

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, July 17, 2025
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to ntoth@bristolri.gov

1. Pledge of Allegiance

The meeting was called to order at 7:02PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Allen, Church, Millard, Page, Teitz, and Toth

Absent: Lima, Bergenholtz, Ponder, and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the June 5, 2025 meeting.

Allen: Reviewing the minutes of the June 5, 2025 minutes. Does anyone have any questions or corrections?

Church: I do. On page 27, under application 25-55, this was Pleasant Street. John, I think you voted Ney on that application.

Allen: I did.

Church: It's listed as Yeah.

Allen: Okay.

Church: John voted Ney. And, on page 39, on the 3rd line down, the name is listed as "Royer" and it should be "James Roiter".

Allen: Any others? I have on page 17, 3rd line from the bottom, it's "frontage" not "rontage". And, on page 41, 3rd line down, it's "lead" not "led". Is there anything else? Does someone want to make a motion?

Motion made by Church to accept the minutes as corrected;
Seconded by Page.

Voting Yea: Allen, Church, Millard, and Page

2B. Review of Special Meeting Minutes for 14 Union and 41 Church

Teitz: Mr. Chairman, would you please hold that until next month. There was supposed to be an exhibit with it. There is a picture, a set of plans marked up with which windows could be replaced, and which ones couldn't. Without that exhibit, it doesn't make any difference.

Toth: I don't believe I received the pictures. I don't recall getting the pictures, but, John, you do have the copies as there's 8 in that green folder.

Allen: Okay.

Teitz: Since the others haven't seen it.

Allen: Just hold it for another month?

Teitz: Yes, if you would postpone it until next month.

Allen: Should we make a motion?

Teitz: No, not for the minutes.

Allen: Okay. Thank you.

3. Application Reviews

3A. 25-12: 125 Hope Street, 125 Hope Street, LLC:

Discuss and act on potential demolition and redevelopment of property or rehabilitation of existing property.

Toth: The applicant has requested a continuance to next month.

Allen: Okay. So, we need to make a motion.

Motion made by Church to the application 25-12 to the August 7, 2025 meeting; Seconded by Page.

Voting Yea: Millard, Page, Allen, and Church

3B. 25-25: 14 Union St, Lou Cabral: Discuss and act on changes to house, garage features, and other features.

Lou Cabral present.

Cabral: I am here once again trying to move things one step forward. I have provided an updated plan that shows the addition of a cupola on the garage to add a little more character to the building. That is something that you have not seen. The other items are issues that you wanted me to clear up including windows for the addition as well as the garage, doors for garage, as well as the side door for the new addition, and the bulkhead door going to the basement.

Toth: John, if you would, there's a folder there in front of you marked 14 Union that has all of the specification sheets.

Allen: So, does everybody have these?

Toth: I was not able to get the copies run off, but it's just the specific spec sheets for the windows and whatnot.

Church: Are these product sheets for the windows that you've been discussing all along?

Cabral: Yes.

Church: I don't think we know anything about the doors and the bulkhead. John, maybe you could just read it?

Allen: The bulkhead is Bilko and is typical metal. Can you describe the garage doors, and I can pass this around?

Cabral: Sure. The 3 garage doors will be Wayne Dalton model 8680 with 6 windows on each door. The material is fiberglass which can be painted. They are really nice

easy doors. I have some additional pictures. (Cabral gives pictures to the Board.)

Church: Was there something about a dormer?

Cabral: No.

Church: No new dormer.

Cabral: The clarity there is we went back to the original dormer that had been initially proposed, but that was a previous meeting discussion.

Church: Is it the dormer on the east elevation?

Cabral: Yes.

Church: So, it's probably on that porch roof overhang.

Cabral: Are you talking about the garage?

Church: No, I was talking about the house. Is there a change to the dormer on the house?

Cabral: No.

Allen: So, the front door on the house you are keeping.

Cabral: Yes.

Allen: So, the other doors, there is a packet here and the materials of those doors?

Cabral: Fiberglass.

Allen: Are any of those visible from the street?

Cabral: The garage door will be, but the door to the addition, there is a very slight corridor that you can see the door, but you would actually be on the sidewalk in front of my neighbor's property to be able to see through to the angle, and Mr. Chairman if you like I could show you how I came to that conclusion based Geometry on this rendering I have.

Allen: If you don't mind. (Approached the Board to show the rendering.)

Toth: Mr. Cabral, are you going to need those plans back or can we enter those as exhibits in the file?

Cabral: I will need them back.

Toth: Just so we can have it.

Church: May I go back to the dormer. Are you talking about the dormer on the east elevation of the garage? In other words, the back?

Cabral: Are you raising a question about the dormer?

Church: All that was said.

Cabral: That was said at the last meeting.

Church: I just had a concern.

Cabral: You may recall. That dormer had been what was initially shown. Then in an effort to try to to reduce the volume of that second floor we came forward with a couple of different concepts, one of them being an A-frame, but when you looked at that A-frame with that setting it just didn't look right. So, I took that off plan and resubmitted the original dormer with that plan you had initially seen when I first submitted the plan.

Church: I have one concern, but if it has been approved then there's nothing that can be done about it. (Cabral approaches Church to look at the rendering to discuss her concerns.) See how this lines up here, is there a setback here? The wall of the dormer is a concern.

Cabral: There's a setback.

Church: I mean this wall here. Is that going to line up with the bottom?

Cabral: No.

Church: Okay.

Allen: So, Nick, the application that we have in our folder it's saying reintroducing construction of porch on the front of the house. Is this from a previous meeting?

Toth: Yes, we've been continuing parts of this application for quite some time.

Allen: I think all of these have been approved.

Cabral: Correct.

Allen: Okay. That's where some of my confusion came from.

Toth: Yes. I apologize for that. We've continued so many times, and I didn't want Mr. Cabral to have to keep reapplying, so we've been going with the same application for some time.

Allen: One last question. The doors that you are asking to be approved, I know we have a packet here of several different doors. It would be nice to make sure we understand which doors you want.

Cabral: Absolutely. On the plan, it is identified the model number. I will tell you the entrance to the addition, the model number, it's in your plans that were submitted. I will give it to you. (Gives the Board the door information.)

Allen: What's the model number?

Cabral: I have it here. Give me one second. It's too small, I can't read it either.

Allen: We'll refer to the plan for the model number if that's okay. And the other doors you're proposing?

Cabral: It is part of the collection. It is the blue door right there. That would be for the garage.

Allen: Any other doors? We know the garage door. We have that one.

Cabral: The other door is for the master bedroom that will be coming off the second floor. That's going to be part of Andersen A series collection.

Allen: Do we have that cut sheet?

Cabral: You do not have that cut sheet. I did include all of that information in the packets. If you look at

this particular submission, a specific model of that has not been yet identified. The architect is still figuring that out and it is also assuming that the window we are proposing is approved, then we will specifically identify the model that will work with those windows.

Allen: Is that something we can have the Project Monitor approve?

Toth: We have the spec sheet for the general doors, so it just would really be for the set of lights and whatnot. It's on the back of the house, correct? Andy?

Cabral: Correct.

Teitz: It's up to you if you want to make it a Project Monitor thing. That's fine.

Allen: Okay, and that's the last thing you have that we haven't approved of yet.

Cabral: That and the discussion on the windows.

Allen: Okay.

Church: We saw the sample window, so we're all set.

Toth: We're waiting on the specific spec sheets on the windows because there were some questions on setup when we looked at the sample piece that had been shown originally.

Church: These are windows on the addition.

Cabral: Correct.

Allen: So, they're solid wood interior and then Fibrex composite material on the frames and the exterior.

Cabral: Correct.

Allen: What's the manufacturer?

Cabral: Andersen.

Allen: A series. And those windows are on the addition.

Cabral: Correct.

Church: 6 over 1.

Cabral: Correct.

Church: And they're being used in the garage also.

Cabral: Correct.

Church: Is this product in the application?

Cabral: Yes.

Church: And is there a product sheet for them?

Cabral: Yes.

Allen: Yes. Pass this down to Sue.

Church: Double pane with interior muntin?

Cabral: Correct.

Allen: Any other questions on the windows. And, lastly, on the cupola, is this a prefabricated cupola that you're just going to put on the top?

Cabral: If you allow me to do so, yes.

Allen: Okay, and will it be illuminated?

Cabral: It could be. I would like it to be, but it doesn't have to be.

Allen: Does anybody have a comment on illumination?

Millard: You're going to have a light inside?

Cabral: Yes, if possible.

Millard: I think that's fine. I like it.

Allen: I think so too. Anybody else? Any other questions? Is there anyone in the audience who would like to speak for or against this application? Can somebody please make a motion.

Motion made by Church to approve the following for application 25-25 for 14 Union Street: approval of cupola

as shown in diagram A-1 which may have an interior light, approval of the garage doors as presented, approval of the door for the east elevation in the new addition, approval of the single garage door on the north elevation as presented, approval of the bulkhead door as presented and show in exhibits in the application, the door on the west elevation on the second floor balcony with the decision on the style and model will be at the discretion of the Project Monitor and if the Project Monitor has questions, the applicant is directed to come back before the Commission, and approval of the windows on the new addition and on the garage as presented to be the Andersen fiberglass double pane with interior muntins; Seconded by Page.

Voting Yea: Millard, Church, Page, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

3C. 25-48: 276 High St, Timothy Finucane: Discuss and act on replacement of windows, doors, and other features.

Toth: The applicant requested a continuance on this. They are going to be coming in with two applications next month.

Allen: Okay. Could somebody make a motion to continue.

Church: I have a couple of comments. They need to tell us what the material of existing window is.

Toth: The doors and whatnot.

Church: And the exterior doors.

Toth: This is all information I have put in the portal for them. It just has not been provided to me.

Church: Before the application is complete, these people really need to provide that and we should have it.

Toth: That is something that I have been stressing on their proposed next application for next month. I told them I need more information before I can consider this complete.

Teitz: Can you also make sure they indicate what windows they are talking about replacing.

Church: And how many windows.

Toth: Yes. Again, all information I have requested. I haven't gotten any of it.

Church: And the material list for the front porch.

Toth: Yes.

Allen: Can someone make a motion to continue the application.

Motion made by Millard to continue application 25-48 to the August 7, meeting; Seconded by Church.

Voting Yea: Allen, Page, Church, and Millard

3D. 25-49: 62 Franklin St, 62 FRANKLIN LLC: Discuss and act on replacement of vinyl double hung window with vinyl casement window.

Toth: I did send them a message through the portal saying that they did have to send someone to appear. They do know, but it appears that no one is here. So, if we want to push this to the end of the meeting to see if someone shows up.

Allen: Let's wait and move on to the next one.

Toth: Is there any way we can encourage people to show up and to not just "no show"?

Teitz: You could deny it.

Toth: Okay.

Teitz: What we generally do is give people one shot at it. You can tell them that if they're not here without asking for a continuance, it will be denied.

Church: Or you could tell them that you're holding their application until you hear from them.

Teitz: Then it gets cluttered up. We don't want it sitting around waiting and waiting for a year or more. I don't want people vested by having a submitted application if they're not going to do anything with it.

Millard: Tell them they have to withdraw.

Toth: And re-apply.

Teitz: You can deny it without prejudice and they can come back in without having to wait a year, but they will have to re-apply.

Allen: I think it's reasonable to extend it one month, but anything beyond that.

Toth: I think it's reasonable to say because these two items, 62 Franklin and 146, they were here and they just then left, but in both cases, this is the second month in a row they have just "no showed". I agree that one month is fine. Sometimes I've gotten new homeowners who just say they don't look at the letter that gets issued, but two months in a row is not right.

Teitz: So, these were both here last month?

Toth: Correct.

Teitz: And they did not show?

Toth: Did not show. No contact, no nothing.

Teitz: And one of them was here tonight?

Toth: The shed, and just left. And you heard them?

Maynard: Yes, they were here. I did talk to them. They said that they were not staying and left. Another applicant heard them as well.

Toth: I will reach out to them.

Teitz: So, continue both of them to August and maybe, Nick, you can send them an email directly, not just through the portal, saying that we continued it one more month and if they haven't either requested a continuance or appear, it will likely be denied.

Toth: I'm going to make a phone call because I do recall sending emails through the portal and direct emails.

Teitz: I don't get it since they're both very simple.

Toth: Maybe in the course of when we start thinking about changes in the style guide which is still getting worked on, having specific penalties for no showing.

Teitz: Just make a motion.

Motion made by Millard to continue application 25-49 to the August 7, 2025 meeting; Seconded by Church

Voting Yea: Allen, Church, Page, and Millard

3E. 25-54: 5 Milk Street, Mary Ann Pellegrino: Discuss and Act on replacement of windows.

Mary Ann Pellegrino present.

Pellegrino: The windows I had put in 20 years ago, when I had the fire, and I wanted to match the windows upstairs. I have been working with Nick and getting everything in that I needed to get in. I just got this today. (Handed papers to Nick.)

Toth: This is the specification sheet for the windows.

Pellegrino: I already have the windows in two rooms downstairs and I want to continue them upstairs because they are very old and drafty.

Toth: I have conducted a site visit with the owner. I can confirm that the windows do appear to be in pretty rough shape.

Church: You were going to check on the materials of the downstairs windows.

Pellegrino: Yes, he did.

Church: What are the downstairs windows.

Toth: So, a few of them appear to be metal. There are some in back are vinyl outside and wood inside.

Pellegrino: Those are the ones I want to replace upstairs.

Church: Are the front windows all wood windows?

Pellegrino: No, those are all metal.

Toth: The front windows on the front elevation are a metal product. Rear windows that were replaced during the fire do appear to be a vinyl clad wood material. I did go out there and take a look at it myself.

Allen: Okay.

Pellegrino: And those are the ones I want to replace upstairs and eventually get rid of the metal ones downstairs in the front too.

Allen: So, I'm a little confused. The spec sheet says they're Harvey classic windows.

Pellegrino: Correct.

Allen: And they're available in both wood and vinyl. So, the question is which ones are you looking to use.

Pellegrino: The vinyl is on the outside and the wood is on the inside.

Church: They're available in both wood and vinyl. They're energy efficient.

Allen: My question was, is it either wood or vinyl.

Church: Nick, you saw it. The vinyl is on the outside and the wood is on the inside. But the manufacturer of those, they don't make those anymore.

Pellegrino: That was 20 years ago.

Allen: But this is the window that you are asking us to approve.

Pellegrino: Yes. The vinyl one is the one with the wood on the inside is what I want upstairs.

Toth: I think what the issue is, it is not clear from the specification sheet that this is available in a wood clad with vinyl or all wood or all vinyl.

Pellegrino: Okay. I will get a hold of them tomorrow to clarify.

Allen: I don't think this gives us the information that we need. Andy, can you help on this. Do you have a copy of it?

Teitz: I do. Nick provided it to me. I think you can either continue it to get the specifics, or you could require it in your decision. If you want them to wood on the outside, you can require that as part of your specifications. You can either approve it and if there is a problem, she'll have to come back, or you can continue it. I have a specific question about the window on page 143 with the unusual shape.

Church: At the last meeting, she said that the manufacturer has a window of that shape.

Pellegrino: He said that he would take care of it.

Church: Well, what does that mean that they have a window of that shape?

Teitz: Are they just going to build a frame around it and put a square window?

Pellegrino: I don't know. He said that it was going to look the same. He said that he was not going to change the shape.

Teitz: I find that highly suspicious. I don't believe that Harvey windows creates custom windows like that. That certainly is a character-defining feature of the house having a window with that shape.

Church: I asked you at the last meeting about it. You have to be very specific about that. You're replacing wood with vinyl.

Allen: Mary Ann, I'm sorry, but we still don't have the information we need to make a decision.

Pellegrino: Okay, so you want to know the shape of the window.

Church: Very specifically if this window is available.

Teitz: We would want a specific plan which would show the dimensions of this window and what are the dimensions of the window he's replacing it with.

Pellegrino: Okay.

Allen: And the windows that you're proposing are they wood windows that are clad in vinyl or clad in aluminum.

Pellegrino: Nick, you saw the windows.

Toth: I did see the windows, they are a clad product. I think the problem is the specification sheet doesn't really make it clear is it an all vinyl window or is it an all wood window. John, I see what you mean. It's not very clear what it is.

Pellegrino: Okay. I will give them a call. I understand.

Toth: Is there any way you could get the contractor that you're working with to come to the next meeting? I think that would be helpful. I feel bad bringing you back.

Pellegrino: It's going to take two to three months to order them. I want to do it before winter comes.

Church: You could get the window representative to come with you. That would be helpful.

Pellegrino: It takes two to three months from the time you approve it to the time I get the windows. This is the second time I've been here.

Church: We can't approve it now. If you bring the manufacturing representative, they want to make the sale, so they should be willing to come with you to give us the information. These are double pane windows? Do they have interior muntins or snap-on?

Pellegrino: Triple pane.

Teitz: She answered triple pane.

Pellegrino: I will have him come in.

Allen: That would be good.

Church: It says triple pane in here?

Teitz: There are, but not usually for residential. Tell them you need a cut sheet because that's the term for the sheet that gives the specific information for the windows that you're going to have. Not this which is essentially a marketing brochure.

Church: Or a manufacturer's product sheet.

Motion made by Church that application 25-54 be continued to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Church, Millard, Allen, and Page

3F. 25-58: 146 High St, Mike Fanning: Discuss and act on installation of shed on property.

No one present.

Motion made by Page to continue application 25-58 to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Page, Allen, Millard, and Church

3G. 25-77: 220 Hope St, Charles Tansey: Discuss and act on replacement of windows in bulkhead added in 2005.

Charles Tansey present.

Tansey: We are doing work on the house involving painting and glazing of windows, but the part of the application that is pertinent has to do with replacement of windows on the bulkhead. We built a bulkhead in 2004/2005 as an entry into the basement which we had converted into a mother-in-law apartment. During the course of the past 20 years, the south wall of bulkhead which faces the patio has rotted out. That was occasioned by the fact that the people who built the bulkhead neglected to put a drip edge under the gutters and water was going inside the wall and that caused the windows which were new when

they were installed, and they were wooden windows to rot the casements as you can see in the photographs. We commissioned Ferreira & Grimo to replace those windows and they ordered the new windows through the Arnold Lumber Company. The Brosco windows are pine interior and exterior. There is a composite sill which is similar to the one that is being replaced, and they are slightly $\frac{3}{4}$ inch to $\frac{1}{2}$ inch narrower than the ones we had, but otherwise same and operate the same way. The original ones had metal screens, and the new ones have clip-on storm window screens.

Allen: So, the original windows just for clarification are wood.

Tansey: I'm not sure if they are or were at this point.

Allen: And the windows that you want to use to replace them are all wood.

Tansey: All wood.

Allen: There's no cladding other than on the sill itself. Do you have a cut sheet for those windows because we don't have that in the application.

Church: There's an invoice.

Tansey: It's listed in the invoice.

Church: These windows are on the south elevation, and they're entirely concealed from any view from the street and, I imagine, from your neighbors.

Tansey: Yes, around the patio there's a 6ft fence.

Toth: And these are replacements anyway. Correct.

Tansey: Correct.

Allen: About 20 years old.

Tansey: That's correct. We would have liked them to last longer.

Teitz: This is why the Commission hates to see old wood which are made with old wood replaced because the old

windows if they're repaired will last far longer than any new windows will even without the defect here.

Tansey: I'm not entirely sure the original windows were on the first floor of the house, and they were put in there in 1850, and I don't think they've been replaced since then. Of course, their time has come.

Allen: Are there any other questions? Is there anyone in the audience who would like to speak for or against this application? Can somebody make a motion please.

Motion made by Millard to approve application 25-77 for the replacement of the leaking clapboards and rotting window casements in the new bulkhead on the patio as presented; Seconded by Page.

Voting Yea: Millard, Page, Church, and Allen

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Allen: There will be a green sheet that will be provided by Nick.

Toth: Correct, it will be issued the same way as the administrative one was. When you get it, please print it out and put it in one of your front windows so everyone is aware that it has been approved.

Tansey: Thank you.

3H. 25-78: 39 State St, Vincent Pacifico: Discuss and Act on addition of sign to building.

Vincent Pacifico present.

Pacifico: We are proposing to put a metal company sign on the face of the CMU block building. The dimensions are 60"wx18"h. It's going to be about a 1/4 inch thick metal. It will be a black sign that will be screwed to the face of building and the lettering will be in white. There are a couple of pictures that were attached in the exhibit. Two images that show what the sign will look like and where it's mounted on the building. One of the pictures shows the view from State Street. It's not

actually on the State Street façade, it's on the east façade which faces the adjacent building the Bristol House of Pizza, so the office space is in the driveway that goes between the old Customs House and Bristol House of Pizza.

Allen: Okay. Does anyone have any questions?

Millard: What is the business?

Pacifico: It is an architectural design and consulting office.

Church: It says that on the sign?

Pacifico: Yes, on the bottom line in small letters.

Allen: Is there anybody in the audience who would like to speak for or against this application?

Motion made by Church to approve application 25-78 as presented for the addition of a metal sign to the east side of the building as shown in the photographic exhibits; Seconded by Page.

Voting Yea: Church, Millard, Page, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

3I. 25-80: 30 Union St, Karen and Brad Clair: Discuss and Act on addition of dormer to match existing dormer on garage.

Toth: This applicant has reached out to me and has requested a continuance to the August 7, 2025 meeting.

Allen: Okay. Would somebody like to make a motion?

Motion made by Page to continue application 25-80 to the August 7, 2025 meeting; Seconded by Millard.

Voting Yea: Page, Allen, Millard, and Church

3J. 25-82: 224 Hope St, Gregory Leonetti: Discuss and Act on replacement of windows with Marvin replacement windows.

Gregory Leonetti present.

Leonetti: My wife and I fell in love with Bristol after we viewed it. We think the home and Town is a perfect place to raise our family. We love the charm of the Town and the homes. Each one has its own story and character. Our home was built in 1803. It is the Timothy French house. Timothy was a local carpenter for many of the Bristol homes, and this was his own residence. Much of what we're focused on doing is we're committed to preserving as much of that charm as much as possible. That includes all of the original hardwood floors, the six fireplaces that we have on the interior, antique doors, run moldings, and we're really trying to retain and celebrate as much as possible. With that said, the windows are one area that we're looking to make a difficult decision. Many of them are significantly rotted. I tried to do my best to take as many pictures as possible to show and reflect that rot. I did have Nick on site to conduct a site visit as well.

Toth: I did walk through there and they are in pretty rough shape. As you can see, he bought one today and I would say that this is probably one of the ones that is in better condition. I would also like to note, and I do apologize for this, there should have been a specification sheet attached to this application. It appears that the computer might have cut it off when I tried to print it. I don't know if you have it with you or.

Leonetti: I do have my own.

Toth: If I can steal it from you, I can run off some copies. Again, I apologize, it should be in there.

Leonetti: Sure. Due to the age and the exposure, and we also have a direct line of site to the water, we believe we are one of the few homes on Hope Street in the Historic District that have that view of the water, and as you know, with that beautiful view comes a lot of the salt and moisture that probably causes this deterioration over time. That's a big reason we're concerned about the current condition that you see, but also trying to make

the best decision for 10 to 15 years down the road. In addition to deterioration that you see, we do live a few feet away from Hope Street, so the sound insulation is a concern along with the overall energy efficiency for heating and cooling. I've done a lot of research on potential windows. The cut sheet that Nick is copying, we feel that the Marvin Elevate is the best series for these. It gives that modern functionality and protection we're looking for but it also still looks and honors the feel of the home, most particularly with the 6 over 6 design as well as 4 over 4 in some areas. We're really committed to preserve that architectural integrity of the house and we hope that it really strikes a balance between the respect for the past as much as the practicality of the future. With that said, I'll pause there and be happy to answer any questions you may have.

Allen: I just have some comments. I think these are original windows to the house.

Leonetti: So, I've talked to a couple of people and differing opinions on them. Some think yes, some think no.

Allen: They're definitely very old.

Leonetti: Yes, they're very old. There's no doubt about that.

Allen: In walking by this house, I'm struck by the visual impact with the muntins as they are so narrow in this house, more so than a lot of others.

Toth: I will say having done an inspection myself, part of the reason they are so narrow is they are just rotten.

Allen: Okay. I think you've done an excellent job of detailing the rot that you have in these windows. It's a good you had this and not just bringing that window in because that one looks pretty darn good compared to the pictures.

Leonetti: This one right here? This one is a middle version as this is not the most extreme. As Nick said, there are ones that are way worse. This is from the side of the house that is facing Hope Street. If you're back is to the home, this is facing the road and all the way to the right. This one is not really necessary getting

the direct line that the corner on Hope and Union is getting from that water, but it's kind of that middle version where there's significant rot on the exterior, but I have some that are significantly rotted.

Church: I'm looking at these photographs and a lot of the damage is just missing glazing.

Leonetti: There's some windows that are for sure missing glazing.

Church: And there are some that probably haven't been painted in a long time. I think they can be restored. There must be wavy glass in those.

Leonetti: Nick can speak to that.

Toth: Especially with something that old, it's kind of odd that I didn't see particularly wavy glass.

Church: Could you bring that up.

Leonetti: Sure.

Toth: It's difficult to tell.

Leonetti: Some do, some don't.

Church: I don't see rot. This is solid.

Leonetti: I tried my best to document with pictures the rotting windows.

Church: Try to stick your finger in it. That's hard as a rock. All of this glazing just needs to be repaired or replaced.

Leonetti: I probably should have brought one of the worst ones.

Millard: Do you have storm windows for them?

Leonetti: There are some storms for them. Some work and some don't. This was a probate sale. The family had owned the home since 1968 and there was a significant renovation that was done in the early 70s, but outside of that there hasn't been any work done since. I spoke to

the child of the former owner, and he gave me a history of what he knew.

Millard: I was just curious about going forward what would you be seeking brand new windows or the old windows like these with aluminum storm windows. How are you going to treat that?

Leonetti: I would like to get these new windows here and then eliminate these storm windows. I feel like this fiberglass exterior cladding over wood would do what it needs to do against the salt water and moisture that's come off of the water. It would provide me with the energy efficiency that we're looking for and removing those storm windows which I think will do a lot for the home as well.

Millard: That is a house that is in direct abuse from the weather.

Leonetti: It's a blessing and a curse. You have that beautiful view, but with that view the salt becomes the issue. That's very evident to the windows on the whole Hope Street side and the Union Street side as well.

Church: Have you spoken to anyone about repairing and restoring the windows.

Leonetti: I did. I spoke to New Outlook Restoration. They came by quickly and ballparked a price. They didn't take many measurements, but they did give me a ballpark price of what I would be looking at.

Allen: So, you're looking at the Elevate series which is wood with Altrex fiberglass exterior cladding.

Leonetti: Yes.

Allen: And double pane I assume.

Leonetti: I believe so, yes.

Allen: And then what kind of muntins are you proposing. It doesn't say that here. Is it true divided light or simulated divided light.

Leonetti: That is a good question. I don't know if I see it on the specs.

Allen: I didn't either.

Leonetti: What were the two?

Allen: So, it's either true divided light or simulated divided light. Usually, the simulated divided light will have metal spacers and then a grid on each side of the glass.

Leonetti: I think it was going to be true divided light. I don't want to speak 100% but based on that description.

Church: They have better product sheets than this.

Leonetti: This is what they sent me. One thing the lumber yard did reference is they recently did a project on Thames Street. It was the second or third oldest home in Bristol. This is the same series that they did for that home.

Church: 7/8 of an inch muntins, that's fat.

Allen: That is fat, especially compared to what's there now.

Page: I walked it as well. Based on what's in the back yard, you have a great deal of things coming out and things going in. Is there anything else before us in the changes you are making?

Leonetti: Not at this time. In speaking with Nick, a lot of this potentially could be administrative, but we're really trying to do as much as possible now, but I do anticipate possibly in the future. You mentioned in two weeks the next meeting is, but I don't think we'll be ready for that meeting, but possibly for the following meeting stuff like a Bilko overhead door in the back corner just from a functional perspective. What else did we speak of?

Toth: I believe we were looking at railings, redoing the front steps. I have been working very closely with Mr. Leonetti.

Allen: It is a big renovation.

Toth: It is. I have been inside. They are doing a lot of work. At this time everything being done is entirely interior. He has been reaching out to us. He has been in close contact with both myself and the Building Department on all of these items. Anything that does have an exterior will either come back here or small thing we can do administratively, but anything major will be coming back before the Commission.

Page: My impression from walking this is certainly some of these windows were absolutely destroyed, but it was a mix.

Teitz: Are essentially the windows the same size other than the third-floor windows that are smaller?

Leonetti: So, the back side of the windows are definitely smaller. These two spec sheets that I provided here are the two main sizes. There is a slight variance to which we would like to match them accordingly.

Teitz: My question is if there are 9 good windows in the house that can be kept on the Hope Street frontage. Ideally if there were another 4. If there were 13 good ones to cover the Union Street side, but to pull better windows that are on the back and would require less work for restoration. This is a very authentic house on a prominent spot and the windows are also prominently visible to people walking by right at eye level and it's going to be absolutely clear that these are replacement windows.

Church: I agree. This is a significant contributing house in the District, and I would not like to see replacement windows especially on the front and the south side.

Leonetti: They're not all of the same size. The quote sheet that I received is 20 pages long because of the different sizes. I chose the two most common sizes here, but each window is custom. I know the builders would appreciate them all being the same size, but they are not. There are not 6 of them that you could take from one side. The back side is all of the 4 windows that you see here.

Teitz: This shows the east elevation that they're narrower on the back.

Leonetti: Correct. 9 of them are a much different shape than what you see on the front. The second floor in particular has some taller ones on the Union Street side in a similar style of 6 over 6, but there are differences. I can pull up the exact quote, but the quote that the lumber yard provided was about 20 pages long.

Teitz: When you had a quote for repairs, they did say they could be repaired? Correct?

Leonetti: Everything to a certain extent is repairable, but there's a thin line between what's practical and what is functional. If we're going to spend \$3,000 a window, my most concern is that front facing side. With the saltwater exposure, the lack of insulation with the road. We're 7ft to 10ft from the road and the noise is a big thing.

Teitz: That's what the storm windows are there for.

Church: You knew it was on the road.

Teitz: The picture from online on Google from two years ago shows storm windows.

Leonetti: So, I believe two years ago was when the family member passed away and over time nothing has been done to the home.

Teitz: There were storm windows.

Leonetti: Not on all of the windows.

Teitz: On the Hope and Union sides.

Leonetti: No.

Church: These two photos are basement windows? These look like basement windows.

Leonetti: (Approached the Commission.) No. That one there is on the Union Street side on the first floor.

Church: It still looks like a good sanding, scraping, and reglazing job.

Leonetti: The shape doesn't fit what's currently existing. There's a lot of moisture that has been getting in for some significant time. A lot of that deterioration and breakdown is showing.

Millard: One of the big issues that has to be dealt with regarding old sashes is shrinkage of old sash. If you go about restoring window and you might find that once you scrape the paint off and you put the window back it doesn't fit anymore so you have deal with extending the window or doing something to make it fit in.

Church: Or get a new piece of glass so it would fit.

Millard: It's not the glass; it's the old sash. It's the outer part of the sash because that's where you get the rattling and they don't fit. So, you would have to either rebuild the sash or figure something inside.

Church: I don't think all would need that, maybe a couple might.

Leonetti: I would like Nick's opinion. My personal opinion from a conservative level I would say 75% of the windows have significant shrinkage and movement that is evident. Every single window you tap it rattles. Some windows, you will see, have actually shattered. I believe that's actually because of the shrinkage and the wind that has been able to get in that space and rattle them.

Toth: I think we discussed this. From what I've seen, and I'm no window expert, when I walked through, and I walked through the whole house, there's a lot of windows and they fit pretty poorly. They're very loose. They're pretty beat up. We've asked the question of can they be restored. I think the real question would be how much of the original window are we actually saving when we're rebuilding the sash because they're pretty beat up. It's very clear that nobody has been taking care of these for a while. They are definitely old windows. Maybe somebody has replaced some of the panes over the years, but they're looking pretty tough.

Allen: So, then what's everyone thinking. Let's take a pole.

Church: No.

Millard: Perhaps you could have someone scrap down one of these windows completely and then go put it back in. Do this as an experiment and see how the sash that has been restored fits because I know from experience that there is a great deal of shrinkage even when you have storm windows.

Church: Mary, if that is an old window, it stopped shrinking a long time ago. That wood is hard as a rock.

Millard: I can't speak for that window, but I just know what I had to deal with in my own house.

Allen: Any other comments?

Page: I would like the house to be able to move forward. In my opinion in this case to be able to replace the windows. I like what they are doing. Just walking it, there was a great deal of distress.

Allen: I too having walked by this house every day think there is a lot of damage. I think most cannot be repaired, but I also have a problem with the size of the muntins in the windows that you are proposing being way too wide.

Leonetti: Remind me what that is.

Allen: That's the grid.

Leonetti: Okay. I would be very open and willing to get a thinner muntin if Marvin provides that.

Allen: The other point is we don't know if it is true divided light or simulated divided light.

Leonetti: I will find that out.

Church: It's simulated.

Allen: I didn't see that. Okay.

Leonetti: Is there a preference?

Allen: True divided is preferred.

Leonetti: I'm open to true divided. I want to educate myself on all of this.

Church: You can't have true divided light with double pane.

Allen: Oh. Well. There's your answer.

Leonetti: I did explain to the vendor as well being a historic home trying to match the existing charm as much as possible. We're definitely open with the muntins.

Allen: If we could have you back with that information that would be helpful.

Church: Especially with size of muntin. We can't say if you can get it, because they're going to sell you what they can.

Allen: They may have another alternative.

Leonetti: Hopefully it's cheaper.

Allen: We're split on the decision of whether they should be repaired or replaced.

Church: Perhaps have a survey done by someone who restores windows that you can present to the Commission as evidence.

Teitz: Nick will send you a list. The Providence Historic District Commission has assembled a list of about a dozen window restoration people. Often times their experience is that it is actually cheaper to have restoration. You're shaking your head, and it depends on who you use. When there were only one or two people, then it was more expensive, but there are a lot more out there now.

Leonetti: I definitely appreciate that. A big piece with this whole window situation is as the existing are in very rough shape and while potentially restoring them I feel there is really a strong line of how much restoration needs to be done in order to get that original window back. At some point, you're almost replacing the entire window. That's my biggest concern. Outside some of the energy efficiency stuff, the noise, safety for that matter. There are a lot of concerns

there. Economics as well are a concern. Saltwater exposure is a concern as well. There are very few homes on Hope Street that have the direct saltwater exposure.

Teitz: The saltwater is better as far as the rot. It's the freshwater which causes the rot. That's why when boats are put in the water, the parts that are there in the saltwater they swell up and that's what you want. You want the saltwater. These haven't been maintained for a long time. The other thing to, and I understand you're young so you're going to be there for a long time, this Commission is seeing over and over windows that were put in 20 years ago that are back here for replacement because they're made of new growth wood that just doesn't last. Whereas the old growth will, as one of the Commissioners had mentioned, have a much tighter grain and if it's just a matter of reglazing and redoing that. You may have some that are totally rotted out and that was what led me to my question, if you have approximately 7 windows there on the north, south, and west elevations that appear to be the same sizes and something can be done to save the ones on the primary elevations, that, I think, it what's more important. At the very least, there should be 4 good windows for the first floor on Hope Street and 2 good windows for the first floor on Union Street where people are right at eye level and seeing them.

Allen: So, do you want us to continue this to until the next meeting or the meeting after the next one. You could have someone give you an estimate of what it's going to cost to restore at least the windows on the front.

Leonetti: Out of curiosity, is there typically a fifth member of the Commission?

Toth: Typically, there are 7 members on the Commission. We're missing a few people tonight. Typically, you would have more time after a meeting to turn around an application, the issue is since we're later in the month, the deadline is tomorrow. If you think you can get the information by the end of tomorrow, we can get you on the August meeting. We should have a fuller Board then. Other than that, we can get you on in September.

Allen: Would September be better for you?

Leonetti: Probably. I don't think any surveyor is going to be able to be on site by tomorrow and put together a report.

Allen: Okay. So, should we continue this until September 4th?

Leonetti: I do feel that Mary is on the fence.

Millard: I would like to see what you were thinking of putting in. I would like to see the cut sheet. The muntins can't be too thick.

Leonetti: Again, the home on Thames Street used this same line, but I definitely get your point on the muntins. If there is an opportunity from the manufacturer to make the muntins smaller, then I definitely will. These windows are very important to us.

Church: Stainless steel spacer bar?

Leonetti: The Elevated series is a fiberglass exterior cladding over wood.

Toth: It's probably just between the two panes of glass.

Church: And that's a metal thing. This house deserves to keep its historic features.

Leonetti: We're certainly trying to do our best. That's ultimately why we fell in love with the house, and I think that's why we're going to have involvement with the Historic Commission. We truly want to keep as much as possible.

Church: It's wonderful. It only has one addition in the back which I assume was for access to the basement. The windows are the sole of the building.

Leonetti: The sole is dying. There's so much damage, and we've talked about the shrinkage from the windows, and that has actually affected the interior parts of the home as well. The side of Union Street in particular we're hopefully going to try to repurpose the floors as we're making a bathroom and going to tile, we're going to use some of that wood to replace the rotting elsewhere on the floor. There's an interior brick and an exterior brick, but there's significant rotting beyond the window going

into the interior. I've done a lot of the demolition myself to cut down on the cost. I've removed 26 tons demoed materials out of the house, mostly horsehair and plaster. We're trying to get there. The windows are the next big thing to keep the project rolling.

Allen: So, we'll continue this to the September meeting? You're okay with that?

Church: Please get in touch with Providence to get a couple of people to look at them.

Cindy Cole: I live in the District. I don't understand. He's trying to make something for his family. He's young and working hard. My main thing is you folks have been on the District for how long? But do you know for the fee to have someone scrape a window, just one pane, not the whole window, recalk, glaze, and put primer on? I know what it cost because I just asked Paul Champion. It cost \$1,500 for one pane and that did not include glass. That did not say that it was going to fit in and whatever else that needed to be fixed. That was not the full windows, that was half of a window. That was not all of the work and not all of the paint. That was just the primer, glazing and that's it. I just want you to understand what the fee is and it's only going to go up from there, and from there you have to have a woodworker come in and resize that sash and then if he's got more rot around the window, he's rebuilding that whole thing. I just think we need to be realistic with some of this.

Allen: Thank you.

Kyle Ritchie: I've been renovating 1200 Hope Street for the last four years and it's come out exquisitely. I went through and restored all of our windows. It was a painful process for sure. I had a lot of old wood in that house that I was able to work with. For the simple purpose of my background registered in Newport as a window expert and did three other jobs in Newport, I would be happy to come by your house if you would like. No obligation. I can take a look if you want. If it's possible I totally agree that there is a lot of benefit to you in long term. You can come by my property and take a look at what I did. I know new windows are new, but I've had a lot of problems with new windows as well in the short period of time. I'm renovating a house up in Maine and they have the Marvin top of the line, and it

was a \$4million house on the water, not salt but fresh, and three out of every ten windows are already rotted and they're 18 years old. So, with that said, I am happy to offer my expertise and assistance. I don't want to burden anybody. It is a rough go. Historic houses are awesome, but it almost broke me. I just want to say that there are both sides to every argument.

Allen: Thank you. So, we're going to continue this.

Motion made by Church to continue application 25-82 to the September 4, 2025 meeting; Seconded by Millard.

Voting Yea: Church, Allen, Millard, and Page

Leonetti: I will be away on vacation.

Toth: If you provide me with all of the information and send a representative along with a note that they can appear on your behalf. It can be anyone, a contractor, a friend, a neighbor, a relative, just make sure they have the information and details. You've heard what the Commission really wants to see and if you're able to provide that in detail, you shouldn't have an issue. Just have someone present on your behalf.

Leonetti: Thank you.

3K. 25-83: 116 State Street, Michael and Ann Infinate:

Discuss and act on installation of fence.

Ann Infinate present.

Infinate: My husband met with Ed Tanner who had already approved the fence.

Toth: Ed Tanner is our Zoning Officer so he approved it in concept as it pertains to location. The Commission just needs to sign off on the design.

Infinate: We just got a new puppy and she's going to get big, and she'll fly right over it so we have temporary hideous wire fencing up to corral her and as soon as we get approval, since it's such a small job, we want to do it. My husband liked this one better than the one that's straight across the top. Can I give it to you?

Toth: If you would. I will mark it as an Exhibit and then I will show this to the Commission.

Teitz: Is there any drawing of where on the lot you're wanting to put it?

Infnate: I think it's in the application on the bottom.

Toth: If you do look at the photograph, where the wire fence is now, that would be replacing it in the exact location.

Church: So, is it a rectangular box shape?

Infnate: I would have to look at what the estimate says. The estimate says exactly what it is.

Allen: Is it where the wire fence is currently?

Infnate: I think the estimate expert stated that it goes straight across to our neighbor's fence. It goes across the driveway. There is going to be a gate.

Teitz: It's going to be 6ft back from the sidewalk.

Infnate: It's 4ft tall.

Church: 8ft wide.

Infnate: The gates are. I think it's 24ft across from our house to the neighbor's fence.

Church: The enclosure itself goes from your house to your neighbor's fence. And what does it look like?

Infnate: It's the same as in this picture. It's the scalloped fence.

Teitz: I just want to clarify. The picture that you showed of the proposed fence.

Infnate: That's not the one.

Teitz: That's the one that goes along side of the house. The one you're proposing is a front yard fence across the property line set 6ft back.

Infnate: Correct.

Teitz: That's only for the style of the fence, not describing the location.

Church: The corner posts are going to be?

Infnate: Right up against house.

Church: What about the turn?

Infnate: There isn't going to be a turn. It just goes straight across.

Church: And it's going to hook up to the neighbor's fence which is 4ft high too?

Infante: His is scalloped too and I think it's 4ft.

Church: Is it going to end in the shrubbery?

Infnate: It's going to end between purple and blue. We want to try to put one car in if we need to take it off of the street without having to open the gate.

Teitz: You won't be able to do that if you're only 6ft off the sidewalk.

Allen: 16ft.

Teitz: 16ft?

Allen: That's what it says here.

Infnate: Let me text my husband and ask.

Teitz: On the bottom of the Fence Depot thing, it says 6ft to sidewalk. It's 16ft across, but it's only 6ft from the sidewalk.

Infnate: So, you want to know how many feet back from the sidewalk that borders our yard, that part of the sidewalk or the sidewalk that starts closer to the street?

Teitz: Your part. You can't block the sidewalk. You can't park the car over the sidewalk. You would have to have it approximately where that old wire fence is now which is about 20ft into your yard to park a car there.

Infnate: He said 12ft.

Teitz: Just so you know unless you're driving a Mini or a Honda Fit or something, you're not going to be able to fit it in 12ft. Because anything that's blocking or hangs over a sidewalk is going to get a ticket.

Infnate: It's just going to go further back.

Allen: So, you're saying you're going to move it further back?

Infnate: 12ft is what he said.

Allen: Okay. Anybody have any questions? Is there anyone in the audience who would like to speak for or against this application? Can someone make a motion?

Motion made by Church to approve application 25-83 as presented for the installation of a wooden fence from Fence Depot as shown in Exhibit 1. The fence is to be all wood with a double gate at the driveway and the fence is to be positioned at least 12ft from the property line edge of the sidewalk; Seconded by Page.

Voting Yea: Page, Church, Millard, and Allen

Secretary of Interior Standards: 9, 10

Project Monitor: John Allen

Allen: You will get the green sheet from Nick, and you will also have to get a fence permit.

Toth: They have already applied for a fence permit.

Allen: If you could take and put the green sheet in your front window of the house so everyone knows that you do have permission.

Infnate: Fence Depot said that I just need to let them know if and when I get it.

Toth: You'll get a notification online that the permit has been issued and then you can just print it out and get going.

Infnate: Okay. Thank you.

3L. 25-84: 321 High St, William H. & Cynthia J. Cole:

Discuss and act on replacement of railings and stairs on front porch.

William H. Cole present.

Cole: I am here for a porch railing and the stairs.

Allen: You had rebuilt this porch quite some time ago.

Cole: Yes.

Allen: And I think you had applied for railing and stairs.

Cole: Yes, we did. And we had designs in which were all approved by HDC.

Allen: That's what I thought.

Cole: And it just has taken a while to get there.

Allen: Okay.

Cole: All of the balusters on there are original and all have been rebuilt. A lot of work went into it. They're all in place and meets code and that's why I'm here.

Church: It's all wood material.

Cole: Yes, all wood material.

Allen: So, you've already done the work.

Cole: All the work is done. It's all been completed. Mr. Greenleaf did come by to make sure that the stairs were up to building code and we do have new handrail that has to turn into the posts that's at the proper height, and everything is proper.

Allen: So, is there a reason he had to come back?

Toth: Yes, it was an expired permit. It was approved previously. It just wasn't reapproved. I've been by it.

It's beautifully done. It just needed a technicality of being approved.

Allen: Okay. Does anybody have any questions? Is there anybody in the audience who would like to speak for or against this application? Can someone make a motion?

Page approval of aplcaiton as/ second chruch

Motion made by Page to approve the application 25-84 as presented; Seconded by Church.

Voting Yea: Page, Church, Allen, and Millard

Secretary of Interior Standards: 5

Project Monitor: (Wasn't specified)

Mrs. Cole: We do have one more question. On the back of the sheet, it says that you have a year to begin the process and can continue from there. So, what is actual expiration date? Also, we had subsequent things where we've come before you in 2017, 2018, 2020, and it said to finish old work. So, I want to know why it was considered expired.

Toth: It was from 2008.

Mrs. Cole: I understand that, but it's also been continued in other applications, and I mentioned that when we came in and it's also written on our other applications that we have to continue any old work because we're doing all the work on this house ourselves.

Toth: So, something saying continual work from 2015 and 2017 would still be expired.

Cole: Is there a time limit?

Teitz: Yes, currently there is.

Mrs. Cole: And where is that written?

Teitz: There are two things. First of all, your building permit. Your building permit is only good for a year and you can get it extended for another six months so you're essentially at 18 months.

Cole: But that's all structural stuff.

Mrs. Cole: Right.

Teitz: The HDC, way back when, did not have a time limit by which the work needed to be done, but that was changed a few years back before 2021, I don't remember exactly, but to require that the work be started within a year.

Mrs. Cole: We have something here that says here if a project has started within 12 months of its approval date you have as long as necessary to finish the job.

Teitz: What is that? What date is that?

Mrs. Cole: 7/9/2025.

Toth: That's the language that's just been on the green sheet. I haven't been instructed to change it.

Mrs. Cole: So, as homeowners, that's what we're thinking and then to get all that was rather upsetting, especially since I had a passing in my family this week and then having to be here tonight, it's really frustrating. I just didn't think this was necessary, especially for the quality of the work that Bill has been doing on this house and continues to do, and I'm sorry it's not fast enough, but we're working as hard as we can, and we can't afford to pay someone else. He's going to do the work and I'm going to do the painting. We're going to do the best we can.

Toth: If you're being required by the Building Official to put the building permits.

Mrs. Cole: We had no problem with the Building Inspector on what we're doing. I just wanted to let you know from the other side of the story how frustrating some of this can be.

Teitz: I appreciate you're letting us know that language is still on the thing because it shouldn't be.

Cole: There should be a timeline listed.

Teitz: Yes.

Mrs. Cole: Because then we would ask for an extension when we do it because we're doing the work ourselves. We do not have the money to afford to have someone do the work.

Allen: Thank you.

3M. 25-76: 1200 Hope St, Infinity 1217 LLC: Discuss and act on new signage, entry gates, and changes to approved carriage house designs.

Kyle Ritchie present.

Ritchie: We're getting the project to the next stage. We're making some major strides. Tomorrow we're pouring our first footing for our carriage house. The main building is 98% done and ultimately the architect that we went with to help us with the carriage house has given us a decent amount more detail and identify a couple of nuances with the structure with slight changes that enhances the appeal between the carriage house and the main structure. It also provides a better floor plan on the inside with elevators going in all of the buildings so I'm looking to gain the height for a third floor so we can have the elevators in the structures. On top of that, I have a picture of the sign. I wanted to come back and share with you what the signage is going to look like on the entry and exit. Where would you like me to stop or would you like me to keep going through all of this?

Allen: Keep rolling through.

Ritchie: Okay. I also included a picture well house for the irrigation on the site.

Toth: I don't think I ever received the well house.

Ritchie: Okay. I'm going to get that you to tomorrow. I have it and then we'll be back next month.

Toth: Sounds good.

Ritchie: We're going to do a paver driveway, not asphalt driveways. We're going to do pavers throughout. Cobble stone at the entry and exit and pavers in between. Like the main house when we did garages, we had a 6ft cobble

stone strip between the garage and driveway, all of the houses will have the same thing. The stone wall that you see has been built up. The entrance way is rounding the finish line and we're looking at putting a gate. I sent in pictures of the gate. It's a gate with powder coated steel in iron black which will open upon entry to prevent anyone from just driving into the one-way development.

Allen: So, it's electronic.

Ritchie: Yes. The exit will not have a gate. There's really no need there because it's one-way. It's really about when people are coming up to the beautiful looking gate and columns in the front. There is a little parking court in the front with the ability to turn around. It gives that mystique with the beautiful building in the background right behind the gates as everybody's seen the privet behind the wall is growing really well. It's doing its job and you can barely hear the cars from the house. It gives the privacy we were looking for.

Page: So, as I understand from the drawings here there are four carriage houses. Three of them are basically repetitive in design and a fourth that is different.

Ritchie: That's correct. The one on the north has the four car under it similar to the main Longfield house. One of the three cars is for the Condo Association and that's the shared space or the space to put the common items that are on the property. We're going to be putting a Bocce court on the property. So, that's some storage space to put chairs and things of that nature.

Church: How much higher are the new designs.

Ritchie: So, I believe I showed it there. I think they're 5ft.

Church: The number is here, it's just illegible.

Toth: You should have a larger version of it.

Church: 5ft.

Ritchie: I believe because of the pitch of the roof changes they are 5ft. They are still beneath the Longfield structure. I think it says the amount. I

think it's 35ft and the Longfield structure is 47ft, so they're still subservient to the main building

Church: I find the new designs are a little bit too fussy. What's the necessity of having elevators.

Ritchie: Well, when you have people that want to access living space and they need to get upstairs and they can't walk up the stairs, then having an elevator makes it possible. So, they're really meant to be an age-in-place style of living without having a 5,000sqft place in Bristol, but they want to live in Bristol. They want a brand-new condo that has an elevator.

Church: I thought the original design had been approved and the style and feeling was more in keeping with the idea of spotlighting Longfield and not the addition. They were kind of to be not part of the overall streetscape.

Ritchie: If you look at the elevation of what was approved, it's comparable.

Church: You said it's 5ft taller.

Ritchie: These are and that's just strictly roof line because the pitch of the main house, the architect, from his experience, said that if you don't carry the roof pitch of similar structures in the community and you flatten a roof, it doesn't give the same appeal, that's why.

Church: But the scale is out of sync with Longfield. You're making them massive compared to a sublime shape to Longfield. I think they're overpowering and fussy. That's my opinion.

Ritchie: Fair enough.

Millard: I think when the designs are shrunk like this and the detail is all pressed together it appear busier than it is. These are functional drawings. I get it. I was a little surprised, but I certainly understand the elevators in homes for the elderly these days. I think it's a good idea if you are going to attract an older group. They'll be the only ones that can afford them.

Ritchie: We've had people already come and that's the buyer pool. That's ultimately who's been interested. The

homes across the street are single-family homes and ours is a community and it's totally two different buyer pools. Longfield has the elevators as well. After I had done the one with those, you make the whole project the same and it makes a better feeling for everybody as well. People may want to use it. People don't need to use it. It's a unique characteristic. It's not a shared elevator like what's downtown.

Millard: Good idea.

Allen: I'm a little confused here. This one page that I'm looking at that I can't read the numbers. For example, it says the previous front elevation of the carriage house cluster Type A and then you have two more here in the lower. Are you saying that these are two options that you have?

Ritchie: So I believe one is approved and the other one is what I am looking to have approved. Can I come up?

Allen: Sure. For example, this one.

Ritchie: So, this one is approved.

Allen: Okay.

Ritchie: And this is the one that I am looking to have approved. (Looks at drawing with Allen at bench.)

Allen: This one.

Ritchie: Yes, and that's the map here.

Allen: Okay.

Ritchie: That's what it is.

Allen: So, this was approved, and this is what you want to go to.

Ritchie: Yes.

Allen: Got it. Thank you.

Ritchie: When our architect profiled it with Longfield, it's more of a like kind roof pitch as Longfield. He was the one that brought it to us and said that it would

actually feel more uniform and it would enhance the look. He also did some of the details on the structure. We felt the front was flat and we wanted to make it so that it didn't look like this big, long flat building so that's some of the enhancements.

Allen: I personally like the newest proposal better than the one prior to that.

Page: So, you're here tonight for the new elevations with higher pitch.

Ritchie: Yes.

Page: A gate and two signs.

Ritchie: Yes. The well house, I will be in tomorrow to see Nick.

Toth: Just submit that tomorrow because tomorrow is the deadline for the next meeting.

Allen: Mary, your thoughts.

Millard: I understand what you were saying about the roof, but I think it's okay.

Allen: Susan.

Church: I like original design. I think new design is too fussy. Longfield is a stately sedate building. This looks like Swiss chalets with barn doors.

Allen: This is what was approved.

Church: No, these on the top.

Allen: That was approved initially and then he came back.

Church: That's previous and then this is the new.

Allen: That's the newest one and this is what he is asking for now. This one down here is what we approved also. Is that correct.

Ritchie: Let me take a peek one more time. (Approaches the bench.) This, the top one, is the previous approved elevation, and is what is going to be. Ultimately the

architect said this is what he would like to see happen with the elevation for height because this will give us the ability to put in the elevators, also the roof structures would be similar. This has more detail. He made the windows and doors look a little different, but this is the height because I told him height was always something that we were talking about.

Teitz: But the only one that has been approved is the top one.

Ritchie: Correct.

Teitz: Of the two below, which is the one you want, the bottom or the middle one?

Ritchie: The middle one is what I want. I had him also put the bottom one because it doesn't allow for the elevator to go to the three stories, but it gives us the height.

Teitz: But the Commission is looking at the difference between the very top one and the middle one that you are asking for.

Ritchie: That's correct.

Church: The building is longer, isn't it?

Ritchie: No, it's the same footprint.

Teitz: That's just a roof overhang.

Toth: It's just a function of the two different architects drawing two different drawings.

Allen: You're okay with it?

Page: My only comment so far, and this helps, now I know what I'm looking at. I actually think that the roof line matching the existing older structure is a better idea. It would make the original building look awkward if it didn't match that steep roof.

Allen: I feel the same way and I think the addition of the elevators would greatly enhance the property. Mary?

Millard: I agree.

Allen: Susan?

Church: No.

Teitz: Can I just ask. The chimneys are gone. Why are the chimneys gone. Neither of the new designs have chimneys.

Ritchie: The chimneys can go on. They were just architectural pieces. I can add them. The main house has chimneys.

Teitz: It's not to me either. I just wanted to clarify that.

Ritchie: That wasn't something I asked for, but I can have him put it there if you like that.

Church: Nonfunctioning.

Ritchie: Nonfunctioning, just architectural.

Allen: I think it breaks up the roof line.

Ritchie: Sure. I can add them. What they look like doesn't match what is on Longfield and I'm guessing we wouldn't want to match what's on Longfield because that would be too much.

Allen: Right.

Ritchie: That was quite the acrobatics lifting the chimneys onto the roof.

Millard: You did a nice job.

Ritchie: Thank you.

Allen: Those will be a little bit smaller.

Ritchie: A little bit smaller, yes.

Church: I prefer the original design.

Allen: Is there anyone in the audience who would like to speak for or against this project? Would somebody like to make a motion?

Motion made by Page to approve application 25-76 for a higher roof line for the four additional new structures, the gate as presented, and drawing for two metal signs as presented, also the addition of faux chimneys which are not shown on the drawings, and also mark the middle drawing that was discussed tonight to be the new elevation on pages 12 and 13; Seconded by Millard.

Voting Yea: Allen, Millard, and Page

Opposed: Church

Motion carries 3 to 1.

Secretary of Interior Standards: 9, 10

Project Monitor: Ory Lima

4. Concept Review

4A. CRHD 25-4: 1237 Hope St, David Manocchino: Concept Review for addition to home, including attached ADU and kitchen expansion.

Jonathan O'Donnell present.

Allen: Reads history of home into the record. So, tell us what you would like to do.

O'Donnell: My client is looking to create an ADU for an elderly father. His original thought was to have the property split, but there is not enough frontage to create a flagstick property. He wanted to get a variance. He may be better off coming to you to do an attached ADU. Just from talking to some of the guys from the Town they told me to just to make it look totally different. So, what we did was an attached mud room and basically tried to make him look like a completely separate structure. He also wanted to, in the existing space, extend his kitchen, just a single floor, with a completely different look so it would be fairly obvious, as to what was old and what was new. It's a pretty large property and it's set pretty well back off from the street. I wanted to get some feedback.

Teitz: Do you have a site plan that shows this because it's pretty impossible looking at the plans here to tell which way is north and what's going on there.

O'Donnell: I have something from the Town website. I believe I included it.

Allen: We have that, I think.

Teitz: Where is your addition on this? (O'Donnell approached Teitz.)

O'Donnell: There are two additions.

Teitz: Where are the two additions?

O'Donnell: North is up. The original house is here. This would be an addition, and this is the kitchen addition.

Allen: I'm really confused, and I looked at this several times. (O'Donnell approaches the Commission.)

O'Donnell: Original is here.

Church: Okay.

O'Donnell: And this is the mud room.

Church: So, not there.

O'Donnell: No, not there.

Page: So, that's the separation.

O'Donnell: Yes. This is the divider.

Church: So, is this the big kitchen he wanted to add?

O'Donnell: So, the existing would be here and the kitchen is here, and this is his father's ADU.

Millard: Okay. Confusing.

Teitz: How large is the lot size?

O'Donnell: It's large.

Teitz: Is it 20,000sq.ft. or more?

Toth: It looks like 47,500sq.ft.

Church: You can't see anything except for the extension in front of the house.

Teitz: Isn't the ADU going to be more than 60% of the main house?

O'Donnell: Probably so.

Millard: With the new rules that you can have a separate dwelling on a property, why would you go through the trouble of connecting.

O'Donnell: For more square footage. I was told you can do a 24x36 max footprint, and this way we could use 60% of the existing and it worked out more favorable for him.

Millard: I was thinking about the massing of this. You have a historical property that's beautiful in itself and then you're going to add all of this stuff, and it really detracts from that. Whereas you could separate it.

O'Donnell: His original thought was that the property was so large that he wanted to get a variance, but he didn't have enough frontage. It's sort of time sensitive because of his elderly father. So, he thought that this would be the faster option.

Millard: I don't understand about the frontage.

O'Donnell: I think you need 120 linear feet minimum, and he doesn't have 240 for the two properties.

Allen: That's to divide the property.

O'Donnell: That's what he wanted to do.

Allen: I understand that, but why can't you build a separate ADU.

O'Donnell: The max footprint is 24x36 and he would have to do a second floor to get that space and his father is elderly and it wouldn't work.

Millard: You could make that structure larger, you don't have to do a second floor.

Teitz: There is a maximum size for an accessory structure. You could get a variance. I don't even think it's that big. It might be 24x22.

O'Donnell: It's basically the size of a garage. He would have to do a second floor, and it didn't make sense for his elderly father.

Teitz: He could seek a variance for the frontage and with the new changes in the law most of the lots around it are smaller.

O'Donnell: Yes, it would create a flag stick.

Teitz: I understand. You would have to get a variance for that.

O'Donnell: He explored that option and he decided that wasn't the direction he wanted to go in.

Allen: I personally couldn't vote for this primarily due to the fact that it distracts from the historic nature of the original house. You could apply for a variance. Andy?

Teitz: You could apply for a variance for the size of the accessory dwelling.

Allen: I don't know how everybody else feels, but that's how I feel.

O'Donnell: If it had a different architectural design?

Church: No, it's about preserving what's there. It historic.

Teitz: You said north is up.

O'Donnell: Yes.

Teitz: So, if that's the case, the ADU is going to be tacked on towards the street.

O'Donnell: Correct.

Teitz: And then the kitchen is going to come out at a right angle.

O'Donnell: Toward the north.

Teitz: so, from the street the people will only be seeing the ADU. They won't be able to see the original house. They will only see the ADU and new addition sticking out. Whereas if you had it separately. There's not really any visibility from the street there at all to begin with. Whatever there is, it will be the new addition with the little old house stuck in the middle.

O'Donnell: It depends on from your point of view and it's set so far back and behind trees.

Church: But when a hurricane comes.

Page: Your land is really to the front of the property.

O'Donnell: Yes.

Page: Whatever you do is going to be towards the street.

O'Donnell: Yes.

Teitz: If you add a totally different structure it would read as a new structure, and this would still be back here in the center.

Page: How much of a breezeway connection do you have to have between the original house and the new addition for it to be called an addition rather than a new building?

O'Donnell: I was told any heated wall. It has to be a heated area.

Teitz: It can be a breezeway as long as it's an enclosed space that's heated.

Page: Okay. I'm trying to figure out a way to make this, assuming that a variance is the problem time wise, and it's not our job, but if timing is of the essence, is there a way to make it so the original house remains the original house and the structure between the two things is truly just a connector. So, it's obvious that's all that is happening.

O'Donnell: That's sort of what's happening there.

Page: There's just a lot more structure there than that.

O'Donnell: It's a 6ft mud room which is the only common space between the two.

Church: Would it take out a window in the original house?

O'Donnell: Yes, it takes out a window on the north.

Church: That's not acceptable.

Teitz: Is the driveway to the south or north of the house?

O'Donnell: The driveway is to the south.

Teitz: So, when you say the existing south elevation, it's essentially the front of the house.

O'Donnell: Yes.

Teitz: It certainly wouldn't be appropriate to have addition in the same materials, same shingling as the main house.

O'Donnell: Okay. He's open to anything to get the project started.

Church: I wouldn't be able to approve the addition as it as it is now.

O'Donnell: That mud room could be adjusted to be between the two windows.

Church: There's only one window on the east elevation.

Page: After the drawing, it could be where the door is.

O'Donnell: Currently, there's two I believe. We replaced one of the windows with a door, but that could land in between the two windows instead.

Church: Come show me where. I only see one window.
(O'Donnell approaches the Commission.)

O'Donnell: I'm sorry, you're correct.

Church: Thank you.

O'Donnell: So, then it wouldn't lose any windows.

Page: On page 273 the bottom photo, is that where you're making the connection?

Church: That's going to attach to here.

Allen: The window must be back here.

Church: That's going to pretty much obscure.

Allen: So, that one single window is north. It's not being shown. It's north of the mud room.

O'Donnell: It's south.

Page: Could you help us here. (O'Donnell approaches the Commission.) We have two views, and it just didn't match.

Church: What if you attach this to the kitchen addition and move it back there.

O'Donnell: He may be open to that. I think he wanted to create a bit of a wind blocked courtyard in that area.

Church: Wind blocked?

Teitz: It would be if he put the ADU to north.

O'Donnell: If you have an issue with your property line. He's almost at 5ft with that kitchen from his max offset.

Church: That addition is practically two houses.

O'Donnell: It would pretty much eliminate the courtyard he was hoping for.

Millard: You could redesign that addition and squeeze it in there. It would go and it would make an inner courtyard.

O'Donnell: All the property is towards the front. This would be crowding all into one side and you would still have a huge open front yard.

Millard: This is too much.

Church: It overwhelms it.

Teitz: That's why concept review is here. In the end the easiest thing for them would be a subdivision and then you'd have plenty of room there in the front to put this other building. You would need the variance for the lot. I think it would be very likely that you would get it.

Toth: If hypothetically they were to subdivide the lot, they would basically build another house. Would that be subject to the HDC?

Church: Yes.

Teitz: It's the boundaries of the lot. If it were subdivided you could apply to rezone it and remove it from the Historic District, but that would take you a long time. But I don't think the Commission would have anywhere near as many problems if it were a totally separate house. It's a new house and you want it to look different to being with. It should look like a new house that was built there and not something that is read as a house that was grown organically over time, so they wouldn't want it to look that way.

O'Donnell: If I were to move the ADU to the north side as you had mentioned, and the existing house was still visible from Hope Street, would you be more open to that? We've looked into that before, but it's a process.

Teitz: I think you've heard. It's not even so much Hope Street; it's really the fact that you come in that driveway and you're on that south side of the house and that's when you see what's there. So, if things are on the north of it to the back of the house, you diminish the view. That's why they were suggesting tacking the ADU onto the kitchen or redesigning it creating kind of a U-shape there, so all of the addition is then behind the house. So, if someone drives up the driveway or walks up the driveway, they see the original house first.

Church: I wouldn't find the addition off of the kitchen objectionable even though it's a huge addition to the house.

O'Donnell: You don't find that objectionable?

Church: No.

O'Donnell: Okay.

Millard: The kitchen is in the middle.

Teitz: A kitchen addition is a common thing. Lots of houses in the Town had additions going out the back like that so that's not so crazy.

O'Donnell: Okay.

Millard: Maybe you could sketch out some alternative ideas.

O'Donnell: Okay. So, maybe we can do this in two phases if he wanted to get started on the kitchen.

Millard: You have an idea of what you're going to do.

Teitz: You have to figure out how you're going to connect it.

Millard: Because you may not want to make it so big.

O'Donnell: It sounds like we may be leaning towards a subdivision.

Toth: I think the perk with that, assuming obviously your client wants some sort of small area for his father to live, I think subdividing does free up a little bit of zoning too because it would be another house.

O'Donnell: That's what he wanted to do originally, but he thought it would take too long.

Toth: Did he talk to Diane Williamson about the process?

O'Donnell: Yes.

Toth: Ed Tanner?

O'Donnell: Yes.

Toth: Okay.

Church: You could start the process for that and also go back to the drawing board.

O'Donnell: Yes, it's just time sensitive.

Church: That's what I'm saying to do two things, but at least you started the process for both of them.

O'Donnell: Okay. I guess I have some input then. Thank you.

Allen: Thank you.

4B. CRHD-25-5: 18 Burnside St, John Marshall Concept review for redevelopment of buildings at 18 Burnside and 1 Resolute.

John Marshall, and Attorney Alfred R. Rego Jr. present.

Toth: Additional application materials were submitted yesterday. John, I believe you have a stack of materials along with a letter from the Law Office of Rego & Rego. Just pass those down.

Attorney Rego: I have some photos also. (Hands photos to the Commission.)

Allen: Okay. Reads history of the house into the record.

Attorney Rego: We were reviewing the 2023/2024 survey of the Bristol Waterfront Historic District and 18 Burnside is referenced. The One Resolute Lane building is now at the location of this. One was in 1938 that it was built which is Burnside and 1978 was One Resolute. With regard to the photos that we submitted, it was existing that is there now. This has been a work in progress as all of these projects are. We initially had come in this adaptive reuse and because of One Resolute was not necessarily a historic building conceptually, it was whether or not we were dealing with the footprint or whether we were dealing with the envelop under adaptive reuse. After talking with Diane, and a TRC meeting, we determined, at least this Board would be of the opinion of maintaining as much of the existing envelope on both buildings rather than going up three stories. So, the elevation of three stories on Resolute will not be coming before this Board or TRC. What you're seeing is existing

One Resolute with parking on the ground level and two units. In Burnside, there is adaptive reuse of the commercial space with five condominiums and in One Resolute, two condominiums, and one would have a really nice view and one would not, but that's just the nature of the building. Under the adaptive reuse, there would be one parking space per unit under the building. We have seven spaces but we can fit 14.

Allen: Parking spots?

Attorney Rego: Parking spots will be under the building. You can see them in the photos. You will turn on Resolute in the back end and you would be able to double park. There are other aspects. There will be an elevator but it is inside of the building. This concept here we would be using in kind materials for this project.

Allen: There was one other thing that I sent over regarding the two properties. One was a contributing property and has been since the 1978 survey and the 1923 survey also said it was contributing. However, the Resolute property was not contributing in the original, but it was recommended to be contributing in the 1923 survey.

Toth: 2023.

Allen: 2023 sorry.

Allen: I was part of the TRC meeting. I'm glad you came to us. I'm also glad you're using the Resolute building as well.

Marshall: We tried to take all of your comments and tried to do a project that you would be happy with. We wanted to accommodate parking, and we reduced the number of units from 11 to seven. We're okay with that. We figured it's better to do that than to try to get the extra floors.

Church: I'm really relieved to see it down to two stories. I just hope you plan on restoring the windows.

Attorney Rego: Part of the problem with the Burnside building is when you're getting into residential housing is you have to be able to open the windows, and what is

there you cannot open them as far as code is concerned. So, what is going to be proposed would be the aluminum wood clad in appearance but 10 over 10.

Marshall: Susan, when you go from manufacturing to residential the fire code says they have to be able to open these windows so people can get out or ladders can get up there to get people out. It's from a health and safety point of view.

Allen: Any other questions?

Millard: How soon do you plan on having more interior drawings?

Marshall: I didn't think you had any interior?

Church: We don't have any interior say.

Marshall: I didn't think so. We are going to submit tomorrow all of our materials and stuff like that and be back in August.

Toth: You don't need to have the interior.

Millard: I was just curious.

Marshall: The top floor on the inside will just be one unit. The second and first floors will be split right down the middle.

Millard: The cars for the units are they going to be underneath inside?

Marshall: They will be on the first floor of the Resolute building. They will be able to go from the Resolute building into the other building. What it is, we have enough room to park two cars back-to-back and some people might opt to have a garage or work bench or storage, but you can do that if you wanted to or in the wintertime put kayaks or anything they use in the summer away.

Church: Quite a storage space in the back building.

Marshall: In the picture there is a large garage door.

Church: This will be part of the parking scheme?

Marshall: It will, but there will be a second floor there. There's going to be two units, and one will face the ocean and one facing the rest of the complex.

Church: No balconies?

Marshall: No, we didn't do that.

Allen: Stairs?

Marshall: In the adaptive reuse.

Rego: If you go in there, it's really a garage.

Marshall: It's like a mezzanine.

Church: I see.

Marshall: There are stairs on the inside that connect. You can walk from Resolute to Burnside.

Allen: Let's go down and give them feedback on our thoughts.

Church: I am much more satisfied with this plan than the original design. Those windows, that's a killer.

Allen: Understandable though.

Church: Yes. The building needs care.

Rego: It had 60 gallon cans that were filling up quick. The roof is gone.

Millard: I like your plan very much and I think it's great. And I like the idea that there's not too many units.

Page: Looks good.

Allen: I'm all for it. It's a great project.

Attorney Rego: We've had a lot of input.

Church: Is your purchase contingent on getting approval?

Marshall: Yes. Hopefully we'll see you in August.

Church: Who else do you have to see?

Teitz: Planning Board.

Allen: thank you.

5. Monitor Reports & Project Updates

Allen: 95 High Street has the wood gutters are up.

Toth: Yes. They emailed me.

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

Toth: I am still working on standards guide. The Roberto's sign has been taken care of as well. The lit sign has been removed.

Allen: It was rather large.

Toth: There has been some back and forth about these smaller signs, but that was completely unacceptable, and he's been made aware of it.

Allen: Roberto's had a lit sign that was 24 x 24.

Toth: It was at least 2ft x 4ft. It was enormous.

Teitz: We are planning to try to amend the ordinance to allow something small like a 1ft x 2ft open sign that can be internally illuminated that would only be allowed during operating hours.

Church: Neon?

Teitz: It could be neon.

Church: We're slipping.

Toth: We're getting to that point that neon is considered historic.

Teitz: If it's easily removable.

Church: So are those open flags. That's much more colorful and pleasant than a neon sign and much more visible.

Teitz: Not at night and not at 5pm on a winter night. It will end up as a public hearing. It's pick your battles.

9. Adjourned at 10:12PM