



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-16		February 12, 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:	New Structure(s)
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Description of proposed work:

The proposed scope of work includes the addition of a new swimming pool and a pool house, located at the rear of the property. These elements are sited to minimize visibility from the public road and to remain secondary to the historic main residence.

The client is also requesting a conceptual review of a proposed mudroom addition to the main house, as well as a new tennis court, as shown on the landscape plans. These items are presented for preliminary feedback only, with the understanding that the drawings will be resubmitted for separate review and approval at a later stage.

Additionally, the client is seeking permission to demolish the existing dairy structure and the lean-to at the goat stalls. The locations of these buildings are shown on the site plan, and photographs of the structures are included in the supporting documentation. The buildings are in significant disrepair and present a safety hazard to the owners' children and other visitors to the property. Due to their deteriorated condition and the associated risks, preservation or reuse is not considered feasible.

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: February 12, 2026



CAI Property Card

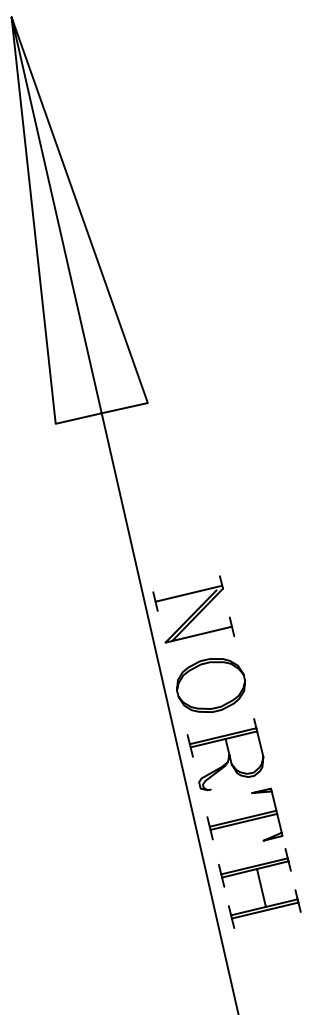
Town of Bristol, RI

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 1523 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 1523 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 1523 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.



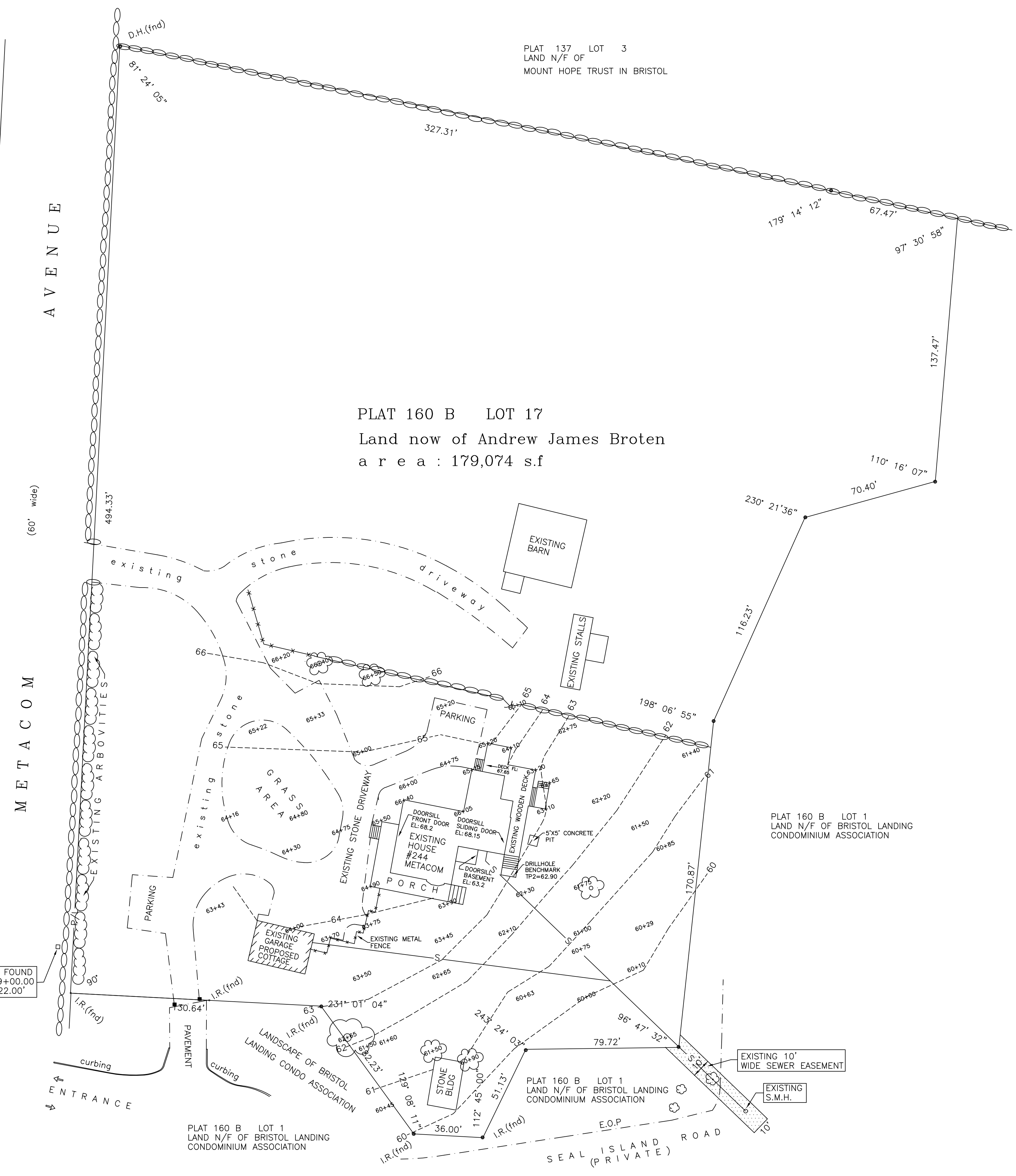
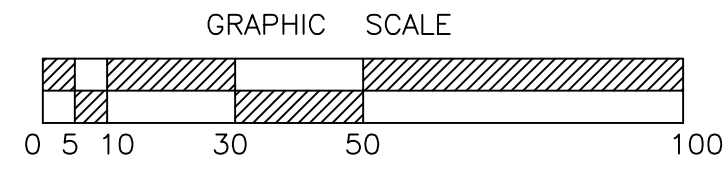
PLAT 41 LOT 153
LAND N/F OF
THOMAS B. & MARGARET A. PERROTTO

PLAT 41 LOT 149
LAND N/F OF
JAMES R. MALONE & JOYCE S. STROM

PLAT 41 LOT 148
LAND N/F OF
ARTHUR PIRES & HELEN P. MCLAREN-PIRES

PLAT REFERENCE

PLAN ENTITLED "BRISTOL LANDING CONDOMINIUMS " CONVEYANCE PLAN
AP 160B LOTS 1 & 17 REVISED JULY 20, 2000 BY: NORTHEAST ENGINEERS
AND CONSULTANTS, INC.

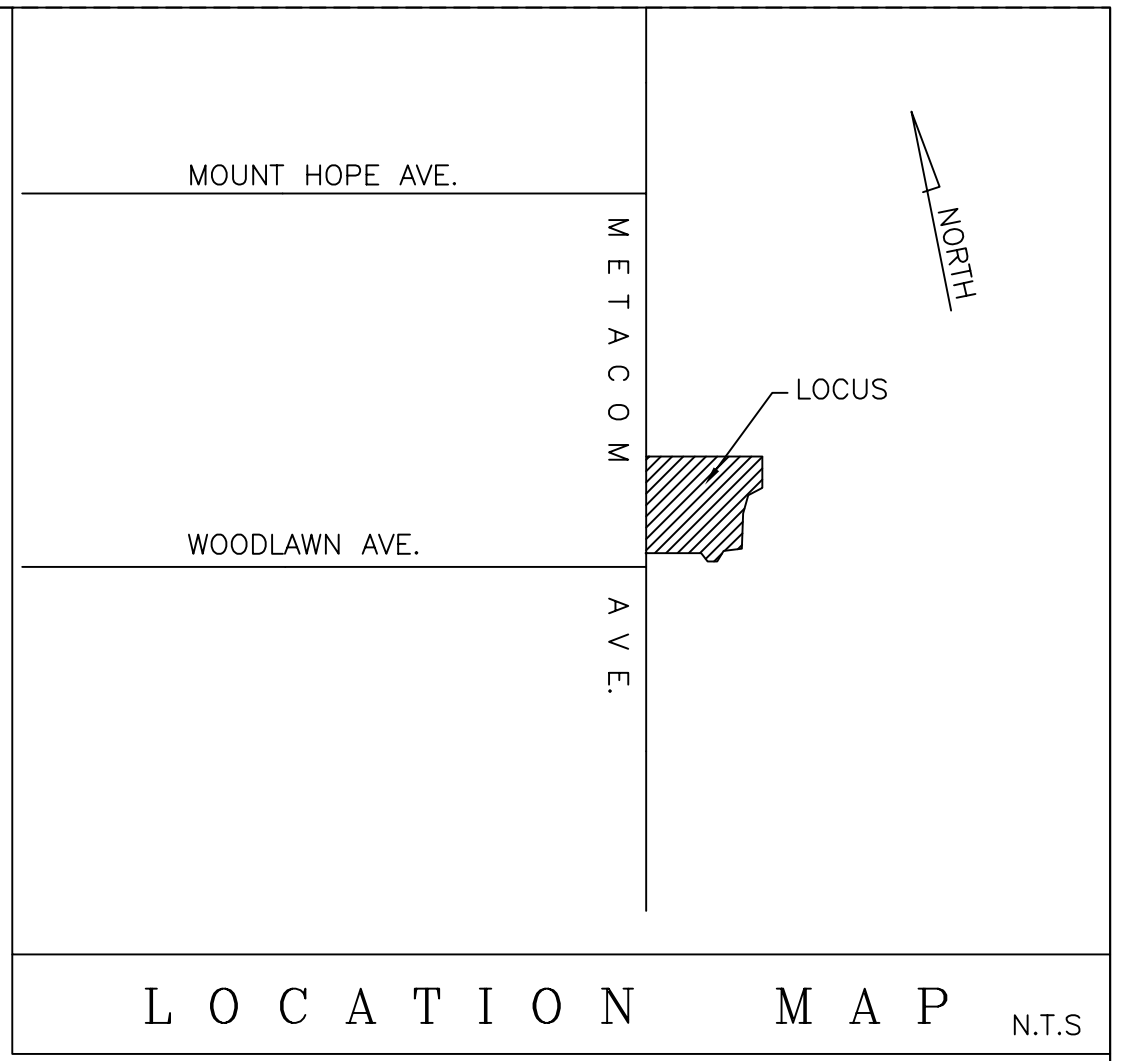


PLAT 160 B LOT 17
Land now of Andrew James Broten
a r e a : 179,074 s.f

PLAT 137 LOT 3
LAND N/F OF
MOUNT HOPE TRUST IN BRISTOL

PLAT 160 B LOT 1
LAND N/F OF BRISTOL LANDING
CONDOMINIUM ASSOCIATION

PLAT 160 B LOT 1
LAND N/F OF BRISTOL LANDING
CONDOMINIUM ASSOCIATION



LOCATION MAP N.T.S

LEGEND

- I.R. IRON ROD
- E.O.P EDGE OF PAVEMENT
- P/L PROPERTY LINE
- PS PROPOSED SEWER LINE
- IRON ROD SET
- S.M.H SEWER MANHOLE
- 61+00 SPOT GRADES
- 61----- CONTOURS
- ∞∞∞ EXISTING STONEWALL

ZONING

P.U.D. * (WITH CONDITIONS.)

NOTES

1. THIS PROPERTY IS IN FLOOD ZONE "X" MAP 44001C0014G 11/16/2006
2. EXISTING GARAGE IS SERVICED BY PUBLIC WATER.
3. THE LAND SHOWN HEREON IS SUBJECT TO ANY EASEMENTS, RIGHT OF WAYS, RESTRICTIONS OR OTHER LIMITATIONS WHICH MAY BE REVEALED BY A FULL EXAM. OF TITLE.
4. THW UTILITIES SHOWN HEREON ARE LOCATED FROM THE BEST AVAILABLE EVIDENCE AND THE SURVEYOR DOES NOT GUARANTEE THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SERVICING THE PROPERTY.

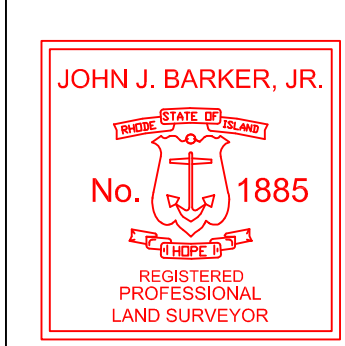
CERTIFICATION

THIS SURVEY HAS BEEN CONDUCTED & THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES & REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF BOUNDARY SURVEY	MEASUREMENT SPECIFICATION
COMPREHENSIVE BOUNDARY SURVEY	CLASS 1 STANDARD
TOPOGRAPHICAL SURVEY	CLASS III STANDARD
OTHER TYPE OF SURVEY	
DATA ACCUMULATION	III

THE PURPOSE FOR THE CONDUCT AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: TO SHOW THE EXISTING CONDITIONS OF THE PROPERTY AROUND THE EXISTING HOUSE WITH TOPOGRAPHICAL SURVEY

BY: JOHN J. BARKER, JR. PLS#1885 COA#LS-A302



BARKER LAND SURVEYING

SITE PLAN
for
Andrew James Broten

244 METACOM AVENUE MAP 160 B LOT 17 BRISTOL R.I.

OWNER:
ANDREW JAMES BROTEN & ANNE
E. NICOLE 244 METACOM AVE.
BRISTOL RHODE ISLAND 02809

DWG NO.	SCALE	DATE	DWN BY	SHEET
251102-974	1"=30'	11/19/25	JJB	1 OF 1

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

HDC Material List

New Pool House

244 Metacom Ave, Bristol, RI 02809

Exterior Material List:

- Siding - Pre-finished White Cedar Shingles
- Roofing - CertainTeed Landmark Pro Asphalt Shingles
- Cupola stone veneer - Thompson Stone (Thickness < 2")

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

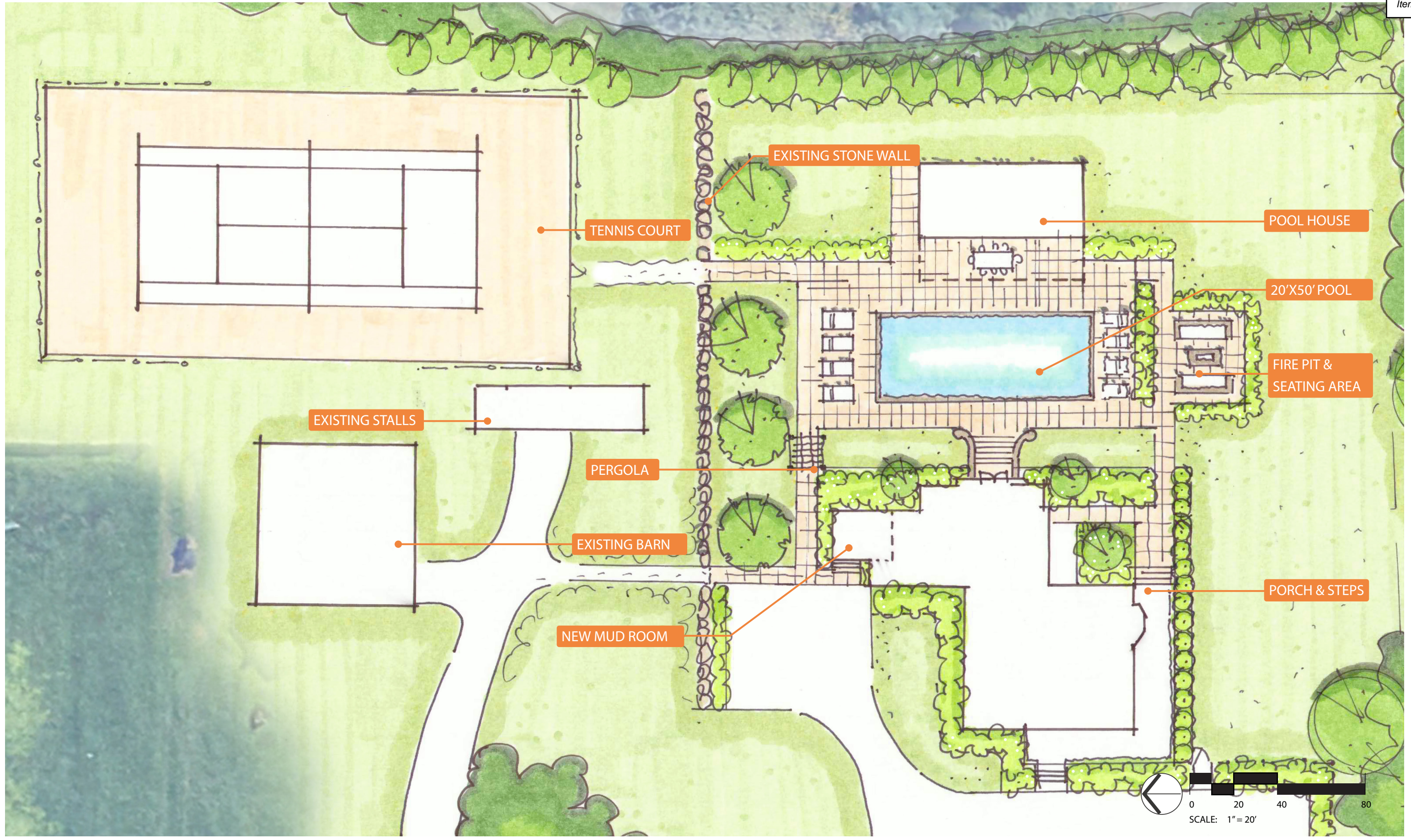
244 METACOM AVE

02 / 12 / 26



OVERALL PLAN

244 Metacom Ave



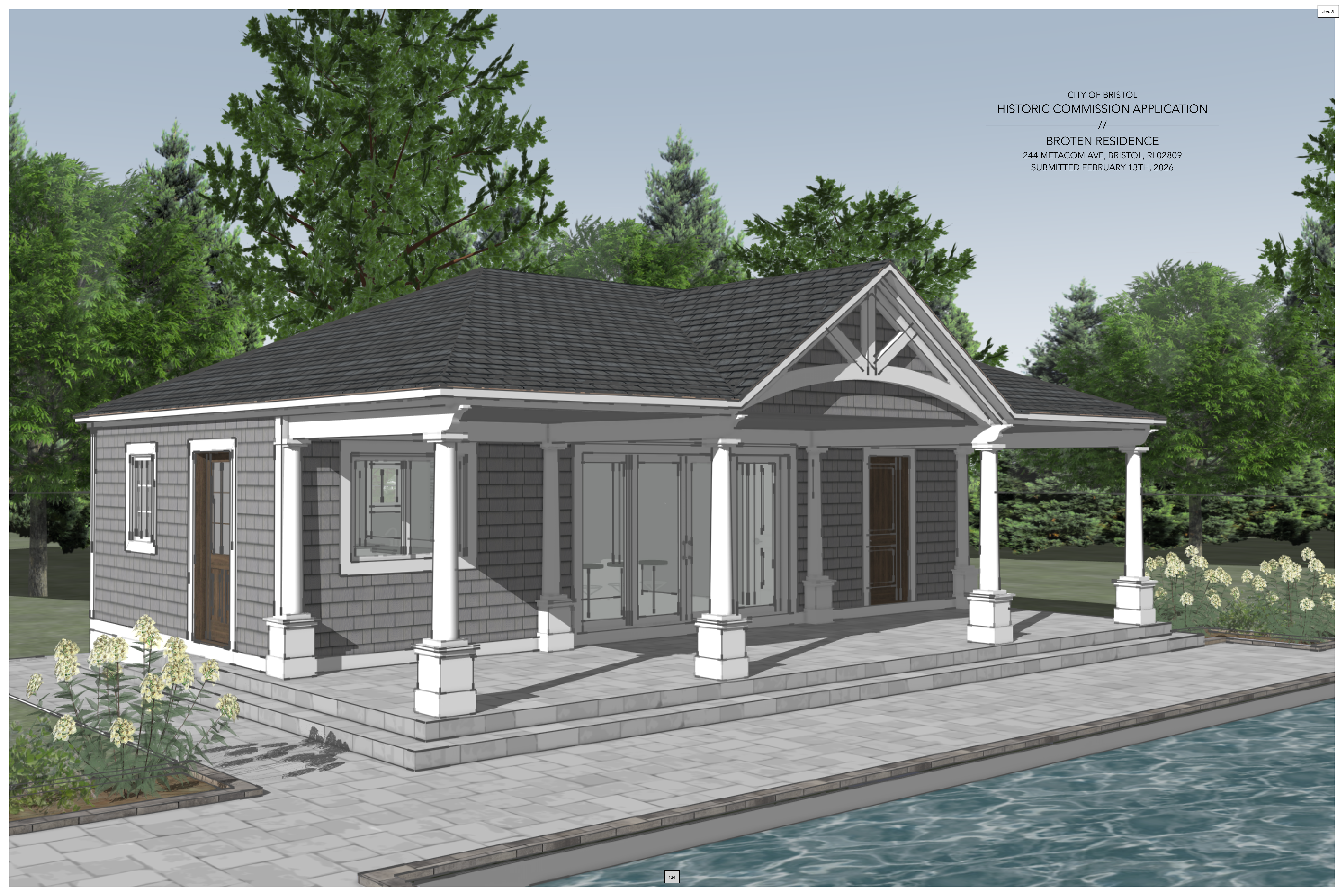
POOL LAYOUT

244 Metacom Ave

CITY OF BRISTOL
HISTORIC COMMISSION APPLICATION

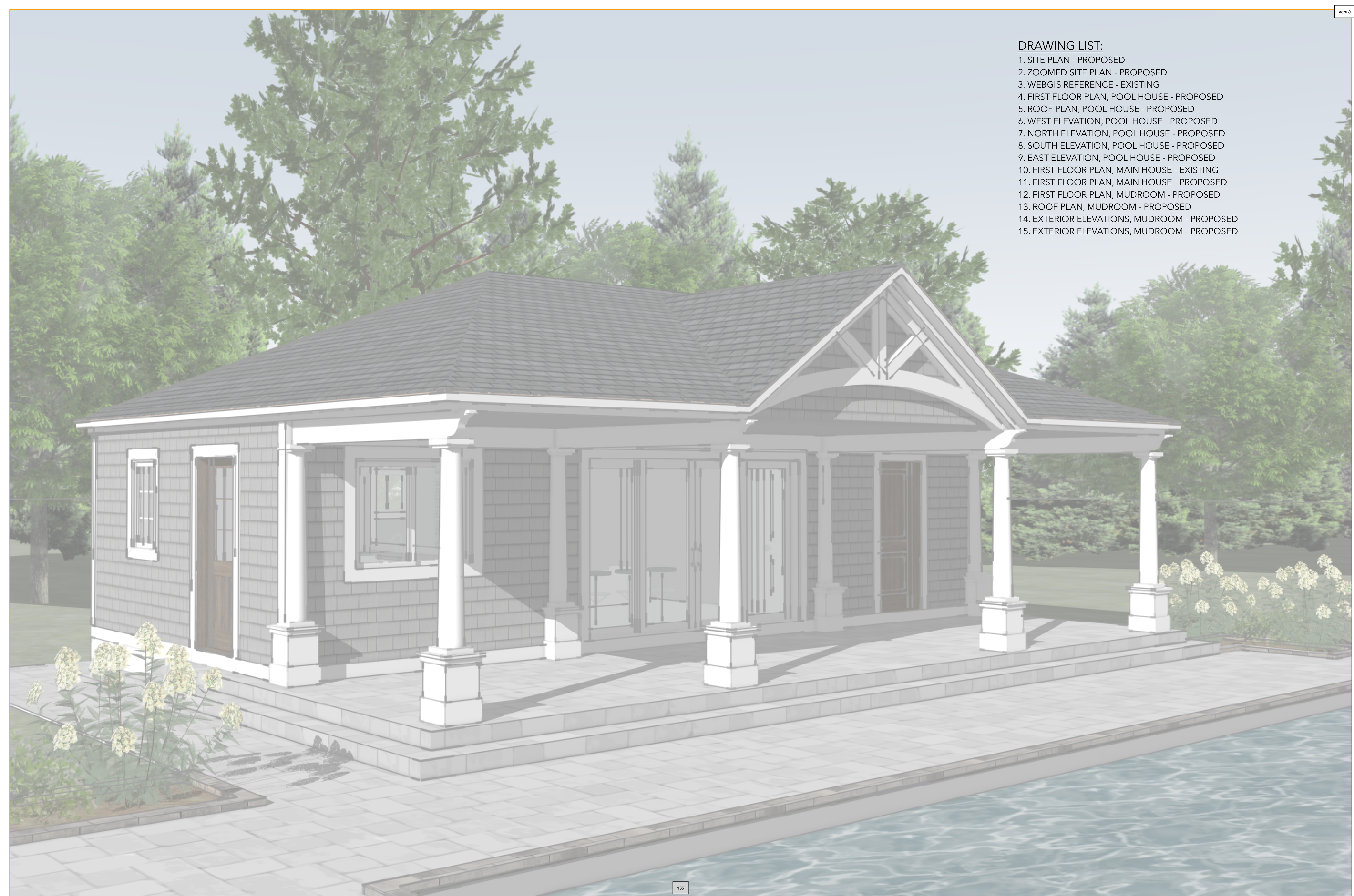
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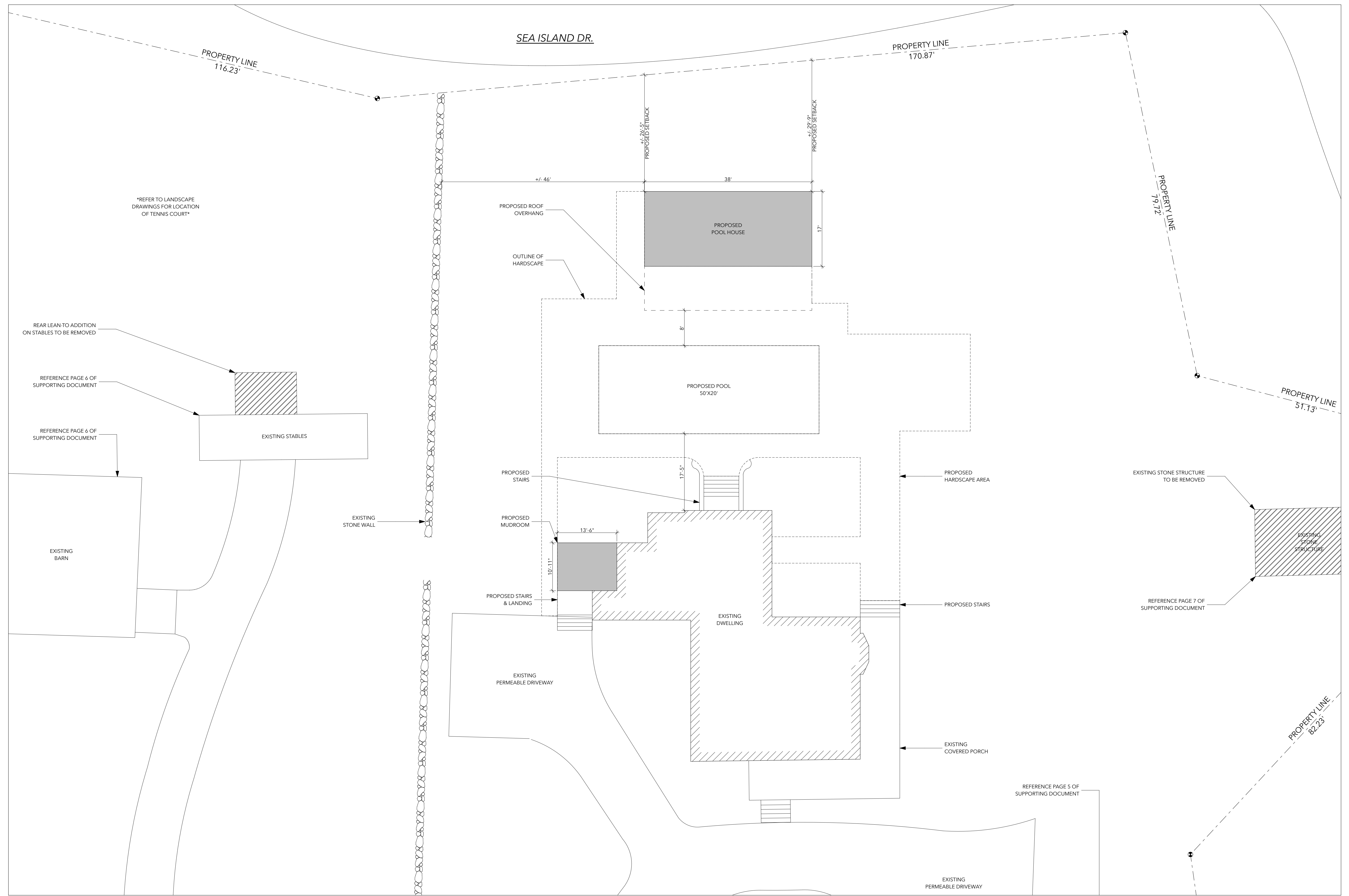
BROTEN RESIDENCE
244 METACOM AVE, BRISTOL, RI 02809
SUBMITTED FEBRUARY 13TH, 2026



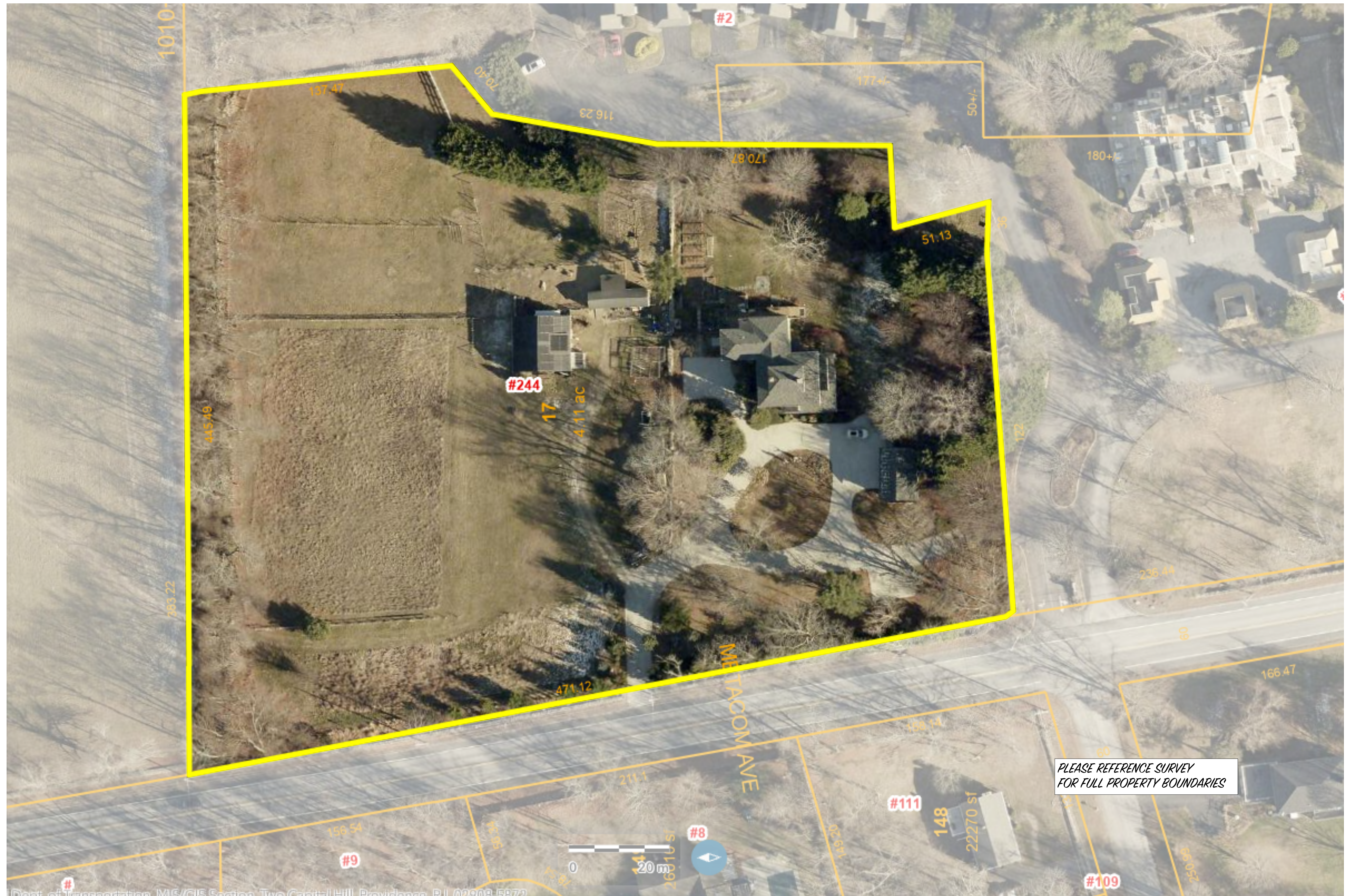
DRAWING LIST:

1. SITE PLAN - PROPOSED
2. ZOOMED SITE PLAN - PROPOSED
3. WEBGIS REFERENCE - EXISTING
4. FIRST FLOOR PLAN, POOL HOUSE - PROPOSED
5. ROOF PLAN, POOL HOUSE - PROPOSED
6. WEST ELEVATION, POOL HOUSE - PROPOSED
7. NORTH ELEVATION, POOL HOUSE - PROPOSED
8. SOUTH ELEVATION, POOL HOUSE - PROPOSED
9. EAST ELEVATION, POOL HOUSE - PROPOSED
10. FIRST FLOOR PLAN, MAIN HOUSE - EXISTING
11. FIRST FLOOR PLAN, MUDROOM - PROPOSED
12. FIRST FLOOR PLAN, MUDROOM - PROPOSED
13. ROOF PLAN, MUDROOM - PROPOSED
14. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED
15. EXTERIOR ELEVATIONS, MUDROOM - PROPOSED

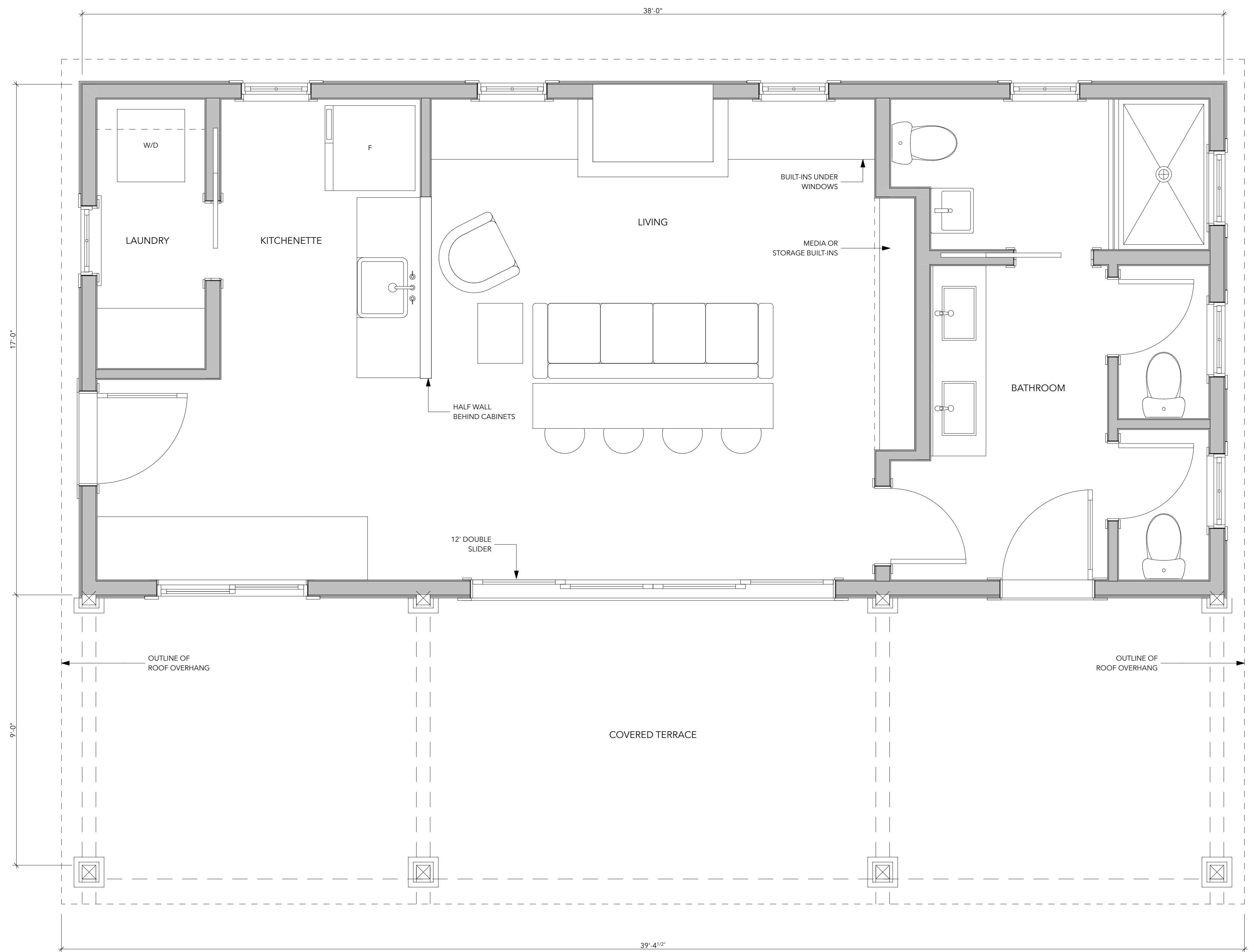




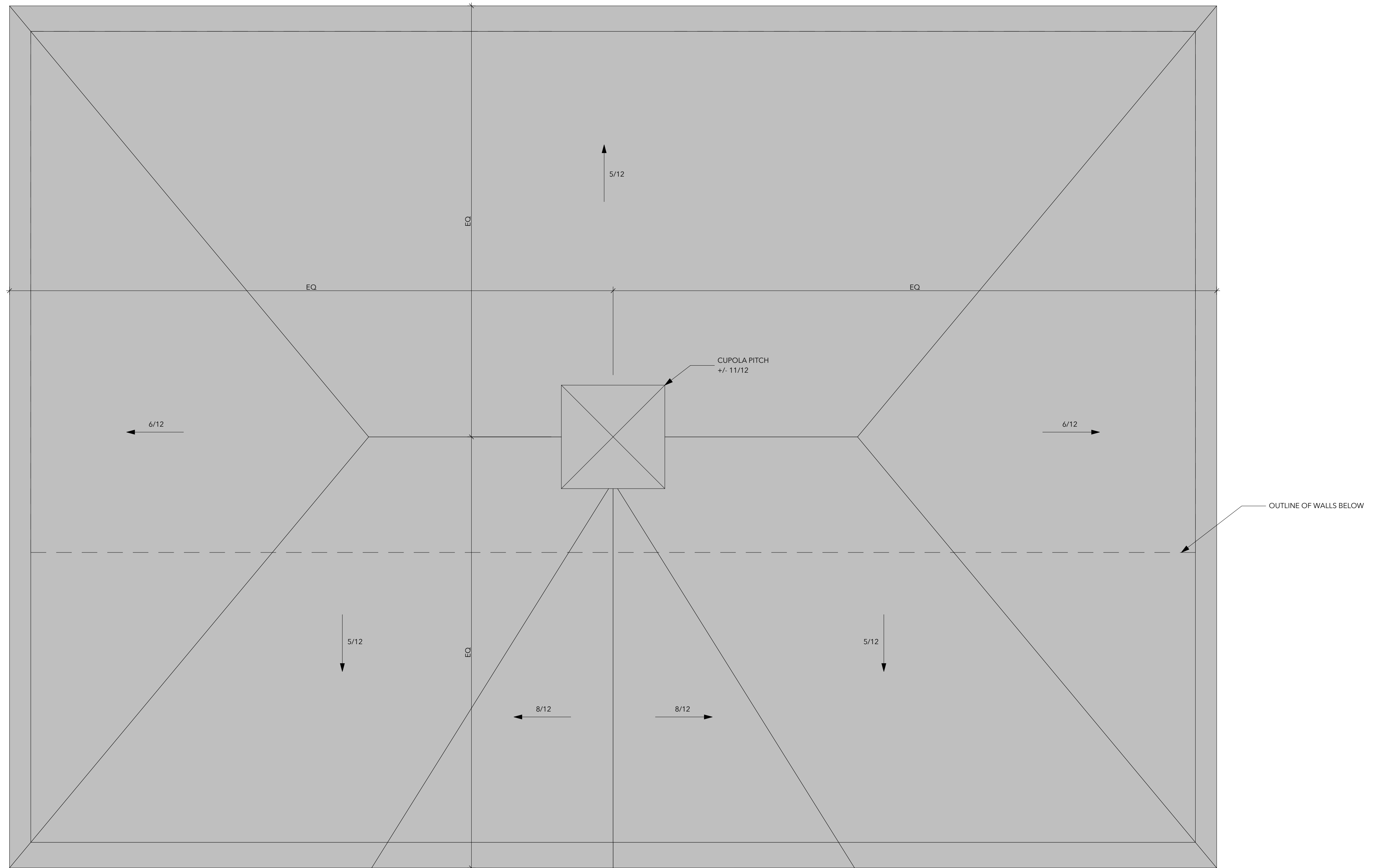
SITE PLAN - ZOOMED - PROPOSED



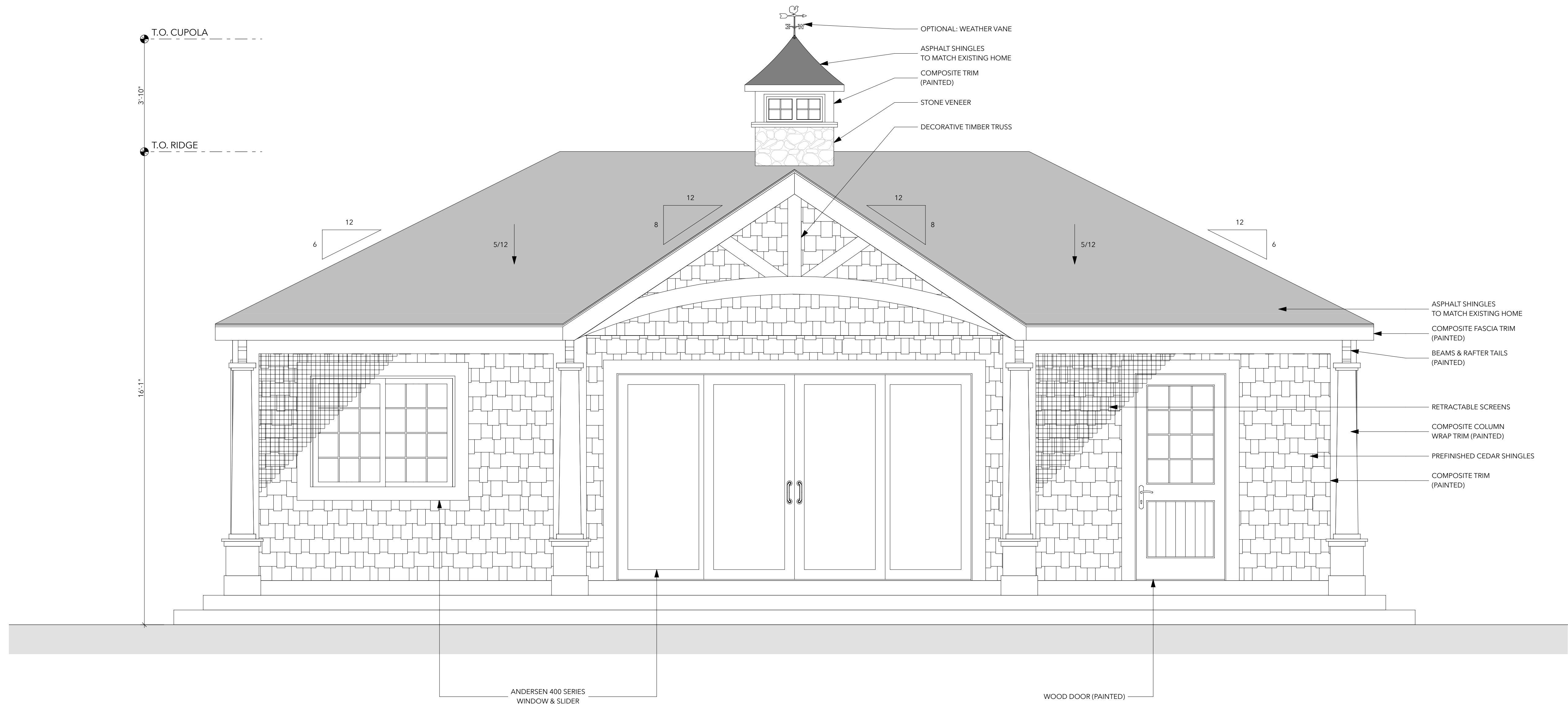
LOCATION PLAN



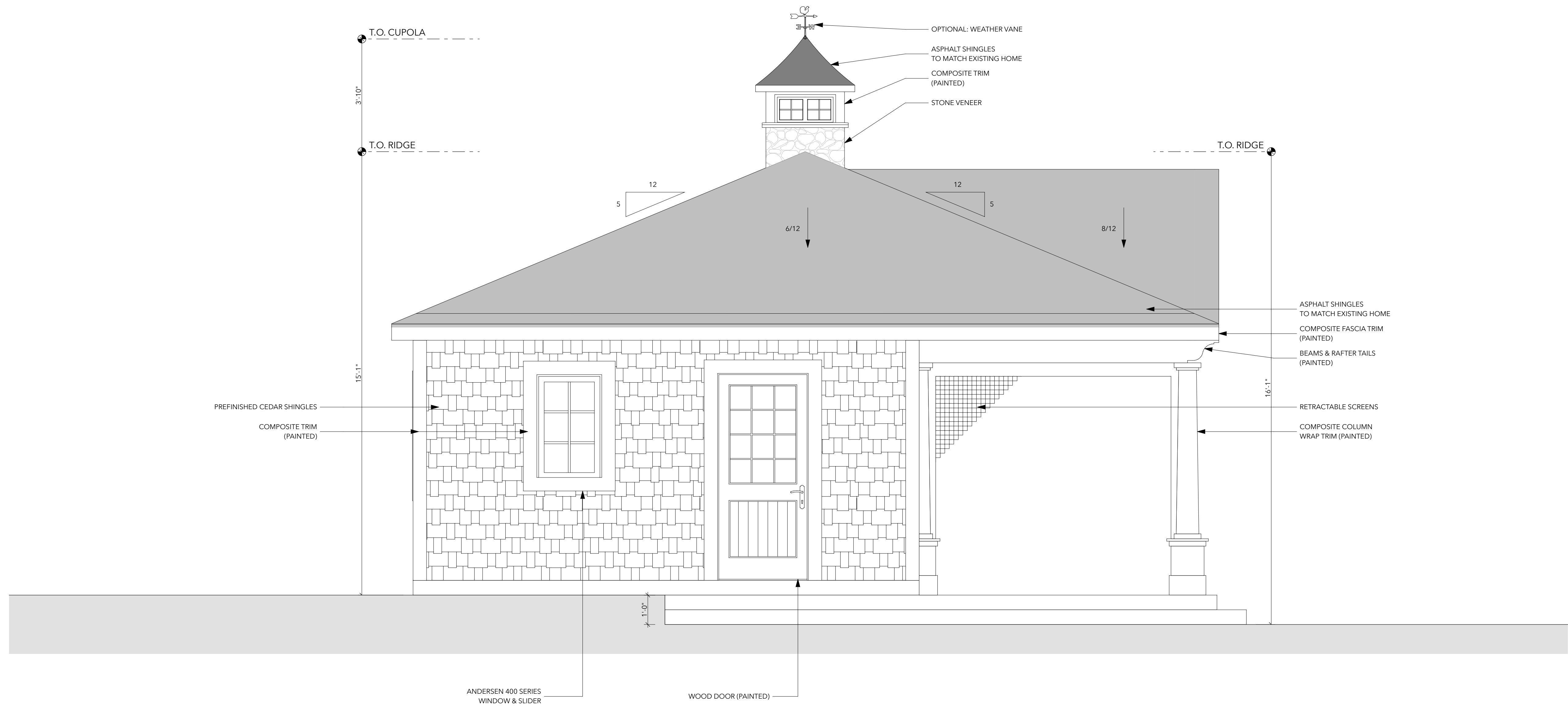
FIRST FLOOR PLAN - PROPOSED



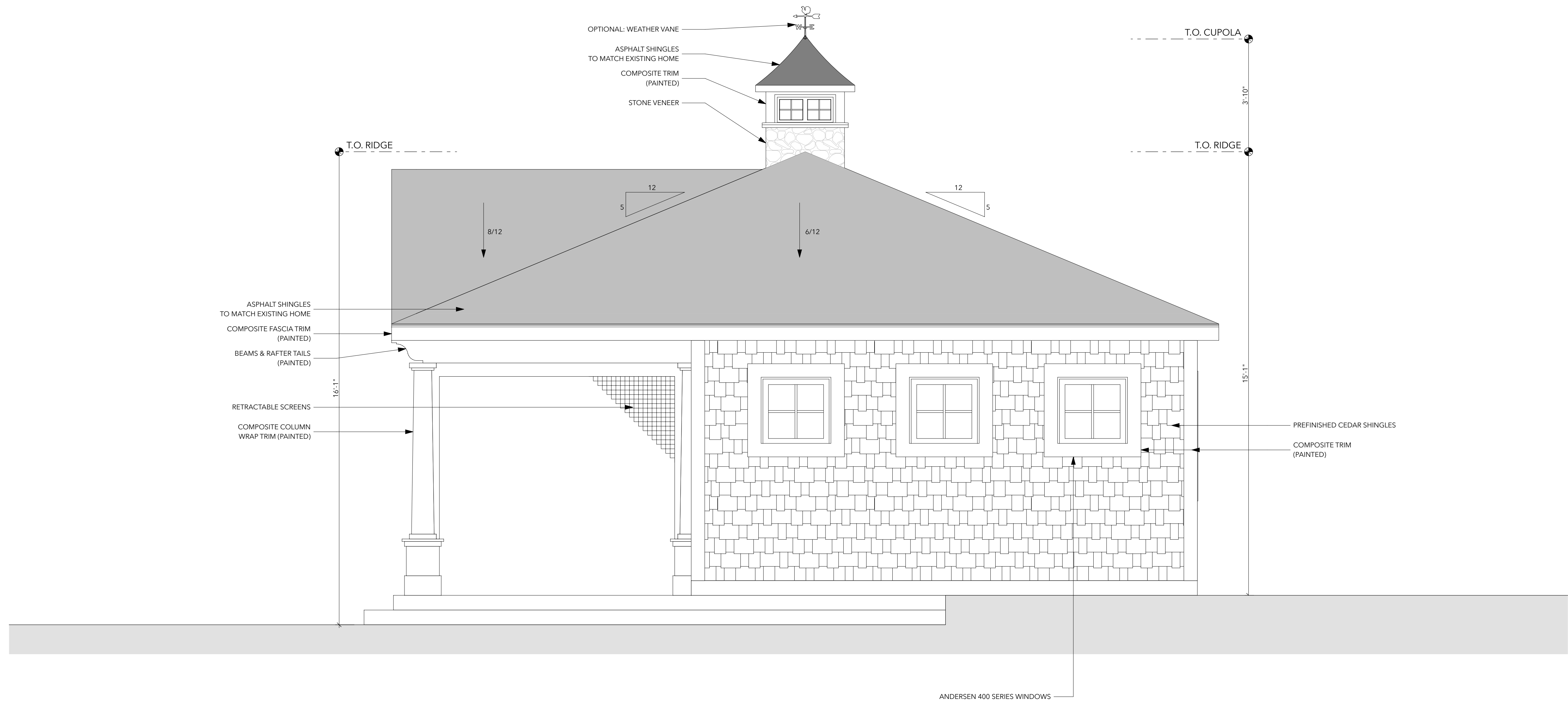
ROOF PLAN - PROPOSED



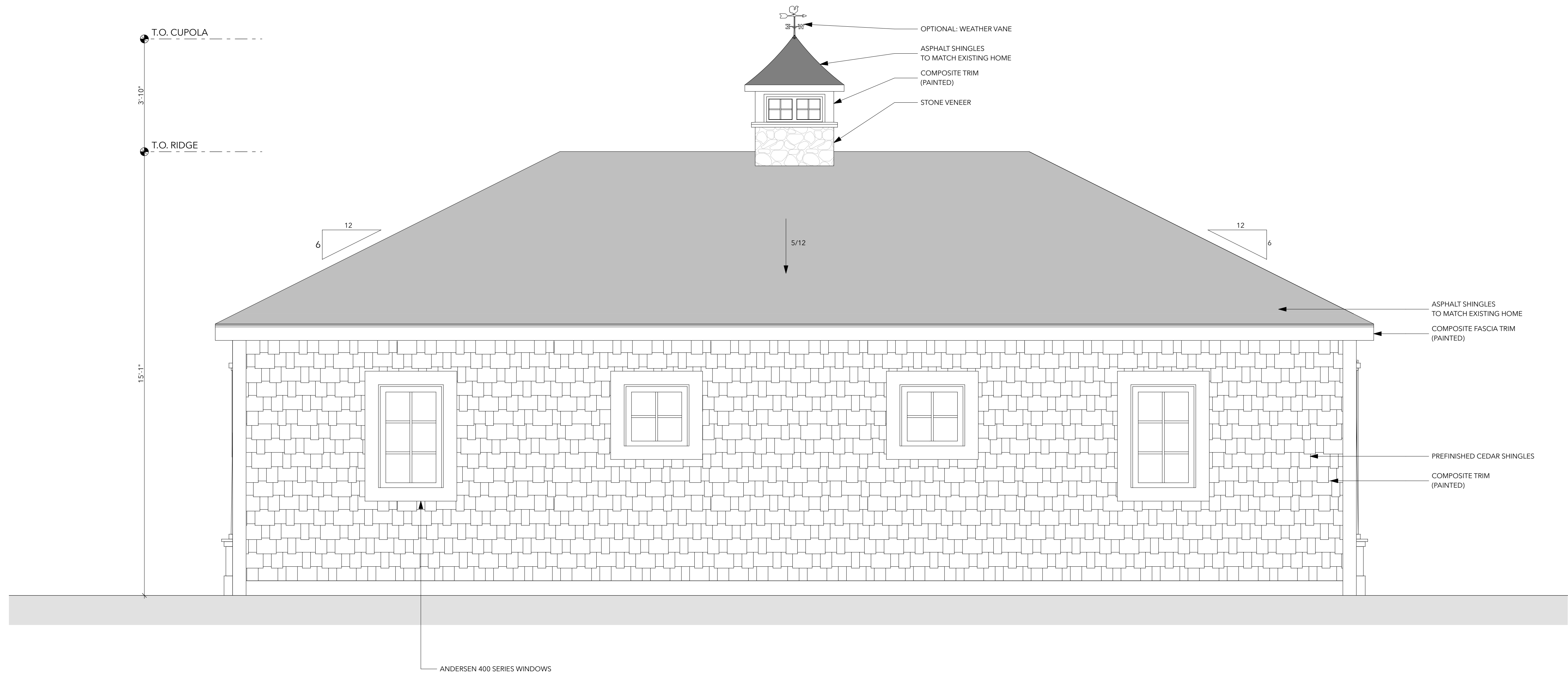
WEST ELEVATION - PROPOSED



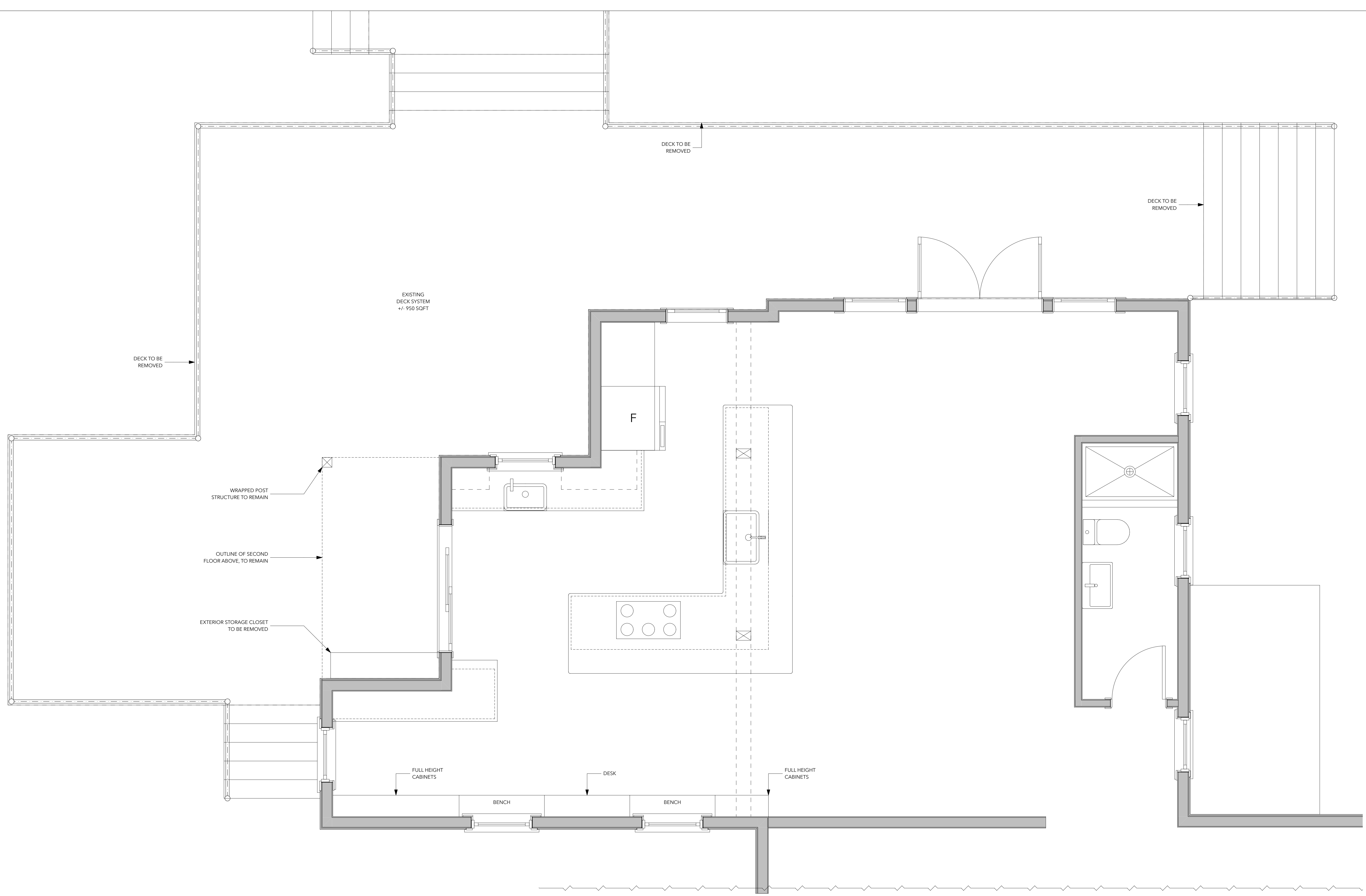
NORTH ELEVATION - PROPOSED



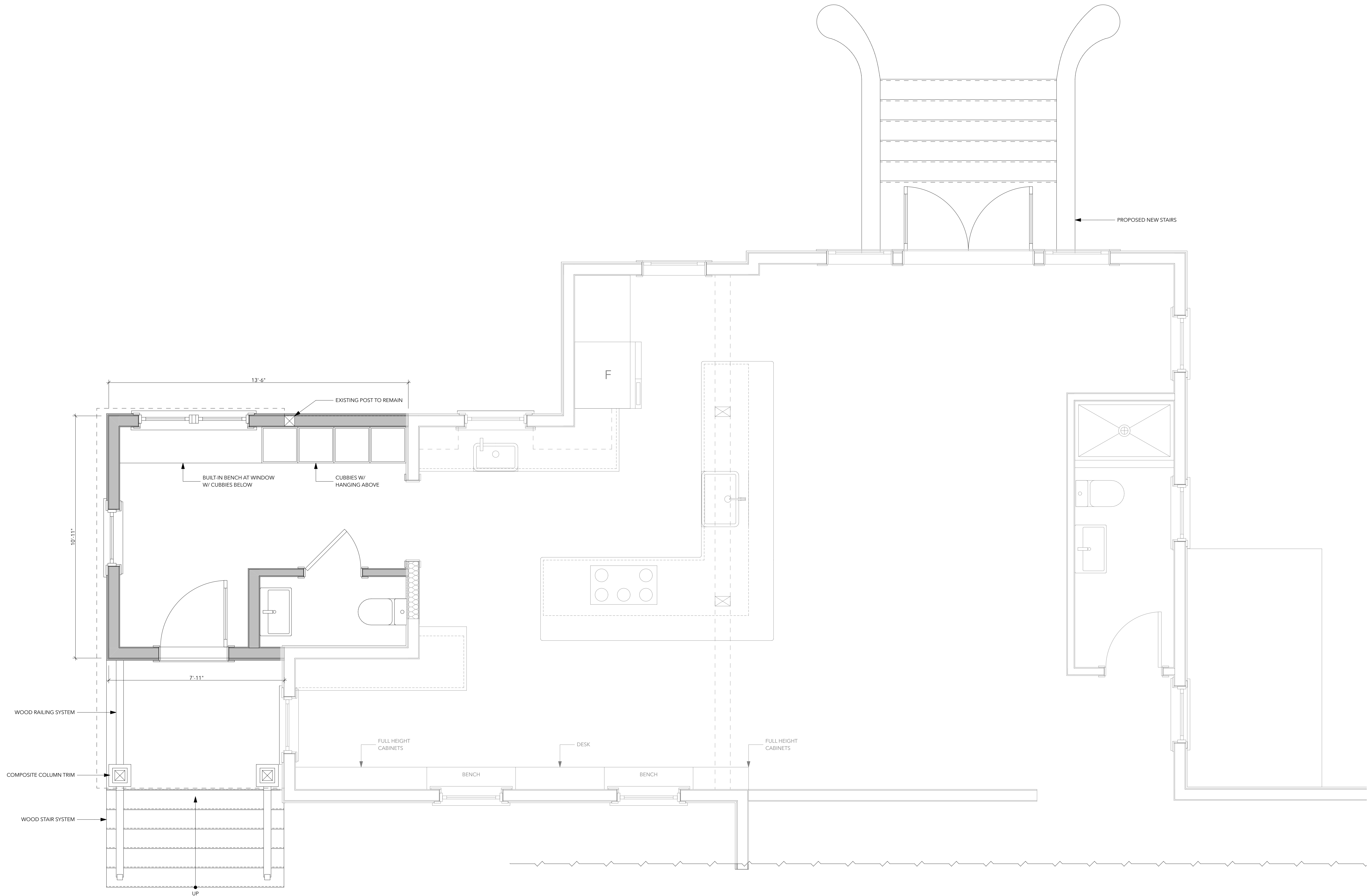
SOUTH ELEVATION - PROPOSED



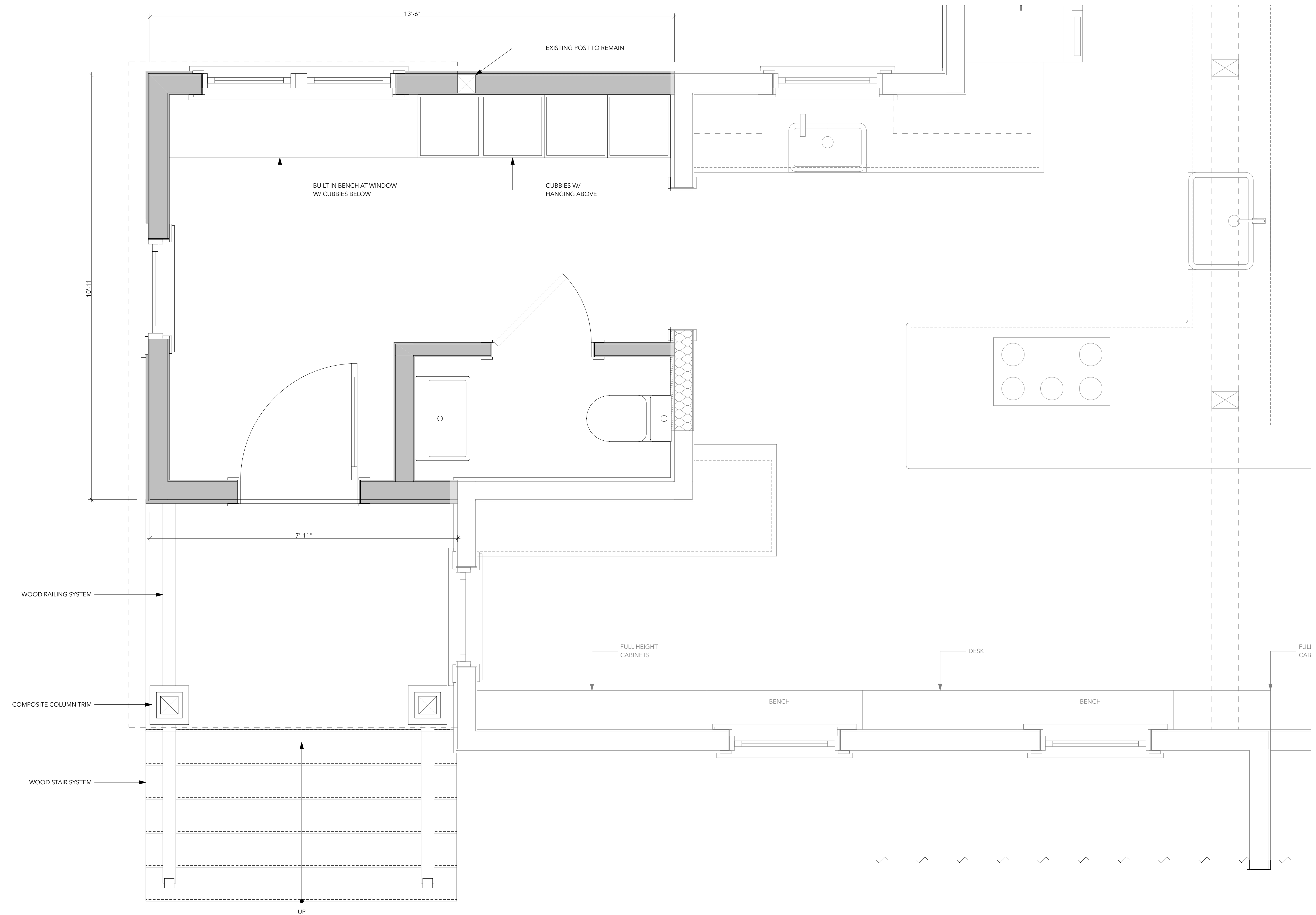
EAST ELEVATION - PROPOSED



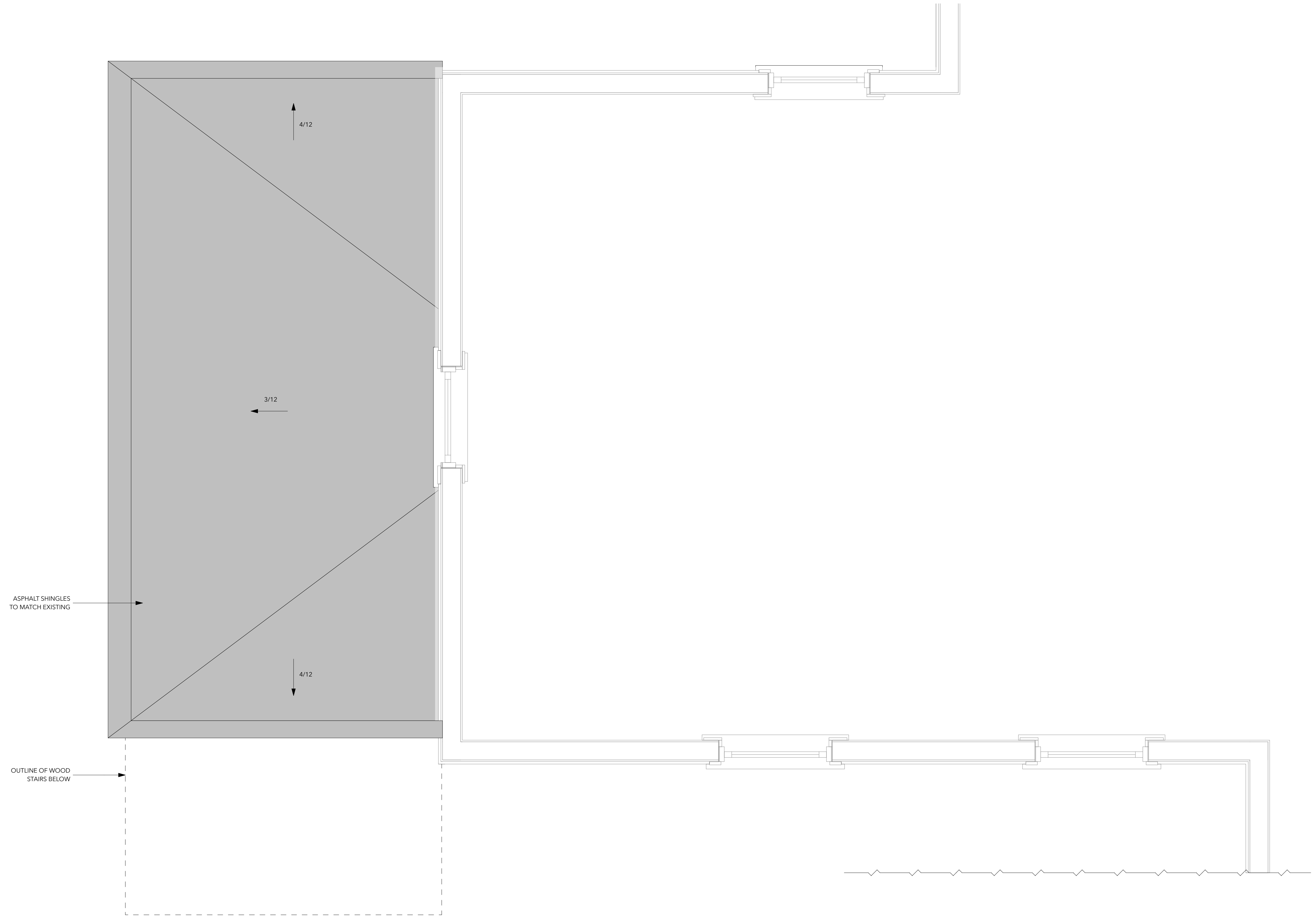
FIRST FLOOR PLAN - EXISTING



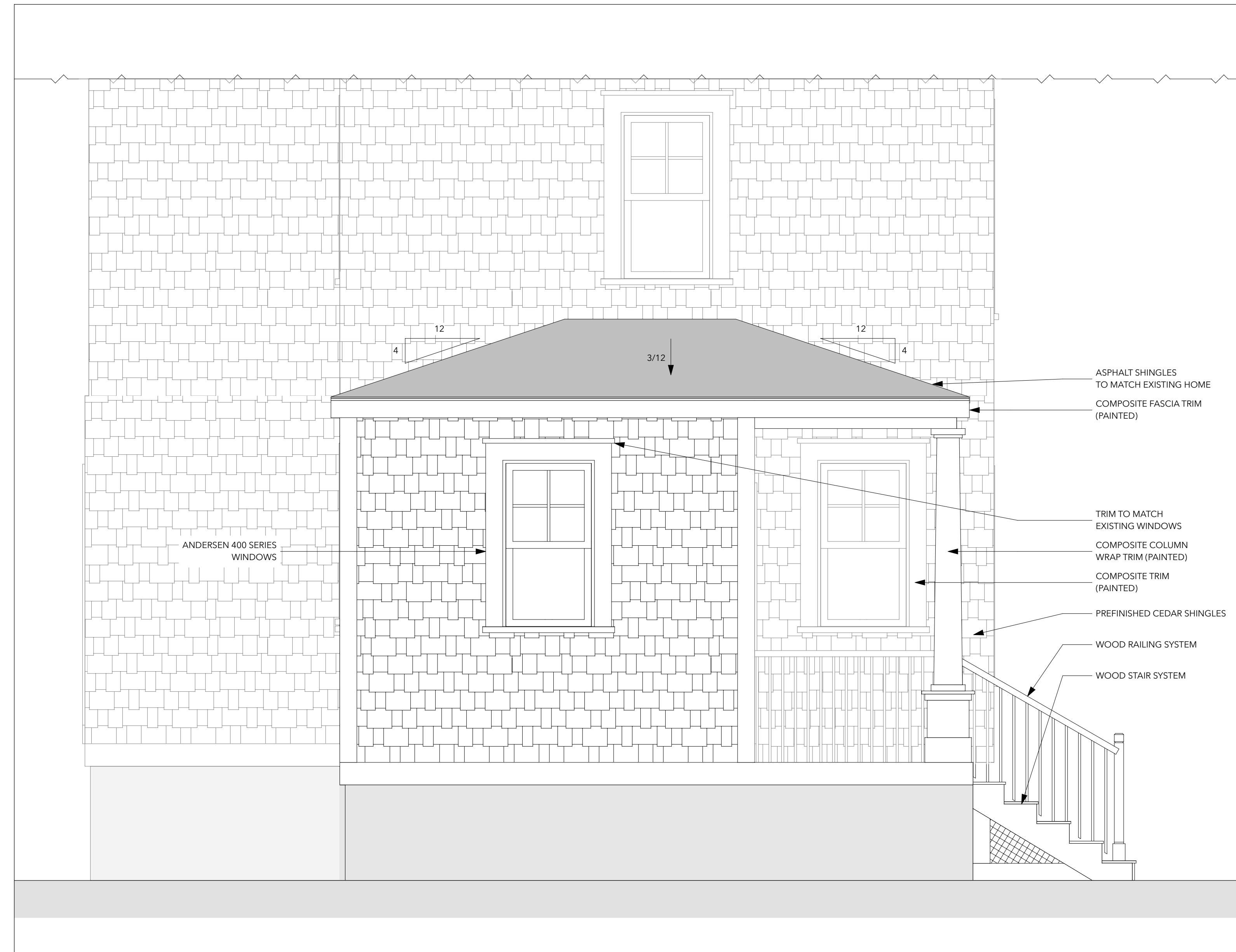
FIRST FLOOR PLAN - PROPOSED



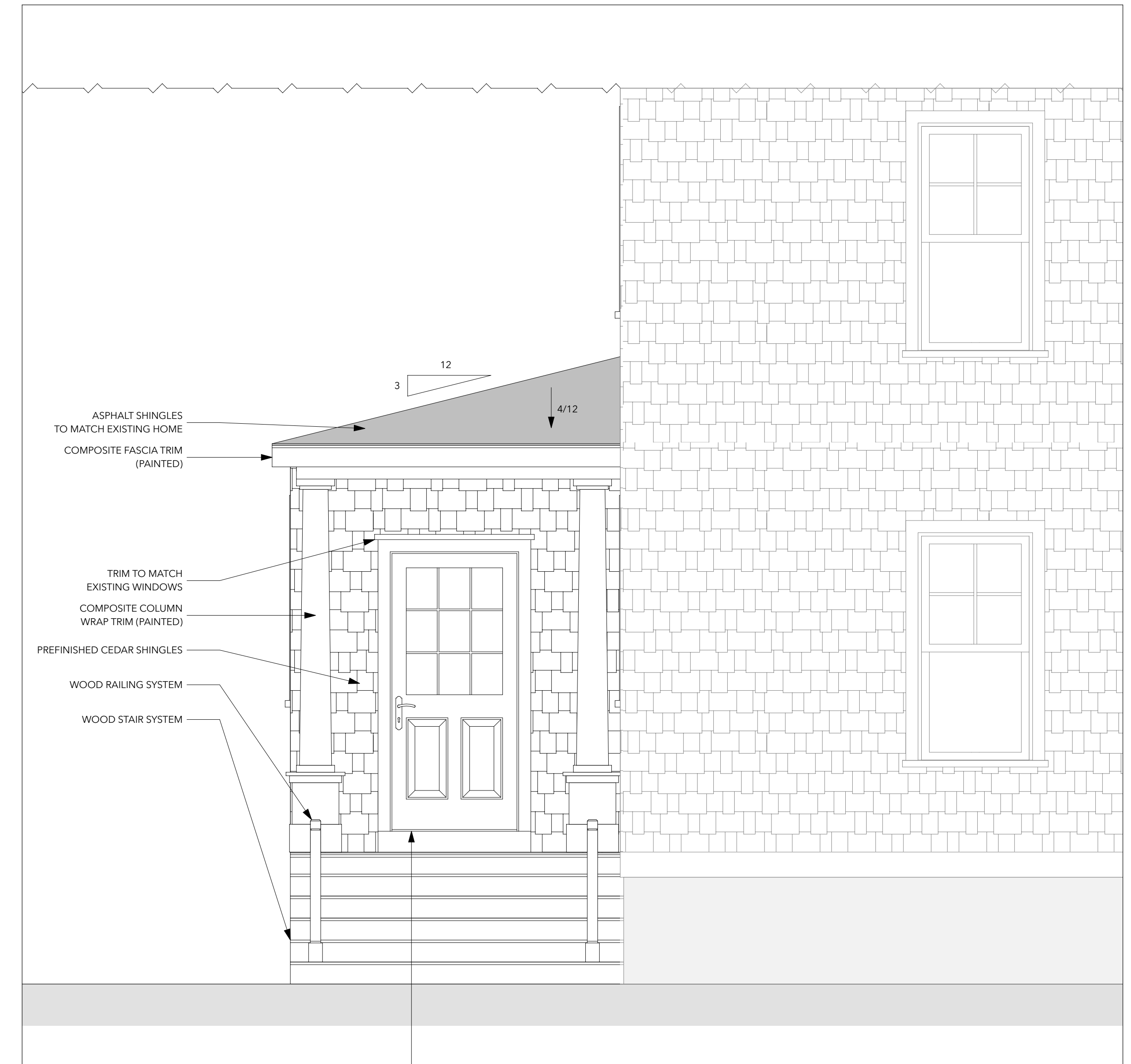
FIRST FLOOR PLAN - PROPOSED



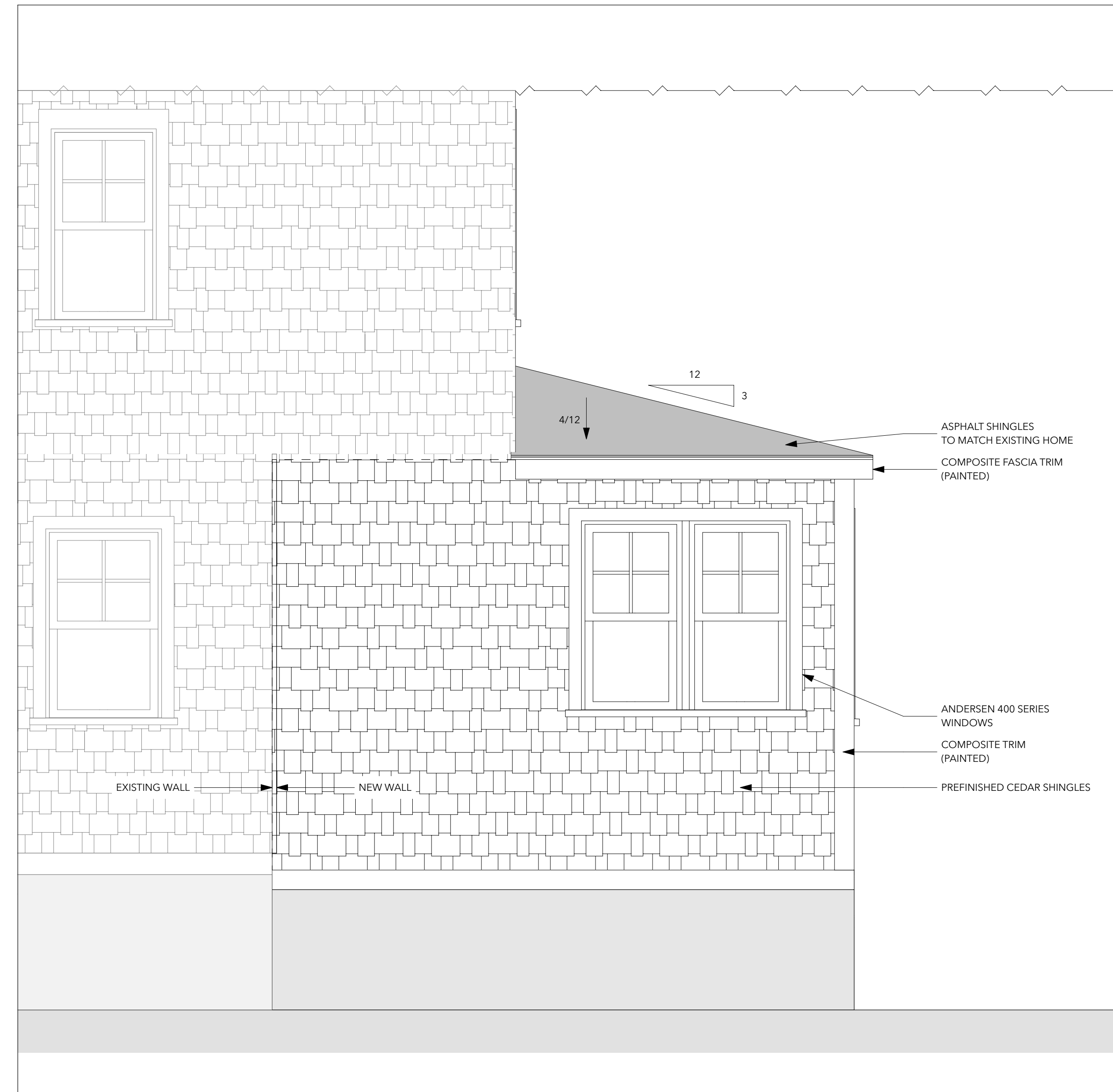
ROOF PLAN - PROPOSED



NORTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



88 Valley Rd.
Middletown, RI 02842

Rhode Island & Massachusetts
Licensed and Insured
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» Contact Us: 401-619-1260
JPS@JPSConstructionDesign.com

Bristol Historic Commission Application for 244 Metacom Avenue, Bristol

Supplementary Photos

EXISTING HOUSE AND ACCESSORY STRUCTURES



Existing house
from driveway



Front of house



South West
Elevation

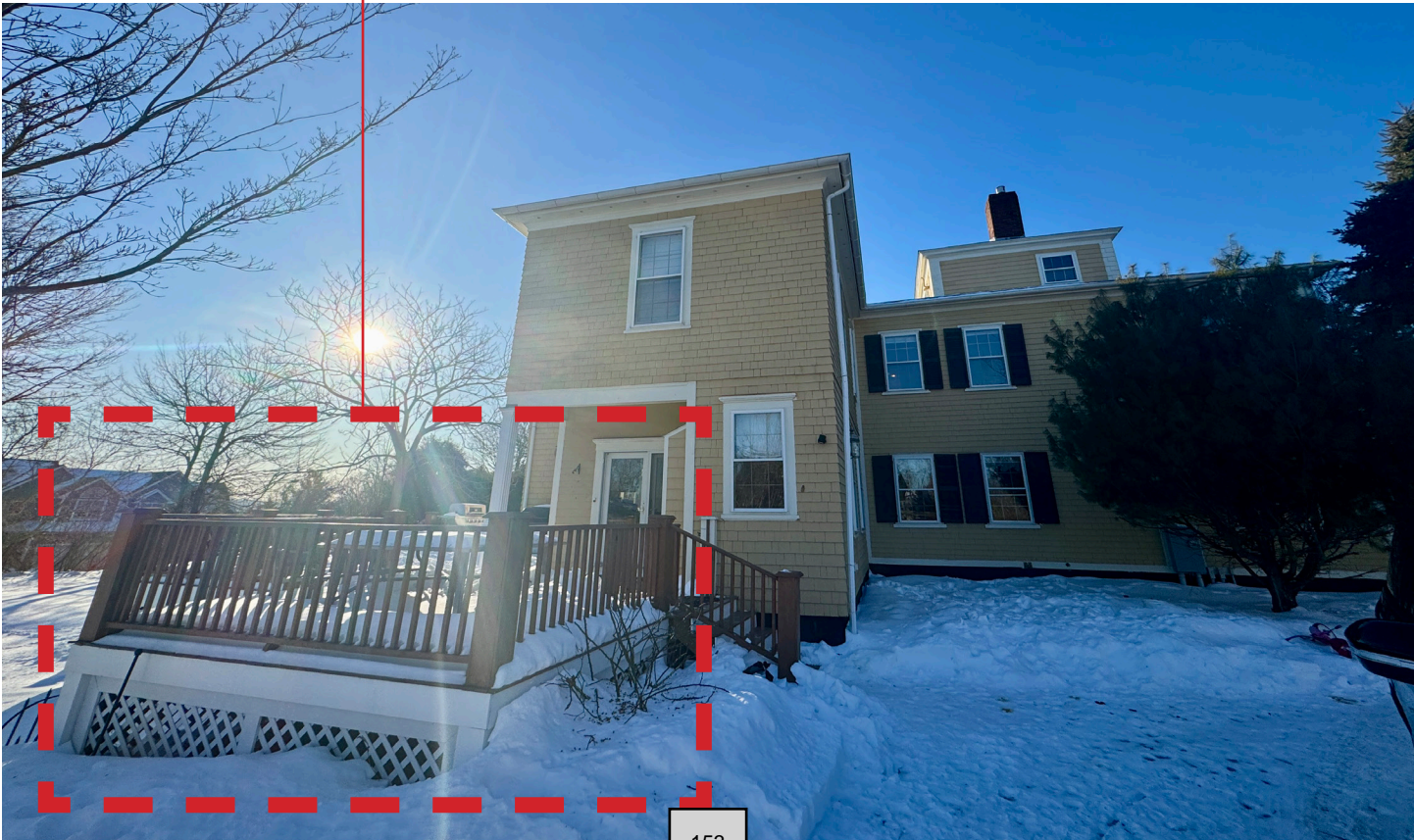
Rear Elevation





Extent of deck to be removed

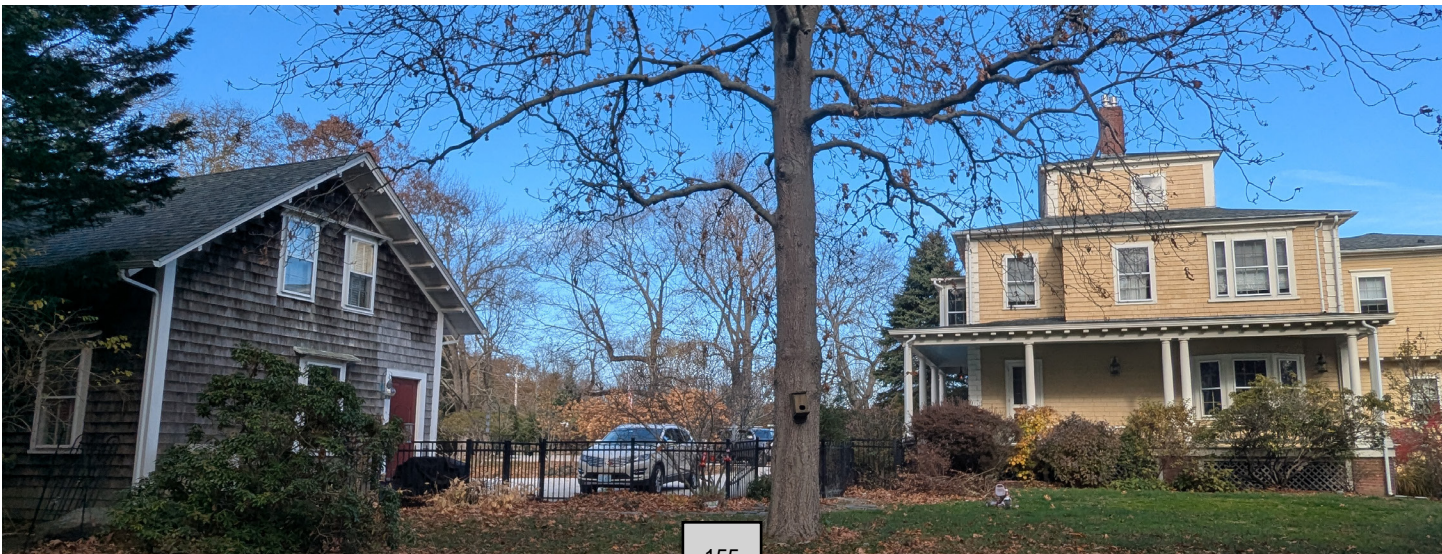
North East Elevation



Existing House Details



Existing Guest Cottage (no work)



Existing barn and goat stalls



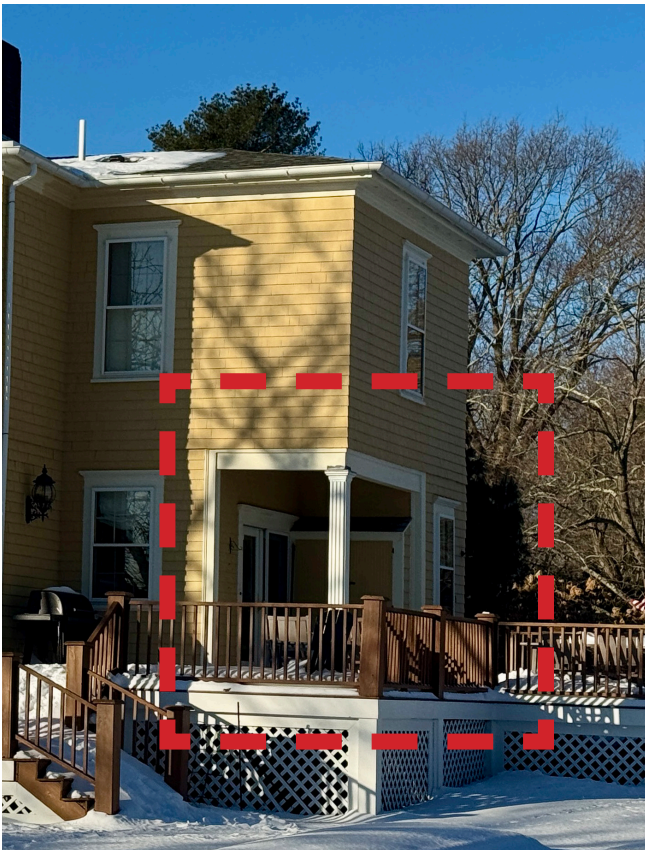
Demolish the rear lean to of the goat stalls that was added later than the original building



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



Existing house - mud room addition



Proposed pool house



View from Pool house / pool towards the south west



View from pool house / pool towards the main house



View from main house towards the pool and pool house