

## Historic District Commission – Special Meeting Site Visit Minutes April 24, 2023

Meeting Brought to order at 3:00 PM at 37 Burton Street, Bristol RI as special site visit to review windows.

Attending:

John Allen, BHDC

Sara Butler, BHDC

Susan Church, BHDC

Oryann Lima, Chair, BHDC

Christopher Ponder, BHDC

Mary Millard, BHDC

Andrew Teitz, Ursillo, Teitz & Ritch, LTD.

Nicholas Toth, Bristol Community Development

Presenting:

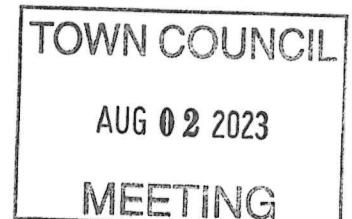
Kelly Broughal, Jeff Ramos

Homeowners presented plan to replace existing windows on the property with a proposed aluminum clad wooden window. The board inspected the existing windows, touring both the exterior and the interior of the house. The homeowner and contractor present stated there were issues with drafts in winter, hence the proposal to replace the windows.

After inspecting the windows, the commissioners stated that the windows appeared to be original or near original windows for the building, and in any case were historic windows. The board stated that they did not think the windows were non-salvageable. Commissioner Allen stated that the presented aluminum clad windows did not appear appropriate, and the preference for repair/restoration was part of the secretary of interior's guidelines for historic buildings.

The homeowner, Ms. Broughal, stated that multiple houses on the street had vinyl windows, and suggested a wood window. The contractor brought up a repair kit - the commission stated again the preference for repair, and suggested reglazing and improvements to the storm windows as additional alternatives. The contractor, Mr. Ramos, stated that the current storm windows were highly efficient models. The commission stated these should be checked for installation issues.

With the board in agreement that the proposal to replace would be voted against, the option to withdraw was presented. The homeowner took this option, and will be working with HDC office staff on next steps and options for restoration.



Commissioner Church made a motion to withdraw, which was seconded by Commissioner Allen.

Motion to withdraw application #23-042.

Motion Passes, 5 yea, 0 opposed.

6 yea, none apposed.

At this time the commission went into recess to move to the next property at approximately 3:25 PM.

The commission re-convened at 3:36 PM at 1013 Hope Street. Commissioner Ponder was not able to continue and left during the recess.

Attending:

John Allen, BHDC

Sara Butler, BHDC

Susan Church, BHDC

Oryann Lima, Chair, BHDC

Mary Millard, BHDC

Andrew Teitz, Ursillo, Teitz & Ritch, LTD.

Nicholas Toth, Bristol Community Development

Presenting:

Steven Martel

The owner's representative, Mr. Martel, presented a plan to replace all windows in the property with wood windows of the same layout, citing a several broken windows, concerns with the old windows leaking, and concerns about the ability for the old windows to safely remain open, citing that this was to be a rental property. The windows currently installed are *not* original to the circa 1750 house, with the best guess for installation being between the late 1800's and early 1900's.

The commission toured the property and conducted an inspection of the interior and exterior. On their inspection, the commission found that the windows themselves were in good condition in their opinion, with Commissioner Church explaining the frames were likely better wood than would be able to be obtained in a modern product. The commission stated the preference for restoration rather than replacement.

Chair Lima suggested new storm windows on top of the restoration. Mr. Martel suggested keeping the best windows on the building, again citing his concerns about the state of the

windows. The commission did note there are broken windows, and would vote to replace the broken windows – however this would be only 2 windows and the rest would be recommended for restoration.

Commissioner Church made the motion, with Commissioner Allen Seconding:

Motion for approval of two windows on project #23-036, with monitor's approval, with all wood true divided windows near southerly entrance and second floor, where windows are broken

Motion Passes, 5 yea, 0 opposed.

Other items were continued pending the owner's decisions.

A motion to adjourn was made by Commissioner Millard, seconded by Commissioner Allen.

Motion Passes, Motion Passes, 5 yea, 0 opposed.

Meeting Adjourns approximately 4:15 PM

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_