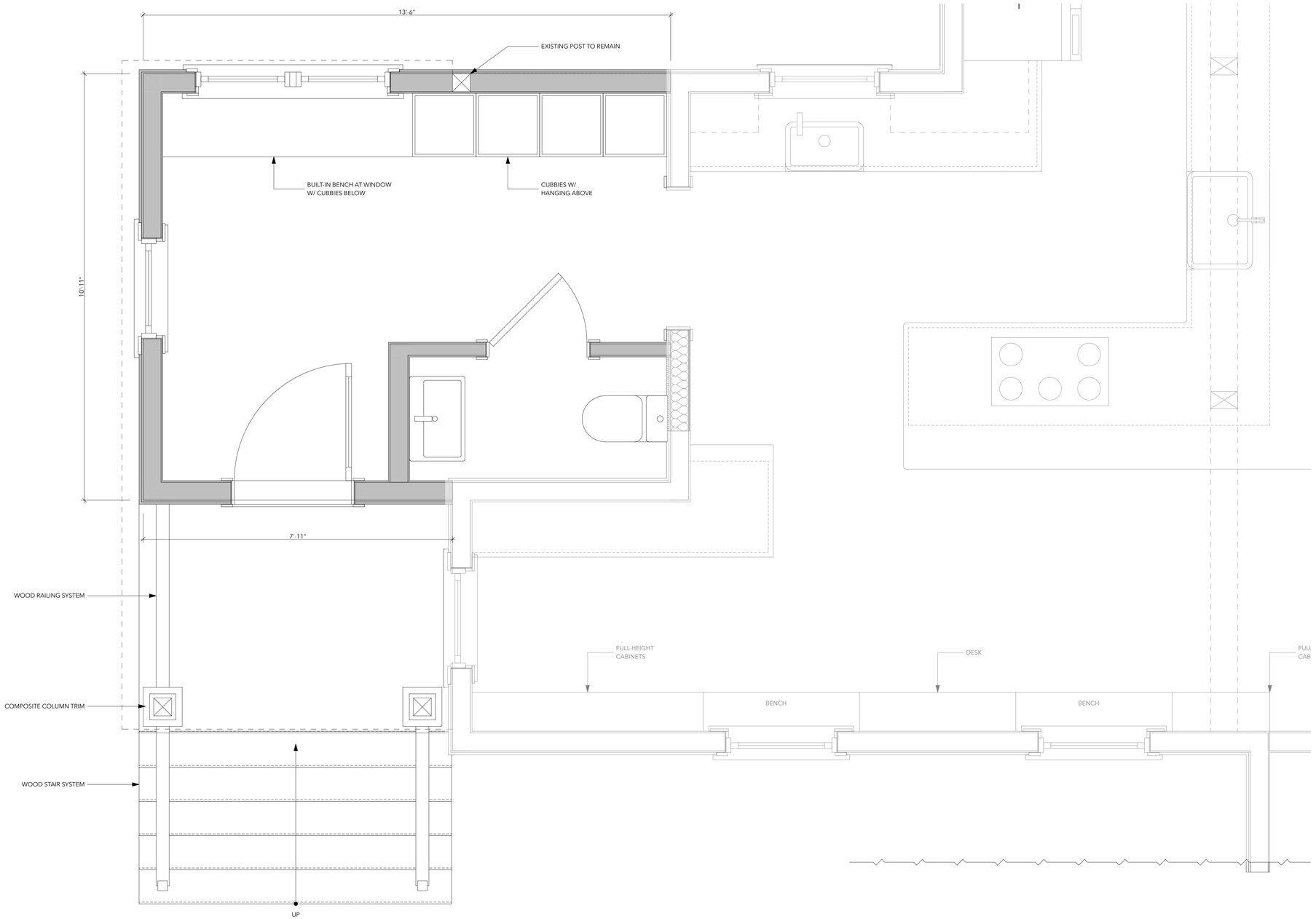


FIRST FLOOR PLAN - PROPOSED

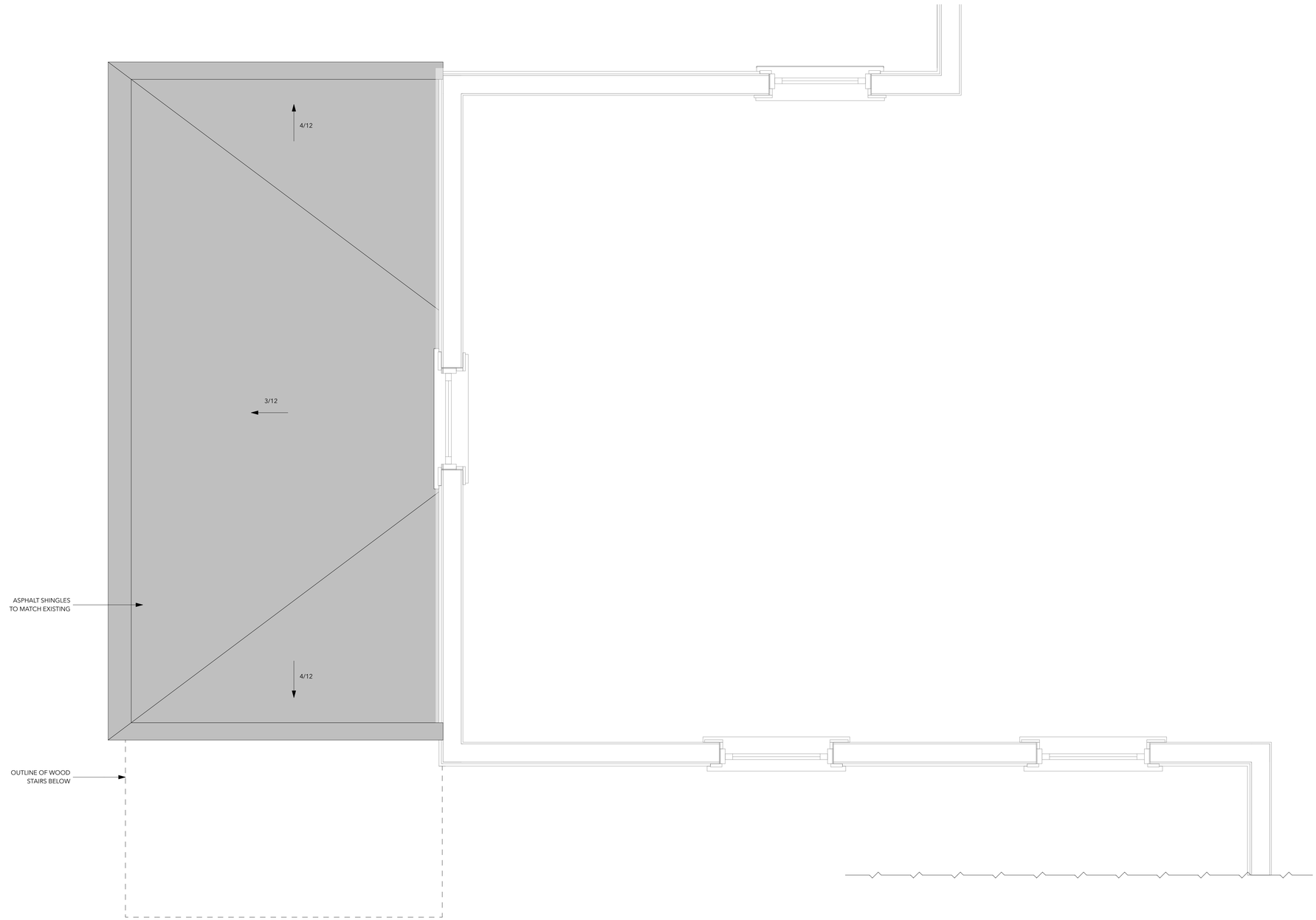
02.12.2026
HDC CONCEPTUAL REVIEW
SCHEMATIC DESIGN

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

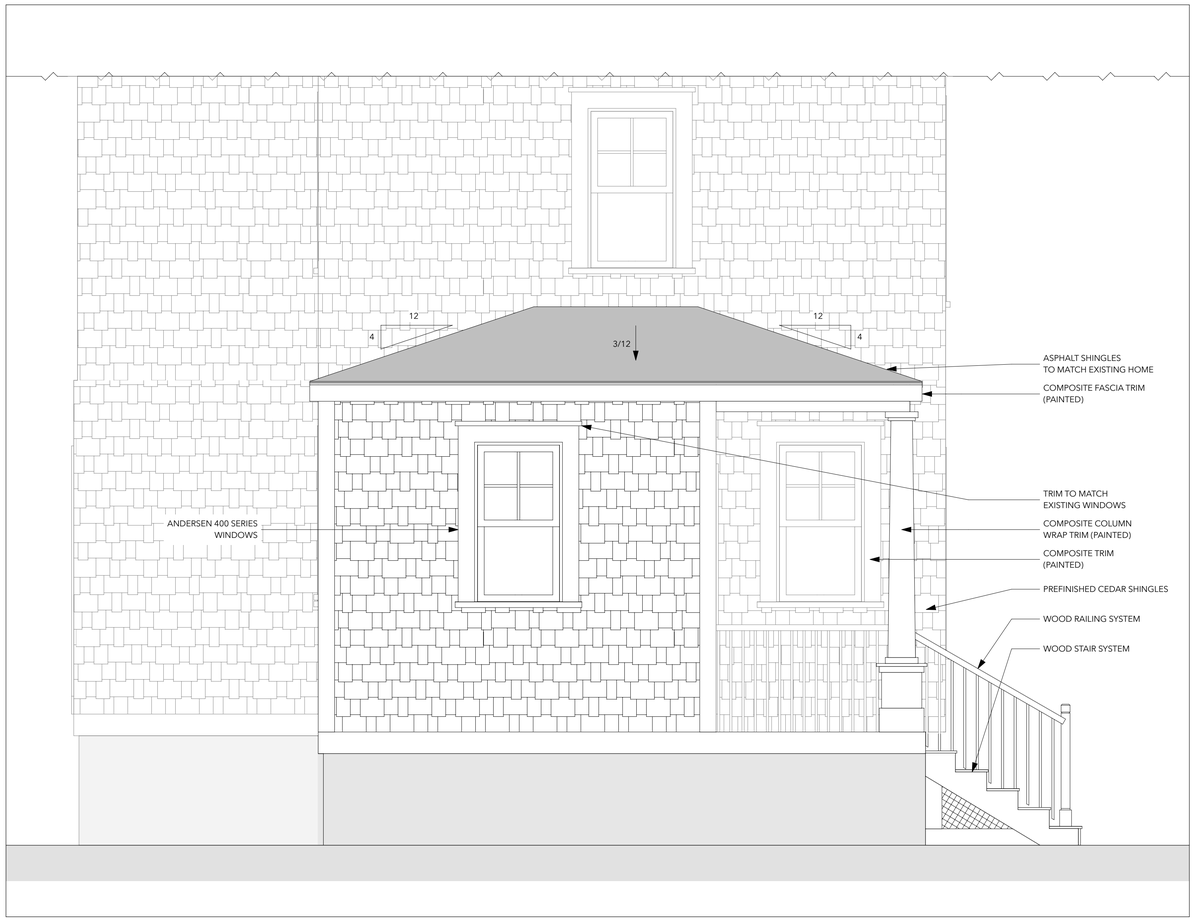
JPS
Construction and Design



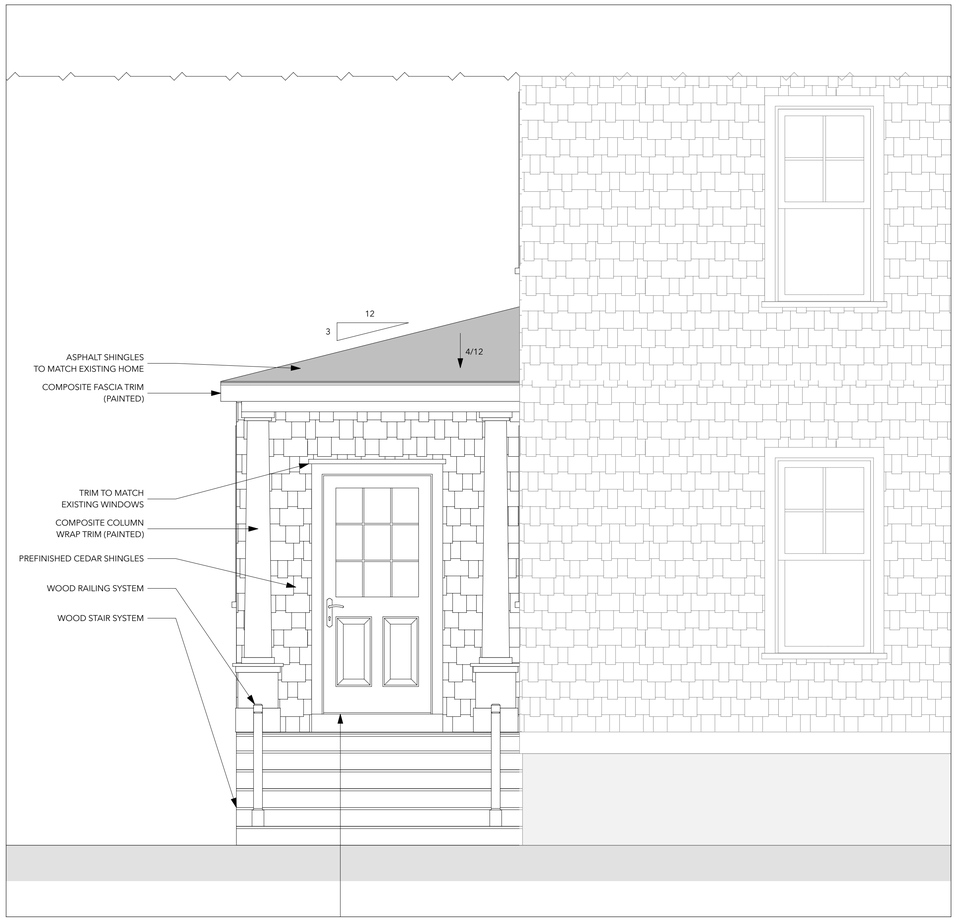
FIRST FLOOR PLAN - PROPOSED



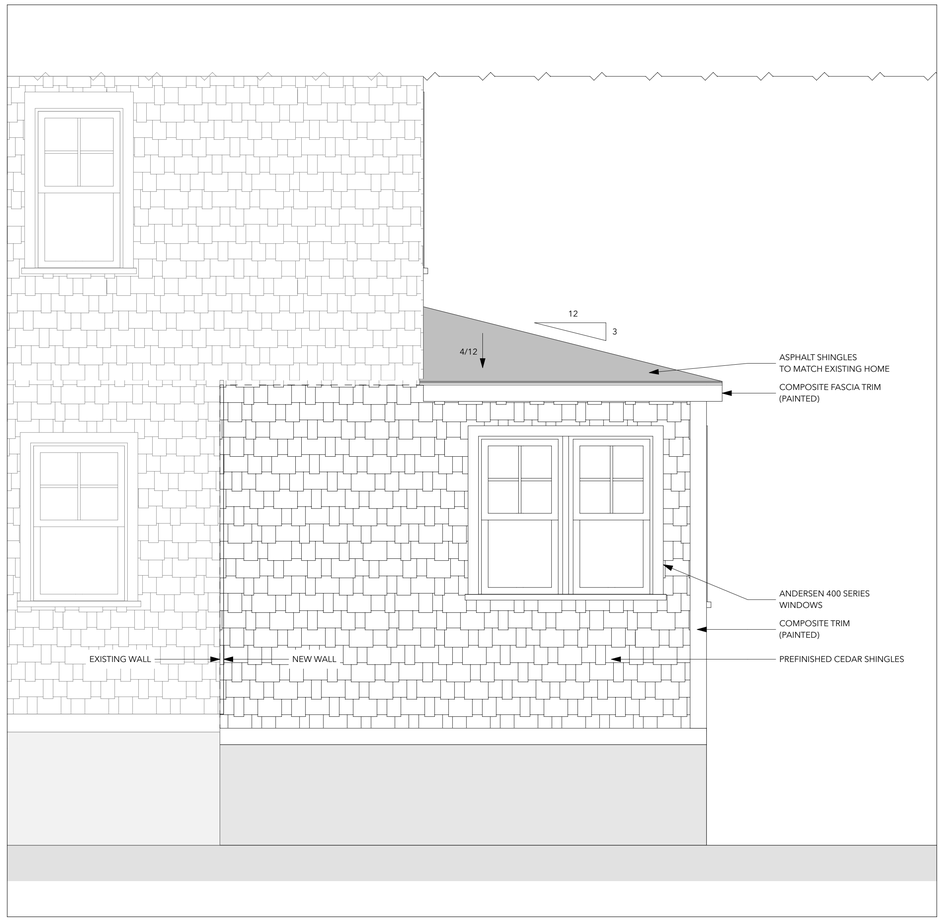
ROOF PLAN - PROPOSED



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

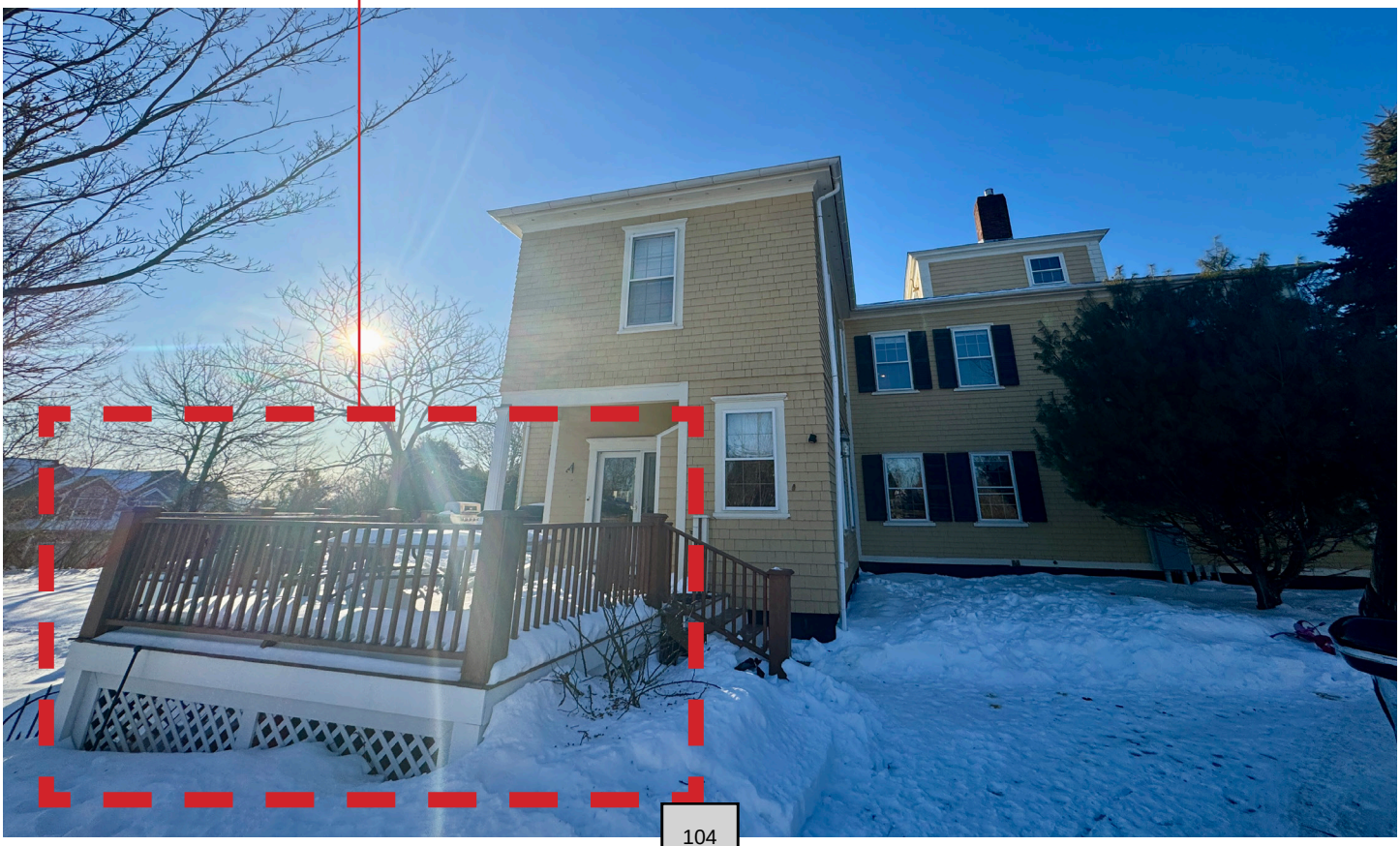
Rear Elevation





Extent of deck to be removed

North East Elevation

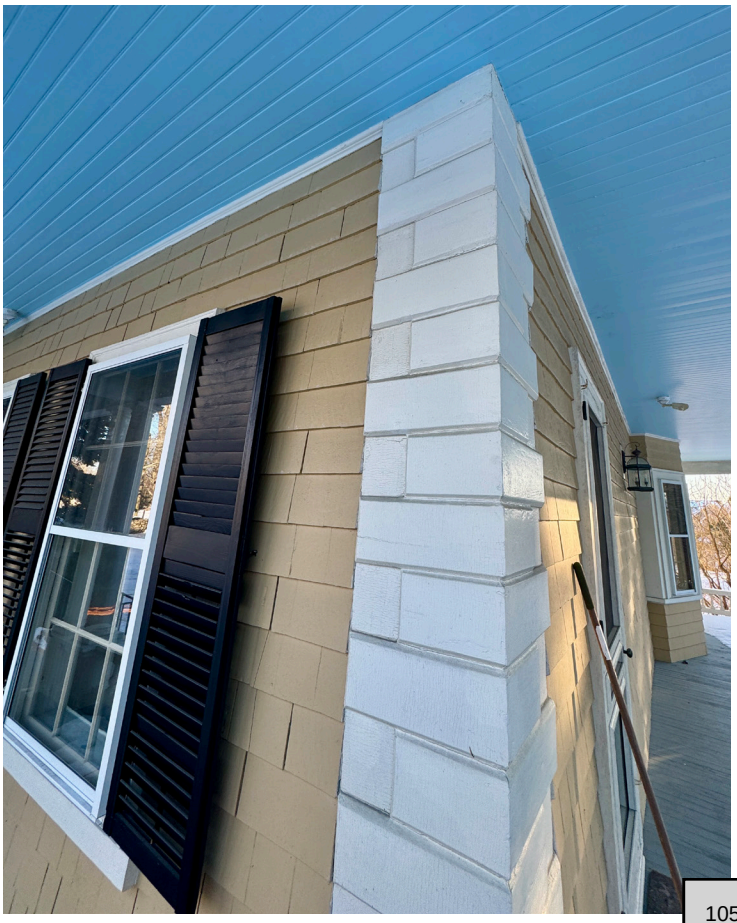


Existing House Details











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

CITY OF BRISTOL

HISTORIC COMMISSION APPLICATION

//

BROTEN RESIDENCE

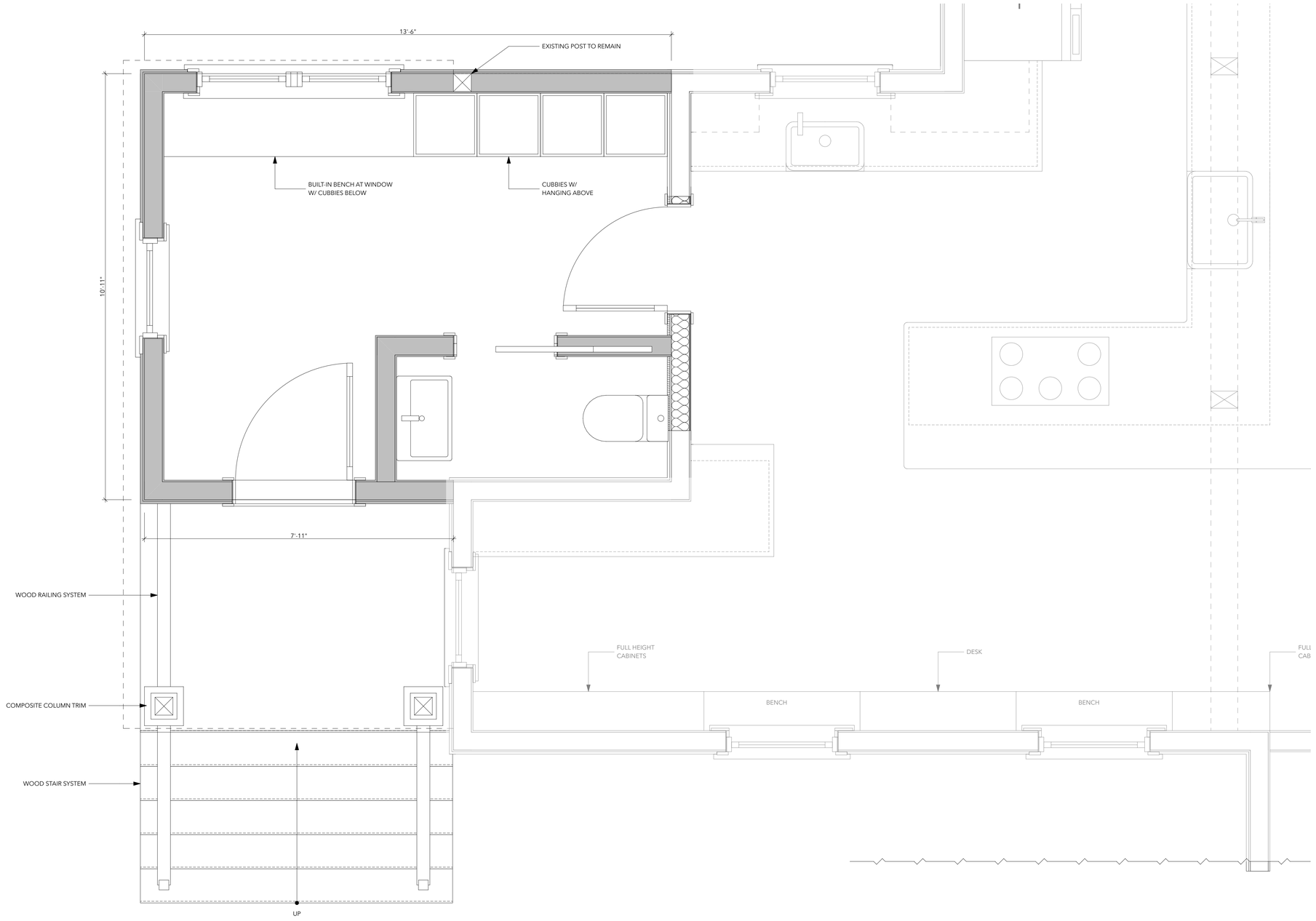
244 METACOM AVE, BRISTOL, RI 02809

SUBMITTED MARCH 18TH, 2026

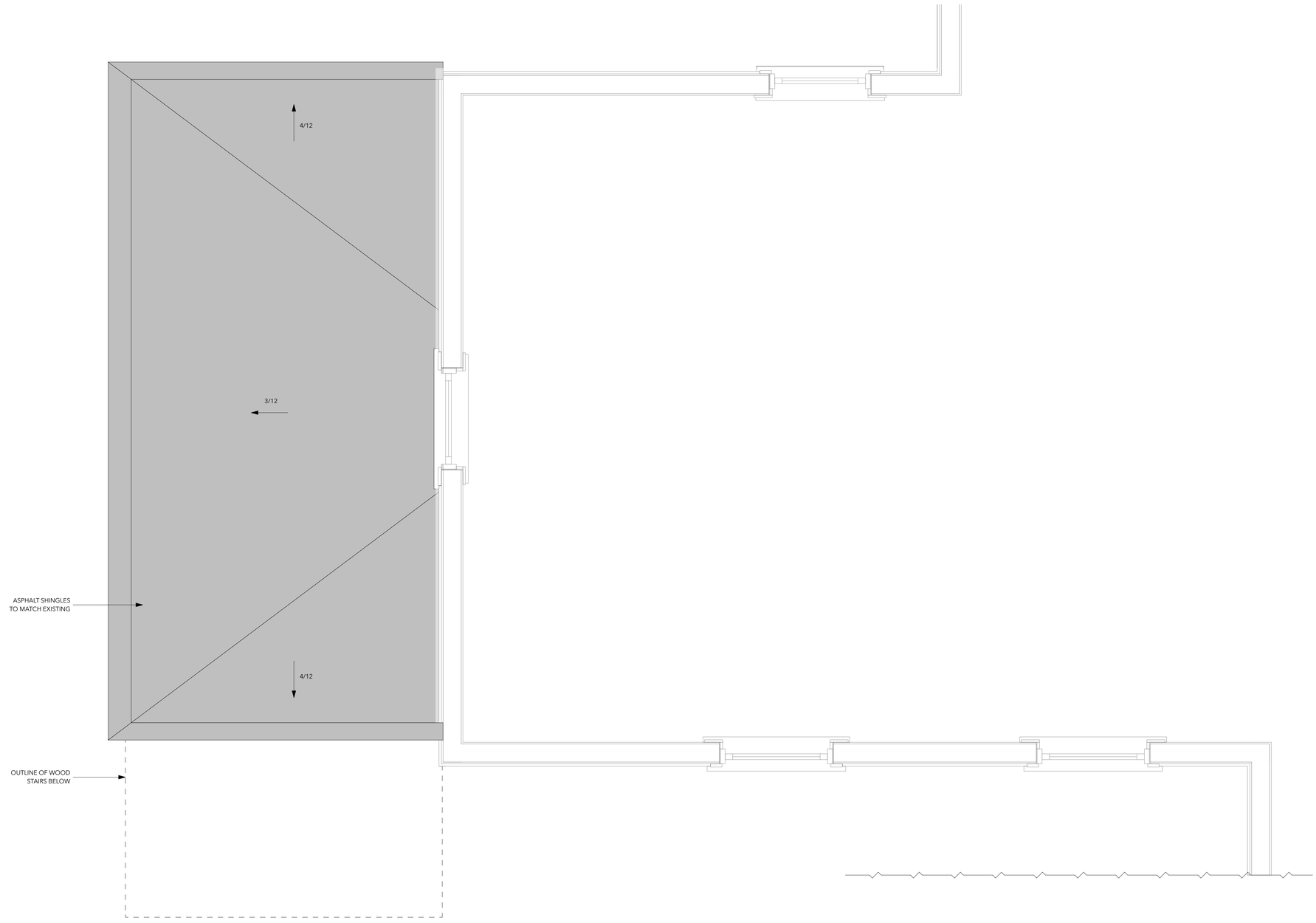


DRAWING LIST:

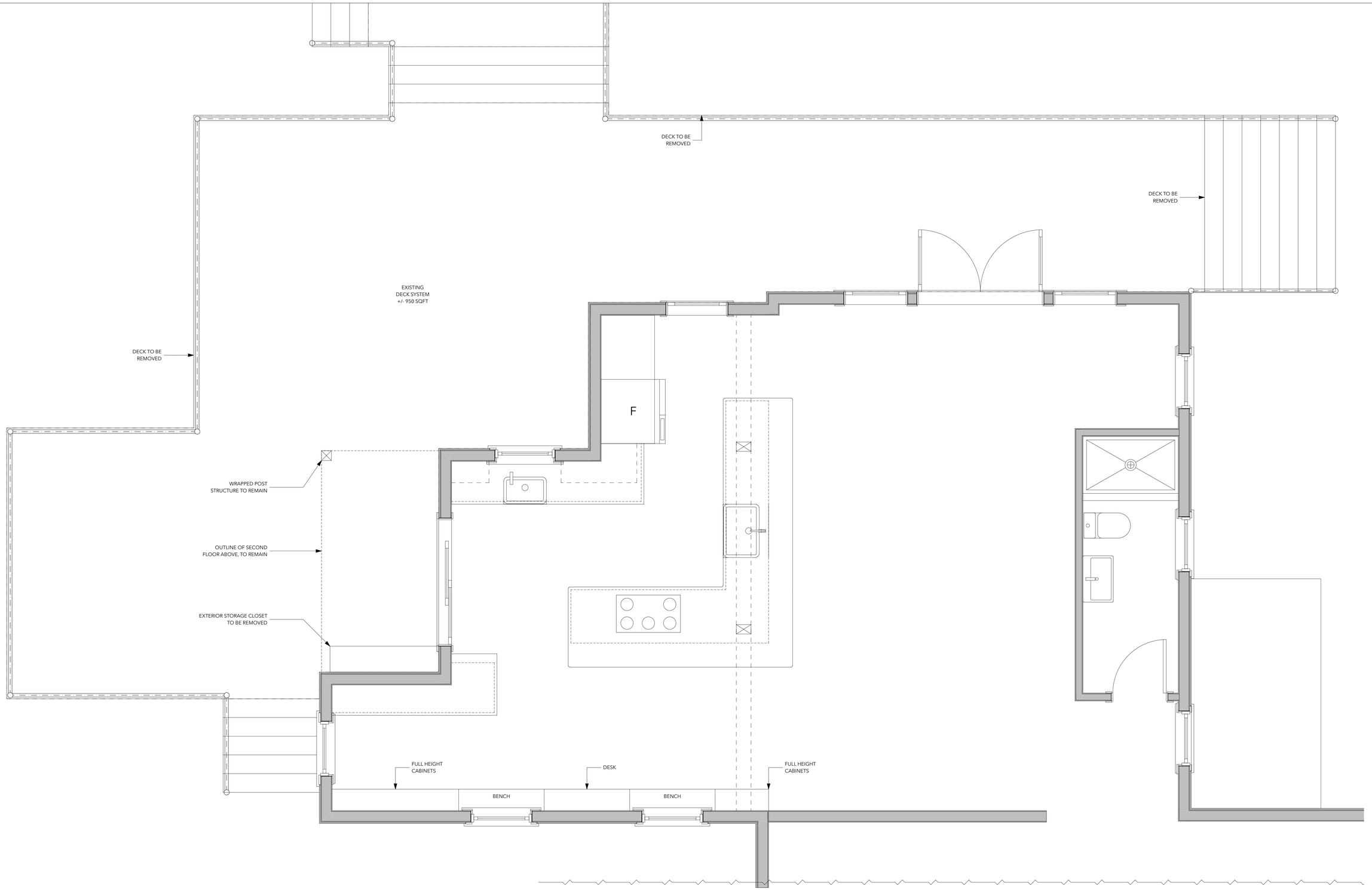
1. FIRST FLOOR PLAN, MUDROOM - PROPOSED
2. ROOF PLAN, MUDROOM - PROPOSED
3. 13. FIRST FLOOR PLAN - EXISTING
4. FIRST FLOOR PLAN - PROPOSED
5. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED
6. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED



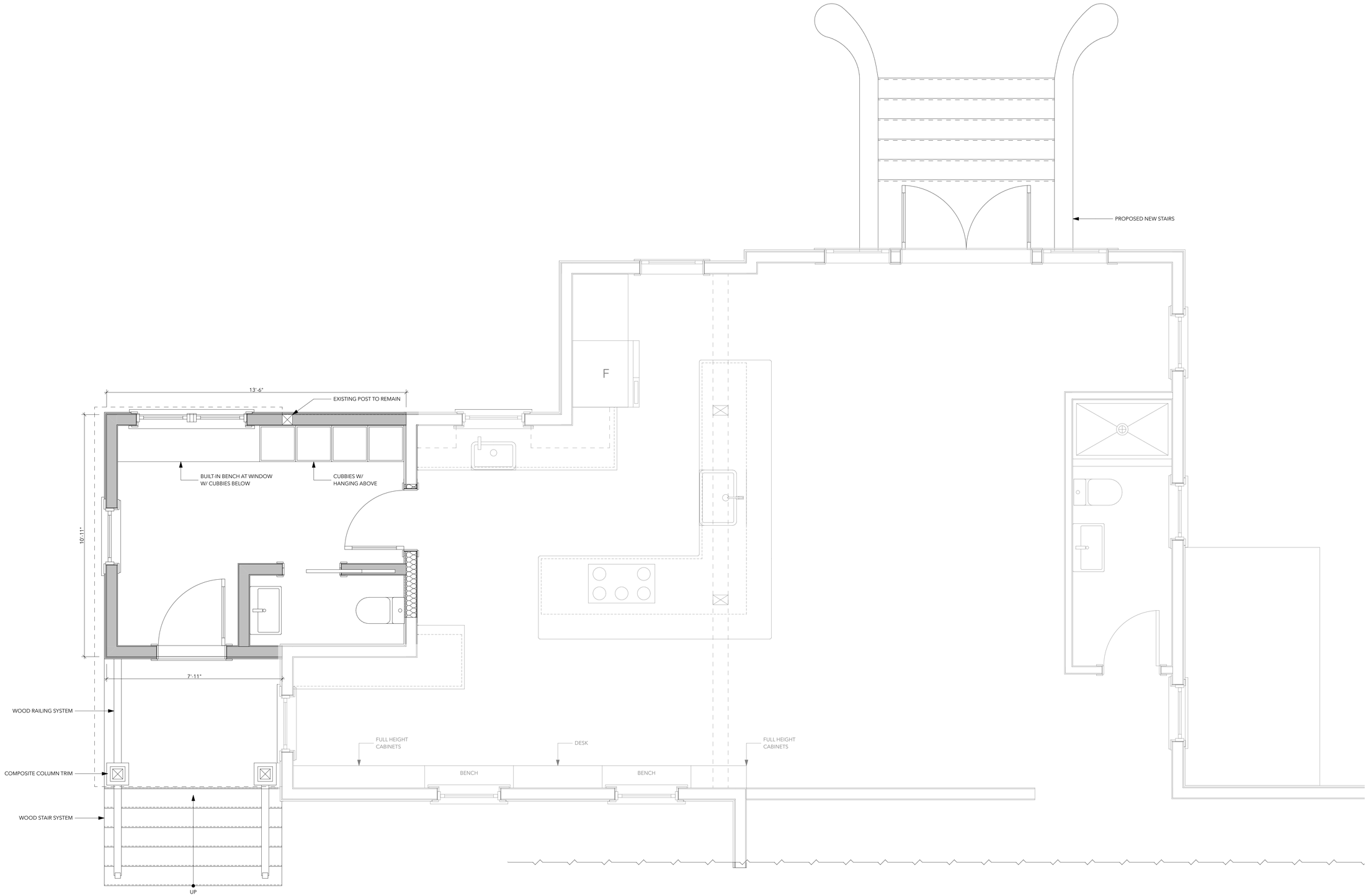
FIRST FLOOR PLAN - PROPOSED



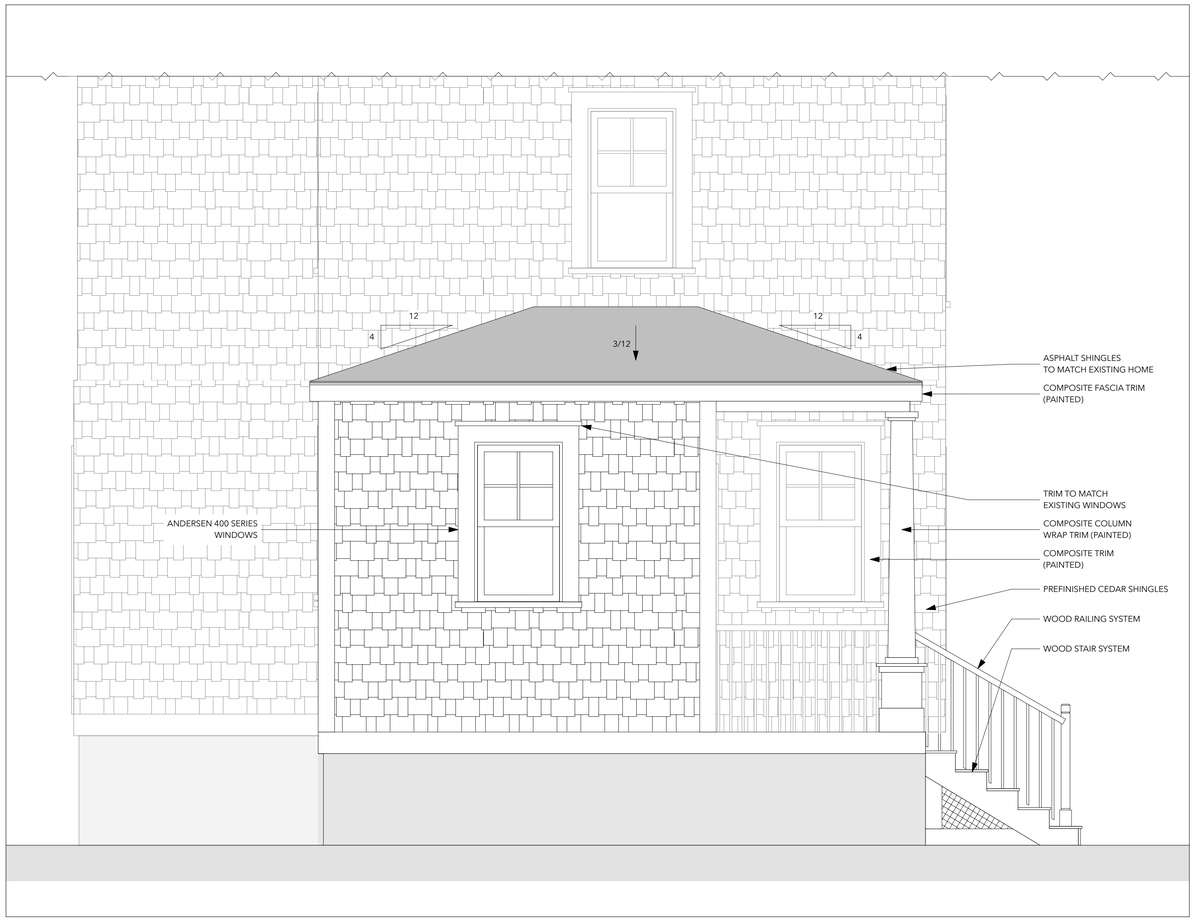
ROOF PLAN - PROPOSED



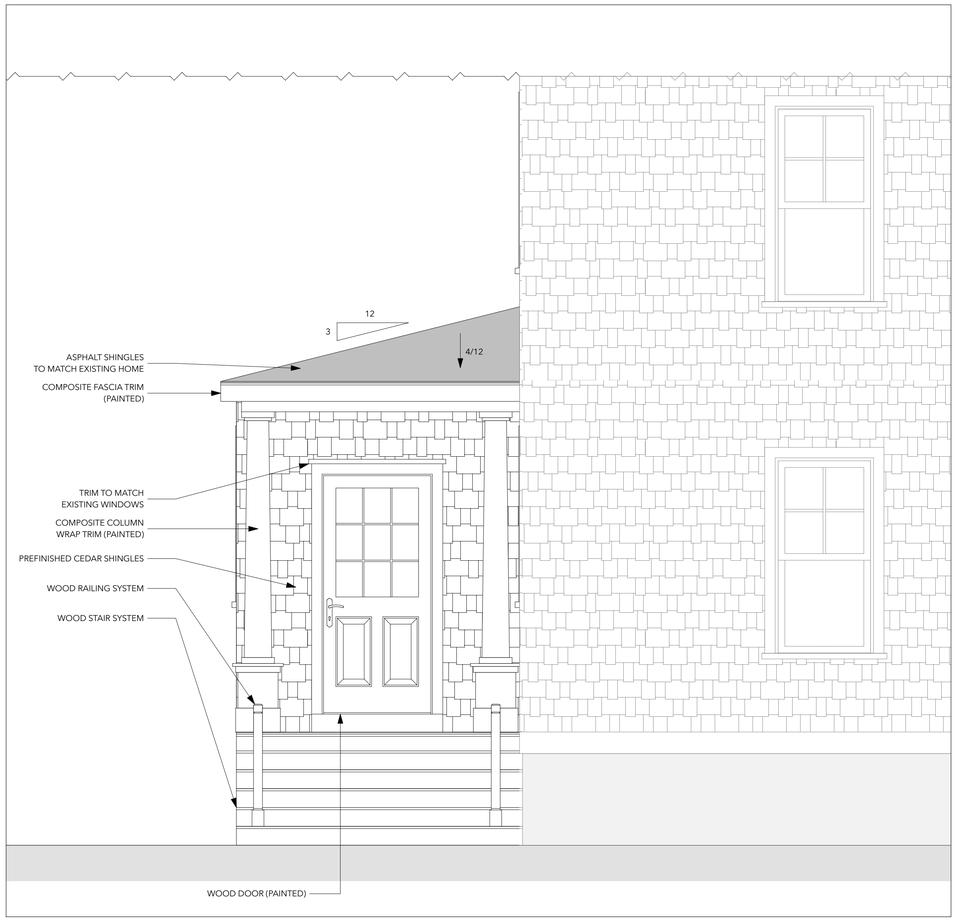
FIRST FLOOR PLAN - EXISTING



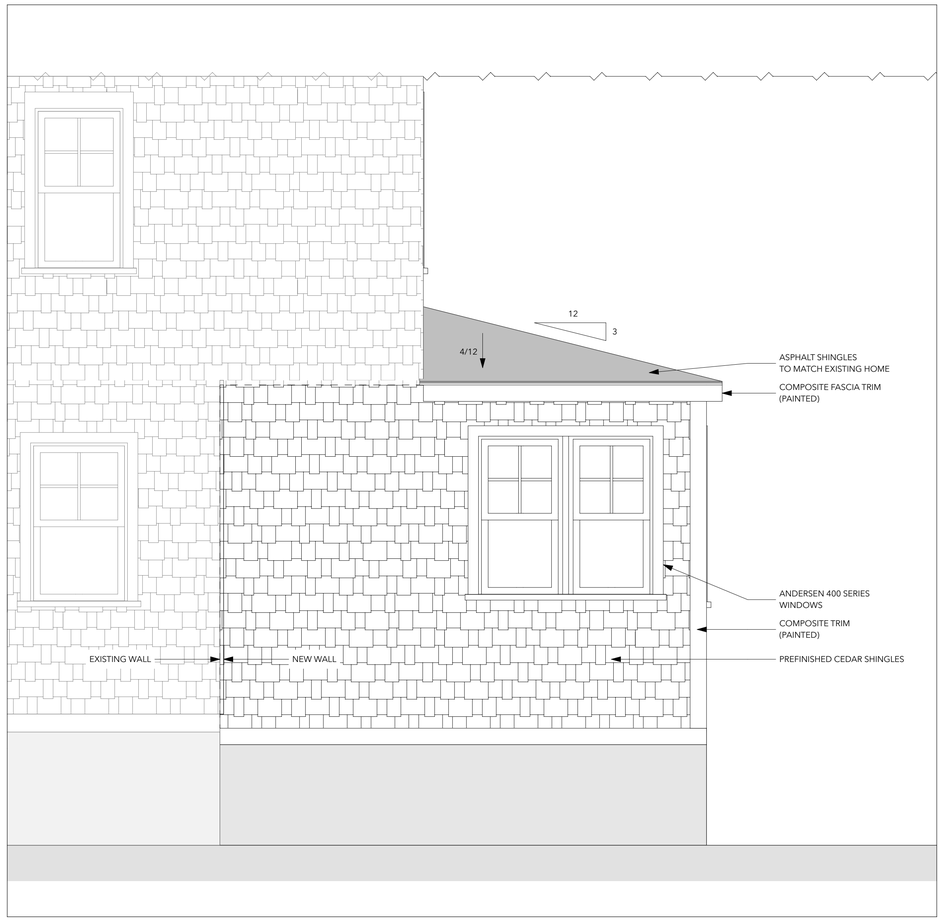
FIRST FLOOR PLAN - PROPOSED



NORTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED

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

Mudroom Addition

244 Metacom Ave, Bristol, RI 02809

Exterior Material List:

- Siding - Pre-finished White Cedar Shingles (painted finish)
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Trim - Composite Versatex (painted finish)

Windows & Doors:

- Windows to be Andersen 400 Series Windows - refer to drawings for elevation and grille pattern
- Hinged Entry Doors to be Reeb, Douglas Fir (Painted) - refer to drawings for elevation and grille pattern

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-23	Contributing	February 23, 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
30 SUMMER ST , BRISTOL, RI, 02809	015-0064-000

Applicant	Architect/Engineer	Contractor
Celine Keating and Mark Levy		Ferreira and Grimes

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

Work Category:	New Structure(s)

Description of proposed work:
Installing an 8 x 10 utility/toolshed and a 12 x 16 screened-in gazebo. Note: These are replacing a tool shed of 10 x 12 and a workshop o 16.5 x 21.5 that have been demolished.

Property History

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

Celine Keating
Applicant's Digital Signature
Date: February 23, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 30 SUMMER ST
ACRES: 0.1137
PARCEL ID: 015-0064-000
LAND USE CODE: 27
CONDO COMPLEX:
OWNER: LEVY, MARK L & KEATING, CELINE M TE
CO - OWNER:
MAILING ADDRESS: 30 SUMMER ST

ZONING: R-6
PATRIOT ACCOUNT #: 973

SALE INFORMATION

SALE DATE: 5/6/2021
BOOK & PAGE: 2110-12
SALE PRICE: 408,000
SALE DESCRIPTION:
SELLER: OUELLETTE, STEVEN

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 3224
FINISHED BUILDING AREA: 1344
BASEMENT AREA: 960
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $204,800
YARD: $5,100
BUILDING: $197,000
TOTAL: $406,900

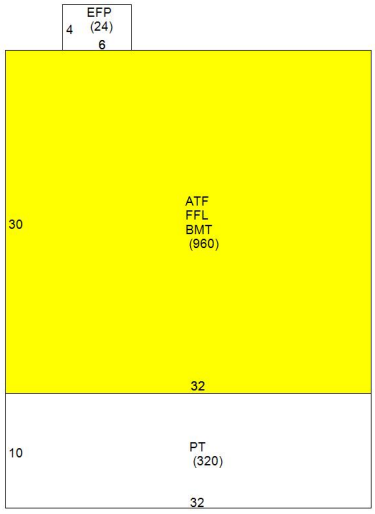
BUILDING EXTERIOR

BUILDING STYLE: Cape
UNITS: 1
YEAR BUILT: 1917
FRAME: Wood Frame
EXTERIOR WALL COVER: Vinyl Siding
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Gas
PERCENT A/C: False
 # OF ROOMS: 6
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 1
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



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

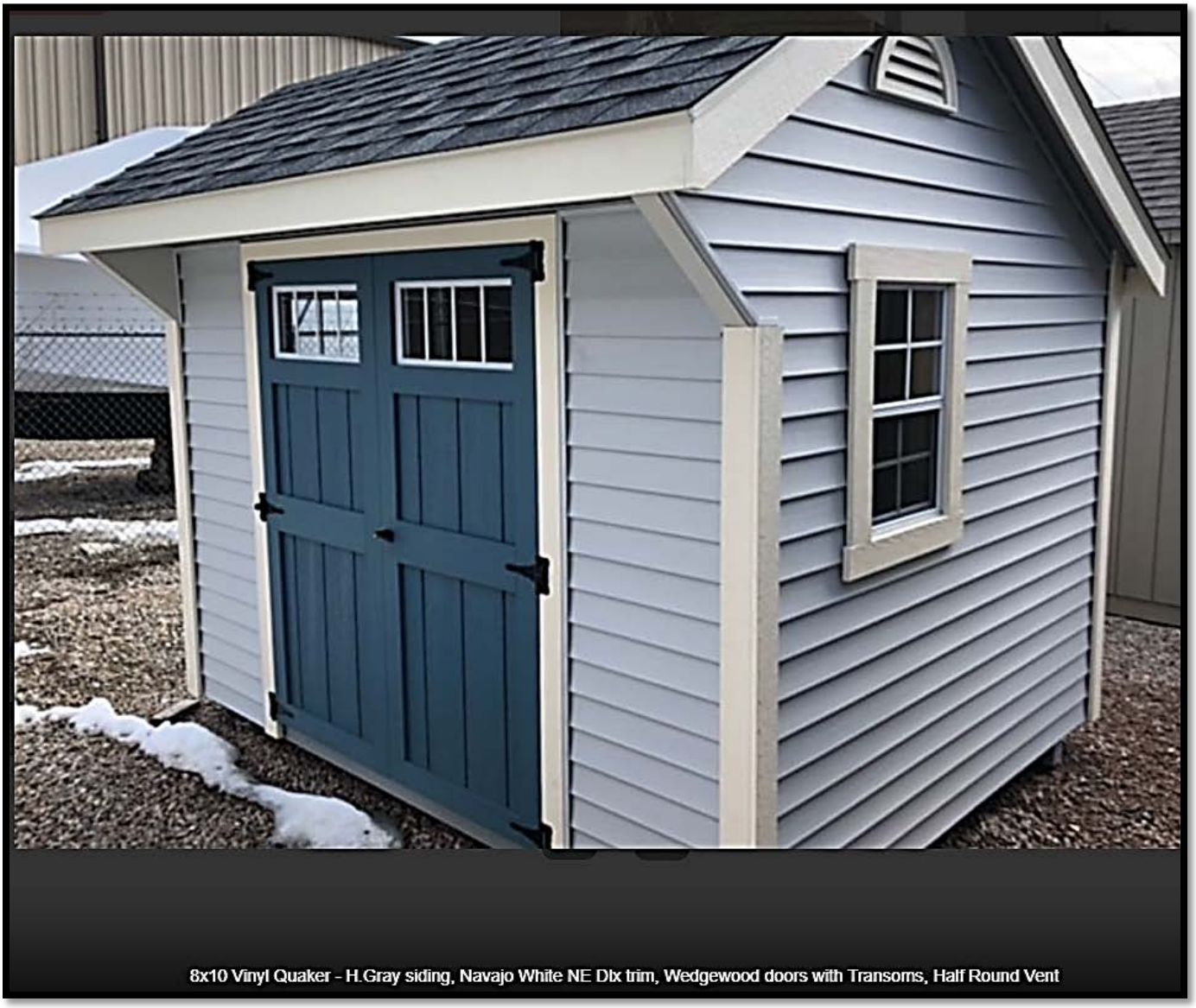
ML/CK at 30 Summer St. - 12 x 16 Oval **Gazebo** - **(w/slight differences*)**

** Different from the picture below, the proposed model to be built will: be made of vinyl using a white or other light color, with a single level roof, and built with basic posts, spindles, cornices. It will have similar screening.*



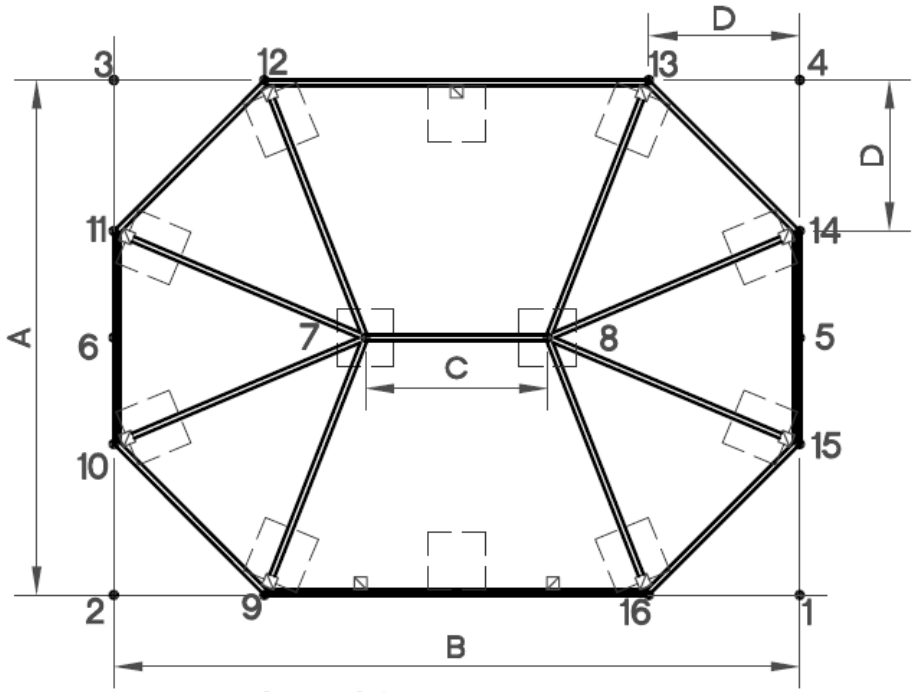
ML- CK 30 Summer Street – 8 x 10 Vinyl Storage Shed*

[* Final order will have minor differences.]



❑ (* Final version of small, 8 x 10 work shed in “Quaker” Style will have colors similar to (or the same as) the Oval Gazebo, a bit shorter in height, and its window will be on its opposite side and with a different shutter .)

Levy/Keating - 30 Summer St., Bristol, RI – Back Yard Structure Replacement – 12 x 16 Oval Gazebo



12'x16' Gazebo

Number of posts = 11
Number of floor sections = 8

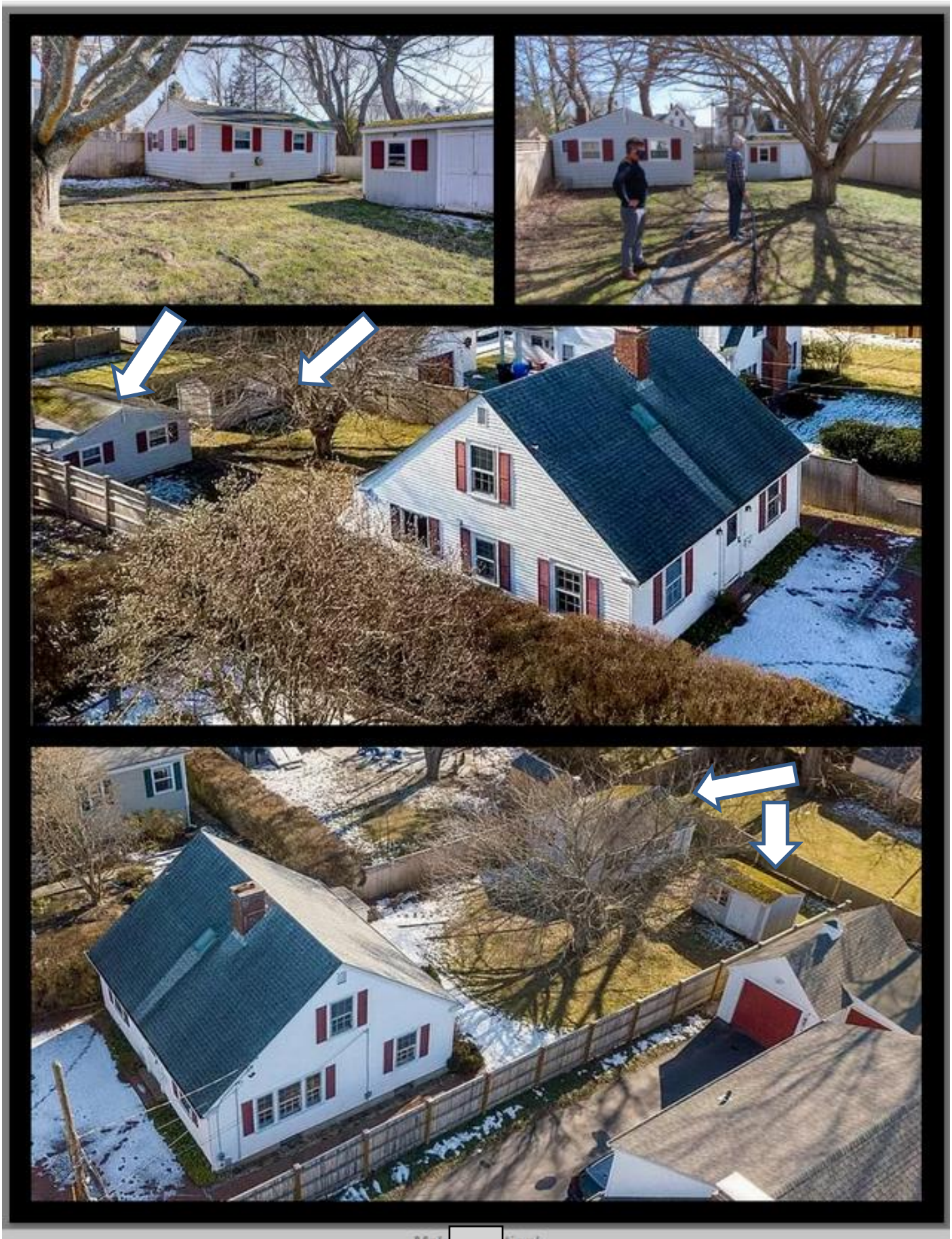
Oval Dimension Table				
Sizes	A	B	C	D
12'x16'	144"	192"	48"	42 3/16"

Legend

- ▧ = Gazebo post location
- ⬚ = Recommended location of foundation piers or concrete slab foundation
- ▬ = 2x6 #1 SYP floor joists
- # = Stake placement order
- • = Stake location

NOTE --
A full rectangle of 12 x 16 would have just 192 sq. ft.
The 12 x 16 Oval Gazebo has *even less* because of the four triangular slices whose footage is not included because they are *cut off at each corner*.

Levy-Keating -- 30 Summer, Bristol – Back Yard Structures Pre-Demolition



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-25	Contributing	March 3, 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
474 THAMES ST , BRISTOL, RI, 02809	008-0021-000

Applicant	Architect/Engineer	Contractor
Daniel Brooks		Dan Brooks

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

Work Category:	New Structure(s)

Description of proposed work:
Installation of wooden shed in the rear of the property.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS01052
HISTORIC NAME:	
ARCH. STYLE:	Vernacular
ORIGINAL CONSTRUCTION DATE (est.):	1880 ca/ "Warehouse, c.1860"
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Daniel Thomas Brooks
Applicant's Digital Signature
Date: March 3, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: W
PATRIOT ACCOUNT #: 294

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

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

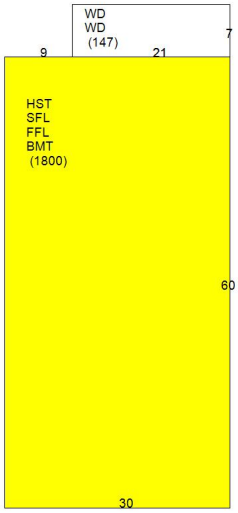
BUILDING EXTERIOR

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

BUILDING INTERIOR

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

SKETCH



PHOTO



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





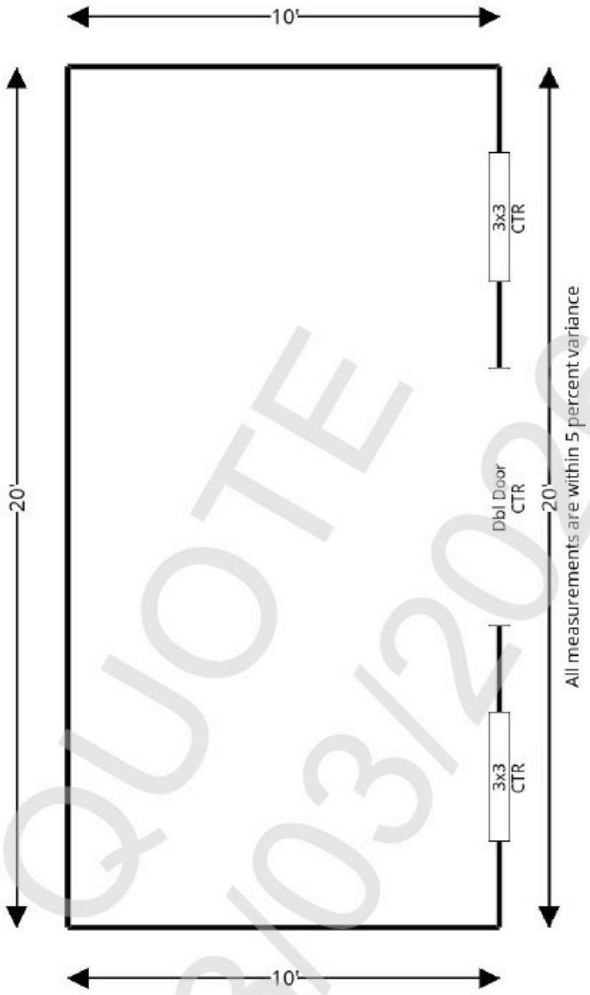




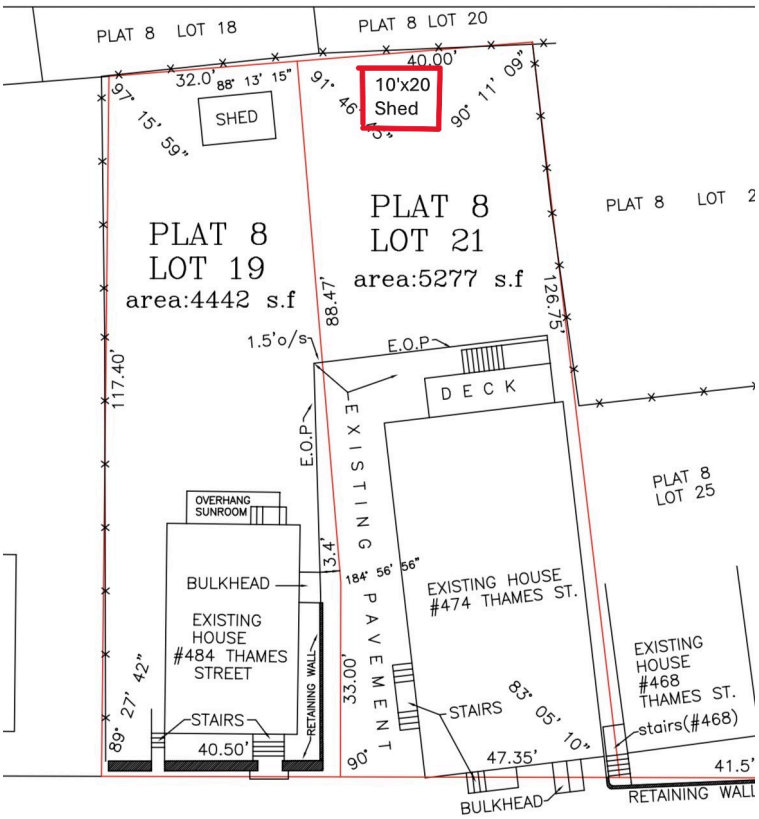




QUOTE
03/03/2026



QUOTE
03/03/2025



I A M E S (49.5') S T R E E T

TED AND THE PLAN HAS BEEN PREPARED
-1.9 OF THE RULES AND REGULATIONS
STATE BOARD OF REGISTRATION FOR
ON NOVEMBER 25, 2015 AS FOLLOWS:
MEASUREMENT SPECIFICATION
CLASS 1 STANDARD

T OF THE SURVEY AND FOR THE PREPARATION OF
SHOW THE EXISTING PAVED DRIVEWAY IN RELATION TO
SE #484 AND HOUSE #474.

47
PL

JOHN J. BARKER , JR PLS #1885
C.O.A # LS-A302

SCLAE 1"=2

Sales Lot Safe Harbor Sheds LLC

Customer Name Dan Brooks

Bldg Type	Sealed
Flooring	Engineered Panels T&G
Roof	Black - Shingles
Siding Type	Treated T1-11
Exterior Finish	Sealed
Wall Color	Sealed
Trim Color	Sealed
Door Color	Sealed
Trim on Door Color	Sealed
Shutter Color	

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-26	Contributing	March 5, 2026

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Project Address	Assessor's Plat/Lot
8 CONSTITUTION ST , BRISTOL, RI, 02809	011-0020-000

Applicant	Architect/Engineer	Contractor
John Marshall	SM Drafting/Design	Dyer Contracting LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	950 Warren Avenue East Providence RI 02914

Work Category:	Remodeling of Structure(s)

Description of proposed work:
Install a 6/0 x 6/8 Andersen Fiberex Sliding glass door at the rear of the garage (south elevation) as shown on floor plan attached.

Property History

Building Survey Data	
RIHPHC ID #:	RIHPHC ID # BRIS00411
HISTORIC NAME:	LeClair, Dr. Eugene, Office
ARCH. STYLE:	Craftsman
ORIGINAL CONSTRUCTION DATE (est.):	1904
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

John Marshall
Applicant's Digital Signature
Date: March 5, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 8 CONSTITUTION ST
ACRES: 0.0615
PARCEL ID: 011-0020-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: JM BRISTOL LLC
CO - OWNER: C/O DARROW EVERETT LLP
MAILING ADDRESS: 1 TURKS HEAD PL, 12TH FL

ZONING: R-6
PATRIOT ACCOUNT #: 648

SALE INFORMATION

SALE DATE: 7/25/2024
BOOK & PAGE: 2251-227
SALE PRICE: 300,000
SALE DESCRIPTION: Private Sale
SELLER: HALSEY PROPERTIES, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 1856
FINISHED BUILDING AREA: 883
BASEMENT AREA: 611
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $231,000
YARD: $3,000
BUILDING: $133,400
TOTAL: $367,400

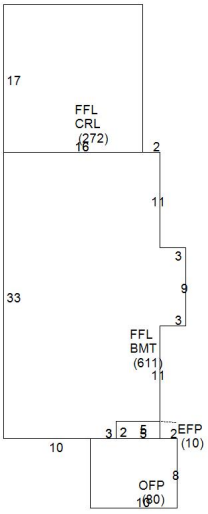
BUILDING EXTERIOR

BUILDING STYLE: Cottage
UNITS: 1
YEAR BUILT: 1910
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
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: 5
 # OF BEDROOMS: 2
 # OF FULL BATHS: 1
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 1
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



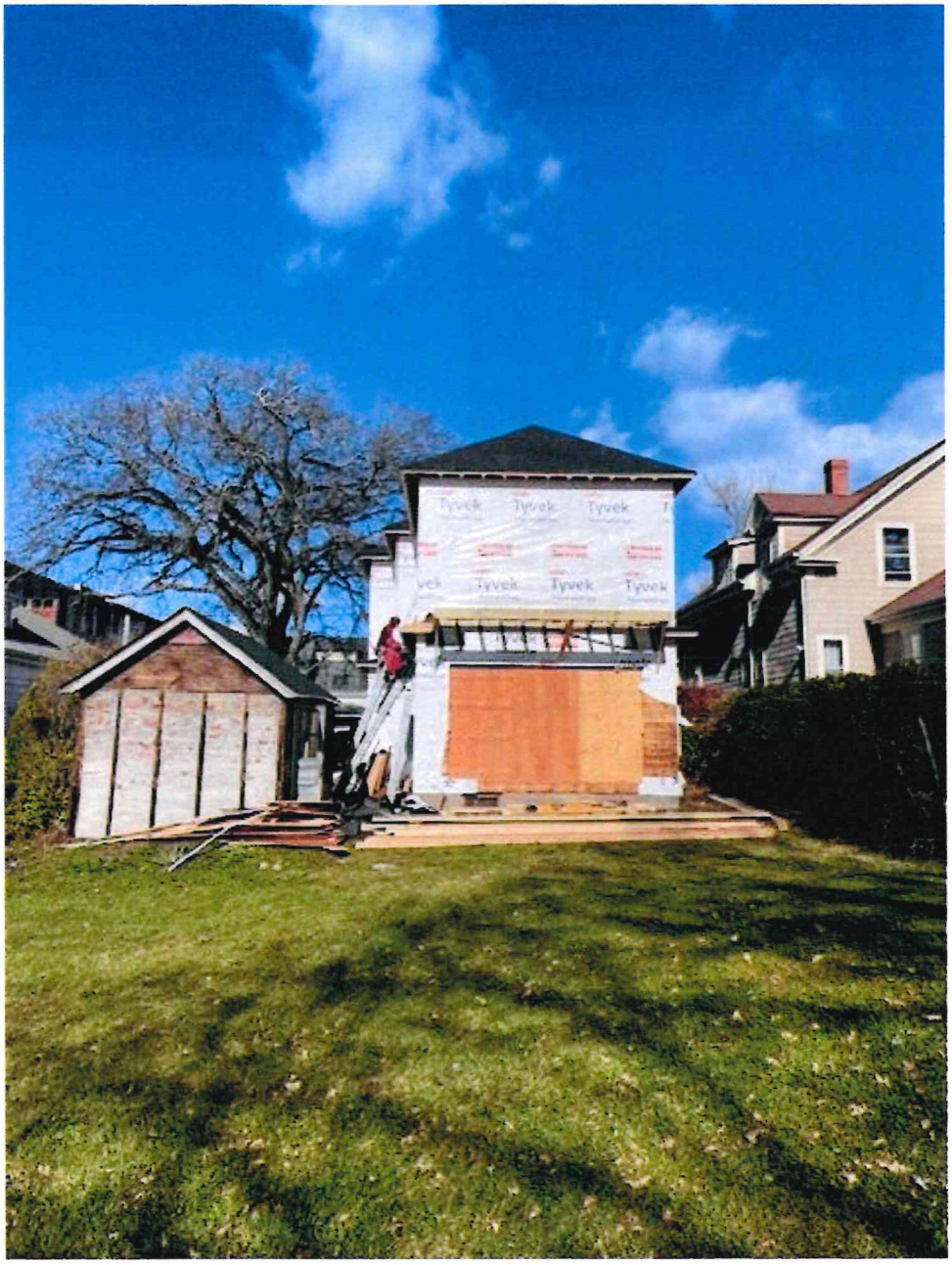
CAI Technologies
Precision Mapping Geospatial Solutions
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.

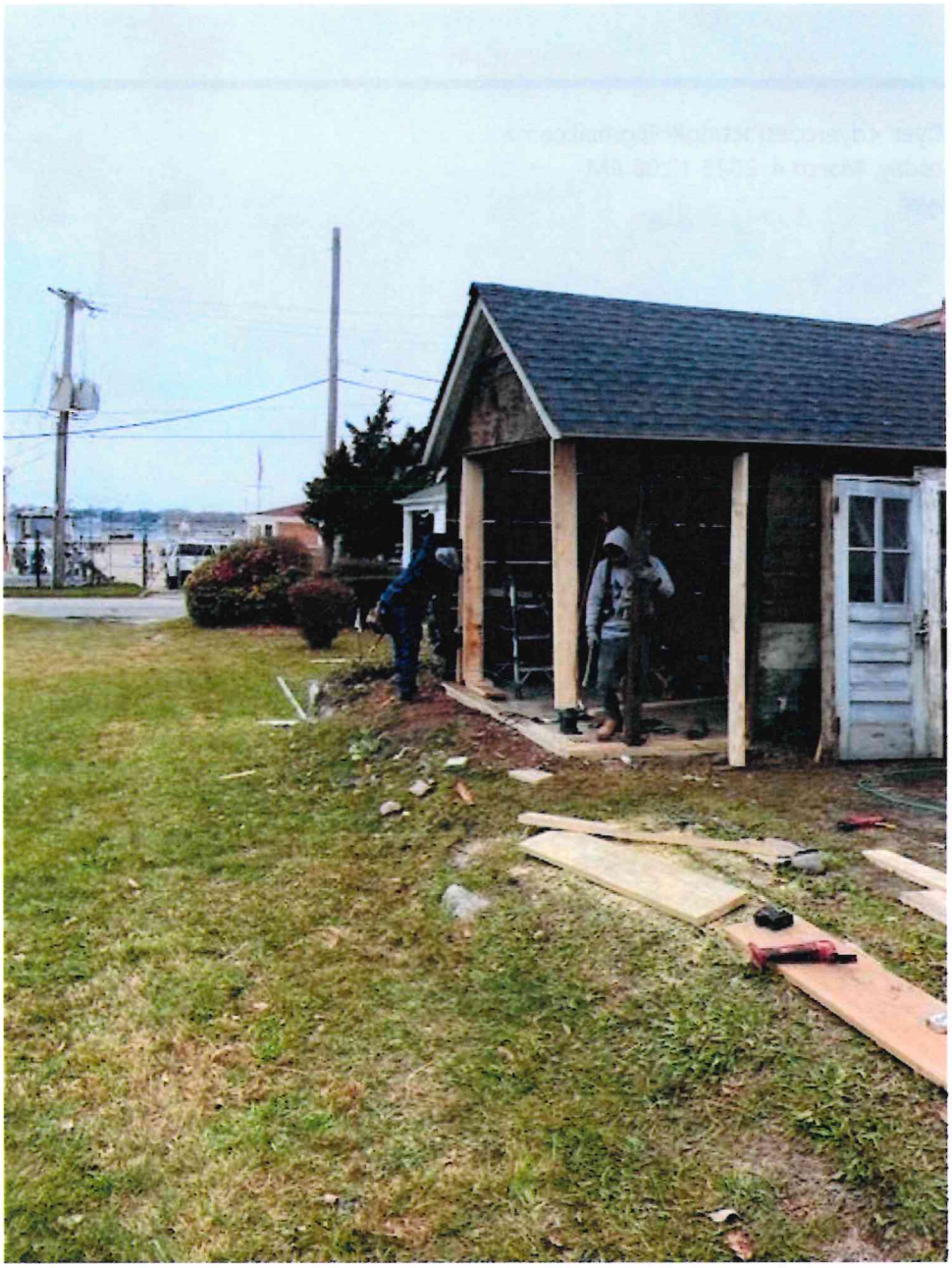


Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:06 PM
To: Pete Dyer



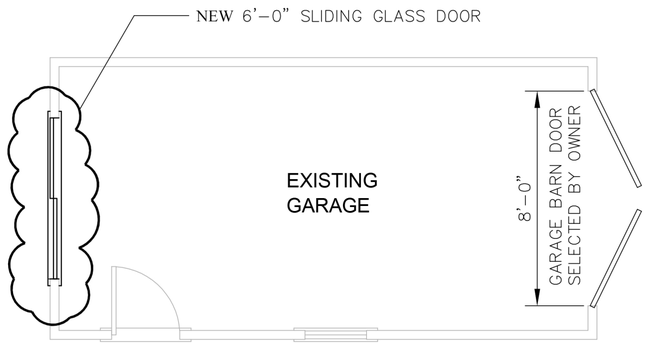


Sent from my iPhone

Pete Dyer

From: Peter Dyer <dyercontractingllc@gmail.com>
Sent: Wednesday, March 4, 2026 12:03 PM
To: Pete Dyer





ANDERSEN WINDOW (OR SIMILAR) SCHEDULE THIS SHEET				
NO.	QTY.	ROUGH OPENING	DESIGNATION	TYPE
W1	9	2'-8½""x5'-0½"	TCLDH2850	E Series Double-Hung
W2	2	2'-8½"x3'-4½"	TCLDH2834	E Series Double-Hung
W3	4	2'-6½"x3'-4½"	TCLDH2634	E Series Double-Hung
W4	6	3'-0½"x5'-0½"	TCLDH3050	E Series Double-Hung
W5	2	1'-10⅛"x5'-0⅞"	TCLDH2834	E Series Double-Hung
W6	1	4'-0½"x2'-0⅝"	A41	Awning
W7	2	2'-8½"x4'-6½"	TCLDH2846	E Series Double-Hung
W8	2	32"x60"	EXIST.	Use the 2 best exist, windows

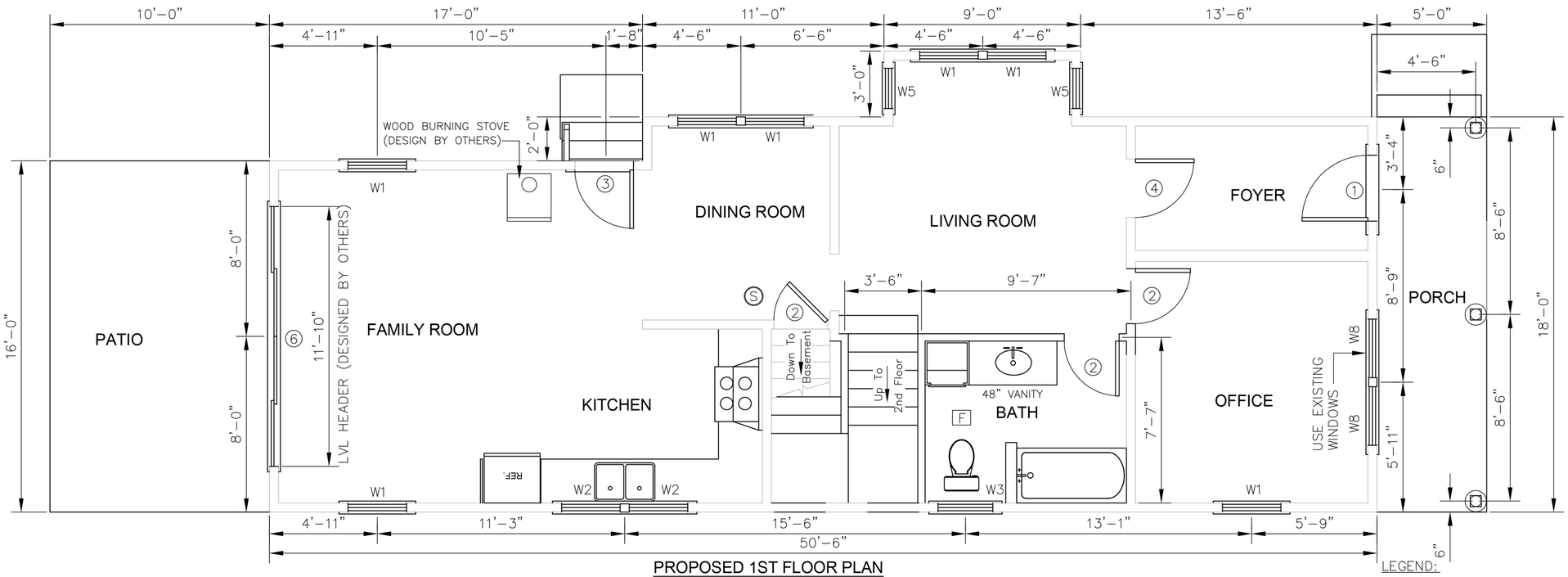
WINDOWS NOTES:

1. VERIFY ALL WINDOWS WITH HOMEOWNER PRIOR TO ORDERING.
2. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
3. HEADER HEIGHTS TO BE 6'-10" TO BOTTOM UNLESS OTHERWISE NOTED.
4. SILL HEIGHT FROM FINISH FLOOR MIN. 24" AND MAX. 44" FROM FINISHED FLOOR.

DOOR SCHEDULE THIS SHEET			
NO.	QTY	ROUGH OPENING	TYPE
①	2	3'-2½"x6'-10½"	3'-0"x6'-8" EXTERIOR DOOR
②	1	2'-8½"x6'-10½"	2'-6"x6'-8" INTERIOR
③	1	2'-10½"x6'-10½"	2'-8"x6'-8" EXTERIOR DOOR
④	2	2'-10½"x6'-10½"	2'-8"x6'-8" INTERIOR
~~⑤~~	~~1~~	~~36"x96"~~	~~36"x96" INTERIOR BARN DOOR~~
⑥	2	11'-10"x6'-10½"	11'-9"x6'-8" SLIDING DOOR
⑦	1	5'-2½"x6'-10½"	5'-0"x6'-8" INTERIOR

DOOR NOTES:

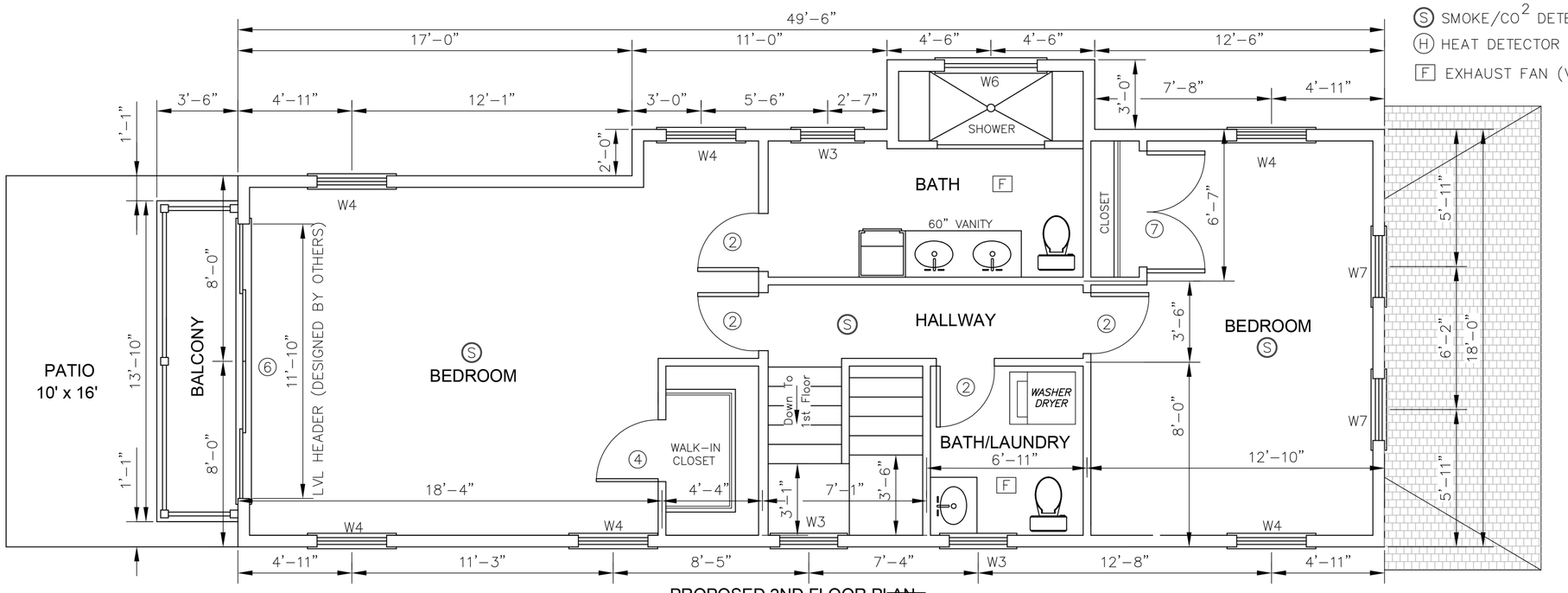
1. VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER PRIOR TO CONSTRUCTION.
2. WEATHER STRIPPING REQUIRED FOR ALL EXTERIOR DOORS.



PROPOSED 1ST FLOOR PLAN

LEGEND:

Ⓢ SMOKE/CO² DETECTORS HARD WIRED
Ⓗ HEAT DETECTOR
Ⓕ EXHAUST FAN (VENTED OUTSIDE)



PROPOSED 2ND FLOOR PLAN

SM
Drafting/Design
Riverside, R.I.
Smed54@msn.com

Proposed 2nd Floor Addition For:

JM Bristol LLC

8 Constitution St.
Bristol, R.I. 02809

Map 11 Lot 20

PROJECT NUMBER:	00456
Drawn By:	SM
Checked By:	X
Issue Date:	3-11-25

Drawing Index:

Sheet No. Description

1. Cover Sheet
2. Existing Floor Plan
3. Existing Elevations
4. Proposed Floor Plans
5. Proposed Elevations
6. Framing Plans
7. Cross Section & Details

Revisions

No	Date	Description
1	5-07-25	

Drawing Title:

Proposed Floor Plans

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

Drawing Number

4 of 7

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-28	Contributing	March 5, 2026

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Project Address	Assessor's Plat/Lot
9 COURT ST , BRISTOL, RI, 02809	014-0026-000

Applicant	Architect/Engineer	Contractor
Hill House Graphics, LLC, Ian D. McLellan	Ian D. McLellan	Ian McLellan - Hill House Graphics, LLC

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

Work Category:	Sign(s)/Landscaping

Description of proposed work:
Manufacture and install historically appropriate sign to match size and shape of original sign when property of Town of Bristol

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00299
HISTORIC NAME:	R.I. Dept. of Human Services Bristol Police Dept./Old Telephone Exchange
ARCH. STYLE:	Colonial Revival/ Dutch Colonial
ORIGINAL CONSTRUCTION DATE (est.):	1940 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Ian D. McLellan
Applicant's Digital Signature
Date: March 5, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 9 COURT ST
ACRES: 0.1123
PARCEL ID: 014-0026-000
LAND USE CODE: 06
CONDO COMPLEX:
OWNER: CARDINAL NORTHSTAR HOLDINGS, LLC
CO - OWNER:
MAILING ADDRESS: 1 JACOBS POINT

ZONING: D
PATRIOT ACCOUNT #: 823

SALE INFORMATION

SALE DATE: 3/24/2023
BOOK & PAGE: 2205-112
SALE PRICE: 775,000
SALE DESCRIPTION:
SELLER: 9 COURT, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 5202
FINISHED BUILDING AREA: 3468
BASEMENT AREA: 1734
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $67,200
YARD: $4,600
BUILDING: $383,300
TOTAL: $455,100

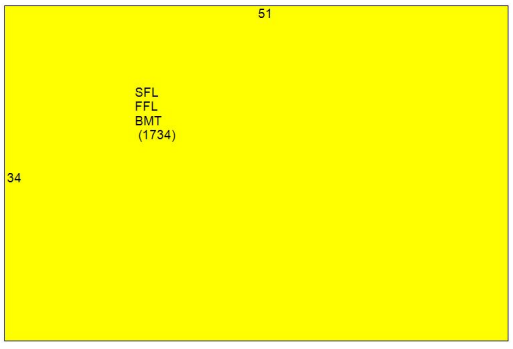
BUILDING EXTERIOR

BUILDING STYLE: Office
UNITS: 1
YEAR BUILT: 1927
FRAME: Masonry
EXTERIOR WALL COVER: Brick Veneer
ROOF STYLE: Gambrel
ROOF COVER: Slate

BUILDING INTERIOR

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

SKETCH



PHOTO



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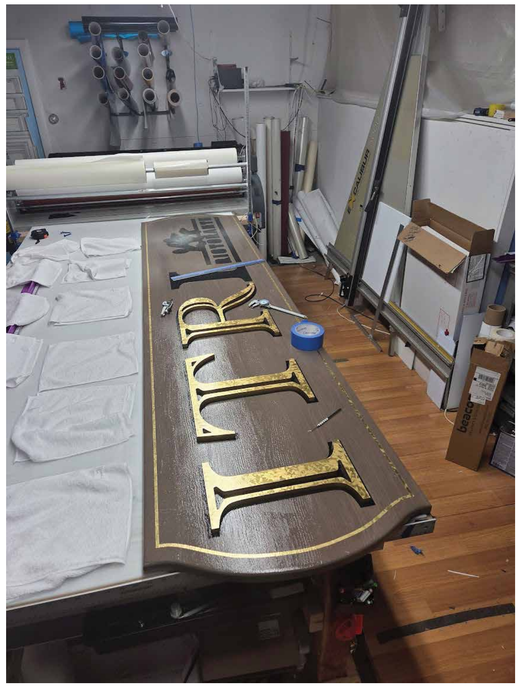
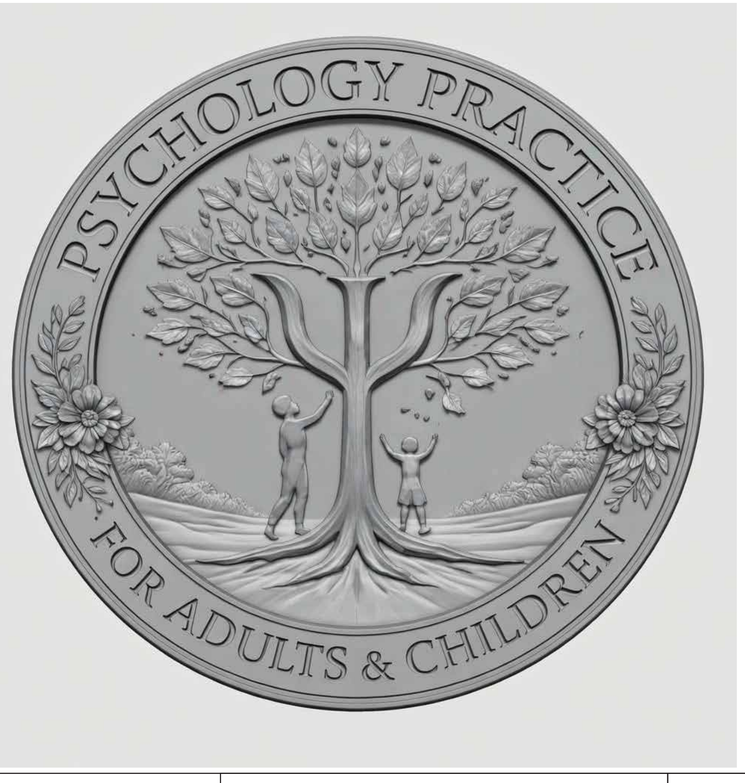


Example of Gold Leafed Laser CNC Cut 1/2" Raised Letters



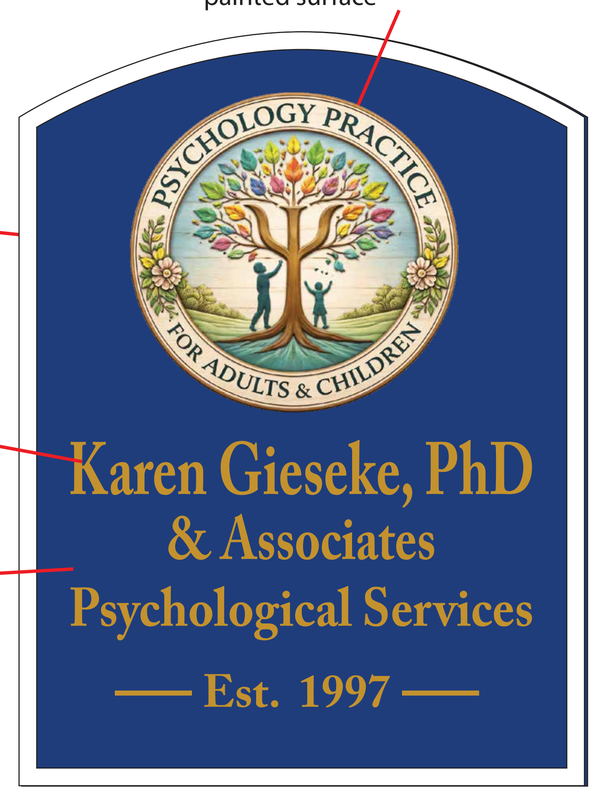
Rendering of 3D Releif prior to painting of surfact

CNC Carved Relief with painted surface

1/2" Raised Moulding above base surface

1/2" Raised Letters CNC Manufactured applied to base surface

3/4" Composite Base surface with brushed navy blue painted finish



32"

24"

Designer
Ian D. McLellan

Ian D. McLellan
President
866.846.6464
401.585.0058
Ian@HillHouseGraphics.com
www.HillHouseGraphics.com
HILL HOUSE GRAPHICS

PROJECT DESCRIPTION:

24"x32" Wall Mounted sign 3/4" Composite Base with 1/2" raised moulding around edge and 1/2" raised letters and 3d manufactured, painted emblem on base surface.

Customer Signature 141 Date

Signature indicates approval of this design and data as is, and client assumes the responsibility of any and all incorrect information shown in this proposal. Please review contents carefully.

This rendering is computer generated. Drawings are to scale using actual colors but images may appear slightly different on your monitor or printer depending on the model. We have made every effort to make this to your specifications, but please take a moment and make sure we have it right. This is an art proof that is designed to meet the approval of the customer, once approval is granted, we at Hill House Graphics, LLC are no longer liable for typographical and/or design layout errors. Please do not give approval until it meets your requirements. You will be held financially responsible for this order when we receive your approval. .

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PSYCHOLOGY PRACTICE

FOR ADULTS & CHILDREN

Karen Gieseke, PhD & Associates

Psychological Services

— Est. 1997 —

32″

24″

Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-30	Contributing	March 5, 2026

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Project Address	Assessor's Plat/Lot
220 High St, Unit First Baptist Church, Bristol, RI , 02809	

Applicant	Architect/Engineer	Contractor
Rachel McGuire	Ian McGuire	Ian McGuire

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	26 San Miguel Drive, Bristol, RI 02809

Work Category:	New Structure(s)

Description of proposed work:
Build a 6x8 wood shed on the Northeast corner of the property between the Church and Walley School, inside the First Baptist Church fence. Desgined and built by Ian McGuire, senior at Mt. Hope High School, supervised by Construction class teacher, Ryan Garrity.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00528
HISTORIC NAME:	First Baptist Church
ARCH. STYLE:	Federal
ORIGINAL CONSTRUCTION DATE (est.):	1814; 1882
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

Rachel McGuire
Applicant's Digital Signature
Date: March 5, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 240 HIGH ST
ACRES: 0.9183
PARCEL ID: 018-0056-000
LAND USE CODE: 80
CONDO COMPLEX:
OWNER: BRISTOL STATE HOUSE FOUNDATION
CO - OWNER:
MAILING ADDRESS: PO BOX 383

ZONING: PI
PATRIOT ACCOUNT #: 1262

SALE INFORMATION

SALE DATE:
BOOK & PAGE:
SALE PRICE: 0
SALE DESCRIPTION:
SELLER:

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 10540
FINISHED BUILDING AREA: 7350
BASEMENT AREA: 2700
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $184,100
YARD: $0
BUILDING: $1,729,200
TOTAL: $1,913,300

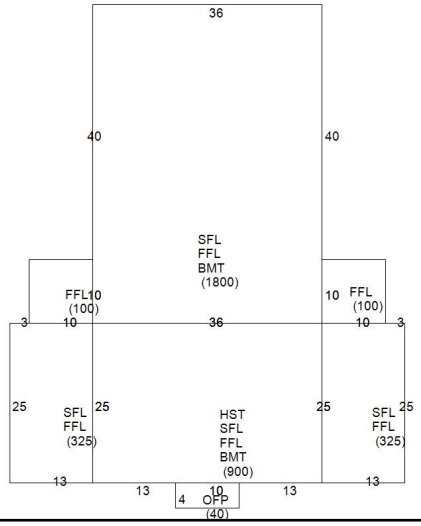
BUILDING EXTERIOR

BUILDING STYLE: GovtBldg
UNITS: 1
YEAR BUILT: 1800
FRAME: Masonry
EXTERIOR WALL COVER: Stone
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Plaster
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 0
 # OF BEDROOMS: 0
 # OF FULL BATHS: 0
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 0
 # OF FIREPLACES: 2
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

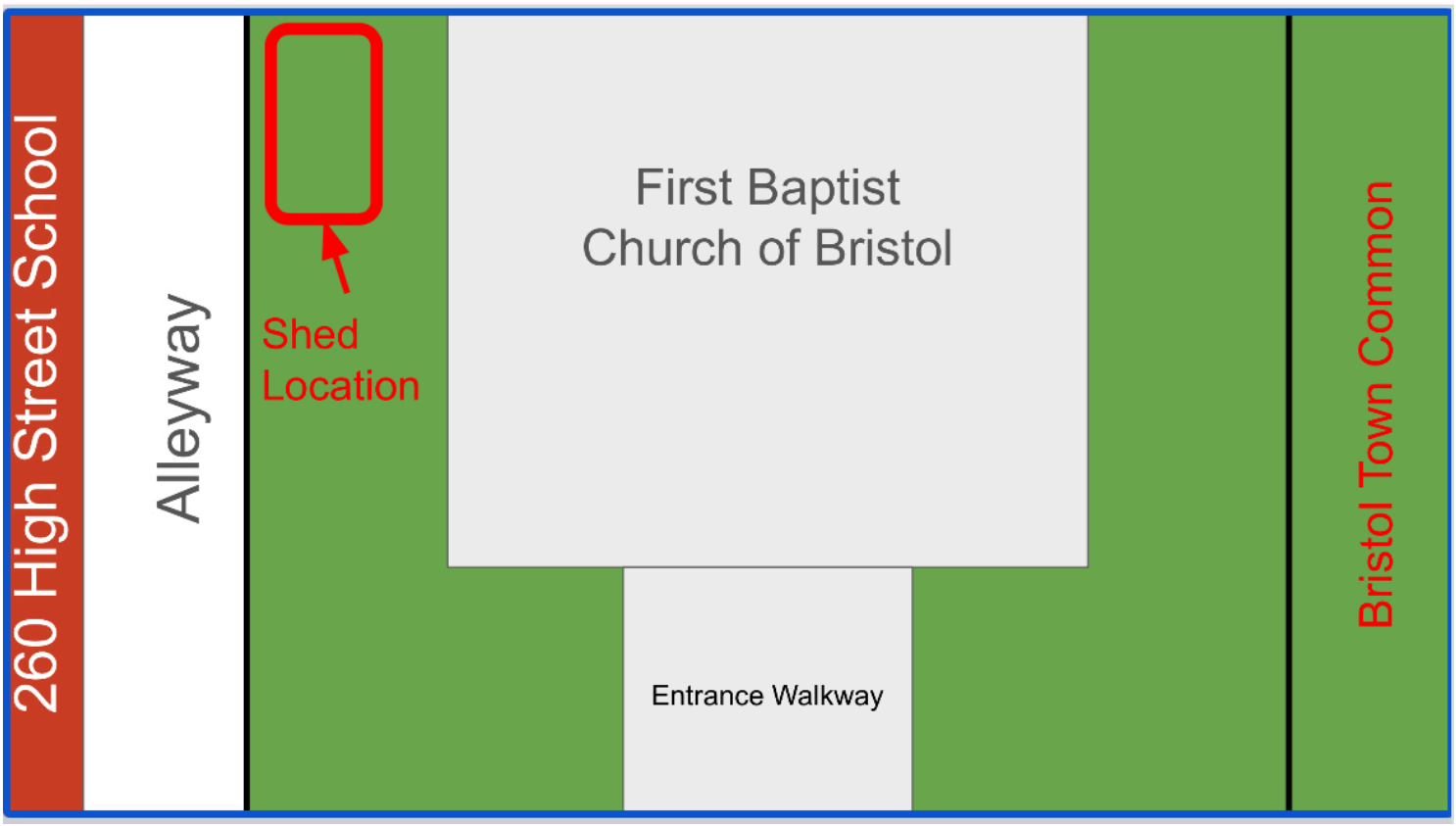
SKETCH

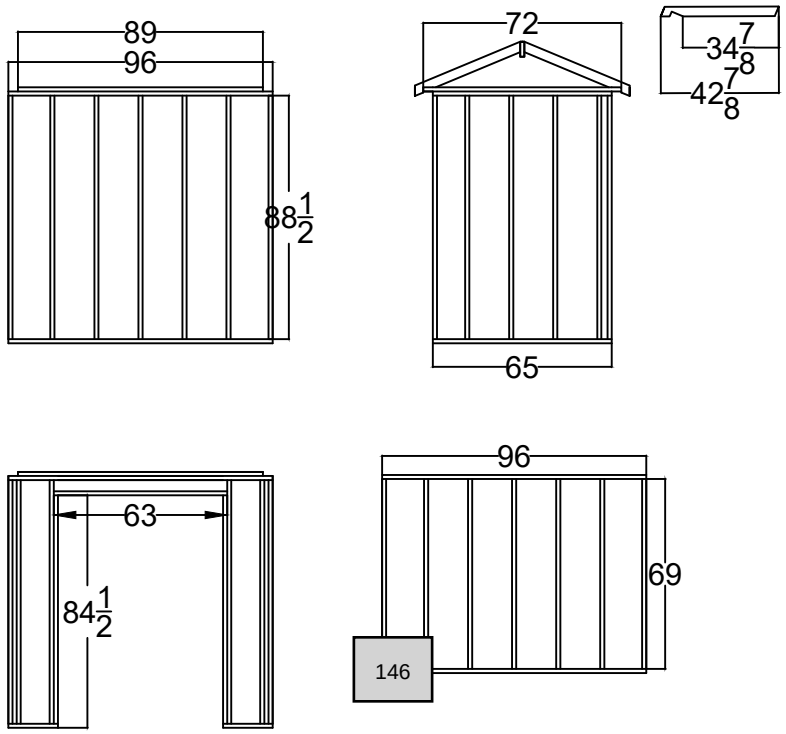


PHOTO



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


260 High Street School
Alleyway
Shed Location
First Baptist Church of Bristol
Entrance Walkway
Bristol Town Common


89
96
88 1/2
72
34 7/8
42 7/8
65
63
84 1/2
96
69
146

	Unit Cost	Quantity	Total Cost
FLOOR FRAMING			
PT 4"x4"'s	$11.08	2	$22.16
2x6x8' GC PT (floor joists)	$8.28	2	$16.56
2x6x12' GC PT (floor joists)	$12.68	4	$50.72
2x6 Floor Joist Hangers	$1.98	10	$19.80
2x6 Corner Joist Hangers	$9.98	4	$39.92
3/4"x4'x8' PT Plywood Sheet	$63.18	2	$126.36
WALL/ ROOF FRAMING			
PT 1"	$2.48	1	$2.48
2x4x8' KD (wall/ door framing)	$3.48	40	$139.20
1x4x8' PT Trim Board	$4.98	8	$39.84
1x8x8' PT Trim Board	$9.98	1	$9.98
SBC Cedar 16 in. x 3/8 in. Rusti	$71.60	9	$644.40
6" Door Hinges	$10.98	6	$65.88
Door Pull	$7.98	2	$15.96
Door Clasp/ Latch	$4.98	1	$4.98
Door Hook/ Loop	$2.98	1	$2.98
Barrel Bolt	$3.98	2	$7.96
KD 2"x4"'s	$3.75	6	$22.50
ROOFING			
5/8"x4'x8' OSB Plywood	$53.98	2	$108
1/2"x4'x8' OSB Plywood	$17.98	2	$35.96
R15 Roofing Felt	$34.97	1 (roll)	$34.97
Aluminum Drip-Edge	$7.38	3	$22.14
Timberline Architectural Shingles	$42.47	4	$169.88
GAF Starter Shingles	$44.47	1 (bundle)	$44.47
GAF Ridge Caps	$63.97	1 (bundle)	$63.97
Aluminum Z-Bar 10ft'r	$2.78	2	$5.56
1"x4"x12 GC PT Trim Boards	$6.68	2	$13.36
1"x4"x8 GC PT Trim Boards	$4.48	2	$8.96
Hurricane Ties	$0.98	8	$7.84
Clear Caulk	$3.98	2 (tube)	$7.96
Roofing Caulk	$19.98	1 (tube)	$19.98
FOUNDATION			
KD 2"x6"'s	$12.72	6	$76.32
5/4x6x8' PT Decking Board	$9.38	4	$37.52
2x6x8' PT Lumber	$8.28	4	$33.12
Liquid Nails (H.D.)	$3.58	1 (tube)	$3.58
Cynder Blocks (large)	$5.25	4	$21.00
Landscape Fabric - 150 sq.ft.	$50.00	1	$50.00
Crushed Stone	$210.00	1	$210.00

Shed Anchor Spring Link	$6.97	1	$6.97
Shed Anchor Eye Lag Bolts	$1.47	1	$1.47
Thompson Waterseal (5 gal.)	$79.98	1	$79.98
FASTENERS			
3/4" Galvanized Framing Nails	$48.68	1	$48.68
3/8" T50 Staples (pack of 1,000)	$13.97	1	$13.97
1 1/4" Roofing Nails	$5.18	1	$5.18
3 1/2" Decking Screws	$29.97	1 (5lb box)	$29.97
2" Decking Screws	$42.96	1 (5lb box)	$42.96
1 1/4" Joist Hanger Screws	$16.33	1	$16.33
2" Galvanized Framing Nails	$44.38	1	$44.38
1 5/8" Drywall Screws	$6.97	1	$6.97
SUBTOTAL			$2,192.51
25% LABOR CHARGE			$548.13
TOTAL			$2,740.64



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-31		March 6, 2026

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

Project Address	Assessor's Plat/Lot
267 THAMES ST , BRISTOL, RI, 02809	009-0050-000

Applicant	Architect/Engineer	Contractor
Eunice Kim		

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
TSL, LLC	37 East King Road Tiverton, RI 02878

Work Category:	Sign(s)/Landscaping

Description of proposed work:
1. Menu for Amare Sweets & Treats x 2. 6ft x 3ft along serving windows. 2. Business sign in parking lot on the awning in front of our store.

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)	

Eunice Kim
Applicant's Digital Signature
Date: March 6, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 267 THAMES ST
ACRES: 1.71
PARCEL ID: 009-0050-000
LAND USE CODE: 06
CONDO COMPLEX:
OWNER: TSL LLC
CO - OWNER:
MAILING ADDRESS: 244 GANO ST

ZONING: W
PATRIOT ACCOUNT #: 467

SALE INFORMATION

SALE DATE: 9/9/2015
BOOK & PAGE: 1816-343
SALE PRICE: 7,482,000
SALE DESCRIPTION: Multiple Lot
SELLER: MILES AVE. PROPERTY CO, LLC

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 75443
FINISHED BUILDING AREA: 56928
BASEMENT AREA:
 # OF PRINCIPAL BUILDINGS: 7

ASSESSED VALUES

LAND: $2,250,300
YARD: $6,000
BUILDING: $5,508,000
TOTAL: $7,764,300

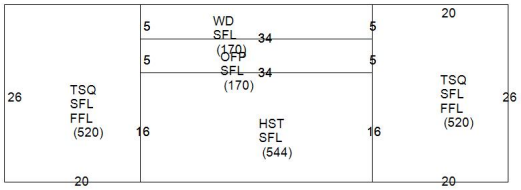
BUILDING EXTERIOR

BUILDING STYLE: Mixed Use
UNITS: 2
YEAR BUILT: 1900
FRAME: Wood Frame
EXTERIOR WALL COVER: Wood Shngle
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

INTERIOR WALL: Drywall
FLOOR COVER:
HEAT TYPE: Warm & Cool
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 12
 # OF BEDROOMS: 6
 # OF FULL BATHS: 2
 # OF HALF BATHS: 1
 # OF ADDITIONAL FIXTURES: 0
 # OF KITCHENS: 2
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO



TSL, LLC
244 Gano Street
Providence, RI 02906
Tel: 401-453-0038
Fax: 401-453-1651

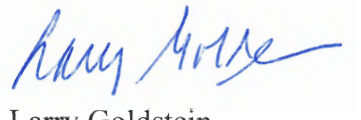
March 2, 2026

Eunice Kim
Amare Sweets & Treats, LLC
259 Thames Street
Bristol, RI 02809

Dear Eunice,

Amare Sweets & Treats, LLC ("Tenant") is authorized by TSL, LLC ("Landlord") to apply for and install signage on its storefront at 259 Thames Street in accordance with local ordinances.

Very truly yours,



Larry Goldstein
Member


Amare




Amare



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-33	Contributing	March 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
145 HIGH ST , BRISTOL, RI, 02809	015-0021-000

Applicant	Architect/Engineer	Contractor
Danny Ferreira	DAVID SISSON	

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
	204 Poppasquash Rd Bristol, RI 02809

Work Category:	Addition to Structure(s)

Description of proposed work:
REMODEL OF EXISTING HOME. ADDITION OF THREE TOWNHOMES. RENOVATION OF EXISTING GARAGE

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00149
HISTORIC NAME:	
ARCH. STYLE:	Greek Revival
ORIGINAL CONSTRUCTION DATE (est.):	1845 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	

DAVID SISSON
Applicant's Digital Signature
Date: March 13, 2026

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

LOCATION: 145 HIGH ST
ACRES: 0.5223
PARCEL ID: 015-0021-000
LAND USE CODE: 01
CONDO COMPLEX:
OWNER: FWP HIGH STREET LLC
CO - OWNER:
MAILING ADDRESS: P.O. BOX 333

ZONING: R-6
PATRIOT ACCOUNT #: 930

SALE INFORMATION

SALE DATE: 2/6/2026
BOOK & PAGE: 2311-1
SALE PRICE: 435,000
SALE DESCRIPTION:
SELLER: SOUSA, JULIANN EXECUTRIX OF

PRINCIPAL BUILDING AREAS

GROSS BUILDING AREA: 2942
FINISHED BUILDING AREA: 1440
BASEMENT AREA: 1164
 # OF PRINCIPAL BUILDINGS: 1

ASSESSED VALUES

LAND: $275,700
YARD: $0
BUILDING: $218,200
TOTAL: $493,900

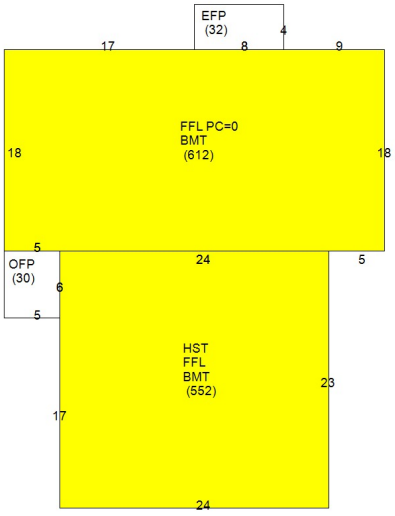
BUILDING EXTERIOR

BUILDING STYLE: Restored His
UNITS: 1
YEAR BUILT: 1820
FRAME: Wood Frame
EXTERIOR WALL COVER: Clapboard
ROOF STYLE: Gable
ROOF COVER: Asphalt Shin

BUILDING INTERIOR

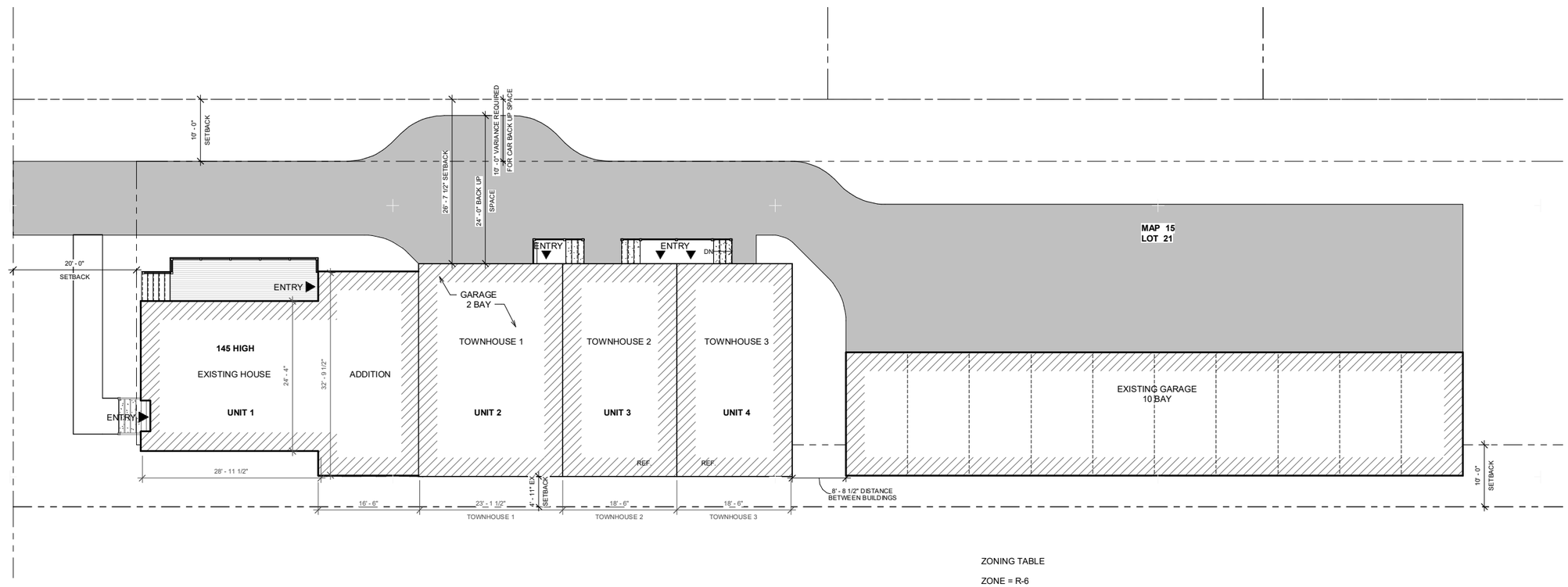
INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: Radiant Hot
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 7
 # OF BEDROOMS: 3
 # OF FULL BATHS: 2
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 1
 # OF KITCHENS: 1
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





C4 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	22,750 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		22,750 SF	NO
		MAX 5 UNITS (22,750 SF)	NO
LOT WIDTH	100'	66'	YES
FRONTAGE	60'	66'	NO
LOT COVERAGE	30% (6,825 SF)	15% (3314 SF) EXISTING	NO
		24% (5542 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	20' EXISTING	NO
SIDE SETBACK	10'	27' -11" EXISTING	NO
		26' - 7 1/2" PROPOSED	NO
SIDE SETBACK	10'	4'-11" EXISTING	NO EXISTING NON-CONFORMING
		4'-11" PROPOSED	NO EXISTING NON-CONFORMING
REAR SETBACK	20'	114' - 10" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 10 REQUIRED, 12 PROVIDED
10' X 18' WITH 24' AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:

EXISTING HOUSE	1238 SF
EXISTING PORCH	47 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
TOTAL:	3314 SF

PROPOSED:

EXISTING HOUSE	1238 SF
PROPOSED PORCH	190 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
PROPOSED TOWN HOMES	2085 SF
TOTAL:	5542 SF

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV #	DATE:	ISSUED FOR:
1	2023-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER 26022

SITE PLAN

N.F.C
SIGNED:
2021-08-27

OPT A

A0.1

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

PLAN LEGEND

EXISTING DOOR

EXISTING PARTITION

NEW DOOR

FULL HEIGHT PARTITION

PARTIAL HEIGHT PARTITION

BEAM OVERHEAD

DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION. TYP.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

DIMENSION TO THE FACE OF FINISH

COLUMN LOCATION

CO — CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED

SD — SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED

60 — FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT. REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

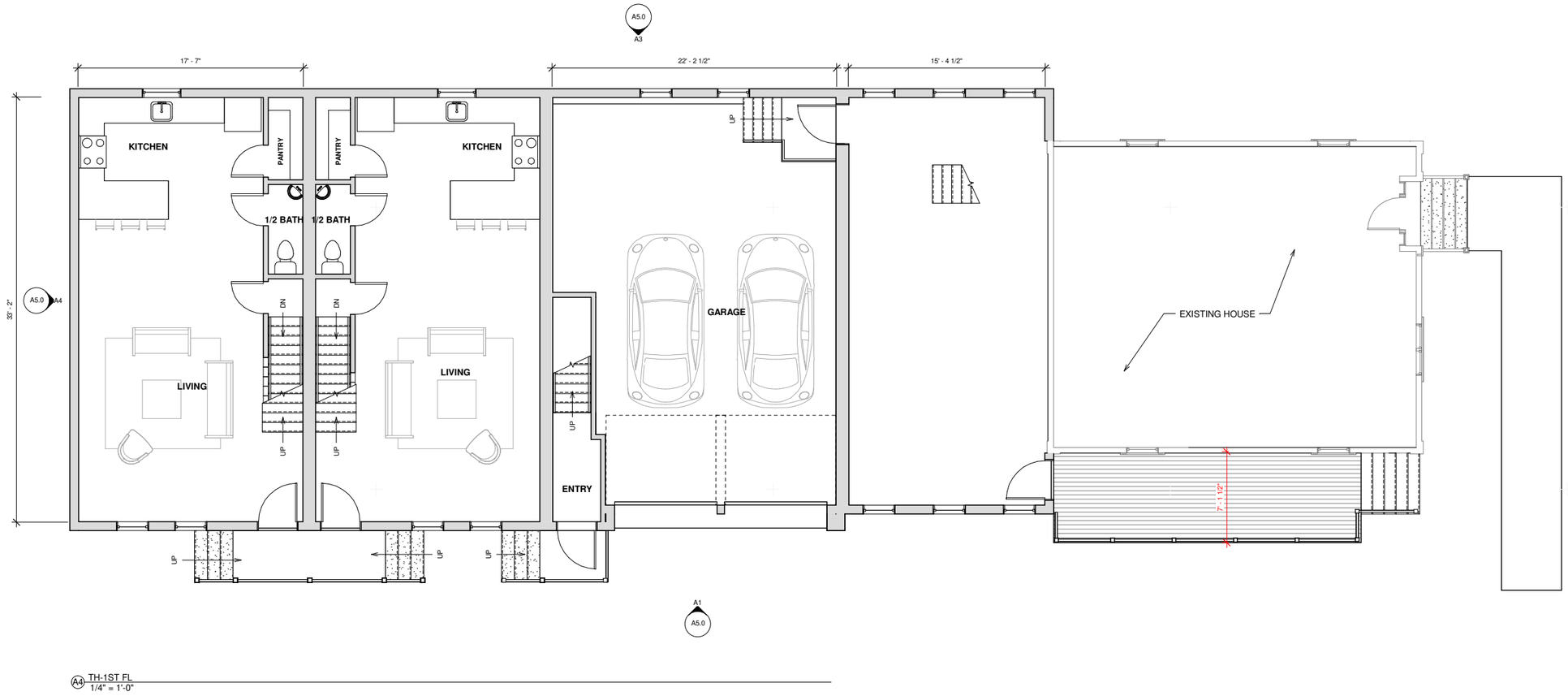
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

KEYED NOTES



A4 TH-1ST FL
1/4" = 1'-0"

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East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV #	DATE:	ISSUED FOR:
1	2025-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

PLANS 1ST FL

N.F.C
SIGNED:
2021-08-27

OPT A

A4.1

DAVID SISSON ARCHITECTURE PC :-: ALL RIGHTS RESERVED

A B C D

PLAN LEGEND

EXISTING DOOR

EXISTING PARTITION

NEW DOOR

FULL HEIGHT PARTITION

PARTIAL HEIGHT PARTITION

BEAM OVERHEAD

DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP.
DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION

DIMENSION TO THE FACE OF FINISH

COLUMN LOCATION

CO — CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED

SD — SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED

HD — HEAT DETECTOR - HARDWIRED AND INTERCONNECTED

60 — FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

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3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

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12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

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22. A/V, CATV, TELEPHONE AND OTHER LOW VOLTAGE WIRING NOT SHOWN. SYSTEM TO BE DESIGN/BUILD. CONTACT OWNER FOR LOCATIONS OF ALL LOW VOLTAGE WIRING.

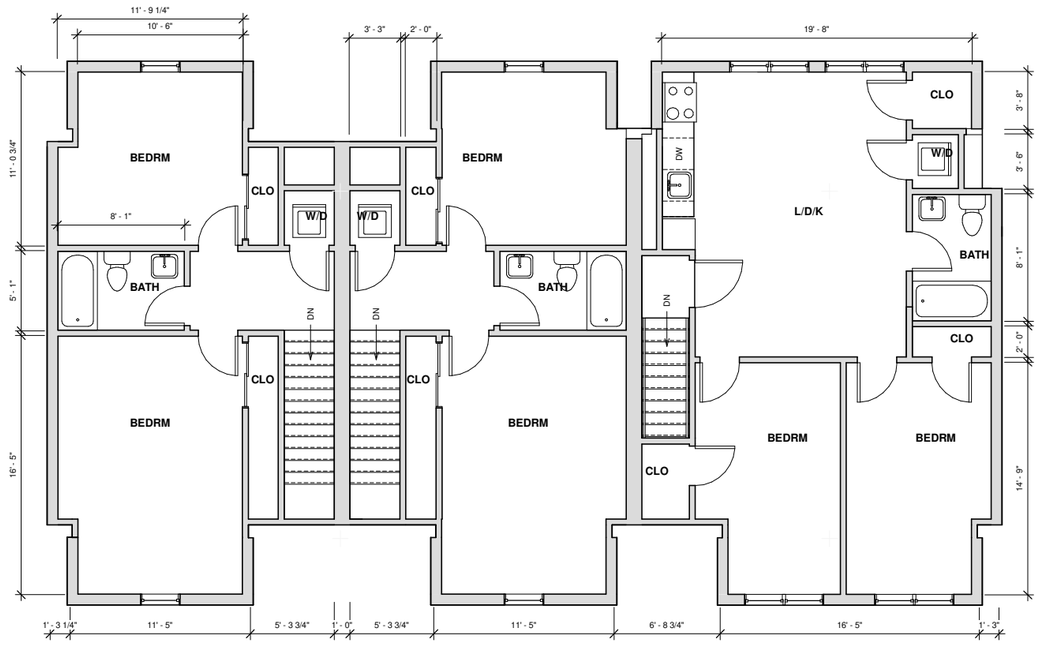
KEYED NOTES

1

2

3

4



A4 TH-2ND FL
1/4" = 1'-0"

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV.#	DATE:	ISSUED FOR:
1	2025-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

PLANS 2ND FL

N.F.C

SIGNED:
2021-08-27

OPT A

A4.2

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

A B C D

1



A1 WEST ELEVATION
1/4" = 1'-0"

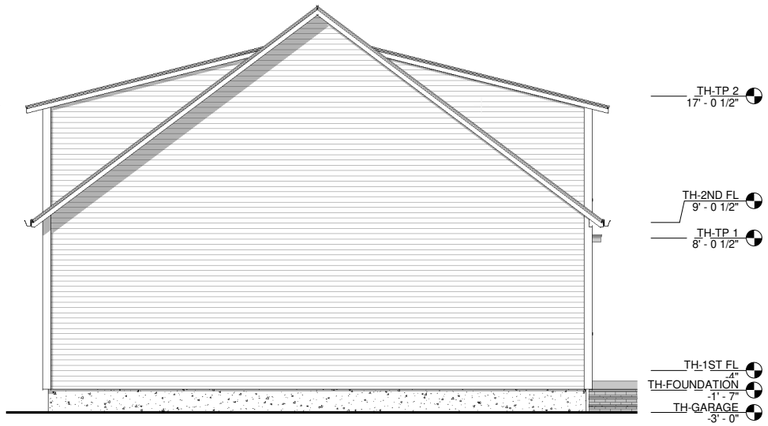
2

3



A3 EAST ELEVATION
1/4" = 1'-0"

4



A4 NORTH ELEVATION
1/4" = 1'-0"



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

david sisson architecture pc
345 Taunton Ave
East Providence RI 02914
www.ds-arch.com info@ds-arch.com 401-595-7070

REV.#	DATE:	ISSUED FOR:
1	2025-10-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

ELEVATIONS

N.F.C
SIGNED:
2021-08-27

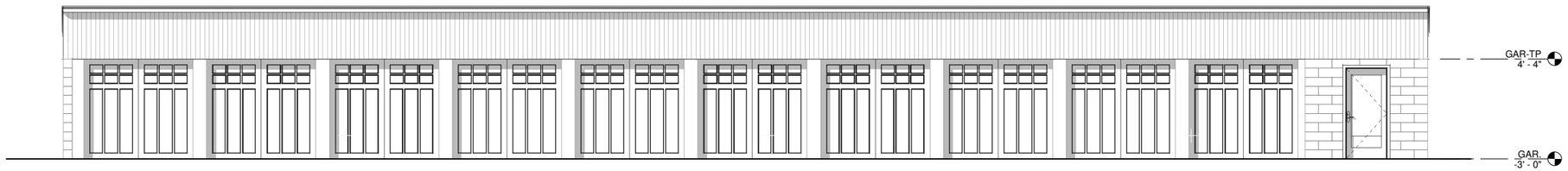
OPT A

A5.0

DAVID SISSON ARCHITECTURE PC -- ALL RIGHTS RESERVED

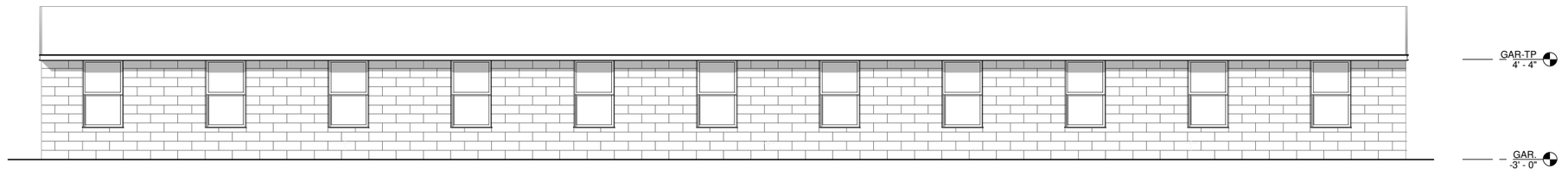
A B C D

1



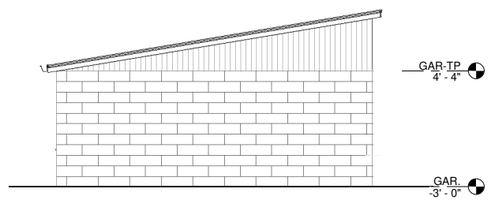
A1 GARAGE FRONT ELEVATION
1/4" = 1'-0"

2



A2 GARAGE REAR ELEVATION
1/4" = 1'-0"

3



A3 GARAGE SIDE ELEVATION
1/4" = 1'-0"

4

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REV. #	DATE:	ISSUED FOR:
1	2025-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER: 26022

ELEVATIONS

N.F.C.
SIGNED:
2021-08-27

OPT A

A5.1

A B C D

1

2



3

4

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3D

N.F.C

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2021-08-27

OPT A

A10.0

A B C D

1

2



3

4

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PROJECT NUMBER: 26022

3D

DAVID SISSON
REGISTERED ARCHITECT
DATE SIGNED:

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OPT A

A10.1

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A B C D

1



2

3

4

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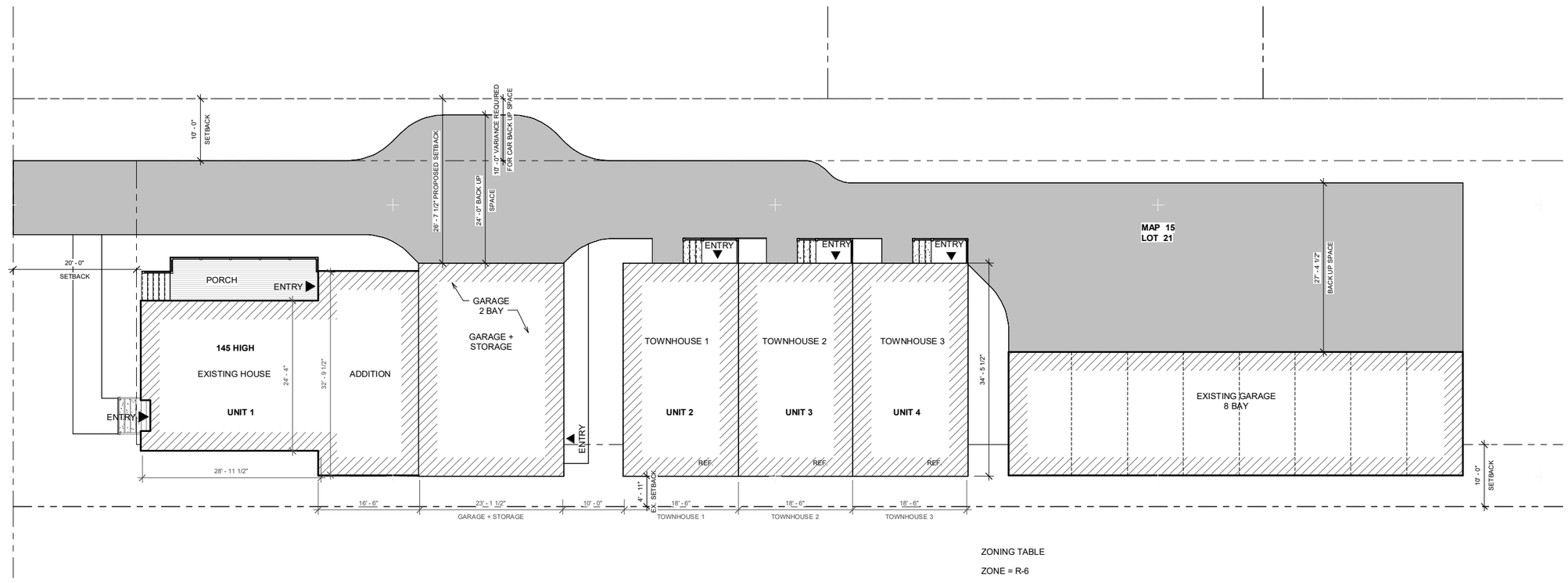
OPT A

A10.2



C4 SITE - PROPOSED
1/8" = 1'-0"

ZONING TABLE

ZONE = R-6

	REQUIRED	PROVIDED	RELIEF REQUESTED?
LOT AREA	6,000 SF	22,750 SF	NO
LOT AREA PER DU	6,000 1ST UNIT 4,000 EACH ADD. UNIT		
		22,750 SF	NO
		MAX 5 UNITS (22,750 SF)	NO
LOT WIDTH	100'	66'	YES
FRONTAGE	60'	66'	NO
LOT COVERAGE	30% (6,825 SF)	15% (3314 SF) EXISTING	NO
		25% (5665 SF) PROPOSED	NO
FRONT SETBACK	20' OR AVG	20' EXISTING	NO
SIDE SETBACK	10'	27' -11" EXISTING	NO
		26' - 7 1/2" PROPOSED	NO
SIDE SETBACK	10'	4'-11" EXISTING	NO EXISTING NON-CONFORMING
		4'-11" PROPOSED	NO EXISTING NON-CONFORMING
REAR SETBACK	20'	114' - 10" EXISTING	NO
HEIGHT	35'	APPROX. 26' - 10 1/2" EXISTING	NO
		26' - 10 1/2" PROPOSED	NO

PARKING
REQ'D = 2 SPACE PER UNIT - 10 REQUIRED, 10 PROVIDED
10' X 18' WITH 24' AISLE
10' SETBACK FROM PROPERTY LINE REQUIRED - NOT PROVIDED - RELIEF REQUESTED

LOT COVERAGE CALCULATIONS:

EXISTING:

EXISTING HOUSE	1238 SF
EXISTING PORCH	47 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	2000 SF
TOTAL:	3314 SF

PROPOSED:

EXISTING HOUSE	1238 SF
PROPOSED PORCH	190 SF
EXISTING FRONT STEPS	29 SF
EXISTING GARAGE	1473 SF
PROPOSED GARAGE	810 SF
PROPOSED TOWN HOMES	1925 SF
TOTAL:	5665 SF

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145 High Street
Bristol RI 02809
PROJECT NUMBER 26022

SITE PLAN

N.F.C
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2021-08-27

OPT B A0.1

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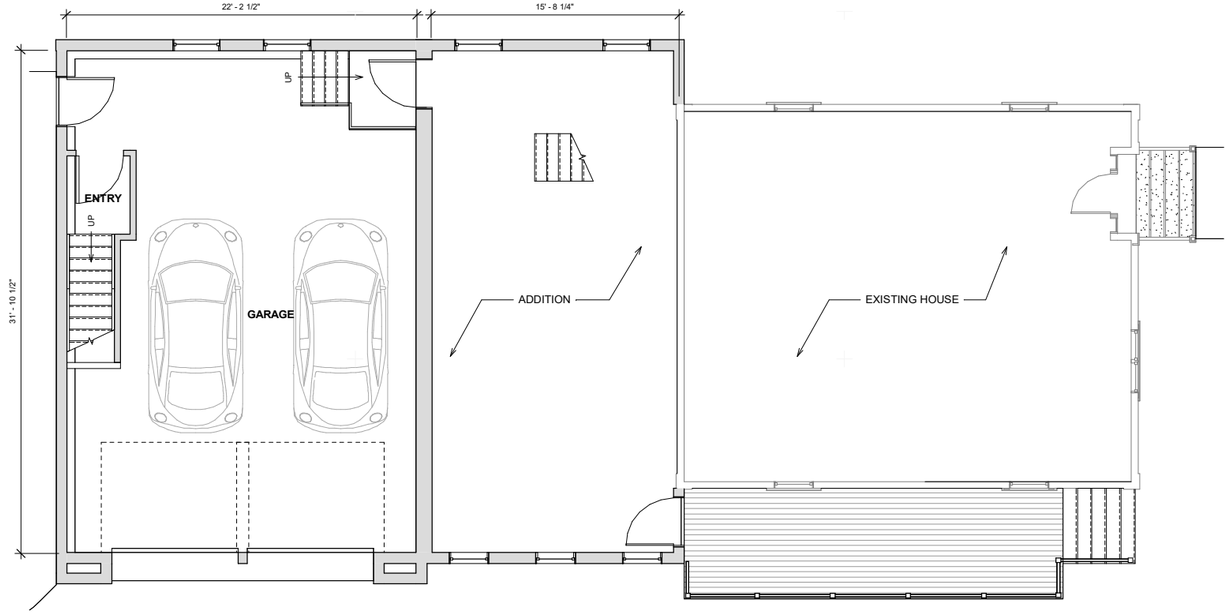
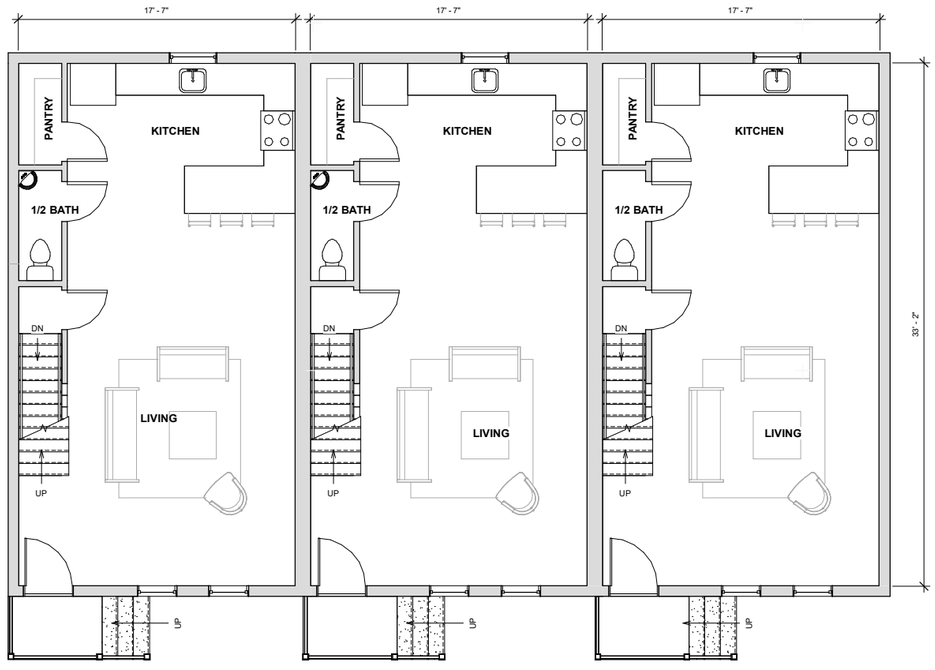


A2 TH-1ST FL 1
1/4" = 1'-0"



A4 TH-1ST FL 2
1/4" = 1'-0"

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.

2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.

7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.

8. PATCH, PAINT AND REFINISH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.

9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.

10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.

11. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER NEC REQUIREMENTS & OWNER'S REQUIREMENTS.

12. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS

13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.

14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.

15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.

16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES (CLOSED CELL SPRAY FOAM AT ATTIC ROOF CAVITIES)

17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.

18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.

19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.

20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OT... NOT SHOWN. SYSTEM TO BE DESI... FOR LOCATIONS OF ALL LOW VOL...

OPT B

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REV. #	DATE:	ISSUED FOR:
1	2022-03-12	OWNER REVIEW

145 High Street
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PROJECT NUMBER 26022

PLANS 1ST FL

SIGNED:
21-08-27

A4.1

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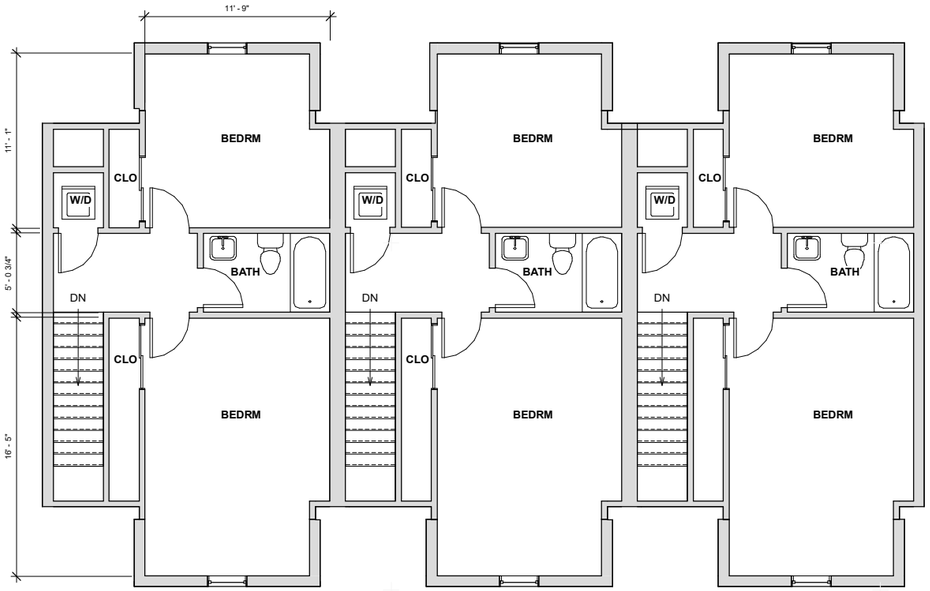
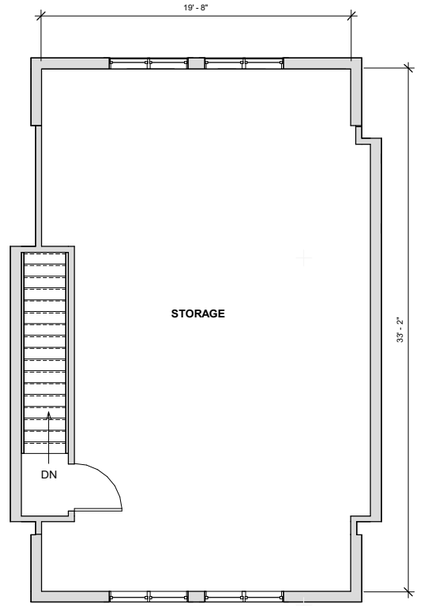
A B C D

1

2





A2 TH-2ND FL
1/4" = 1'-0"

3

4

PLAN LEGEND

- EXISTING DOOR
- EXISTING PARTITION
- NEW DOOR
- FULL HEIGHT PARTITION
- PARTIAL HEIGHT PARTITION
- BEAM OVERHEAD
- DIMENSION TO THE FACE OF FRAMING OR MASONRY AT NEW CONSTRUCTION, TYP. DIMENSION TO THE FACE OF FINISH AT EXISTING CONSTRUCTION
- DIMENSION TO THE FACE OF FINISH
- COLUMN LOCATION
- (CO) CARBON MONOXIDE DETECTOR - HARDWIRED AND INTERCONNECTED
- (SD) SMOKE DETECTOR - HARDWIRED AND INTERCONNECTED
- (HD) HEAT DETECTOR - HARDWIRED AND INTERCONNECTED
- (60) FIRE RATED DOOR 60 MIN W/ CLOSER

GENERAL NOTES

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2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE B4/A0.0

3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE

4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE

5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT.

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20. RECONNECT EXISTING FIXTURES TO NEW SWITCH LOCATIONS AS REQUIRED IN THE FIELD.

21. PROVIDE DIMMERS AS DIRECTED BY OWNER

22. A/V, CATV, TELEPHONE AND OTH... NOT SHOWN. SYSTEM TO BE DESIG... FOR LOCATIONS OF ALL LOW VOLT...

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REV. #	DATE:	ISSUED FOR:
1	2023-03-12	OWNER REVIEW

145 High Street
Bristol RI 02809
PROJECT NUMBER 26022

PLANS 2ND FL

N.F.C
SIGNED:
2021-08-27

A4.2

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A B C D

1



A1 EXISTING HOUSE + GARAGE FRONT
1/4" = 1'-0"



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

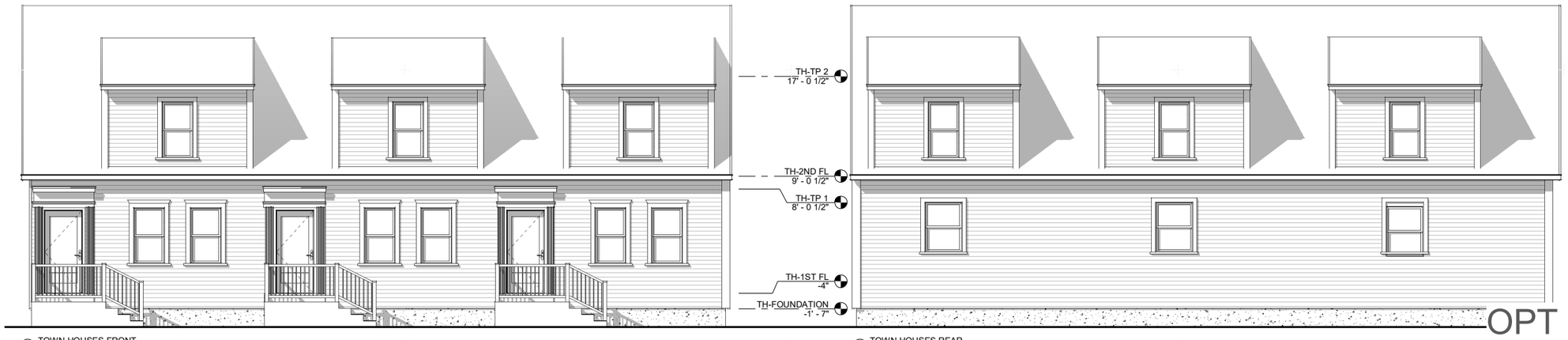
2

3



A3 EXISTING HOUSE + GARAGE REAR
1/4" = 1'-0"

4



A4 TOWN HOUSES FRONT
1/4" = 1'-0"

B3 TOWN HOUSES REAR
1/4" = 1'-0"

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REV. #	DATE:	ISSUED FOR:
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145 High Street
Bristol RI 02809
PROJECT NUMBER 26022

ELEVATIONS

NOT FOR CONSTRUCTION
SIGNED:
2021-08-27

OPT B

A5.0

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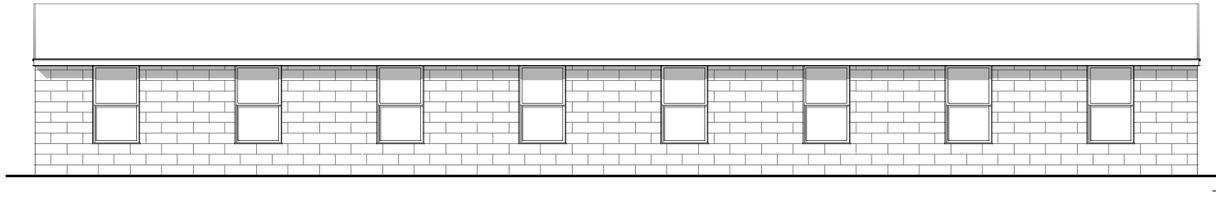
A B C D

1



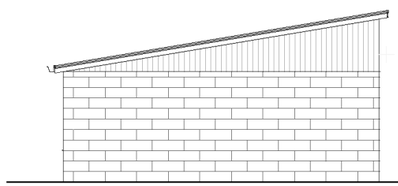
A1 GARAGE FRONT ELEVATION
1/4" = 1'-0"

2



3

A3 GARAGE REAR ELEVATION
1/4" = 1'-0"



4

A4 GARAGE SIDE ELEVATION
1/4" = 1'-0"

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1	2023-03-12	OWNER REVIEW

145 High Street
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PROJECT NUMBER 26022

ELEVATIONS

DAVID SISSON
REGISTERED ARCHITECT

OPT 2

DATE SIGNED:

OPT B A5.1

A B C D

1



2

3

4

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3D

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OPT B

A10.0

A B C D

1

2



3

4

OPT B

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A10.1

A B C D

1



2

3

4

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OPT B

A10.2

A B C D

1



2

3

4

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Bristol RI 02809
PROJECT NUMBER: 26022

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SIGNED:
2021-08-27

OPT B

A10.3

DAVID SISSON
ARCHITECTURE

145 High Street, Bristol RI 02809
Product Summary for exterior facade work

Exterior Clapboard – Material

- **HardiePlank**® Lap Siding (0.312" in x 6.25" -in x 144 in) - primed
- Color: Painted – SW 7005 **Pure White**
- Exposure : 5"



DAVID SISSON
ARCHITECTURE

Windows – Material

- **Pella® Lifestyle Series Double-Hung Window**
- Material: Clad Wood
- Exterior color: White
- Grilles: none
- Interior color: Painted – TBD





DAVID SISSON
ARCHITECTURE

Roof Shingles – Material

- **GAF** Timberline Natural Shadow 33.3-sq ft Laminated Architectural Roof Shingles
- Color: TBD
- Item #652976
- Model #0600180



DAVID SISSON
ARCHITECTURE

Exterior Doors – Material

- **Jeld-Wen Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 4-Light 1-Panel Plank**
- Color: Wood milk chocolate



DAVID SISSON
ARCHITECTURE

Garage door

CLOPAY – Coachman- Premium series

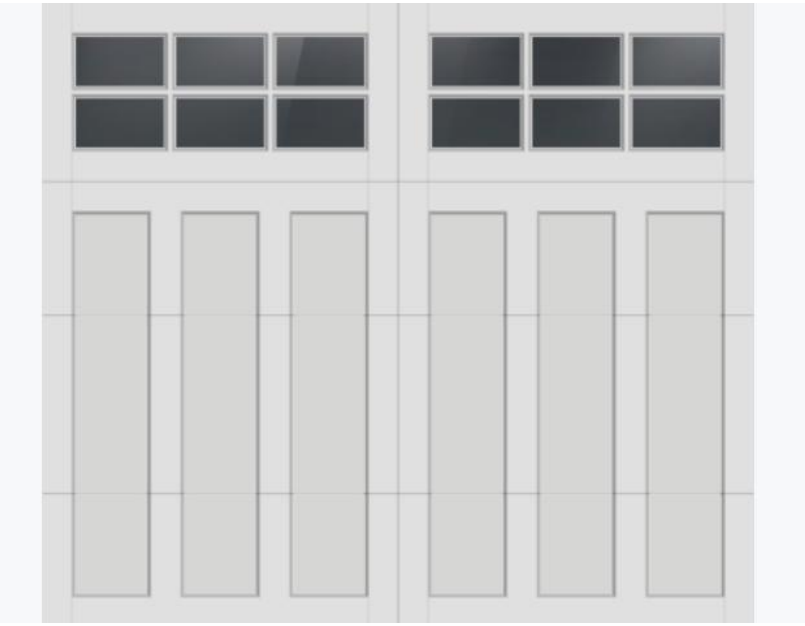
Dimensions: W 8’x H 7’0” & W 8’x H 7’4”

Model CD13

Design : Modern Grooved Panel (contemporary Windows)

Construction 4-layer 1 3/8" Polystyrene Insulation R-value 6.5

Color : Standard White



DAVID SISSON
ARCHITECTURE

Exterior flat Trim

Azek - Traditional 4/ 4-in. x 2-in. x 8-ft. PVC Smooth Trim Board

- Color: Painted – SW 7005 **Pure White**

DAVID SISSON
ARCHITECTURE

145 High Street, Bristol RI 02809
Product Summary for exterior facade work

Exterior Clapboard – Material

- **HardiePlank®** Lap Siding (0.312" in x 6.25" -in x 144 in) - primed
- Color: Painted – SW 7005 **Pure White**
- Exposure : 5"



DAVID SISSON
ARCHITECTURE

Windows – Material

- **Harvey SLIMLINE- 12-lite double-hung vinyl windows**
- Material: Vinyl
- Exterior color: White
- Grilles: 12 LITE
- Interior color: White



DAVID SISSON
ARCHITECTURE

Roof Shingles – Material

- **GAF** Timberline Natural Shadow 33.3-sq ft Laminated Architectural Roof Shingles
- Color: TBD
- Item #652976
- Model #0600180



DAVID SISSON
ARCHITECTURE

Exterior Doors – Material

- **Jeld-Wen Smooth-Pro™ Fiberglass Exterior Door: 1/2 View 4-Light 1-Panel Plank**
- Color: Wood milk chocolate



DAVID SISSON
ARCHITECTURE

Garage door

CLOPAY – Coachman- Premium series

Dimensions: W 8’x H 7’0” & W 8’x H 7’4”

Model CD13

Design : Modern Grooved Panel (contemporary Windows)

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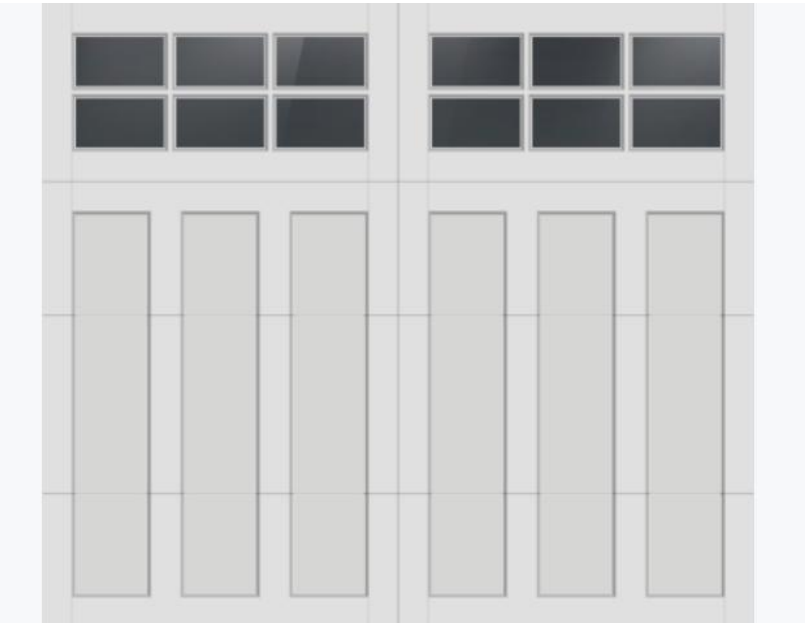


DAVID SISSON
ARCHITECTURE

Exterior flat Trim

Hardie® Trim Boards - Traditional 4.5-in. x 1.5-in. x 8-ft. Fiber cement

- Color: Painted – SW 7005 **Pure White**



DAVID SISSON
ARCHITECTURE

Gutter system

Amerimax 5-in x 120-in White Aluminum

Color: white

Style: TBD




WET








HORSTMANN
Guidas Dairy






NOTICE
24 HOUR
VIDEO
SURVEILLANCE
NO
DUMPING
ALLOWED


145
Onsite
RENT-A-FENCE
Onsite
RENT-A-FENCE
NOTICE
24-HOUR
VIDEO
SURVEILLANCE




RAMO











Bristol Historic District Commission

Request For Concept Review

Request #: CRHD-26-2 Submitted Date: March 11, 2026

Property Address	Plat/Lot
721 HOPE ST , BRISTOL, RI, 02809	008-0003-000

Property Owner/Applicant:
Olivia Spence

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

Description of Proposed Work
Construct a two-story addition on top of the existing detached two-car garage to create a new two-bedroom accessory dwelling unit for the owner to use as his primary residence while maintaining the function of the garage for parking.

Questions for the Commission
Not a question but a comment: given the building setback and parking requirement constraints of the site, the massing of the proposed design is inheretly a bit modern; We needed to canteliver the building to create living space while also maintaining the existing parking spaces. We are not tied to the canteliver but would need a larger zoning variance in order to create a more traditional building mass.

CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION

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

ZONING: W
PATRIOT ACCOUNT #: 277

SALE INFORMATION

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

PRINCIPAL BUILDING AREAS

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

ASSESSED VALUES

LAND: $306,200
YARD: $9,400
BUILDING: $316,000
TOTAL: $631,600

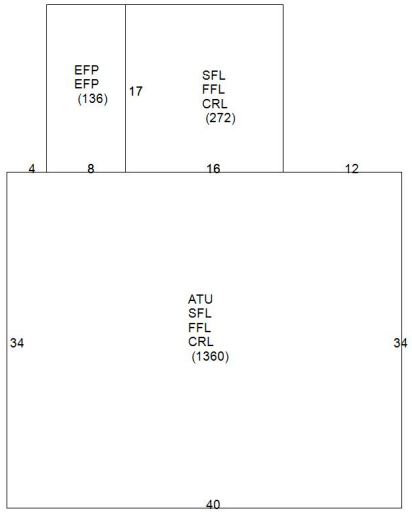
BUILDING EXTERIOR

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

BUILDING INTERIOR

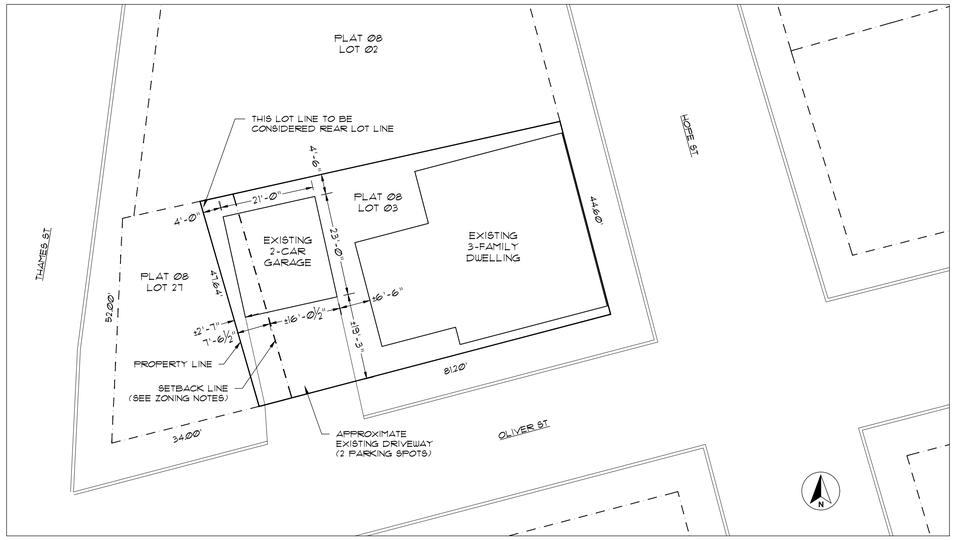
INTERIOR WALL: Drywall
FLOOR COVER: Hardwood
HEAT TYPE: BB Hot Water
FUEL TYPE: Oil
PERCENT A/C: False
 # OF ROOMS: 10
 # OF BEDROOMS: 4
 # OF FULL BATHS: 3
 # OF HALF BATHS: 0
 # OF ADDITIONAL FIXTURES: 2
 # OF KITCHENS: 3
 # OF FIREPLACES: 0
 # OF METAL FIREPLACES: 0
 # OF BASEMENT GARAGES: 0

SKETCH



PHOTO





01 EXISTING SITE PLAN SCALE: 1/16" = 1'-0"

PROJECT SCOPE

CONSTRUCT A NEW ADDITION TO THE EXISTING TWO-CAR GARAGE TO CREATE A NEW TWO-BEDROOM ACCESSORY DWELLING UNIT

SITE PLAN NOTES:

1. SITE INFORMATION BASED ON THE TOWN OF BRISTOL'S GIS AND PLAT MAPS AVAILABLE ONLINE AND IS THE DESIGNERS BEST OF KNOWLEDGE. THE INFORMATION REPRESENTED IS SUBJECT TO VERIFICATION BY A LICENSED SURVEYOR.

EXISTING STRUCTURES & BUILDING FOOTPRINTS

PROPOSED ADDITION OUTSIDE EXISTING FOOTPRINT

PROPOSED ADDITION WITHIN EXISTING FOOTPRINT

BRISTOL ZONING ORDINANCE

SECTION 28-1: DEFINITIONS

"Lot Line: (4) Corner Lot: a corner lot will have more than one front lot line, all of which shall meet the front yard setback. The yard setback of one of the rear lot lines may be reduced to side yard setback requirements"

SECTION 28-151: ACCESSORY DWELLING UNITS

(a) One ADU per lot is allowed...(3) where the proposed ADU is located within the existing footprint of the primary structured or existing accessory attached or detached structure and does not expand the footprint of the structure"

(b) Dimensional requirements: (2)(d) one off-street parking space per bedroom shall be required

SECTION 28-142: YARD REQUIREMENTS AND EXCEPTIONS

(g) A deck may extend up to one-third of the way into the required rear yard and must meet all required side yard setbacks

SECTION 28-221: LAND NONCONFORMING BY AREA

(2)(b)(1) Minimum building setbacks, lot frontage, and lot width requirements...shall be reduced by the same proportion that the area of such substandard lot meets the minimum lot area of the district in which the lot is located.

Ex: If the lot area of a substandard lot only meets forty (40) percent of the minimum lot area required in the district in which it is located, the setbacks, lot frontage, and lot width shall each be reduced to forty (40) percent of the requirements "

3,770 / 5,000 = subject lot is 75.4% of required lot area
Rear Setback = 10 FT = 75.4% of 10 FT = 7.54 FT

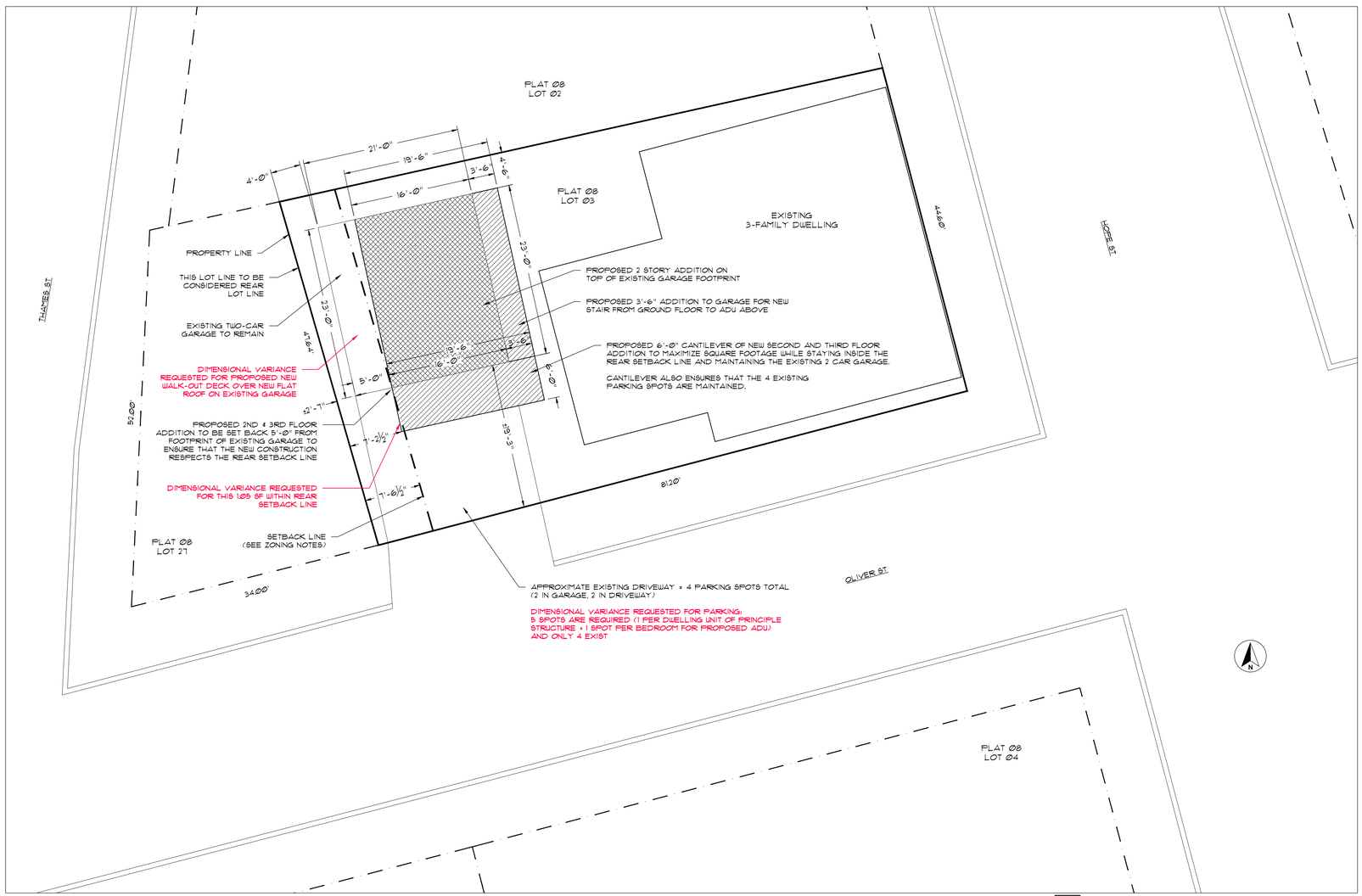
(2)(b)(2) Maximum lot building coverage for lots that are nonconforming in area shall be increased by the inverse proportion that the area of such substandard lot meets the minimum area requirements in the district in which the lot is located.

Max lot building coverage for this parcel has been calculated as follows:

3,770 / 5,000 = 75.4% of required minimum lot area
100% - 75.4% = 24.6%
Lot coverage max for parcel zone (W) = 70%
24.6% of 70% = 17.22%
70% + 17.22% = 87.22% building coverage maximum

721 HOPE ST
BRISTOL, RI 02908

Plat Map / Lot #:	08 / 03
County:	Bristol
Zoning:	W (5,000 SF minimum)
Lot Area:	3,770 SF
Existing Use:	Three-family w/ detached 2-car garage
Proposed Use:	Three-family w/ new ADU above detached 2-car garage
Dimensional Requirements (See notes):	
Front Yard:	0 FT
Side Yard:	0 FT
Rear Yard:	7.54 FT
Max Height (Principle and Accessory):	35 FT
Building Coverage:	87.22%
Paving Coverage:	15%
Parking required:	5 spaces
1 per dwelling unit = 3	
1 per ADU bedroom = 2	
Existing Living Area (per tax card):	3,264 SF
Proposed Living Area:	4,413 SF
Existing 3-Family Dwelling	3,264 SF
Proposed New ADU	1,149 SF
Existing Building Coverage (87.22% Max):	2,251 SF I 59.7%
Main Dwelling:	1,768 SF
Detached Garage:	483 SF
Proposed Building Coverage (87.22% Max):	2,449 SF I 64.96%
Main Dwelling:	1,768 SF
Detached Garage w/ Addition: (Includes cantilever)	681 SF
Parking Proposed:	4 Spaces (existing)



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

DRAWING LIST

A0.1 PROPERTY, PROJECT, AND ZONING INFO / SITE PLANS AND COVERAGE / DRAWING LIST / BUILDING DESIGN CRITERIA
A2.1 PROPOSED DESIGN: PLANS, SECTION, ELEVATIONS
A2.2 PROPOSED DESIGN: ELEVATIONS

BUILDING DESIGN CRITERIA

RISBC-2-2021	RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE 2021 INCORPORATES THE INTERNATIONAL RESIDENTIAL CODE 2018
FIRE CODE	2021 RI FIRE CODES AND NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 72 2019 EDITION FOR SMOKE & CO INSTALLATIONS

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

PER TABLE R301.2(1) OF 2021 RHODE ISLAND ONE AND TWO FAMILY DWELLING CODE

GROUND SNOW LOAD	30 PSF	
WIND DESIGN	SPEED	130 MPH
	TOPOGRAPHIC EFFECTS	NO
SEISMIC DESIGN CRITERIA	NOT REQUIRED	
SUBJECT TO DAMAGE FROM	WEATHERING	SEVERE
	FROST LINE DEPTH	40 INCHES
	TERMITE	MODERATE TO HEAVY
	DECAY	NO
WINTER DESIGN TEMP.	0° PROV. COUNTY 5° ALL OTHER	
ICE BARRIER UNDERLAYMENT REQ.	YES	
FLOOD HAZARDS	YES (SEE COMMUNITY FIRMS)	
AIR FREEZING INDEX	1200° DAYS B.F.	
MEAN ANNUAL TEMP.	50°	

ENERGY CODE COMPLIANCE (PRESCRIPTIVE METHOD)

RHODE ISLAND ENERGY CONSERVATION CODE, INCORPORATES INTERNATIONAL ENERGY CODES, 2024 EDITION PER TABLES R402.1.2 AND R402.1.3 OF RIEC 2024

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	SHGC GLAZED FENESTRATION	CEILING R-VALUE
5A	0.28	0.50	NR	49

INSULATION ENTIRELY ABOVE ROOF DECK	WOOD FRAMED WALL R-VALUE	MASS WALL R-VALUE
30ci	30 OR 20+5ci OR 13+10ci OR 0+20ci	13/17

FLOOR R-VALUE	BASEMENT WALL R-VALUE	UNHEATED SLAB R-VALUE & DEPTH	HEATED SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
30 OR 19 + 7.5ci OR 20ci	15ci OR 19 OR 13 + 5ci	10ci FOR 3FT	10ci FOR 3FT & 5 FULL SLAB	15ci OR 19 OR 13+5ci

ci = CONTINUOUS INSULATION
13/17 = SECOND R-VALUE APPLIES WHERE MORE THAN HALF OF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL

DESIGN LOADS

1. LIVE LOADS (PER TABLE R301.5):

GROUND SNOW LOAD	30 PSF
UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF
HABITABLE ATTICS AND SLEEPING AREAS	30 PSF
EXTERIOR BALCONIES, DECKS, AND ALL OTHER AREAS	40 PSF

2. SOIL PROPERTIES:

SOIL NAME:	
PRESUMPTIVE BEARING CAPACITY:	1,500 PSF (UNLESS SOIL IS TESTED)
SOIL PROP. (PER TABLE R401.4.1):	FIRM FINE & SILTY SANDS + SILTY GRAVEL
SOIL CLASS (PER TABLE R405.1):	GM / SM

3. CONSTRUCTION TYPE: 5B (UNPROTECTED WOOD FRAME)
4. USE AND OCCUPANCY: R3, THREE FAMILY DWELLING
5. EXPOSURE CATEGORY: B (URBAN)

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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

PROPERTY & PROJECT INFORMATION
SITE PLAN AND ZONING INFORMATION
BUILDING DESIGN CRITERIA

WORKING SET:
FOR ZONING & HDC APPROVALS

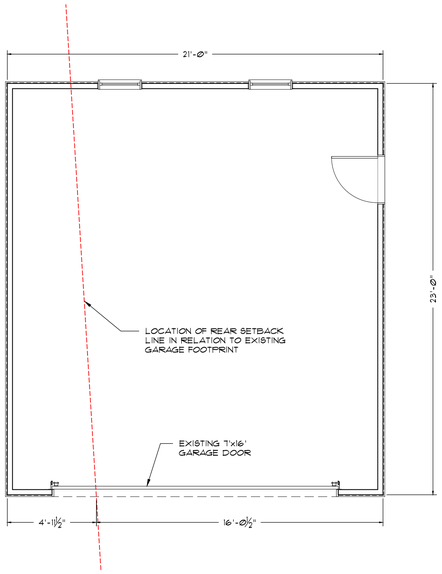
ISSUED: 03.11.2026

REVISIONS

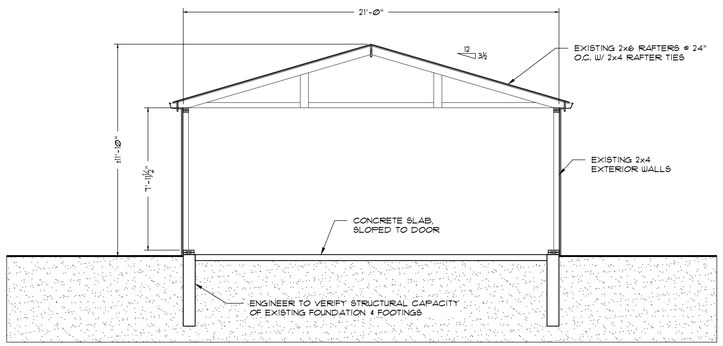
INTENDED TO BE PRINTED IN COLOR. REPRINT IF THIS TEXT IS NOT BLUE.

SHEET ARCH D 24" x 36"

A0.1



01 GARAGE FLOOR PLAN SCALE: 1/4" = 1'-0"



02 GARAGE SECTION SCALE: 1/4" = 1'-0"



03 GARAGE ELEVATION SCALE: 1/4" = 1'-0"

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GARAGE RENOVATIONS & A NEW DETACHED ADU FOR
721 HOPE ST
BRISTOL, RI 02809
PREPARED FOR: BOSTON MINDSYNC

EXISTING CONDITIONS
GARAGE PLAN AND SECTION

WORKING SET.
FOR ZONING & HDC APPROVALS

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SHEET ARCH D 24" x 36"

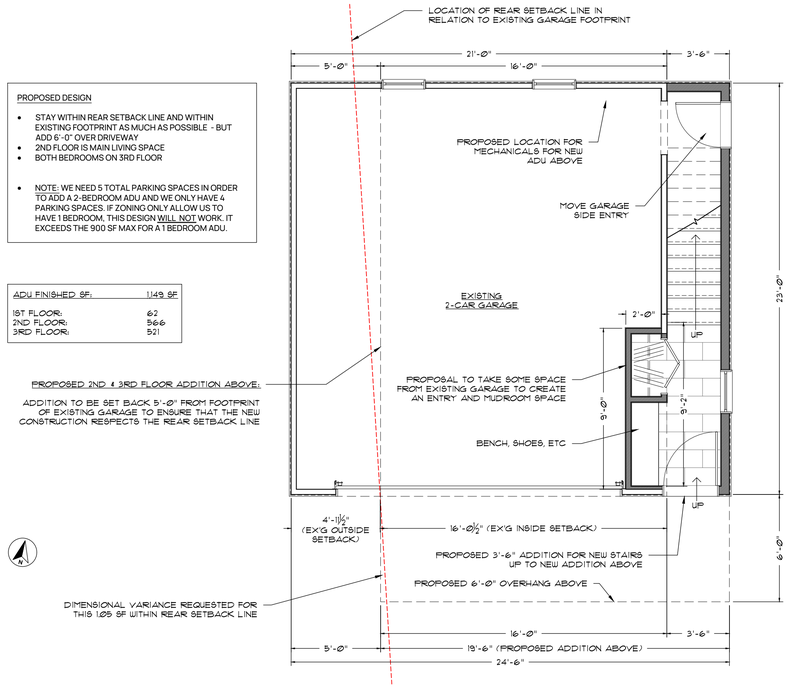
A1.1

PROPOSED DESIGN

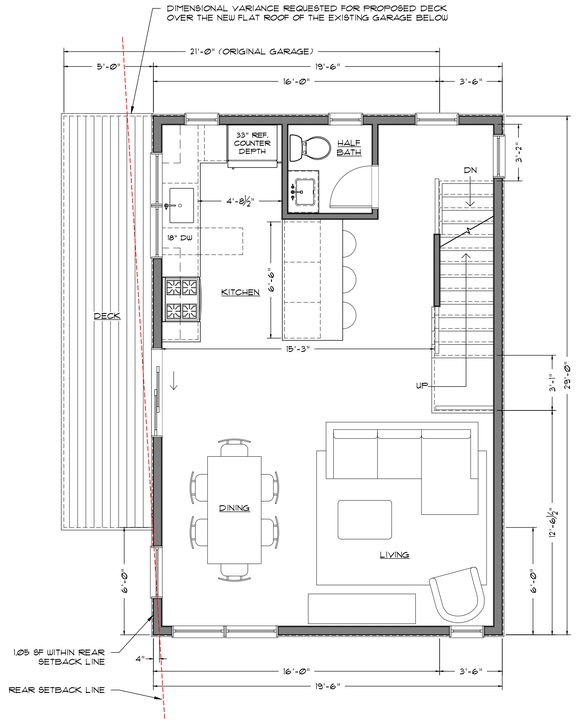
- STAY WITHIN REAR SETBACK LINE AND WITHIN EXISTING FOOTPRINT AS MUCH AS POSSIBLE - BUT ADD 6'-0" OVER DRIVEWAY
- 2ND FLOOR IS MAIN LIVING SPACE
- BOTH BEDROOMS ON 3RD FLOOR

- NOTE: WE NEED 5 TOTAL PARKING SPACES IN ORDER TO ADD A 2-BEDROOM ADU AND WE ONLY HAVE 4 PARKING SPACES. IF ZONING ONLY ALLOW US TO HAVE 1 BEDROOM, THIS DESIGN WILL NOT WORK. IT EXCEEDS THE 900 SF MAX FOR A 1 BEDROOM ADU.

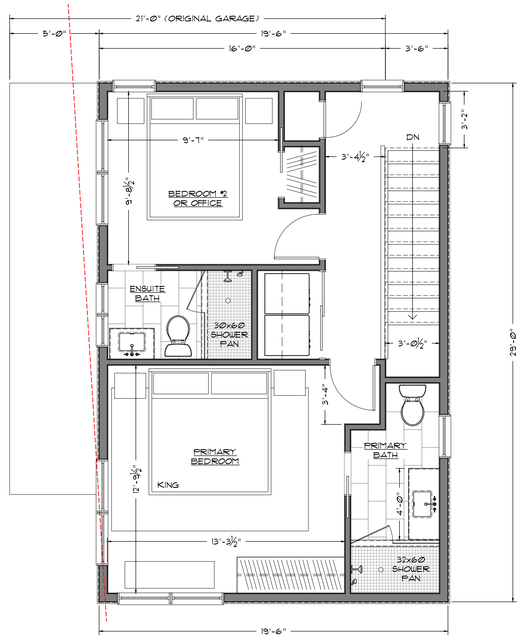
ADU FINISHED SF:	1149 SF
1ST FLOOR:	62
2ND FLOOR:	566
3RD FLOOR:	521



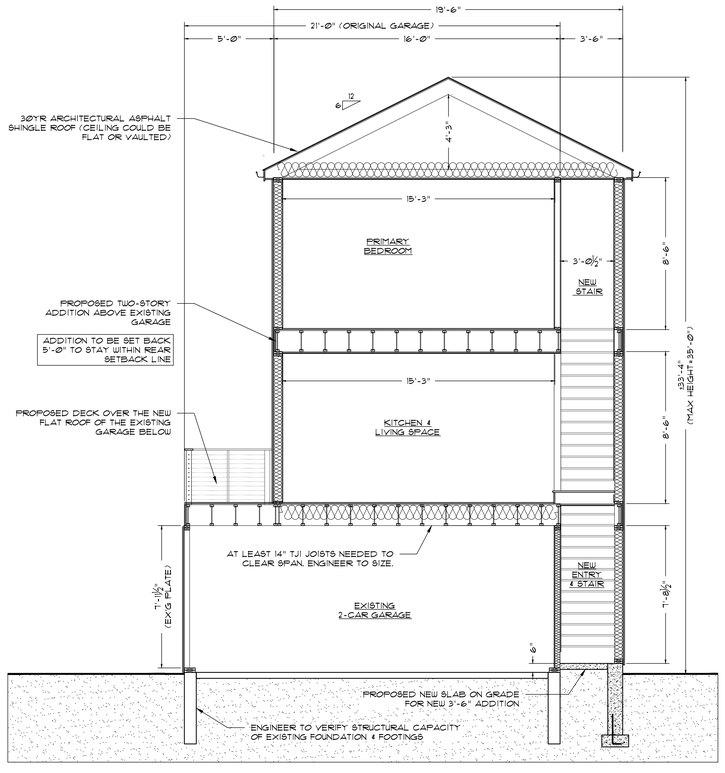
01 GROUND FLOOR PLAN SCALE: 1/4" = 1'-0"



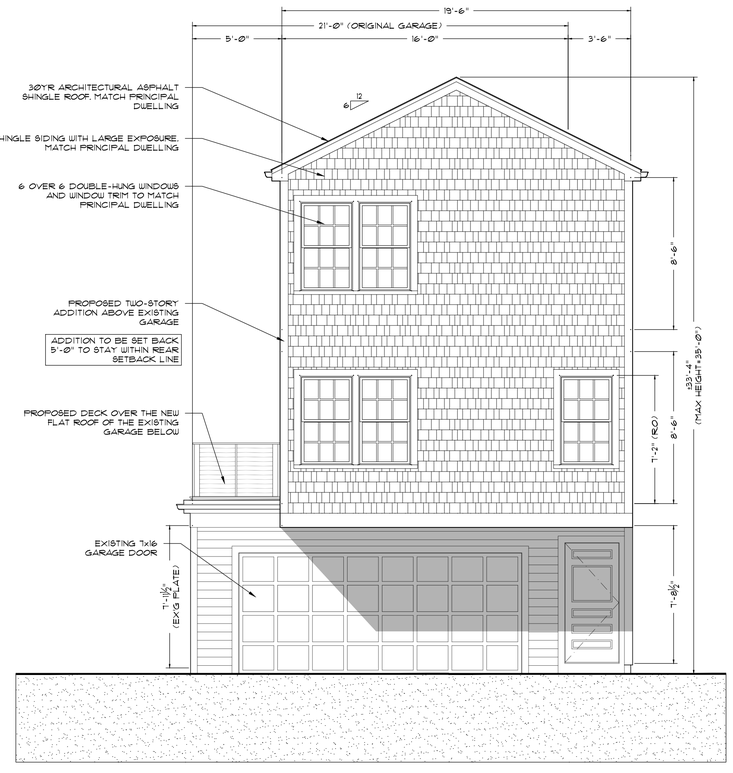
02 SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"



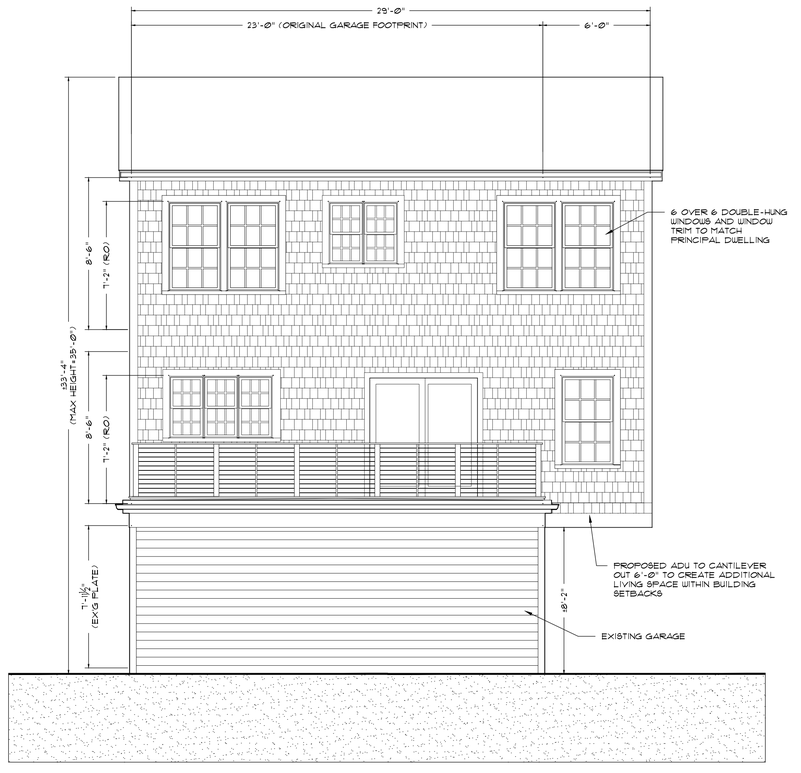
03 THIRD FLOOR PLAN SCALE: 1/4" = 1'-0"



04 SECTION SCALE: 1/4" = 1'-0"



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



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

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PROPOSED DESIGN
FLOOR PLANS, SECTION, ELEVATIONS

WORKING SET: FOR ZONING & HDC APPROVALS

ISSUED: 03.11.2026

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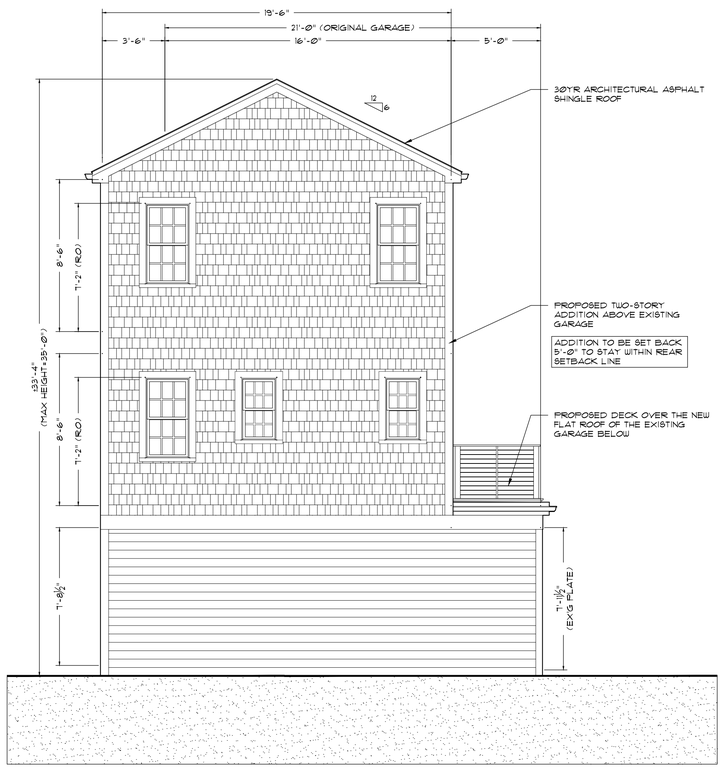
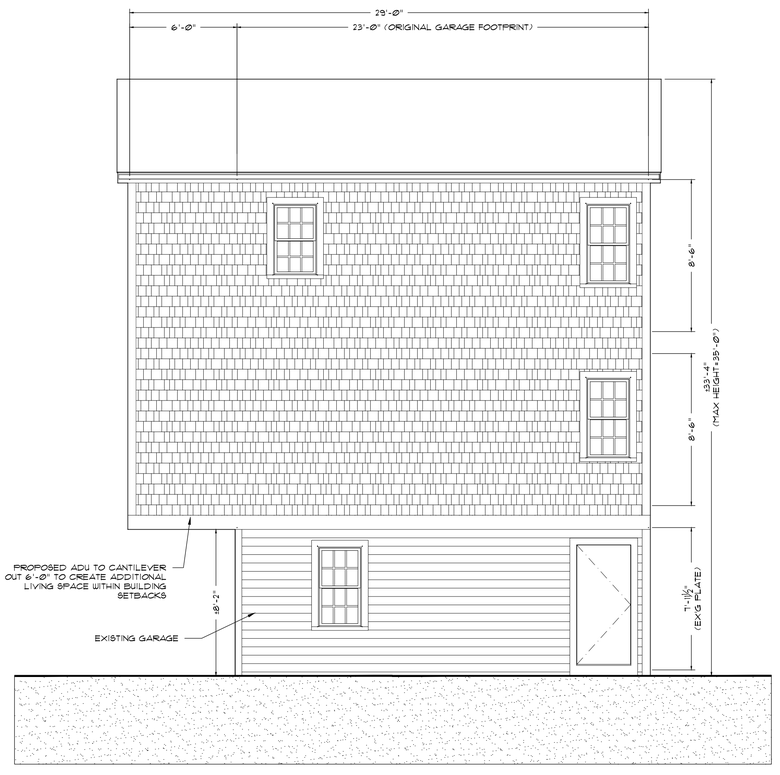
A2.1



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



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

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A2.2