

HDC Staff Report

June 4, 2026

Application Reviews

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. This application was continued from the May meeting due to no applicant appearing.
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. At May meeting, applicant was instructed to research if building originally had shutters, instructed that typical stair may have had brownstone rather than fieldstone, and look at other options for bulkheads.
Relevant Standards
9

26-55, 10 High St
Report
Applicant seeks to install new HVAC unit, pergola with bluestone patio, and an overhang over the entrance of the house. The patio and HVAC would typically be administrative approvals, however, they are located near the front entrance to the home. Pergola materials are likely wood, but the commission should confirm with the applicant at the meeting. The applicant has provided general photographic examples of the proposed improvements, but the commission may seek additional clarification. Work proposed does not majorly effect the form of the house and would likely be reversible, satisfying secretary of interior's standards.
Relevant Standards
9, 10

26-62, 15 Church St
Report
Applicant wishes to install new sign in same location of previous sign for former business. Proposed sign is composite material common in district.
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.
After the May meeting, additional information was submitted by members of the public, including a photograph of an indeterminate age (at least pre-1910) of the structure, identifying it as a dairy. Comment from those members of the public and this photograph have been included in the packet.
Relevant Standards
9

26-67, 99 Bradford St
Report
Applicant seeks to convert existing commercial structure with upper floor apartments into a single family home, with major alterations being the elimination of plate glass windows on the front elevation and addition of a pitched roof to facilitate additional space and improved drainage.
The applicant appeared before the commission at the May 4 meeting for a concept review, in which feedback was given regarding primarily the roof. The applicant has incorporated these edits, providing a design with a set back and reduced pitch roof. Major features, such as the form of the building and the recessed, commercial style entranceway, have been retained.
Commissioners should review the proposed roof and determine if the changes are sufficient for their needs and that the changes will both facilitate the applicant's needs and maintain the form of the building.
Relevant Standards
1, 2, 3, 9

26-33, 145 High St
Report
Previously, Applicant proposed rehabilitation of existing structures and construction of additions or separate building to create 4 apartment units/townhomes.
In the applicant's new application is for a reduced scope, keeping a single family home with ADU/guest unit. The existing building will be retained, and additional space built out via

<p>additions. The proposed additions are differentiated from the existing house by reducing the size of the connecting structures. Materials will remain from previous presentation. Applicant also seeks to demolish 10-car garage previously approved for partial demolition of roof, as the structure has not found to be sound and has mostly collapsed.</p>
Relevant Standards
#2, #9, #10

25-12, 125 Hope St
Report
<p>Applicant is proposing several potential designs based on feedback from the commission. The proposed conceptual designs are heavily based on the existing structure. Applicant is retaining request to demolish existing building due to flood zone and structural concerns. They have requested to recreate a "Historically Informed" structure in its place, drawing heavily on the existing structure Applicant has provided elevations and renderings of the new building. Commissioners should note that the materials list is attached to the elevations.</p>
Relevant Standards

Administrative Reviews

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-70	Gregory Pastore	5/19/2026 10:22	44 CHURCH ST, BRISTOL, RI 02809	Installation of wood fence on side and rear of property. Will be 4' along driveway, 6' in back yard

HDC-26-69	JUAN CRUZ	5/17/2026 17:51	15 JOHN ST, Unit 1, BRISTOL, RI 02809	West Elevation Windows–Caulk open seams around window sash trim. around storm windows and flashing. Open up weep holes. Touch up caulk around window trim and flashing West Elevation General Repairs– Replace any rotted clapboards, corner boards, skirt board, window trim and sills and between windows. . Prep, prime and paint. All work is replacement in-kind. Please note that pictures are of the side of the house to be worked on. There are siding splits, trim board splits, rot, and other areas in need of repair that are either behind a tree, or might be too small to see on the pictures. This side of the house does not face the street.
HDC-26-68	Christine Glazier	5/15/2026 13:58	9 COURT ST, BRISTOL, RI 02809	Replacing existing cooling system Removal & replacement of rotted trim, decking & railing system in-kind Railing systems to be replaced with Intex Hampton style to match existing style
HDC-26-65	Robert McCabe	5/13/2026 16:26	14 FRANKLIN ST, BRISTOL, RI 02809	Replace roof
HDC-26-64	Mary Paula DuPont Gladue	5/12/2026 14:15	188 HIGH ST, BRISTOL, RI 02809	Replacing asphalt shingles on partial section of roof in kind
HDC-26-63	KENNETH PROTO	5/12/2026 12:22	32 FRANKLIN ST, BRISTOL, RI 02809	Replace front door lights
HDC-26-60	Gregory Pastore	5/5/2026 11:50	44 CHURCH ST, BRISTOL, RI 02809	Replace roof
HDC-26-61	Amelia M Sansone	5/7/2026 14:36	617 HOPE ST, BRISTOL, RI 02809	We would like to change a passage door (regular 3'-0" wide door) at the kitchen, to the outside, and to the parking lot.
HDC-26-59	Thomas Dawson	5/1/2026 11:07	1 CONSTITUTION ST, BRISTOL, RI 02809	

HDC-26-57	gary king	4/27/2026 9:51	70 HIGH ST, BRISTOL, RI 02809	replace painting wood decking on front porch with wood decking
HDC-26-58	Tania Correia	4/30/2026 11:31	694 HOPE ST, BRISTOL, RI 02809	strip and re-shingle roof. same description as on the building permit application.