



M E M O R A N D U M

A N D R E O Z Z I A R C H I T E C T S
232D Waseca Avenue, Barrington, RI, 02806 tel 401.245.6800 fax 401.245.7200

MEMORANDUM

Project: Morris Residence
Date: 11 April 2025
To: Nick Toth, Planner/HDC Coordinator, Town of Bristol, RI
From: Dave Rizzolo
Re: HDC Application Summery

Project Scope

We are proposing an addition and renovations to 132 High Street, Bristol, RI assessors map 19, lot 110 located on a corner lot at High and Union Streets. The project involves several components:

1. Renovations

We are proposing to reorganize the use some of the interior spaces to provide for the requirements of contemporary living while trying to preserve important historic fabric such as fireplaced, mantles, archways etc. None of the elevations on either the High Street or Union Street sides will be altered as part of these renovations.

2. Additions

At the back of the house (northeast corner) we are proposing a small single-story addition (11'-8" x 13'-10" approx.) that provides for an improved living room space. The addition steps back from the edge of the existing masing and utilizes the same architectural elements (moldings, siding, details) as the existing house.

We are proposing to relocate (2) of the existing windows that will be removed for the project to the new addition on the north side to maintain the original historic elements.

At the second floor, we are proposing (2) new Pella Reserve Tradition Wood casement windows over the vanity area. We did look at reusing existing double hung windows here but they did not fit due to the vanity counter height. Additional information and details are provided with our submission.

The new French door will be a painted wood door that is intended to be custom made.

3. Repairs

Siding and Trim - The exterior of the house does have some rot and visible disrepair. These conditions will be replaced with in-kind materials.

Roofs - The existing asphalt shingle roof will be replaced with an architectural asphalt roof and the flat roof will be replaced with a new EPDM membrane roof. The final asphalt shingle is intended to be selected before construction begins and will be approved with the HDC project monitor. Drip edge and flashings will match existing.





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Chimney – A mason has reviewed the existing chimney and has identified several concerns. He has proposed repairing the chimney if possible and, if not, rebuilding the chimney from the roof flashing up in-kind.

Windows – We would like to restore and repair the existing windows. Once a general contractor is selected we will interview qualified subcontractors for window restoration work and each window will be evaluated for repair and restoration. Any new glass that is required will be restoration glass.

Storm Windows – the existing triple-track storm windows are old and not in good working shape. We are proposing to replace all of the existing storm windows with new “Point One” storm windows by Custom Built. Additional information is provided in our HDC submission.





Pella® Reserve™ Traditional Casement Window

Features and Options

Standard	Options / Upgrades
Glazing	
Glazing Type	
Dual-Pane Insulating Glass	Triple-Pane Insulating Glass
Insulated Glass Options/Low-E Types	
Advanced Low-E	SunDefense™ Low-E
	SunDefense+ Low-E
	AdvancedComfort Low-E
	NaturalSun Low-E
	NaturalSun+ Low-E
	Clear (no Low-E coating)
Additional Glass Options	
Annealed Glass	Tempered Glass
	Obscure Glass ₁
	Tinted Glass (Bronze, Gray and Green)
	Noise reduction glass (3mm/5mm or 4mm/6mm combination)
	Noise reduction laminated glass (non-impact)
	Products with Impact-Resistant Laminated Insulating Glass
Gas Fill/High Altitude	
Argon	High altitude
	High Altitude with Argon ₂
Wood Types	
Pine	Mahogany, Douglas Fir
Exterior	
Exterior Sash Profile	
Ogee - clad	Putty Glaze - clad or wood
Exterior Finish	
EnduraClad® protective finish	EnduraClad Plus protective finish, Factory Primed Pine, Unfinished Mahogany
Cladding Colors₁	
Standard colors	Feature Colors, Custom Colors
Interior	
Interior Sash Profile	
Ogee	—
Interior Finish	
Unfinished wood	Factory primed ₃ , Factory prefinished paint ₃ , Factory prefinished stain
Hardware	
Hardware Type	
Wash hinge Hardware	Side Pivot, Push-out hinge
Hardware Style	
Standard Fold-Away crank	Antiek Fold-Away crank, Push-out handle
Hardware Finishes	
Champagne, White, Brown or Matte Black	Satin Brass, Satin Nickel, Oil-Rubbed Bronze, Distressed Bronze, Distressed Nickel ₄
Sash Locks	
SureLock® System, Unison Lock System ₅	—
Grilles	
Integral Light Technology® Grilles	
—	Traditional, Prairie, Top Row, Cross, New England, Victorian, Simulated French, Custom
Grilles-Between-the-Glass	
—	Traditional, Prairie, Top Row ₁ , Cross, Custom-Equally Divided
Screens	
—	InView™ screens, Rolscreen® Retractable screens ₆

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

(2) Available with Low-E argon-insulated glass only.

(3) Not available on Mahogany and Douglas Fir interiors.

(4) Satin Brass, Distressed Bronze, and Distressed Nickel are only available with Antiek Fold-Away Crank.

(5) Unit height determines availability.

(6) Not available on push-out casement.

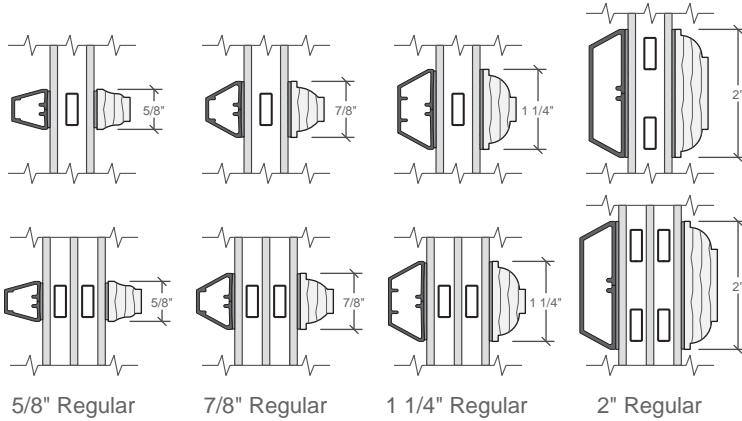


Pella® Reserve™ Traditional Casement Window

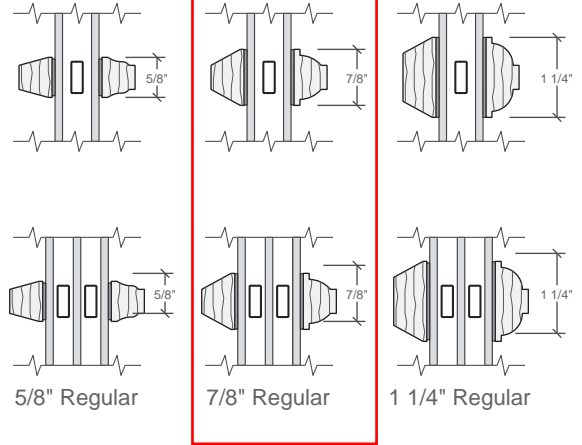
Grille Profiles

Traditional Style Collection - Integral Light Technology®

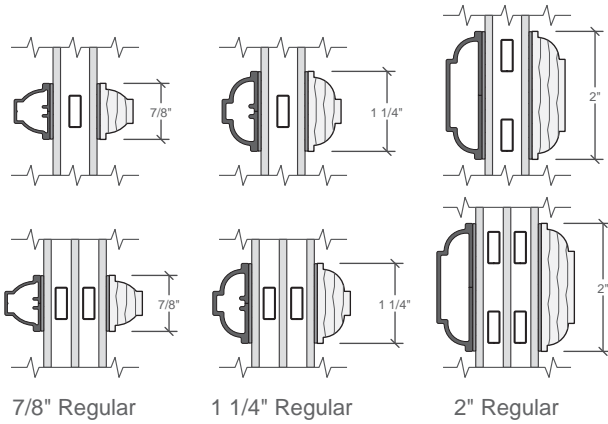
Putty Glaze and Ogee Grilles Clad Exterior - Wood Interior



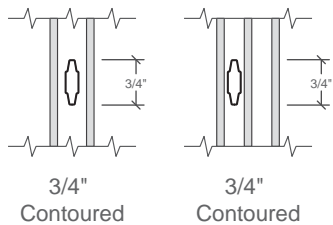
Putty Glaze and Ogee Grilles Wood Exterior - Wood Interior



Ogee Grilles Clad Exterior - Wood Interior



Grilles-Between-the-Glass



Interior Wood ILT grilles available in Pine, Mahogany, Douglas Fir to match complete unit.
Exterior wood ILT grilles available in Pine or Mahogany to match complete unit.



Detailed Product Description - Wood 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] [mahogany]. Any curved member may have visible finger-jointed surfaces.
- Exterior surfaces are [pine: factory-primed] [mahogany: [factory-primed] [ready-to-stain]].
- Overall frame depth is 4-3/8" (111mm) for a wall depth of 4-3/16" (106mm).
- Optional factory-applied jamb extensions available between 3-13/16" (97mm) and 9-3/16" (233mm).

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] [mahogany]. Any curved member may have visible finger-jointed surfaces.
- Exterior Surfaces are [pine: factory-primed] [mahogany [factory-primed] [ready-to-stain]]. Any curved member may have visible finger-jointed surfaces.
- 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 profile is putty glaze, 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.

Glazing System¹

- 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] [SunDefense™] [SunDefense+] [NaturalSun] [NaturalSun+] [AdvancedComfort] 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] [SunDefense™] [NaturalSun] Low-E [with argon]].

Interior

- [Unfinished, ready for site finishing] [factory primed with one coat acrylic latex] [Pine: Factory prefinished [paint] [stain]₂].

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® 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 Brass] [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 Brass] [Satin Nickel] [Oil-Rubbed Bronze] [distressed bronze] [distressed nickel] hardware finish].

Optional Products

Grilles

- Integral Light Technology® grilles
 - Interior grilles are solid [5/8"] [7/8"] [1-1/4"] ogee profile that are solid [pine] [mahogany]. Interior surfaces are [unfinished, ready for site finishing] [factory primed] [pine: factory prefinished [paint] [stain]₂].
 - Exterior grilles are solid [5/8"] [7/8"] [1-1/4"] putty profile that are [pine] [mahogany]. Exterior surfaces are water repellent, preservative-treated in accordance with WDMA I.S.-4, and are [unfinished, ready for site finishing] [factory primed].
 - Patterns are [Traditional] [Prairie] [Top Row] [Cross] [New England] [Victorian] [Simulated French (fixed units only)].
 - 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-Glass₃
 - 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] [Tan₄] [Brown₄] [Putty₄] [Black] [Ivory] [Harvest] [Cordovan] [Brickstone].
 - Exterior color₅ is [standard]₂.

Screens

- InView™ 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.
 - Screen frame finish is [baked enamel [Champagne] [White] [Brown] [Black]].
– or –
- Rolscreen® Retractable Screen (for rectangular units only)
 - InView™ 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] [mahogany] [douglas fir] veneer wrapped over extruded aluminum with factory prefinished [stain] [paint]₂].
 - Guides are aluminum extrusion with [[pine] [mahogany] [douglas fir] veneer wrapped over extruded aluminum with factory prefinished [stain] [paint]₂].

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.

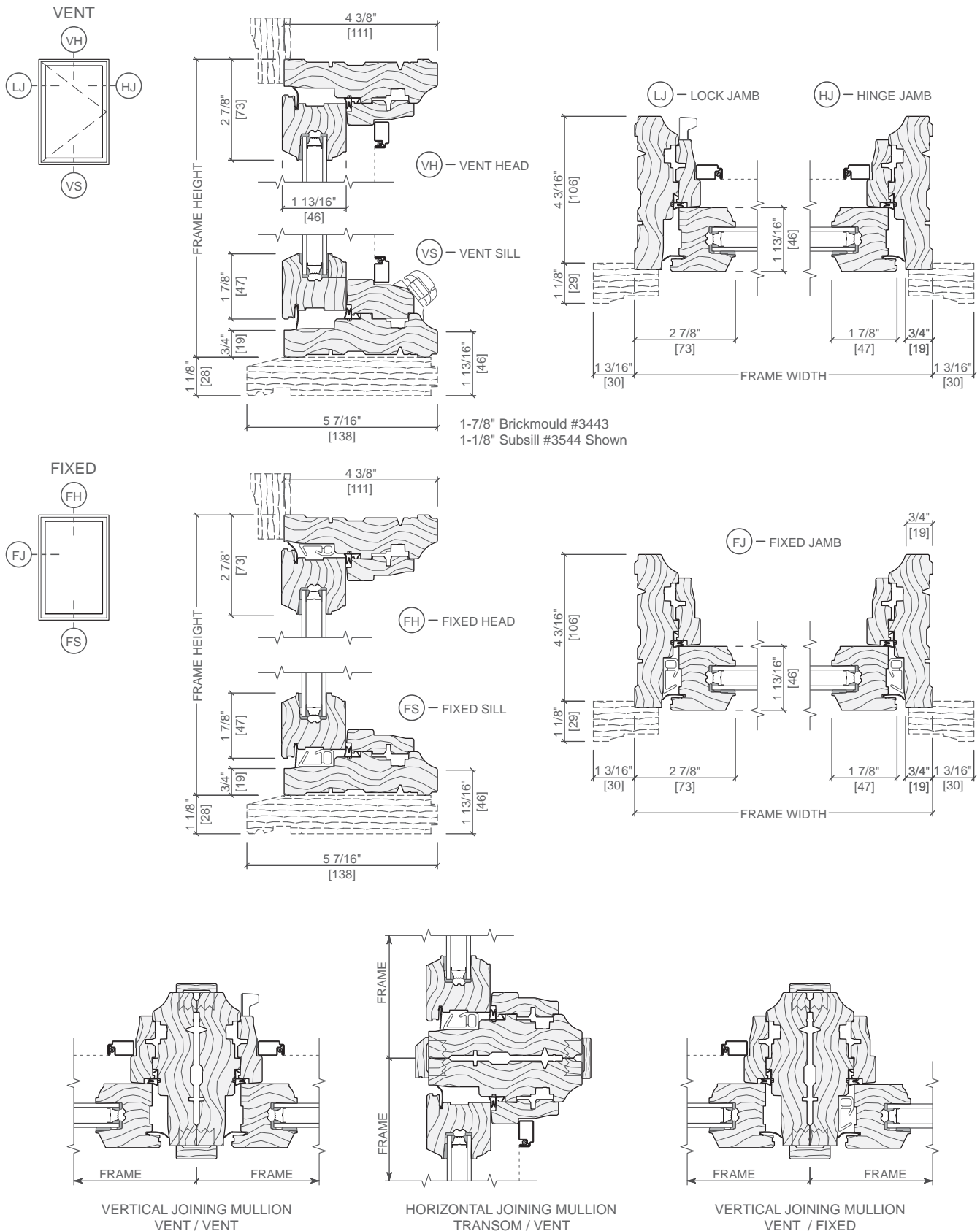
(3) Available in clear or Low-E insulating glass with argon, and obscure insulated glass.

(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.

Pella® Reserve™ Traditional Casement Window

Unit Sections – Wood Exterior, Putty Glaze Exterior Profile



Scale 3" = 1' 0"

All dimensions are approximate.

See supporting document Combination Recommendations, for mullion limitations and reinforcing requirements.

Point 1 Storm Window

When thermal performance, preservation and aesthetics, or budget are a concern, Point 1 historic storm windows are the ideal solution.

Architect-specified Point 1 aluminum storm windows are designed and custom built to ensure maximum energy efficiency and enhance the appearance and value of residential and commercial buildings. Using only the highest quality components and manufacturing techniques, Point 1 storm windows will provide you with a lifetime of energy savings and trouble-free service.

Specifications:

Installation Type	Flush-back
Air Infiltration rate	0.07cfm/fcp
Structural loading	134mph
Aluminum hardness	6063 T-6



Available Styles:

- Double Hung
- Slider (2-panel and 3-panel)
- Picture Window
- Specialty Shapes

[Beige](#)[Green](#)

Project Gallery:



Rose Island Lighthouse



Surf Hotel at Block Island



Benefit St Providence RI



E. Greenwich Preservation Society

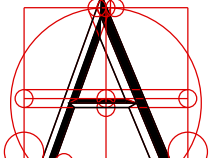


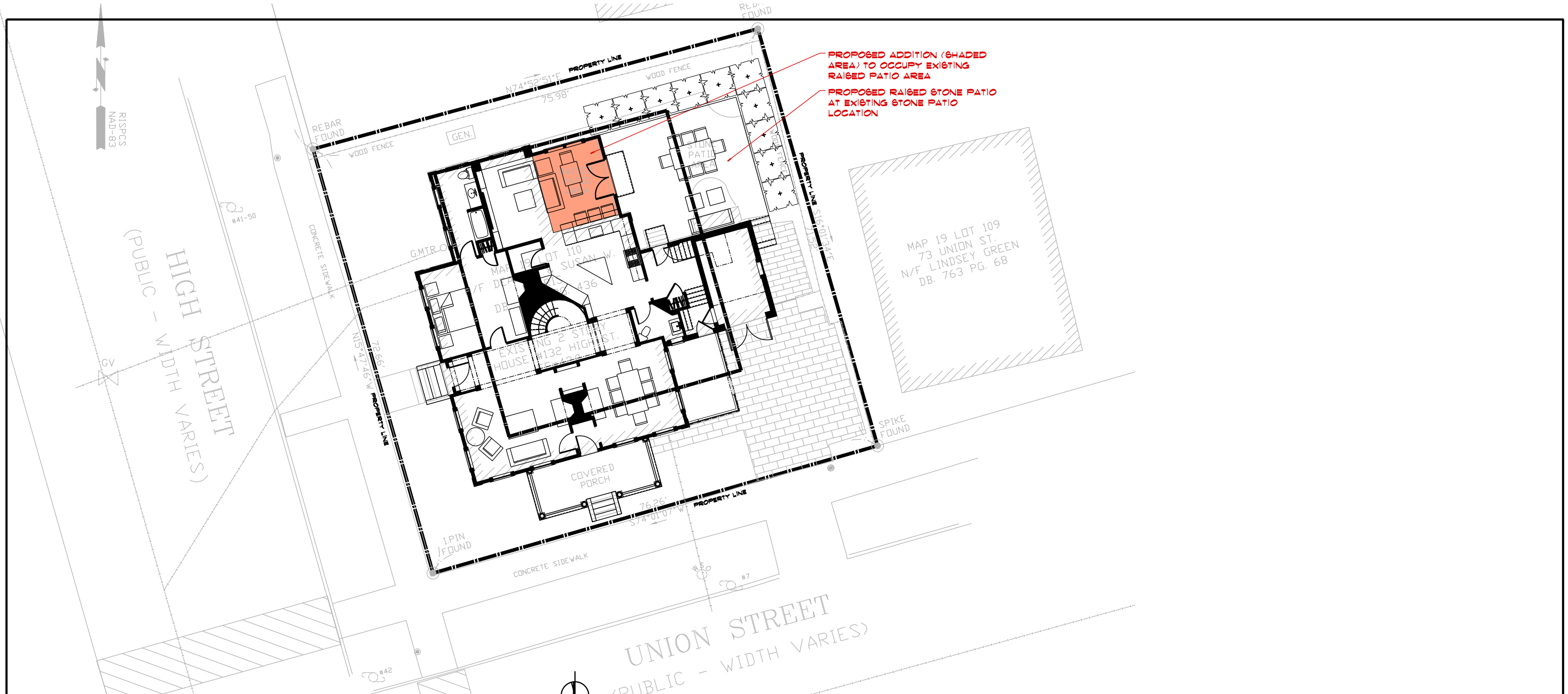
Salve Regina University



Eyebrow Top Storm Windows



ANDREOZZI  ARCHITECTURE



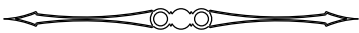
1
SP.1

ARCHITECTURAL SITE PLAN

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

0' 2' 5' 10' 20'

Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island



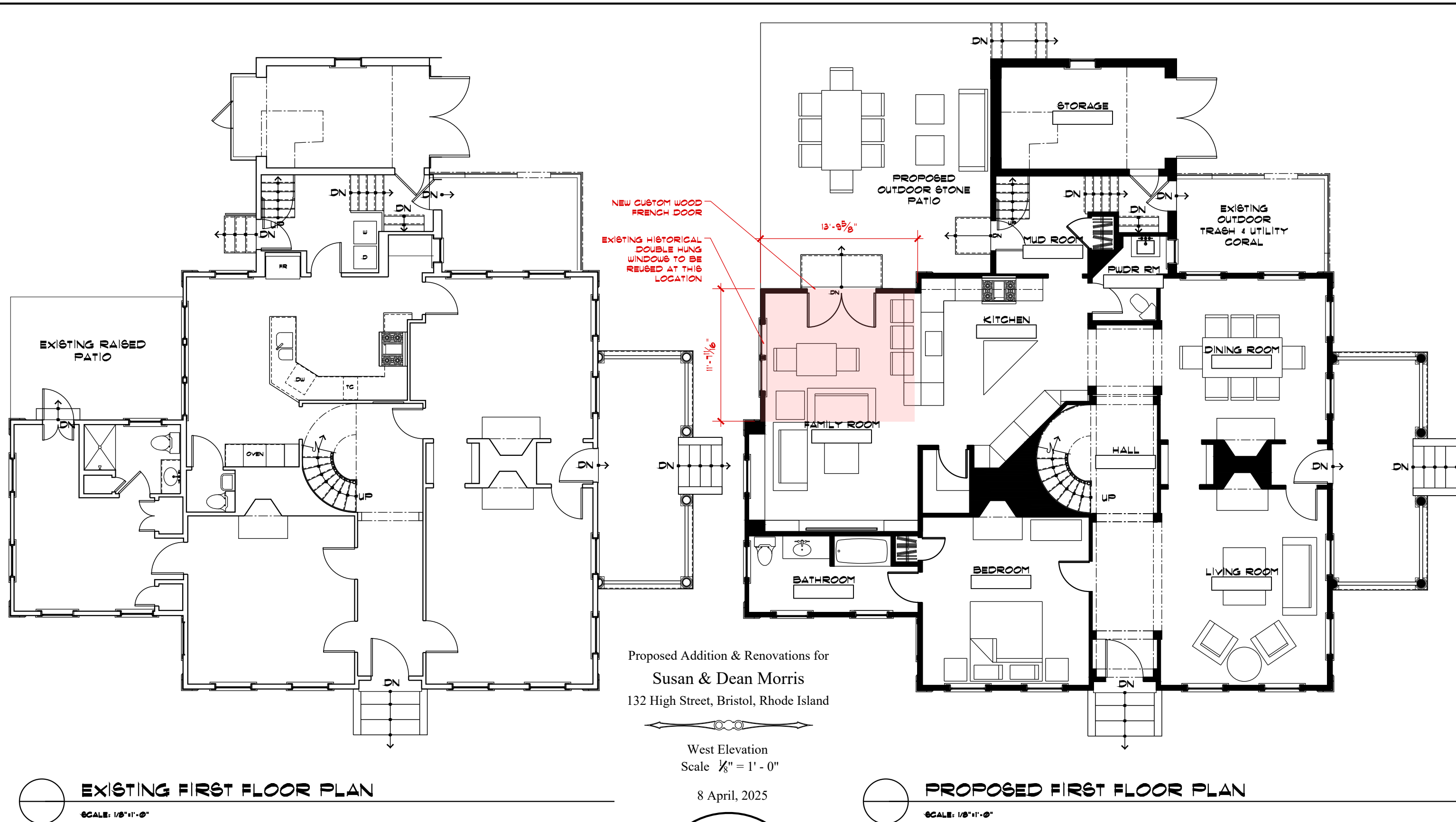
Site Plan
Scale 1/16" = 1' - 0"

8 April, 2025

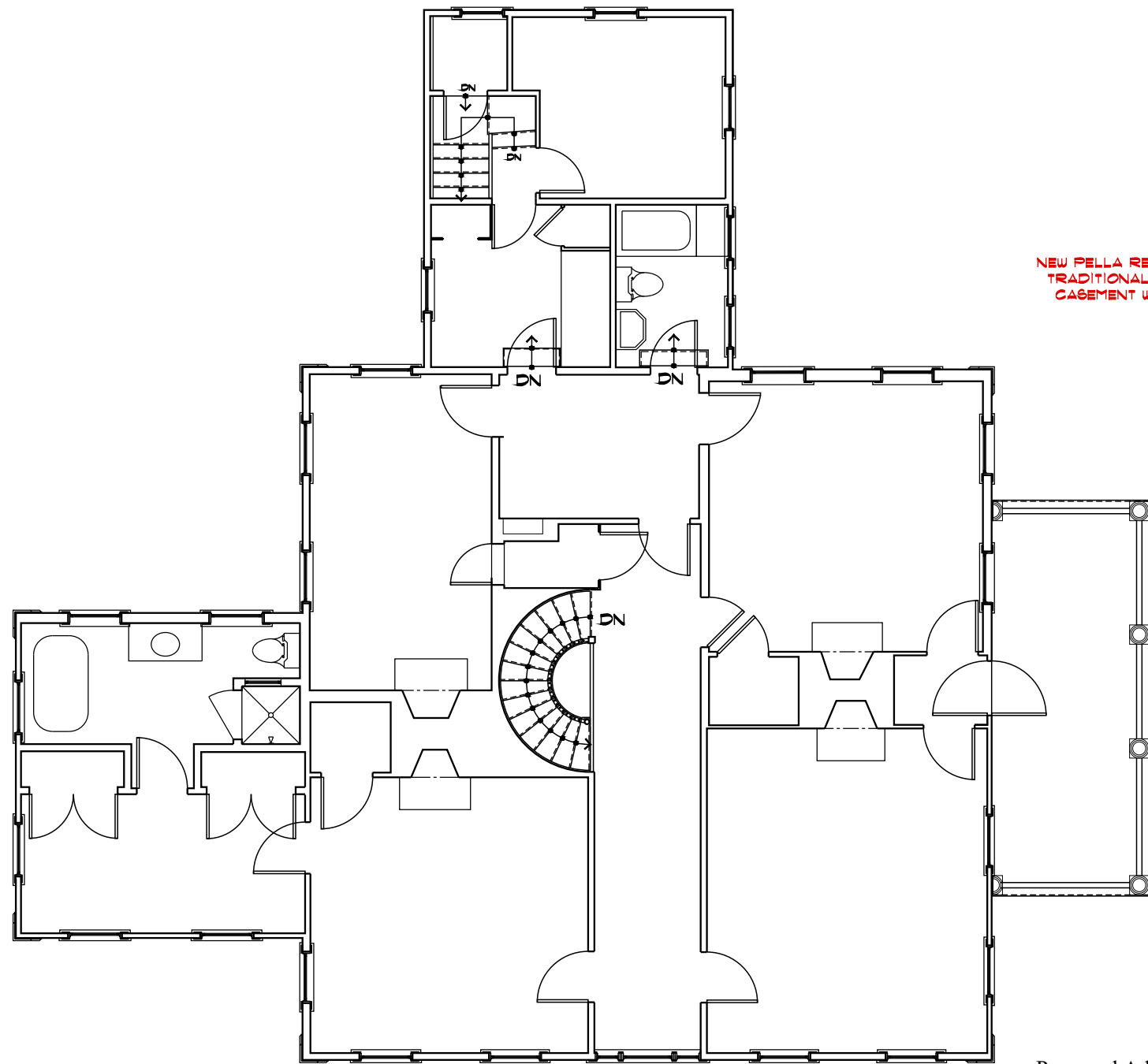
ANDREOZZI ARCHITECTURE

andreoizzi.com

401.245.6800

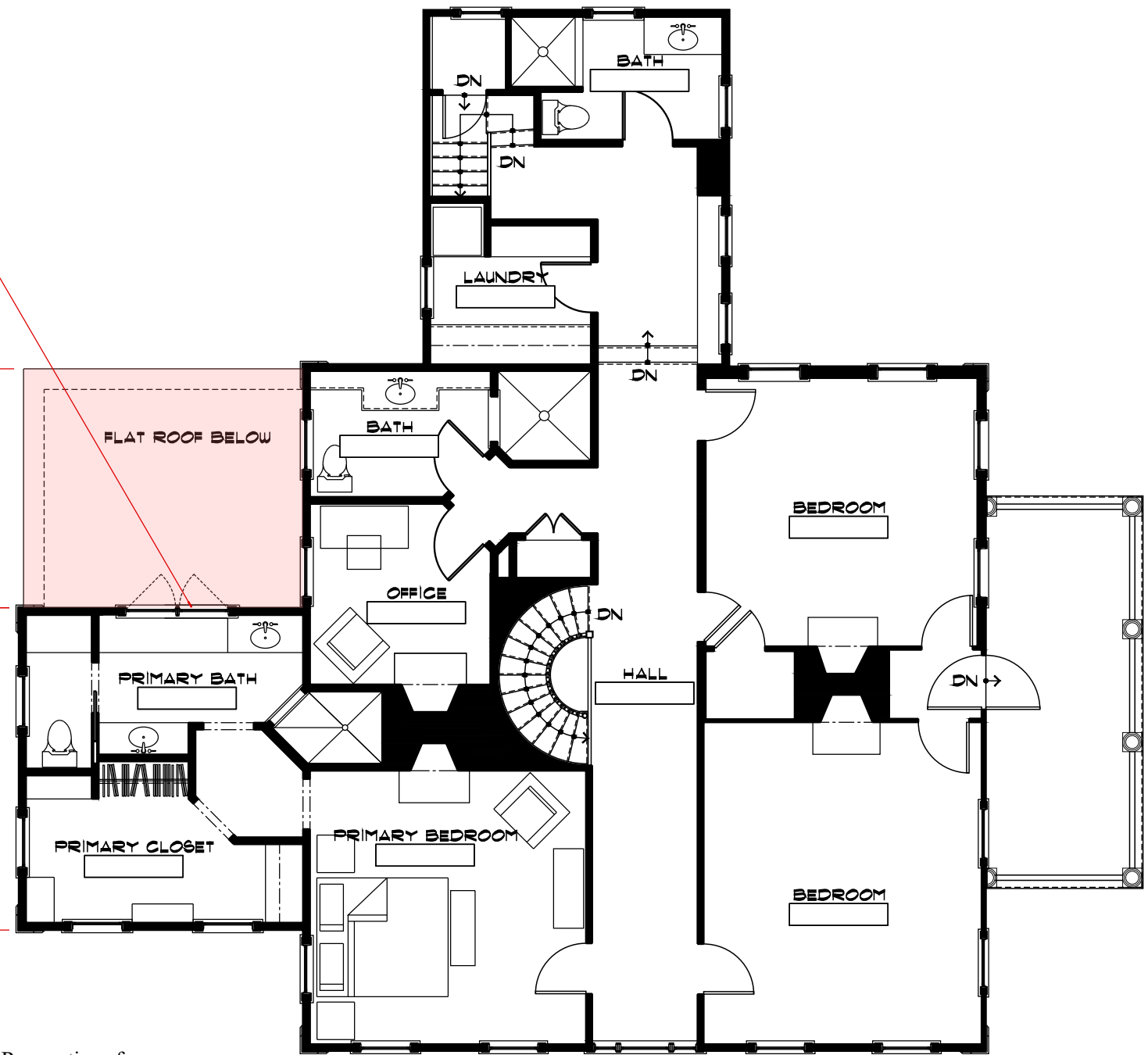


ANDREOZZI ARCHITECTURE



NEW PELLA RESERVE
TRADITIONAL WOOD
CASEMENT WINDOW

NEW ADDITION BELOW
EXISTING SECOND STORY

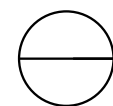


Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island



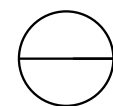
South Elevation
Scale 1/8" = 1' - 0"

8 April, 2025



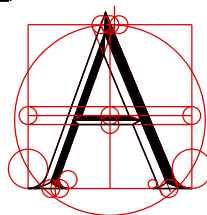
EXISTING SECOND FLOOR PLAN

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



PROPOSED SECOND FLOOR PLAN

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





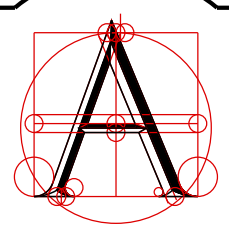
Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island

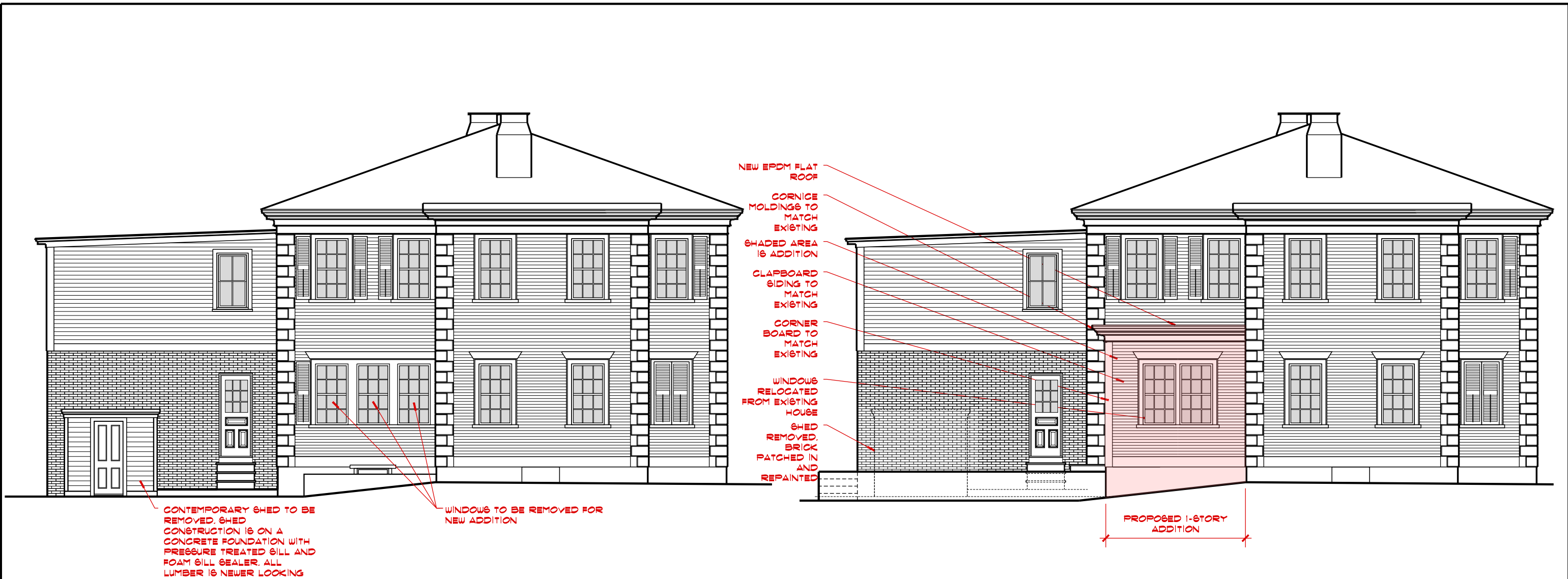


East Elevation
Scale 1/8" = 1' - 0"

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ANDREOZZI ARCHITECTURE





NORTH ELEVATION - EXISTING

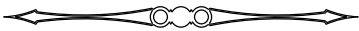
SCALE: 1/8" = 1'-0"



NORTH ELEVATION - PROPOSED

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

Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island



North Elevation
Scale 1/8" = 1' - 0"

8 April, 2025



WEST ELEVATION (HIGH STREET SIDE) - NO ALTERATIONS PROPOSED

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

Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island



West Elevation
Scale 1/8" = 1' - 0"

8 April, 2025



SOUTH ELEVATION (UNION STREET SIDE) - NO ALTERATIONS PROPOSED

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

Proposed Addition & Renovations for
Susan & Dean Morris
132 High Street, Bristol, Rhode Island



South Elevation
Scale 1/8" = 1' - 0"

8 April, 2025

WINDOW OUTLINE SPECIFICATIONS

1. SASH & FRAME:

ALL WINDOWS TO BE "PELLA" ARCHITECTURAL
SERIES RESERVE WOOD WINDOWS

EXTERIOR FINISH: PRIMED FOR FIELD FINISH
INTERIOR FINISH: PRIMED FOR FIELD FINISH

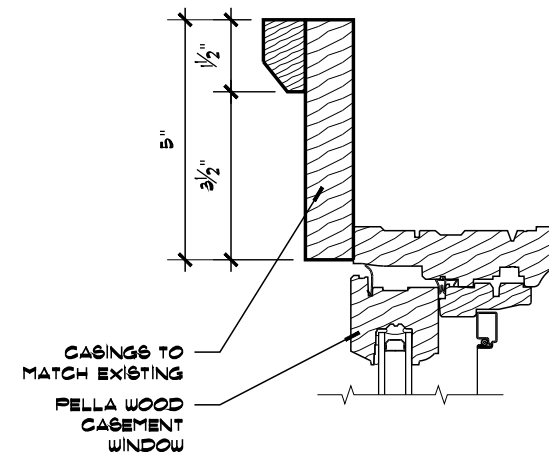
SASH AND FRAME MEMBERS TO BE
PRESERVATIVE-TREATED PINE TO RESIST
DAMAGE FROM WATER AND INSECTS.

2. GLAZING: ALL GLAZING TO BE DUAL-PANE 1/8" ADVANCED LOW-E IG ARGON-FILLED INSULATING GLASS WITH A MAX. U-FACTOR OF 0.35. UNITS NOTED AS "TEMPERED" TO HAVE TEMPERED SAFETY GLASS.

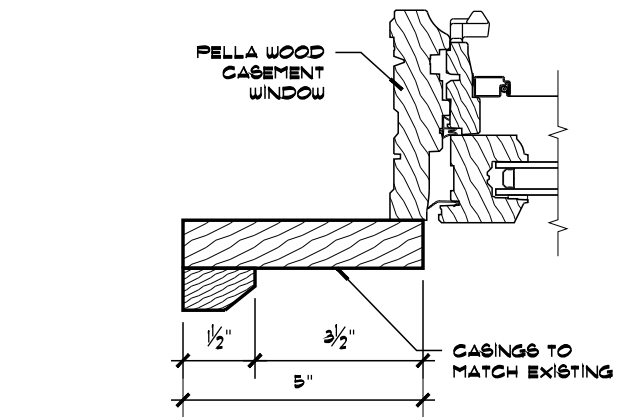
3. MUNTIN BARS: ALL MUNTINS TO BE 1/8" "INTEGRAL LITE TECHNOLOGY" WITH OGEE PROFILE PERMANENT INTERIORS AND EXTERIOR WOOD GRILLS AND BETWEEN-THE-GLASS SPACER BAR. REFER TO UNIT ELEVATIONS ON THIS SHEET FOR DIVIDED LITE LAYOUTS.

4. SCREENS: STANDARD "IN VIEW" SCREENS, WHITE ALUMINUM FRAME.

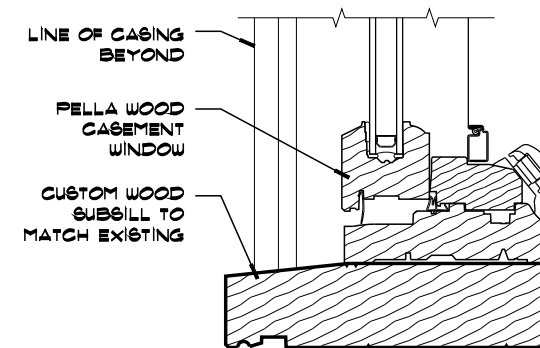
5. SUBSILL: PROVIDE CUSTOM 1 3/4" THICK SUBSILL TO MATCH EXISTING SUBSILLS AT THIS SECTION OF THE HOUSE. SUBSILL AT ADJACENT MULLED UNITS TO BE CONTINUOUS.



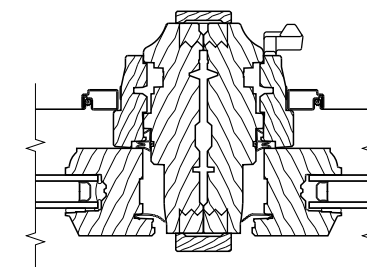
PROPOSED HEAD DETAIL
SCALE: 3/4" = 1'-0"



PROPOSED JAMB DETAIL
SCALE: 3/4" = 1'-0"



PROPOSED SILL DETAIL
SCALE: 3/4" = 1'-0"



PROPOSED MULL DETAIL
SCALE: 3/4" = 1'-0"

CUSTOM FRENCH DOOR GENERAL NOTES:

QUALITY ASSURANCE: ALL WOODWORK TO CONFORM TO THE "QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR "PREMIUM GRADE" CONSTRUCTION.

DIMENSIONS: GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD PRIOR TO SHOP DRAWINGS TO COORDINATE WITH EXISTING FIELD CONDITIONS.

SHOP DRAWINGS: SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW PRIOR TO STARTING FABRICATION. PROVIDE EITHER AUTOCAD FILES OR 2 PRINTED SETS OF DRAWINGS FOR REVIEW.

FRAME AND DOOR MATERIAL: DOORS AND FRAMES TO BE PAINT GRADE SAPELE.

FRAME THICKNESS: FRAMES TO BE DOUBLE RABBETED PAINT GRADE SAPELE SET UP FOR SCREEN/STORM DOORS.

DOOR THICKNESS: DOOR TO BE 1 3/4" THICK.

STILE AND RAIL CONSTRUCTION: ALL DOOR STILES AND RAILS TO BE FABRICATED WITH STAYED LUMBER CORE AND THICK FACE VENEERS. GRAIN DIRECTION TO FLOW WITH THE LONGEST DIMENSION OF THE STILE AND RAIL. EXPOSED EDGES TO BE CLEAR SAPELE.

STILE DETAILS: MANUFACTURER TO SUBMIT STOCK STILE PROFILE DETAILS FOR ARCHITECT'S SELECTION.

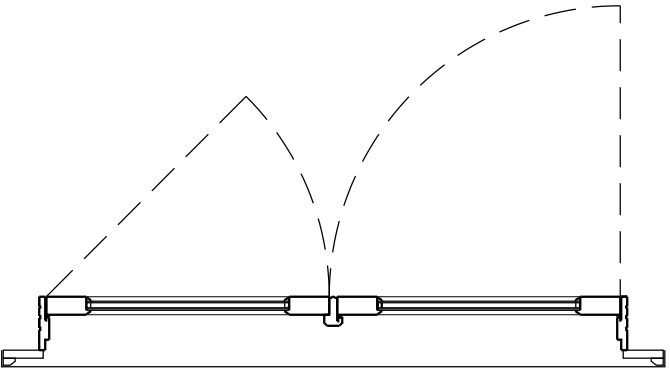
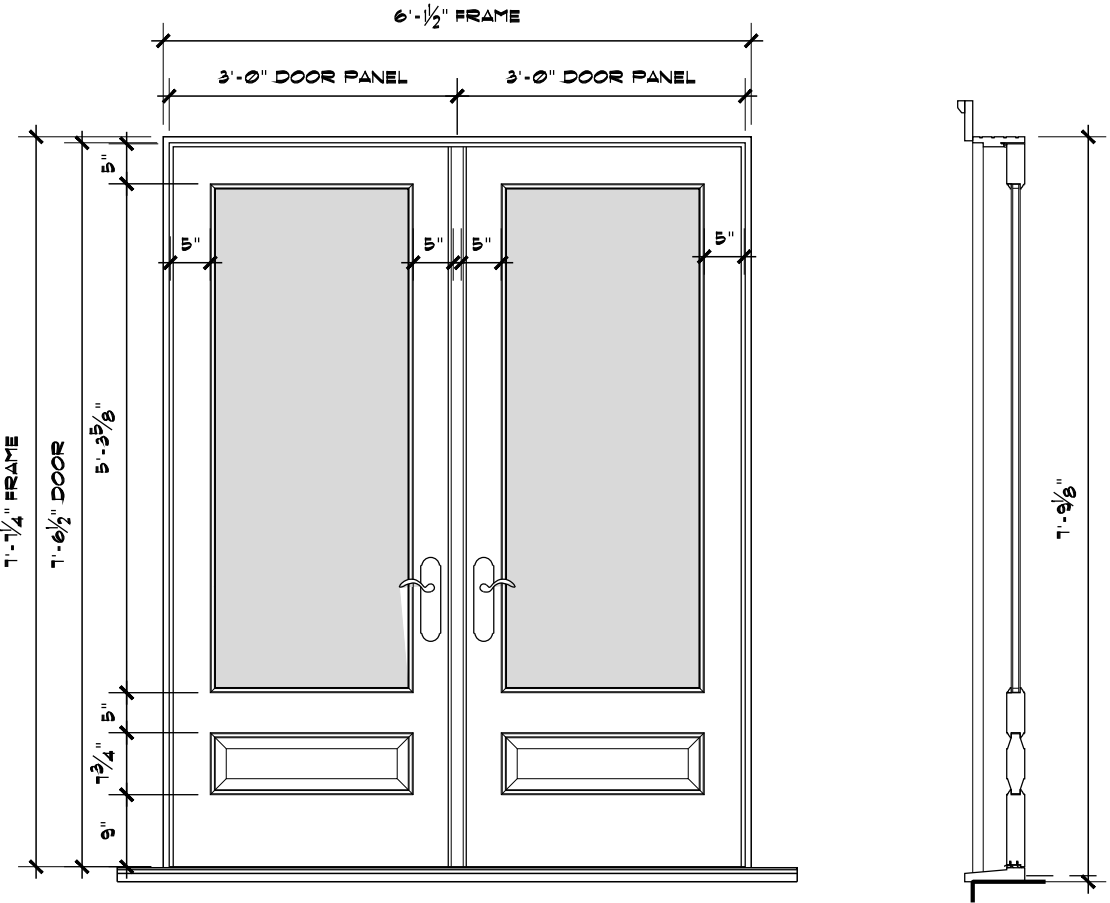
PANEL DETAILS: MANUFACTURER TO SUBMIT STOCK PANEL PROFILE DETAILS FOR ARCHITECT'S SELECTION.

THRESHOLD: 1 3/4" CLEAR SAPELE WITH EXTENDED HORNS

GLASS: PROVIDE LOW-E ARGON-FILLED GLAZING.

WEATHER STRIPPING: PROVIDE CONTINUOUS QLON COMPRESSION WEATHER STRIPPING AND INTEK SWEEP.

HARDWARE: HARDWARE TO BE PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.



PROPOSED CUSTOM FRENCH DOOR

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