



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-25-85	Contributing	June 30, 2025
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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	Assessor's Lot
35 Burton St	15	73

Applicant	Applicant Phone	Applicant Email
Kathleen Keating/John Oliver	(401) 464-1733	katydidkeating@gmail.com

Property Owner (If Different from Applicant)	Owner Mailing Address

Architect/Engineer	A/E Phone Number	A/E Email
MH Architect, LLC	(401) 559-1957	mhutchinson@g.rwu.edu

Contractor	Contractor Phone Number	Contractor Email
Charles E. Millard, Inc.	(401) 254-0111	dean@millardinc.com

Work Category:	New Structure(s)
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Description of proposed work:

Existing 10'-6" x 18', 2-story shed with covered porch on the West side to be demolished and rebuilt to create a code compliant and usable storage shed and second floor ADU. Exploration of the existing foundation shows that there is no foundation wall or footing supporting the structure. The existing second floor area floor framing is not suitable for the load capacity of storage or habitable space, there isn't sufficient head height and there is only a ladder for access. The proposed new structure would be exactly the same footprint size and location with a code compliant foundation and exterior staircase for access to the second floor. The roof ridge would be raised to achieve adequate head height. A dormer to the West would be added to provide natural light and additional head room on the Second Floor. Wall and floor framing would be suitable for the depth required for properly insulating the second floor (to meet 2024 IECC code). New doors and windows will be double-pane with sufficient U-value. The existing porch columns would be salvaged for reuse. The door and window configuration on the South facade (facing Burton St) would match the existing. Exterior materials, clapboard exposure, trim, and architectural detailing would match the existing structure which has been fully measured and documented. With the exception of the higher roof and West dormer, the massing, roof pitch and overall look of the shed will match the existing.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00259
HISTORIC NAME:	Cummings House

ARCH. STYLE:	Late Victorian
ORIGINAL CONSTRUCTION DATE (est.):	1860 ca
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows. Porches)	
Front porch and stair railings replaced, brackets added to porch posts. 1971 survey form notes original bracketed front porch removed 1970, references "old photo." Current porch looks period appropriate - restored?	

Kathleen Keating/John Oliver
Applicant’s Name – Printed
Date: June 30, 2025

Melissa R Hutchinson
Applicant’s Digital Signature