

# HDC Staff Report

February 5, 2026

## Application Reviews

<b>26-04, 35 Byfield</b>
Report
<p>Applicant wishes to install a front porch on their property and cover their rear stair with a roof.</p> <p>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.</p> <p>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.</p> <p>The applicant requests a continuance to the March 30 Meeting</p>
Relevant Standards
#9

<b>26-12: 217 Hope St</b>
Report
<p>Applicant wishes to install replacement windows throughout a number of condo units. Based on a site visit conducted by Staff, the windows currently in the building are from a range of eras. There are some historic windows in the building, but a number are from later in the 20th century (1980s/1990s) from when the building was converted to a condominium. Of the historic windows, there are a couple concerns. Per the owners, the windows have been repaired multiple times, and issues continue to arise with the ability to open them. There are a few windows this is of particular concern about as they act as egress windows. At the same time, commissioners should be aware of some historic windows, as several appear to be slightly curved windows, which may be difficult to replicate.</p>
Relevant Standards
#9

<b>26-13: 31 Bradford St</b>
Report
<p>Applicant installed 2 windows on a non original garage on the back part of the property facing away from street frontage. The windows have been observed to be full wood, and per the applicant are mahogany. The windows are likely full custom, as the applicant stated that they were purchased from a supply warehouse after the original customer never picked them up. As such, no specification sheet exists.</p>

In addition to the windows, commissioners may notice a wall in the garage door bays at some point in the future. This has been discussed at length - the garage doors are not removed and continue to function, as such the wall and windows that are installed are considered to be interior changes.

Relevant Standards

#9

**26-14: 235 High St**

Report

The Town is applying to replace a door on the Court Street frontage due to security and fire concerns. This is not a public door, rather the access point to the boiler room, which leads to the basement. It currently does not meet fire code, and is not a particularly secure door. Per the contractor, a fire resistant wood door would cost nearly 5 times what the proposed steel door would, which is another concern of the Town's.

Relevant Standards

#9

**26-17: 205 Thames St**

Report

Applicant wishes to enclose the beams under the porch and install flush lighting, and erect fence-like structure under stairs to act as storage. All locations are off street frontage and are part of a non-historic deck which appears to date from the renovation of the structure in the past decade. All will be done using natural materials which have been previously approved - physical samples have been provided and will be brought for inspection by commissioners at the meeting.

Relevant Standards

#9

**26-18: 500 Wood St**

Report

Applicant wishes to install solar array on roof of recently constructed building and existing building, as a continuation of project 25-96. The buildings in question are in the rear of the property, and have been recently subject to major alteration or new construction. In both instances, the panels would be installed on a flat roof.

Relevant Standards

#9

**26-20: 21 High St**

Report

Applicant wishes to convert the existing garage into additional living space. This would involve removing the garage door and replacing with 2 windows and a standard door and replacement of several existing windows. This garage is already attached to the main house, and as such no additional changes to the massing would be required. Under the proposal, the only changes would be the windows and doors, all other features would remain. Specifications

for all items are listed in the materials list submitted by the architect. This property has been subject to extensive renovations in the past year, being approved under the following applications: 25-134, 25-108, 25-38.

Relevant Standards

#9

**26-16: 244 Metacom Ave**

Report

The applicant is proposing construction of a pool, patio, and pool house on the rear elevation of the large property, as well as some targeted demolition. The proposed new construction is, at present, not attached to the existing house, and does not effect the fabric of the historic building itself.

The proposed demolitions are a small lean-to attached to a barn, which seems of little importance, and a former farm building elsewhere on the property. This stone structure may be of more interest to the commissioners, as it is of some historic note - but it is more a ruin than a building at this point. Based on submitted photographic evidence, there is significant merit to the applicant's safety concerns. This is also located some distance from any proposed work, and is not being demolished to make space for any new construction based on provided plans. In addition, the applicant is requesting concept review of the location of a tennis court and the construction of a mudroom on the rear of the main house. A previous application was submitted for the tennis/pickleball court at a different location, and based on the submitted designs, commissioners should look at the potential mudroom for basic design elements to ensure a false sense of history is not created.

Relevant Standards

#3, #9, #10

**25-12: 125 Hope St**

Report

3/5/2026

Applicant is proposing several potential designs based on feedback from the commission. The proposed conceptual designs are heavily based on the existing structure.

Relevant Standards

#3

**Staff Approvals**

Record #	Applicant Name	Date Submitted	Address	Record Status	Description of Proposed Work
HDC-26-22	THOMAS LABRECQUE	2/19/2026 14:53	1020 HOPE ST, BRISTOL, RI 02809	Complete	We will be removing and replacing 2 AC condensers and 2 indoor air handlers AC Condenser Lennox ML13KC1 / Air Handler AHU 5 Ton / 230-1 R454B
HDC-26-21	Renee Cortellessa	2/18/2026 14:22	212 HOPE ST, BRISTOL, RI 02809	Complete	replace in kind the rear fire exit landing and staircase. Approved by the HDC for 2021-22. Left side exit landing and stairs completed,

					right side left unfinished. Â Building Permit #51461
HDC-26-15	Kenneth G Chace	2/5/2026 10:59	8 CONSTITUTION ST, BRISTOL, RI 02809	Complete	Installation of (2) direct-vent gas fireplace horizontally vented at the rear of the house. Gas and electrical connects to be made by other trades.