



**190 High Street, Bristol, Rhode Island 02809**

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May 13, 2026

**Bristol Historical District Commission**  
**Atten: Nicholas Toth**  
**235 High Street, 1<sup>st</sup> Floor**  
**Bristol RI 0289**

PROJECT  
DESCRIPTION:

PROPERTY ADDRESS:

**Project Narrative for HDC Submittal**  
**Single Family Residence conversion of existing former mixed-use**  
**(1) apartment over (2) retail spaces**  
**99 Bradford Street, Bristol Historic District.**

Historic District Commissioners:

JHL Tecture PC, (JHLT) with the new owner of 99 Bradford Street, Carl Pearson, has recently presented alternatives for conversion of a retail building into a single-family dwelling at the Bristol HDC Concept Review on May 7, 2026. This submittal incorporates, in a refined design, the comments and suggestions made at the Concept Review and is here summarized to enable an approved Certificate of Appropriateness.

In summary, proposed concept B was understood by us to gain a consensus from the Commissioners and counsel -especially in terms of maintaining the original retail footprint at the building base and entry alcove. This was proposed to be done in such a manner that the two former doorways were converted to a single front door leading to a new proposed living room and the two flanking former storefront windows would be converted into residential windows aligning and matching the upper windows as two over two divided lite windows. These windows would align with the upper windows on the outer edges and the width adjusted approx. 18 inches to be centered in the historical bays. This enlarged width is conventional in ground floor living room windows. The replacement windows are proposed to be by new Pella historical units of same dimension and style, yet without the former shutters and vinyl siding and with a wider trim common to the 1900s vintage and the adjacent homes on the block. The proposed design will feature cedar clapboard siding of similar dimension (4 inch vertically) exposure to the former vinyl siding and also similar to the adjacent homes..

The only one area where issues were raised by the commissioners was a desire to maintain more of the horizontal nature of the former structure, while understanding the need for a functioning attic and the residential character common in the neighborhood. The “outrigger” overhang eaves of the first and second floor, only found on the Bradford Street frontage, was to be repaired and maintained in similar dimension to the former structure. To accentuate this effect, the proposed pitched attic roof was to be set back from the front edge to help achieve this former horizontality and the roof pitch was lowered and set back from the front face an additional eighteen inches to recede from the frontage. We feel this meets the spirit of the conversation and still provides the function attic and residential character sought by the new owners.

The resulting design presented here in the attached drawings and details fulfills the needs of contemporary adaptive reuse of surplus retail space and provides viable new housing compatible to this historic neighborhood.

***Architecture • Historic Preservation • Urban Planning • Space Planning • Interior Design***  
*Hornell, New York • Bristol, Rhode Island*

### PROJECT UNDERSTANDING:

The context of the building situation is that the two-story structure was built in the 1900-1913 timeframe and had two retail units at the ground floor with an apartment above in a format popular to that era. It is on Lots 99 & 101 and is a 2,522 SF, 2-story structure on a 2,178 SF lot. For many years the ground floor commercial spaces housed shops and, notably, for many years, a local barber shop.

The Bradford Street façade features two large wood storefront windows cornice and sidelights flanking an indented, covered entry alcove for the two doorways to each establishment and its connected apartment above in a mixed-use duplex arrangement. A wooden cornice of approximately 18" depth projects over the retail windows (and property line, apparently) and is continuous across the entire front (south-facing) façade.

The upper apartment windows are conventional two over two, double hung units of approximately 32 x 54 inches, matching those of the neighborhood. There is a flat roof (rubber membrane) common to such retail buildings of that time. The structure was clad with a yellow vinyl siding in the late 1980s.

### CONCLUSION

The proposed renovation is to create a single-family residence, preserving almost all the framing and footprint of the original building. Interior partitions would be rearranged, including stairways, but the overall volume and footprint would be largely intact.

We feel this process has been fruitful and the design has evolved as we considered the many factors of historical forces and the adaptation to new land uses in the downtown.

We look forward to presenting these details at the June 4<sup>th</sup> meeting with the HDC and achieving the f go - ahead to construction in a timely manner to take advantage of the favorable building season ahead. We appreciate your cooperation and thoughtful deliberation.

Existing Structure Spring 2026



# Proposed conversion

Concept B - refined per comments of May 7, 2026 Concept Review Meeting.

