



Bristol Historic District Commission

Application for Review of Proposed Work - Printable Application

HDC-26-67	Contributing	May 14, 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
99 BRADFORD ST , BRISTOL, RI, 02809	013-0059-000

Applicant	Architect/Engineer	Contractor
C&C Investing LLC	Gregory Spiess AIA	C&C Investing LLC

Property Owner (If Different from Applicant)	Owner Mailing Address (If different than Project Address)
Carl Pearson	6 Peter Pond Court, East Providence RI 02914

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

Conversion of a 1900 mixed-use structure - 2 story structure of 2,178 SF with 2 retail storefronts on ground floor and an apartment above- to a single family dwelling. Site area is approx. 2,522 SF on lots 99-101 on Bradford street. Work is to include interior alterations to create a single 2 story dwelling. Exterior improvements are as follows. Add an attic and pitched roof to existing flat roof structure; remove existing vinyl siding, aluminum windows and wooden storefront windows, and replace with new red cedar siding, historical replacement windows, and a new, single, front door; repair existing frontage eaves with new sheet metal flashing and wood soffits, and add a new pitched roof with architectural "slateline" asphaltic shingles. Proposed design is consistent with accepted Concept B at the Concept Review on May 7 and this final design package has addressed May 7th Commissioner comments on lowering the proposed roof slope and height and stepping the roof edge back from front eave/cornice to accentuate historical horizontal frontage.

Property History

Building Survey Data	
RIHPHC ID #:	BRIS00275
HISTORIC NAME:	Commercial Building
ARCH. STYLE:	Commercial
ORIGINAL CONSTRUCTION DATE (est.):	1900
ALTERATIONS TO MAJOR ARCH. SINCE 1978 (Height, Massing, Wall Covering, Trim, Windows, Porches)	
Vinyl siding replaced wood siding.	

Gregory Spiess AIA

Applicant's Digital Signature
Date: May 14, 2026