

HDC Staff Report

February 5, 2026

Application Reviews

25-151 – 76 State St
Report
<p><u>First Appearance</u></p> <p>Sign in question for County Cleansers has already been removed from property without a permit. As such, the applicant has been assessed a \$100 work without a permit fee. Staff spoke with owner during initial application to see if the sign could be replaced, but per owner, sign has already been disposed of and cannot be replaced.</p> <p>Per Zoning Ordinance (Sec. 28-375): Any sign advertising or identifying a business or organization which is either defunct or no longer located on the premises are not permitted. In such instances, the signs must be physically removed, not just covered over, within 30 days of the business or organization closing or moving. Exceptions are granted to landmark signs which may be preserved and maintained even if they no longer pertain to the present use of the premises.</p> <p>The commission should consider if this was designated a "landmark" sign. An example of this would be the Hotpoint sign located at 39 State Street, repairs to which were approved in 2017. Otherwise, by code, this sign was out of compliance once the dry cleaning business was closed.</p> <p>Building owner submitted original application, but cannot appear. As such, tenant business owner at the site will be appearing, however the tenant was less involved and may not have all answers the commission seeks to ask.</p> <p><u>Second Appearance</u></p> <p>Owner has agreed to appear before the commission. Based on earlier conversations, the owner has made it seem that the tenant, who appeared at the January 6 commission meeting, had made the request that the sign be removed. This contradicts the tenant's recounting, but it should be up to the commission to determine as it may be the result of miscommunication. It should also be considered that while the commission voted to make this a "landmark" sign, this was done after the fact - it is unclear of next steps in this regard.</p>
Relevant Standards
#4

26-04 – 34 Byfield St
Report
Applicant wishes to install a front porch on their property and cover their rear stair with a roof.

Materials are stated to be in kind with surrounding materials where applicable, including any siding or asphalt shingles, and specifications seem to call for new decking to be in wood with pressure treated columns. Additional architectural features are unclear however - initial plans seem to call for straight pressure treated wood features, but application indicates "Period Type Style" and shows the example of 46 Byfield St as an inspiration. Features such as lattice under the deck are also unclear.

It should be noted that at first glance the application seems to show high concrete piers under the deck - commissioners should confirm, but these appear to be below grade level, not exposed.

The applicant may be requesting a continuance due to a scheduling conflict.

Relevant Standards

#9, #10

26-06 – 18 State St

Report

Applicant wishes to replace front door with an identical door, merely changing the direction of the swing. No major changes to the trim or framing appear required to achieve this.

Relevant Standards

#9

26-07 – 1 State St

Report

The applicant is applying for a hanging sign and stylized bracket made to look like the old Prudence Island Ferry and removal of the Judge Roy Bean sign. The materials will be wood and aluminum, and the model ferry boat will be hand painted. Based on review, this application is complete, detailing design and materials on the design sheet attached to the packet.

The request for a sign is simple enough, though commissioners may wish to inquire as to the coloring of the lettering of the sign itself. The major questions for the commission surround the model ferry boat.

It was discussed with the solicitor if the ferry boat model would count towards the total area of the sign, as I was unsure if it counted as a bracket under **28-373 (d)(4)**. Per the solicitor, it does, and the applicant has been instructed to either reduce the size or to seek a variance with the Zoning Board.

The zoning officer is of a slightly differing opinion, but we are requesting clarification on dimensions to be sure. This may not need a variance depending on if the provided measurements include the entire boat or the include the bracket.

The commission should also closely consider if lighting would be allowed as part of the model boat. The applicant wishes to put a small light in the pilot house and several small running lights on the model. The commission should consider if this goes against ordinance **Sec. 28-373 (f) (3)** prohibiting internally lit signs.

Removal of the existing sign, as it appears Judge Roy Bean is to be renamed, would be required under **Sec. 28-375 (e)**, which required signs for defunct or moved businesses to be removed.

The applicant will also be returning for additional signage in the future, which will be installed in the existing space of the signboard. This is not finalized, however, and the applicant will be returning in future.

Relevant Standards

#9

26-08 – 20 Burnside St

Report

Applicant is proposing repairs to Herreshoff Marine Museum owned buildings primarily in kind, including windows.

The applied for work has been approved by the Rhode Island HPHC as well as the National Park Service, and documentation is provided in commissioner's packets. The plans show in detail all proposed repairs to windows, with an apparent focus on restoration.

Relevant Standards

#9

26-10 – 145 High St

Report

Applicant is requesting for partial demolition of the main structure and removal of the roof from the existing large garage structure, along with additional demolition to clear the property.

This property is extremely distressed, and upon a site visit with the applicant, staff observed that the roof of the garage has, speaking generously, partially collapsed, and the addition on the main structure has a caved in roof and collapsing wall. Staff observed the applicant take a piece of wood from the wall that is collapsing and crumble it by hand.

In discussions with the applicant, it has been recommended that they may begin clearing the property, including fully collapsed portions of the garage roof, to facilitate clean up of the debris and abandoned materials within.

Additional work to clear and secure the property will include removing a collapsing fence, excavation of area around the foundation of the garage to facilitate repairs and assess condition, demolishing a severely deteriorated deck, and general cleanup. Commissioners should however stress the importance of maintaining the original house, which the applicant wishes to retain and remodel into a multi-family.

Relevant Standards
#2, #4, #9
Concept Reviews
CRHD-26-1 – 145 High St
Report
Applicant wishes to expand existing property into a multifamily development. Extremely early plans, based on discussions with the applicant, are to add an additional story to the existing structure, and reconstructing the garage structure using the existing walls and foundation to add additional units.
This will need approvals from Zoning if it is possible at all, so commissioners should be aware this will need variances.
Relevant Standards
#2, #4, #9

Administrative Approvals

Record #	Record Type	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-5	Historic District Commission Application	William Silva	1/9/2026 15:40	11 BURTON ST, BRISTOL, RI 02809	Removal of rotted decking boards and some rotted trim on the front deck , resecure hand rail
HDC-26-2	Historic District Commission Application	Samuel George	1/7/2026 10:23	15 CHURCH ST, BRISTOL, RI 02809	repairing shutters with wood and replacing
HDC-26-1	Historic District Commission Application	James Lombardo	1/6/2026 14:01	60 THAMES ST, BRISTOL, RI 02809	Upgrade Service, rewire house and smokes
HDC-26-3	Historic District Commission Application	Justin Ferreira	1/8/2026 11:57	224 HOPE ST, BRISTOL, RI 02809	Rewire existing home and 200 amp service revamp
HDC-25-166	Historic District Commission Application	Pride Heating & Air Conditioning Pride Heating & Air Conditioning	12/18/2025 15:18	8 CONSTITUTION ST, BRISTOL, RI 02809	Install 3 ton condenser on 18" stand in the back of home near garage and home. Two ducted mini splits in home. Install electric meter.Â