



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda
Thursday, October 01, 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

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

1. Review of September Minutes

4. Application Reviews

1. 26-54: 244 Metacom Ave, Andrew Broten

Discuss and Act on request to remove stone structure.

2. 26-113: 18 Burnside, 18 Burnside LLC

Discuss and act on repair in kind of dormers, replacement of skylights in kind, replacement of cupola with replica in kind.

3. 26-116: 439 Hope St, BEMS, LLC

Discuss and act on installation of hanging sign for business on front of building.

4. 26-117: 549 Hope St, Peter Nunes

Discuss and Act on demolition to addition on outbuilding, with remainder of building to be preserved, change of lot lines.

5. 26-119: 217 Hope St, Tides Condominium Association

Discuss and Act on replacement of Slate roof with composite replacement material.

6. 26-122: 25 Byfield St, Mary Ann Pellegrino

Discuss and act on replacement of non-original windows.

5. Concept Review

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

1. Purchase of Tablets

The Town is working to purchase tablets for commissioners to use during meetings.

8. HDC Coordinator Approvals

9. Other Business

10. Adjourn

HDC Staff Report

October 1, 2026

Application Reviews

26-54, 244 Metacom Ave
Report
The State, after conducting a site visit, has provided additional guidance regarding the stone dairy barn. Their determination is that the building does appear to be rare for Bristol, and while preservation should be explored, it should be looked at by a mason. A professional was recommended, and the suggestion of building a roof to stabilize the walls or preserving some of the building if not all. The applicant has reached out to the contractor suggested by the state, who has provided an estimate of nearly \$400,000 to reconstruct the structure for long term preservation.
Relevant Standards
BHDC Standards: - The Commission needs to determine if the proposed changes previously approved have met a good faith effort to propose alternatives to demolition, or if meeting state guidance will be enough. - A full documentation of the structure is needed before demolition to meet standards.

26-113, 18 Burnside St
Report
The new owners of 18 Burnside are proposing to do repairs in kind to the building, starting with skylights, cupola, and dormers. Changes to the dormers and skylights are proposed entirely in-kind based on a site visit with the contractor. The Cupola will be removed and reconstructed in-kind, as it is too damaged to repair in place.
Relevant Standards
The project meets the following in the BHDC Standards: - Meets Standard, “Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and other architectural trim”, as this repairs or creates a replica of deteriorated character defining features. - Meets Standard “It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design, or damage character-defining roof materials or the character of the Historic District”, as this project does not expand these features, rather repairs existing.

26-116, 439 Hope St
Report
The applicant wishes to install a hanging sign at the property, similar to what is installed at the adjacent unit. The sign is already existing, and was used at the Newport, RI location, which was in Newport's historic district. The building is a
Relevant Standards
Upon review of the Standards for signs, the proposed signs meets all BHDC standards for signage, including design, purpose, materials, and proposed location. The only stipulation the commission should require is ensuring that the bracket is anchored into the mortar, rather than the brick. Based on observation of the sign, which is currently in the storefront window, the sign also appears to meet size requirements for the downtown waterfront zone.
26-117, 549 Hope St
Report
Applicant is proposing partial demolition to an outbuilding on the property as part of transferring land to another owner. The small addition to the outbuilding, referred in the application as a lean-to, is a small wood shed or similar storage space on a garage/workshop in the rear of the property. The building itself is old, and there are plans to restore it, but the proposal before the commission is to remove a non-significant portion that cannot be restored.
Relevant Standards
As a partial demolition, it is to be reviewed on a case-by-case basis per BHDC Standards. The proposed partial demolition meets standards due to the intent to maintain the wider structure.
26-119, 217 Hope St
Report
The condo association is proposing the replacement of slate roof shingles with a composite shingle designed to look like slate due to the issues the building is currently having with its existing slate roof. There have been multiple instances of slate tiles falling off, causing concern amongst residents. Applicants have also stated that there is concern about the cost of continued maintenance of the slate roof.
Relevant Standards
Commissioners should review materials proposed for appropriateness. Current standards for a slate roof per the BHDC Standards is as follows: - Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their shape, color, functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.

26-122, 25 Byfield St
Report
Applicant is looking to replace several windows due to deterioration and significant water intrusion and rot on window sashes. The applicant is unsure as to the exact age of the current windows, but based on the pattern (6 over 1) and the age of the house (per 2024 Resurvey it is listed as pre 1800), there are not original to the building. They are full wood, however. The applicant is proposing a clad wood replacement window of the same grid pattern, replacing the windows that are in the worst condition due to cost.
Relevant Standards
Applicant is proposing standardly approved windows that meets the following standard from the BHDC Standards: - A compatible substitute such as composite, metal-clad and vinyl-clad windows may be considered only if replacement in kind is not technically feasible. Solid vinyl and aluminum windows are not typically compatible. Any proposed substitute materials must match the original in all visual respects.

Administrative Reviews

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-135	Nicole Martel	9/18/2026 16:10	44 STATE ST, BRISTOL, RI 02809	Remove existing decals on the glass and replace with new vinyl decals for the new business lessee
HDC-26-128	Frank Pasquel	9/16/2026 10:59	32 FRANKLIN ST, BRISTOL, RI 02809	MAIN
HDC-26-126	Frank Pasquel	9/16/2026 10:54	56 FRANKLIN ST, BRISTOL, RI 02809	MAIN REPLACEMENT
HDC-26-125	Frank Pasquel	9/16/2026 10:51	50 FRANKLIN ST, BRISTOL, RI 02809	MAIN REPLACEMENT
HDC-26-123	Frank Pasquel	9/15/2026 10:17	42 FRANKLIN ST, BRISTOL, RI 02809	main replacement
HDC-26-121	Maria Castro	9/13/2026 22:36	19 BURNSIDE ST, BRISTOL, RI 02809	replacing old roof to install new shingles
HDC-26-120	Mason Phillips	9/13/2026 16:56	5 MILK ST, BRISTOL, RI 02809	Replace front porch decking rails and posts , inspect all framing and replace only if necessary al work to be done in kind to accurately replace existing

HDC-26-118	Paul Mancieri	9/10/2026 21:29	365 HOPE ST, BRISTOL, RI 02809	Substituting current vynil graphics with Leo's Ristorante's logo on windows for a new logo design
HDC-26-115	Karen Wheet	9/9/2026 9:42	60 CHURCH ST, BRISTOL, RI 02809	Replace existing driveway with Concrete pavers outlined with brick.
HDC-26-114	Matthew Perry	9/6/2026 16:45	996 HOPE ST, BRISTOL, RI 02809	Install new fuel oil tank on southside of home (996 Hope Street) on concrete pad. Contractor will remove and dispose of old fuel oil tank in cellar. Project is desired to prevent oil leakage in basement. A New tank has protection for leakage and contamination of environment. Removal of oil tank in cellar will also enhance the appearance of the historic room used for summer cooking with the fireplace bake oven. New tank will be shielded from view from the road with shrubbery that will be planted immediately after installment of new tank. A
HDC-26-111	Philip Elmerer	9/2/2026 17:14	256 HOPE ST, BRISTOL, RI 02809	Repair front stoop
HDC-26-110	John McCloskey, Jr	8/26/2026 10:01	249 HOPE STREET, Unit COMMON AREAS, BRISTOL, RI 02809	In-kind replacement of driveway and parking areas. Replacing brick walkways with new pervious bluestone, replacing trash coral w/ wood design more fitting to the property...shifting trash coral slightly to the east with shrubs and stone wall as a buffer to Hope St (Rt 114). Please see attached existing and proposed drawings from Turning Point Survey.
HDC-26-109	GINA DIGATI	8/24/2026 13:19	115 HIGH ST, BRISTOL, RI 02809	aA Replace 4 rotting stair treads with same dimensional material.g
HDC-26-112	William Spinner	9/3/2026 3:12	694 HOPE ST, BRISTOL, RI 02809	Remodel the inside adding a house Meter at same location as existing Meter instead of it being a two gang Meter box it will be a three gang meter box with a bypass 100A amp per position

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, September 3, 2026
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

The meeting was called to order at 7:03PM, and the Pledge of Allegiance was promptly recited afterwards.

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

Also in attendance: David Marks, Esq., and Toth

Absent: Town Solicitor Teitz, Ponder, and Camara

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the August 6, 2026 meeting.

Member Church had the following corrections: page 17, last paragraph, 7th line down, it should be "lintel" not "lentil" which needs to be changed throughout the minutes. Page 18, 2nd full paragraph down, 2nd line, she said that she had not seen one brick building in Bristol. Pg 19, 1st paragraph, 9th line, it should be "Teitz'" not "Teitz's". Page 20, 1st paragraph, line 6, it should read, "Mr. Leonetti didn't agree with the Committee's explanation." Page 22, last paragraph, 4th sentence, it should read, "it freezes on" not "it freezes to". Page

23, 2nd full paragraph down, line 8, it should read, "the material wasn't the problem" not "the material was the problem". Page 29, 3rd full paragraph, 2nd line, it should read, "sign off" instead of "signed off". Page 30, 5th paragraph down, 4th line, it should read "red balau wood" not "red ballou". Page 37, under #7, there's a blank line that shouldn't be there. She asked Member Page what he was referring to and Member Page stated he was referring to Blithewold Greenhouse.

Chairperson Allen had the following corrections: page 8, 2nd paragraph, next to last sentence, it should read, "the gain was having storm windows" not "the gain was having strong windows". Page 19, he wasn't sure about the last sentence on the page as it read "then may the Commission". Chairperson Allen stated that sentence needed to be reworded to make sense.

Motion made by Member Lima to accept the minutes of the August 6, 2026 meeting as amended; Seconded by Member Page.

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

Opposed: None

Motion carries

4. **Application Reviews**

4A. 26-81: 1200 Hope St, Infinity 1217 LLC Discuss and act on addition of well house, change of previously approved siding on new construction buildings.

Was held until the end of the meeting to see if anyone showed up.

In the meantime, Nick stated that if the applicant failed to appear then he was going to be denied without prejudice as this was going to be the third time the applicant failed to show up. Member Church asked why the application would be denied. Nick stated it was because it was the third time the applicant failed to appear. Nick said that he had talked to the applicant on the prior Tuesday to remind him of the meeting. Member Lima asked Nick if she should call the applicant since she was

the Project Monitor. Nick said she might as well call the applicant to discuss the issue with him.

Motion made by Member Church that application #26-81 be denied without prejudice as the applicant has failed to appear at three (3) consecutive scheduled meetings;
Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries

4B. 26-105: 685 Hope St, James Zamil Discuss and act on construction of pre-fabricated gazebo structure, addition of front facing fence. Additional items administratively approved.

James Zamil was present. Mr. Zamil presented the application to the Commission and a discussion by the Commission followed.

Chairperson Allen asked Mr. Zamil if he already had some fencing up in his yard. Mr. Zamil said yes, it was a chain link fence. However, during the last winter storm about 10 arborvitae trees were destroyed by the storm. He took all of the arborvitae down and put up a cedar fence going down on the north side and west side. Now he wanted to continue the fence up the east side and going south to north with a gate. Chairperson Allen asked if it was previously approved. Nick said everything but the gate was approved administratively as the fence was not on street frontage. Nick stated he didn't do the gate as it was going to be close enough to street frontage, but everything else should be in the file.

Chairperson Allen asked if anyone else had any questions?

Mr. Zamil stated he also wanted to do an 11x11 gazebo made of cedar wood just like the fence. Chairperson Allen asked about the material for the roof. Mr. Zamil stated it was going to be a metal roof. Member Church asked Mr. Zamil what the polycarbonate panels were going to be for. Mr. Zamil stated those were the panels that were going to be used for the roof. Member Lima asked if there were skylights in the gazebo. Mr. Zamil said the

roof was 2 levels with an opening in between the 2 levels.

Member Millard stated the stone flooring texture for the gazebo looked rough and asked Mr. Zamil if he was going to be okay with it. Mr. Zamil stated it was going to be fine for the outdoor living space.

Chairperson Allen asked Mr. Zamil if he was going to have any lighting in the gazebo. Mr. Zamil stated the lighting was going to be solar lighting which would be inside the gazebo. Chairperson Allen asked Mr. Zamil if the lighting was part of the gazebo kit and Mr. Zamil said yes. Member Church asked where the solar panel would be located. Mr. Zamil stated he would put it on one of the roof panels in the back of the gazebo so it wouldn't be seen. Member Church asked if it covered the whole roof and Mr. Zamil said the solar panel was very small. Mr. Zamil stated the solar panel was similar to ones you would find on solar lights on garden pathways.

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

Motion made by Member Church to approve application #26-105 for the installation of a 16x15ft paver patio with the erection of an 11x11ft gazebo as shown in the application, and removal of a chain link fence and erection of a 6ft high cedar fence with a 4ft dogeared fence in the front with a gate to match; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries

Secretary of Interior Standards: 9, 10

Project Monitor: Bob Page

Nick advised Mr. Zamil that the green sheet would be emailed to him and asked Mr. Zamil to display it when he started the work.

Mr. Zamil asked the Commission how long he had to do the project and Chairperson Allen advised him that he had one year to start the project.

4C. 26-54: 244 Metacom Ave, Andrew Broten Discuss and act on demolition of stone structure.

Nick said he would reach out to Mr. Broten. He said there may be some back and forth between the applicant and the architect. Attorney Marks recommended continuing the application 1 more time. Member Bergenholtz asked if the Commission received a report from the State. Nick stated it was attached to the application. He said it was an email. Member Lima asked Nick if the State could be more specific. Nick said he would ask the State to be more specific in their letter. Member Church said there should be more photographs from all different angles.

Attorney Marks said there shouldn't be too much of a discussion since the applicant wasn't present and the Commission should move to continue the matter. Chairperson Allen asked for a motion.

Motion made by Member Church continue application #26-54 to the October meeting; Seconded by Member Bergenholtz.

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

Opposed: None

Motion carries

5. **Concept Review**

5A. CRHD-26-6: 165 High St, William Magee Discuss proposed reconstruction of outbuilding/carriage house.

Member Lima recused.

William Magee was present. Mr. Magee presented the concept review to the Commission. The Commission then discussed the same with Mr. Magee. Member Bergenholtz asked Mr. Magee if the outside of the barn would change. Mr. Magee said that the reconstructed barn would have the same look and feel as the old barn. He stated that he would be reusing as much of the timber and planks as he

could when doing the rebuild. Mr. Magee said the existing barn had a lot of rot and was tilting to one side due to the lack of angle bracing on the corner posts. He wasn't sure if he was going to be able to maintain the wood plank floor. Mr. Magee said they may go with a cobblestone floor.

Member Church asked Mr. Magee if he was going to save the window in the barn and repair it. Mr. Magee said when he first bought the property, he had found the original windows in the attic. He then refinished one window and put it in the barn. Member Church asked if there were more windows in the barn. Mr. Magee stated there were 2 windows on both sides of the barn and 1 window in the back of the barn. Member Church asked Mr. Magee what his intended use of the barn was going to be. Mr. Magee said he was going to use the barn for a woodworking shop on the 1st floor in the back and the front would be for seasonal storage. Mr. Magee said he wanted to keep the same type of doors, but he wasn't sure if he was going to be able to save the existing doors. He stated that he had made the barn doors because when he had originally bought the house the barn had an overhead door on it which fell apart. Mr. Magee said that incident happened before the HDC had been created so he had done some research and found out what type of doors the barn would have had and built those doors from scratch.

Member Bergenholtz asked if the Franklin stove was going to be placed in the barn. Mr. Magee said he would like to if he could get it working and safe. He said another option would be a pellet stove that looked like a Franklin stove. Mr. Magee stated the stoves came from a DeWolfe auction in 1986 just before he purchased the house.

Mr. Magee stated what he was looking for at the meeting was to disassemble the barn, save as much of the wood as he could, and then reconstruct the barn as it existed now. He wanted to start the process of taking the barn apart sometime in November and continue disassembling the barn throughout the winter and then in the spring go through the process of rebuilding the barn. Mr. Magee's assuming at that time he would be coming back before the HDC to get permission and approval on the structure.

Member Church advised Mr. Magee that since this wasn't a formal application, the Commission wasn't going to be

able to vote tonight. She stated in order for Mr. Magee to keep the barn in the same spot, he would have to build it to the exact dimensions and style of the existing barn; otherwise, Mr. Magee would have to a zoning variance. Mr. Magee said the new barn would stay on the same footprint.

Mr. Magee asked the Commission if there was going to be any issues with him installing a new foundation for the new barn. Attorney Marks said that if the barn and foundation are non-conforming, then Mr. Magee would need a variance. He advised Mr. Magee to speak with Ed Tanner before doing anything to see if he needed any variances. Mr. Magee asked if there was a way he could avoid needing variances. Member Bergenholtz said Mr. Magee could raze the old barn and pour a new foundation, then drop the barn back in place, and repair it in place. Member Church told Mr. Magee that Ed Tanner would advise him what the best course of action would be. Attorney Marks stated that if Mr. Magee was to repair the barn with the exact same dimensions, then relief is not needed, but if there's a demolition and it's a non-conforming structure, then typically there's a dimensional variance that would need to be obtained. He said that Ed Tanner would be able to help Mr. Magee with everything.

Member Bergenholtz asked Mr. Magee what the foundation would look like since there was no foundation currently existing. Mr. Magee said he was thinking of using Cobblestone for the foundation. He said he wanted to raise the barn up just enough to get it off the ground, approximately 6 inches.

Chairperson Allen stated that he didn't think anyone on the Commission had a problem with Mr. Magee taking the barn down with the idea that Mr. Magee would be replacing it with something that looked very similar, if not identical, to the existing structure. He told Mr. Magee that he would have to come back with a formal application before he could do any work. Chairperson Allen advised Mr. Magee that his application should be for both the demolition and construction of a new building so he wouldn't have to come back several times. Member Church also stated that Mr. Magee should apply for the reconstruction at the same time as the Commission would need all of the information and to see what the new building would look like before they would approve of the demolition of the old building.

Mr. Magee asked if there was a timeframe for the work to be done. Member Church stated Mr. Magee had a year from the date of his approval to start the work. Chairperson Allen advised Mr. Magee that he had 1 year to start the project. Mr. Magee said he didn't want to rush the dismantling of the barn as he wanted to properly catalog everything so he could rebuild it in the correct order. Further, Mr. Magee wanted to start off with the stone foundation. Attorney Marks clarified that the time didn't start from tonight, it would start when he received approval on his formal application.

Mr. Magee asked if he had permission to dismantle the barn now. Attorney Marks said no as tonight was just for a concept review and the Commission was not going to vote on anything. He advised Mr. Magee to come back with a formal application.

Mr. Magee said he would have to have everything, soup to nuts, for the official application, including the design for the new building. Member Church reiterated to Mr. Magee that he needed to talk to Ed Tanner as well. Member Bergenholtz stated that the Commission had nothing to do with anything concerning the interior, just the exterior.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the concept review. Dr. Catherine Zipf came forward to speak.

Dr. Catherine Zipf stated it was refreshing to hear that someone wanted to dismantle something and put it back together using original wood. She supported Mr. Magee. She asked Mr. Magee to document it as he could when he dismantled the barn. Dr. Zipf asked Mr. Magee to bring the documentation to the Historical Society so they could have the information in their records.

Nick said to Mr. Magee that he would be happy to walk Mr. Magee through the application process.

6. Monitor Reports & Project Updates

Chairperson Allen advised the Commission that the owners at 35 Burton Street were not doing what they said they were going to do. Nick said that the applicant was not doing what they said they were going to do. Chairperson

Allen stated that there was an issue with zoning as well. He asked Attorney Marks if he should make a motion to discuss 35 Burton Street. Attorney Marks advised Chairperson Allen to make a motion.

Motion made by Chairperson Allen to add 35 Burton Street to the agenda for a discussion; Seconded by Member Church.

Chairperson Allen said the applicant was supposed to save 3 sides of the building. He was walking by 35 Burton Street after they started taking things down and he saw 2 half walls on 3 sides and it looked like the applicants had dug down fairly deep, more than what was needed for a foundation and much larger than the original shed. Nick said he talked to Ed Tanner about it. Nick said he was letting Zoning take the lead on the project. He said the applicant was going to have to go back to Zoning. He explained to Ed that the applicant would have to come back to the Commission as well since it seemed they were doing something completely different.

Chairperson Allen asked if there was a stop work order. Nick said there was a stop work order in place and they were going through Zoning. Member Church said the applicant wouldn't get permission to continue to do something that the Commission didn't approve, and Nick said no they wouldn't. Nick said he spoke to Ed Tanner today and advised Ed to have the applicant reach out to Nick so the applicant could be put back on the HDC agenda.

Chairperson Allen asked if there were any other updates.

Member Page stated that he sent an update on where he was on all projects.

7. **HDC Coordinator Reports & Project Updates**
8. **HDC Coordinator Approvals**
9. **Other Business**

Nick advised the Commission that he was waiting to hear back from the State for their final approval on the Standards Guide. He said the State wanted to take 1 last look at it before it was published. Nick said he would see if the State had any final edits and pending that he

would get it formatted and posted. Nick stated the Standards Guide was being utilized already. Chairperson Allen asked if the Standards Guide needed to go to the Town Council. Attorney Marks wasn't sure but would look into it. Nick said he would talk to Attorney Teitz about it.

9A. AI-Generated Application Materials Policy Discuss and act on adding AI-Generated Application Materials Policy to standards guide

Nick put together a draft based on the Commission's previous discussions. He said that Member Bergenholtz brought up some clear instances where it would be fine to use and Nick wanted to clarify where it wouldn't be acceptable. He said if the Commission had any edits then they could discuss it now.

Member Church asked if there was anything that stated that all AI generated documents were to be clearly marked. Nick said that language was in there. Member Bergenholtz thought it was great. Nick stated it was a suggestion from Arnold Robinson as other communities were doing the same. Member Church said AI generated documents should be marked and included in the materials.

Nick said any changes they wanted to make could be done now and then be added.

Member Church asked Attorney Marks if a motion was needed to adopt the AI language. Attorney Marks said the Commission should make a motion to adopt the language and to include the suggested changes.

Motion by Member Lima to adopt the proposed AI-Generated Application Materials Policy to the Standards Guide with the suggested changes; Seconded by Member Page.

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

Opposed: None

Motion carries

9B. RIDOT RI-114 Project Letter: Letter from RIHPHC regarding changes to the finish options on the RI-114 Seawall.

Nick advised the Commission that there were some design changes to the Route 114 seawall. He said the RIHPHC engineers were going to use a stone veneer on it originally but that was not feasible as it would fall apart so now the RIHPHC wanted to change it. Nick said the Town had to sign a Memorandum of Agreement within 30 days, and he received the letter from RIHPHC right before he put the agenda together. He stated the letter was just to notify the Commission of the changes.

Chairperson Allen asked if RIHPHC needed to reapply. Nick said his understanding was after having discussed it with Attorney Teitz and Diane Williamson was, they did not. He said if RIHPHC did anything more substantial down the road then they would have to come back.

Member Church asked if the seawall was in front of the Herreshoff building and Nick said yes. Member Church asked what RIHPHC's plan for the seawall was. Nick said they were going to do stamped concrete instead of a stone veneer.

Member Bergenholtz asked if the RIHPHC was still going to do granite curbs and Nick said yes. He said the changes only applied to the seawall.

Member Bergenholtz asked Nick about the house on the corner of John and Hope Street. Nick said he hadn't heard anything back on it. Member Lima stated nothing had been touched for ages. Member Page said the applicant was doing interior work as there was a lot of wood that had been torn out and stacked on the patio. He said he hadn't physically seen the contractor at the property in months. Nick said he would reach out to them and ask about their progress.

Member Bergenholtz said Gillary's on Thames Street and the fence was also a concern to him. He said it was time to get someone out there as it was an eyesore. Member Church said there was new section added to the fence, but it seemed to be flopped over. Member Millard said some new boards had been added recently. Nick said he would talk to Ray about it. Member Church asked who the owner of the property was and Nick said it was Jim Royder.

Member Page said Mr. Royder owned from Gillary's side wall to State Street. Member Bergenholtz asked if anyone knew what was going on with Gillary's. Member Church said it was condemned. Nick said it was abandoned and condemned. It was Nick's understanding that the Building Official went in there and had some dim opinions about the building. Member Church stated the building was owned by the Aidan's owners. Member Bergenholtz said the Commission should have some sort of update on the issue. Member Church said they couldn't do anything about the demolition by neglect. Member Lima said the Commission should be able to do something as it was a danger for the people who walk by it. Nick said it was the Building Official's domain. He stated he would talk to Matt about the Building and Ray about the fence and reach out to Jake Mill for the John Street house.

Nick advised the Commission that he had a discussion with Attorney Teitz about 224 Hope Street regarding the issuance of a notice of violation. He said there then would be a court summons and the Municipal Court Judge would make a final decision. Member Church said the Commission was stating that the applicant did not apply for trim and none was approved. Nick said that was correct.

Motion was made by Member Millard to adjourn; Seconded by Member Lima.

10. Adjourned at 7:54PM



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-54		April 17, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

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

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

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

Work Category:	Sign(s)/Landscaping
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Description of proposed work:

This application reflects minor updates to the previous approved application. The new scope includes the following:

- Extended hardscaping north of the pool house for a cooking space. There will be no built-in kitchen/ appliances, only the client's existing freestanding, typical rolling grill and smoker.
- A stained wood pergola over this cooking area.
- A bocce court, which is located directly south of the existing stone wall.
- A freestanding hot tub adjacent to the house, west of the pool
- The pool house outdoor seating area (under cover via the pool house roof) has been extended by 2 ft. The pool house footprint (interior space) has not changed, nor has it been extended. To accommodate the extra 2 ft of outdoor seating width, the pool has been shifted closer to the house, and the originally proposed setback from the pool house to the lot line remains unchanged.
- The existing front porch wraps around the southeast side of the house, and a new stair has been added for access to the rear yard and new pool.
- The applicant requests a continued discussion on whether the old diary building can be demolished

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

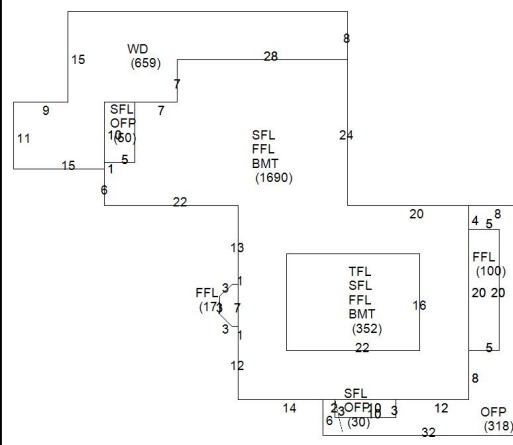
Applicant's Digital Signature

Date: April 17, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
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	BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1811 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Hip ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 11/24/2021 BOOK & PAGE: 2146-70 SALE PRICE: 1,485,000 SALE DESCRIPTION: SELLER: BYRNES, MICHAEL T.	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
PRINCIPAL BUILDING AREAS	PHOTO 
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	
SKETCH	PHOTO
	



www.cai-tech.com

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

7/23/2026

Property Information - Bristol, RI

Nick Toth

From: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Sent: Wednesday, July 15, 2026 3:19 PM
To: Totten, Elizabeth (HPHC); Nick Toth
Subject: RE: Bristol Assistance - Scheduling

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

Hi Nick,

Bob Major is with Preservation Cooperative. He has a good mason that he uses. He is right in Warren and his contact number is 331-4350. Joe at Gnazzo Construction is also very good. His contact is 860-684-2334. They do all the masonry work at Fort Adams.

Roberta

Roberta Randall
 Principal Historical Architect
 RI Historical Preservation and Heritage Commission
 150 Benefit Street
 Providence, RI 02903
 401-222-4333

From: Totten, Elizabeth (HPHC) <Elizabeth.Totten@preservation.ri.gov>
Sent: Tuesday, July 7, 2026 12:47 PM
To: Nick Toth <ntoth@bristolri.gov>
Cc: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Subject: RE: Bristol Assistance - Scheduling

Hello Nick,

I shared the information that we have for the former dairy/milk house at 244 Metacom Avenue with our three historians. They agreed that this appears to be a rare building type and that it was likely built in the late 19th century when the farm was owned by Mark Anthony DeWolf Howe.

As far as condition, anything can be preserved but we typically must weigh if it is prudent and feasible. Roberta had mentioned a mason that may come and look at it – **Roberta can you share their name?** We both think that the best way to stabilize it would be to add a roof since this would help to anchor the walls.

If it is neither prudent nor feasible to preserve the structure as is, we would ask can it be preserved in any iteration? For example, could it be filled in to ground level and the gables taken down to the wall/window level, or something similar?

Best,

JOSEPH GNAZZO

COMPANY INC.

1053 Buckley Highway
Union, CT 06076
860-684-2334
Fax: 860-684-1306

September 3, 2026

Andrew Broden
244 Metacom Ave
Bristol, RI 02809

RE: Ice House

The following is a **budget proposal** to perform the work items listed below at selected areas of 244 Metacom Ave, Bristol RI.

Rebuild E & W Elevation Gables (Interior & Exterior Walls)

1. Pressure wash and remove vegetation.
2. Create benchmarks, catalogue & number stones by elevation.
3. Gently remove existing shoring & tie-back chains/ cables.
4. Dismantle walls - clean stones and set aside for re-use.
5. Reset stones to their original position & orientation
6. Pressure wash and detergent scrub upon completion.

Scaffold Access, Labor & Materials: \$363,000.00

Repoint & Parge Repair N & S Gables

1. Pressure wash & remove vegetation.
2. Deep cut mortar joint prep.
3. Remove any "hand loose" stones - prep cavity & reset in new mortar.
4. Repoint cleaned/ prepared joints - mortar to match existing in color and texture/ finish.
5. Re-parge mortar rendering at interior gable stones, and foundation.
6. Final wash/ detergent scrub.

Scaffold Access, Materials & Labor: \$45,800.

Notes:

- 1. Applicable sales tax not included in price.
- 2. Price does not include engineered drawings, analysis or local permits.
- 3. All work contingencies must be forwarded to JGCI PM for approval.
- 4. Added CO/CD scope Items will be charged at our current T&M rates.
- 5. This budget proposal is based on 2026 pricing, and is subject to change after 30 days.

Accepted by:_____ Date:_____

Joseph Gnazzo Co. Inc., Joseph Barrieau, President:_____

This proposal is generated from the the Joseph Gnazzo Company, Inc. and may contain information that is confidential and/or proprietary to the Joseph Gnazzo Company. The information is intended to be disclosed solely to the addressee(s). If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this Proposal information is prohibited.



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-113	Contributing	September 4, 2026
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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
18 BURNSIDE ST , BRISTOL, RI, 02809	016-0048-000

Applicant	Architect/Engineer	Contractor
Charles E. Millard, Inc.		Charles E. Millard, Inc.

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
18 Burnside, LLC	99 Poppasquash Road

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

Description of proposed work:
Repair north and south dormers in-kind. Replace 4 skylights. Remove cupola and construct replica and replace.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00241
HISTORIC NAME:	Cranston Worsted Mill; later Herreshoff Mfg. Co. East Storehouse
ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	ca. 1870-1917 (?)
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

Dean Nadalin

Applicant's Digital Signature

Date: September 4, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION		BUILDING EXTERIOR	
LOCATION: 18 BURNSIDE ST ACRES: 0.0838 PARCEL ID: 016-0048-000 LAND USE CODE: 07 CONDO COMPLEX: OWNER: 18 BURNSIDE, LLC CO - OWNER: MAILING ADDRESS: 99 POPPASQUASH RD ZONING: M PATRIOT ACCOUNT #: 1049		BUILDING STYLE: WhseStor UNITS: 1 YEAR BUILT: 1890 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin	
SALE INFORMATION		BUILDING INTERIOR	
SALE DATE: 8/19/2026 BOOK & PAGE: 2334-108 SALE PRICE: 600,000 SALE DESCRIPTION: SELLER: HERRESHOFF, HALSEY C. TRUSTEE		INTERIOR WALL: FLOOR COVER: HEAT TYPE: Wall Furnace 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	
PRINCIPAL BUILDING AREAS			
GROSS BUILDING AREA: 9750 FINISHED BUILDING AREA: 8125 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1			
ASSESSED VALUES			
LAND: \$265,300 YARD: \$0 BUILDING: \$197,500 TOTAL: \$462,800			
SKETCH		PHOTO	
65 HST SFL FFL (3250) 50			



www.cai-tech.com

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

9/22/2026

Property Information - Bristol, RI













Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-116	Contributing	September 9, 2026
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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
439 HOPE ST , BRISTOL, RI, 02809	010-0079-000

Applicant	Architect/Engineer	Contractor
Bret Maitland		Ian McLellan - Hill House Graphics, LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
BEMS, LLC	18 Sandra Dr, Bristol, RI 02809

Work Category:	Sign(s)/Landscaping
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Description of proposed work:
Install a 3 dimensional blade sign above door with a single arm bracket into the brick mortar bottom of sign to be at 120" from sidewalk

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00668
HISTORIC NAME:	Thomas Building
ARCH. STYLE:	Italianate/Commercial
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca / 1933
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	

Ian Douglas McLellan

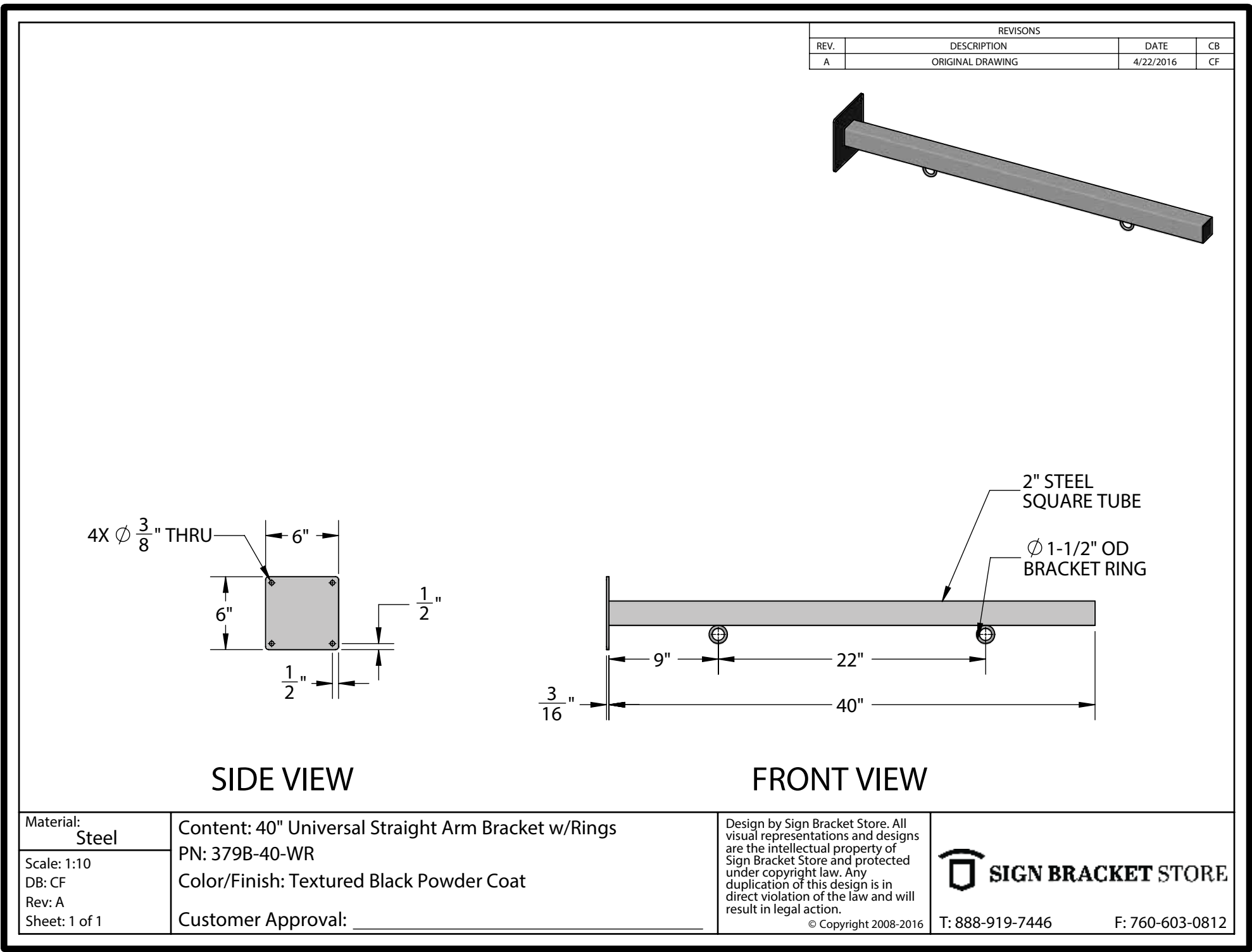
Applicant's Digital Signature

Date: September 9, 2026

Hanging Sign

Flat Gold Leaf Lettering and lines

Gold Leaf on raised logo overall size 27" Round attached single arm sign bracket via mortar not brick



Designer		PROJEC DESCRIPTION:	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.	This design belongs to Hill House Graphics, LLC and becomes the property of the customer only upon completion of an order, is otherwise not to be used in whole or part without written permission of Hill House Graphics, LLC.
		Customer Signature			



Originally displayed at Bowen's Wharf Newport





CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 439 HOPE ST ACRES: 0.1862 PARCEL ID: 010-0079-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: THOMAS, ANTHONY G. TRUSTEE CO - OWNER: ANTHONY G. THOMAS TRUST AGMT MAILING ADDRESS: 254 GREAT ROAD ZONING: D PATRIOT ACCOUNT #: 595	BUILDING STYLE: Mixed Use UNITS: 3 YEAR BUILT: 1935 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/19/2010 BOOK & PAGE: 1563-44 SALE PRICE: 0 SALE DESCRIPTION: Family Sale SELLER: THOMAS, ANTHONY G.	INTERIOR WALL: Panel FLOOR COVER: HEAT TYPE: Space Heater FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 9 # OF BEDROOMS: 3 # OF FULL BATHS: 3 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 3 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 7929 FINISHED BUILDING AREA: 4994 BASEMENT AREA: 2835 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$252,500 YARD: \$14,400 BUILDING: \$252,200 TOTAL: \$519,100	
SKETCH	PHOTO



www.cai-tech.com

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

9/22/2026

Property Information - Bristol, RI



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-117	September 10, 2026
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Project Address	Assessor's Plat/Lot
549 HOPE ST , BRISTOL, RI, 02809	009-0027-000

Applicant	Architect/Engineer	Contractor
Peter A. Nunes	N.A.	

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

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

Description of proposed work: The work proposed is to the former Bristol Water Company barn at the rear of the A.N. Nunes Agency building at 549 Hope St. Ken Marshall is in the process of buying the building from us, with the intention to restore it for use as storage. The building is in need of some serious work, and Mr. Marshall is in a position to do a good job of it. That restoration work is not within the scope of this application. Once the property is transferred (it's already on a separate tax lot, but one property line has to be moved a few feet) Ken would like to remove a small lean-to addition on the south side of the barn, most of which will be on the main lot at 549 Hope St. The lean-to addition is in very poor condition, and I don't believe it should be considered a contributing structure within the district, whereas the main barn is- it contains an old brick forge, with a hand cranked blower. It will be a big improvement to see the barn restored- something I've planned to do, but have never gotten around to. I've had a couple of offers on the barn over the years from people who wanted to tear it down for parking, and I demurred, as I think the building is well worth saving, and Mr. Marshall has a sound plan to do so.
--

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)	

Peter A. Nunes

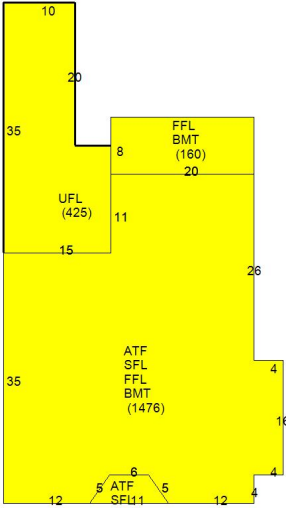
Applicant's Digital Signature

Date: September 10, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 549 HOPE ST ACRES: 0.0993 PARCEL ID: 009-0027-000 LAND USE CODE: 04 CONDO COMPLEX: OWNER: NUNES, PETER A. CO - OWNER: MAILING ADDRESS: 4 HOPKINS LN ZONING: D PATRIOT ACCOUNT #: 449	BUILDING STYLE: Mixed Use UNITS: 1 YEAR BUILT: 1900 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gable ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 10/14/2009 BOOK & PAGE: UNK- SALE PRICE: 0 SALE DESCRIPTION: SELLER: NUNES, ALFRED	INTERIOR WALL: Drywall FLOOR COVER: HEAT TYPE: BB Hot Water FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 2 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 6781 FINISHED BUILDING AREA: 3749 BASEMENT AREA: 1669 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$200,800 YARD: \$0 BUILDING: \$215,400 TOTAL: \$416,200	
SKETCH	PHOTO
	



www.cai-tech.com

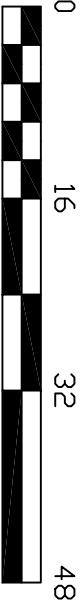
This information is believed to be correct but is subject to change and is not warranted.

9/22/2026

Property Information - Bristol, RI

Bradford Street

Hope Street



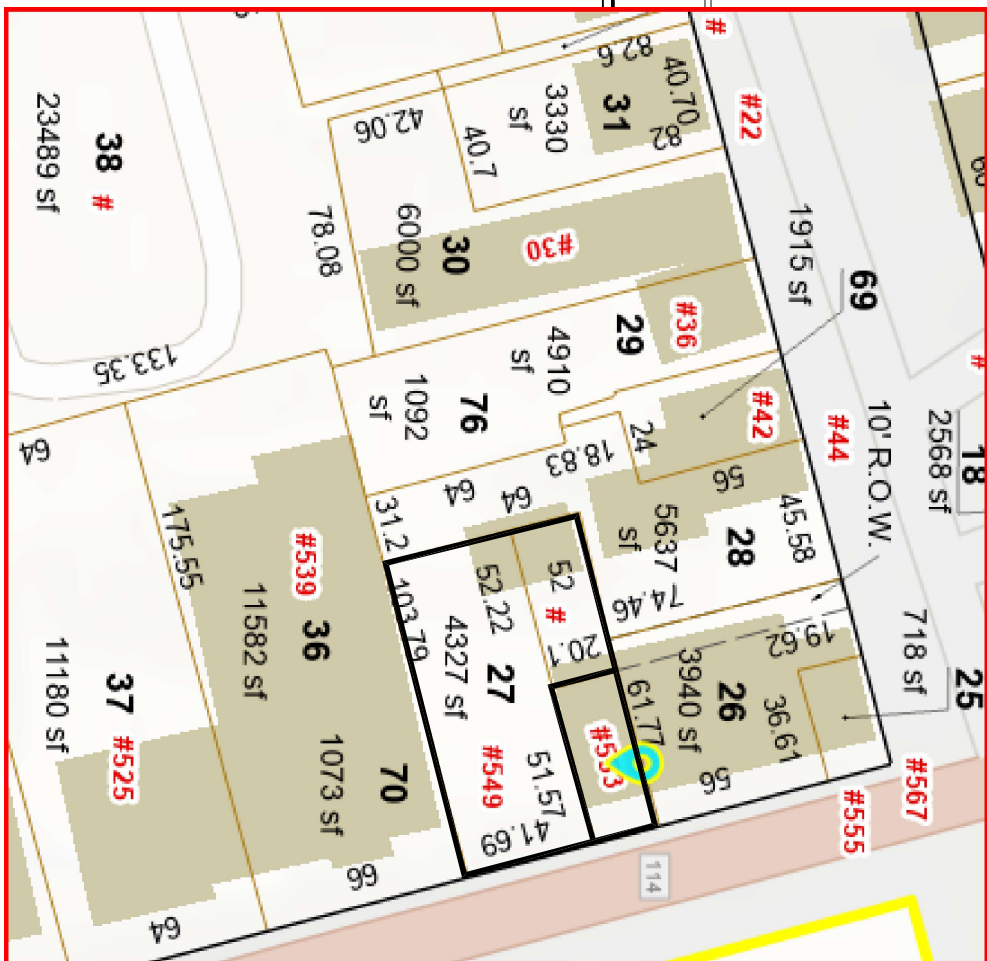
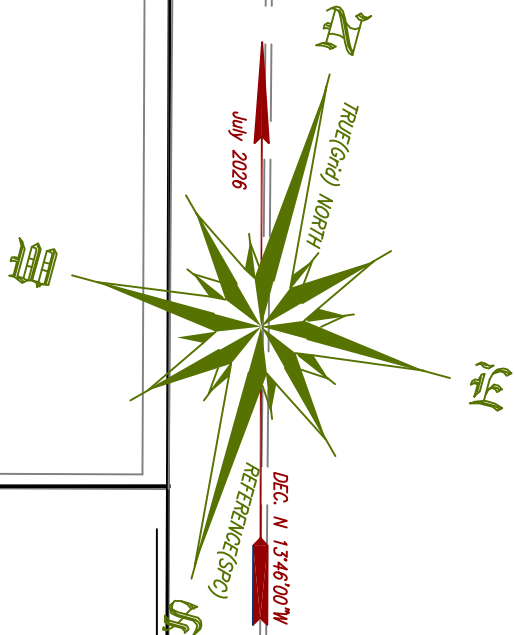
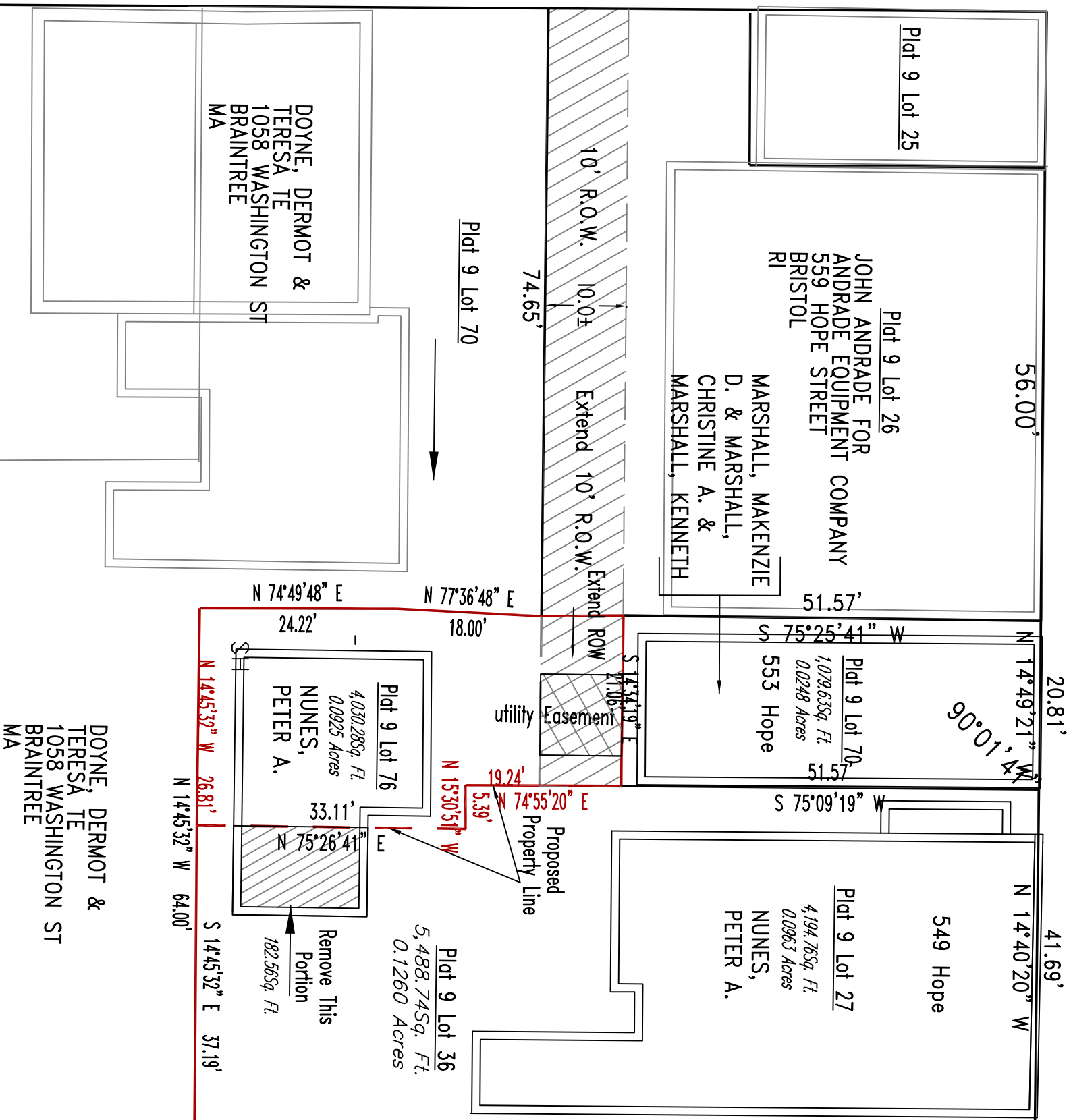
Copyright 2026 Stephen M. Murgo PLS
This Survey is being provided solely for
the use of the Current Parties, and that no
License has been Created, Expressed or
Implied, to copy the Survey except as it is
Necessary in Conjunction with the Original
Transaction.

BY: _____
Stephen M. Murgo PLS # 1663
COA ES A53
April 25, 2026

STEPHEN M. MURGO SR.
PROFESSIONAL
LAND SURVEYOR
NO. 1663

CERTIFICATION.
This survey has been conducted and the plan has been prepared pursuant
to 435-RICR-00-00-1.9 of the Rules and Regulations adopted by the Rhode
Island State Board of Registration for Professional Land Surveyors on
as follows:
(a) Type of Boundary Survey
Comprehensive Boundary Survey
(b) GPS Relative Positioning for Discrete Direct Measurements (2)
Refer to 1.9.10. For Deviation From Published Standards
The purpose of the Survey and Plan is to show properly line
Information, the Location of Structures and Other Relative Features.

Plot 9 Lot 38
TSL LLC
244 GANDY ST
PROVIDENCE
RI
02906



LEGEND
(SYMBOLS MAY BE FOUND ON PLAN)

- IRON ROD FOUND
- IRON ROD SET
- MONUMENT TO BE SET
- PK NAIL FOUND
- FENCE POST
- MONUMENT FOUND
- FENCE LINE
- DRILL HOLE FOUND
- SPOT GRADE
- SURVEY POINT
- RHHB
- IRON PIPE FOUND
- WATER
- GAS
- MANHOLE
- EXISTING FIRE HYDRANT
- CATCH BASIN DOUBLE
- SEWER
- UTILITY POLE
- TAX ASSESSOR
- DRILL HOLE SET
- EXISTING WATER VALVE
- EXISTING GAS VALVE
- EXISTING CATCH BASIN

Nunes--Marshall
ASSESSOR'S PLAT 127 , LOT 27/76
SITUATED AT
553/549 Hope Street
IN
BRISTOL, RHODE ISLAND

PREPARED BY
STEPHEN M. MURGO SR.

PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS & RHODE ISLAND
700 METACOM AVENUE
APT #112
WARREN, RHODE ISLAND
02885
stephenmurgosurveying@gmail.com











Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-119	Contributing	September 11, 2026
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THIS DOCUMENT IS NOT A SUBSTITUTE FOR A BUILDING, ELECTRICAL, SIGN, MECHANICAL, DEMOLITION, SOLAR OR FENCE PERMIT APPLICATION. THESE PERMITS MUST BE APPLIED FOR AND APPROVED BY THE BRISTOL BUILDING DEPARTMENT BEFORE WORK CAN BEGIN.

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

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

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

Work Category:	Replacing in Kind
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Description of proposed work:

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

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

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

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

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

Property History

Building Survey Data

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

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

James Hurley

Applicant's Digital Signature

Date: September 11, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 217 HOPE ST ACRES: 0 PARCEL ID: 011-0016-001 LAND USE CODE: 23 CONDO COMPLEX: OWNER: DAVOLIO, LISA R. & MOREHOUSE, MICHAEL L. TE CO - OWNER: MAILING ADDRESS: 217 HOPE ST, UNIT 1 ZONING: R-6 PATRIOT ACCOUNT #: 637	BUILDING STYLE: Rnch Condo UNITS: 1 YEAR BUILT: 1986 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
SALE INFORMATION	BUILDING INTERIOR
SALE DATE: 8/11/2026 BOOK & PAGE: 2333-99 SALE PRICE: 1,400,000 SALE DESCRIPTION: SELLER: HOPKINS, COLLEEN P & OLIVA, JEANNE M TE	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Radiant Hot FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 2 # OF FULL BATHS: 2 # OF HALF BATHS: 0 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 2 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 1813 FINISHED BUILDING AREA: 1453 BASEMENT AREA: # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$0 YARD: \$0 BUILDING: \$642,100 TOTAL: \$642,100	
SKETCH	PHOTO
Unsketched Subareas: FFL (1453) OFP (360)	



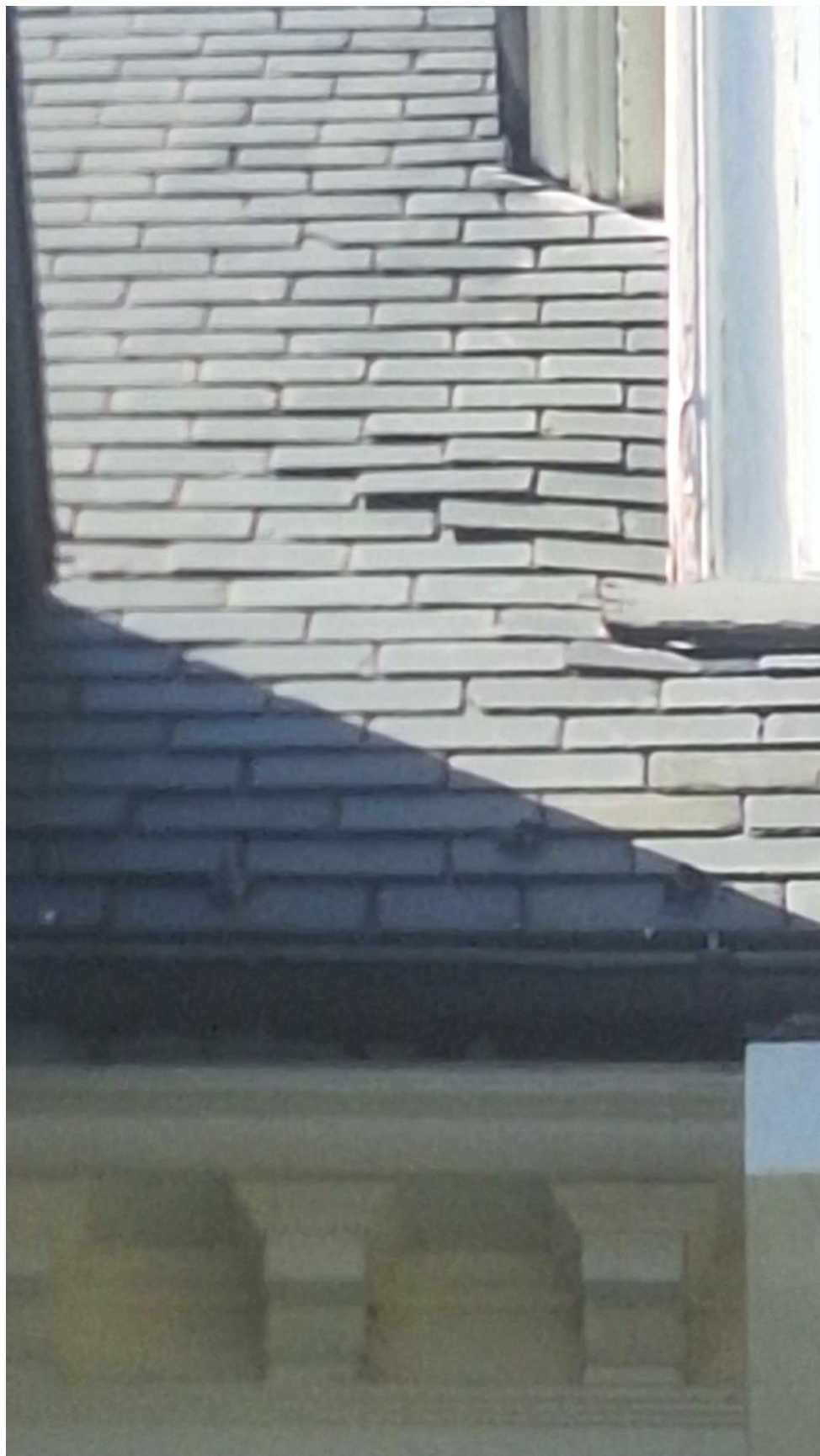
www.cai-tech.com

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

9/22/2026

Property Information - Bristol, RI



















F-WAVE® REVIA® XTM Classic Slate Roofing Shingles

ABOUT THIS MANUAL

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

PURPOSE OF INSTRUCTIONS

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

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

General Installation

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

SAFETY

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

ROOF DECK

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

UNDERLAYMENT

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

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

ROOF REPLACEMENT

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

COLD CLIMATES

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

DRIP EDGE

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

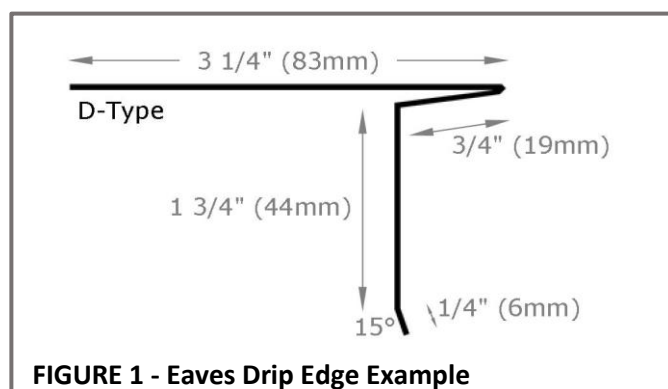


FIGURE 1 - Eaves Drip Edge Example

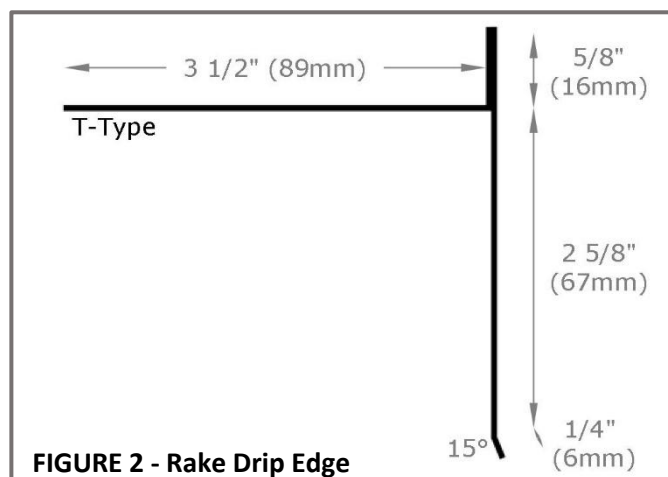


FIGURE 2 - Rake Drip Edge

LOW-SLOPES

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

FASTENING

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

FASTENER LOCATIONS

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

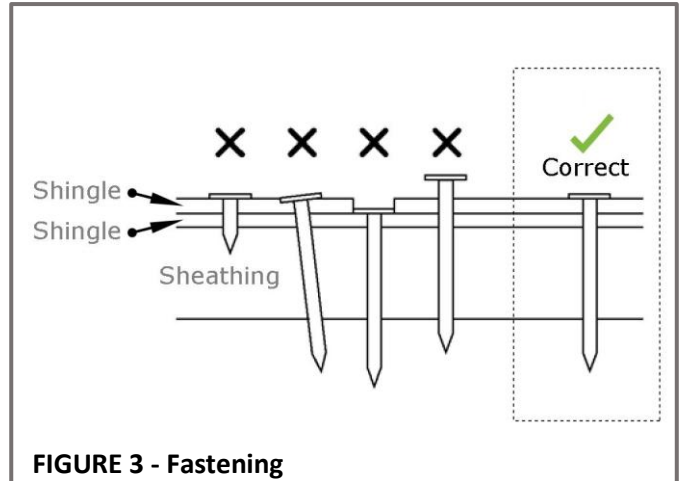


FIGURE 3 - Fastening

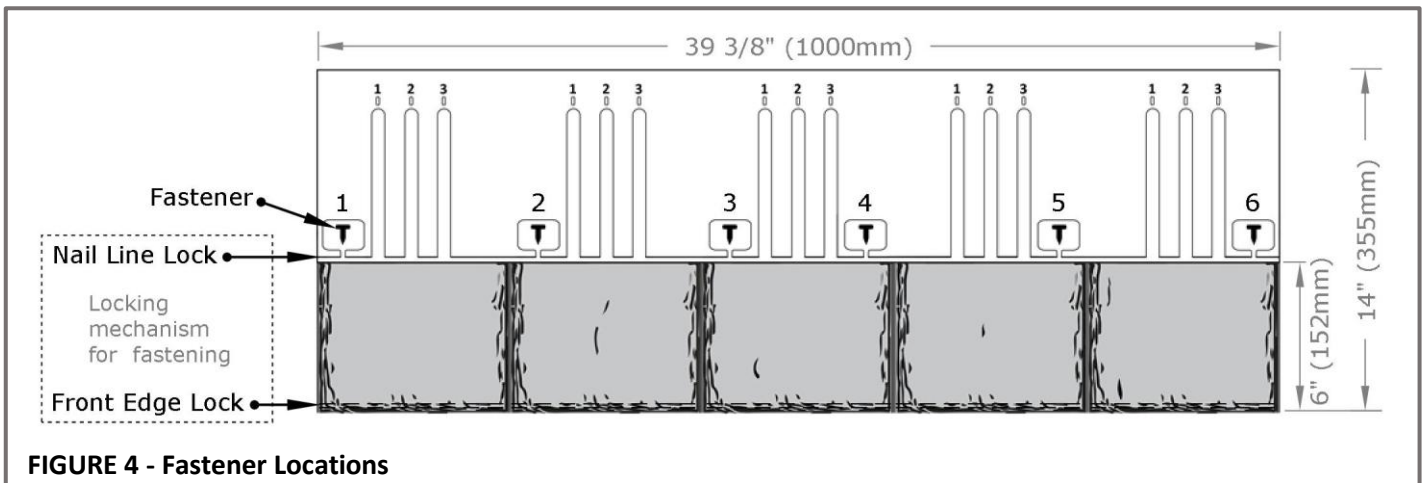


FIGURE 4 - Fastener Locations

STEEP SLOPES & HIGH WINDS

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

ATTIC VENTILATION

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

HAND SEALING

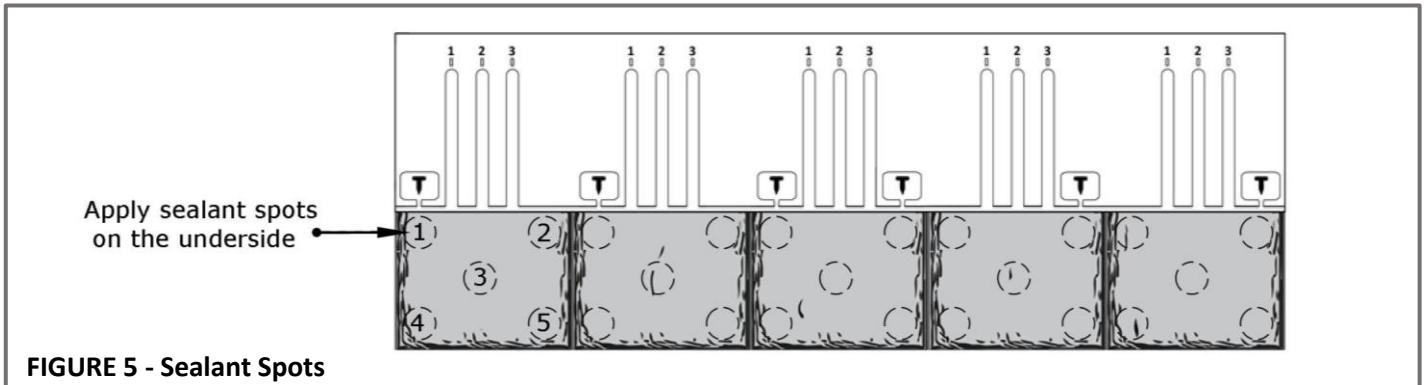
- The front edge of the F-WAVE® REVIA® XTM Roofing Shingle is held in place mechanically and does **NOT** require adhesive.
- In roofing situations where hand sealing is required, for example when repairing a damaged tab, use F-WAVE approved sealant and adhesive (see **Table 1**).
- Apply **five 1" (25mm)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

TABLE 1 - APPROVED SEALANTS & ADHESIVES

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

TABLE 1 - Approved Sealants & Adhesives

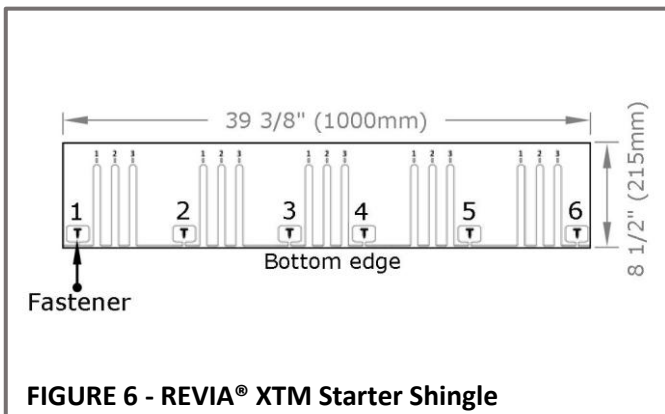
NOTE: Do not use asphalt-based underlayments, adhesives or sealants. These products are not compatible with F-WAVE® REVIA® XTM Synthetic Shingles and will void the WeatherForce® Advantage Limited Product Warranty. Only use F-WAVE approved sealants and adhesives as outlined in these installation instructions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



Shingle Installation

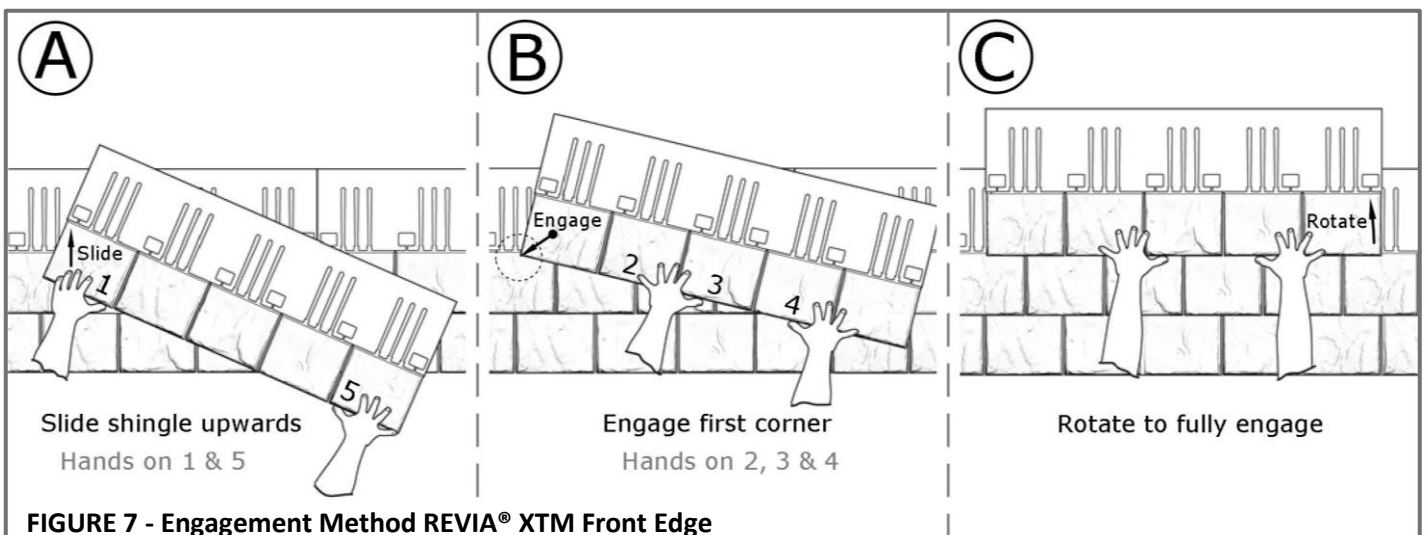
CUTTING SHINGLES

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



STARTER COURSE

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



APPLICATION PATTERN

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

REPEATING OFFSET PATTERN

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

GENERAL ADVICE

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

FRONT EDGE LOCK

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

SHINGLE RACK

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

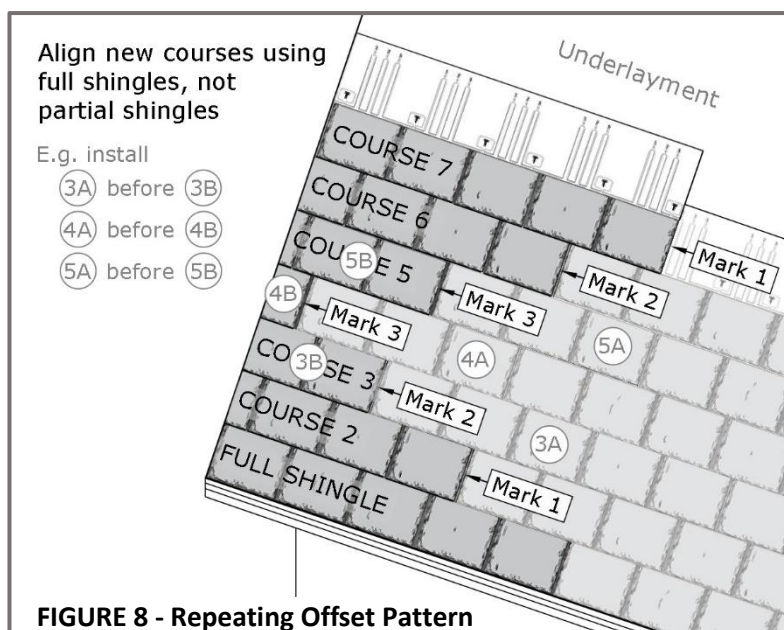


FIGURE 8 - Repeating Offset Pattern

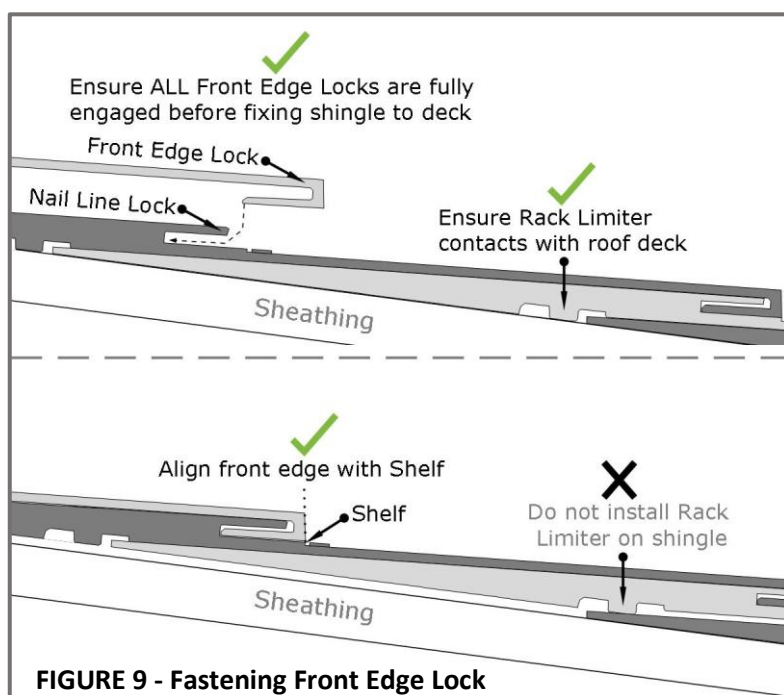


FIGURE 9 - Fastening Front Edge Lock

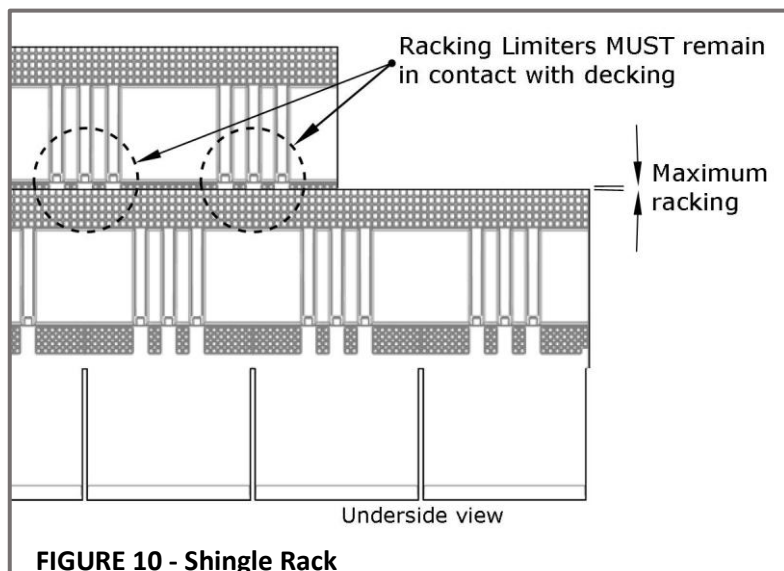
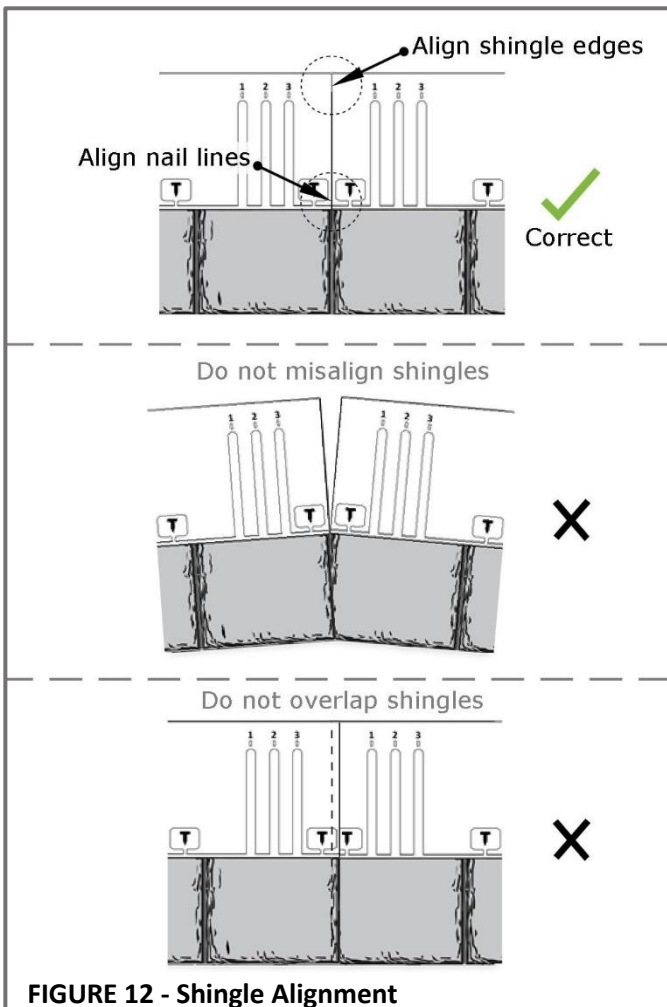
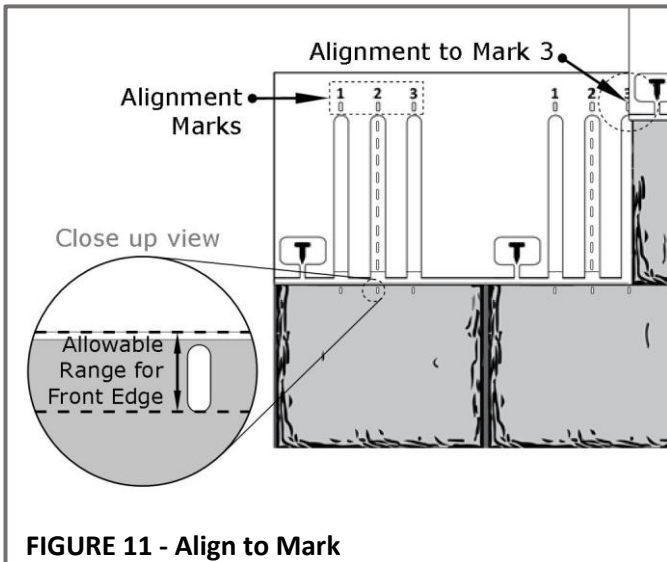


FIGURE 10 - Shingle Rack

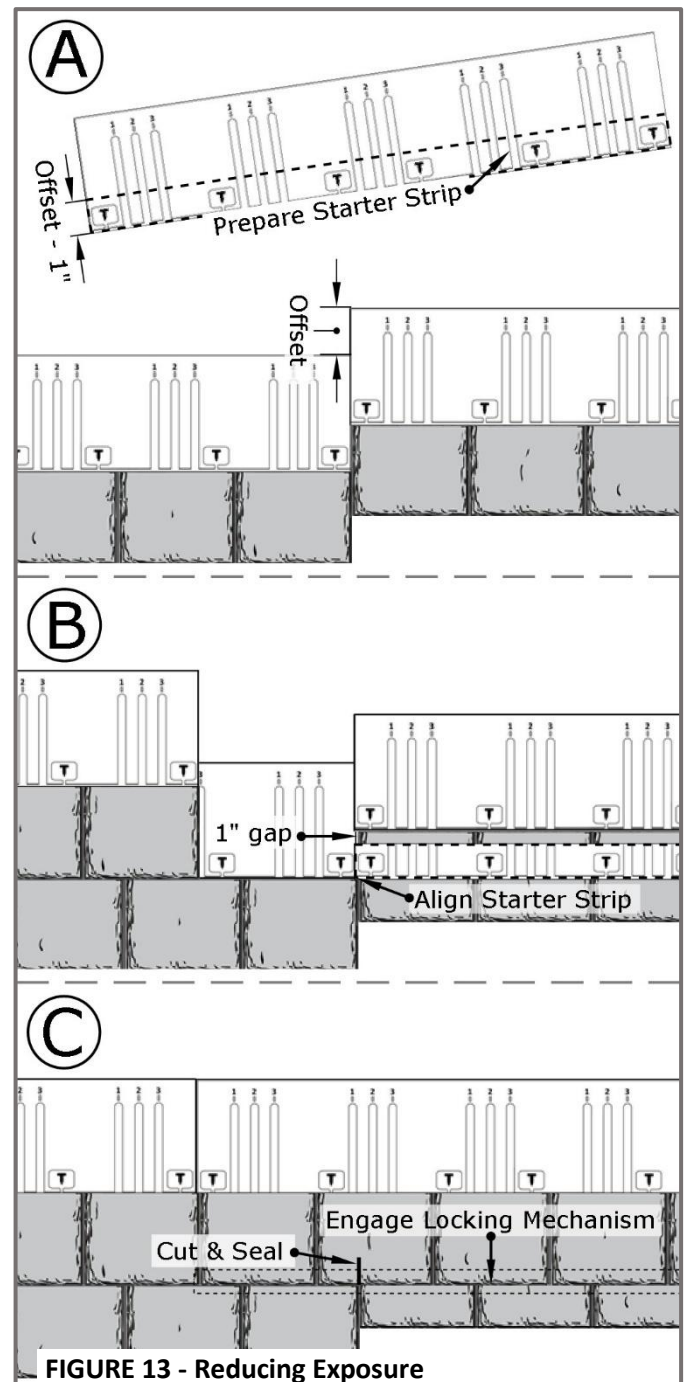
SHINGLE ALIGNMENT

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



REDUCED EXPOSURE

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



Flashings

VALLEYS

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

OPEN VALLEY

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

CLOSED VALLEY ALTERNATIVE

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

ROOFING PENETRATIONS

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

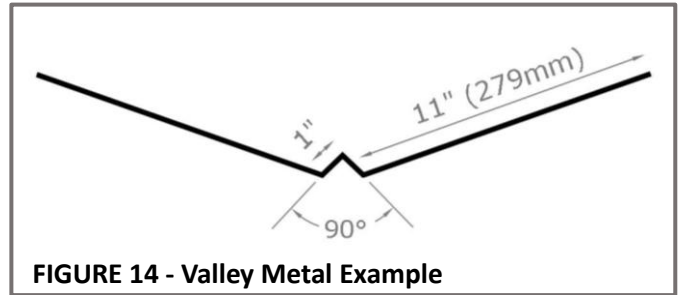


FIGURE 14 - Valley Metal Example

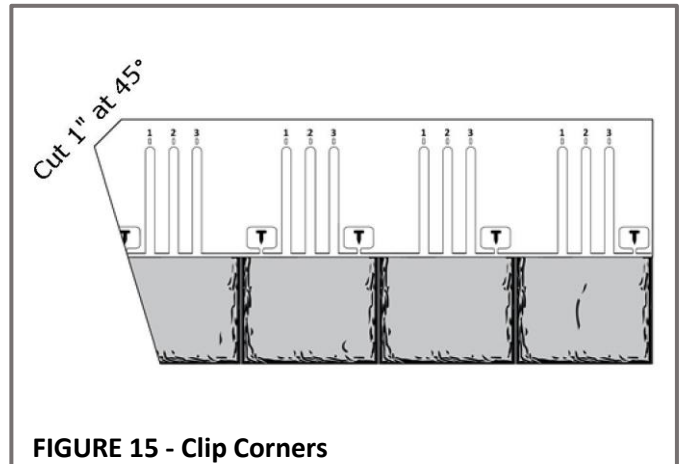


FIGURE 15 - Clip Corners

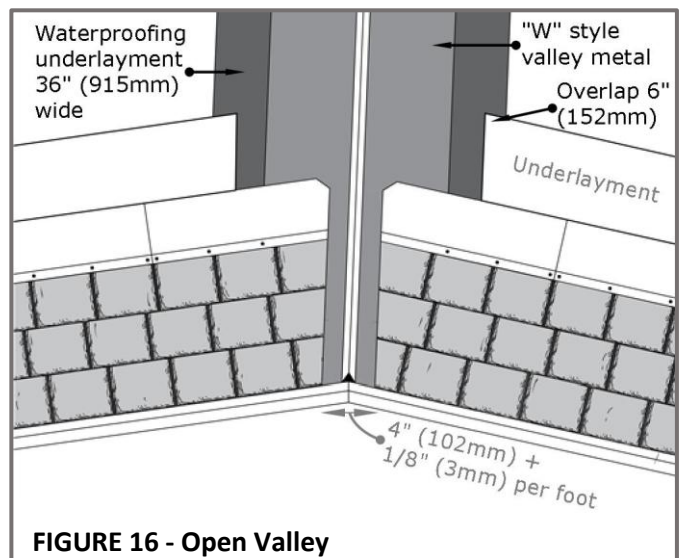


FIGURE 16 - Open Valley

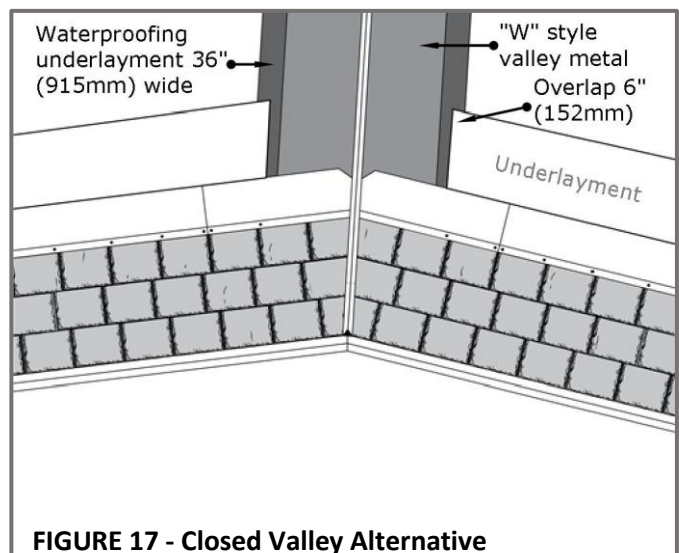


FIGURE 17 - Closed Valley Alternative

VERTICAL WALL FLASHINGS

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

ROOF TO HEADWALLS

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

ROOF TO SIDEWALLS

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

CHIMNEYS

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

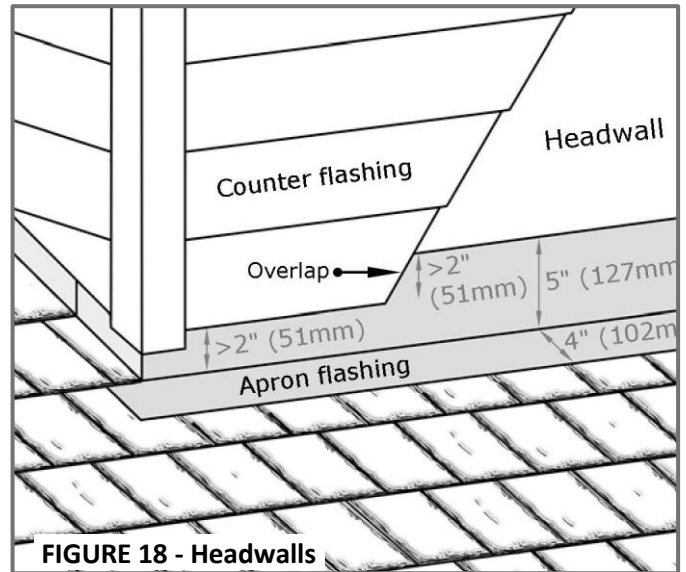


FIGURE 18 - Headwalls

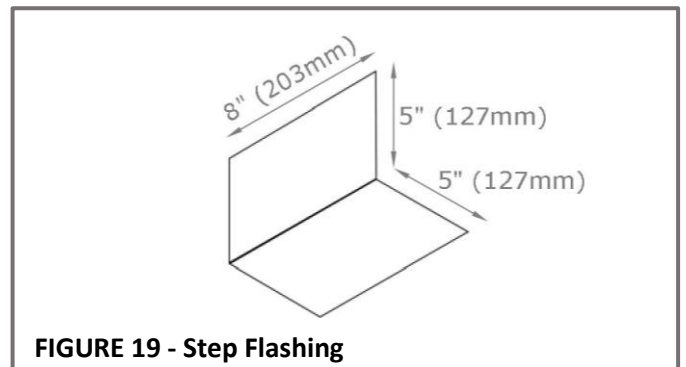


FIGURE 19 - Step Flashing

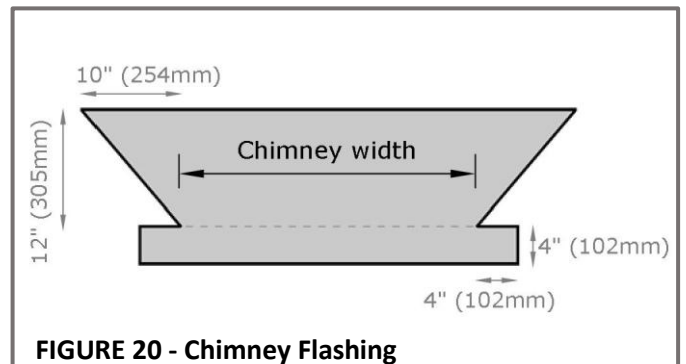


FIGURE 20 - Chimney Flashing

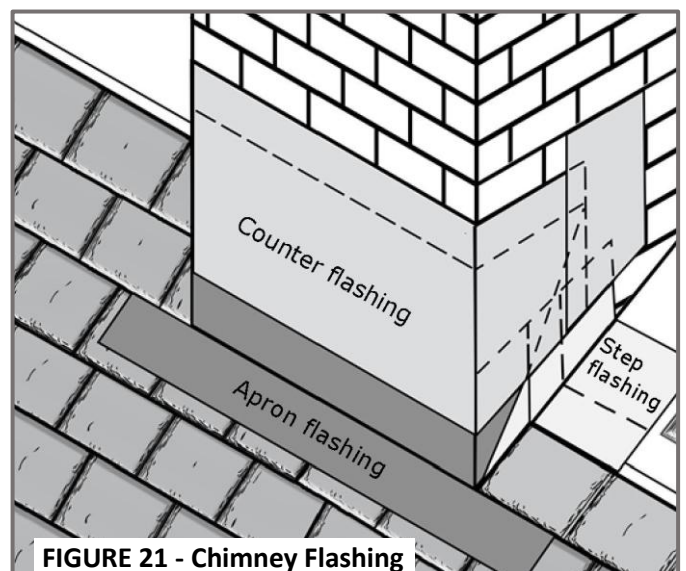
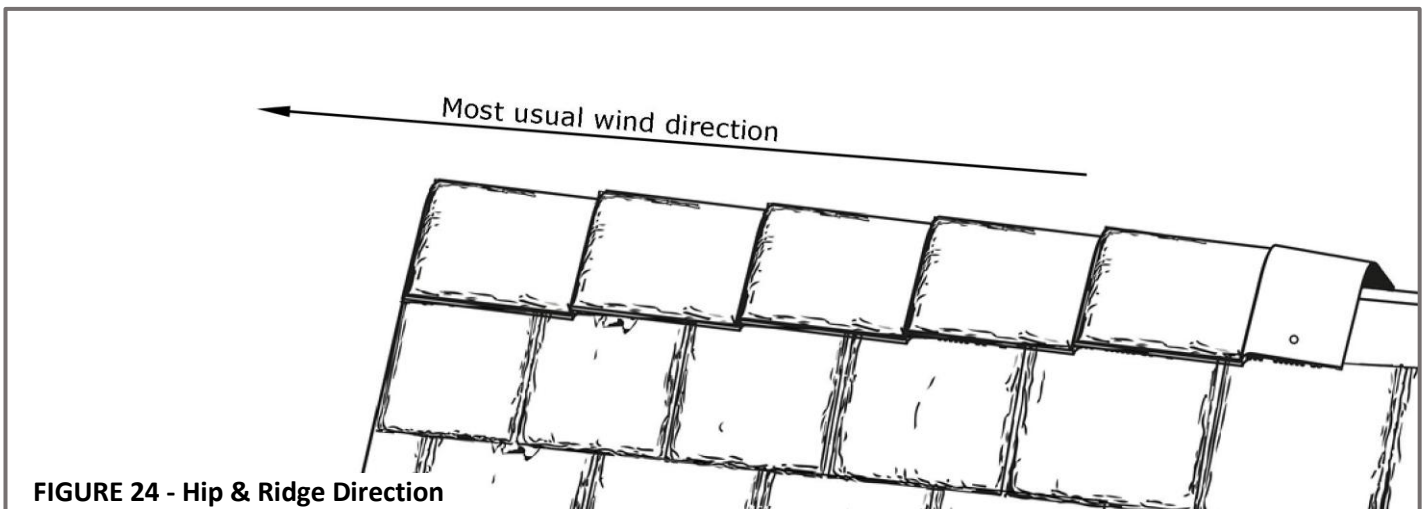
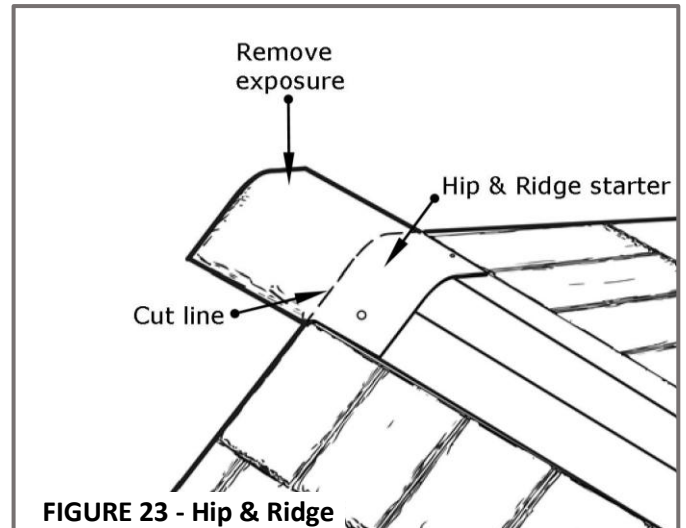
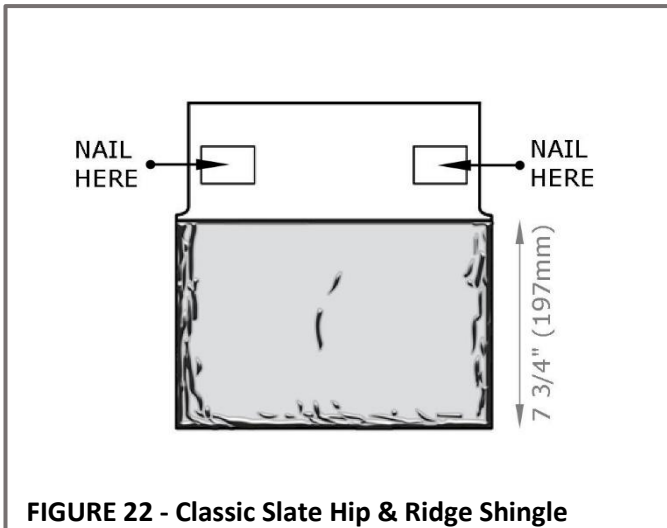


FIGURE 21 - Chimney Flashing

HIPS & RIDGES

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





Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-122	Contributing	September 15, 2026
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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
25 BYFIELD ST , BRISTOL, RI, 02809	014-0064-000

Applicant	Architect/Engineer	Contractor
MARY B PELLEGRINO		kyle st laurent

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

Work Category:	New Structure(s)
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Description of proposed work:
replace rotten windows

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00289
HISTORIC NAME:	Yes - "Salmon Cottage" (c. 1780)
ARCH. STYLE:	Dutch Colonial
ORIGINAL CONSTRUCTION DATE (est.):	1780 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Wood clapboards replaced with wood shingles by 1988 survey.	

mary ann pellegrino

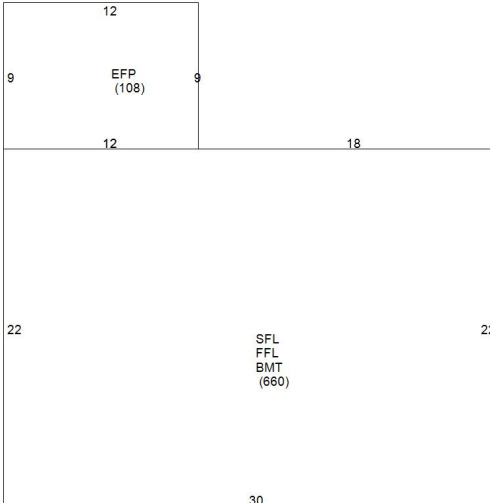
Applicant's Digital Signature

Date: September 15, 2026



CAI Property Card

Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR
LOCATION: 25 BYFIELD ST ACRES: 0.0587 PARCEL ID: 014-0064-000 LAND USE CODE: 27 CONDO COMPLEX: OWNER: PELLEGRINO, MARY B. LIFE EST CO - OWNER: PELLEGRINO, MARY ANN MAILING ADDRESS: 25 BYFIELD ST ZONING: R-6 PATRIOT ACCOUNT #: 861	BUILDING STYLE: Restored His UNITS: 1 YEAR BUILT: 1860 FRAME: Wood Frame EXTERIOR WALL COVER: Wood Shngle ROOF STYLE: Gambrel ROOF COVER: Asphalt Shin
	BUILDING INTERIOR
SALE INFORMATION SALE DATE: 3/29/2005 BOOK & PAGE: 1193-327 SALE PRICE: 0 SALE DESCRIPTION: SELLER: PELLEGRINO, JOHN A ET UX	INTERIOR WALL: Drywall FLOOR COVER: Hardwood HEAT TYPE: Forced Warm FUEL TYPE: Oil PERCENT A/C: False # OF ROOMS: 6 # OF BEDROOMS: 3 # OF FULL BATHS: 1 # OF HALF BATHS: 1 # OF ADDITIONAL FIXTURES: 0 # OF KITCHENS: 1 # OF FIREPLACES: 0 # OF METAL FIREPLACES: 0 # OF BASEMENT GARAGES: 0
PRINCIPAL BUILDING AREAS	
GROSS BUILDING AREA: 2088 FINISHED BUILDING AREA: 1320 BASEMENT AREA: 660 # OF PRINCIPAL BUILDINGS: 1	
ASSESSED VALUES	
LAND: \$180,100 YARD: \$0 BUILDING: \$279,600 TOTAL: \$459,700	
SKETCH	PHOTO
	



www.cai-tech.com

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

9/22/2026

Property Information - Bristol, RI



SOLD BY:

Riverhead Building Supply Co Calverton
250 David Ct
Calverton, NY 11933-3052
Fax: 631-996-5109

SOLD TO:

CREATED DATE
8/12/2026

LATEST UPDATE
9/11/2026

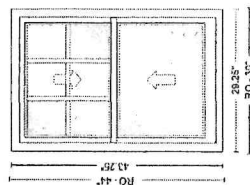
OWNER
Theresa Dean

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
Mary Ann Pellegrino	NEW CONSTRUCTION WINDOWS	9699060		

ORDER NOTES:

DELIVERY NOTES:



Item	Qty	Operation	Location	Unit Price	Ext. Price
100	3	AA	NC	\$1,336.32	\$4,008.96

RO Size = 30" x 44"

Unit Size = 29 1/4" x 43 1/4"

ADH2638, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Honey - Stained Interior Frame, Pine w/Honey - Stained Interior Sash/Panel, AA, Dual Pane Low-E4 HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer Division, 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Honey - Stained, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Bar Lift, Traditional, Antique Brass, Traditional, 1 Sash Locks Antique Brass, White, Full Screen, Aluminum

Sash Lift: ADH Bar Lift Traditional Antique Brass PN:9159460

Insect Screen 1: A Series Double-Hung, ADH2638 8 Degrees - Moderate Full Screen Aluminum White

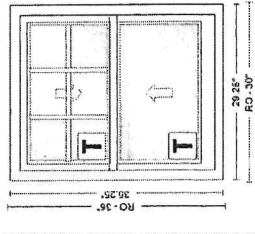
Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.26	0.27	NO	A1	25.1875	17.0000	2.97000

Quote #: 9699060

Print Date: 9/11/2026 6:40:59 PM UTC

All Images Viewed from Exterior

Page 1 of 3



Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	AA	Bathroom Temp	\$1,367.92	\$1,367.92

RO Size = 30" x 36"

Unit Size = 29 1/4" x 35 1/4"

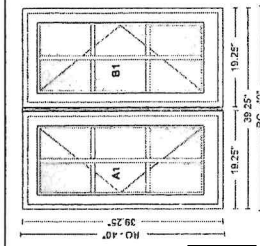
ADH2630, Unit, 8 Degrees - Moderate, A Series Double-Hung, Traditional (4 1/8" Bottom Rail), Standard Product Performance, Equal Sash, 4 9/16" Frame Depth, Standard Flange, White Exterior Sash/Panel, White Exterior Sash/Panel, Pine w/Honey - Stained Interior Frame, Pine w/Honey - Stained Interior Sash/Panel, AA, Dual Pane Low-E4 HeatLock Tempered Argon Fill Full Divided Light w/Energy Spacer Division, 3 Wide, 2 High, Specified Equal Light Pattern, White, Pine w/Honey - Stained, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Bar Lift, Traditional, Antique Brass, Traditional, 1 Sash Locks Antique Brass, White, Full Screen, Aluminum

Sash Lift: ADH Bar Lift Traditional Antique Brass PN:9159460

Insect Screen 1: A Series Double-Hung, ADH2630 8 Degrees - Moderate Full Screen Aluminum White

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
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A1	0.26	0.27	NO	A1	25.1875	13.0000	2.27000
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Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Left - Right	Kitchen	\$2,413.74	\$2,413.74

RO Size = 40" x 40"

Unit Size = 39 1/4" x 39 1/4"

Mull: Factory Mull, Nonreinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 3/4 Non Reinforced Material ACW1834-2, Unit, A Series Casement, Traditional (4 1/8" Bottom Rail), Standard Product Performance, 4 9/16" Frame Depth, Standard Flange, White Exterior Frame, White Exterior Sash/Panel, Pine w/Honey - Stained Interior Frame, Pine w/Honey - Stained Interior Sash/Panel, Unit 1: Left, Unit 2: Right, Dual Pane Low-E4 HeatLock Standard Argon Fill Full Divided Light w/Energy Spacer Standard Grille Alignment, 2 Wide, 3 High, Colonial Pattern, White, Pine w/Honey - Stained, Chamfer Exterior Grille Bar/ Chamfer Interior Grille Bar, 3/4" Grille Bar, Chamfer Glass Stop Stainless Glass / Grille Spacer, Traditional Folding, Antique Brass, Gold Dust, Full Screen, Aluminum

Hardware: ACW Traditional Folding Antique Brass PN:9005395

Insect Screen 1: A Series Casement, ACW1834 Full Screen Aluminum Gold Dust

Hardware: ACW Traditional Folding Antique Brass PN:9005395

Insect Screen 1: A Series Casement, ACW1834 Full Screen Aluminum Gold Dust

Unit #	U-Factor	SHGC	ENERGY STAR Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
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A1	0.25	0.24	NO	A1	9.81250	33.6250	2.29000
B1	0.25	0.24		B1	9.81250	33.6250	2.29000

Quote #: 9699060

Print Date: 9/11/2026 6:40:59 PM UTC

All Images Viewed from Exterior

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SUB-TOTAL:	\$7,790.62
FREIGHT:	\$0.00
LABOR:	\$0.00
TAX:	\$545.34
TOTAL:	\$8,335.96

CUSTOMER SIGNATURE _____ DATE _____

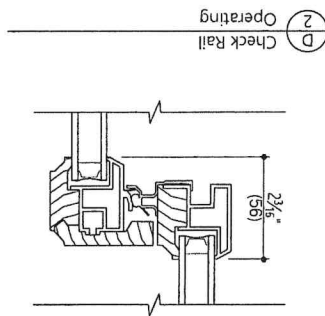
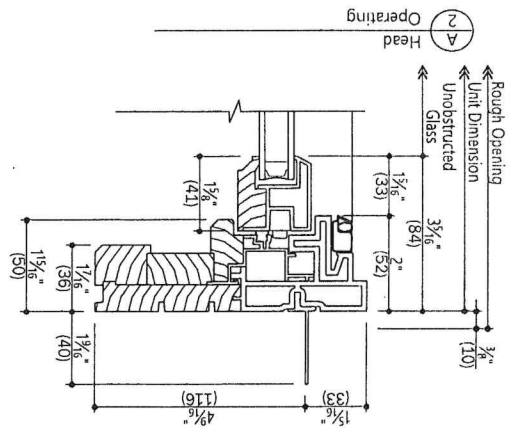
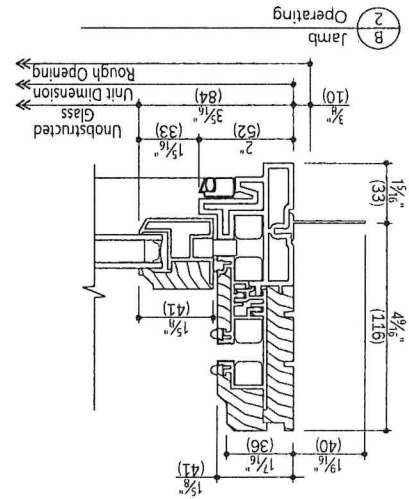
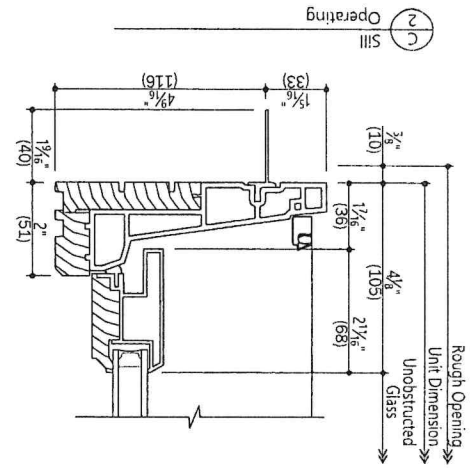
* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

File: AW A-Series Sections DualPanelChamferGlassStop Double-Hung Page 02 of 06
Date: 07/10/24

Scale: 3" (76) = 1' (305)

Notes:





25 Byfield Street Bristol, RI 02809



Window #1 Kitchen Exterior

- Replace sashing
- Broken plaster
- Leaking from windowsill behind paneling



Window #1 Kitchen interior



Item 6.



Window #2 Double Hung Kitchen interior



Window #2 & #3 exterior



Window #2 Double Hung Kitchen exterior

- Inside lock broken (\$800 replacement cost)
- Windows do not close properly causing heat loss
- Windows falling apart



Window #3 Back
Porch exterior



Window #3 Back Porch interior

- Windows do not close properly causing heat loss
- Porch is freezing in the winter



Window #4 Back Porch interior

- Porch is freezing in the winter
- Windows do not close properly causing heat loss



Window #4 & #5 Exterior



Window #5 Bathroom interior

- Concern bathroom pipes will freeze in winter
- Windows do not close properly causing heat loss