



BRISTOL HISTORIC DISTRICT COMMISSION

APPLICATION FOR REVIEW OF PROPOSED WORK

The Tides Condominiums, 217 Hope St, Bristol, RI 02809 Units 1,4,5,6,7,8,9 & common areas

1. Property Address (Street & No.) _____

11-0016-001/4/5/6/7/8/9

2. Plat # _____ Lot # _____ Contributing Non-Contributing _____

3. a. Applicant: Colleen Hopkins (Unit 1) & James Hurley (Unit 8) on behalf of all owners

Mailing Address: 217 Hope Street, Unit 1, Bristol, RI 02809

Phone: Day (401) 639 - 9639 Evening Same

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

Mailing Address: Same

Phone: Day _____ Evening _____

4. a. Architect/Draftsman: _____

Address: _____

Phone: Day _____ Evening _____

b. Contractor: Rob McCabe - Robert J. McCabe Construction, Inc.

Address: 97 S. Cutler Street, Warren, RI 02885

Phone: Day (401) 580 - 7589 Evening Same

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: Replacement of twenty-nine (29) existing windows in 7 of the 9 units in the main building as well as the common areas. Proposing Anderson Woodright insert windows, wood & wood clad (fibrex) 6 over 6 to match the current windows. Exterior (and interior) casings & trim, window frames and exterior shingles would stay intact. Details attached.

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

(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) _____

The Tides Condominiums Owners & Board	Colleen Hopkins (Unit 1)
_____	James Hurley (Unit 8)
Applicant's Name – Printed	_____ Applicant's Signature

Date: _____

Contact Person if other than Applicant:

Name (Printed): Same as above _____

Phone: Day _____ Evening _____

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).

The Tides – 217 Hope Street, Bristol, Rhode Island

To the Members of the Bristol Historic District Commission,

All ten (10) owners and the Board of the The Tides condominiums respectfully submit this application for review and approval to replace twenty-nine (29) existing windows at our property, located directly on Narragansett Bay.

Over its long history, “Mirimar” (1883/1886), has undergone significant alterations and sustained severe exposure to ocean winds, salt air, and ever-increasing major storm events. These conditions accelerate the deterioration of exterior building components, particularly windows.

The current windows in the building represent a patchwork of conditions and eras, including:

- Original windows that are now poorly functioning and/or inoperable.
- Non-historic windows installed in the 1980s when the building was converted to condos.
- Historically appropriate windows installed in 2021 as part of an HDC-approved renovation (Andersen 400 Series).
- Previously restored windows that have again deteriorated and are no longer operable.
- One of these restored and now non-functioning windows is designated by the Fire Marshall as an emergency exit, and in its current condition, does not provide safe or reliable egress.

At present, all twenty-nine (29) windows proposed for replacement are either non-historic, deteriorated, failing, inoperable, or no longer provide reliable protection from harsh weather or safe operation.

The proposed work will also:

- Restore architectural consistency to the building, including in the common areas
- Improve safety and code compliance
- Remove remaining non-historic windows
- Protect the long-term integrity of this historic waterfront structure

Attached please find:

- Approval letter from Tides Association Board President (page 4)
- Owners list (page 5)
- Examples of existing windows (pages 6-10)
- Examples of alterations to this building (page 11)
- Letter from contractor confirming window restoration in 2021 of Unit 1 (page 12)
- Exterior photos with exact breakdown of proposed windows (pages 13-16)
- Cut sheets for the Anderson Woodright insert windows (pages 17-23)

We appreciate the Commission’s consideration.

Respectfully,
The Tides Condominium Association

THE TIDES CONDOMINIUM ASSOCIATION
217 Hope Street, Bristol, RI 02809

January 27, 2026

Bristol Historic District Commission
235 High Street
Bristol, RI 02809

Dear Bristol Historic District Commission,

The Ownership and Board of Directors of The Tides Condominium Association have voted on and approved the replacement of twenty-nine (29) windows in seven (7) of nine (9) units in the Main House and the common areas.

Respectfully,



Sam Gorham
President
The Tides Condominium Association
217 Hope Street
Bristol, RI 02809

217 Hope Street - The Tides Condominiums

Home built in 1883/1886, turned into condos in 1986. Nine (9) units in the main building, ten units (10) overall.

Unit	Owners	Plot	Windows
Unit 1	Colleen Hopkins & Jeanne Oliva	011-0016-001	7
Unit 4	Sam & Maria Gorham	011-0016-004	1
Unit 5	Lucy Araujo	011-0016-005	2
Unit 6	Roger & Vanessa Reale	011-0016-006	6
Unit 7	Bill & Glenda Tumber	011-0016-007	3
Unit 8	Jim Hurley	011-0016-008	3
Unit 9	Richard & Lindsay Bisbano	011-0016-009	3
Building	Common Areas/lobby		4
Total Windows:			29

- This proposal has the support of all owners of the ten (10) units.
- Common area windows are proposed in an effort to create consistency throughout the building

EMERGENCY EXIT

This original window in the Unit 1 bathroom is required to be a means of egress by the Fire Marshall during the 2021 HDC approved renovation that sealed off a door to the common lobby. This window was restored in 2021 and no longer opens and closes.

This window is not visible from the street the majority of the year due to trees.



1980's WINDOWS

This room in Unit 1 was originally a porch that was turned into a room when the building was made condominiums in 1986. These three (3) windows were all put in at that time and no longer work, can't open. These were made operable in 2021 HDC approved renovation.



Originally
a porch

1980's WINDOWS cont'd

This window in Unit 4 was installed circa 1980's when the building became condos. It is broken and also not visible from the street.



EXAMPLE WINDOWS

The photos below are of windows across remaining units. They are deteriorated, inefficient and no longer standing up to the increasing harsh winds and storms off the water.



EXAMPLE WINDOWS cont'd



Examples of Significant alterations

Unit 10 –
standalone
structure added



2021 Unit 1 renovation
replacing 1980's
windows w/historically
accurate windows

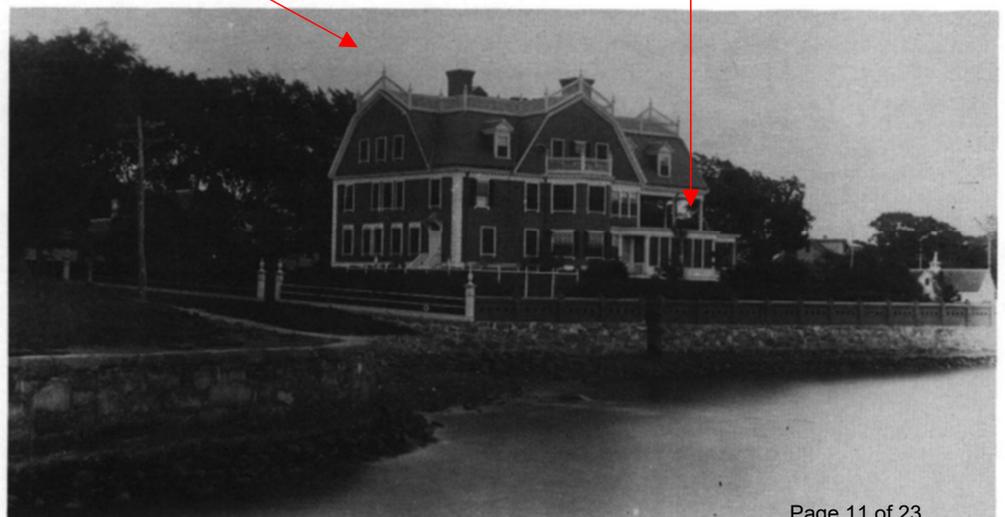


Rooftop
Balustrade
destroyed in
hurricane of 1938

Porch turned into
condo, circa 1980's

COLONIAL REVIVAL

Miramar-The Tides/Joshua Wilbour House (1893, 1960s, 1980s), 217 Hope Street. Photograph, c. 1903, by Jeremiah D. Young. View southeast showing original appearance with elaborate roof balustrade and handsome fence. Miramar was designed by E.I. Nickerson, Providence; the recent rehabilitation is the work of the Newport Collaborative.



Crest Management Co., Inc.
PO Box 92
Exeter, RI 02822
401.398.8366
Crestmgt.com
RI Contractors #23071/RI Commercial Roof #213R

12/29/2025

Hopkins / Oliva
217 Hope Street – Unit 1
Bristol, RI 02809

Re: Confirmation of Window Work – 2021 Renovation

To Whom It May Concern,

This letter is to confirm work performed by Crest Management Co., Inc. during a comprehensive interior renovation completed in 2021 at the above-referenced condominium unit in Bristol, Rhode Island.

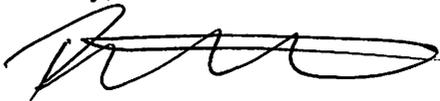
As part of that renovation, eight (8) new Andersen 400 Series windows were furnished and installed by Crest Management, replacing existing windows at that time.

In addition, the remaining seven (7) windows within the unit—consisting of three (3) non-historic windows installed circa the 1980s and four (4) original historic windows—were repaired and adjusted as part of the same renovation scope. Upon completion of our work in 2021, these seven windows were operable and functional, meaning they were capable of being opened and closed.

Crest Management has not performed any work at the unit since completion of the 2021 renovation.

Should you have any questions, please feel free to contact our office.

Sincerely,



Brian Williams
Co-Owner
Crest Management Co., Inc.

The Tides - 217 Hope Street - Front

Unit 6

Unit 1

Unit 7

Common Areas



The Tides - 217 Hope Street - Back



The Tides - 217 Hope Street – South Side

Unit 6

Unit 1



The Tides - 217 Hope Street – North Side

Unit 7

Unit 9

Unit 5





**WOODWRIGHT[®]
DOUBLE-HUNG
INSERT WINDOWS**

Custom Sizes 70
Specifications 70
Existing Window Measurements 71
Sill Angle Details 71
Grille Patterns 72
Window Details 72-73
Joining Detail 73
Product Performance 197

CUSTOM SIZING
in 1/8" (3) increments 

Dimensions in parentheses are in millimeters

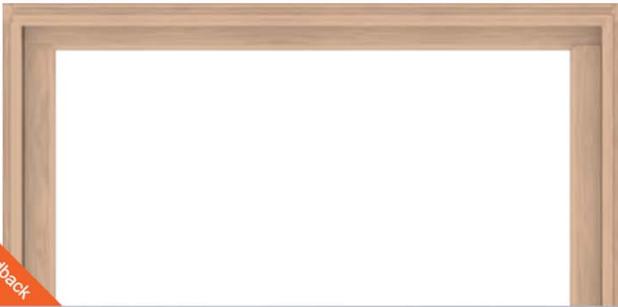
[Home](#) ▶ [Windows & Doors](#) ▶ [Windows](#) ▶ [Double-hung & single-hung windows](#) ▶ [400 Series Woodwright® Double-Hung Window](#)

400 SERIES WOODWRIGHT® DOUBLE-HUNG WINDOW

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[DESIGN IT](#)

[TECH SPECS](#)



Feedback

BEST SELLING

The classic double-hung window

This timeless window is a best-seller for historic renovations. It offers a traditional wood interior while featuring our innovative Fibrex® material, so you get a historic look that never looks "old."

*2024 Andersen brand surveys of U.S. builders, homeowners & realtors

\$\$\$\$\$

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

FEATURES

FRAME

A A Fibrex® material exterior protects the frame – beautifully. Best of all, it's low maintenance and never needs painting.

B For exceptional long-lasting* performance, sill members are constructed with a wood core and a Fibrex material exterior.

C Natural wood stops are available in pine, maple, oak and prefinished white. Wood jamb liners add beauty and authenticity to the window interior.

D Multiple weatherstrip systems help provide a barrier against wind, rain and dust. The combination of spring-tension vinyl, rigid vinyl and flexible bulb weatherstrip is efficient and effective.

E Exterior stop covers are specially designed to allow easy application of high-quality sealant.

3 1/4" (83) "pocket window" jamb depth allows convenient replacement without disturbing interior window trim for most double-hung replacement situations.

F For units with white exterior color, the exterior jamb liner is white. For all other units, the exterior jamb liner is gray.

SASH

G Balancers in the sash enable contractors to screw through the jamb during installation without interfering with the window's operation.

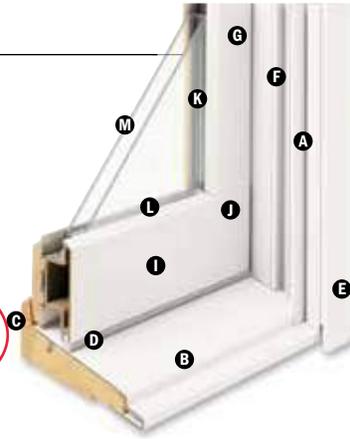
Wood Jamb Liner



H Natural wood sash interior with classic chamfer detailing. Available in pine, maple, oak or prefinished white.

I Low-maintenance sash exterior provides long-lasting* protection and performance. Sash exteriors on most units include Fibrex material.

J Sash joints simulate the look of traditional mortise-and-tenon construction inside and out.



GLASS

K In addition to stainless steel glass spacers, black or white glass spacers are now available to allow the spacer to blend in with the unit color.

L Silicone bed glazing provides superior weathertightness and durability.

M High-Performance options include:

- Low-E4® glass
- Low-E4 HeatLock® glass
- Low-E4 SmartSun™ glass
- Low-E4 SmartSun HeatLock glass
- Low-E4 Sun glass

Tempered and other glass options are available. Contact your Andersen supplier.

A removable translucent film helps shield the glass from damage during delivery and construction, and simplifies finishing at the job site.

Patterned Glass

Patterned glass options are available. See page 12 for more details.

HARDWARE



Standard lock and keeper design provides an easy tilt-to-clean feature integrated into the lock.

SILL ANGLES

Three sill angles are available – 0°, 8° and 14° – to closely match the existing sill in window replacement applications. See page 71 for details.



0° Sill Angle



8° Sill Angle



14° Sill Angle

Sill Angle Finder App

Our Sill Angle Finder App lets you quickly and easily find the sill angle of existing double-hung windows. Available for free for both iPhone® and Android™ smartphones. Download the app for iPhone from the App Store™ or for Android smartphones from the Google Play Store. The app is only available for smartphones, as tablets and other large devices are too bulky for measuring window sill angles.

INSTALLATION

Exterior Stop Cover



An exterior stop cover provides a clean transition from the new window to the existing window casing.

Included Installation Materials



Flat self-hanging shims, backer rod, installation screws and complete instructions are included with each insert window. See the measurement guide and worksheet at andersenwindows.com/measure.

SASH OPTIONS**



Cottage

Reverse Cottage

*Visit andersenwindows.com/warranty for details.

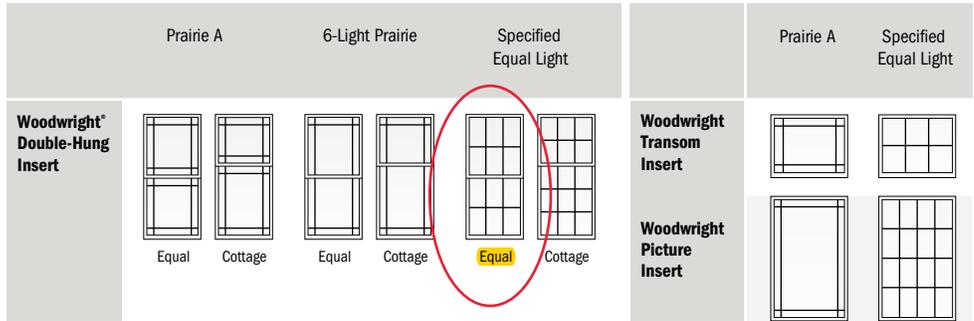
**Shown on 400 Series tilt-wash double-hung full-frame windows.

"iPhone" and "App Store" are registered trademarks of Apple Inc. "Android" is a trademark of Google Inc.

Dimensions in parentheses are in millimeters.

WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

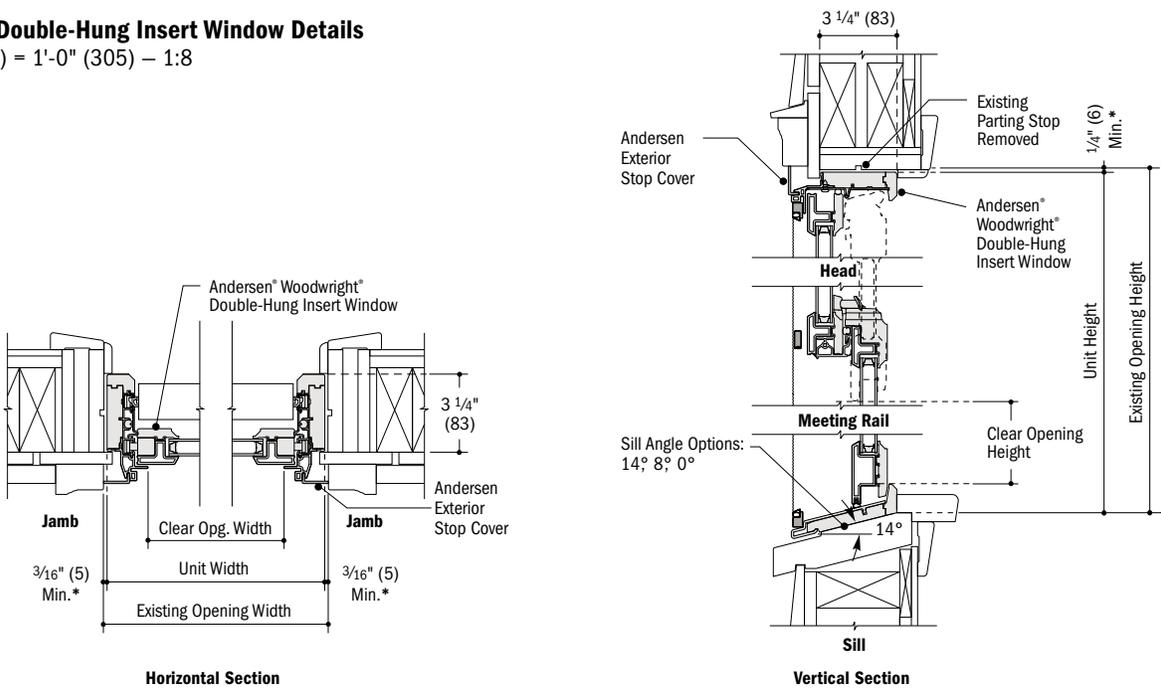
Grille Patterns



Patterns for double-hung windows are also available in Upper Sash Only (USO) configurations. For picture window patterns that require alignment with double-hung window patterns, identify the sash style (equal, cottage or reverse cottage) when ordering. **Number of lights and overall pattern varies with window size. Patterns not available in all configurations.** For more grille options, see page 14 or visit andersenwindows.com/grilles.

Woodwright® Double-Hung Insert Window Details

Scale 1 1/2" (38) = 1'-0" (305) – 1:8



* Light-colored areas are parts included with window. Dark-colored areas are additional Andersen® parts required to complete window assembly as shown.
 * Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
 * Dimensions in parentheses are in millimeters.
 * Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS



INTERIOR OPTIONS



HARDWARE



Standard Lock & Keeper

- Antique Brass | **Black** | Bright Brass
- Brushed Chrome | Distressed Bronze
- Distressed Nickel | Gold Dust
- Oil Rubbed Bronze | Polished Chrome
- Satin Nickel | Stone | **White**

OPTIONAL HARDWARE Sold Separately

CONTEMPORARY



Bar Lift

Available in all hardware finishes.
Shown in **Distressed Nickel**.

ESTATE™



Hand Lift

Finger Lifts

- Antique Brass | Bright Brass
- Brushed Chrome | Distressed Bronze
- Distressed Nickel | Oil Rubbed Bronze
- Polished Chrome | **Satin Nickel**

TRADITIONAL



Bar Lift



Hand Lift



Finger Lifts

- Antique Brass | **Black** | Bright Brass | Brushed Chrome
- Distressed Bronze | Distressed Nickel | Gold Dust | **Oil Rubbed Bronze**
- Polished Chrome | Satin Nickel | Stone | White

CLASSIC SERIES™



Bar Lift



Hand Lift



Finger Lifts

- Stone | **White**

Bold name denotes finish shown.

HARDWARE FINISHES



ACCESSORIES Sold Separately

FRAME

Wood Interior Stop



Optional interior stop with matching chamfer is available.

INSECT SCREENS

Insect Screen Frames



Choose full insect screen or half insect screen. Half insect screen (shown above) allows ventilation without affecting the view through the upper sash. Frames are available in colors to match product exteriors.

SASH

Window Opening Control Device



A window opening control device is available, which limits sash travel to less than 4" (102) when the window is first opened. Available factory applied, or as a field-applied kit in stone or white.

TruScene® Insect Screens

Andersen TruScene insect screens let in over 25% more fresh air* and provide 50% greater clarity than conventional Andersen insect screens, all while keeping out unwanted small insects.

Conventional Insect Screens

Conventional insect screens have charcoal powder-coated aluminum screen mesh.

GRILLES

Grilles are available in a variety of configurations and widths. For double-hung grille patterns, see page 72.

INSTALLATION

Coil Stock



Andersen® aluminum coil stock can be ordered to match any of our 11 trim colors. Made from .018" thick aluminum, Andersen coil stock is available in 24" (610) x 50' (15240) rolls. Color-matched 1 1/4" (32)-long stainless steel trim nails are also available and can be ordered in 1 lb./454 kg boxes.

CAUTION:

- Painting and staining may cause damage to rigid vinyl.
- 400 Series windows in Terratone color may be painted any color lighter than Terratone color using quality oil-based or latex paint.
- Do not paint 400 Series windows in white, canvas, Sandtone, dark bronze, forest green or black exterior colors.
- Andersen does not warrant the adhesion or performance of homeowner-applied paint over vinyl or other factory-coated surfaces.
- For vinyl painting instructions and preparation, contact your Andersen supplier.
- Do not paint weatherstrip.
- Creosote-based stains should not come in contact with Andersen products.
- Abrasive cleaners or solutions containing corrosive solvents should not be used on Andersen products.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

Dimensions in parentheses are in millimeters.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

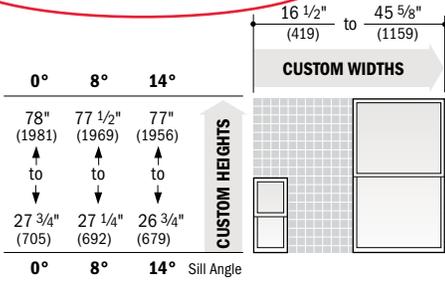
Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

Distressed bronze and oil rubbed bronze are "living" finishes that will change with time and use.

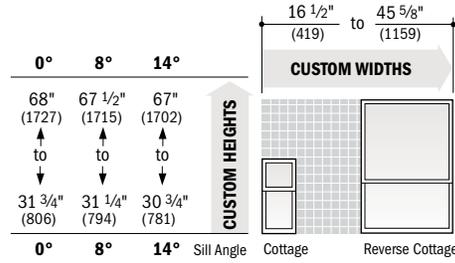
WOODWRIGHT® DOUBLE-HUNG INSERT WINDOWS

Woodwright® Double-Hung, Picture and Transom Insert Window Sizes

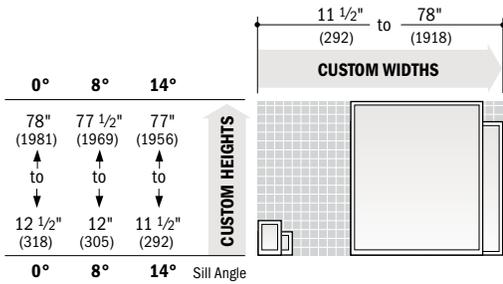
Double-Hung Equal Sash Ratio



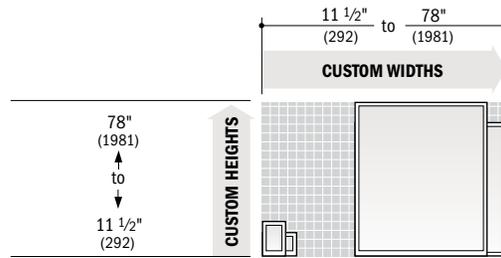
Double-Hung 2:3 Cottage and 3:2 Reverse Cottage Sash Ratio



Picture



Transom



Available in 1/8" (3) increments between minimum and maximum widths and heights. Height limits for double-hung and picture insert windows depend on new insert window sill angle.

For picture and transom insert windows, either height or width must be 68" (1727) or less, and height plus width cannot be less than 28" (711).

Measurement guide for custom-sized windows can be found at andersenwindows.com/measure. Grille patterns shown on page 72.

Woodwright® Double-Hung Insert Window Specification Formulas

Clear Opening	Width = window width - 3.4375" (87)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	sash ratio	clear opening height	sill angle deduction		
			14°	8°	0°
	1:1 Equal	= (window height ÷ 2) - sill angle deduction	3.1875" (81)	3.4375" (87)	3.75" (95)
	2:3 Cottage	= (window height x 2) ÷ 5 - sill angle deduction	2.875" (73)	3.0625" (78)	3.25" (83)
3:2 Reverse Cottage	= (window height x 2) ÷ 5 - sill angle deduction	2.375" (60)	2.5625" (65)	2.8125" (71)	
Vent Opening	Width = window width - 3.4375" (87)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	sash ratio	vent opening height	sill angle deduction		
			14°	8°	0°
	Equal, Height < 48" (1219)	= ((window height ÷ 2) - sill angle deduction) - 6.5" (165)	2.75" (70)	2.9375" (75)	3.25" (83)
	Equal, Height > 48" (1219)	= ((window height ÷ 2) - sill angle deduction) - 11.5" (292)			
	Cottage, Height < 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 6.5" (165)	1.9375" (49)	2.125" (54)	2.375" (60)
	Cottage, Height > 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 11.5" (292)			
Reverse Cottage, Height < 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 6.5" (165)	3.5625" (90)	3.8125" (97)	4.8125" (122)	
Reverse Cottage, Height > 48" (1219)	= ((window height x 2) ÷ 5 - sill angle deduction) - 11.5" (292)				
Unobst. Glass	Width = window width - 6.0" (152)				
	Height = Depends on sash ratio and specific sill angle of insert window; see below.				
	sash ratio	unobstructed glass height	sill angle deduction		
			14°	8°	0°
	Equal Upper and Lower Sash	= (window height ÷ 2) - sill angle deduction	7.875" (200)	8.375" (213)	9.0" (229)
	Cottage Upper Sash or Reverse Cottage Lower Sash	= (window height x 2) ÷ 5 - sill angle deduction	3.1875" (81)	3.375" (86)	3.625" (92)
Cottage Lower Sash or Reverse Cottage Upper Sash	= (window height x 2) ÷ 5 - sill angle deduction	4.75" (121)	5.0625" (129)	5.4375" (138)	

Woodwright® Picture and Transom Insert Window Specification Formulas

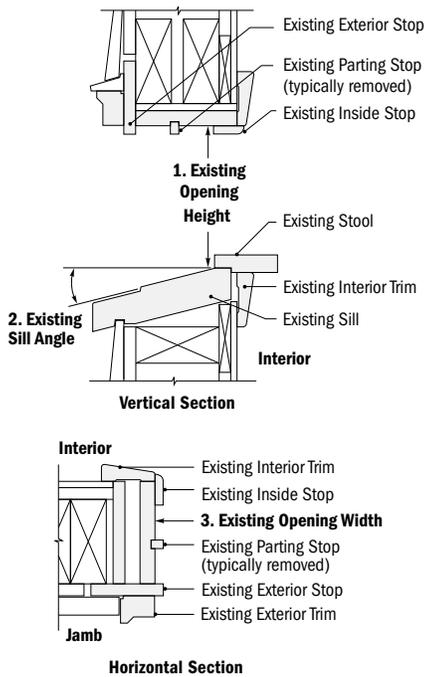
Unobst. Glass	Picture Insert		Transom Insert		
	Width = window width - 6.0" (152)		Width = window width - 6.0" (152)		
	Height = Depends on sash ratio and specific sill angle of insert window; see below.		Height = window width - 6.0" (152)		
	unobstructed glass height	sill angle deductions			= window height - sill angle deduction
		14°	8°	0°	
			5.816" (148)	6.285" (160)	6.890" (175)

• Dimensions in parentheses are in millimeters.
 • Clear Opening formulas provide dimensions for determining area available for egress.
 • Vent Opening formulas provide dimensions for determining area available for passage of air.
 • Unobst. Glass (unobstructed glass) formulas provide dimensions for determining area available for passage of light.
 • Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

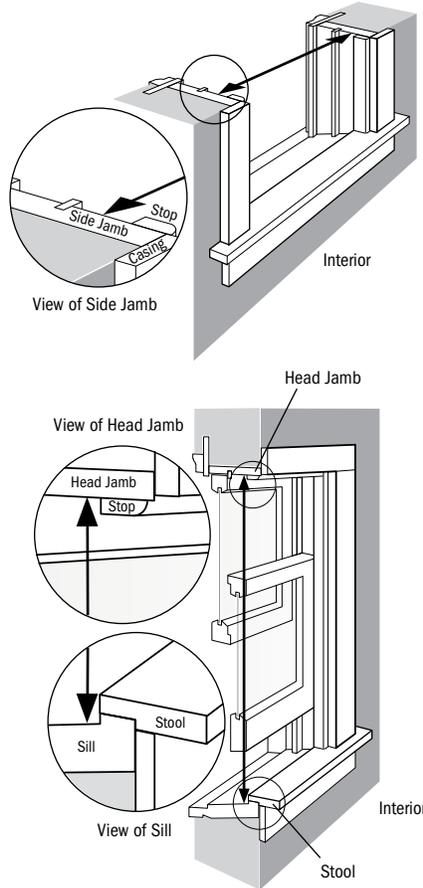
Existing Window Measurements

Required measurements:

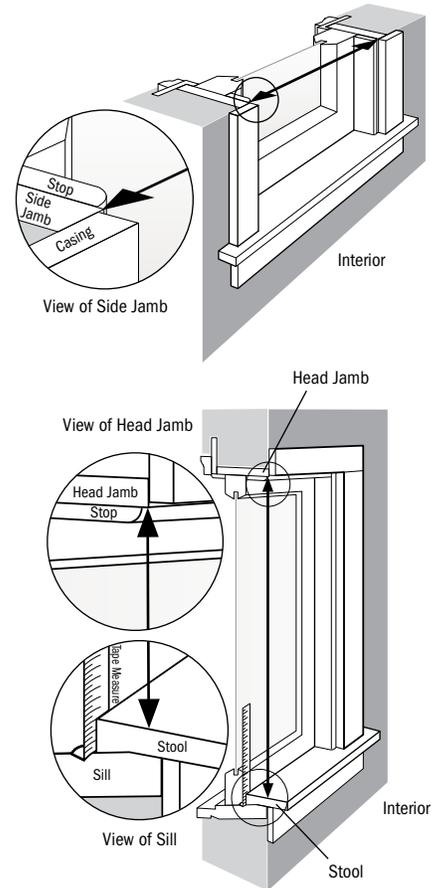
1. Existing Opening Height
2. Existing Sill Angle
3. Existing Opening Width



Existing Double-Hung Window



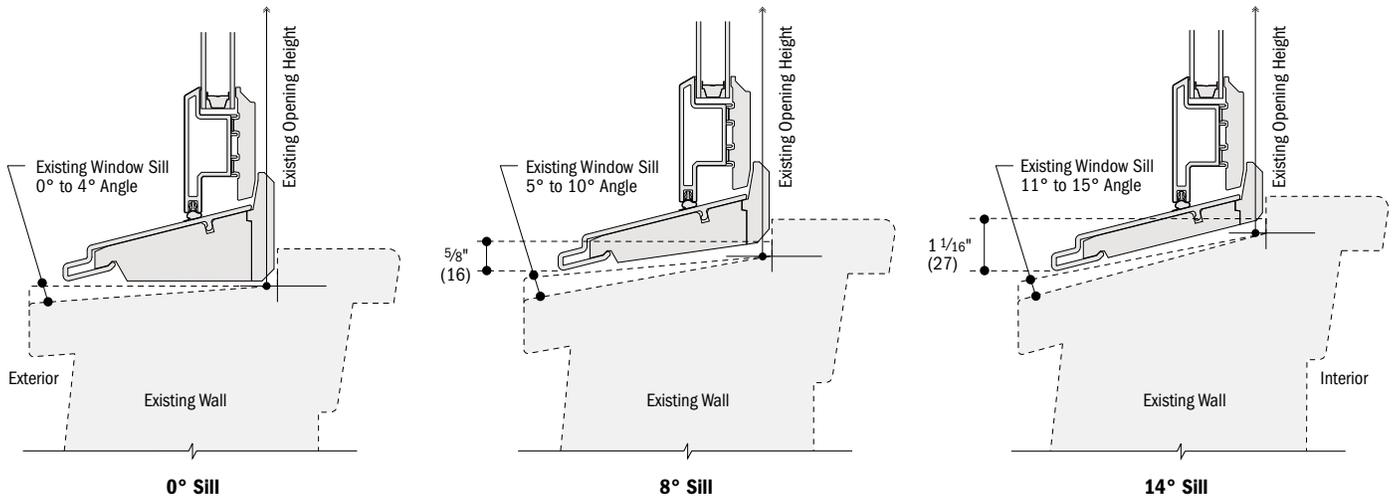
Existing Picture Window



Sill Angle Details

Scale 3" (76) = 1'-0" (305) – 1:4

Select a sill angle that most closely matches your existing sill angle.
Windows with a smaller sill angle will have a larger maximum height.
A "Sill Angle Finder App" is available; see page 68.



*Details are for illustration only and are not intended to represent product installation methods or materials. Refer to product installation guides at andersenwindows.com.
*Dimensions in parentheses are in millimeters.
*Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for insert windows.

400 Series Woodwright®
Double-Hung Insert
Windows