



**BRISTOL HISTORIC
DISTRICT COMMISSION
FEBRUARY 2, 2023 MINUTES**

TOWN HALL
10 COURT ST.
BRISTOL, RI 02809
401-253-7000

Held: February 2, 2023 in person
Present: Chairman Oryann Lima, Vice Chairman John Allen, Sara Butler, Susan Church,
Christopher Ponder (arrived at 8:12pm)
Also Present: Amy Goins Esq., Assistant Town Solicitor, Edward Tanner,
Zoning Enforcement and Principal Planner, Stephen Greenleaf, Building Official
Absent: Benjamin Bergenholtz, Victor Cabral, Secretary Mary Millard

Chairman Oryann Lima called the meeting to order at 7:04pm and led the assembly in the Pledge of Allegiance.

Review of Previous Month's Meeting Minutes

Minutes from January 5 meeting:

Oryann Lima noted a typo on page 1 ("July" should be replaced with "January").

John Allen noted a typo on page 2, related to the typo in the December minutes ("to" should be replaced with "two")

Motion: To approve the minutes from January 5 as amended.

First: Sara Butler

Second: John Allen

In favor: Allen, Butler, Church, Lima

Opposed: None

Applications

#22-117: 142 High Street, Cornelia Murphy & Thomas Ferris

Oryann Lima noted that the applicants have requested that their application be continued to the March meeting.

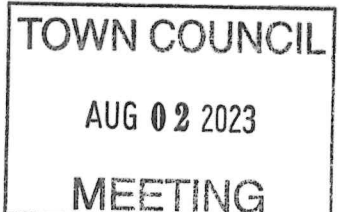
Motion: To continue application #22-117 142 High Street to the March 2, 2023 meeting.

First: Susan Church

Second: Sara Butler

In favor: Allen, Butler, Church, Lima

Opposed: None



#22-112 (continued): 62 Franklin Street, 62 Franklin Street LLC

David Belmonte presented.

Oryann Lima noted that the applicant has given David Belmonte permission to present on his behalf.

David Belmonte explained that last month, they discussed replacing windows with the board, and one board member suggested looking into Marvin windows. The proposal is to use Marvin 6300, double hung, vinyl windows.

John Allen asked if they would consider wood windows in the front of the house. David Belmonte responded that they could not find a manufacturer, and they would have to be custom made.

Susan Church asked if they are true-divided light windows. David Belmonte confirmed. He added that none of the windows are original to the house, and were probably replaced in the 1950s or 1960s.

Motion: To approve application #22-112 62 Franklin Street for the replacement of existing windows with Marvin vinyl windows, as presented.

First: Oryann Lima

Second: Susan Church

In favor: Allen, Butler, Church, Lima

Opposed: None

Standards: Secretary of the Interior Standard #9

Project Monitor: John Allen

Finding of Fact: John Allen added that this house has a combination of vinyl and wooden windows that don't match. This will give some continuity to the house. The same vinyl windows should be used for any future replacements.

#22-131 (continued): 55 Court Street, Sammi Nassim

Sammi Nassim presented.

Oryann Lima explained to Sammi Nassim that he is not in compliance with the Historic District, as there was no permit and the work was done without permission.

Sammi Nassim responded that he has a permit for indoor construction. He was told that since pressure treated wood was used for the porch railing, and it was in kind, that it was ok.

Sara Butler asked if the previous railing looked the same. Sammi Nassim responded that it was painted, but it was pressure treated wood.

John Allen added that the style of the new railing does not match what was removed, and this is a concern. Sara Butler suggested having the contractor make the new rail look the same as the previous rail.

Motion: That the applicant will be required to reconstruct the rail on the landing and the stairs to match what was there previously.

First: Susan Church

Second: John Allen

In favor: Allen, Butler, Church, Lima

Opposed: None

John Allen asked what happened to the original door. Sammi Nassim responded that the windows were broken, but he still has the door.

John Allen asked for clarification that it was a wooden door, but it was replaced with a fiberglass door. Sammi Nassim responded that he does not know if the original door was wood. John Allen expressed concern that the fiberglass door is really not appropriate for the Historic District.

Oryann Lima added that if the door cannot be restored, that it be replaced with a wooden door. Sammi Nassim responded that he will put the original door back.

The board discussed whether or not the original door had side lights. Amy Goins added that on Google street view dated September 2019 does seem to show side lights. Stephen Greenleaf added that the side lights are probably in the pile of debris in the yard.

Motion: That the applicant remove the fiberglass front door and replace it with the original front door, once it's repaired to its original condition, and remove the replacement sidelights and replace with sidelights to match what is visible in historic photographs. Wood and real glass should be used for both the door and sidelights.

First: Susan Church

Second: Sara Butler

In favor: Allen, Butler, Church, Lima

Opposed: None

Standards: Secretary of the Interior Standard #6
Project Monitor: John Allen

#23-007: 825 Hope Street, Barbara J. Beer / Robert A. Beer II

Alfred R. Rego, Jr. Attorney At Law presented.

Alfred Rego explained that the request to reframe the windows is due to feedback from Stephen Greenleaf that the egress is necessary for safety reasons. The proposal is to use Anderson 400, double hung.

Stephen Greenleaf added that he went to the site, and an egress window will fit in the original frame. The applicant has proposed two different sized windows. As long as he can verify that the clear opening meets code requirements for egress, Stephen is comfortable with the larger, double hung window, which complies with the building code.

John Allen added that the applicant has proposed double hung windows, or casement windows. Alfred Rego mentioned that they would prefer the double hung windows, and they have already been ordered. Stephen Greenleaf responded that he still needs the actual opening size before he can approve it.

Motion: To approve application #23-007 825 Hope Street for item I; the replacement of the 3rd floor windows with either of the proposed windows, contingent on Stephen Greeleaf's approval as to code.

First: John Allen

Second: Susan Church

In favor: Allen, Butler, Church, Lima

Opposed: None

Standards: Secretary of the Interior Standard #9

Alfred Rego explained that the original approval was to replace 25% of the siding, but as part of the demolition, 100% of the siding has been removed. The request is to get approval for replacement of the siding in kind. There is also trim that is damaged, which will be replaced in kind.

Oryann Lima mentioned that there is some trim work that was not damaged; Alfred Rego confirmed that will stay.

John Allen mentioned that there was only approval for 25%, but more work was done without approval. This request is now being made in retrospect.

Alfred Rego added that the materials presented are all in kind and primed cedar.

Motion: To approve application #23-007 825 Hope Street for items II and III; the replacement of exterior siding, trim work and frieze board, as presented.

First: John Allen

Second: Susan Church

In favor: Allen, Butler, Church, Lima

Opposed: None

Standards: Secretary of the Interior Standard #9

Alfred Rego explained that the applicants would also like to replace the current wood decking, and also to demolish the existing sunroom, and build a new sunroom which would be squared off. Alfred added that he has a sample of the proposed composite trex decking for the board to review, and that the railings would be in kind and pressure treated.

John Allen responded that when we have additions to historic homes, it's preferable to differentiate the addition from the original structure. The suggestion is that there is a 4-6 inch indentation from the original house width on each side.

Alfred Rego mentioned that the proposed design would be in kind, get rid of the posts, and would be an improvement.

John Allen responded that he is not opposed to the addition, but wants to request that there is something to distinguish the addition from the original structure. Oryann Lima agreed, since the back yard is visible to those coming from the water. The distinction would show that the addition was not something inherent in the house, and would distinguish old vs new.

There was some debate regarding if it would be a continuous wall or if it would be squared off.

James Anderson, the architect on the project, approached the board to review plans and discuss the inset. Barbara and Robert Beer introduced themselves and joined the discussion and review of the plans.

John Allen clarified that the decking will only be on the second level, above the sunroom, which will not be visible from the street. He added that since it's going to be on the second floor, he does not have a problem with the material. Oryann Lima agreed.

Oryann Lima added that this side house gets battered with sun, salt water, wind. She asked what type of wood will be used for the railing. John Allen replied that it will be pressure treated.

The board let the applicants know that they could either do pressure treated railings, or pressure treated with wire railings. The Elks Club and Baba Sushi have similar pressure treated wood with wire railings since it allows for a view.

Alfred Rego noted that there will be no privacy screen on the second level, as it's all family living on both levels of the home.

John Allen asked what materials will be used for the addition. Alfred Rego responded that it was in an earlier approval.

Motion: To approve application #23-007 825 Hope Street for items IV and V; to replace decking and railing on the second floor deck, and an addition on the back of the house. There must be a 6 inch offset on the south side of the addition. The railing on the second floor deck to be discussed and approved by the project monitor; either pressure treated wood, or wood with wire.

First: John Allen

Second: Sara Butler

In favor: Allen, Butler, Church, Lima

Opposed: None

Standards: Secretary of the Interior Standard #9

Susan Church asked if the board had reviewed and/or approved the skylights. John Allen responded that no, there was no application, review or approval. The homeowners thought they received approval, but they are in violation. There will need to be an application for the skylights, including product sheet, photograph or drawings of placement of the window. Oryann Lima added that there will be no fee for this application.

Alfred Rego added that the applicants also want to replace a metal door on the restaurant side of the house. John Allen responded that it will have to come before the board, so it should be included in the next application with the skylights.

#23-001: 39 Church Street, Don Scott

Don Scott presented.

Don Scott explained that he would like to put solar panels on the roof, and would also like to change the window in the first floor bathroom due to a renovation. The current window is large and will be blocked by a vanity. It is on the East side of the house.

Christopher Ponder joined the meeting.

John Allen asked for a product sheet on the window. Don Scott responded that it is the Anderson double hung, wood, 6 on 6 window. John Allen asked if it is wood on the exterior and interior. Don Scott confirmed.

Susan Church mentioned that she thinks it's the board's policy to not approve solar panels if they will be visible from the street. Don Scott responded that the building is three stories high and they would not be visible. Susan Church added that they would be visible driving on Church Street from High Street to Hope Street.

Oryann Lima stated that the policy is to not approve solar panels if they are on the South side of the house and facing the street. Susan Church mentioned the East side of the roof is definitely visible from the street. Oryann Lima said the concern would be the South side, and asked for confirmation that none of the panels would be on the South side of the roof. Don Scott confirmed.

Christopher Ponder said he thinks the intent of the policy is to not put solar panels on a roof that faces the street.

Sara Butler added that it does not seem like it would be visible and is inclined to approve.

John Allen was also in favor, and that the board will continue to see solar panel applications and needs to approve more situations like this.

Susan Church was against the solar panels.

Oryann Lima opined that solar panels are part of our future and she would be in favor of these since they are on the third floor.

Motion: To approve the portion of application #23-001 39 Church Street regarding the addition of solar panels as presented, with the panel shielded with an evergreen planting or shrub.

First: John Allen

Second: Sara Butler

In favor: Allen, Butler, Lima, Ponder

Opposed: Church

Standards: Secretary of the Interior Standard #9

Project Monitor: John Allen

Susan Church asked if the compressor has a conduit leading into the house. Don Scott confirmed. Susan Church asked how many conduits there will be. Don Scott responded that there would be two, and one would be visible from the street, but behind the shrubs.

Susan Church asked if the conduit visible from the street could be painted the same color as the house. Don Scott agreed.

Motion: To approve the portion of application #23-001 39 Church Street for the smaller window, as presented, as well as the mini-split systems, with the condition that the homeowner screens the mini-split with shrubs, and paints the conduit the same color as the house and/or any trim.

First: John Allen

Second: Christopher Ponder

In favor: Allen, Butler, Church, Lima, Ponder

Opposed: none

Standards: Secretary of the Interior Standard #9

Project Monitor: John Allen

#23-006: 249 Hope Street, Brunsen House Condominium Association

John McCloskey presented.

John McCloskey explained that they have to replace the uppermost roof on the house, which is on the third floor or the fourth floor. The upper balustrade has completely deteriorated. Both the roof and balustrade have to be replaced at the same time. The balustrade will be replaced in kind, with mahogany. The roof is a flat roof on the very top of the building.

Sara Butler asked if this will be visible from the street. John McCloskey responded that the balustrade will be visible, but the roof will not.

John Allen asked how old the balustrade is. John McCloskey responded that it probably doesn't date back to the 1800s, and is probably a replacement.

Christopher Ponder asked what the material of the current roof is. John McCloskey responded that it is currently rubber.

Christopher Ponder asked if the design of the balustrade will remain the same. John McCloskey confirmed.

Motion: To approve application #23-006 249 Hope Street as presented for replacement of the railing on the third floor roof, and re-roofing with rubber, all materials in kind.

First: Susan Church

Second: Sara Butler

In favor: Allen, Butler, Church, Lima, Ponder

Opposed: none

Standards: Secretary of the Interior Standard #9

Project Monitor: Christopher Ponder

#23-002: 125 Thames Street, Brady Sullivan Properties

Chris Reynolds presented.

Chris Reynolds gave some background on Brady Sullivan Properties, some of their previous mill developments in Rhode Island, and their experience with the State Preservation Society. He also mentioned that he also previously worked at Stone Harbor.

Chris Reynolds went on to explain that the Robin Rug project is a bit of a challenge because it was built over many different years, so there are many different structure elevations. It is a challenge to make it feel like one cohesive building.

Chris Reynolds added that the only structure that will be taken down is the block building that was built in the 1980s. It is not a historic building, and it will also expose the stone building and will create a nice courtyard.

Chris Reynolds explained that the entire building will be reused, and there will be 127 units. The lower level will be parking, the first floor will have offices, and the upper levels will be all residential. On the exterior, the buildings will be rehabbed and restored.

Full sized window mockups, brick/mortar samples, etc. will be brought back to the board for approval in the future.

Chris Reynolds also explained that the ADA access will be on the corner of the building where the rug store is now; there will be no change to the outside of the building.

Overall, the mill is in good shape, and that he will be back many times in the future. He added that the Tourister mill was much more complicated, and this mill should be pretty straightforward.

Oryann Lima mentioned that in the future they will expect to see specifics on signs, lights, hardscapes, etc. She also added that the Bristol HDC also has jurisdiction over the parking area across the street.

Susan Church asked if Chris Reynolds could bring a sample of the driveway material to a future meeting. Chris Reynolds agreed.

Susan Church asked if the one story cinder block building would be kept. Chris Reynolds confirmed that it will be kept as an amenity space in the back.

Oryann Lima stated that each project typically has one project monitor, but since this is such a large project, big decisions should come back to the board for approval.

Christopher Ponder asked for confirmation that the project monitor will potentially be able to make smaller decisions and approvals in the future for this project. Oryann Lima confirmed.

Sara Butler asked who would be in charge of all the details. Amy Goins responded that it will be the HDC staff assistant.

Susan Church asked for confirmation that the chimney will be kept. Chris Reynolds confirmed.

Motion: To approve application #23-002 125 Thames Street for a building permit based on tonight's presentation, pending future applications for windows, mortar and anything on the exterior of the building.

First: Oryann Lima

Second: John Alen

In favor: Allen, Butler, Church, Lima, Ponder

Opposed: none

#23-003: 267 Thames Street, TSL, LLC

Spencer Cordtsen presented.

Spender Cordtsen explained that the owner would like to replace windows on the North side of the building facing the alleyway. This side of the building doesn't get a lot of sunlight, and doesn't dry out very well, so the windows, siding and trim are rotting and in rough shape. Spencer Cordtsen added that the proposed windows are Marvin, all wood, storm clad windows that have been used elsewhere in the building.

Spencer Cordsten went on to explain that the owner is also requesting to replace the existing fence on the top of the building. The new fence would be 6 feet high and more solid; the purpose is to block noise from DeWolf Tavern's kitchen and to be a better neighbor. The existing fence serves as a visual screen but not an acoustic screen. He also mentioned the owner would like to extend an existing dumpster enclosure to block it from view from the neighbors.

Spencer Cordsten mentioned he received a call from Andy Teitz about signage. The owner did not realize he had overstepped, but apologizes and wants to make it right.

John Allen responded that this has been going on for a year, and there are some signs that are shrouded in plastic which the board never would have approved. He advised that a formal application be submitted even though the signs are already up, and suggested that the plastic be removed. Oryann Lima agreed.

Ed Tanner mentioned this is the first time he is hearing of a sign problem. The zoning ordinance exempts parking signs, and the blue and white signs on the buildings were all approved. Oryann suggested a new application be submitted.

Oryann Lima asked if there is a height requirement for a fence on a roof. Amy Goins suggested asking the building official.

Sara Butler asked if all of the windows on the North elevation will be replaced, as some appear to be in good shape and have nice glass. Spencer Cordtsen responded that the request is to replace the three windows with the arrows.

John Allen asked how old the windows are. Spencer Cordtsen responded that they are 20 years old. He added that there is also a door that will be replaced.

Susan Church asked about the direction of the clapboards, and if it will look like a part of the building or like an addition. Spencer Cordtsen responded that the cornice line will be maintained, the fence will be set back and hard to see.

Susan Church then asked if it would turn the corner on the West elevation. Spencer Cordtsen confirmed.

Motion: To approve application #23-003 267 Thames Street for replacement of exterior windows with Marvin clad, the enclosure and the roof parapet as presented.

First: John Allen

Second: Christopher Ponder

In favor: Allen, Butler, Church, Lima, Ponder

Opposed: none

Standards: Secretary of the Interior Standard #90

Project Monitor: John Allen

Concept Reviews

#23-004: 82 Thames Street, Daniel Barnes

David Barnes, the father of Daniel Barnes, presented.

David Barnes explained that his son bought the home a couple months ago with the intent of restoring it and bringing it back to its historic look. The house is a hodge podge; windows don't match, there are sliders, etc. His son would like to replace 18 windows with either 6 over 6 or 8 over 8 windows, and add shed-style dormers on the second floor on the parking lot side of the house.

John Allen asked if any of the existing windows are original to the house. David Barnes responded that he does not think so. John Allen recommended scheduling a site visit, as windows are taken very seriously. Oryann Lima agreed with the site visit suggestion.

Christopher Ponder mentioned that it would be nice to have old pictures, but he is in favor of the new windows and dormers. It will be nice to see what the dormers will look like and where exactly they will be at the site visit.

Susan Church asked if there will be a scaled drawing of the North elevation with the dormer. David Barnes confirmed.

Sara Butler added that she thinks the idea sounds great, and is in favor. John Allen agreed.

Susan Church mentioned that as long as the dormers are scaled correctly, she is in favor.

The board approved #23-004 82 Thames Street as a concept review.

#23-005: 44-46 State Street, Nicole & Matthew Martel

Nicole and Matthew Martel presented.

Nicole Martel explained that they bought the property in December with the plan to do a light renovation. There are now many more renovations than they had anticipated.

The first item Nicole Martel reviewed was the removal of an abandoned chimney. It is a safety concern, and the request is to remove the exterior. All members of the board were comfortable with this part of the proposal due to the safety concern and the fact that it is in the rear of the building.

Oryann Lima reminded the Martels they will need to submit an application before any work can begin, unless the building inspector deems the situation an emergency.

The second item Nicole Martel reviewed was the replacement of windows on the 2nd and 3rd floors. She explained that the windows don't stay open, or don't open at all. Many of the glass panes have been replaced over the years due to the windows falling closed and the glass shattering. They also don't have proper means of egress on the third floor, which is the fourth item of their request.

Oryann Lima suggested talking to the building inspector about the safety concerns. She also suggested having someone look at the window who has the expertise.

Matthew Martel mentioned that these aren't windows with counterweights, and they have the old string mechanism. They are probably from the early 1900s and not easily restored. He added that they are all covered with aluminum storm windows.

John Allen suggested scheduling a site visit. Christopher Ponder added that at the site visit, they can suggest trying to use any savable windows for the front of the house.

The fifth item Nicole Martel reviewed was to replace a wall AC unit on the West side of the first floor with a mini split in the back corner. This would be less visible, and the conduit will be painted to match the house.

The fifth item Nicole Martel reviewed was to restore an existing, exterior door on the East side of the house. The plan is to strip, replace the glass, and refinish the wood. All in kind materials will be used.

The sixth item Nicole Martel reviewed was in kind repairs on the rear breezeway. Oryann Lima suggested including anything the owners may need to do in the future in the application, as this makes it easier, and only 1 fee will be paid.

HDC Coordinator Approvals

#22-114 601 Hope Street: to replace ground lighting

#22-125 15 Milk Street: to replace fence with in kind materials

#22-126 25 Byfield Street: to repair broken fence with in kind materials

#22-127 88 Church Street: to remove and replace 25% of the shingles

Other business

John Allen mentioned 825 Hope Street has been tough. There has been confusion about what was approved and not, and things keep changing. Amy Goins added that it might be worth considering an ordinance for properties in overlapping jurisdictional areas that a staff level TRC is needed with building officials, HDC, etc.

John Allen also brought up the house that was demolished recently, and the discussion around how to register houses. He asked if a house was registered nationally, whether they would have to abide by Bristol HDC. Amy Goins responded that no, they are completely separate.

Oryann Lima added that she and John Allen had a meeting with Catherine Zipf, which went well. The Bristol HDC doesn't want to impose joining the district on people, but prefers it to happen voluntarily. The Town Council has to be involved if the zone is expanding, but not when an owner volunteers. The ball was given to Catherine Zipf moving forward.

Motion: To adjourn the meeting at 10:00pm

First: Oryann Lima

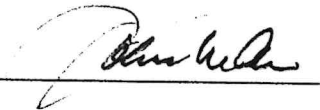
Second: John Allen

In favor: Allen, Butler, Church, Lima, Ponder

Opposed: None

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Minutes respectfully submitted by Doran Smith, February 12, 2023

Date Accepted/Approved:  04/05/2023

