

HDC Staff Report

June 29, 2026

Application Reviews

26-83 – 61 Court Street
Report
Applicant wishes to install all wood picket fence along rear of driveway, facing street frontage. Posts, pickets, and any gates have been confirmed to be all wood.
Relevant Standards
9

26-62 – 15 Church Street
Report
Applicant previously removed shutters for repair under application 26-2 due to severe degradation which was observed at the time of application by staff. Applicant wishes to permanently remove shutters due to the shutters being found to be unrepairable and due to cost.
Relevant Standards
9

26-67 – 99 Bradford Street
Report
Applicant is returning with continued application with redesigned door. Proposed door is a 6 panel door with the two top panels being lights, versus the door proposed originally which the commission found to be inappropriate.
Relevant Standards
9

26-53 – 224 Hope Street
Report
Applicant is returning based on need for additional discussion of windows. Since the previous meeting, additional research was done regarding previous approvals. In the several times this applicant appeared before the commission regarding the windows, the only specific reference to the way windows might sit in a frame, trim, or anything to that effect was as follows from the August 7, 2025 Meeting: Millard: I tend to feel that I would like a little more information particularly on the window frame itself. Marvin isn't going to replace your window frames are they. So, they're going to have to fit their replacement window into your frame. Are they responsible for doing all of the fitting or are they just delivering the

windows to have your contractor put them in? How does that work?
Leonetti: The latter. They will deliver the windows and it will be up to my contractor.
Between meetings, the RI HPHC was not able to make a review at this property as the meeting could not be scheduled in time.
The commission should discuss what next steps it wishes to take on this matter.
Relevant Standards

26-74, 570 Hope Street
Report
The Bristol Warren Regional School district is seeking to replace external door number 3 on Colt School. This door, per conversations with BWRSD Staff, was an interior door that was put in place as a repair of expedience, and has degraded significantly over time. While the proposal calls for the door to be replaced in kind, the door fronts to Wardwell St and therefore is not eligible for administrative review.
Relevant Standards
9

26-72 – 142 High St
Report
Applicant wishes to install solar panels on the south elevation of the rear building two on the property. Panels would be mounted to the roof, which does not appear to be any material that would have its historic authenticity, integrity, or character altered by the installation or removal of said solar panels. The location of the panels in the rear of the property further reduces the likelihood that these panels will be visible from the street or other public place.
Relevant Standards
9

26-76 – 250 Metacom Ave
Report
Applicant proposes replacement of existing roll up garage door that has been put on one of the outbuilding barns with swinging cedar doors. Applicant has provided materials in description of proposed work and marked proposed door on attachment. Commission may wish to clarify the outbuilding in question and its age, however few are visible from the street.
Relevant Standards
9

26-79 – 301 Hope St
Report
Applicant wishes to have a sign painted directly on the side of the proposed property.

The proposed sign will be entirely painted, directly painted on to the siding, which is entirely wood and therefore no masonry will be damaged. The proposed location appears to be on the north elevation of the building. Commissioners may wish to confirm size, which is proposed at 9 feet – current regulations allow for 8 square feet in the D, W, and LB zones. This will need to be reviewed by the zoning officer as well, and this may not be an issue.
Relevant Standards
9

26-80 – 799 Hope St
Report
The applicant proposes to install several signs in Thomas Park/Perry Garden, constructed of primarily aluminum. Signs are substantially identical in design and construction to other signs throughout the Historic District, and provide additional historic context to the gardens.
Relevant Standards
9

26-81 – 1200 Hope St
Report
Applicant is applying to reconstruct wellhouse and is looking to have previously approved siding on the carriage houses. The well house is designed to replace previously demolished one in kind. Commissioners should confirm materials if needed. The previously approved siding material is clapboard, and the applicant wishes to change the siding on the upper levels of the carriage houses to shingles. This would be done entirely in wood.
Relevant Standards
9

26-82 – 8 Constitution St
Report
Applicant wishes to remove denied sliding glass door and replace with windows. This was a suggestion made by some commissioners at at least one review of the previous and denied application.
Relevant Standards
9

26-54 – 244 Metacom Ave
Report
Applicant seeks to demolish the stone Dairy/Ice House Structure. One June 23, staff from the RI Historic Preservation and Heritage Commission toured the property to observe the structure. They remarked that they would need some additional time to find more information – likely several weeks – and needed to confer with other experts. This item is likely to be continued.
Relevant Standards

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26-84
Report
Applicant seeks re-authorization and additional approval for revised multi-use sports court. The general form and location was previously approved, with the stipulation that additional information was required for the lighting. This was not provided, and the approval lapsed. Commissioners may wish to refer to application HDC-25-65.
Relevant Standards
9, 10

26-33 – 145 High St
Report
Applicant is returning with a redesigned application based on feedback from the June 4 2026 meeting. At this meeting, the commission expressed concerns about the massing of the property and the layout. Based on this, the applicant has changed the proposed design to be based on the this feedback, retaining an in-line setup. The applicant also is requesting demolition of the remaining portions of the ten car garage, which was brought up, but not voted on. At its previous meeting, the commission raised no concerns about the garage.
Relevant Standards
9, 10

25-12 – 125 Hope St
Report
Applicant has submitted revisions to the design for a new structure discussed at the June 4 2026 meeting. Commissioners had concerns about the amount of windows on the rear of the property at this previous meeting, stating it did not fit the character and the water was still an important frontage. The applicant has made these changes.
Relevant Standards
9, 10

Staff Approvals

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-87	Kevin Roche	6/23/2026 16:00	495 HOPE ST, BRISTOL, RI 02809 72	Similar decal on front window that is currently there that says Norcom Mortgage. Â dimensions same, logo differentÂ
HDC-26-78	Jacob Ledsworth	6/9/2026 9:59	CONSTITUTION ST, BRISTOL, RI 02809	installation of a Deluxe 4 Ton Hyrdronic AC System
HDC-26-77	William Magee	6/9/2026 6:43	165 HIGH ST, BRISTOL, RI 02809	Replace shingles on main roof using Owen Cornings

				(architectural) True Definition shingles in Onyx Black.
HDC-26-75	Robert Page	6/1/2026 15:08	423 HOPE ST, Unit 11K, BRISTOL, RI 02809	Remove an outward swinging door and replace with. inward ard swing door. Â Also go from door with upper window and lower wood panel to a door with glass with wood surround. Replacing an existing Ptac (HVAC) system at Empire Tea & Coffee that sticks out of the existing exterior wall on the south elevation as seen in attached photo with a Heat Pump that will be in the same location and hung off the exterior wall as shown on attached AI generated photo. The proposed 12,000 BTU heat pump spec is also attached.
HDC-26-73	Spencer McCombe	5/27/2026 13:17	267 THAMES ST, BRISTOL, RI 02809	Install one new outdoor heat pump condenser and relocate one existing condenser from south south of home to east side of home
HDC-26-71	Leonard Paiva	5/20/2026 11:06	10 HIGH ST, BRISTOL, RI 02809	Installation of wood fence on side and rear of property.
HDC-26-70	Gregory Pastore	5/19/2026 10:22	44 CHURCH ST, BRISTOL, RI 02809	Â Will be 4' along driveway, 6' in back yard

				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-26-69	JUAN CRUZ	5/17/2026 17:51	15 JOHN ST, Unit 1, BRISTOL, RI 02809 9 COURT ST, BRISTOL, RI 02809	
HDC-26-68	Christine Glazier	5/15/2026 13:58	76 STATE ST, BRISTOL, RI 02809	Replacing existing cooling system
HDC-26-86	Diane Neslund	6/17/2026 15:59		white lettering with bullet points. logo, website and qr code