



MEMORANDUM

Project: Morris Residence
Date: 17 July 2026
To: Nick Toth, Planner/HDC Coordinator, Town of Bristol, RI
From: Dave Rizzolo
Re: HDC Application Summery

Project Scope

We are in the middle of a 2-phase project at 132 High Street, Bristol, RI assessors map 19, lot 110 located on a corner lot at High and Union Streets. The project received several HDC approvals in 2025 but during Phase 1, several additional requests have come up.

Phase 1 is wrapping up now and Phase 2 is scheduled to begin this fall. During Phase 2 we are asking for the following approvals:

1. Union St. 2nd Floor Guardrail Modifications

There is currently a door out to the 2nd floor roof deck over the Union St. entry porch. This roof deck is composed of only an EPDM (rubber) membrane roof. The owners would like to be able to place chairs on this porch, particularly during the parade, but this risks damaging the roof membrane.

We are proposing to add wood decking to protect the membrane. The wood deck adds about 4 ½" to the height of the roof deck (sleepers plus finished decking). The existing guardrail height is 36" off the membrane which meets today's guardrail code. To maintain code compliance, we need to raise the guardrail by the 4 ½" we are increasing the deck by. We are proposing to maintain all of the existing guardrail detail and raise it up by adding a 4 ½" tall base to the existing newel posts.

2. High St. Entry Lighting Change

The existing entry on Hight St. has a small lantern above the door. The owners would like to improve the lighting at this entry by adding a pair of lanterns flanking the door (and removing the existing lantern over the door).

3. Union and High St. fencings/Gates

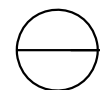
The existing fencing and gates are in poor shape and some was removed to provide construction access to the rear yard. We are proposing to replace them with new, traditionally detailed fencing/gates.





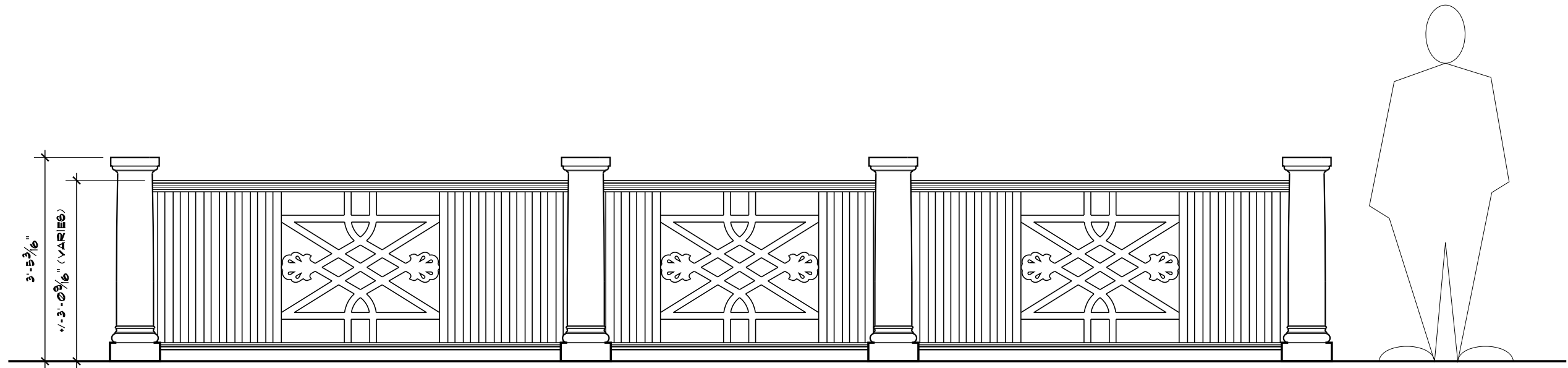
EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"

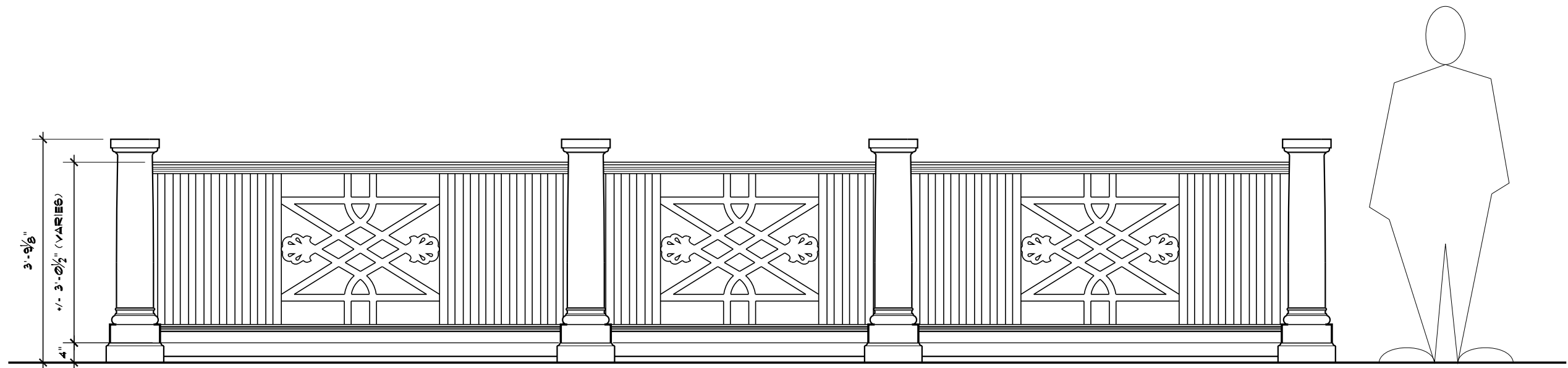


PROPOSED SOUTH ELEVATION WITH MODIFIED 2ND FLOOR PORCH GUARDRAIL

SCALE: 3/16"=1'-0"



EXISTING UNION ST. 2ND FLOOR PORCH GUARDRAIL
SCALE: 1/2"=1'-0"



REVISED UNION ST. 2ND FLOOR PORCH GUARDRAIL TO MEET CODE WITH NEW DECK INSTALLED
SCALE: 1/2"=1'-0"



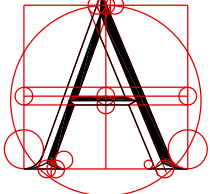
EXISTING UNION ST. 2ND FLOOR PORCH GUARDRAIL PHOTOS

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



PROPOSED HIGH ST. ENTRY LIGHTING

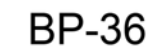
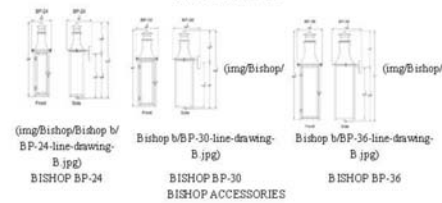
SCALE: 3/16"=1'-0"

ANDREOZZI  ARCHITECTURE

The Bishop family of fixtures combines traditional lines with contemporary designs. The Bishop embodies a transitional fixture which compliments classic as well as contemporary styled homes. This fixture's height and narrow width makes it ideal for sleek architectural designs.

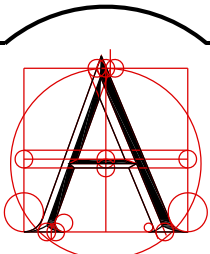


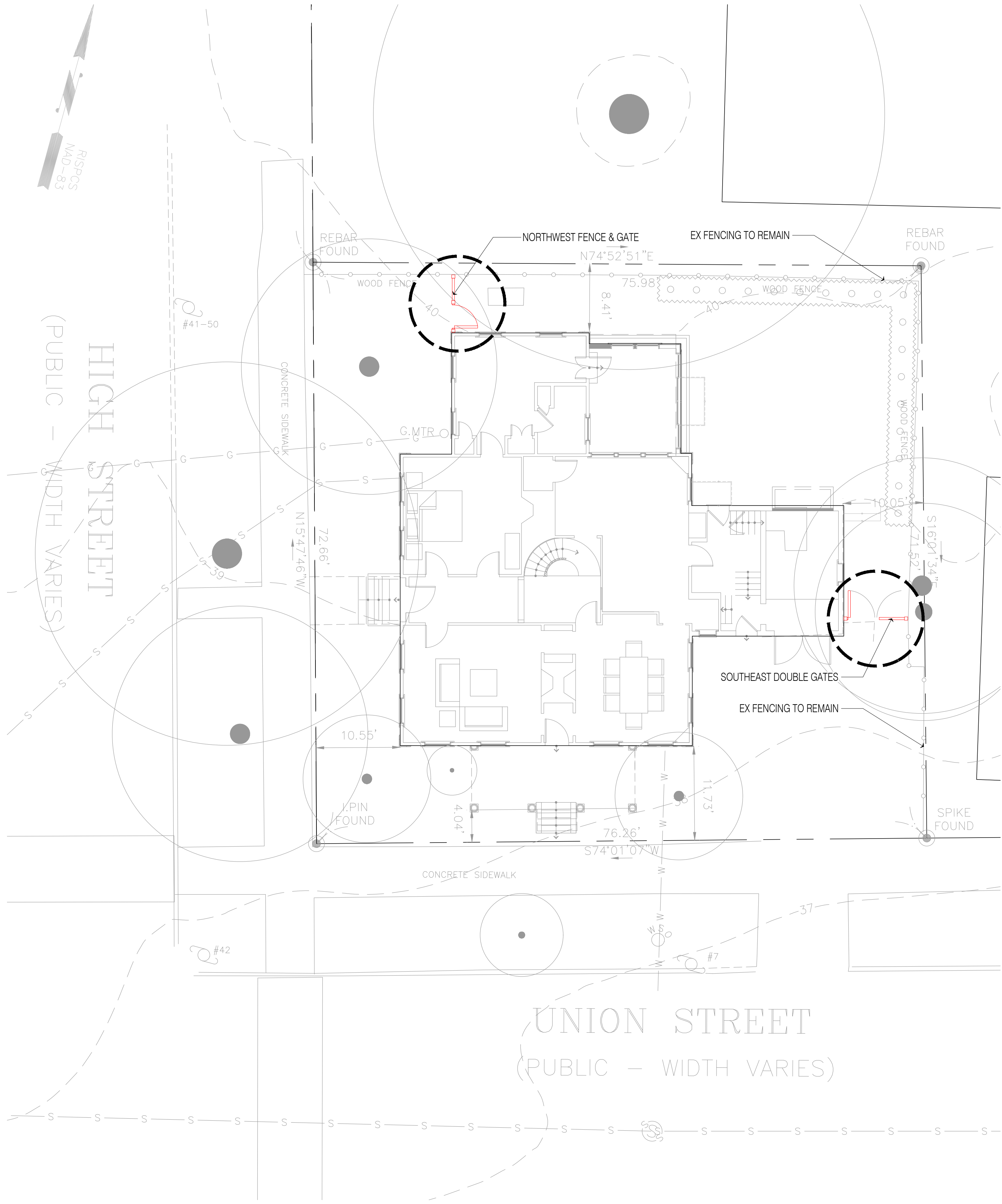
BISHOP DRAWINGS



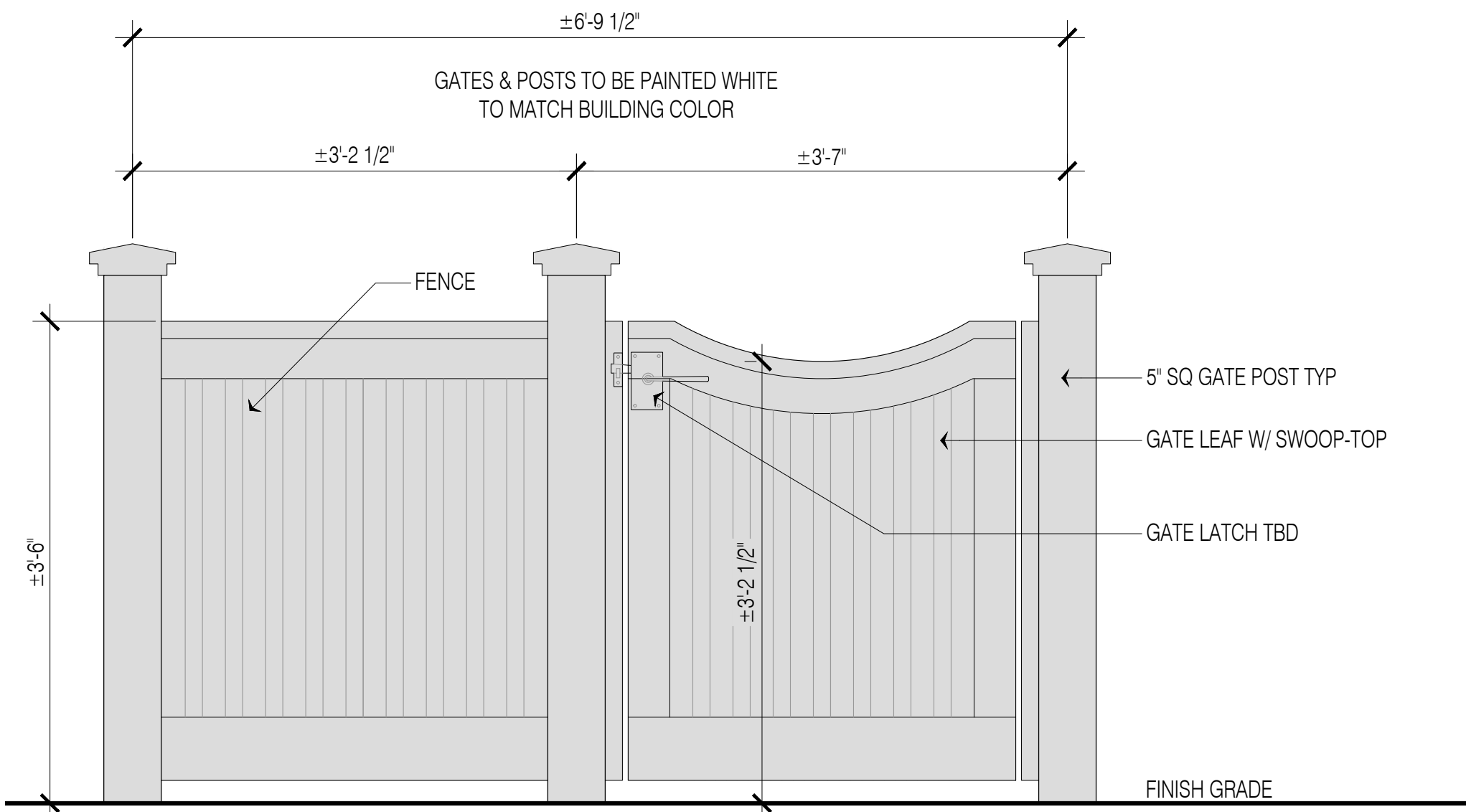


○ EXISTING HIGH ST. ENTRY LIGHT
SCALE: 3/16"=1'-0"

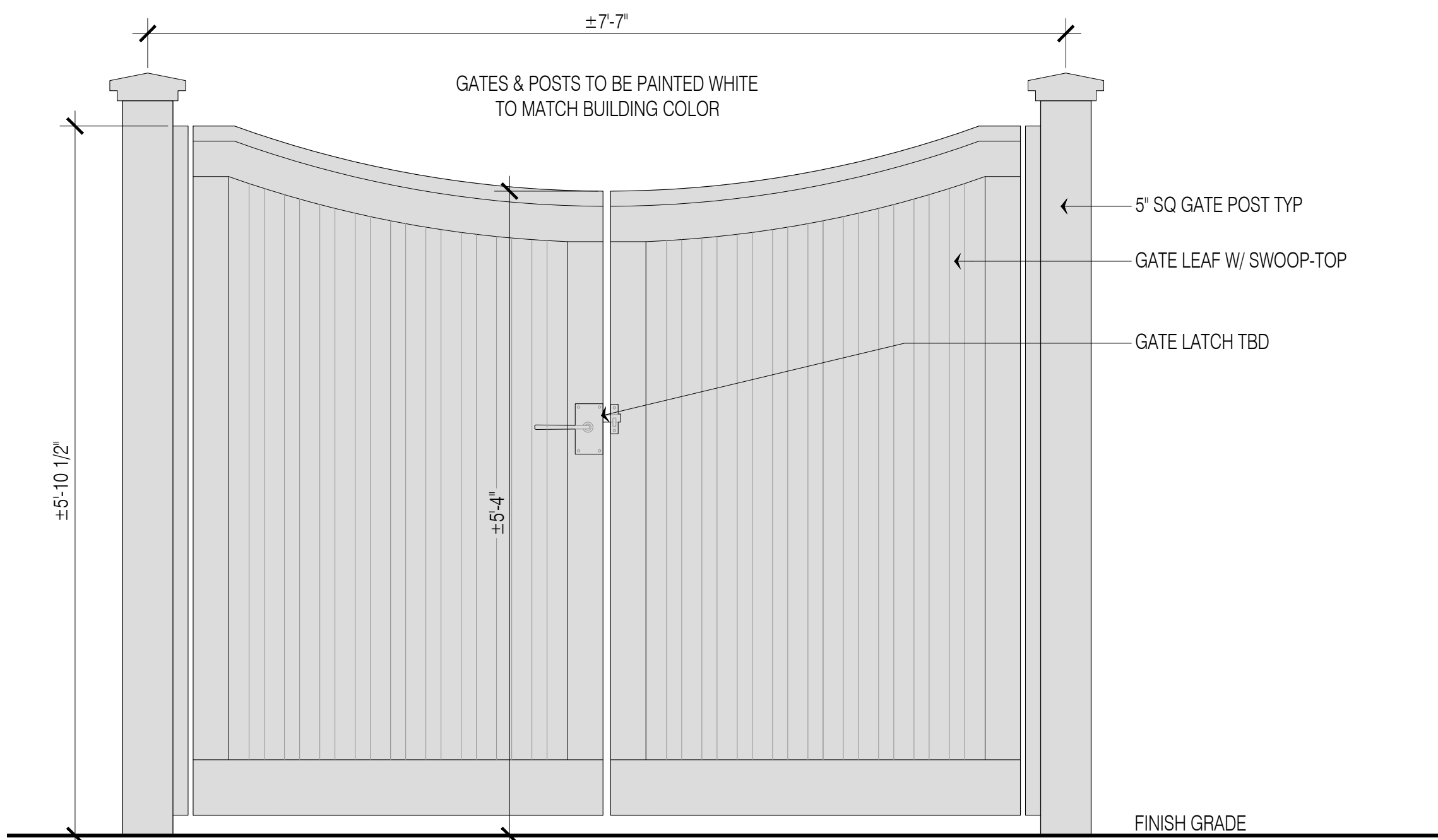
ANDREOZZI  ARCHITECTURE



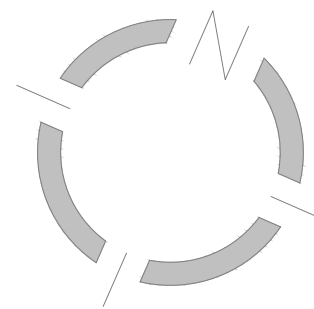
KEY PLAN
SCALE: 1/8" = 1'-0"



NORTHWEST FENCE & GATE ELEVATION
SCALE: 1" = 1'-0"



SOUTHEAST DOUBLE GATES ELEVATION
SCALE: 1" = 1'-0"



NOTES:

FOR REVIEW & COMMENT ONLY
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NOT FOR CONSTRUCTION

REVISIONS:

DATE:
JULY 17, 2026

DESIGNED BY:
CP

DRAFTED BY:
CP

SCALE:
AS NOTED

MORRIS
RESIDENCE

132 HIGH STREET
BRISTOL, RI 02809

FENCING & GATES
KEY PLAN &
ELEVATIONS

SHEET:

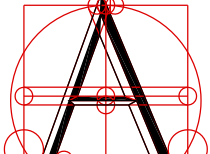
L8.0



○ EXISTING HIGH ST. FENCE + GATE
SCALE: 3/16"=1'-0"



○ EXISTING UNION ST. FENCE + GATE
SCALE: 3/16"=1'-0"

ANDREOZZI  ARCHITECTURE