

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



### **Historic District Commission Meeting Minutes**

**Thursday, December 7, 2023**

**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 7:00 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance at meeting: Lima, Allen, Butler, Bergenholtz, Church, Millard, and Ponder.

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

##### **2A. Review of minutes of the October 5, 2023 meeting, as amended.**

Lima: Let's go to the October minutes, any changes, additions, comments?

Allen: So, it is just the changes that were requested to be made from the last time?

Maynard: Yes.

Church: A list of the people that were absent from meeting, as well as who was in attendance, should be listed on the minutes in the future.

Maynard: I will do that.

Motion made by Lima to accept the October minutes as amended; Seconded by Millard.

Voting Yea: Ponder, Millard, Butler, Bergenholtz, Allen, Church, and Lima

2B. **Review of minutes of the November 2, 2023 meeting.**

Church: On page 4, "I can go back to the notes on "707 High", should be "707 Hope Street". Also, the recusal for Mary on 649 Hope Street needs to be noted.

Lima: On page 4, Catherine should be Ziph.

Allen: Page 13 which is 825 Hope Street, Ben had asked if lighting was hard to put in because the driveway comes right up to the turret.

Bergenholtz: Page 24, munting not molding.

Church: Page 26, motion to replace single pane, I think we added all wood single pane windows.

Lima: anything else?

Motion made by Allen to accept the minutes of the meeting, as amended; Seconded by Ponder.

Voting Yea: Allen, Butler, Millard, Church, Lima, Ponder, and Bergenholtz

**3. Application Reviews**

3A. **23-032 15 Burton Street, Thomas & Lee Dawson:**

Discuss and act on change to previously approved project, extending addition slightly on rear elevation.

Thomas Dawson present.

Dawson: Good evening. This should be fairly simple. It is a selfish endeavor. I would like to add 2ft to the addition in the rear. The addition was 22ft in total and now it would be 24ft. My wife and I discussed this at length and this also has to do

with how we wanted the bathroom to work. That was the driver to the additional 2ft request. This is towards the rear of the house and we have plenty of room. I filed this with Zoning just so they were aware of it. That is part A. Part B is a new notch where it will hit the house. I am doing a recess after discussions with the contractor for build ability. The deep eaves at my house will make more sense. The 2ft will create a return at the eve that will be telegraphed up to the dormer. The way the dormer will overlap the roof, some of that will have to be figured out. Some is reflected in the elevations. If you look on there, the main change is the on the west elevation. There will be a corner there where before there was not a corner. This will actually do more of a separation from the existing house to the addition. It helps that situation more too.

Ponder: Currently, you were approved for the 6 inch setback?

Dawson: It will still be 6 inches at the house. In this one it will be a 2ft notch back from start. That is because of the very elaborate eave and eavelet or returns on the house.

Ponder: And this is difficult to see from the front?

Dawson: Yes, only can be seen by our neighbor. I did not want to regret not doing the additional 2ft later on. I also want to play by the rules here.

Bergenholtz: I did a site visit to property when this came up. I think this is over complicated for what needs to be done since it is not visible. The extra 2ft is something no one will see.

Lima: Anyone in the audience want to speak for or against this?

Motion made by Allen to approve the application as presented adding 2ft to the already approved addition and adding bigger recess as presented; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Church, Butler, Millard, Lima, Ponder, and Allen

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Do we need to do anything?

Toth: You will probably get the green sheet on Monday.

Lima: Put it in the window please.

Dawson: Will do. Thank you.

- 3B. **23-154: 31 Constitution St, Brendan Maguire:** Discuss and act on proposed windows on house, change from previously approved windows.

Brenda Maguire and Allana Scialo present.

Maguire: Basically, this is the same application as last month just 6 over 6. The difference is that it would be a wood window with cladding as all wood is not an option. We can do 6 over 6 this way.

Allen: What is the material?

Maguire: Aluminum. Showing example to Commission. Ben, you wanted to see different sizes of the bar/dividers for windows.

Bergenholtz: I like that one.

Maguire: What is on this window here is the 4<sup>th</sup> one.

Millard: The 4<sup>th</sup> one?

Maguire: Yes.

Bergenholtz: They have been spending a lot of time to come up with options. 2 over 2 was available but the 6 over 6 was not.

Allen: We steered away from Aluminum usually.

Bergenholtz: Do you want to explain?

Maguire: We tried, but it is not possible to do all wood in a 6 over 6.

Bergenholtz: We have approved 6 over 6 clad in the District. The windows there now are in poor condition. This would eliminate the storm windows and would bring the house back to 6 over 6. The windows are not original.

Ponder: You did your best to try to do all wood. The windows in there now are Frankenstein windows. I would be in favor of that. You are going to do it in the thinnest grid pattern. What is recommended by the Board?

Bergenholtz: The thinnest one.

Church: So, no one does all wood anymore?

Bergenholtz: They would have to do custom windows.

Millard: And they would have to do storm windows, etc.

Buter: Why is that?

Bergenholtz: The quality of wood is not what it used to be and would need storm windows to protect it. The house looks much cleaner without it.

Lima: We all have storms over our old wood windows.

Lima: Anyone in the audience want to speak for or against this?

Carol Orphanides: I am for this.

Bergenholtz: When I drove by one window on corner of Hope Street, that is a full-length window. How are going to tackle that? 6 over 9?

Maguire: 6 over 6.

Bergenholtz: You should do 6 over 9 to keep it uniform. You want it to read throughout the house.

Motion by Bergenholtz to approve Jeldwen aluminum clad windows 6 over 6; finding of fact is that house has replacement windows that went from 6 over 6 to 2 over 2. Windows currently there are not salvageable. The window panes should match in size and proportion and the window on corner of Hope Street should have 6 over 6 or 9 over 9 and the

munting should be the thinnest as possible.;  
Seconded by Allen.

Voting Yea: Millard, Church, Bergenholtz, Butler,  
Lima, Ponder, and Allen

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

3C. **23-149 State Street Dock, Town of Bristol**: Discuss  
and act on proposed planting plan to shield fuel  
tank at State Street Dock.

Toth: The Harbor Master not available tonight.

Ponder: This is the second time.

Allen: Let's discuss this. Can we talk about it  
Andy?

Teitz: Legally you can if you have questions or  
concerns.

Allen: I have an issue with the plant material.  
Thought we wanted something that would hide the tank  
and what is proposed is grass that is only 4ft to  
6ft tall in the front and the tank can still be  
seen. In the back, Easton Red Cedar trees are  
proposed. Those will get 15ft tall and the people  
in condos in back will not like it. The materials  
are not appropriate.

Lima: Could they flip it? Trees in front and grass  
in back?

Allen: They could, but it is still not appropriate.

Teitz: Maybe something that is 10ft or 12ft tall?

Millard: I have been going over this with a friend  
and they said that you want an evergreen something  
with fat leaves that will grow and make a nice edge.  
Pyracantha would grow nicely.

Allen: The materials could be revised.

Lima: Mary, give Nick some of that information.

Millard: Sure.

Toth: We can talk about that tomorrow.

Lima: Motion to continue to the January meeting?

Motion made by Allen to continue the application to the January 2024 meeting; Seconded by Lima.

Voting Yea: Lima, Ponder, Millard, Church, Allen, Butler, and Bergenholtz.

3D. **23-155: 203 High St, Carol Orphanides:** Discuss and act on replacement of 8 windows.

Carol Orphanides present.

Orphanides: Good evening. I do not have any of the paperwork.

Allen: We have it.

Orphanides: I am requesting the Commission to allow me to put in Anderson windows which are clad as well. I am only putting in 8 windows which are really needed.

Lima: I am just going back in the records to see how long those windows have been there.

Allen: The house was built in 1960s.

Butler: So, the house is 60s?

Allen: What is the material?

Orphanides: I think it is wood with aluminum clad.

Toth: I would have to go back and look.

Lima: There is nothing about the windows.

Church: There is a project specification sheet.

Lima: No, in the file there is nothing in the file about the windows. It has been reroofed a couple of times.

Church: 6 over 6 panes?

Lima: The house was built in 1916, not 1960s.

Orphanides: An addition was put in the 1960.

Lima: In 1851 there was a small house, then in 1903 they put an L shape house on the lot.

Allen: Are these original windows?

Lima: I do not think so.

Allen: Is your intent because of drafts, etc.?

Orphanides: Yes, they are not very functional and drafty. I do not want storm windows. I had them painted because they looked so gross.

Lima: Who is Scott Dolman?

Toth: He is with the contractor, and he just helped fill out the application.

Lima: I have pictures of the siding from 2000.

Orphanides: The siding?

Lima: I mean the sides of the house, not siding.

Orphanides: Okay.

Ponder: So, the windows you are applying to put on, you said they are clad?

Orphanides: I think so.

Allen: Who is the manufacturer?

Orphanides: Anderson.

Lima: Anderson tilt wash.

Allen: I have that, but I do not see anything about the materials, unless I am missing it.

Lima: It says the colors but does not have materials listed.

Orphanides: I am sorry. If they had asked, I would have someone come tonight.

Toth: It is ok.



Lima: It has codes listed, but nothing else.

Teitz: Suggestion, what was the date of house?  
1800's from survey?

Lima: Yes.

Teitz: This may not be something worthy of a site visit. My suggestion is to continue it so Nick can see what the windows are and to have a representative from Anderson come next month so they can explain what the windows are made of. We just want to get the recommendation on the record.

Orphanides: That is fine. It will not hold anything up.

Lima: Can we have a motion?

Motion made by Church to continue application to January 2024 so a site visit by staff to determine materials of existing windows can be determined, and request that applicant provide contact for installer to provide information on the windows.

Lima: If you have any questions, feel free to contact Nick.

Orphanides: I always feel free to contact Nick.

Voting yea: Bergenholtz, Lima, Ponder, Allen, Millard, Butler, and Church

#### **4. Concept Review**

##### **1. 23-111: 14 Union Street, Lou Cabral:**

Discuss concept review of garage, porch, windows, gutters, siding, windows, shutters.

Lou Cabral present.

Cabral: Good evening. I am here to continue a discussion on the concept review. My goal is to get some guidance on this project, feedback, and bring it to the architect so I can file a formal application. The last time I was here, I needed to go before the Zoning to get approval of the garage structure. Zoning gave a unanimous decision on the southeast corner of the lot. One request was to stake out the

location of the garage, which I have done. I want to see if there was a way to minimize the roof structure with the dormers proposed. I think I have accomplished that with the latest design. The second floor has been reduced from the previous plan. The back dormer, which is the east side dormer continues to be as large as it is because we need access to the second-floor area of the garage. One concern was my intent for the second floor. Before, as is now, is just for storage only. There is no plumbing. The basement does collect water and, therefore, it is not well sealed to keep items my wife and I have collected over the years safe.

Lima: Just for your sake, you are talking about the second floor of the garage, not the house.

Cabral: Correct.

Lima: Okay.

Cabral: I had asked for some ideas on roof shingles. The intent is to use architectural roof shingles on the house and garage in a pewter gray color. I have some materials here. Showing materials to the Commission.

Lima: Let's go one by one. Anyone want to talk about the garage?

Ponder: When we left it here the last time, we were on the same page. The positioning of the garage has been approved by Zoning.

Cabral: Correct.

Ponder: The only other concern is that the sketch made should stick out because it can make the garage look bigger than it actually is. When you put the application in, just have us go and look so we can look at the site before the meeting.

Cabral: I agree. The visual on the plan makes it look bigger than it actually is. We think it is a really nice plan.

Lima: That is why I wanted to go piece by piece just in case something needed to be tweaked. Are we all set with the garage?

Cabral: Ok, so on to the roof shingles. The idea is to use architectural roof shingles.

Ponder: Will the shingles match what is on the house now?

Cabral: No. New shingles which will be the same on garage and house.

Toth: We can do that administratively.

Church: Asphalt shingles?

Cabral: Yes asphalt.

Church: Okay.

Cabral: Regarding the gutters, I am asking for permission to use fiberglass gutters. I want to use 4x5 fiberglass gutter.

Allen: Do you have wood gutters now?

Cabral: There is wood on some parts of the house.

Allen: Do the gutters have the same profile?

Cabral: Yes, it matches perfectly with the front door molding that is there now. I was very pleased with the look.

Allen: Sounds good.

Cabral: Regarding the siding, I want to use all wood clapboards throughout the house as well as garage. As far as the shutters are concerned, I would like a little feedback on this. I have pictures as well as a study that was done by a college student, Jennifer Tucker, 12/14/1989. It shows that there were no shutters on the house then. Shows the Commission the report. Today there are shutters, but they are not good. They are screwed into the siding. There is no hardware. It just looks like an add-on after 1989.

Lima: In 1989, there was an application to put in siding, not shutters. Susan, your name is on here.

Ponder: So, what is it you want to do?

Cabral: I would like to take the shutters off since we are adding the porch on front. Having the shutters on there may make the front look too busy and they are not original to the house. I would ask for that consideration to not have them put on. Once the porch is on, maybe in the future I could go back to request to have them put back on, but do not want them now.

Lima: Well, we have evidence that in 1989 there were no shutters.

Ponder: When you have them functioning, they look nice but when they are not functional, they do not look nice.

Millard: Have you decided on the color scheme for the outside yet?

Cabral: I have not.

Millard: A contrasting color scheme would make the house look bigger, and shutters are not necessary.

Allen: So, no shutters?

Cabral: No shutters, thank you. I am pleased you have a much better filing system than I do.

Lima: We have to if someone wants something and we have evidence to the contrary, we can correct them. What is next?

Cabral: 6 over 1 wood windows with aluminum clad. There is a bit of an inconsistency with windows on the property. Some are Anderson crank outs and some vinyl. The windows in front of the house are in decent condition but not original. The house is from 1849 and I am pretty sure the windows are not original.

Ponder: Are you wanting to replace all of the windows and then match that with the windows for the new garage?

Cabral: Exactly. There is a lack of consistency throughout. There have been add-ons over the years. We want to have consistency throughout the house. We would be ecstatic if we did not have to put storm windows on. We want good wood-clad windows. I know

it is a topic that has been discussed for a long time. We would like the Ultimate Double Hung G2 by Marvin.

Ponder: What is the cladding?

Cabral: Aluminum. The look we are going for is something like that, shows catalog imagine.

Ponder: You get a good bit of weather there.

Cabral: Yes. During the summer it is hard to open the windows because they get stuck. Now it is too cold to open them.

Allen: One of things that we have routinely done is to arrange for a site visit. Since these may be historic windows, we would like to see what is there and if it can be repaired/redone prefer to do that than replace. However, if they are not repairable then we can talk about replacement.

Cabral: Consistency is the issue. There are some windows there that I'm sure we can fix but that may lead to an inconsistency.

Teitz: That is conjecture. Your addition should have a difference from the house. It should not be the same so the addition can be differentiated.

Cabral: Good point. Thank you.

Teitz: That is one of the Secretary of Standards.

Church: They are all pertain to the addition's overall size, scale, and massing. The new addition should be subordinate to the historic building preserving the character of the historic property. The garage should be smaller in height and footprint. We are losing that whole feeling all over the Town and it is bothering me. We are losing character of lots and plots in the Town. It is not the historic streetscape and flavor of the Town. You are putting something new on old, and we do not want to change the old to look new.

Lima: In 1989, there was an application for an addition and the windows were replaced 6 over 1.

Ponder: All of the windows?

Lima: No.

Bergenholtz: The original would have been 6 over 6 with shutters.

Lima: The addition was to have matching windows, etc. in 1989.

Allen: If that is the case, then it could only be the windows in the back?

Lima: Could be. We look to come inside because some of the applicates indicate problems of entire windows when it is not the entire window, and it can be fixed. It is a practice that we really try to maintain to treat every homeowner who is looking to do this the same. We cannot just drive by since it is a defining part.

Cabral: Absolutely. No issue with that. The windows are not in bad shape but are not energy efficient. Would rather not use storms. I understand/appreciate the differentiating of the old and new. I am hearing you loud and clear to move forward so I don't have to come back here.

Cabral: Last item is the porch. Unfortunately, I have not been able to get as much done before this particular meeting. I would like your opinion on the decking for this porch. This Commission approved this particular product on Union Street. I would like some direction that I can use that product as well.

Millard: What was the product?

Cabral: Shows sample of product to Commission.

Church: This is just for the deck?

Cabral: Yes, just for the deck. The only difference is I want to use the cognac color.

Church: It would be helpful if on the sheet there is material list for each item. Also, we need larger plans.

Toth: They are online.

Church: Well, we need them here.

Cabral: I just wanted feedback to file a formal application.

Church: The more complete it is, the easier it is to get through each step.

Lima: There is a possibility of choices. What you would like in terms of what is available, and there might be other materials that might be there. If you came with one thing and there is something else that is really close to it. I do not like us to dictate to you, but we have the standards that we have to adhere to. You should come back with different choices, etc., and check with Nick on what we have approved before. That would be helpful. The more you can give us, the better. I know it might be overwhelming, but it is easier for you and us to get it done as opposed to going back to the drawing board.

Cabral: This is why this meeting is incredibly helpful. The feedback will help in the design and plan.

Lima: That is why we recommend a concept review because a homeowner can get frustrated. Some stuff homeowners bring to us we have never heard before so we do not have to go line by line. Things are happening in the world of construction that we were not aware of.

Church: Is this product a fused bamboo mixed with a polymer?

Cabral: I am not sure. I reached out to the gentleman that used this before.

Church: It says here that it gets gray.

Cabral: I will be using a cognac color. Also, may I have the student's report back as well.

Lima: Let me get that.

Cabral: Is there anything I should be doing above and beyond what I am doing this evening to make it as comprehensive as possible?

Allen: Just to have the materials well spelled out in the application to help move through everything.

Ponder: When get to the window issue, we usually set up a site visit during the actual application.

Lima: You want to change the windows anyway so do it at the time of the application.

Cabral: So, that is all I have. Thank you for your time and I appreciate your feedback and will put a more comp plan.

Ponder: I just want to reiterate that you have 8 spots staked currently so leave it so we can go by and look at it.

Teitz: Audience comments are not required, but that is at the Chair's discretion.

Catherine Ziph: I am the Director of the Historical Preservation Society and I just wanted to offer my comments. The ideal solution here, and this is just my opinion, would be to leave the shingles and 6 over 1 part. This would save a tremendous amount of money, and then you should do different shingles and windows on the addition. Casa Bueno Builders in Providence does custom windows. Noel Sanchez is great. Last thing is this is a 200-year-old house and you will not get consistency on this type of property. It will not be perfect. I encourage you to embrace the inconsistencies. This is a beautiful old house. This is not perfection. If you want perfection, go find a lot and build a new house.

Lima: So, you have it all. We look forward to your application.

Cabral: Thank you. Appreciate it.

Lima: Thank you for bringing it to us makes our life easier.

**5. Monitor Reports & Project Updates**

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

Lima: Is there anything about those houses regarding gutters?

Toth: 96 High Street was brought up to me today.



Allen: Two things was to have gotten plans for back porch. Also, getting the plans to the Building Inspector because he is someone who has done similar projects without an application. He had told Nick that the gutters were aluminum and he was replacing them with aluminum. The application said there were wood gutters that had rotted away. I told him that night that he needed to put in an application for that. Andy, do we send him a letter?

Teitz: Yes.

Toth: I sent an email today, if we do not hear anything back, I will send hm a letter.

Lima: Some of this work should have been stopped.

Toth: The porch work was.

Lima: You go out and stop them and then when you leave, they start back up. We should bring this to Steve's attention. Andy?

Teitz: I am troubled by someone saying no wood gutters there to our face, but it is a statement made in a public body. I think this is something we should consider for municipal court.

Lima: Too many try to slide by and Nick is doing a good job trying to catch up, but unless we can make it known, more people will try. Someone put up an old certificate of appropriateness on the house.

Allen: That was the same person did that. When Nick went out there, he saw it.

Teitz: What is the address?

Toth: 96 High Street. I do not want to go in like gangbusters.

Millard: Maybe someone should call it into the paper.

Lima: We do that too. I do not think putting it the Pheonix would be a good idea.

Teitz: However, in court it would be made known.

Lima: Let's take it slowly and one step at a time.

Toth: I am trying to make things as convenient as possible. Hopefully, people will realize that it is a lot less painful than they think it is and they will come to us.

Lima: If you, Ray Falcoa, and Steve Greenleaf can go out and check. If you go out and look and if there is a question that you are not sure of, include Steve.

Butler: 101 High Street had an asphalt driveway before, but now it is all gone. It happened between yesterday and today.

Toth: I can take a drive around. I rely on reports. I do not patrol. Anything that comes in, just let me know.

Allen: Is that a new homeowner on that property?

Toth: Yes.

Church: When we have new house sales, we should give them the information.

Lima: I thought that was automatically done. If not, is there something that can be done?

Toth: I think I can work with someone at the Tax Assessor's office about it.

Lima: The sales are not always listed in the paper. Working with the Tax Assessor's office may be helpful.

Catherine Ziph: It is supposed to be in the paperwork when people are signing on a house.

Teitz: In the Rhode Island realtor inspection form, there is a spot for that, but it is like 10-page document.

Lima: We will keep trying. Thanks Nick.

Allen: Have there been any applications for alternates?

Toth: One has applied. Town Council was setting up interviews.

Lima: There have been 4 or 5 people that had applied for Zoning and Planning. They were all going to be interviewed and Melissa's suggestion was that some might be appropriate for here. They get paid, we do not. That may be why they get more applicants for that than us.

Teitz: Okay. Can we talk about the calendar for next year?

Lima: Sure.

Teitz: Two meeting dates that we are obviously not going to meet on are July 4<sup>th</sup> and October 3<sup>rd</sup>. Planning has moved their meeting off of July 11<sup>th</sup> and we can move our meeting for then. I have on July 11<sup>th</sup> in my calendar Roberto's COA expires. Is that something that was done?

Lima: Yes.

Teitz: October 3<sup>rd</sup> meeting coincides with Rosh Hashana. We can move it up to Monday, Sept 30<sup>th</sup> to keep it schedules in the same week.

Lima: Okay. Sounds good.

7. **HDC Coordinator Approvals**
  1. **Administrative Approvals**
8. **Other Business**
9. **Adjourned at 8:38pm**