



**BRISTOL HISTORIC
DISTRICT COMMISSION**
MAY 4, 2023 MINUTES

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

Held: May 4, 2023 in person
Present: Vice Chairman John Allen, Secretary Mary Millard, Benjamin Bergenholtz, Sara Butler, Christopher Ponder, Alternate Susan Church
Also Present: Andrew M Teitz Esq., Assistant Town Solicitor, Edward Tanner, Zoning Enforcement and Principal Planner
Absent: Chairman Oryann Lima, Victor Cabral

John Allen called the meeting to order at 7:00pm and led the assembly in the Pledge of Allegiance.

Andrew Teitz suggested taking agenda item #3 before agenda item #2.

Discussion on Meeting Structure/Number of Applications Heard

There was a discussion on how many applications should be heard in each meeting, and whether a second meeting is necessary in late May or June. Andrew Teitz then suggested moving both items #2 and #3 to the end of the meeting.

John Allen made a motion to move agenda items #2 and #3 to the end of the meeting.

Review of Previous Month's Meeting Minutes

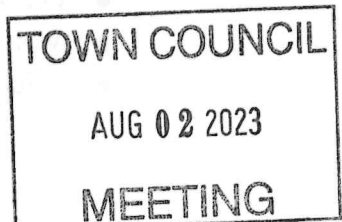
John Allen made a motion to continue the review of the previous month's minutes to the next meeting.

Applications

#23-043: 343 Thames Street, Stone Harbor Condominiums

Tom Silvia, property manager of Stone Harbor Condominiums, presented and represented Kimberly and David Nastro of Mill 304.

Tom Silva explained that he has provided signatures of all of the home owners, as well as signatures of the Board of Directors, and the Buildings and Grounds Committee.



Tom Silva explained that the Pella windows were originally installed in 2004, and the plan is to replace them with the premier reserves series Pella window, which is just a newer version of the same window.

John Allen asked if there is any difference in the structure. Cosimo D'Elia of Pella windows responded that there is no difference other than enhancements made so the windows are more historically accurate.

Benjamin Bergenholtz asked if the current windows that lasted 18 years are clad. Cosimo D'Elia confirmed and added that there was no defect in the windows, it appears there were issues with the installation. They are leaking and warped. There is no fix for it so updated windows are needed.

Motion: To accept application #23-043: 343 Thames Street for the replacement of 28 windows on the 3rd and 4th floors of the Mill Building as presented. Finding of Fact: Replacing 18 year old windows with similarly built windows. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Sara Butler

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor: Christopher Ponder

#23-032: 15 Burton Street, Thomas & Lee Dawson

Tom Dawson presented.

Tom Dawson explained that the redesign elements in the plans are based on the HDC's feedback from March 30th:

- 6-inch bump was added on the West side
- Shed dormer on the South West corner of the house was removed
- Bubble sun-tunnels replaced with two flat sun-tunnel skylights
- Two skylights added to what will be the primary bathroom
- Four small skylights (22 inch square) added to existing stairway
- Two skylights added to bedroom #2 (current primary bedroom), faces West

John Allen asked for confirmation that all these new skylights will be on the West side of the house. Tom Dawson responded that there will be 8 on the West side (including the sun-tunnels) and 2 on the East side.

- Two AC condensers added on the West side
- One or two uplighting in front, low voltage
- Water spigot
- Brick facade repointing

- Two existing windows being removed (odd, don't belong with the house)

Christopher Ponder mentioned that they spent a lot of time during the last meeting on the details, and most, if not all, of their suggestions are incorporated.

Benjamin Bergenholtz stated that he is concerned about how busy the roof will be with the skylights. There was a discussion about the number, size and purpose of the new skylights.

John Allen voiced a concern that most of the West side of the roof is visible from Hope Street. Tom Dawson responded that is it not because the neighbor's house is bigger.

Lee Dawson joined the discussion. The eventual consensus was to replace the four small skylights in stairway / bedroom #2 with one 47 x 32 skylight, and have one 47 x 32 skylight in bedroom #4 instead of two. This would result in four skylights on the West side, including the two sun-tunnels.

Sara Butler asked if the skylights are all flush with the roof. Tom Dawson responded that there is a little 3-4 inch curb. They are not industrial or commercial, they are residential and would allow venting.

Andrew Teitz suggested that the Project Monitor handle the number and design of the skylights.

John Allen asked about the PVC trim noted on the plan designs and added that it's not something they typically approve, unless it's close to the ground. Tom Dawson responded that they can use wood trim, in kind.

John Allen added that he would be fine with the gutters as long as the profile is similar.

Tom Dawson mentioned that they downspouts are galvanized steel downspouts that can be painted.

John Allen noticed on the last page of the plans, that the moldings and accents are currently painted wood but will be replaced with high density urethane. Sara Butler agreed that this would be a concern, and doesn't want to set precedent if fiberglass is approved. Mary Millard added that the HDC doesn't usually approve replacing wood with anything other than wood.

Tom Dawson added that he would like to add two more brackets on the front porch, and add some in the rear as well. He agreed that they would use wood, and would come back to the HDC with a sample if he changed his mind.

John Allen asked about the windows and mentioned there was no cut sheet. Tom Dawson replied that the cut sheet for the windows was in the previous submission; Anderson 400 aluminum clad wood windows with factory applied exterior pain. Existing are wood without cladding.

Christopher Ponder mentioned that the HDC doesn't typically approve aluminum clad windows. John Allen added that Anderson has something other than aluminum; fibrex has been approved in the past. This matter will be left to the Project Monitor to review, as long as it's not aluminum clad.

John Allen asked about the zoning setback for the AC condensers. Ed Tanner responded that AC units do not fall under the zoning setbacks for the structure itself.

Sara Butler asked how visible the AC condensers will be from the street. Tom Dawson responded that they are the size of a suitcase.

Susan Church asked if the unit will have a conduit and if it will be painted the color of the house. Tom Dawson responded that it will be internal, but if it does end up being external it will be painted the color of the house.

Motion: To accept application #23-032: 15 Burton Street to add a 6-inch bump on the West side, to remove shed dormer on the South West side, to add one skylight in bedroom #2 instead of two, to add two low profile sun-tunnel skylights instead of bubble sun-tunnels, to add two skylights in primary bathroom, to add one skylight in bedroom #4 instead of two, no skylights in stairway, to add the AC condenser as proposed, to replace high density urethane brackets with wood, to replace trim in kind (not PVC), to add exterior lighting and brick as presented. Project Monitor shall review the replacement windows specified Anderson 400, as well as the location and design of the skylights.

First: Bergenholtz Bergenholtz

Second: Christopher Ponder

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor: Benjamin Bergenholtz

#23-041: 410 Thames Street, Robin Karian

Jeff Ramos presented, representing Robin Karian.

Jeff Ramos explained that the proposal is to remove two extensions on the East side of the house, remove and replace the existing siding with James Hardie clapboard style siding, and replacing a window on the 3rd floor in kind.

Christopher Ponder asked if the Hardie style siding is more sturdy than cedar. Jeff Ramos responded that it has a 20 year warranty, it won't rot and it's not affected by any insects.

John Allen added that in the past the HDC has only approved Hardie board on new homes, and he does not want to set precedent. The rest of the committee agreed.

Jeff Ramos asked if cedar clapboard or cedar shingles would be acceptable. John Allen confirmed.

Mary Millard asked for confirmation that the corner boards will also not be Hardie. Jeff Ramos confirmed, and it was mentioned that the Project Monitor can approve what they choose to use.

John Allen asked what brand window will be used. Jeff Ramos responded Hardie. He added that the roof will be replaced in kind.

Motion: To approve application #23-041: 410 Thames Street to replace the roof shingles as presented, to remove the current siding on the East elevation and replace with either wood shingles or wood clapboard to be determined by the Project Monitor, and to replace one window on the 2nd floor on the East elevation as presented. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Sara Butler

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor: Sara Butler

#23-077: 48 ½ Constitution Street, 48 Constitution Street LLC

Ed Tanner mentioned that this application would be "continued indefinitely". Andrew Teitz advised that this application should be continued to the June meeting or the committee could allow withdrawal without prejudice.

Motion: To continue application #23-077: 48 ½ Constitution Street to the June meeting for scheduling purposes.

First: Christopher Ponder

Second: Susan Church

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

#23-038 98 State Street, John Gifford & Lucy Clerkin

John Gifford and Lucy Clerkin, the owners, introduced Vincent Pacifico who presented.

Vincent Pacifico gave an overview of the home, and then explained the proposed changes to restore the home back to it's federal style:

- Remove existing storefront from 1920s; move the floor back up to have a functional central foyer
- Move door back to be symmetrical
- Extend front porch over to be symmetrical
- Restore front windows and replace as needed
- Reconfigure windows on rear addition to make it more functional
- Addition of rear deck with covered roof
- Remove / replace bulkhead with a metal door
- Replace windows as necessary with Anderson 400 series
- Replace trim, molding, glass, sashes in kind

John Allen asked if the windows were exterior cladded. Vincent Pacifico responded that there will be 17 new windows replaced in the same location, they are all wood with fiber exterior, 6 over 6, true divided light. There will be also some additional windows added.

Christopher Ponder asked if there will be one or two entrances to the front porch. The owners responded that there will be one entrance on the West side. There was a discussion about having the stairs to the porch in the front instead of the side, and if the stairs would go onto the sidewalk. Ed Tanner responded that they would need town permission.

Sara Butler asked if they have considered keeping the storefront. Lucy Clerkin responded that their main goal is to restore the home to residential and have a bigger porch, but added that they are planning on donating the storefront.

Mary Millard asked if there is any history with the large old door. Lucy Clerkin responded that the plan is to repurpose the door in the back of the house. Vincent Pacifico added that the door isn't actually as large as it looks; there is a lot of trim and it's only 32 inches.

Susan Church asked for clarity on the number and type of replacement windows.. Vincent Pacifico responded that in the main building there are 17 replacement windows, 6 over 6, on the East, West and South facades; they will be replaced in kind with 6 over 6, wood interior, fibrex cladded, true divided light windows.. In the rear addition, there will be a reconfiguration of some 6 over 6, some 6 panel, but none are visible from State Street.

Susan Church inquired about the material of the new rear porch. Vincent Pacifico responded that wood will be used for the porch and the columns. Vice Chairmain John Allen advised that they can work with the Project Monitor on the stain and paint colors for the rear deck.

John Allen added that any kind of exterior lighting will have to come back to the HDC for approval.

Motion: To approve application #23-038 98 State Street to remove the existing storefront, extend the existing front porch as presented, restore the North facade windows, in kind replacement on South, East and West facades, reconfiguration of select windows on South, East and West facades as presented, remove and replace bulkhead and door, relocate the front door to the center of the house, addition of rear deck with a covered roof, replace wood trim and clapboard in kind as needed. Finding of Fact: The original position of the door was at the center of the house. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Sara Butler

In favor: Allen, Butler, Millard, Ponder

Opposed: None

Project Monitor: Mary Millard

Note: Benjamin Bergenholtz recused himself from this application (#23-038)..

#23-059: 574 Hope Street, Bristol-Warren Regional School District

Frank Calari, director of facilities for the school district, presented.

Frank Calari explained that on the front and side of Andrews School there are 4 metal sconce lanterns that are not functioning and need to be replaced. He explained that he is seeking advice from the HDC on preferences.

Mary Millard asked for clarity on the condition of the sconces, and if they can be restored. Frank Calari responded that the glass is broken, they have been vandalized, the frames are bent, and they cannot be restored.

There were questions on the color, size and design of the current sconces. Frank Calari responded that they used to be black but they are currently painted white, molded steel, 18 inches tall, and mounted into the wall. The Brass Tradition example in the packet is probably the closest to the current design. Andrew Teitz walked around his tablet with a google photo of the current sconces.

The committee recommended the Brass Tradition Item 711 sconce with antique brass and seeded glass.

Motion: To approve application #23-059: 574 Hope Street for the replacement of all 4 broken scone lamps and related insulation work with item 711 Brass Tradition with seeded glass and antique brass as presented. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Benjamin Bergenholtz

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor (existing): Oryann Lima

#23-047: 689 Hope Street, John Younis

John Younis presented.

John Younis explained that the proposal is to remove and replace 16 existing vinyl windows with new vinyl windows.

Motion: To approve application #23-047: 689 Hope Street to remove and replace 16 existing vinyl windows.

First: Benjamin Bergenholtz

Second: Christopher Ponder

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

#23-053: 254 Hope Street, Candace Allessandro

Candace Allessandro presented.

John Allen brought up the new doors that were installed with no application, and noted that there should have been an application. The applicated noted that they understood.

Motion: To approve application #23-052: 520 Thames Street to replace wood shingles with black metal roofing as shown, and replace wood landscaping retaining wall with stone pavers. Secretary of Interior Standards #9.

First: Sara Butler

Second: Christopher Ponder

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor: John Allen

#23-04X: 82 Thames Street, Daniel Barnes

Daniel Barnes presented.

Daniel Barnes explained that he has four requests:

- Add a double hung window on the North elevation of the home to mirror the South side of that same room. It would be the same Marvin clad window that was previously approved in the last application.
- Add a small cupola to the same room to provide light
- Replace the exiting sliding doors with a solid wall
- Replace roof shingles with GAF timberline architectural roof shingles

John Allen asked about the door. Daniel Barnes responded that he does not have specs yet, and he will work with his Project Monitor.

There was discussion about using a skylight instead of a cupola. Susan Church stated that the cupola seems a bit jarring, and is too fancy or ornate for the building. Mary Millard added that the HDC did approve a cupola on State Street.

There was discussion about the size of the cupola. Daniel Barnes stated that the proposed cupola for the house is 2x2 with more glass than the example in the packet. The intent is for light and aesthetic, not for the view. Susan Church stated that she would prefer a skylight.

Christopher Ponder agreed with Susan that the cupola is mismatched with the style of the house. Benjamin Bergenholtz stated that there were cupolas in town in the 1800s but scale is key. Vice Chairmain John Allen mentioned that he is not opposed to the cupola, especially if it's smaller. Sara Butler agreed and does not object to the cupola.

Candace Allessandro explained that she would like to replace her front steps and 3 sections of fence at the end of her driveway. It is a stockade wood fence.

There was discussion around the height of the fence. The existing fence is four feet tall, and the replacement fence would be six feet tall. Vice Chairmain John Allen commented that it sits far back from the sidewalk so the new height would probably be fine. Ed Tanner confirmed that six feet is fine.

Candace Allessandro stated that her front steps are from 25 years ago, and she is looking to replace the wood steps and wood railings in kind. She is looking to put something under the bottom step - gravel or a concrete pad.

John Allen inquired about whether or not the existing material is pressure treated. Candace Allessandro responded no. John Allen recommended pressure treated for the structure, azek for the bottom riser, a concrete pad for the bottom and wood for everything else.

Motion: To approve application #23-053: 254 Hope Street to replace existing fencing as presented with similar styled six foot stockade fencing, to replace the front stairway as presented, and installation of a cement footing for the bottom stair. The approval is based on the materials being pressure treated for the structure, non-pressure treated for the treads, azek for the bottom riser, and non-pressure treated wood for the railings. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Benjamin Bergenholtz

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor: Christopher Ponder

#23-052: 520 Thames Street, SS Dion Restaurant/Susan and Stephen Dion

Steve and Nick Dion presented.

Steve Dion explained that they would like to replace the cedar shingle roofing with black metal roofing, and replace the railroad ties with stone pavers. He added that the building was built in 1950 and does not have historical significance.

John Allen mentioned that any building over 50 years old is considered historic. He mentioned that personally he thinks the metal roof will be a nice addition. The rest of the committee agreed.

Motion: To approve application #23-04X: 82 Thames Street for the installation of a cupola as presented but no larger than 3x3, addition of double hung window as presented, removal of a sliding door and replacement of solid wall as presented, and replacement of roof shingles. Specific size of the cupola and the new door in the back to be reviewed and approved by Project Monitor. Secretary of Interior Standards #9.

First: Christopher Ponder

Second: Benjamin Bergenholtz

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

Project Monitor (existing): Victor Cabral

Andrew Teitz mentioned that votes were taken at site visits for the last two applications:

- #23-042: 37 Burton Street
- #23-036: 1013 Hope Street

Schedule Possible Second Meeting For June

The committee discussed potential dates for a second meeting. The final decision was to have the second meeting on June 13th.

Discussion on Meeting Structure/Number of Applications Heard

There was discussion around potentially limiting the number to 10 applications, and potentially making the deadline to submit earlier to give more time to ensure the applications are complete and allow more time for advertising. Susan Church added that there is a law that states if an application is not heard within 45 days it is automatically approved. The agenda topic was ultimately continued to the June meeting when Nick will be present.

Monitor Reports & Project Updates

202 Hope Street: Christopher Ponder mentioned that they had gotten approval for wire railings with wooden posts on their already built deck. Now they want to change to wooden posts with glass, similar to Bristol Yacht Club. Christopher Ponder advised that they will have to reapply and come back to a meeting for approval.

21 Bradford Street: Benjamin Bergenholtz stated that the house doesn't follow traditional post and beam on the second floor which was an addition, so it is completely structurally unsound. They have been in communication with him and are rebuilding exactly as it was. He has full confidence in the architect.

Citizens Bank: Sara Butler mentioned that the lighting had been approved, but they are having troubles in the past with the lighting, so they are coming back in June.

195 High Street: Andrew Teitz stated that there has been a commissioner appointed by the superior court to sell the house. It is legally non-conforming as a 2 family house. They are going to court on Monday morning and the current occupant is leaving in July.

Motion: To adjourn the meeting at 9:43pm.

First: Christopher Ponder

In favor: Allen, Bergenholtz, Butler, Millard, Ponder

Opposed: None

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Minutes respectfully submitted by Doran Smith, June 5, 2023

Date Accepted/Approved: Olivia 6/13/23