



21-072

# BRISTOL HISTORIC DISTRICT COMMISSION

## APPLICATION FOR REVIEW OF PROPOSED WORK

1. Property Address (Street & No.) 21 Bradford Street2. Plot # 9 Lot # 22 Contributing X Non-Contributing \_\_\_\_\_3. a. Applicant: Elvio SciaccaMailing Address: 139 Scituate Ave, Johnston RIPhone: 508-958-9231 Email: \_\_\_\_\_

b. Owner (if different from applicant written authorization of owner required): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

4. a. Architect/Draftsman: Cordelia DawsonAddress: 51 Greylock Road Bristol, RIPhone: 617-836-7060 Email: cordy.dawson@gmail.com

b. Contractor: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

5. Work Category: ☒ Replacing in-kind\* *authorization required* \_\_\_\_\_☐ New Structure(s) ☒ Partial Demolition of Structure(s)☒ Addition to Structure(s) ☐ Total Demolition of Structure(s)☒ Remodeling of Structure ☐ Sign(s) / Landscaping Features

6. Description of proposed work: \_\_\_\_\_

Seeking approval to revise previously reviewed all wood replacement windows to  
aluminum clad replacement windows - see attached description of work.

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

2023 MAR 14 PM 2:05

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(Continued): \_\_\_\_\_

☒ Check here if continued on additional sheets.

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

PHOTOGRAPHS: Please label all photographs submitted.

\_\_\_\_\_ Overall view of property from street(s) \_\_\_\_\_ Overall views of building

\_\_\_\_\_ Existing details to be altered by work

\_\_\_\_\_ Other (Identify) \_\_\_\_\_

Drawings: Maximum size accepted: 11" x 17"

\_\_\_\_\_ Site Plan(s) (drawn to scale) \_\_\_\_\_ Floor plan(s) (drawn to scale)

☒ Exterior Elevations \_\_\_\_\_ Details

OTHER: \_\_\_\_\_ Renderings ☒ Catalogue Cuts \_\_\_\_\_ Specifications

\_\_\_\_\_ Other (Identify) \_\_\_\_\_

Elvio Sciacca  
Applicant's Name - Printed

  
Applicant's Signature

Date: 3/14/2023

Contact Person if other than Applicant:

Name (Printed): \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

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

# Bristol, RI

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**Disclaimer:** This information is for tax assessing purposes and is not warranted

## Parcel Identification

Map/Lot 9 22  
 Account 325  
 State Code 02 - 2-5 Family  
 Card 1/1  
 User Account

## Assessment

Land \$213,000  
 Building \$255,400  
 Card Total \$468,400  
 Parcel Total \$468,400

## Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$204,700	\$179,400	\$0	\$384,100
2020	\$204,700	\$179,400	\$0	\$384,100
2019	\$204,700	\$179,400	\$0	\$384,100
2018	\$164,100	\$199,600	\$0	\$363,700

## Location and Owner

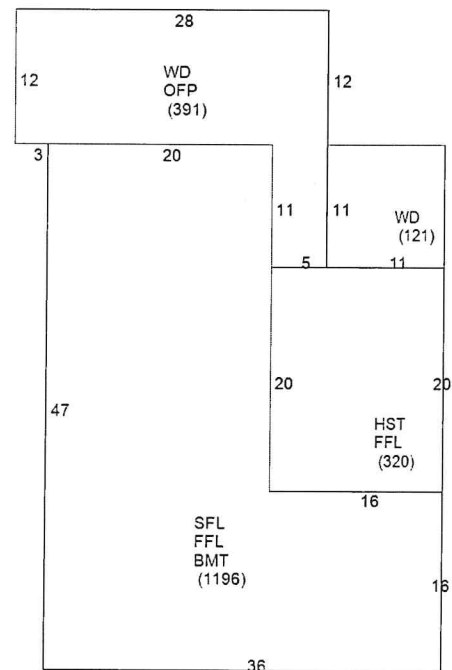
Location 21 BRADFORD ST  
 Owner LEDGEHILL PROPERTIES, LLC  
 Owner2  
 Owner3  
 Address 139 SCITUATE AVE  
 Address2  
 Address3 JOHNSTON RI 02919

## Building Information

Design 3 Family  
 Year Built 1754  
 Heat BB Hot Water  
 Fireplaces 0  
 Rooms 11  
 Bedrooms 3  
 Bathrooms 3 Full Bath  
 Above Grade Living Area 2,872 SF

## Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
03/15/2019	\$350,000	1975-330	Quit Claim
03/15/2019	\$358,620	1975-326	Correction
04/19/2016	\$358,620	1841-329	Foreclosure
07/31/2007	\$0	1386-157	Quit Claim
08/23/2004	\$498,000	1145-33	Trustee
01/11/2001	\$0	770-103	
01/01/1959	\$0	134-309	
01/01/1945	\$0	105-565	
01/01/1941	\$0	111-327	
01/01/1941	\$0	111-326	
01/01/1937	\$0	108-73	
01/01/1937	\$0	108-1	

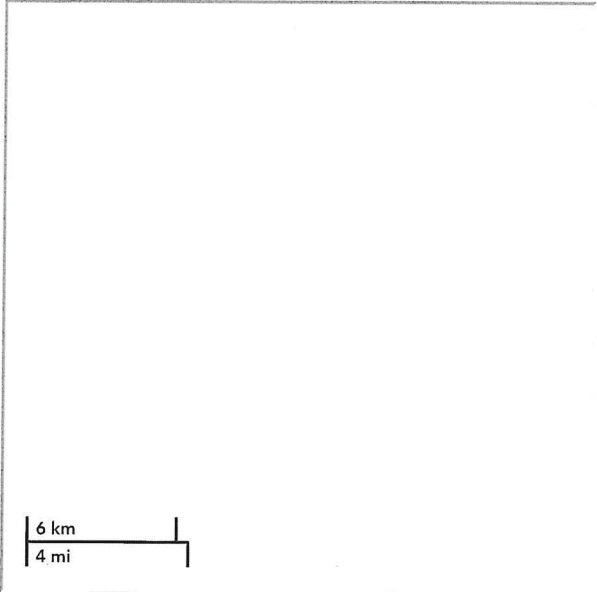


## Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,516 SF
2nd FLOOR	1,196 SF
BASEMENT	1,196 SF
HALF STORY	160 SF
OPEN PORCH	391 SF
WOOD DECK	512 SF

## Land Information

Land Area 0.127 AC  
 Zoning W

01/01/1936	\$0	107-263	View	-
01/01/1930	\$0	13-75	Neighborhood	I
01/01/1906	\$0	36-538	Yard Item(s)	
				



**21 Bradford Street - Windows for the Bradford House**

03.14.23

Per the original HDC application, Pella's Reserve Traditional Hung Windows were proposed to replace the existing failing Brosco wood windows in the original portion of the building known as the Bradford House. The Reserve line is not available right now. Please consider Pella's Architect Series Traditional Aluminum Clad window with  $\frac{7}{8}$ " Integral Light Technology Grilles (ILT)- see attached specifications. We expect that they will last and perform much longer than the current wood replacement windows while maintaining a similar aesthetic.

Also, we want to update you that some of the windows are going to be revised from double-hung to single casement windows as necessary to comply with the current building code. Per the current code, which went into effect in 2022, RI eliminated an amendment that allowed for a reduced area in double hung window openings that provide the required escape routes from sleeping rooms. As such, the existing window openings that we are trying to maintain do not allow for double-hung windows sized to meet the minimum area requirement (code requires 5.7 sf of clear area and the windows as currently sized provide 3.9 sf of clear area) that remain proportional to the existing openings. The code requires that the new addition windows and replacement windows both comply. We are proposing locating these egress windows on the east and west elevations so that the front of the elevation of the original Bradford House stays the same- see the attached elevations.

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## Architect Series® Traditional Hung Window

### Detailed Product Description - Aluminum-Clad Exterior

#### Frame

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks.
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory applied jamb extensions available between 4-9/16" (116mm) and 7-3/16" (183mm) wall depths.
- Vinyl jamb liner [LX includes wood / clad inserts].
- Optional factory installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad® exterior trim.

#### Sash

- Select softwood, immersion treated with Pella's EnduraGuard® wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-7/8" (47mm).
- Sash exterior and interior profile is ogee.
- Double-Hung: Upper sash has surface-mounted wash locks [Single-Hung: Fixed upper sash has surface-mounted wash locks] [Arch Head units have no wash locks].
- Lower sash has concealed wash locks in lower check rail.
- Sashes tilt for easy cleaning.
- Simulated-Hung units have non-operable upper and lower sashes.

#### Weatherstripping

- Water-stop santoprene-wrapped foam at head and sill.
- Thermoplastic elastomer bulb with slip-coating set into lower sash for tight contact at check rail.
- Vinyl-wrapped foam inserted into jamb liner to seal against sides of sash.

#### Glazing System

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude glazing available.
- Silicone-glazed 1 1/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense™ Low-E] [AdvancedComfort] [NaturalSun Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon].

#### Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad® protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom].
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish
  - Color is [standard] [feature] [custom].

#### Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain] ].

#### Hardware

- Galvanized block-and-tackle balances are connected to self-locking balance shoes which are connected to the sashes using zinc die cast terminals and concealed within the frame.
- Sash lock is [standard (cam-action)] [historic spoon-style] [air-conditioner lock]. Two sash locks on units with frame width 37" and greater.
- Optional sash lift furnished for field installation. Two lifts on units with frame width 37" and greater.
- Hardware finish is [baked enamel [Champagne] [White] [Brown] [Matte Black]] [Satin Nickel] [Oil-rubbed Bronze] [Distressed Bronze] [Distressed Nickel].

#### Optional Products

##### Grilles

- Integral Light Technology® grilles
  - Interior grilles are [7/8"] [1-1/4"] [2"] ogee profile that are solid pine. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [factory prefinished [paint] [stain] ].
  - Exterior grilles are [7/8"] [1-1/4"] [2"] ogee profile that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [New England] [Victorian] [Diamond].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
- Grilles-Between-the-Glass<sup>2</sup>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass.
  - Patterns are [Traditional] [9-Lite Prairie] [Cross] [Top Row]
  - Interior color is [White] [Tan<sup>3</sup>] [Brown<sup>3</sup>] [Putty<sup>3</sup>] [Black] [Ivory] [Sand Dune] [Harvest] [Cordovan] [Brickstone].
  - Exterior color<sup>5</sup> is [standard].

##### Screens

- InView™ screens
  - [Half-Size] [Full-Size<sup>4</sup>] black vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to outside of window, supplied complete with all necessary hardware.
  - Full screen spreader bar placed on units > 37" width or > 65" height.
  - Insect screen frame finish is baked enamel, color to match window cladding.

##### Hardware

- Optional factory applied limited opening device available for vent units in stainless steel; nominal 3-3/4" opening. Limiting device concealed from view.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-10.

(1) Contact your local Pella sales representative for current designs and color options.

(2) Available on units glazed with Low-E insulated glass with argon, clear insulated glass and obscure insulated glass.

(3) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with Tan or Brown exterior.

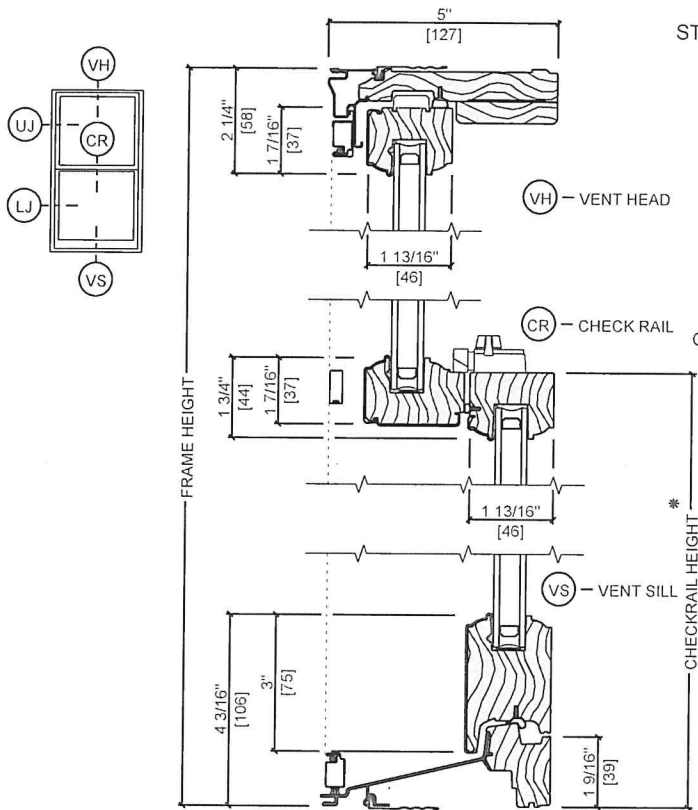
(4) Full screens are available on units ≤ 96" height.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

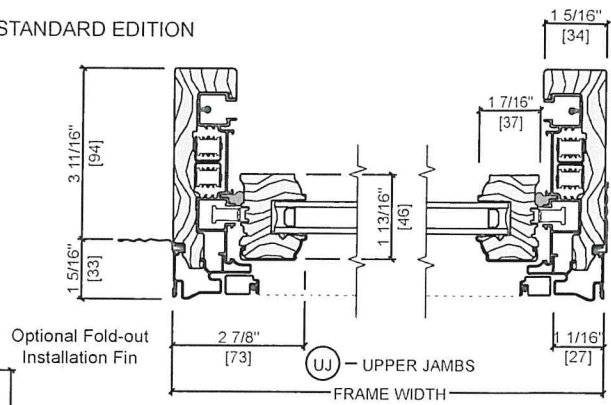


# Architect Series® Traditional Hung Window

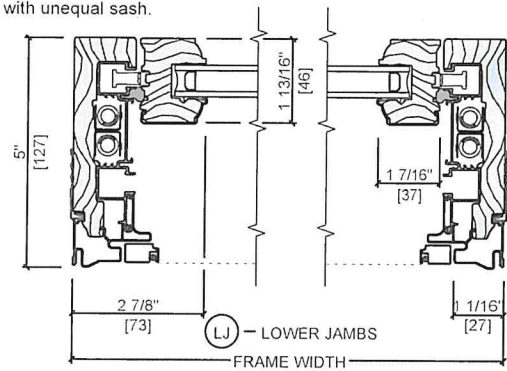
## SE Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



### STANDARD EDITION



\* Dimension required for ordering units with unequal sash.



Scale 3" = 1' 0"

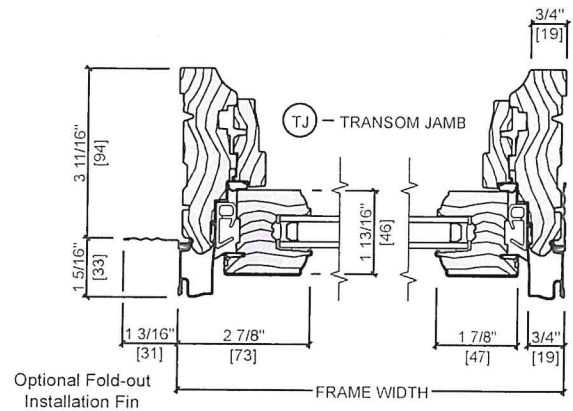
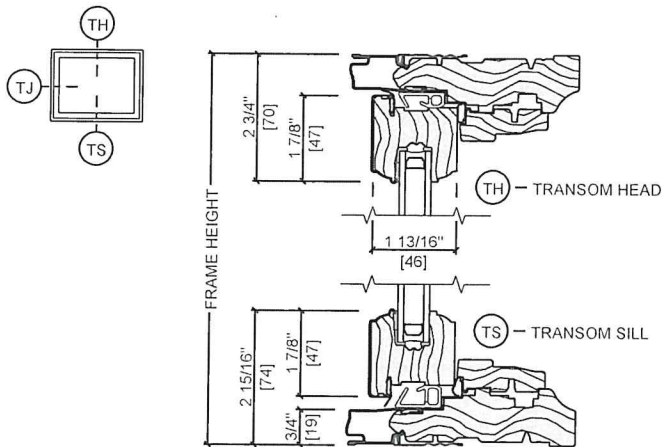
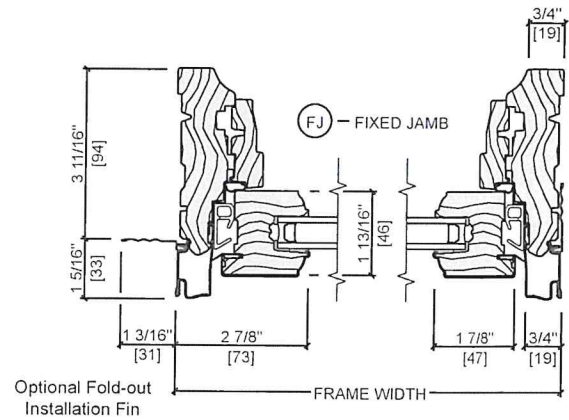
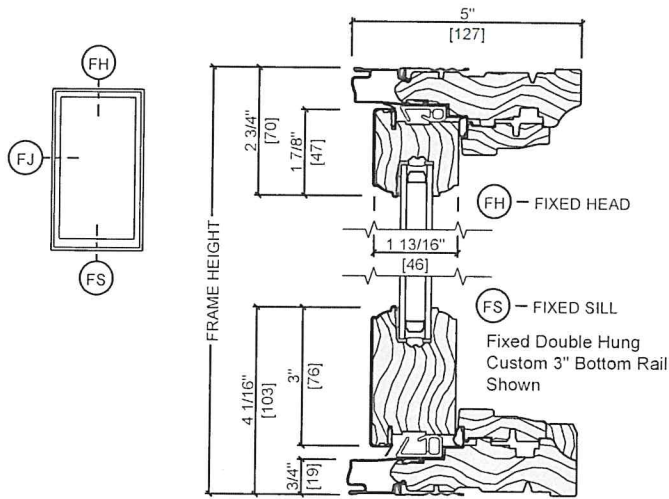
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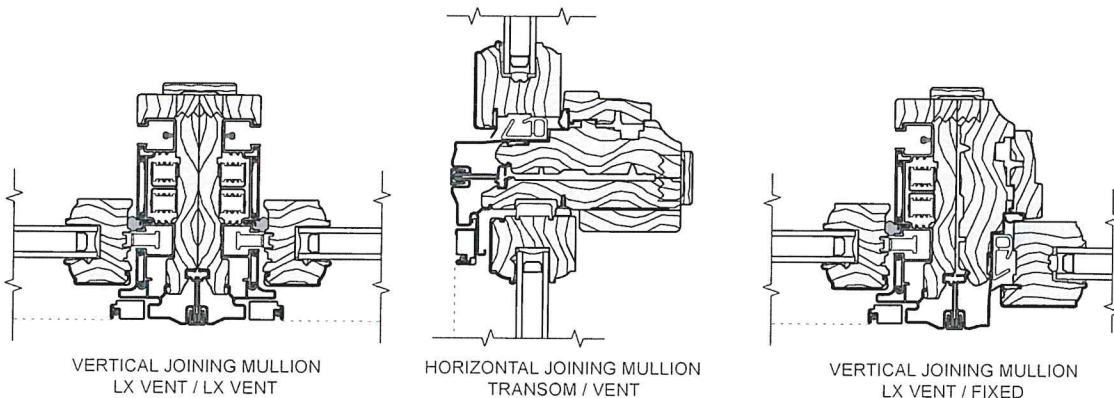


# Architect Series® Traditional Hung Window

## Unit Sections - Aluminum-Clad Ogee Exterior Glazing Profile



### Typical Joining Mullions



Scale 3" = 1' 0"

All dimensions are approximate.

See Combinations Section for mullion limitations and reinforcing requirements.





## Architect Series® Traditional Casement Window

### Detailed Product Description - Aluminum-Clad Exterior

#### Frame

- Select softwood, immersion treated with Pella's EnduraGuard<sup>1</sup> wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum.
- Components are assembled with screws, staples and concealed corner locks
- Overall frame depth is 5" (127mm) for a wall depth of 3-11/16" (94mm).
- Optional factory-applied jamb extensions available between 4-9/16" (116mm) and 7-3/16" (183mm) wall depths.
- Optional factory-installed fold-out installation fins with flexible fin corners.
- Optional factory-applied EnduraClad<sup>2</sup> exterior trim.

#### Sash

- Select softwood, immersion treated with Pella's EnduraGuard<sup>1</sup> wood protection formula in accordance with WDMA I.S.-4. The EnduraGuard formula includes three active ingredients for protection against the effects of moisture, decay, stains from mold and mildew. Plus, an additional ingredient adds protection against termite damage.
- Interior exposed surfaces are clear pine.
- Exterior surfaces are clad with aluminum and sealed.
- Corners mortised and tenoned, glued and secured with metal fasteners.
- Sash thickness is 1-13/16" (46mm) for 11/16" [2-1/8" (54mm) for 1"] glazing.
- Sash exterior and interior profile is ogee.

#### Weatherstripping

- Dual weatherstripping.
  - Flexible santoprene material compressed between frame and sash for positive seal on all four sides.
  - Secondary thermoplastic vulcanizate (TPV) leaf-type weatherstrip between edge of sash and frame on the vertical sides and bottom, and Santoprene<sup>®</sup> bulb-type weatherstrip on the top.

#### Glazing System<sup>1</sup>

- Quality float glass complying with ASTM C 1036.
- Custom and high altitude [with argon] glazing available for 11/16" glazing only.
- Silicone-glazed 11/16" dual-seal insulating glass [[annealed] [tempered]] [[clear] [[Advanced Low-E] [SunDefense<sup>™</sup> Low-E] [NaturalSun Low-E] [Advanced Comfort Low-E] with argon]] [[bronze] [gray] [green] Advanced Low-E with argon]].
  - or -
- Silicone-glazed 1" triple-pane, dual seal insulating glass [[annealed] [tempered]] [[Advanced Low-E] [SunDefense<sup>™</sup> Low-E] [NaturalSun Low-E] with argon]].
  - or -
- Impact-Resistant
  - Silicone-glazed 1" dual-seal impact-resistant insulating glass<sup>1</sup> [SGP]. [[tempered] [annealed]] exterior light is [[Advanced Low-E with argon] [clear] [bronze] [gray] [green]]. Laminated clear interior light.
    - or -
  - Silicone-glazed 11/16" dual-seal impact-resistant insulating glass<sup>1</sup> [PVB]. [[tempered] [annealed]] exterior light is [[Advanced Low-E with argon] [clear]]. Laminated [clear] interior light, or [[tempered] [annealed]] exterior light is [[Advanced Low-E with argon] [clear]]. Laminated [[bronze] [gray] [green]] interior light.

#### Exterior

- Aluminum-clad exteriors shall be finished with EnduraClad<sup>1</sup> protective finish, in a multi-step, baked-on finish.
  - Color is [standard] [feature] [custom]<sub>2</sub>.
    - or -
- Aluminum-clad exteriors shall be finished with EnduraClad Plus protective finish with 70% fluoropolymer resin in a multi-step, baked-on finish
  - Color is [standard] [feature] [custom]<sub>2</sub>.

#### Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [factory prefinished [paint] [stain]<sub>2</sub>].

#### Hardware

- Roto operator assembly
  - Steel worm gear sash operator with hardened gears.
  - Operator base is zinc die cast with painted finish.
  - Operator linkage, hinge slide, and hinge arms are stainless steel.
  - Exposed fasteners are stainless steel.
  - Hardware shall exceed 1,000 hours salt spray exposure per ASTM B 117.
- All vent units are available with left- or right-hand hinging.
- SureLock<sup>®</sup> System—A single handle locking system operates positive-acting arms that reach out and pull the sash into a locked position: one operating lock installed on units with frame height 29" and less, two unison operating locks installed on units with frame height over 29".
- Style of hardware is [Standard integrated fold-away crank and standard lock handle with [baked enamel] [Champagne] [White] [Brown] [Matte Black]] [Satin Nickel] [Oil-Rubbed Bronze] hardware finish].
  - or -
- [Antiek fold-away crank and Antiek lock handle with [baked enamel] [Champagne] [White] [Brown] [Matte Black]] [Satin Nickel] [Oil-Rubbed Bronze] [distressed bronze] [distressed nickel] hardware finish].

#### Optional Products

##### Grilles

- Integral Light Technology<sup>®</sup> grilles
  - Interior grilles are [5/8"] [7/8"] [1-1/4"] [2"] ogee profile that are solid pine. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [factory prefinished [paint] [stain] <sub>2</sub>].
  - Exterior grilles are [5/8" putty glaze profile] [7/8" [putty glaze] [ogee] profile] [1-1/4" [putty glaze] [ogee] profile] [2" ogee profile] that are extruded aluminum.
  - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian] [Simulated French].
  - Insulating glass contains non-glare spacer between the panes of glass.
  - Grilles are adhered to both sides of the insulating glass with VHB acrylic adhesive tape and aligned with the non-glare spacer.
    - or -
- Grilles-Between-the-Glass<sub>3</sub>
  - Insulating glass contains 3/4" contoured aluminum grilles permanently installed between two panes of glass (exterior air-space on triple-pane insulating glass).
  - Patterns are [Traditional] [Prairie] [Cross] [Top Row] [Custom - Equally Divided].
  - Interior color is [White] [Tan] [Brown] [Putty] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
  - Exterior color<sub>5</sub> is [standard]<sub>2</sub>.

##### Screens

- InView<sup>™</sup> Screens
  - Vinyl-coated 18/18 mesh fiberglass screen cloth complying with the performance requirements of SMA 1201, set in aluminum frame fitted to inside of window, supplied complete with all necessary hardware.
  - Insect screen frame finish is [baked enamel] [Champagne] [White] [Brown] [Black]].
    - or -
- Rolcreen<sup>®</sup> Retractable Screen
  - InView<sup>™</sup> Screen cloth, self-storing, rolling, black vinyl-coated 18/18 mesh fiberglass screen cloth complying with ASTM D 3656 and the performance requirements of SMA 1201 mounted behind overhead cover.
  - Cover finish is [factory prefinished paint] [pine veneer wrapped over extruded aluminum with factory prefinished [paint] [stain]<sub>2</sub>].
  - Guides are aluminum extrusion with pine veneer wrapped over extruded aluminum with factory prefinished [paint] [stain]<sub>2</sub>.

#### Hardware

- Optional factory applied limited opening hardware available for vent units in stainless steel; nominal 3" opening.
- Optional factory applied window opening control device available. Device allows window to open less than 4" with normal operation, with a release mechanism that allows the sash to open completely. Complies with ASTM F2090-17.

#### Sensors

- Optional factory installed integrated security sensors available in vent units.

(1) Low-E coated insulating glass is argon-filled (except high altitude). All other insulating glass (including high altitude Low-E) is air-filled.

(2) Contact your local Pella sales representative for current designs and color options.

(3) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

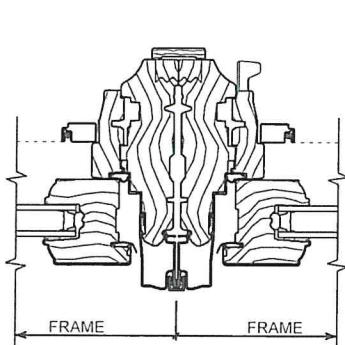
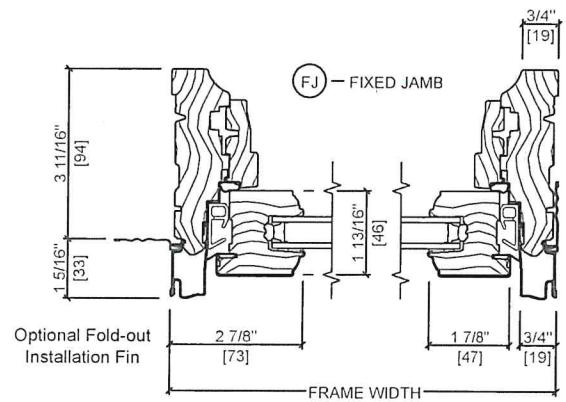
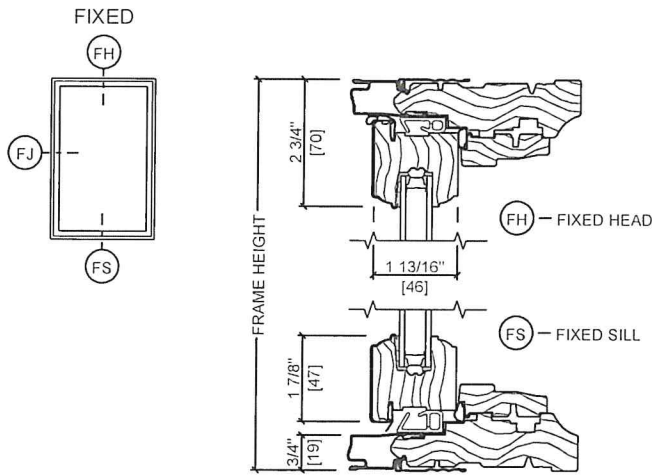
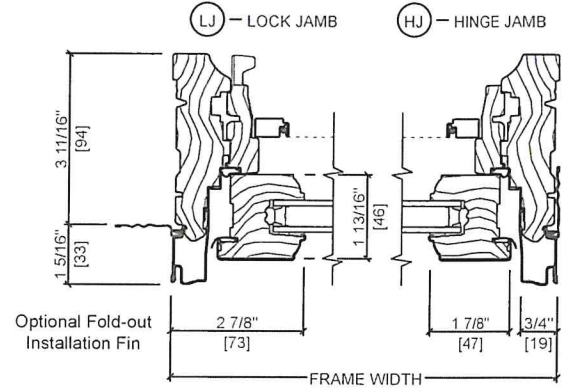
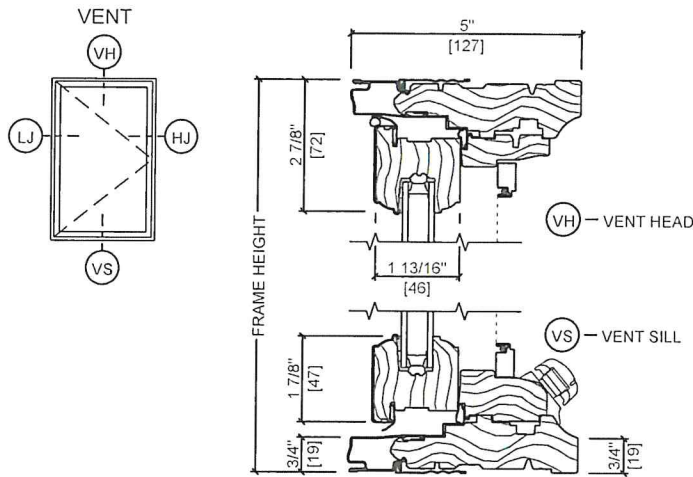
(4) Tan, Brown and Putty Interior GBG colors are available in single-tone (Brown/Brown, Tan/Tan or Putty/Putty). Other interior colors are also available with tan or brown exterior.

(5) Appearance of exterior grille color will vary depending on Low-E coating on glass.

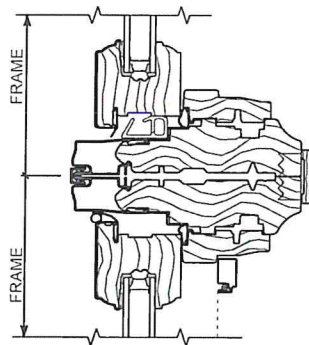


# Architect Series® Traditional Casement Window

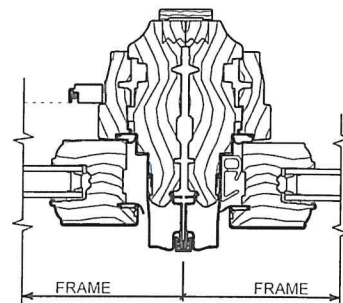
## Unit Sections - Aluminum-Clad Exterior, Ogee Exterior Profile



VERTICAL JOINING MULLION  
VENT / VENT



HORIZONTAL JOINING MULLION  
TRANSOM / VENT



VERTICAL JOINING MULLION  
VENT / FIXED

Scale 3" = 1' 0"

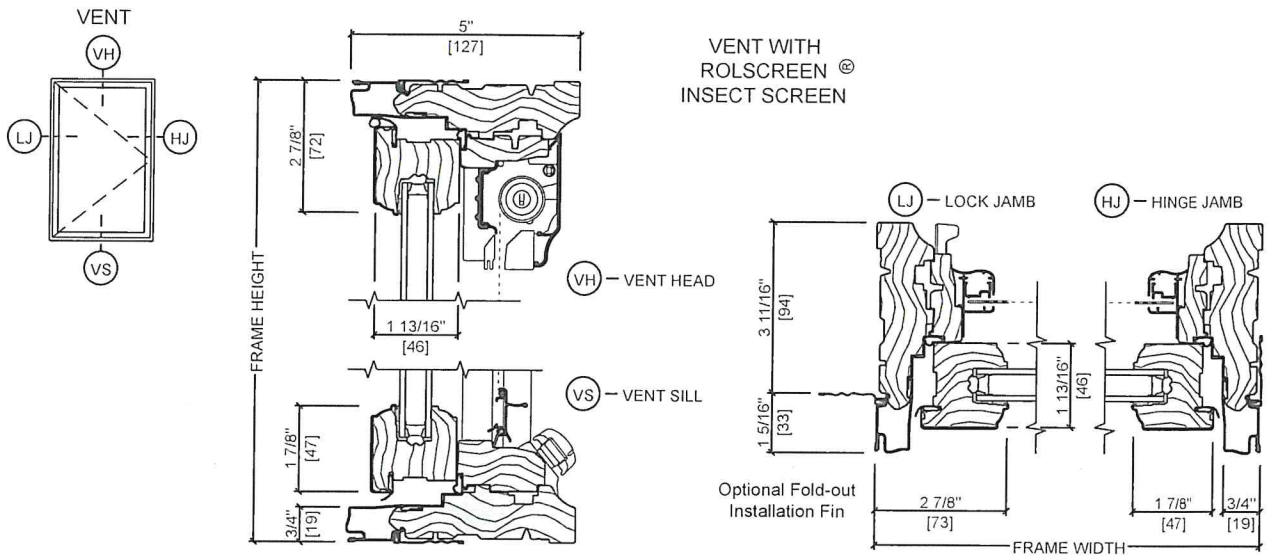
All dimensions are approximate.

See Combinations Section for mullion limitations and reinforcing requirements.



# Architect Series® Traditional Casement Window

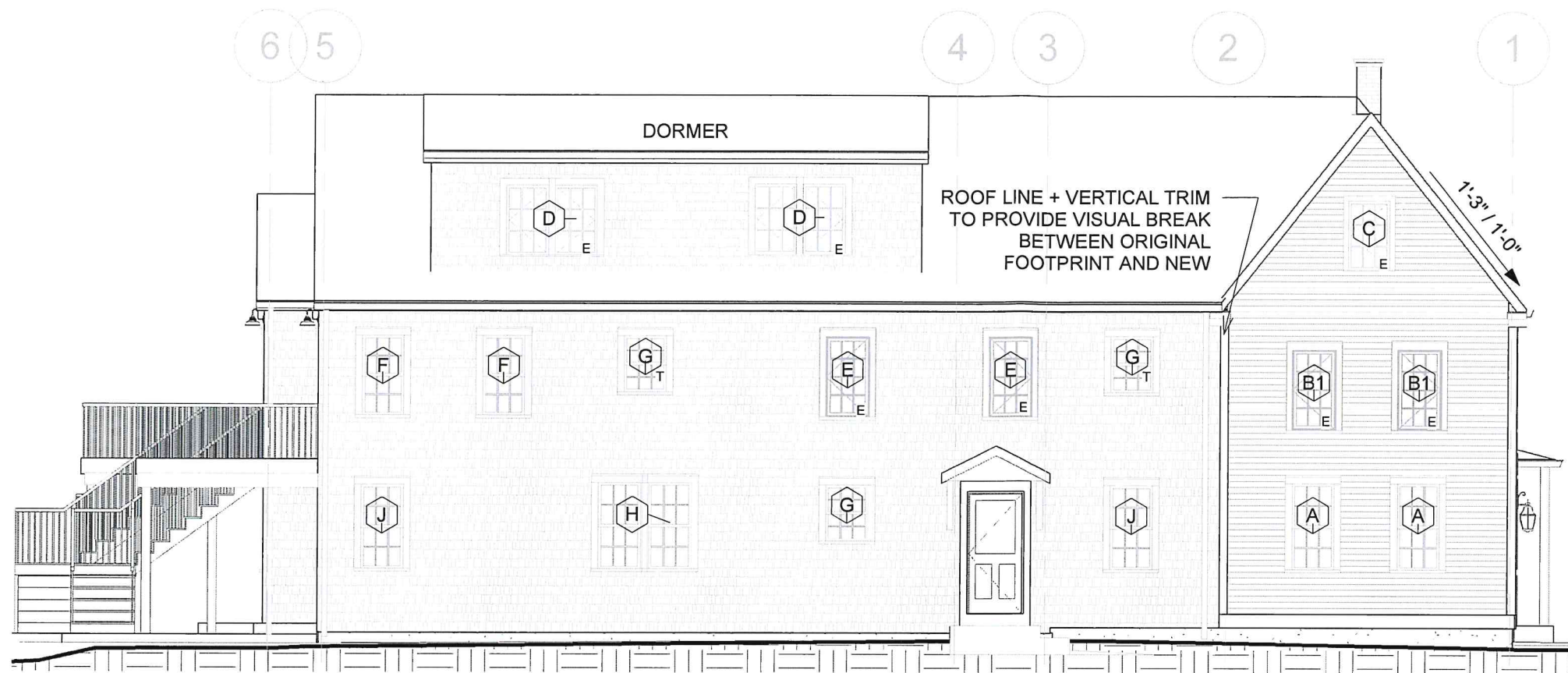
## Unit Sections - Aluminum-Clad Exterior, Ogee Exterior Profile



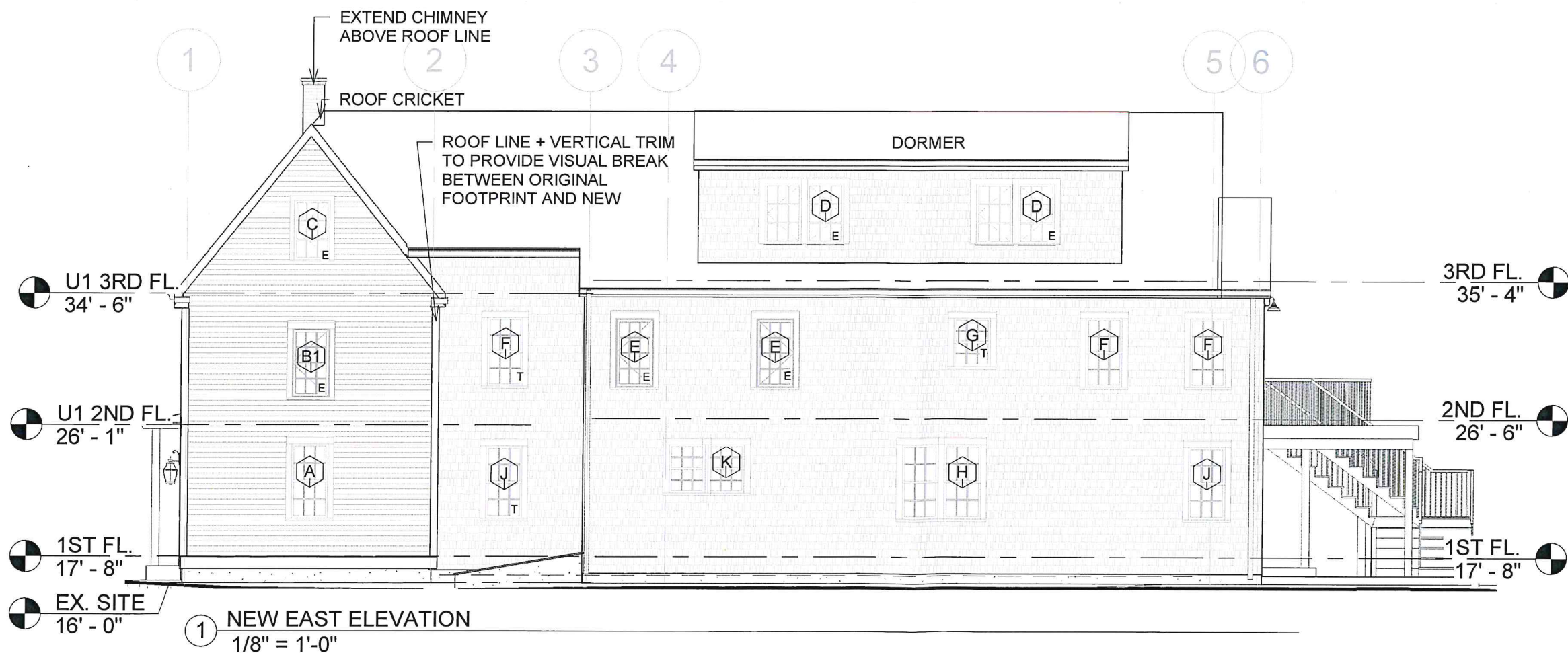
Scale 3" = 1'-0"

All dimensions are approximate.





② NEW WEST ELEVATION  
1/8" = 1'-0"



① NEW EAST ELEVATION  
1/8" = 1'-0"

**WINDOW TYPES (PELLA)**  
 TRADITIONAL DOUBLE HUNG  
 TYPE A  
 TRADITIONAL CASEMENT  
 TYPE B1  
 TYPE C  
 IMPERVIA DOUBLE HUNG  
 TYPE F  
 TYPE G  
 TYPE H  
 TYPE J  
 TYPE K  
 IMPERVIA CASEMENT  
 TYPE D  
 TYPE E



SCIACCA  
3-FAMILY  
RESIDENCE

RENO/ ADDITION  
 21 Bradford Street  
 Bristol, RI 02809

2023 MAR 14 AM 11:10  
 COMMUNITY DEV.

CONSTRUCTION  
DOCUMENTS

Proj. No.: R31920  
 Date: 3/14/23  
 Drawn by: CD  
 Checked by: -  
 Scale: 1/8" = 1'-0"

WINDOW  
REVISIONS

HDC -3



**WINDOW TYPES (PELLA)**  
TRADITIONAL DOUBLE HUNG  
TYPE A  
TYPE B

IMPERVIA DOUBLE HUNG  
TYPE F  
TYPE J

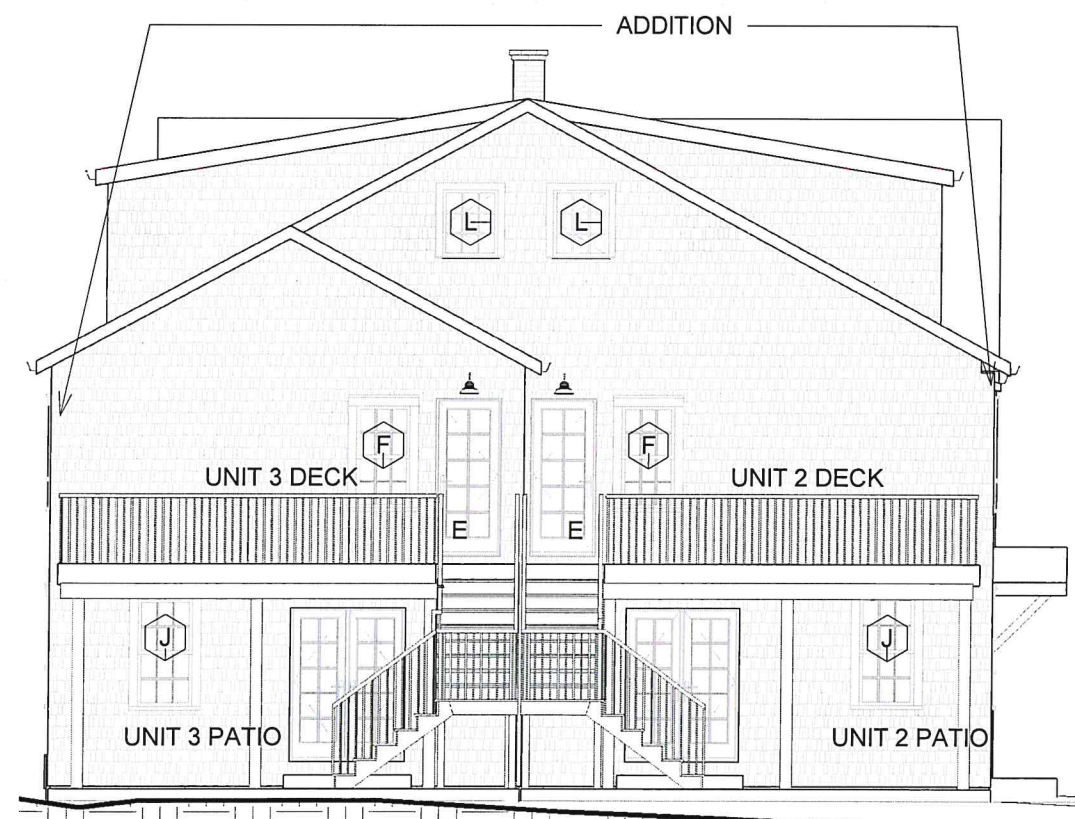
IMPERVIA CASEMENT  
TYPE L



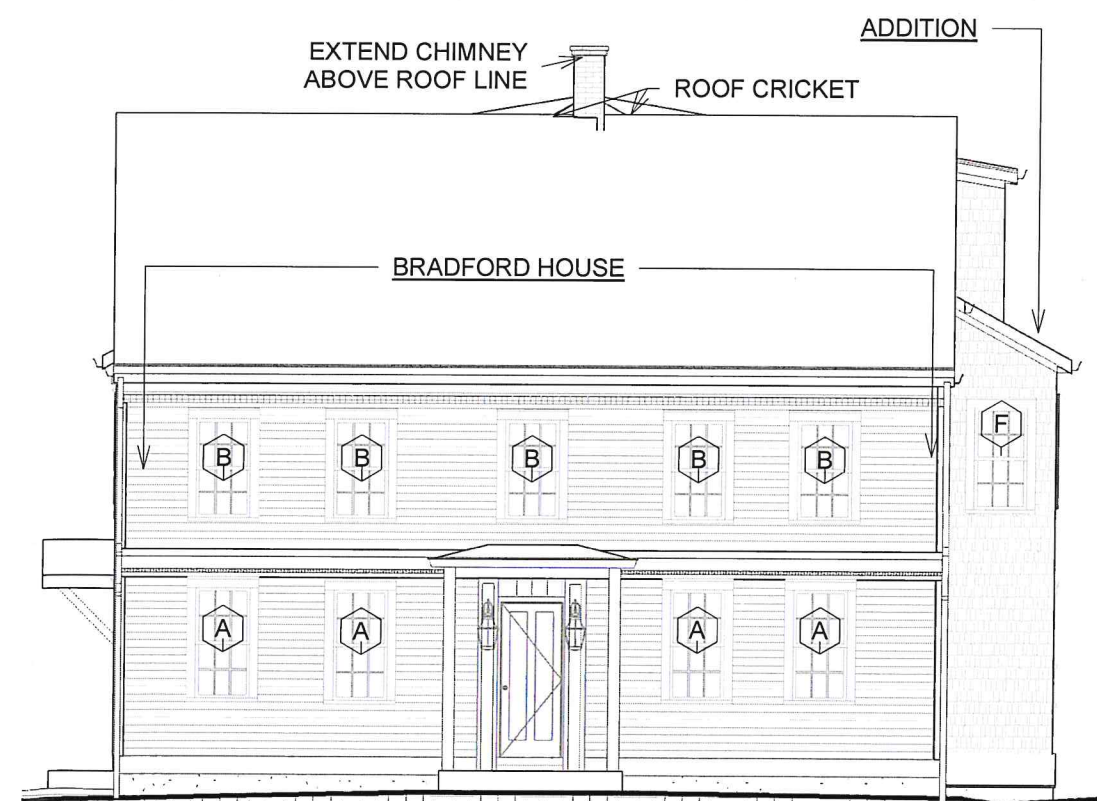
**SCIACCA  
3-FAMILY  
RESIDENCE**

RENO/ ADDITION  
21 Bradford Street  
Bristol, RI 02809

CONSTRUCTION DOCUMENTS
Proj. No.: R31920
Date: 3/14/23
Drawn by: CD
Checked by: -
Scale: 1/8" = 1'-0"
WINDOW REVISIONS
HDC -4



② NEW NORTH ELEVATION  
1/8" = 1'-0"



① NEW SOUTH ELEVATION  
1/8" = 1'-0"