



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

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 dairy 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

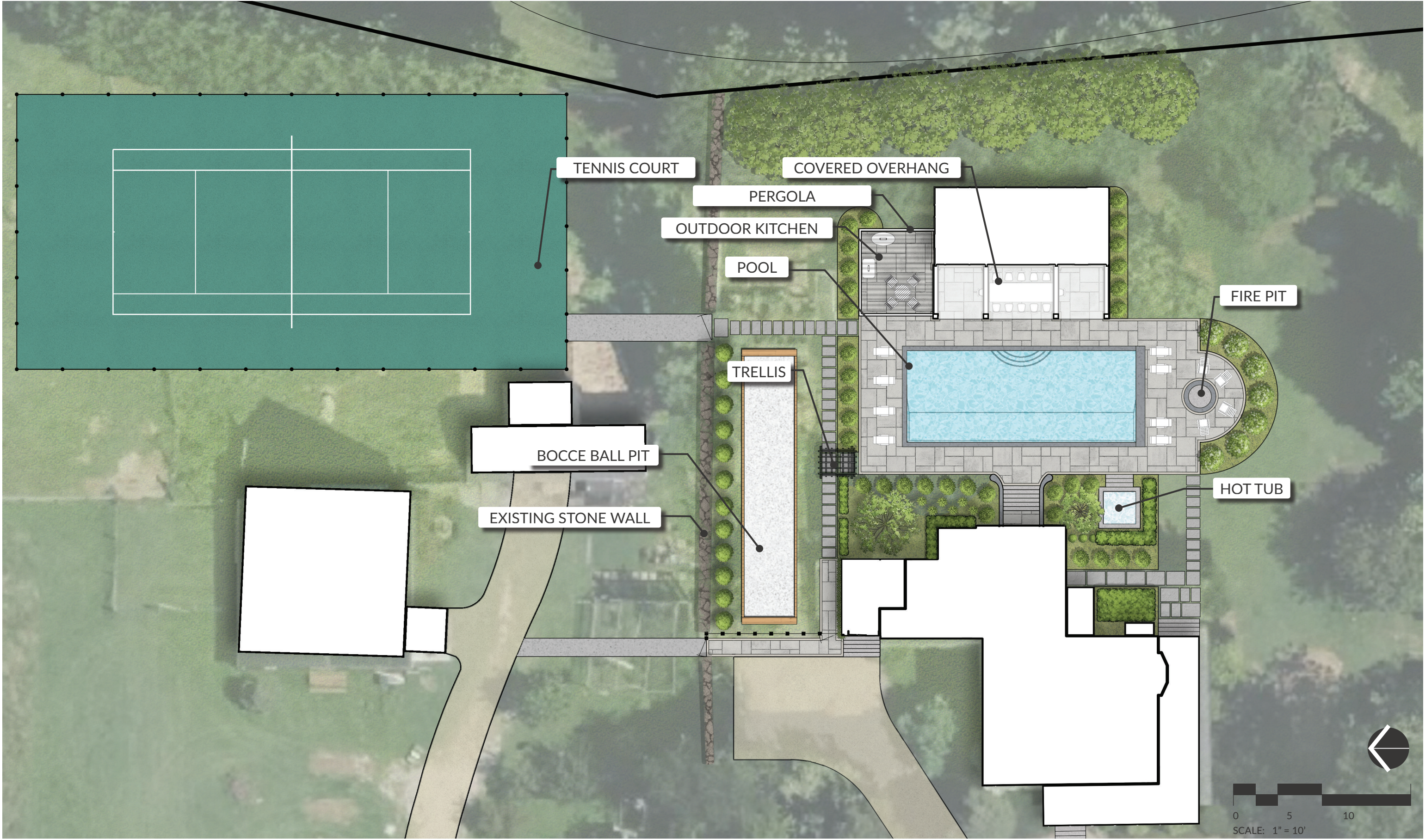
Town of Bristol, RI

GENERAL PROPERTY INFORMATION	BUILDING EXTERIOR	
<p>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</p> <p>ZONING: PUD PATRIOT ACCOUNT #: 9097</p>	<p>BUILDING STYLE: Colonial UNITS: 1 YEAR BUILT: 1811 FRAME: Wood Frame EXTERIOR WALL COVER: Clapboard ROOF STYLE: Hip ROOF COVER: Asphalt Shin</p>	
	BUILDING INTERIOR	
<th data-bbox="82 674 966 716">SALE INFORMATION</th> <td data-bbox="966 558 1529 1314"> <p>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</p> </td>	SALE INFORMATION	<p>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</p>
<th data-bbox="82 915 966 957">PRINCIPAL BUILDING AREAS</th> <td data-bbox="966 1314 1529 1356"></td>	PRINCIPAL BUILDING AREAS	
<p>GROSS BUILDING AREA: 9676 FINISHED BUILDING AREA: 6091 BASEMENT AREA: 2042 # OF PRINCIPAL BUILDINGS: 2</p>		
<th data-bbox="82 1115 966 1157">ASSESSED VALUES</th> <td data-bbox="966 1398 1529 1440"></td>	ASSESSED VALUES	
<p>LAND: \$233,400 YARD: \$23,100 BUILDING: \$1,068,200 TOTAL: \$1,324,700</p>		
SKETCH	PHOTO	



www.cai-tech.com

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



TENNIS COURT

COVERED OVERHANG

PERGOLA

OUTDOOR KITCHEN

POOL

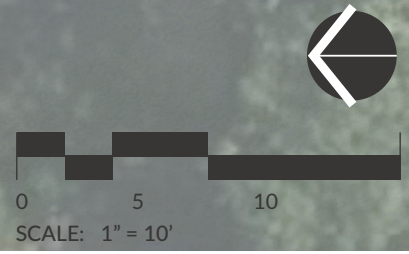
FIRE PIT

TRELLIS

BOCCE BALL PIT

HOT TUB

EXISTING STONE WALL



Broten Residence Rendering
 244 Metacom Ave, Bristol, RI





88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

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

Bristol Historic Commission Application for 244 Metacom Avenue, Bristol

New exterior stair location on the southeast side of the existing house



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





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HDC Material List

244 Metacom Ave, Bristol, RI 02809

Full project material list

Pool House, exterior material list:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Cupola stone veneer - Thompson Stone (Thickness < 2")
- Composite trim - as the pool house is secondary to and detached from the existing home.

Mudroom, exterior material list:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Wood trim - as the mudroom structure is attached to the existing home.
- Wood framed steps with wood trim and railing

Windows & Doors:

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

Hardscaping material list:

- Concrete pavers around the pool
- Asphalt court surfacing for the tennis court
- Oyster Shell court surfacing for the bocce area
- Crushed stone paths north of the existing stone wall
- Bluestone coping around the pool
- Concrete steps with bluestone treads on east of existing home down to pool area
- Fieldstone veneer around concrete & bluestone steps. See example image below.

