

HDC Staff Report

August 6, 2026

Application Reviews

26-97, Walley School
Report
The Town seeks to install a chain link fence to shield the HVAC equipment at the Walley Building on the Town Common. Chain link is being requested for cost, security, and vandalism resistance over a wood fence. There is also a precedent for chain link fencing on the Town Common, as the Baseball Field and Tennis Court both have chain link enclosures. Previously, the HDC approved a similar system at Reynolds School, with the addition of sound-deadening. The Reynolds fence was also approved to be taller than the proposed
Relevant Standards
Interior Standards #9 DRAFT Standards Guide pg. 52 - Standards for Fences and Gates

26-33, 145 High St
Report
The ZBR has denied the dimensional relief for the addition, requiring the site plan to shift slightly. The applicant is suggesting a similar addition, merely with the addition shifted approximately 4 feet to the south to meet the side yard setback. This also better conforms to standards.
Relevant Standards
#2, #9, #10 DRAFT Standards New Construction - It is most appropriate to set new additions back slightly from existing construction to create a visual break between new and old construction. This might mean siting a new addition a few inches to a foot back instead of creating an unbroken wall.

26-53, 224 Hope St
Report
Commission is continuing discussion on windows.
Relevant Standards
9

26-54, 244 Metacom Ave
Report
The State, after conducting a site visit, has provided additional guidance regarding the stone dairy barn. Their determination is that the building does appear to be rare for Bristol, and while preservation should be explored, it should be looked at by a mason. A professional was recommended, and the suggestion of building a roof to stabilize the walls or preserving some of the building if not all.

Relevant Standards
2

26-94, 399 Hope St
Report
St. Michael's Church is proposing changes to its 1961 free-standing bell tower to address some maintenance issues, reduce the number of bells, and change the style of roof. The proposed change to the roof would reduce the total height of the tower and add a copper pitched roof. The current design of the tower mirrors to an extent the main bell tower in the old church. The proposed change, however, does have precedent in town - the proposed new tower roof would bear some similarity to the Our Lady of Mount Carmel bell tower on State Street, which is outside the district but is still a prominent downtown building. The commission should determine appropriateness based on the tower's location on Hope St and in relation to the St. Micheal's main church and parish house, both older buildings.
Relevant Standards
1, 9

26-81, 1200 Hope St
Report
Applicant is applying to reconstruct wellhouse and is looking to have previously approved siding on the carriage houses. The well house is designed to replace previously demolished one in kind. Commissioners should confirm materials if needed. The previously approved siding material is clapboard, and the applicant wishes to change the siding on the upper levels of the carriage houses to shingles. This would be done entirely in wood.
Relevant Standards
9

26-85, 348 High St
Report
Applicant is looking to replace a garage/shed on the property with a similar one, as shown in the drawings. The project would involve demolition and replacement of the outbuilding, which is of indeterminant age but not particularly recent. The Applicant's proposal, however, does bear strong resemblance to the existing garage and would likely not have significant impact on the appearance of the property. The commission may wish to check on what the condition of the current garage is, as the provided plans are extremely similar, and it is not clear what the major changes would be over retaining the existing garage. The front swinging doors also appear to be of some historic quality, and the commission should clarify if those are to be replicated or retained.
Relevant Standards
9

26-89, 70 Griswold Ave
Report
Applicant is proposing increasing the area of the previously approved pool, making it longer than approved. The location, materials, and other approved features will not change. Lot coverage is also not going to change significantly, as the lot in question is especially large
Relevant Standards
9

26-90, 5 Thames St
Report
Applicant wishes to replace railings due to damage and decking nearly in kind. Proposed deck is a roof deck, and therefore not visible from the street, and it is in the rear of the home, which is visible partially from the street as this is a corner lot, and from the waterfront. Based on the original use of this building the deck is very unlikely to be original.
Relevant Standards
9

26-91, 27 Cottage St
Report
Applicant seeks to do repair work and some modifications to deck. Primary repairs will be done to the footings, which will be mostly hidden, and involve replacement of current decking. Changes proposed include the replacement of the existing lattice with solid shielding and the installation of a second handrail to match the existing handrail on the stairs. Applicant originally applied to use a PVC composite material for the skirting, however, staff advised them that this was not typically allowable. The applicant has confirmed that they are open to using natural wood skirting.
Relevant Standards
9

26-93, 66 Poppasquash Rd
Report
Applicant proposes replacing skylights in kind as part of roof replacement. Roof work can be considered administratively approved, and all skylights are existing and will not increase in size.
Relevant Standards
9

26-95, 44 State St
Report
Applicant seeks to reopen a previously filled window opening, installing a modern clad window to match the other existing windows.
Relevant Standards
9

26-96, 19 Byfield St
Report
Applicant wishes to re-approve previously approved items on a carriage house renovation.
Relevant Standards
9

26-98, 48 Constitution St
Report
Applicant is proposing a new skylight and dryer vent cap. Roof is pitched, so commissioners may wish to confirm placement.
Relevant Standards
9

26-100, 132 High St
Report
Applicant seeks new light fixtures and changes to guardrails, porch deck, and fencing. Proposed deck is on second floor balcony, meaning decking is not visible from the street. Proposed railing are similar to existing.
Relevant Standards

Concept Review

CR-26-5
Report
Applicant is looking for input on reconstruction of porches that appear in historical records. The applicant is hoping to get the commission's input on the project before hiring an architect.

Staff Approvals

Record #	Applicant Name	Address	Description of Proposed Work
HDC-26-99	Martin Reynolds	500 HOPE ST, BRISTOL, RI 02809	Repair Brick piers oat courtyard and driveway entrance
HDC-26-92	Tim Howland	423 HOPE ST, BRISTOL, RI 02809	Stucco repairs for water intrusion prevention at penthouse level.
HDC-26-88	Paul Temple	701 HOPE ST, BRISTOL, RI 02809	Install a Mitsubishi ductless heat pump system consisting of 2 interior wall units and 1 outside condensor unit. The Mitsubishi condensor will be installed at the NW backwall corner of house next to the basement entrance.