

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, August 1, 2024
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

The meeting was called to order at 7:01 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Millard, Lima, Butler, Church, Toth, and Teitz

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

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the July 10, 2024 meeting.

Toth: Are there any comments on minutes from the July 10th meeting?

Lima: No. Can we have a motion?

Church: I will.

Motion by Church to accept the minutes of the July 10, 2024 meeting as presented; Seconded by Millard.

Voting Yea: Lima, Butler, Church, and Millard

2B. Review of minutes of the July 11, 2024 meeting.

Lima: Okay, anyone have any comments on the July 11th

minutes?

Maynard: Sally pointed out a spelling mistake to me.

Butler: It should be Lombard not Lumbar. Also, on page 7, the 7th paragraph down it should say "same profile and they can be salvaged" instead of what is there now. That's it.

Church: I thought we were going to put members that are present at the meeting at the beginning of the minutes.

Maynard: I will take care of that.

Butler: On page 10, it should say "do we have any idea what it would be like".

Lima: All set?

Church: Yes.

Lima: Can we have a motion?

Church: I'll do it.

Motion made by Church to be accepted as amended; Seconded by Butler.

Voting Yea: Butler, Lima, Millard, and Church

3. **Application Reviews**

3A. 24-105: 124 Hope St, Christian Brown: Discuss and act on addition of second floor dormer, replacement of garage door addition of window to garage, replacement of windows.

Vincent Pacifico and Christian Brown present.

Brown: The last time we were here, Vincent presented the proposal and I appreciated your input. We took a few steps prior to the meeting and met with Jim Tavares. He came by the house and discussed the large dormer and we got Vincent from Jim. Jim came back and looked at it. We met with John Allen as well. I understand the Commission's position. The scope is was maybe held folks back. I am sandwiched between three very large buildings on Hope and Wally Streets. I thought the original design would tie in with the neighbors. I am set back from Wally Street which is a one-way and very quiet. Not a

lot of people would see it. We went back and spent more money trying to get something that would be approved tonight.

Pacifico: We took the commentary from the Board from the last meeting and came up with a new design. We reduced the scale and size from the last meeting. The gable in the back is still there. The multi-story dormer was dramatically brought back with the ability to still get what the client needs. It closely resembles the front being inset from the gable ends and appears less prominent with a similar window configuration. Just on a smaller scale. Proposing the installation of new windows on the dormer. The west façade on A-3.04 shows a window in the attic space. It is similar to the window on that side of the house. We reduced it to make it look more appropriate, square and smaller with a similar muntin profile. The windows in the attic space are important to make it work. The windows on the Hope Street façade were to be portal skylights 2ft in diameter above the edge where the dormer met the roof. We took down and made them half size and positioned a lot closer to where the dormer meets the main roof. You cannot see them if you are on the street. They will still bring light into the attic and views towards the water. It is important for the project. We decided that we were going to bring the garage into the scope of the work so we don't have to come back. The garage doors will be replaced. They are newer plywood with wood trim. The doors will be 6 light raised panel doors which will be more appropriate. I don't know what the door configuration was. I think this will be appropriate. The scope to replace windows on the garage with the same window type of windows as are on the house. Want 6 over 6 all wood window with a matching profile. I am not sure if they are original. They are not in most operable condition. They have wear and damage. This will make it have a uniform look. This makes it a viable option and retains the profile. Lastly, we proposed a portal window facing the water view towards Hope Street. This is not visible from Hope Street. This is just to let some light. Chris, you want to add anything?

Chris: Are there any questions?

Lima: Thank you for taking our suggestions and make them viable. Appreciate it. Does anyone have any questions?

Church: I am very pleased with the new dormer. It fits in with the scale of the building. I don't mind the portholes. I do have a question about the new window on the 3rd floor. Have you talked to the building inspector about that regarding egress?

Pacifico: No.

Church: Check with him.

Toth: Is that going to be a bedroom?

Pacifico: It is not proposed as one.

Church: So just a casement window?

Pacifico: Yes. Right now it is just a lofted space which is actually part of the room below. It is not necessary for egress. We've looked at it from the building code aspect.

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

Butler: I will.

Motion made by Butler for approval of the application as presented; Seconded by Millard.

Voting Yea: Lima, Butler, Church, and Millard

Secretary of Standards: #9

Project Monitor: Mary Millard

Lima: The information will be available from Nick. Please put the Certificate of Appropriateness in the window in the front of the building so it is visible.

3B. 24-110 - 221 Hope St, Patricia Mack: Discuss and act on replacement of trim, fascia boards, column covers, railings and balusters on rear porch with AZEK material.

Pat Mack for Edgewater Condominium.

Toth: Pat gave me a letter from the Association to allow her to be here.

Mack: We have a porch on the back of the building at 221 Hope Street. It was built in 1971 and last time it was updated was 19 years ago. We want to remove the existing trim and balusters and replace with Azek to have a more maintenance free structure. Nothing is going to change except for the materials. It will look the same and have the same profile, dimensions, etc.

Lima: Any questions?

Church: Azek comes in all different configurations.

Mack: This is just square posts.

Church: Shiny plastic?

Mack: There is only one kind.

Millard: It looks like wood. I am familiar with it. It looks like matte wood and it comes in white but it can be painted.

Pat: Four years ago the same material was approved on the main house porch. This is the same thing. It is just on the new building.

Millard: Plastic stuff comes premade and looks cheap.

Mack: This is a composite and are heavy solid pieces of Azek.

Lima: We can have the Project Monitor look at the front porch on the old building and have the Project Monitor approve it on site. Frank has done work before the Commission.

Mack: He just finished windows.

Lima: We know his work and we can discuss it with him.

Mack: He recommended Azek.

Lima: Any questions?

Butler: Is it visible from the street?

Mack: No.

Butler: Why?

Pat: It is on the back on the water side. There is a 7ft brick wall around property and you can't really see it anywhere.

Lima: There is similar product on it?

Mack: Yes.

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

Church: Sure.

Motion made by Church to accept the application as presented for the removal of existing trim and balusters on the back porch on the west elevation and to be replacement with Azek and also maintaining the same profile and dimensions as is existing; Second by Butler.

Voting Yea: Butler, Lima, Church, and Millard

Secretary of Standards: #9

Project Monitor: (To be checked by Nick to see who the previous project monitor was.)

Lima: Please put the Certificate of Appropriateness on the front where it is visible.

3C. 24-114: 617 Hope St, Amelia & Peter Sansone:
Discuss and act on removal of fence on front of property.

Peter Sansone present.

Millard recused.

Toth: Sansone has requested that this be pushed to the September meeting as we will not have a quorum to vote.

Motion made by Lima to move the application to the September meeting due to the lack of a quorum; Seconded by Millard.

Voting Yea: Millard, Church, Lima, and Butler

4. Concept Review

5. Monitor Reports & Project Updates

6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**

Toth: I have an update. I have spoken to all businesses with internal lit up signs. I have received push back especially from Roberto's and the liquor store.

Lima: Andy, are they under Zoning?

Toth: This hasn't been enforced until now and we are receiving a lot of push back.

Lima: It had slipped through the cracks.

Church: What can we do Andy?

Teitz: There is nothing you can do. It will require summonses to Municipal Court. There is nothing you need to do and nothing you can do.

Church: Okay.

Lima: On another note, I wanted to thank Sally. She is going to be resigning from the Commission. She has been a valuable resource. Thank you for everything and you are welcome back anytime. We need suggestions for an alternate member. Obviously, we will have to advertise. Sorry others are not here tonight but thank you for everything.

Butler: Thank you.

Lima: Andy, when Nick puts the packages together and we get these lists of property owners 200ft do we need that?

Teitz: It makes it easier to see if you are within 200ft for recusals, etc. Not sure if that will change. It's an ethics thing. The best practice is if your name is on that list then you should recuse.

Toth: It's easy to do with minimal extra effort. It just gives us an additional layer of coverage.

Lima: That's helpful.

Carline Nottingham: Thank you for allowing me to be here to observe.

9. **Adjourned at 7:34 PM**

Motion to adjourn made by Millard; Seconded by Church

Voting Yea: Butler, Lima, Millard, and Church

Oregana Lima