

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



**Historic District Commission Meeting Minutes  
Thursday, April 3, 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](mailto:ntoth@bristolri.gov)

**1. Pledge of Allegiance**

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

In attendance: Lima, Allen, Bergenholtz, Page, and Church (arrived at 7:13pm), Goins, and Toth

Absent: Millard, Ponder, and O'Loughlin

**2. Review of Previous Month's Meeting Minutes**

**2A. Review of minutes of the March 6, 2025 meeting.**

Lima: Does anyone have any additions or corrections?

Bergenholtz: On page 4, I asked if it was going to be granite, not Diane. Also on page 6, under the findings of fact, it should state that all curbing in the Historic District is to be granite.

Allen: Page 16 at the top of the page it should be "raise" not "raze".

Lima: Anything else? Could we have a motion to accept the minutes?

Allen: So moved.

Motion made by Allen to accept the minutes of the March 6, 2025 meeting as amended; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Lima, Page, and Allen

**2B. Review of minutes of the March 19, 2025 special meeting.**

Lima: Are there any additions or corrections for that meeting?

Allen: I have none.

Lima: Anyone else? Okay, is there a motion to accept the minutes for March 19<sup>th</sup>?

Allen: So moved.

Motion made by Allen to accept the minutes of the March 19, 2025 special meeting; Seconded by Bergenholtz

Voting Yea: Page, Allen, Bergenholtz, and Lima

**3. Application Reviews**

**3A. 25-18: 195 High Street, Peggy Fredrick:** Discuss and act on addition of Dormer, Garage Doors, Windows.

Peggy Frederick present.

Frederick: So I am here for the garage, some of the details on the garage from last meeting, and the dormer approval. Maybe we'll go to the garage first

Lima: Yes please.

Frederick: I was able to find the manufacturer of the garage door at 35 Church Street which is General Doors. It is a wood composite door which is Accoya. I have a sample of it if you want to see it.

Allen: Which of the doors did you pick out on the brochure?

Frederick: It is the Cambridge series. I think the specs for them are in there. It is the same exact door that is at 35 Church Street.

Allen: Okay.

Frederick: it is the same installer and everything. He has done three in the Historic District.

Bergenholtz: So, it doesn't have the arched windows.

Frederick: I am doing them straight across.

Bergenholtz: Perfect.

Allen: I like it. Anybody have any comments about the door Peggy is suggesting?

Church: I'm satisfied with it.

Frederick: So the windows that I have chosen for the garage are Brosco 6 over 6 authentic divided light wood single thick glass with Low E panel. The brochure on those is there as well.

Allen: This is different from what you had approved on house?

Frederick: Yes. The ones on the house are Andersen Woodwright series. A little bit nicer.

Allen: And this is a single pane window for the garage?

Frederick: It is a single pane window.

Allen: And it is a wood windows with what kind of clad?

Frederick: I'm sure it is aluminum clad. That's the same as the house.

Allen: Okay.

Lima: Is there anything else on the garage?

Frederick: On garage, the third thing is the side door which is also a Brosco wood door.

Lima: And that is in our packet also?

Frederick: Yes.

Lima: And that's on what side?

Allen: I don't seem to have it.

Frederick: It's on the right side of the garage. It's only a single page of information.

Lima: I don't think we have it.

Toth: I can double check the attachments. It might have just gotten messed up. The system likes to delete stuff.

Lima: Can you bring that up so we can share it.

Frederick: Sure. (Brings attachment up to the Board.)

Lima: And the one you want is which one?

Frederick: On the end, that one.

Lima: So, we're looking at the wood door with 4 lights on top or possibly 6 just in case.

Frederick: Yes.

Allen: Do you need this back?

Frederick: No.

Allen: Can I mark it?

Frederick: Sure. I think it's that one but I will have to look back at the notes. It's either that one or that one (indicating on the brochure which door).

Allen: Okay.

Lima: Nick, if you can mark this exhibit.

Toth: Yes.

Lima: Pass this around so everyone can see it. While we're looking at that, is that it for tonight?

Allen: No, she's looking for a dormer.

Frederick: The dormer.



Allen: Could you reiterate why you want the dormer and why you need the dormer.

Frederick: The basement is wet and I want space for exercise equipment and need a little bit more head room in the attic in order to do that. The option I chose was to put a dormer on the south side that is 17ft long.

Allen: Okay.

Frederick: I know 21 Bradford Street right next to me has one. I look at the dormer that they got approved on regularly.

Lima: And the windows will be?

Frederick: Andersen Woodwright windows with smaller transom windows.

Lima: And it's going to match the windows on the rest of the house?

Frederick: Correct.

Lima: And there will be three of them?

Frederick: Yes.

Lima: Anybody have any questions?

Bergenholtz: Do you know approximately how far back the dormer sits from the front of the house?

Frederick: It's past the first window so I'm going to guess it's 10ft.

Bergenholtz: So, the roof line for the dormer goes right up to the ridge line. There's no setback showing that there was an addition.

Frederick: I don't really understand what you mean.

Lima: Could you come up so we can show it to you. If anyone else wants to come up, please feel free. This looks like there is the front of the house.

Frederick: There's an architectural drawing that was done showing it.

Bergenholtz: So, what my question is that instead of starting from this point which we have approved in the past, you're going all the way up to this part. What we would like is for you to drop it down, so it looks like an addition.

Allen: I think maybe the problem, Ben, is that she doesn't have a lot of space there now and if she drops it, it could be a problem for her.

Frederick: Even with the way we have drawn it here, I only have 6ft.

Bergenholtz: I have some issues with it. First of all, it's not on both sides so it doesn't have that symmetry. I don't care for it and it needs to be set back.

Lima: Is there any way you could put it on the back of the house as opposed to right up here on the front?

Frederick: It would require major rework. The house is already framed inside. There's a bedroom in the back and the stairs going up to the loft are coming off of the stairs from the first floor. It is a very small house and there is not a lot of options.

Lima: Did you think of possibly putting on the north side?

Frederick: I didn't because if you saw the framing that was done inside the house you would see there is already a bathroom frame on the right side and stairs come up. There is no opportunity to do it that way. I need to have that space. Since it is not an investment property and I plan to live in the home, I need it. You have allowed others to do this for a profit.

Lima: Any other questions?

Church: Is the front of the dormer set back. The southern most part of the dormer is that set back from the roof line?

Frederick: It's set back from the front of the house about 10ft.

Church: I don't mean the front of the house.

Allen: Can you come back here (shows Frederick a rendering). I think I know the answer, but you need to show it.

Church: It doesn't show it here.

Allen: The question is right here it shows it set back.

Church: There are wood shingles underneath it.

Allen: It doesn't come right to the edge.

Frederick: I think we can fix that.

Allen: That shows it.

Church: That's what we want.

Allen: This one, I think, also shows it. We want to make sure it is set back about a foot.

Church: One foot back from the edge.

Frederick: I will have to talk to the architect. I think that's possible. One foot of shingles is what you are saying.

Allen: Correct.

Frederick: I can talk to the architect and let you know. It might not be a full foot but I can try for that.

Allen: Ben, did we answer your concern?

Bergenholtz: No. My concern is that it is not stepped down or in, and that also, it is just on one side. It's lopsided. I think the house is being turned into something it's not meant to be. I'm sorry that your basement is wet and I don't understand why your basement is wet since it is a brand new basement. There should be a French drain and all of that stuff should have been done for you so I don't why the basement is wet.

Frederick: The water table there is 2½ ft. It is a very high water table.

Bergenholtz: I'm fine with everything else presented, but the dormer thing is not good.

Frederick: I've spent a lot of money trying to figure this out. I had talked to John and I assumed because I see the dormer next door and what was done at 21 Bradford Street that what I'm doing at 195 High Street is nothing compared to what was done there, that this would not be a problem. It's a little frustrating that I'm going to probably spend \$300,000 or \$400,000 more than I would if I tore it down to build a house that could fit well for the Town of Bristol partly as service and a gift because I wanted to save the old house and now I've run into a problem where I need additional head room in attic and I'm asking for 17ft of dormer. A dormer on both sides would look ridiculous.

Lima: Any other questions?

Frederick: There's no dormers on both sides at 21 Bradford Street, it's only on the west side. I believe there is also a dormer that has been approved at 11 Constitution as another example.

Allen: Do you know if the dormer roof actually comes up to the peak of the house?

Frederick: I should have taken a picture.

Lima: He's actually asking about the house on High Street.

Church: It could have been built before the Historic District was established.

Frederick: I'm talking about 21 Bradford. That's the house next to me.

Church: That's what I'm saying. The dormer could have been added to the house before the Historic District was established.

Frederick: There was not second floor in that house.

Lima: Okay, wait a minute. Stop.

Church: This drawing isn't accurate. Unless the roof goes up to the chimney.

Allen: That's not a real chimney. It's a faux chimney.

Frederick: The chimney is gone. It's a false chimney.

Church: So there's going to be no chimney?

Frederick: There's no real chimney.

Lima: So there's no chimney there and there won't be one.

Allen: It's a faux chimney.

Frederick: It's a faux chimney per your requirements from the first meeting I came to.

Church: So this isn't going to be here?

Allen: It will be there, just as a faux chimney. From the front of the house, you won't know the chimney is actually partially cut off. Could you move chimney back to edge of dormer?

Frederick: Yes, I think so. That's no problem. There are two gas fireplaces in the house and the vents intended to go through that false chimney, but I think going back is fine.

Allen: It might look a little weird if you don't do that.

Church: It looks like the chimney is going to be part of the dormer.

Frederick: So you want the chimney to go

Lima: West.

Frederick: Just so that it doesn't impede in the dormer itself?

Lima: Correct.

Frederick: I can see about that. It shouldn't be a problem.

Lima: Any other questions?

Allen: I just want to make sure everyone is satisfied about the dormer.

Lima: is there anyone in the audience who would like to speak for or against this application?

Catherine Zipf: This is one of those real pickles. I see a lot of these dormers all around the District as you do as well. I was also looking at the headspace there and that is really tight. I think Peggy is right. This is not a very big house. I was wondering if a change of materials for the dormer on the siding on the front face might help distinguish it from the original. A lot of it really does read to me that she has really preserved the original. You can read what this house used to be and we have lots of dormers around the Town, but I just wondered if maybe on this little piece in the front if you shingled that instead of clapboards just to distinguish it. Just a thought. This is a really difficult situation.

Lima: Thank you. Anything else? Someone like to make a motion?

Allen: I will.

Motion made by Allen to accept application for the garage doors as presented which are General Doors Cambridge series as presented in the packet on page 47, as well as the Brosco all wood door that was selected and is now in file as one of the two doors marked as F-7134U or F-7662U, and then also for the dormer as presented with the same windows as in the rest of house as three six paned windows as presented, and we have suggested that the faux chimney be relocated a little west of dormer and that the south end of the dormer should be placed 1ft from the edge of the roof, and that the siding on the east side should be shingles since the rest of the house is clapboard so as to differentiate it from the rest of the house; Seconded by Page.

Voting Yea: Allen, Lima, Church, and Page

Opposed: Bergenholtz

Motion carries 4 to 1.

Secretary of Interior Standards: #9

Project Monitor: John Allen

Lima: Your certificate will be available, and you'll have to get that from Nick. Now that you have the windows in, please put the certificate in any one of the windows.

Allen: Peggy, one thing we don't have yet, and I am assuming that you are going to have some kind of lighting on the garage.

Frederick: I did bring a picture of what I'm thinking.

Allen: Unfortunately, it wasn't advertised so we're going to see you again.

Frederick: I thought lighting was considered permanent.

Lima: Yes, it is.

Allen: And any other lighting that you have that you haven't already done.

Frederick: I will deal with that towards the end.

Allen: Okay.

Lima: Like, if you put any lighting in the front and on the garage, stuff like that.

Frederick: I'll come back and see you all again.

Lima: Looking forward to it.

Frederick: Thank you.

**3B. 25-21: 41 Church St, Thomas Bergenholtz:** Discuss and Act on removal of storm windows, replacement of windows with Marvin Elevate replacement windows.

Thomas Bergenholtz present.

Bergenholtz recused.

Bergenholtz: I would like to put new windows in the house. It is a Greek revival built around the 1830s. The windows that are on there now are 2 over 1 but those

certainly weren't there back then. The windows we want to do are the Marvin windows that we've done at 366 Hope Street, as well as 205 and 211 Thames Street. That's the window we really like. They will be 6 over 6 windows and there's a sample of the window on the table. (Shows sample of the window to the Commission.)

Allen: Can you tell us the materials?

Bergenholtz: Wood.

Church: On the inside.

Bergenholtz: It's got clad out on the outside and double pane.

Church: And what about the muntins, are they inside?

Allen: Simulated divided light.

Bergenholtz: Correct. We really like this one.

Allen: What are the ones currently there?

Bergenholtz: They are 2 over 1 wood windows with storm windows on the outside. I hate storm windows. These don't work. They don't go all the way down. They're cockeyed. They're little tabs don't catch. I hate them. I don't like storm windows and this would, obviously, be getting rid of them. You'll be able to see the shadow lines of the house with the new windows as opposed to the storm windows. The ones that are there now, to me, look like a black hole, and these obviously would be energy efficient. It would look nicer and it would go back to what it was with the Greek revival style with the 6 over 6.

Church: We need to inspect the existing windows to see the condition of them.

Allen: You know the drill unfortunately. We try to treat everyone fairly. So if somebody has windows that could be repaired as opposed to replaced, it's always appropriate under the Secretary of Interior standards that we do that and especially on the front of the house. We've talked about that before. But I think that we need to schedule a site visit to come out and take a look.



Bergenholtz: Okay. A site visit is a little more difficult on this one than it was at 366 because there's tenants and two different people in the house. So, it's not going to be as easy to do a site visit as it was at 366. I'm not trying to hide anything, I'm just being honest.

Lima: Is there one window or one room that is on the front to try to make it as easy as possible? We don't need to necessarily inspect every window, but if you could pick the worst windows that we can look at.

Allen: That's what you want to do.

Bergenholtz: Let me check with the tenants.

Toth: How old would you say these windows are that are there right now?

Bergenholtz: I don't know, but they're pretty old.

Allen: Do they have counterweights?

Bergenholtz: They do.

Allen: They could be original.

Bergenholtz: Some of them do, I don't know if all of them do.

Allen: Okay.

Church: You as the homeowner can check all of the windows and take photographs and indicate which ones are which.

Bergenholtz: Meaning what?

Church: Which ones have the weights and pressure tabs and which don't.

Allen: Like the ones you had on the top floor at 366.

Bergenholtz: Okay. Some of them did, John, but not all of them.

Church: Just so we don't have to look at every window.

Lima: If you have different windows in different rooms, then some of the windows may not be as old. Some of them might be replacement windows that have been replaced in later years. If you could take pictures of the windows and label them so we could know and give that to Nick.

Bergenholtz: Okay.

Lima: And then maybe we could have a couple of us look at them and the possibility might be some of the windows could be, like if you had real old windows and they're not as deteriorated as some of the newer windows that maybe we could just see what the front of the house looks like and kind of go around and replace if there are really good old windows maybe keep those in the front and go around the rest of the house.

Bergenholtz: I appreciate your position, but you have to appreciate my position as well. I don't want to have different windows on different sides of the house. I want consistency and I want to have that to be a more efficient window for heating and sunlight and all of that good stuff. Also, as I found out during my research, it is really expensive unless you're the guy doing the house on one of these streets who has a shop and does his windows by himself. I don't have a shop to do my windows by myself so I have to go outside and find a guy who do the windows and the labor and the cost of doing that is incredibly expensive.

Lima: We understand that but if you could take pictures of the windows and then it might help us to look at them without having to go into the house and disturb your tenants. But, again, we do have to look at the District as well as the house individually so if you can do that and get that information to Nick and then we can look at what you have given him and if we need to schedule a site visit.

Bergenholtz: Okay. I'll check with the tenants as well. I'll check to see if there is a time where everyone can all get together. I will certainly do that. It's just a little difficult with their lives and your lives.

Lima: I understand but we won't be able to make a decision unless we see the windows.

Bergenholtz: Okay. So I will get some pictures and get them to Nick and we'll go from there. Is that the game plan?

Lima: Yes.

Bergenholtz: Okay. Sounds good.

Church: And the type of windows might be a contributing element as well.

Allen: Right.

Bergenholtz: If I go back to 6 over 6 it makes it much more of what it was back in the 1830s when it was built.

Allen: It wasn't the same windows that would have had the historic nature that contributes to it.

Bergenholtz: You're right it's not the same window but this is a much better window.

Allen: I wanted to mention that there is actually a casement window.

Bergenholtz: There are two. There is one on each floor.

Allen: Okay. Are there any awning windows.

Bergenholtz: Yes.

Allen: So, those are not original to house I'm assuming.

Bergenholtz: Obviously not.

Church: It would be nice to know where those windows are. If you could take pictures of each elevation.

Bergenholtz: The two casements are on the side in the kitchen area. They're over the kitchen sink on both floors.

Church: If we have photographs and then you label them, it is more obvious as to which window goes where.

Bergenholtz: I'm not following but okay.

Church: Say this was a clear picture of the window and you marked it "A" and then when you get to your design you identified window "A". Now if there are six of these windows that are going to be "A", you go back to your house picture and indicate which one of these is labeled "A".

Bergenholtz: Okay.

Church: And the casement window which we don't have a picture of that elevation. We don't know what's going where.

Bergenholtz: Okay, I get it.

Lima: Could we have a motion to continue? Is next month okay?

Bergenholtz: Yes. I'm going to be here next month.

Motion made by Church to continue the application to the meeting on May 1, 2025; Seconded by Allen.

Voting Yea: Church, Lima, Allen, and Page

**3C. 25-24: 41R State St, Bonnie Pacheco:** Discuss and Act on installation of hanging sign and banner.

Toth: The applicant reached out to me and informed me that they could not make the meeting and requested that it be continued to next month.

Motion made by Allen to continue the application to the meeting on May 1, 2025; Seconded by Church.

Voting Yea: Church, Allen, Lima, Page, and Bergenholtz

**3D. 25-25: 14 Union St, Lou Cabral:** Discuss and Act on Construction of Porch, Construction of second floor addition, Demolition of old and Construction of new detached 3 car garage.

Lou Cabral present.

Cabral: I have previously been before you with concept plans. Recently, I filed the formal application and I am

hoping to be able to proceed. There are several things that you will notice from the concept plan I've made some changes one of them being one of the entrances is on east side of the building as opposed to where I originally had it on the concept plan on the west. The reason for that is because I am trying to have the entrance as close as possible to the garage so that when I get out of the garage I will have an easier entrance into the house instead of having to go all the way around. You will also see some changes from the concept plan changes to the garage roof line. I've tried to do everything I possibly could to reduce size of the garage. I know that was one of the issues we've discussed previously. In doing so and making as small as I possibly can but yet still making it usable, you see a different view and different garage roof line than I previously showed to you in the concept plan. Those are the major changes from concept to what I'm proposing now with this formal application. One of the things I would like to start off with is to tell you I read the minutes very carefully trying to do everything I possibly can to move this project along. It has been a little bit of time since I was last before you. Some of the things that I heard that I would like to incorporate and have proposed in this formal application is keeping the shingles on what I believe to be the original house and the addition and garage to be clapboard. It would be a different siding and that was actually not my idea, but was attorney Teitz's idea according to the minutes. I think it was a good suggestion, and we have incorporated that. Some of the things we talked about previously that I did not believe were concerns, and if there are please let me know, I have proposed using fiberglass gutters and downspouts. I believe that was accepted well. With roof shingles, I proposed to do architectural asphalt roof shingles with a pewter grey that will be both on the house as well as the garage. I believe that when I proposed a porch that was well accepted. I went before zoning and all three items I had had to go before zoning, the porch was approved, the location of garage was approved, as well as the addition that I am proposing on the back of the house. So with that, I can walk you through some of the items that I am proposing to use. With the windows, I too have a little bit larger model than the other gentleman tonight to show you and discuss, and I share the same concerns that he has, and also I would like to entertain what questions you have and any further guidance as to how I may proceed here so that we

can try to get this to a point where in the not so distant future I can a building permit to be able to move forward. If I may, I have some items, the different wood products that I am proposing.

Lima: Can we do the windows first?

Cabral: Sure.

Lima: Does anyone have any questions with regard to the windows?

Church: We don't have a cut sheet or specs.

Allen: No.

Church: We don't have the materials on the windows other than what's on the drawing.

Lima: Did you provide a cut sheet on the windows?

Church: This house was built approximately around the same time as the house we just reviewed. It has 6 over 1 panes and that's what's in the house now?

Cabral: Most of the windows on what I am calling the original house are 6 over 1. The folks from Andersen came down and reviewed the house and they believe those windows were fabricated sometime around late 1940s early 1950s. That original, again what I'm calling the original house, because it's really cut up a bit differently is 6 over 1 single pane.

Church: True divided light.

Cabral: Yes.

Bergenholtz: So originally the house would have had 6 over 6 and then in the 40s they changed it to 6 over 1.

Cabral: What the window consultant told me was that the windows he saw there he believes that they were fabricated probably in the late 40s early 50s. The addition in the back of the house, there exists crank out type windows and there are some other windows back there that are vinyl so there are a bunch of different styles and types of windows that exist in the building, but

that's in the back side in the smaller one lever side of the house.

Lima: So, are you proposing that all of the windows in the back as well as the front back will be the same?

Cabral: Yes.

Lima: Any questions?

Allen: We need a cut sheet on the windows you're proposing.

Cabral: Okay.

Allen: And can you tell us the materials that are being used on this window.

Cabral: Yes. Mostly wood as you can see. Fibrex is a major component there and then the sash is fiberglass. I can provide the whole booklet on it which will have the cut sheet to Nick so you can see what I'm talking about and ask to be able to use the Andersen 400 series Woodwright windows. It will be true divided grill 6 over 1 to keep with that kind of consistency that currently exists there. It's a very nice window. From the concept plan was using a different company but will a little bit of research I found that these types of windows are probably, for this purpose, better with the close proximity to the water and all sorts of different environmental conditions, these probably perform better than what I had shown you when I was here during the concept review.

Allen: So, the windows that are on the front of the house right now currently, how many windows on the front of the house are facing the street?

Cabral: There are four windows.

Allen: So, you are asking to replace those. We really are trying to keep as many historic windows as possible. Windows from the 40s are considered historic now.

Cabral: Okay.

Allen: So, I think we need to, in all fairness to everybody else in the District that come in and would

like to replace windows, so that we probably come out and do a site visit.

Cabral: Sure. I have no issues with tenants. The property is vacant so anytime you would like to come by.

Allen: Nick can actually set up a site visit that would be mutually convenient for us and you.

Lima: Good idea.

Cabral: Can I ask for some general feedback. In terms of the window that I am proposing, is that something that you can see yourselves approving or do I need to start doing to identify other types of windows. A little bit of guidance would be helpful if it can be provided.

Lima: I think we have to look. What we try to do is to maintain as much of the original fabric as possible. So, if we come and look at your windows and if there are, I don't know how many, if there were a number of decent windows in other parts of the house that could go in the front of your house that can be retained, then we would be able to look a little differently regarding the windows in the rest of the house. So, I think we have approved of these in the past.

Bergenholtz: I've never approved of Andersen. It's always been Marvin. That's my recollection.

Lima: I don't have a list in my brain.

Toth: I believe that this was a discussion that when, I want to say it was 50 Bradford, the one with those reproduction windows that we ended up going with the Marvin fiberglass windows. There was a discussion about how we had previously approved fibrex.

Lima: Okay.

Allen: Marvin elevated?

Toth: Marvin elevated but we did have a discussion about how we had approved fibrex in the past.

Lima: Okay.

Allen: But replacing all wood windows or replacing vinyl?



Toth: Depends on the situation.

Allen: I know on Burton Street that we did approve the Andersen fibrex clad windows and they had vinyl windows prior to that.

Cabral: Alright.

Allen: I don't know about 50 Bradford though.

Toth: It's just something that had come up.

Bergenholtz: Are you thinking about 44 Bradford Street?

Toth: Yes, 44 Bradford.

Bergenholtz: Those were original windows. That's a very different ballgame.

Toth: I'm just saying that we talked about approving fibrex elsewhere.

Bergenholtz: Was that approved?

Allen: We've approved it.

Church: The double house.

Bergenholtz: Okay.

Church: I notice you have three different options for trim, columns, and decking.

Cabral: Yes.

Church: Do you want to explain what each one is?

Cabral: Sure. First, let me begin by saying that what we will do is repair everything that we possibly can in terms of the trim. So, I am not looking to just yank things out and put in this different type of product. If it can be repaired, we're going to repair it and keep it the way it was. So, if I may, the products that I am proposing (shows samples of products to the Commission). This is the Truexterior by Acre and this is the Accoya.

Church: This is wood that's been mixed with a type of plastic. I don't know what this other one is.

Allen: Actually, it's been chemical treated.

Church: That's right and we've approved that.

Allen: Yes. It's actually wood.

Church: Yes.

Allen: I'm not familiar with that is, Mr. Cabral.

Cabral: Sure. I will give you the sheet that I have here.

Church: That should go on the record too.

Cabral: Okay.

Allen: If you don't mind.

Church: Unless we decide to approve the other one.

Cabral: The Accoya?

Church: Yes.

Cabral: Okay. I've given Nick the Accoya.

Lima: What is the Truexterior?

Cabral: It is recycled rice hull PVC composite made 100% in America. It does not rot, is water resistant, and has an extremely long life and it can be stained or painted.

Church: What it is again, the material?

Cabral: Recycled rice hull/PVC composite.

Church: So, it's like plastic bottles mixed with rice hull?

Cabral: Yes.

Lima: What is a rice hull?

Cabral: But it feels like real wood, very solid.

Church: I prefer the Accoya.

Cabral: That's fine. I'm just looking to provide as many options as possible so.

Church: I know, but really you should decide after this discussion and inspect what you think can be repaired and let us know and what you think is going to be replaced, and not in this general way because we can't check afterwards. We want to be able to have the Project Manager be able to govern and say that you repaired it as you said it would be and that's been replaced with material that has been approved.

Cabral: So, the challenge there is that I am going to have work actually started to start stripping down the wood to see what the condition of that trim.

Church: Can't you poke at it to see?

Cabral: I would like to be able to do that, but that would not be the most efficient way to achieve the objective here. Again, if you can just say to repair, that's what I'm doing. I'm not going to anything other than that. Mostly for the reason of this type of product before you is for consideration for the trim for the porch and for the garage, as well as the addition in the back. So, Accoya if that is something that you are comfortable with. That's fine.

Church: I am. I don't know about the rest of them.

Cabral: Okay.

Allen: We've approved it before.

Cabral: Azek which is paintable. Really the big issue for me is identifying a product for the trim for the new structures, for the garage as well as the addition in the back. I'm hoping that most of the trim on the original house can be saved and if that is the case, that's what we're doing.

Allen: Thank you.

Lima: I think that saving the portion in the main house would be appropriate. However, personally we would decide on which of these other two materials would be

appropriate to in-fill or to be there, not both. I don't know what everybody else is thinking but it's either one or the other.

Church: We'll specify which one.

Cabral: If you're comfortable I can make the decision right now and we can go with Accoya.

Lima: Alright.

Cabral: Thank you.

Church: You can do the windows in the garage. They can be different from the house. You can build the garage before you do the house.

Cabral: I'm doing the house before the garage.

Allen: But this is the same window that you're planning on using on the garage as well as the house?

Cabral: Yes.

Church: Did we approve demolition of the existing garage?

Allen: I think we did.

Cabral: Yes.

Allen: I have a couple of questions. The gutters and downspouts. What configuration are you doing for the gutters and downspouts?

Cabral: It will be consistent with what's there now.

Allen: What is there now?

Cabral: Right now in terms of the product that is there or the configuration?

Allen: What's the material?

Cabral: It's wood.

Allen: So, they're wooden gutters and are they half round?

Cabral: Yes, same profile.

Allen: So, you're expecting to do the similar to what is there now.

Cabral: The fiberglass profile that I have (shows sample) is pretty much the same profile that is there now.

Allen: Okay and we've approved that.

Toth: Technically, it's administratively approved.

Allen: Okay. That's fine.

Church: Do we know that the design is for the door? We don't have a product sheet for the door for the garage, neither the drive-in door nor the side door.

Cabral: I do have it. I'm sorry that I didn't get it to Nick on time, but I do have what I am proposing. (Gives papers on doors to Commission.) So, those are the garage doors that I am proposing.

Church: These are wood doors?

Cabral: Fiberglass and there's one of the lights.

Allen: This is for the garage and the house or just for the garage?

Cabral: Just for garage.

Church: And the side door? Is that part of this?

Cabral: I don't have anything on the side door just yet.

Allen: And the front door is existing?

Cabral: The front door is existing. It will stay the same. We're going to take off all of that paint and hopefully there's some nice wood there that we can capture and if we can, we'll bring it back to its natural state.

Lima: What do you need from us today so that you can begin work because some of this like the garage door that's not something you need tomorrow, but you want to work on the house first and the garage second. So,

rather than have us go through these pieces I think we may have to put the garage maybe on another agenda for you to come another time this way you can begin with the house and go forward there because I would not be comfortable making a decision without all of the pieces of the garage together. So, in terms of the porch and the windows the house is all set or we're looking at what you're asking for? So, we need to delineate where we want to go and go through what we can approve today and then if there's anything else move to come back another time.

Cabral: Okay. So, what I'm understanding is that the porch and the materials that I have proposed especially using the Accoya, is that?

Lima: That would be part of our motion today, yes.

Cabral: Okay. So, you're okay with the roof on the porch and everything that I'm putting forward because that's really important so that I can start getting the architect really designing the construction plans and documents to move forward for a building permit. So, if you're okay with the porch that pretty much takes care of the front of the house and then it becomes an issue about windows and I'm getting the sense that you really want to take a look at what's there which is fine.

Allen: So, we'll continue that on the windows.

Cabral: Okay.

Allen: The materials on the front porch, let's talk about those. The pillars are going to be what material?

Cabral: The pillars would be brick on bottom.

Lima: What's there now?

Cabral: There isn't a porch there now.

Lima: Okay, I just want to make it clear. In other words, you're starting from scratch so it's not like you're replacing anything.

Cabral: Correct. So there was a porch there until about 1909. So, what I want to do is bring the porch back.

Bergenholtz: The columns are what material?

Cabral: The columns.

Lima: Will be this?

Cabral: It will be that, yes.

Church: The Accoya and brick supports in the corners.

Cabral: Yes. There was a house that added a porch on Union Street within the last year and half. I was speaking to the General Contractor whose name happens to also be Lou Cabral. He has given me ideas and suggestions how to go about putting pretty much the same exact materials and construction for mine.

Lima: You don't have the materials.

Cabral: I do have the decking which I discussed with you during the concept which is the Dasso XTR.

Allen: And that's what's on the house on Union Street.

Cabral: Yes.

Church: It's bamboo.

Cabral: Yes.

Church: And it's all wood.

Cabral: Yes.

Lima: I'm just trying to think of stuff so that you can get started.

Church: The stair treads will be that material and the risers will be wood on the front stairs.

Lima: It will be this.

Cabral: Yes, it will be Accoya. I want it to be consistent. I don't want to be jumping back and forth with different materials. Once we've committed to the Accoya, we'll stick with that.

Church: The rails and balusters will be wood.

Cabral: Correct.

Church: And the lattice work will be Accoya.

Cabral: It would be the Accoya for the frame and then wood.

Lima: I envision you coming back.

Cabral: I would be shocked if you did not have me come back.

Church: We'll need to look at the lights on the front porch.

Lima: We're going to need the cut sheets for the materials for the chimney, exact shingles you're going to be using on the roof, the cut sheets for the windows, and the lattice work.

Church: And a rubber membrane on the porch roof, etc.

Lima: That's why I asked what do you need from us right now so that you can begin the work.

Cabral: Actually, this session has given me quite a bit of information.

Lima: We need to vote so that you can move forward.

Cabral: Okay.

Church: You have to have it in writing.

Cabral: I guess the vote would be following up on the concept and now the official application. We all seem to be on the same page that I'm going in the right direction here. Nothing is holding me back from moving forward. So that's good news. We have an understanding that you need to come and do a site visit to check out the windows. There doesn't seem to be a major issue with that type of window for the addition, but maybe with the original house we'll have to have a better understanding of what's going on there. You seem to be okay with me using Accoya for trim. I have committed to keeping all of the existing trim work that does not need to be repaired in place.

Church: Any trim has to be matched exactly with the configuration.



Cabral: Meaning the profiles, yes.

Allen: Going back to the lattice work and the frame for the lattice work, it says wood lattice, Accoya, Truexterior and then Azek or equal frame. What I would suggest to you is to use Azek because that's going to be at ground level. So, for that frame I think we could approve Azek.

Cabral: I would appreciate that.

Allen: I would highly recommend that.

Cabral: Okay. So, Azek approval for frame for the lattice work.

Allen: Anyone have a problem with it.

Bergenholtz: No.

Church: No.

Lima: No.

Page: No.

Cabral: Mention was made to get a cut sheet for the chimney. I'm not doing any work on the chimney it's existing.

Allen: So, it said existing brick veneer repairs as required. So, you're basically not changing that, just repairing it.

Cabral: Just repairing it. Whatever work needs to be done on it for repair, that's all.

Church: And grout will be same color.

Cabral: Absolutely.

Lima: Do we need to defer the gutters and downspouts?

Church: No.

Lima: Okay. So, the rest of the house would mirror what we are looking for on the front. Correct?

Cabral: Yes. Just so I'm clear, what we believe to be original house is going to be shingled and other components to the house and the garage will be clapboard.

Lima: Correct.

Cabral: So, we're good there. I do not like storm windows at all and the ability to not use them in any part would be something that I'm going to ask because I think they're a major detriment to the look and feel of what I want the house to be. That's one of the reasons I am investing quite a bit to try to make sure that we have a good quality window.

Church: It depends on condition of windows.

Lima: We can't make a decision about the windows today until we see the windows. So, we'll have to defer that for now. I think you'll have enough to do without it at this point and time. So you can do most everything on the rest of house.

Allen: Can we look at the light and we probably can approve that as well tonight.

Bergenholtz: I have a quick question about the pilasters on back of the house. The pilasters are missing their end caps. I just wanted clarification. Also, here on the front of the house. I just want to make sure it looks correct.

Cabral: Thank you.

Allen: There is a photo and a cut sheet on lights and they're the same. Is that correct?

Cabral: It is the same company.

Lima: This is what you want?

Cabral: Yes.

Lima: I'm okay with it. This is what he would like, and this is what is existing.

Allen: So, any trim other than here will be Accoya.

Cabral: Yes.

Allen: Everybody okay with the lights?

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

Church: The first thing we want to do is continue the decision on the windows until we have a site visit. I'll make a motion.

Motion made by Church that decision on the windows be continued until a site visit can be made. Further the discussion of the garage be continued to a later meeting; Seconded by Allen.

Voting Yea: Lima, Page, Bergenholtz, Allen, and Church

Motion made by Allen to approve application as presented including shakes on the original house and clapboard on remainder portion of the house. All wood trim will be Accoya with the exception of the lattice work which will be Accoya as well and Azek framing. The decking on the front porch will be Dasso XTR decking and also on the stairs and the risers to be Accoya, and the remainder of the railings will be wood. The porch roof to be a rubber membrane as presented and architectural style asphalt shingles and a cut sheet to be provided for roof materials, as well as the doors. Further, approval of the fiberglass gutters and downspouts as presented. The front door will be the original door which will be repaired and refinished. Finally, the lighting being as presented Austin 1 light matte black wall mounted sconces; Seconded by Church.

Voting Yea: Lima, Page, Bergenholtz, Allen, and Church

Secretary of Interior Standards: #2, 6, & 9

Project Monitor: John Allen

Lima: And when Nick provides you with the approval, please put a copy in the front window so that everyone knows that you're able to do the work.

Cabral: Thank you for time and patience.

**3E. 25-27: 23 Summer St, Catherine Esselen:** Discuss and Act on proposed addition to second floor and extension of dormer.

Catherine Esselen, Dan Kusmano, and Chris Cloutier present.

Kusmano: The work we're coming back for and seeking your approval on is an addition to the second floor adjacent to the existing master bedroom and it will be above the first-floor kitchen. This will be for living space to accommodate for family. For this, we will be extending the existing gable roof as well as the current shed dormer that's on that west elevation to rear of the home to allow for proper ceiling heights in the new living spaces. In addition to this on the eastern elevation or non-street side, we will be replacing the gable dormer that is currently there with a shed dormer that will match that of the one on the western elevation to give more of a sense of symmetry and uniformity to the overall form of the building. There is a precedence for this kind of work being done. As you can see from one of the old photos from 1996 there was a gable dormer that was on that west elevation that the previous owner had replaced with a shed dormer. So, we are doing similar as this on that eastern elevation but again matching the shed dormer on the west elevation. These will be asphalt shingle roofs matching that of the existing and the new windows that will be going in these dormers will be Marvin elevate series with the Fibrex exterior and the wood interior, as well as the window trim and the details will be Accoya which will be painted to match the existing. Also, the new windows will be 6 over 6 true divided light to match that of the home and the ones that are going to be replaced in the dormer that were previously approved. Lastly, there's a condenser that is currently on the flat roof right outside the back of the home that currently services the second floor. For this work with the addition, we will be relocating that condenser to the rear of this addition. It will be a wall mounted unit that will be between the two windows in gable roof and with the wall mount, we will have it on a platform that will be surrounded by railings to give the sense of a balcony and it will also be shielding that condenser from view.

Allen: And that's not visible from the street.

Kusmano: Correct. That's on the rear of the home, but still no one wants to look at a condenser.

Bergenholtz: For me, I happened to have been to the site for a visit three weeks ago and I'm pretty familiar with it and you have such a well assembled packet by both of you, I'm ready to vote, good to go.

Church: I have an objection. With the extension of those two dormers over the addition in back will lose the basic design of the original house.

Lima: There's already one dormer there and this will match the other one on the other side.

Church: But this is going to go all the way back to the rear of the building.

Bergenholtz: But I think being in the rear is what's going to give them the head room.

Church: But we will lose the whole original shape of the house.

Allen: So, the dormer that is existing, is the new dormer any longer?

Kusmano: Yes. We will be extending that with the same roof pitch and we will be extending the gable roof to keep that shape. It will be going over that flat roof of that addition that the kitchen is currently under.

Lima: This will be on the east side?

Kusmano: Correct.

Church: Both side. The west side will be extended over that kitchen also.

Kusmano: Yes, it will be an extension of the existing dormer.

Church: That eliminates the whole design of the original house. You won't be able to see it.

Esselen: The original house without any dormer, this was added, the kitchen, it was once a family room and a very small kitchen with a wood stove was added in the 1940s.

So, this house has had additions along the way. What you see right here at one point was a two-family. So, I just want to point that out.

Church: Yes, but the original house is still visible. The shape of the original house. When people add additions we have asked them to step them back so that you could still see the original building.

Esselen: The gentleman that was just before me is right behind me and you permitted him to do an addition.

Church: Right. Each one is built differently so that you can still see the original house.

Kusmano: So, that extension of that dormer, the shed dormer, which was an added piece onto the original home will be extended towards the rear. It will not be extending it anywhere near the front of the home on the street side. So, from the street view that shape of the home will still be shown.

Church: Not for me. From the west to the east you're going to lose the house.

Kusmano: No, the west and the east will be the front of the house and you would still see the original. It will just be on the north side in the rear of the home in the back yard. Again, we will be extending that gable roof to try to continue that form as shown there now.

Lima: Any other comments?

Allen: No.

Lima: Is there anyone in the audience that would like to speak for or against this application? Someone want to make a motion?

Bergenholtz: I'll make a motion.

Motion made by Bergenholtz to approve the application as presented. We just did a site visit less than three weeks ago and the packet is very well presented; Seconded by Page.

Voting Yea: Lima, Bergenholtz, Allen, and Page

Opposed: Church

Motion carries 4 to 1

Secretary of Interior Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Your certificate of appropriateness will be available from Nick. When you begin the work please display it prominently.

Esselen: Thank you.

Kusmano: Thank you so much for your time.

**3F. 25-28: 10-14 Bradford St, Robert Lacovara:** Discuss and Act on renovation of front stairs.

Robert Lacovara present.

Lacovara: Last summer you approved a front porch renovation for Unit 14 and Unit 12 at Bradford Street and I would like to refresh the alcove in Unit 10 right next door as it's all the same structure, and it's a very simple project. I just want to sheet the concrete steps with cedar and a riser of Azek, the same as the porch we did last summer.

Bergenholtz: This is completely reversible.

Lacovara: Yes, I want to refresh up that alcove and make it a little bit more copasetic with the porch.

Allen: And what are the stair treads?

Lacovara: Cedar

Allen: So it will match the other porch.

Lacovara: Yes. It will be exactly the same materials.

Church: And the rails?

Lacovara: Oak.

Lima: Are there any questions? Is there anyone in the audience who would like to speak for or against this application?

Allen: No, but I don't know whether to bring this up. Amy, should I bring up my concern for the previous porch at this point or after?

Goins: Now is a good time to bring it up.

Allen: Okay. One of the things that I was really concerned with and I brought this up at another meeting three months ago and they hadn't gotten back to you yet, but we noticed that what you were approved to do for the lattice was wood on the porch and you used a very inexpensive plastic on the lattice and we were wondering if you would go back to what you had originally proposed.

Lacovara: I actually spoke with the Project Monitor, Mary Millard. We had this discussion about the dimensional situation on the porch. With the wood lattice, it is a minimum of a ½ inch thick and I did not have ½ inch in the overhang of the porch. It couldn't be engineered into that. So, if I would have put that in, the lattice framework would have projected out over the edge of the flooring. It would not have been a correct way to do that. The problem I had with that is that porch is built over a concrete slab and it's not like it's open underneath and I could move that dimension. So, that was the reason for that and I discussed that with Mary.

Allen: And did you do that before or after you had already installed it.

Lacovara: It was actually but the panels were not up there permanently as I wanted to see how it looked and how it fit.

Allen: Unfortunately, I don't think it looks very good.

Lacovara: Okay.

Allen: It will be something that we will address at another time, but that was a concern that we had.

Lacovara: It's just a matter of I don't know how to fit wood lattice there. You can't by wood lattice that is



less than a 1/4 inch per strip so that's a 1/2 inch total thickness and I don't know how to get it in there.

Goins: I think that is something that you should come before the Commission for a revision to the original approval because a Project Monitor doesn't have the authority to grant deviations or relief from what the Commission approved. I think it makes sense to have this gentleman come back before the Commission. That sounds to me like good grounds for relief, but that's up to you to decide.

Lima: So, since Mary isn't available at this time should we wait until she's comes back?

Goins: I think now you could give direction as part of the motion that he should come back to a future meeting to address the lattice issue.

Lima: okay. So, we'll vote on this today and then put the lattice at another time. Is there anyone in the audience who would like to speak for or against this application? So, could we have a motion?

Motion made by Allen to accept the application for stairs and handrails as presented; Seconded by Bergenholtz.

Voting Yea: Allen, Bergenholtz, Lima, Page, and Church

Secretary of Interior Standards: #9

Project Monitor: Mary Millard

Lima: When Mary is available, maybe at our next meeting we could schedule something for the discussion for your lattice work if that's okay.

Lacovara: Sure. I'll be happy to have that discussion.

**3G. 25-29: 190 Hope Street, Carol Sterling:** Discuss and act on installation of AZEK railing.

Robert and Carol Sterling present.

Carol Sterling: There was a leak in the house and I had the roofer come to look at it. It snowballed into this monster thing. I need to have the roof repaired on the

balconies which caused the ceiling to stain and to do that we have to take off the balusters and the railings on three balconies. I'm asking to replace those balusters with Intex which is similar, I guess, to Azek but my contractor, Bruce Donahue, told me that this would be a better product. Right now, it is just pressure treated wood, and it just has taken a beating with wind and water. So, my intension is to just to replace everything the way it is and just use the Intex instead.

Church: You have something in your hand. Is that a product sheet?

Sterling: Yes. (Gives cut sheets to the Commission.) This is the balcony. There are two balconies that are semi-circles, they are not going to be touched. The trim will be painted white.

Lima: I do know that this house is very new.

Sterling: 1988. It's not historical but it is in the District.

Allen: Would you consider using something like Accoya in place of the PVC material?

Sterling: I'm don't know what that is.

Allen: We typically haven't approved Azek for trim.

Toth: We've approved Azek.

Allen: But it's generally lower to the ground where there's moisture issues.

Sterling: It's going to look exactly like my house.

Bruce Donahue: I just did railings with Azek on High Street.

Allen: But it was in the back of the house, correct?

Donahue: Yes.

Allen: Especially on the front we prefer not to do that.

Sterling: And why would that be?

Allen: Sometimes especially PVC it's very shiny and it doesn't look like wood. That's one of the reasons.

Donahue: This Intex is not shiny. It's kind of dull.

Sterling: I don't want shiny.

Donahue: The guy did recommend Azek and the Historical Society said that they like this Intex better.

Allen: I think if it was on a side not on the front of the house, we might be a little bit more lenient about it.

Lima: Can we see that.

Donahue: You have the pictures of what's there now of the pressure treated wood

Allen: Yes.

Donahue: They don't want to have to keep painting it. That house takes a beating over there with the water. See the way that this was done. See this railing. This railing goes all the way down and hits the rubber roof. When this rubber roof was installed, it was installed directly on top of plywood and then there's a taper here and a gutter which comes up and this railing is digging into that rubber roof causing it to leak. That's why they have to take the railing off to prevent the leak. See how the paint is all gone there. They're going to be painting these railings every five years with the way the wind and water hits.

Bergenholtz: Given the fact that it was built in '88 and the Intex has a matte finish, I'm okay with it.

Sterling: Bruce, did you tell me that my neighbor also has it.

Donahue: The guy right next door.

Church: Do you have to do a new roof?

Donahue: Kevin Sousa is going to do that.

Toth: Rubber roofs not visible from street are exempt.

Church: Are you doing these too as well as the rails?

Donahue: No, just the rails.

Sterling: Railing on all except for the half round area.

Lima: Any other questions? Is there anyone in the audience who would like to speak for or against this application? Can we have a motion.

Bergenholtz: I'll make a motion.

Motion made by Bergenholtz to approve the application as presented as the current rails are rotted and they will be replaced with Intex which has a matte finish for maintenance with a finding of fact that the house was built in 1988 although it is in the Historic District; Seconded by Allen.

Voting Yea: Bergenholtz, Church, Lima, Allen, and Page

Secretary of Interior Standards: #9

Project Monitor: Ory Lima

Toth: It will be issued to you online. You'll get a notification.

Lima: Please make sure you put it in the window.

**3H. 25-12: 125 Hope Street, 125 Hope Street ,LLC:**

Discuss and Act on demolition of 125 Hope Street, pending site visit by Historic District Commission.

Toth: The applicant has requested that this be continued.

Lima: Do we need to do a motion.

Goins: Just continue it tonight.

Lima: Okay.

Allen: Can I ask a question on this?

Goins: I would rather not because they're not here. We might as well wait to talk about it next month.

Lima: If you have a specific question, then wait until after we adjourn and ask Amy then.

Allen: Great.

**4. Concept Review**

**4A. CR-25-2: 125 Hope St, 125 Hope Street ,LLC:**  
Preliminary Concept Review of House styles pending permission to demo the existing house.

Toth: The applicant has requested this be continued.

Lima: Can we have a motion?

Motion made by Allen to continue the application to the May 1, 2025 meeting; Seconded by Church.

Voting Yea: Lima, Allen, Church, Bergenholtz, and Page  
Allen/ church

**5. Monitor Reports & Project Updates**

**6. HDC Coordinator Reports & Project Updates**

Toth: We will not be applying for the 2025 CLG2020 program due to budget restrictions. We do not have matching funds that we can put up so we are just going to focus on the standards guide. I did meet with the consultant last week and we are starting the standards guide. We may in the weeks and months set up some sort of special meeting. The guy is out in Pennsylvania, but if he's either out here for projects or we can set up a zoom meeting, we'll set up a special meeting so everybody can sit down and have a conversation with him about what we're looking to do but we are moving forward with it.

**7. HDC Coordinator Approvals**

**8. Other Business**

**9. Adjourned at 8:55 PM**

*Orphan Lima*