

HDC Staff Report

October 1, 2026

Application Reviews

26-54, 244 Metacom Ave
Report
The State, after conducting a site visit, has provided additional guidance regarding the stone dairy barn. Their determination is that the building does appear to be rare for Bristol, and while preservation should be explored, it should be looked at by a mason. A professional was recommended, and the suggestion of building a roof to stabilize the walls or preserving some of the building if not all. The applicant has reached out to the contractor suggested by the state, who has provided an estimate of nearly \$400,000 to reconstruct the structure for long term preservation.
Relevant Standards
BHDC Standards: - The Commission needs to determine if the proposed changes previously approved have met a good faith effort to propose alternatives to demolition, or if meeting state guidance will be enough. - A full documentation of the structure is needed before demolition to meet standards.

26-113, 18 Burnside St
Report
The new owners of 18 Burnside are proposing to do repairs in kind to the building, starting with skylights, cupola, and dormers. Changes to the dormers and skylights are proposed entirely in-kind based on a site visit with the contractor. The Cupola will be removed and reconstructed in-kind, as it is too damaged to repair in place.
Relevant Standards
The project meets the following in the BHDC Standards: - Meets Standard, “Retain and preserve wooden features that contribute to the overall historic character of a building and a site, including such functional and decorative elements as siding, shingles, cornices, architraves, brackets, pediments, columns, balustrades, and other architectural trim”, as this repairs or creates a replica of deteriorated character defining features. - Meets Standard “It is not appropriate to introduce new roof features such as skylights, dormers, or vents if they will compromise the historic roof design, or damage character-defining roof materials or the character of the Historic District”, as this project does not expand these features, rather repairs existing.

26-116, 439 Hope St
Report
The applicant wishes to install a hanging sign at the property, similar to what is installed at the adjacent unit. The sign is already existing, and was used at the Newport, RI location, which was in Newport's historic district. The building is a
Relevant Standards
Upon review of the Standards for signs, the proposed signs meets all BHDC standards for signage, including design, purpose, materials, and proposed location. The only stipulation the commission should require is ensuring that the bracket is anchored into the mortar, rather than the brick. Based on observation of the sign, which is currently in the storefront window, the sign also appears to meet size requirements for the downtown waterfront zone.
26-117, 549 Hope St
Report
Applicant is proposing partial demolition to an outbuilding on the property as part of transferring land to another owner. The small addition to the outbuilding, referred in the application as a lean-to, is a small wood shed or similar storage space on a garage/workshop in the rear of the property. The building itself is old, and there are plans to restore it, but the proposal before the commission is to remove a non-significant portion that cannot be restored.
Relevant Standards
As a partial demolition, it is to be reviewed on a case-by-case basis per BHDC Standards. The proposed partial demolition meets standards due to the intent to maintain the wider structure.
26-119, 217 Hope St
Report
The condo association is proposing the replacement of slate roof shingles with a composite shingle designed to look like slate due to the issues the building is currently having with its existing slate roof. There have been multiple instances of slate tiles falling off, causing concern amongst residents. Applicants have also stated that there is concern about the cost of continued maintenance of the slate roof.
Relevant Standards
Commissioners should review materials proposed for appropriateness. Current standards for a slate roof per the BHDC Standards is as follows: - Retain and preserve roofs and roof forms that contribute to the overall historic character of a building, including their shape, color, functional and decorative features, such as roofing materials, cresting, dormers, chimneys, cupolas, and cornices.

26-122, 25 Byfield St
Report
Applicant is looking to replace several windows due to deterioration and significant water intrusion and rot on window sashes. The applicant is unsure as to the exact age of the current windows, but based on the pattern (6 over 1) and the age of the house (per 2024 Resurvey it is listed as pre 1800), there are not original to the building. They are full wood, however. The applicant is proposing a clad wood replacement window of the same grid pattern, replacing the windows that are in the worst condition due to cost.
Relevant Standards
Applicant is proposing standardly approved windows that meets the following standard from the BHDC Standards: - A compatible substitute such as composite, metal-clad and vinyl-clad windows may be considered only if replacement in kind is not technically feasible. Solid vinyl and aluminum windows are not typically compatible. Any proposed substitute materials must match the original in all visual respects.

Administrative Reviews

Record #	Applicant Name	Date Submitted	Address	Description of Proposed Work
HDC-26-135	Nicole Martel	9/18/2026 16:10	44 STATE ST, BRISTOL, RI 02809	Remove existing decals on the glass and replace with new vinyl decals for the new business lessee
HDC-26-128	Frank Pasquel	9/16/2026 10:59	32 FRANKLIN ST, BRISTOL, RI 02809	MAIN
HDC-26-126	Frank Pasquel	9/16/2026 10:54	56 FRANKLIN ST, BRISTOL, RI 02809	MAIN REPLACEMENT
HDC-26-125	Frank Pasquel	9/16/2026 10:51	50 FRANKLIN ST, BRISTOL, RI 02809	MAIN REPLACEMENT
HDC-26-123	Frank Pasquel	9/15/2026 10:17	42 FRANKLIN ST, BRISTOL, RI 02809	main replacement
HDC-26-121	Maria Castro	9/13/2026 22:36	19 BURNSIDE ST, BRISTOL, RI 02809	replacing old roof to install new shingles
HDC-26-120	Mason Phillips	9/13/2026 16:56	5 MILK ST, BRISTOL, RI 02809	Replace front porch decking rails and posts , inspect all framing and replace only if necessary al work to be done in kind to accurately replace existing

HDC-26-118	Paul Mancieri	9/10/2026 21:29	365 HOPE ST, BRISTOL, RI 02809	Substituting current vinyl graphics with Leo's Ristorante's logo on windows for a new logo design
HDC-26-115	Karen Wheet	9/9/2026 9:42	60 CHURCH ST, BRISTOL, RI 02809	Replace existing driveway with Concrete pavers outlined with brick.
HDC-26-114	Matthew Perry	9/6/2026 16:45	996 HOPE ST, BRISTOL, RI 02809	Install new fuel oil tank on southside of home (996 Hope Street) on concrete pad. Contractor will remove and dispose of old fuel oil tank in cellar. Project is desired to prevent oil leakage in basement. A New tank has protection for leakage and contamination of environment. Removal of oil tank in cellar will also enhance the appearance of the historic room used for summer cooking with the fireplace bake oven. New tank will be shielded from view from the road with shrubbery that will be planted immediately after installment of new tank. A
HDC-26-111	Philip Elmerer	9/2/2026 17:14	256 HOPE ST, BRISTOL, RI 02809	Repair front stoop
HDC-26-110	John McCloskey, Jr	8/26/2026 10:01	249 HOPE STREET, Unit COMMON AREAS, BRISTOL, RI 02809	In-kind replacement of driveway and parking areas. Replacing brick walkways with new pervious bluestone, replacing trash coral w/ wood design more fitting to the property...shifting trash coral slightly to the east with shrubs and stone wall as a buffer to Hope St (Rt 114). Please see attached existing and proposed drawings from Turning Point Survey.
HDC-26-109	GINA DIGATI	8/24/2026 13:19	115 HIGH ST, BRISTOL, RI 02809	aA Replace 4 rotting stair treads with same dimensional material.g
HDC-26-112	William Spinner	9/3/2026 3:12	694 HOPE ST, BRISTOL, RI 02809	Remodel the inside adding a house Meter at same location as existing Meter instead of it being a two gang Meter box it will be a three gang meter box with a bypass 100A amp per position