

HDC Staff Report

May 7, 2026

Application Reviews

26-19, 70 Griswold Ave
Report
Applicant seeks to construct a pool house, pool, and patio, install a gate, demolish an old shed, and construct a barn, along with other landscaping and mechanical improvements. This application is primarily new construction on property, not impacting the historic home. Most, if not all save for the gate, of the items will be only slightly visible from Griswold Ave based on the proposed designs. Materials appear to be primarily wood and stone in keeping with previous work.
Relevant Standards
9, 10
26-25, 474 Thames St
Report
Applicant wishes to put pre-fabricated shed on property. The shed appears to be wood with asphalt shingles, and will be located at far rear of the lot.
Relevant Standards
9
26-26, 8 Constitution St
Report
Continuation of application 25-43. Rear sliding door was installed to garage, which was listed by architect at some point but not shown on drawings. While not a major historic issue, the garage is very near the property line.
Relevant Standards
9
26-35, 248 Hope St
Report
Applicant seeks to install a shed in rear of property, enlarge an existing skylight on their roof, and install a solar tunnel. The proposed shed is wood with asphalt shingles. Proposed skylight appears metal to match existing. Materials of solar tunnel are metal, and the proposed tunnel is low profile.
Relevant Standards
9

26-43, 101 Ferry Rd
Report
<p>The applicant is seeking to expand a greenhouse on the property by reconstructing sections that were demolished in the past. The proposed design attempts to match the original as closely as possible using historic photographs.</p> <p>The applicant has provided extensive documentation on the design and history of the proposed reconstruction.</p>
Relevant Standards
5, 9

26-45, 721 Hope St
Report
<p>Applicant seeks to construct a 2 story addition to existing garage to create ADU with changes based on the March 30 concept review. Two options are presented, one with and one without a cantilevered structure over the garage door. Option B would require additional relief from the zoning board. Both options are presented with two possible roof styles, either flat or pitched. Commissioners may wish to judge the application on its ability to be harmonious in with surrounding federal-style architecture, and may recommend some architectural changes. However, the proposed ADU does clearly delineate itself from historic architecture and does not create a false sense of history.</p> <p>Applicant proposes in the architectural drawings wood shingle siding, asphalt shingles roof, wood clad windows (brand and cladding unspecified, staff has requested clarification), k style gutters, and wire railings with wood posts on proposed deck. Commissioners should note that the main structure has vinyl windows and aluminum k style gutters. Commissioners may wish to see clarification on doors and decking material, however, the doors appear to be off street frontage, and decking likewise will be non-visible from the street. The existing garage door is to remain.</p> <p>Due to position in the flood zone, applicant cannot put living space on the ground floor. Applicant will also need to seek relief for parking from the zoning commission.</p>
Relevant Standards
9, 10

26-46, 19 Byfield St
Report
Applicant proposes several changes to existing carriage house on property. Changes were, for the most part, already approved under application 25-05, but these plans were scrapped and this work was supplanted by application 25-131. Applicant now wishes to complete some of the approved work.
Applicant also wishes to install a bulkhead on the rear of the house and some additional railings, both on the rear elevation.
Relevant Standards
9

26-48, 15 Burton St
Report
Applicant is looking to replace a shed with a slightly larger shed. The materials are wood, and the applicant has already applied to the Zoning Board for any setback relief that may be needed.
Relevant Standards
9

26-49, 1303 Hope St
Report
Applicant wishes to remove existing window and reposition new window to align with internal remodeling in the kitchen. Window in question is on rear elevation of building. The applicant has provided a number of options, all of which appear to be typically approved windows and materials. The commission may wish for some clarification on location, but it is provided.
Relevant Standards
9

26-51, 43 High St
Report
Applicant seeks to replace fencing at end of driveway, install new railings on rear steps, and install a deck on the rear of their home. Much of the work on the driveway is possibly administratively approvable, and the deck is full wood with a PT floor and structure. Materials for all else is proposed Cedar. Commissioners may wish to ask about picket style of fence.
Relevant Standards
9

26-52, 82 Thames St
Report
Applicant wishes to replace windows on front elevation of home. Based on photographs they are old, but by no means original to the building. Most windows in the current structure were replaced in the last 4 years by a previous owner. Based on research, no explicit reason that front elevation windows were not replaced was found. Proposed windows would match other new replacement windows in materials and profile.
Relevant Standards
9

26-53, 224 Hope St
Report
Applicant is seeking to install shutters, a bulkhead on the rear of the property, refinish the concrete stairs in stone, and refinish a chimney that either appears to be either entirely concrete or skim coated. The work mostly involves improvements to later additions or changes. The stairs appear to have been stone at some point based on degrading sections of concrete. The applicant may seek alternative materials for the proposed shutters, and I have directed them to another property that was approved to install non-wood shutters.
Relevant Standards
9

26-54, 244 Metacom Ave
Report
Applicant wants to made several additions and slight modifications to work approved under 26-16, which was mentioned at their previous appearance before the HDC. Most work is to be done on surrounding property and as additions to approved pool house. Applicant is requesting additional stair on front porch (not on direct frontage, rather to the side of the porch) and demolition of discussed stone building. Photographs have been taken documenting the building, and at request can be forwarded to the Bristol Historical Society.
Relevant Standards
9

Concept Review

CRHD-26-3
Report
The applicant wishes to convert the existing mixed use property at 99 Bradford Street to a single family home, add a peaked roof, and add numerous architectural features in line with the Federal-style home next door. The property was built in approximately 1900, and based on history available and the setup of the building has likely been a mixed use commercial building for most of a century, if not since construction.
The commission should, in reviewing this concept, keep in mind Secretary of Interior Standard #2, "The historic character of a property will be retained and preserved. The removal of

distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided." The commission does not, and should not, weigh in on specific use of a building, and should not impede its conversion into a single family residence as is the new owner's wishes, but the addition of numerous Federal-Style features would be a significant change to the character of this early 20th century building.

Relevant Standards

2

Administrative Approvals

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-56	Colleen Hopkins	4/23/2026 15:38	217 HOPE ST, BRISTOL, RI 02809	Replacement of two equal 8 over 8 windows with Anderson 400 Series equal 8 over 8 windows - the same exact windows that were used in the HDC approved 2021 window replacements. Rebuilding of casings is in-kind and made out of wood. The 8 over 8 windows need to be full replacements because the inserts are too large & heavy to be able to work for the 8 over 8's.
HDC-26-50	Lucy Clerkin	4/16/2026 10:12	98 STATE ST, BRISTOL, RI 02809	replace existing 4' fence with 6' cedar fence on east side property line/install 4' fence on west side yard.
HDC-26-47	Stephen DeLeo	4/10/2026 13:21	64 HIGH ST, BRISTOL, RI 02809	Replace existing asphalt shingle where needed from winter storm/wind damage, in like kind, material, and color. Repair small areas of clapboard, trim and gutter damage/rot to match existing in like kind and material commensurate with exterior prep and painting.
HDC-26-44	james zamil	4/9/2026 14:04	HOPE ST, BRISTOL, RI 02809	Trees down. Chain link fence to be removed. Erecting a six ft. high dog ear stockade wood fence, replace west elevation with 4 foot wood dog ear.
HDC-26-42	Jennifer MacLean	4/2/2026 22:12	730 HOPE ST, BRISTOL, RI 02809	Gem will furnish and install (1) Ductless 18000 Btuh Heat Pump Condensing Unit R-454B (208/230-1) outside near the bulkhead walkout (MODEL # 37MAHAQ18AA3) Gem will furnish and install (1) Ductless 18000 Btuh Heat Pump High Wall Unit R-454B (208/230-1) inside (MODEL # 45MAHAQ18XA3)

HDC- 26-41	Thomas Dawson	3/31/2026 15:27	15 BURTON ST, BRISTOL, RI 02809 829 HOPE ST, BRISTOL, RI 02809	New backyard landscape plan, plus new surfacing to our part of the rear common parking area (accessed via a shared common driveway).
HDC- 26-40	Jacob Ledsworth	3/30/2026 14:15		condensory install exterior rear of home