



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 diary building can be demolished

Property History

Building Survey Data

RIHPHC ID #:	
HISTORIC NAME:	
ARCH. STYLE:	
ORIGINAL CONSTRUCTION DATE (est.):	

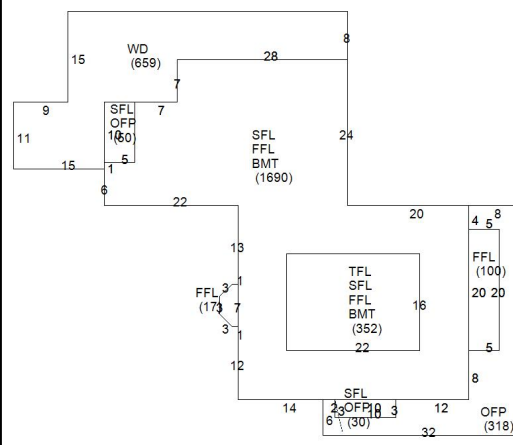
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)

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	PHOTO 
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.

7/23/2026

Property Information - Bristol, RI

Nick Toth

From: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Sent: Wednesday, July 15, 2026 3:19 PM
To: Totten, Elizabeth (HPHC); Nick Toth
Subject: RE: Bristol Assistance - Scheduling

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

Hi Nick,

Bob Major is with Preservation Cooperative. He has a good mason that he uses. He is right in Warren and his contact number is 331-4350. Joe at Gnazzo Construction is also very good. His contact is 860-684-2334. They do all the masonry work at Fort Adams.

Roberta

Roberta Randall
 Principal Historical Architect
 RI Historical Preservation and Heritage Commission
 150 Benefit Street
 Providence, RI 02903
 401-222-4333

From: Totten, Elizabeth (HPHC) <Elizabeth.Totten@preservation.ri.gov>
Sent: Tuesday, July 7, 2026 12:47 PM
To: Nick Toth <ntoth@bristolri.gov>
Cc: Randall, Roberta (HPHC) <roberta.randall@preservation.ri.gov>
Subject: RE: Bristol Assistance - Scheduling

Hello Nick,

I shared the information that we have for the former dairy/milk house at 244 Metacom Avenue with our three historians. They agreed that this appears to be a rare building type and that it was likely built in the late 19th century when the farm was owned by Mark Anthony DeWolf Howe.

As far as condition, anything can be preserved but we typically must weigh if it is prudent and feasible. Roberta had mentioned a mason that may come and look at it – **Roberta can you share their name?** We both think that the best way to stabilize it would be to add a roof since this would help to anchor the walls.

If it is neither prudent nor feasible to preserve the structure as is, we would ask can it be preserved in any iteration? For example, could it be filled in to ground level and the gables taken down to the wall/window level, or something similar?

Best,