



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 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
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	
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

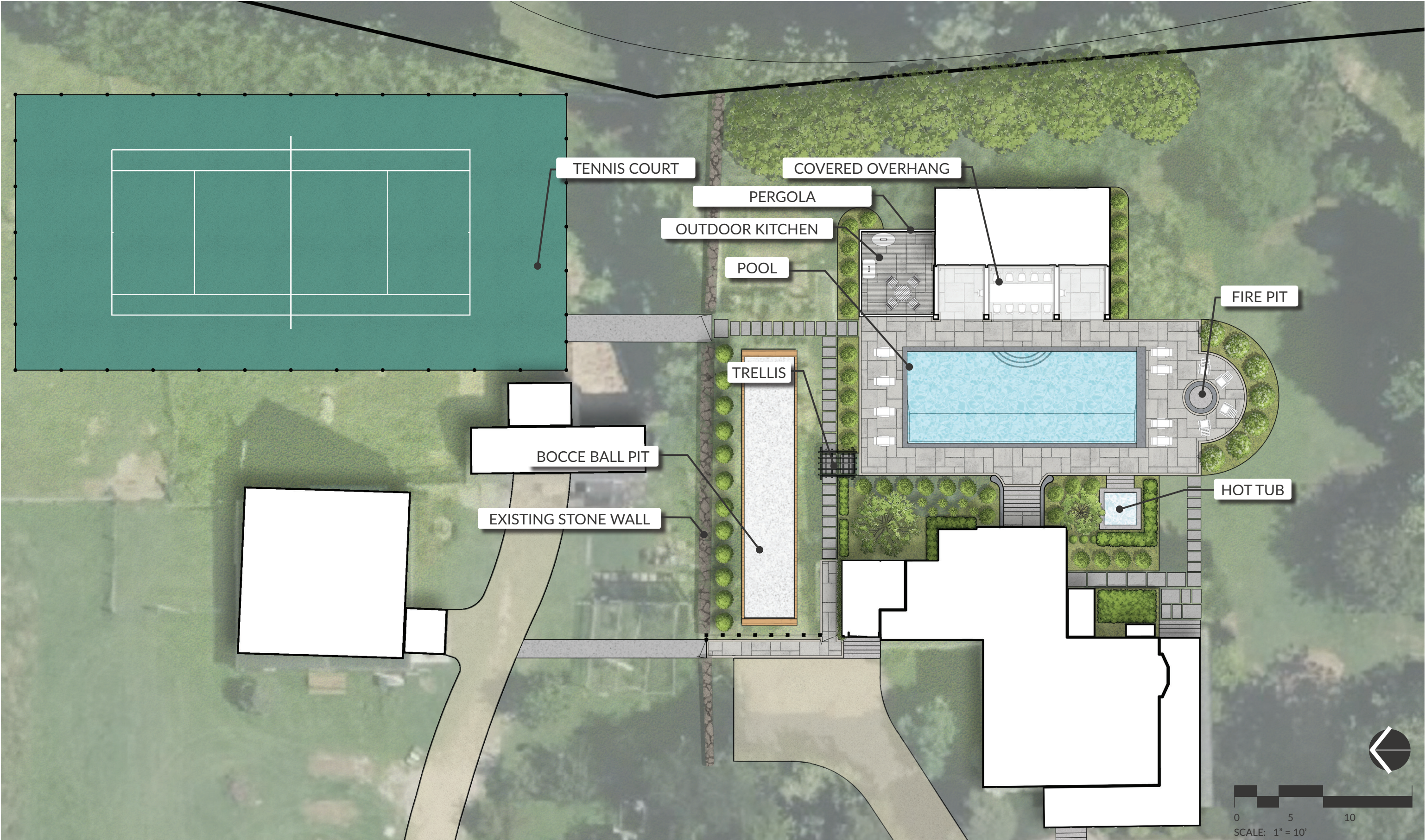
This information is believed to be correct but is subject to change and is not warranted.

4/28/2026

Property Information - Bristol, RI

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Page 1 of 1



Broten Residence Rendering
244 Metacom Ave, Bristol, RI



JPS

CONSTRUCTION and DESIGN

» **Contact Us:** 401-619-1260
JPS@JPSCONSTRUCTIONDESIGN.COM

88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
Lead-Safe Certified

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.



DESIGN BY:

JPS
Construction and Design

88 Valley Road
Middletown, RI 02842
jps@jpsconstructiondesign.com
www.jpsconstdesign.com

PROJECT:

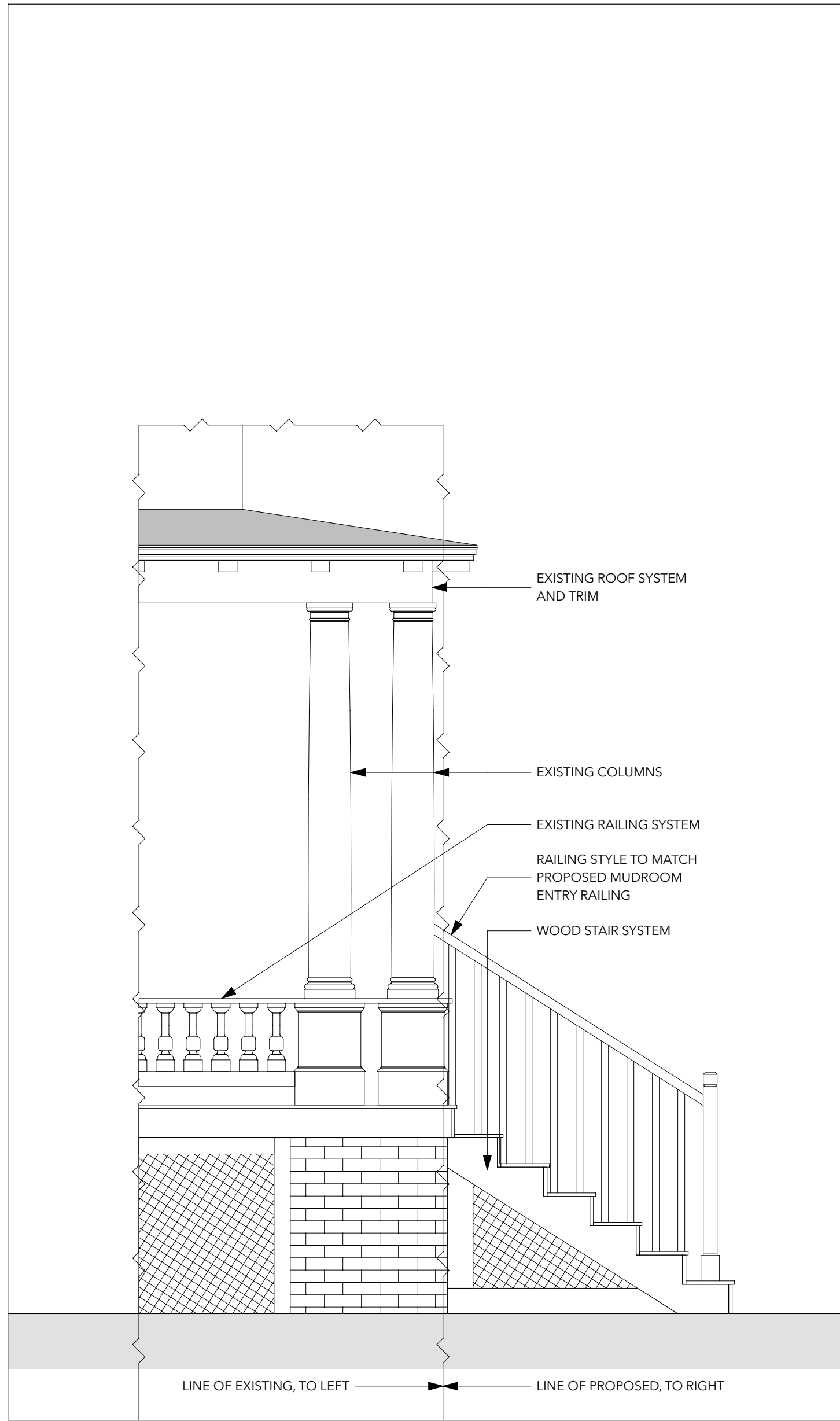
BROTEN POOL
HOUSE

244 METACOM AVE, BRISTOL, R
02809

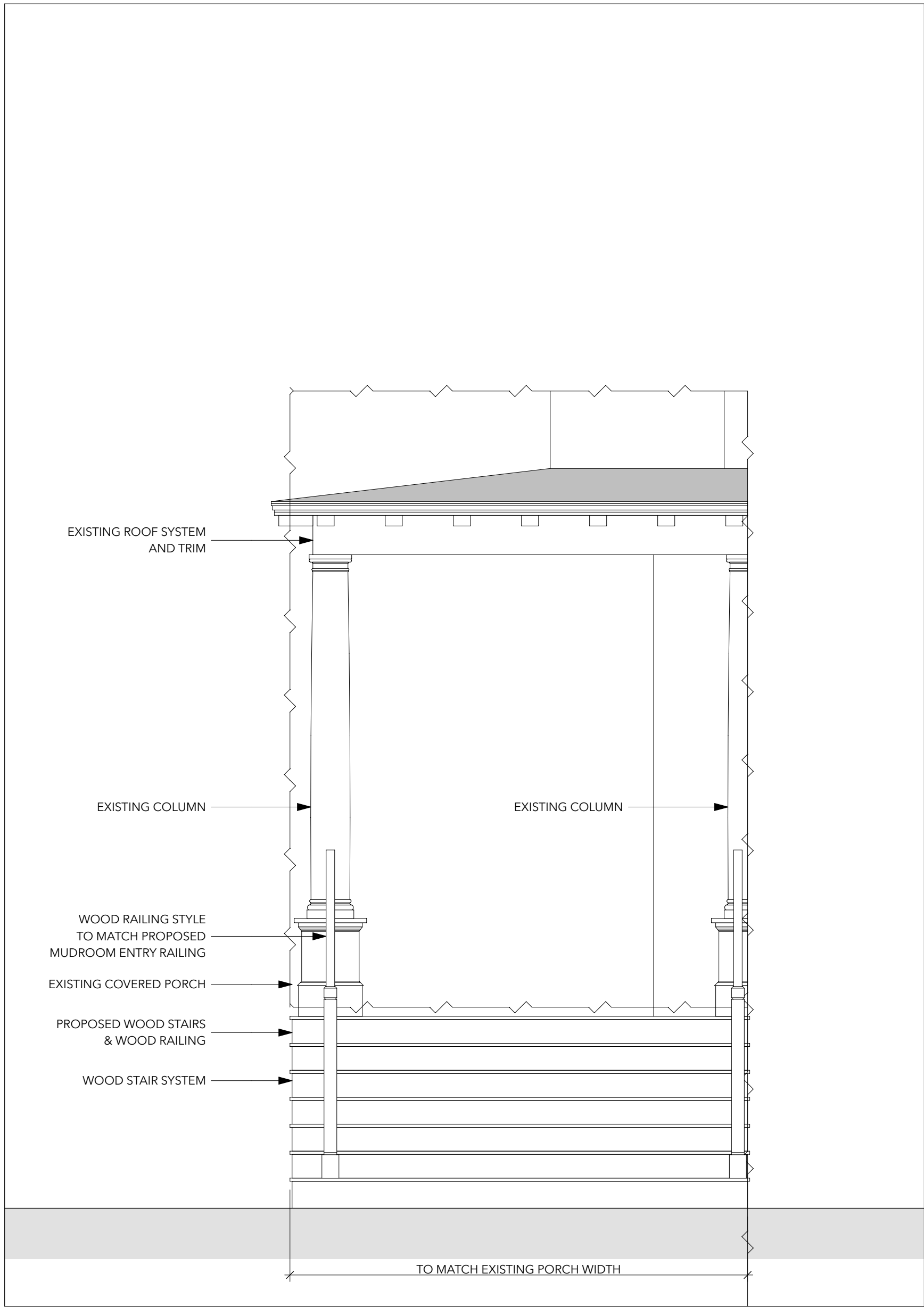
REVISIONS:

[illegible]

NOTES:



1 SOUTH ELEVATION - REAR YARD PORCH STAIRS
A2.6 SCALE: 1/2" = 1'-0"



2 EAST ELEVATION - REAR YARD PORCH STAIRS
A2.6 SCALE: 1/2" = 1'-0"

SSUE:

05.11.2026
FOR REVIEW

PROJECT PHASE:

CONSTRUCTION DOCUMENTS

SHEET TITLE:

EXTERIOR ELEVATIONS

DESIGNED BY:

SH/ LMV

DRAWN BY:

LMV/ AC

CHECKED BY _____

SH/ LMV

EET NUMBER:

A2.6

SHEET 17 OF 34

Nick Toth

From: Susan Church <[REDACTED]>
Sent: Sunday, May 10, 2026 3:49 PM
To: Nick Toth
Subject: Fwd: Weetamoe's historic preservation

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

Sue C.

Begin forwarded message:

From: Dewolf Fulton <[REDACTED]>
Date: May 10, 2026 at 8:07:01 AM EDT
To: Mary Millard <[REDACTED]>, Susan Church <[REDACTED]>, Catherine Zipf <[REDACTED]>, Linden Place <[REDACTED]>
Cc: Christy Nadalin <[REDACTED]>, "Marie (Mike) Byrnes" <[REDACTED]>
Subject: Weetamoe's historic preservation

Good morning...

Marie Byrnes has made me aware that the old stone dairy or ice house at Weetamoe, her previous home at 244 Metacom now owned by the Richard Broten family, is under petition to be demolished in order to build a pool.

I join Marie and others who oppose this petition, and I request that the Historic District Commission deny it. The photo below, taken by my great-grandpa Herbert Marshall Howe shows the stonework in the late 1800s. The Byrnes family has since fortified the structure when they lived there. It's in good shape.

Certainly there must be another location on the Weetamoe property for a swimming pool that would not require demolition of this historic structure. Thank you for your consideration.

Respectfully,
 DeWolf Fulton



Agnes R. Allen. R. H. Howe, jr. Bessie Allen, jr.
By the dairy, Wee-ta-moe.

Nick Toth

From: Marie Byrnes <[marie@cityofbristol.com](#)>
Sent: Saturday, May 9, 2026 11:19 PM
To: Nick Toth
Subject: Question Regarding Historic Protection

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

Dear Diane and Nick,

I am reaching out to express a serious concern regarding my former property located at 244 Metacom Avenue. I recently received an email from the new owners outlining their intentions to demolish the ice house on the property. It is my understanding that they are exploring the installation of a swimming pool in the vicinity of the ice house.

As you know, Weetamoe Farm and its dwellings are historically significant to Bristol's rich cultural history. As the Director of Community Development and Coordinator of the Historic District Commission, I wanted to inquire whether any protections are currently in place to prevent the demolition of the ice house.

Thank you for your time and attention to this matter. I look forward to hearing from you.

Sincerely,

Marie Byrnes