

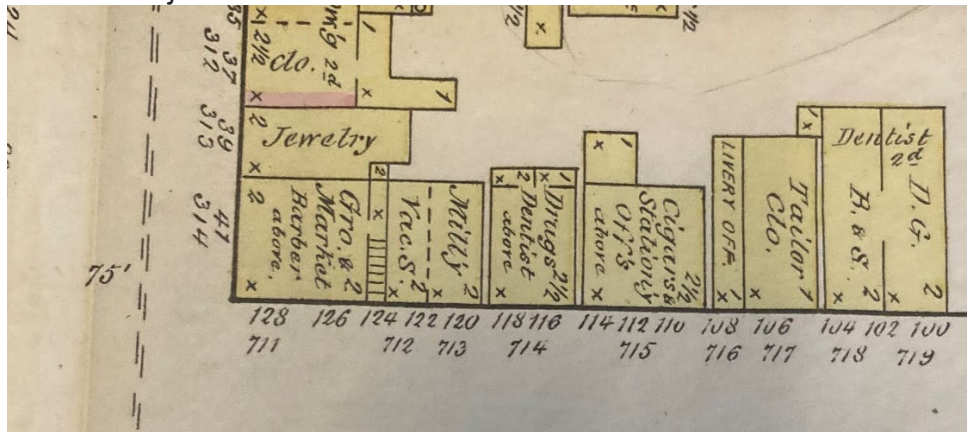
467 Hope Street, Bristol RI
SCOPE OF WORK FOR
BRISTOL HISTORIC DISTRICT COMMISSION

Built in 1899, this building is known as the Easterbrooks/Paull Block. This handsome, two-story, brick, five bay, flat-roofed store was built by Joseph L. Buffum for Frederick A. Easterbrooks, a leading grocer and merchant. Fire had destroyed Easterbrooks grocery in the original building which housed the Gooding clock shop and other stores. An original, cast-iron, columned storefront survives on the first floor. Detailing includes chiseled brownstone lintels and sills, brick quoins above the first floor, and a wide fascia beneath the cornice. *(Info provided by the Bristol Historical Preservation Society)*

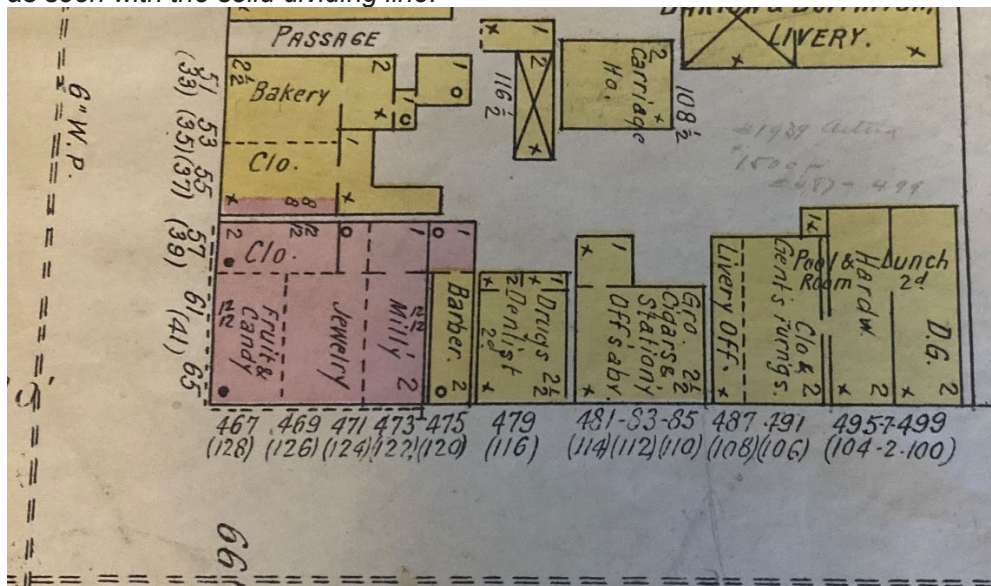
A fire around the 1970s destroyed the building just to the north which abutted walls. The second story over what is now 'Hope Barber Shop' appeared to have been burned as well but the ground floor tenant space survived. Evidence of the fire can be seen above the drop ceiling in the barber shop. The brick wall just above the barber shop which is assumed to have been one of the interior walls of that second story space has evidence of an existing roof line that can still be seen. Historic images and postcards depict images of what the Hope Street façade of that space looked like prior to the fire. Currently the space sits as an empty rooftop with an EPDM rubber roof. This jog in the façade creates a 'missing tooth' in the street scape which creates a sense of inconsistency and a loss of history. The adjacent building just to the North was designed and rebuilt by Lombard Pozzi, a prominent Bristol Architect, who took inspiration from surrounding buildings to construct a building that was different but compatible with its surroundings.

The scope of this project includes the reconstruction of the section of building that was historically there to incorporate it back into the usable square footage of the building. All that is known about this section of building is from Sanborn maps showing its footprints and postcards/images which depict what the Hope Street façade looked like, which would have been its more prominent façade. The section of building is sandwiched between the two structures and the only other façade that is visible is the West façade. The West façade is not readily visible to any public way and can mainly be seen from a private parking lot at the rear of the building.

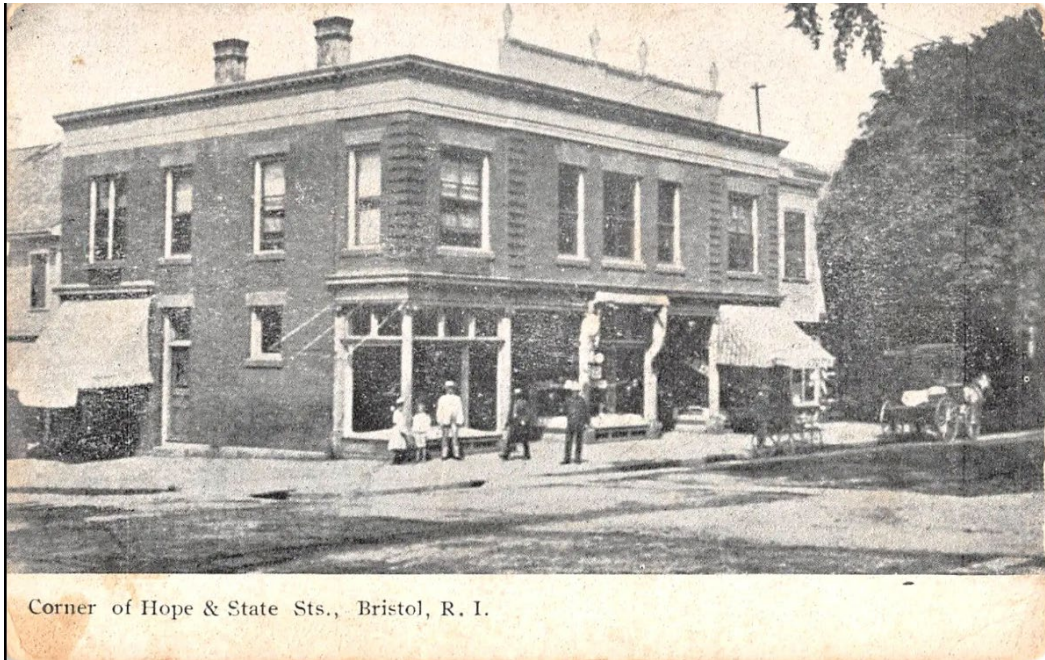
Map 1 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island, Sanborn Map Company, Aug 1891. Building labeled "Milly's" at number 120, old number 713, is the current day Hope Barber Shop. The map shows this as a 2 story wood structure. The surrounding buildings are also shown as wood structures by their yellow color. It is important to note that there is a dashed line separating Milly's from the rest of the building. Per the map legend, this dashed line means that it is an interior partition so it can be assumed that Milly's is not a standalone building but rather a part of the structure just south of it.



Map 2 - Sanborn Fire Insurance Map from Bristol, Bristol County, Rhode Island. Sanborn Map Company, Apr 1903. The same view of the building can be seen in the 1903 map. There was a fire that took out most of the corner block and a brick building replaced what was burned. You can see the red buildings are brick which is what stands today and is known as 467 Hope Street. It appears that the section of building that Milly's originally was in, did not burn down because it is still labeled as a 2 story wood structure as indicated on the map as number 475, old number 120. The brick building that was built appears to wrap around the back of the wood structure and a barber shop now resides in the building. It can be assumed that this portion of wood building survived the fire because it would not have made sense to rebuild just that portion of building in wood and the rest out of brick so it makes sense that they rebuilt the non-surviving portions of the building out of a non combustible material. It is unclear what the second level of the building was used for but it appears that the section of wood framed building predates the brick building and is now a standalone building as seen with the solid dividing line.



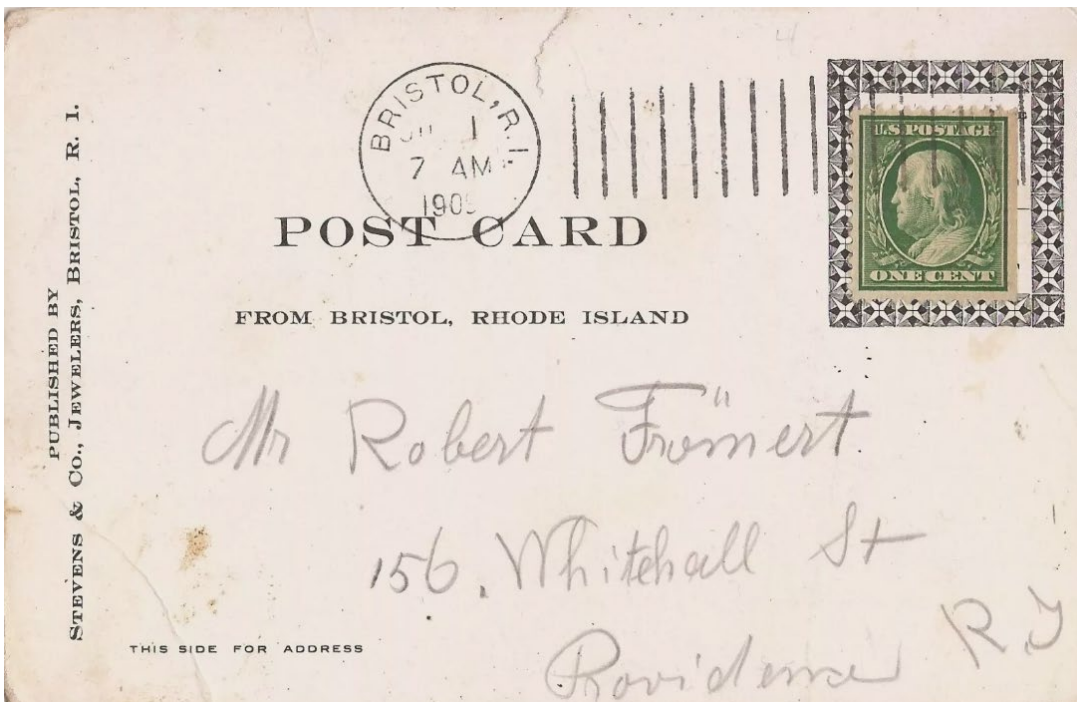
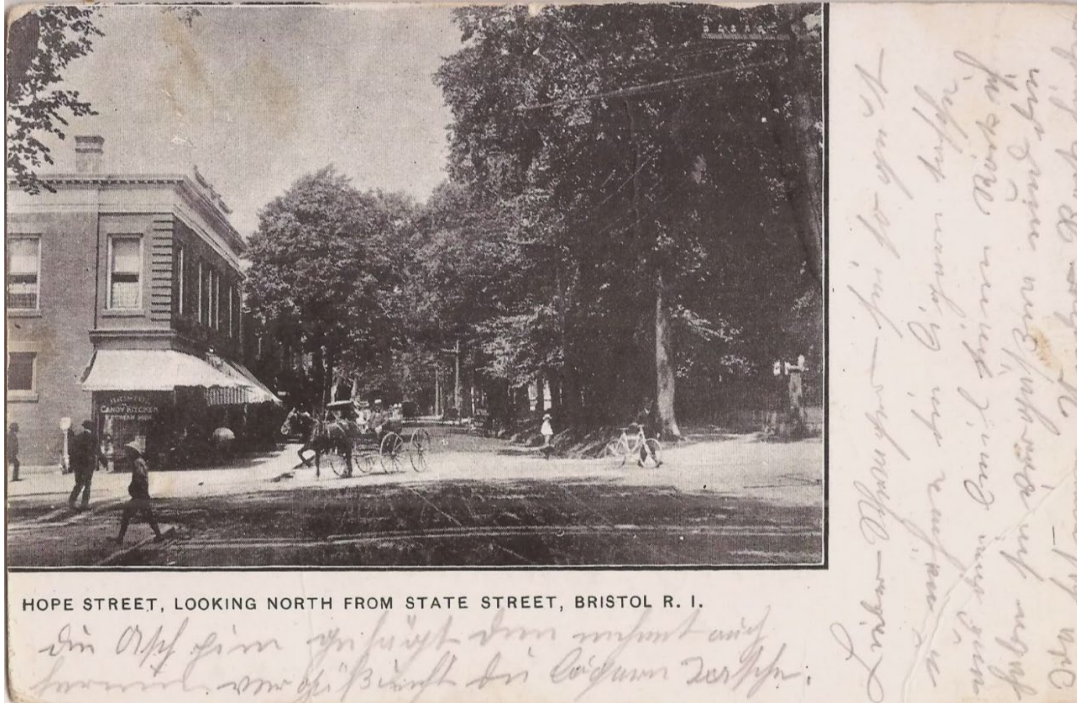
Historic Image 1 – This is the front of an undated postcard published by W.J. Fish. The image shows the brick building which currently sits on the corner of Hope Street and State Street. The second story over the current barber shop can be seen to the right of the image. It appears to be set back slightly from the brick façade and has a similar window proportion to the brick building.



Historic Image 2 - This is the front of a postcard with an unknown publisher and date. The image shows the brick building which currently sits on the corner of Hope and State Streets. The small portion of the second story over the current barber shop can be seen to the right of the brick building. It appears to be set back slightly from the brick façade and has a different material treatment. A tall barber pole can be seen on the sidewalk in front of the shop.



Historic Image 3 - This is the front of a postcard published by Stevens and Co., Jewelers in Bristol RI. The back of the post card was stamped in year 1909 making this an early view of the building within the first decade of its construction. The image shows the brick building which currently sits on the corner of Hope and State Streets. The small portion of the second story over the current barber shop can be seen to the right of the brick building. It appears to be set back slightly from the brick façade and has a different material treatment. A tall barber pole can be seen on the sidewalk in front of the shop.



Historic Image 4 & 5 – These postcard images show a rooftop balustrade over the center of the brick portion of the building. It appears to stretch the length of the 3 middle bays of the building and sits slightly setback of the roof cornice. There appears to be 4 earns sitting above the solid walled balustrade which is typical of these architectural details and can be seen in both Linden Place and the Four Eagles House on Hope Street.



Historic Image 6 – This image is the clearest picture of the non-surviving portion of the building. The image is from a local architectural resource book by an unknown publisher. The barber shop can be seen on the first floor of the building and the second floor can be seen directly above with the façade in the same plane. You can clearly see the 2 over 2 window style and the clapboard siding from this image. The section of the building appears to have a flat roof and a simple cornice. The brick building appears taller and sits proud of the clapboard façade.



Here we are afforded an excellent view of Place's Ice Cream Parlor; George C. Lee is in the doorway, to his left is Milton Hill, and to his right is William Gablinski. The local K of C rented the rooms above the ice cream parlor and Albert D. Lollo's Tailor Shop. Continuing south, on the west side of this Hope Street block, you would have seen Young's Drug Store, Peter Iasiello's Barber Shop, and jeweler Edward D. Kunz's store.

Historic Image 7 – This image is from the Bristol Historical Preservation Society archives and was most likely taken at some point in the 1970s during the architectural survey performed in town at that time. It shows the conditions of the building after another fire took out the building to the right of the barber shop. The second floor of the barber shop appears to have been taken out during that fire as well. The first floor of the barber shop survived the fire. A large gap in the street front just North of the barber shop can be seen in this image.



RECONSTRUCTION AND NEW CONSTRUCTION SCOPE OF WORK.

- **Reconstruction of Front Façade and Infill-** The portion of building that is non surviving is proposed to be rebuilt through new construction to accurately depict what was originally over the barber shop. Clapboard siding is proposed to be the exterior siding for the reconstruction. A double hung window with the same size and proportion as the adjacent brick building is proposed to be installed with a 2 over 2 pattern. A simple cornice is proposed on the reconstructed section of the building as depicted in one of the postcard views. (See Drawing Set Showing Proposed Design Solutions)
- **Rear Deck and Spiral Staircase-** A wood deck is proposed to be built on the rear of the building over the single story brick section of the building as seen in the drawings. This deck will be accessed from both the existing brick building and the reconstructed portion of the building. A metal spiral staircase is proposed to be installed on the rear deck which will give access to a rooftop deck over the reconstructed portion of the building.
- **Turn Rear Window into a Door-** A rear window in the brick section of the building is proposed to be turned into a door to access the proposed deck.
- **Rooftop Deck-** A rooftop deck is being proposed which will be accessed by a spiral stair from the lower deck. The deck and railing is proposed to be set back from the Hope Street façade so that it is not visible. (See sectional study showing sight line from the East sidewalk of Hope Street.)
- **Rooftop Balustrade Reconstruction** - Reconstruction of balustrade over the main portion of the brick building as seen in historic postcard views. Similar balustrades can be seen on Linden Place and the Four Eagles house both on Hope Street.
- **Awnings Reconstruction-** Reconstruction of 5 retractable awnings to match what was historically on the building. These awnings will provide shade to the current tenant spaces. 3 awnings are proposed to be installed on the Hope Street Façade and 2 awnings are proposed to be installed on the State Street façade. (See post card images)

Exhibit A - Photos (Photographs Taken on October 16, 2024)

Photo 1 – Existing Hope Street Facade



Photo 2 – Hope Street façade showing the empty space above the current Hope Barber Shop.



Photo 3 – View of the rear portion of the building from the private rear parking lot.



Photo 4 – Close up view showing the empty space above the Hope Barber Shop.



Photo 5 – Remnants on the brick showing location of non surviving roofline.



Photo 6 - Remnants on the brick showing location of non-surviving roofline.



Photo 7 – Looking West. 467 Hope Street to left (brick building) Adjacent building 483 Hope Street to right (CMU building).



Photo 8 - Looking East. 467 Hope Street to right (brick building) Adjacent building 483 Hope Street to left (CMU building). Image showing metal fire door and wood panel door.



Photo 9 – Image showing rear lower roof over single story section of building where the current mechanical units are located.



Photo 10 – Image taken above drop ceiling in Hope Barber Shop showing evidence of fire damage from the second floor portion being burned and the first floor surviving.

