

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



**Historic District Commission Meeting Minutes  
Thursday, November 03, 2022  
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 [james@bristolri.gov](mailto:james@bristolri.gov)

Application packets can be found online at:  
<https://www.bristolri.gov/government/commissions/historic-district-commission/>

### **1. Pledge of Allegiance**

The meeting was called to order by Lima at 7:02 PM.

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

To read the previous month's minutes to the next meeting.

Motion made by Allen.

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

### **3. Application Reviews**

3A. #22-113: 353 Hope Street, Susan Donovan; Replacing wood gutters with aluminum gutters.

#22-113: 353 Hope Street

Mary Millard recused herself from this application review.

Dean Nadalin presented. There was some confusion caused by a misunderstanding from the application. The confusion was cleared up at the meeting.

Motion:

To withdraw application #22-116: 353 Hope Street.

Motion made by Bergenholtz, Seconded by Allen.

Voting Yea: Allen, Bergenholtz, Butler, Cabral,  
Church, Lima, Ponder

Voting Abstaining: Millard

- 3B. #22-115: 45 Union Street, Laura & Gregory Carleu;  
Install 9 Pella Reserve, traditional double hung  
windows, new pine wood trim (matching shape and  
form), replace existing cedar shingles on front of  
house, paint facade and trim, repair miscellaneous  
trim and pilasters around door frame.

#22-115: 45 Union Street

John Allen read a history of the house. Greg Carleau  
and Carl Benevides presented. They are trying to  
replace 9 windows on front of house with Pella  
Reserve wooden windows, which have been approved  
previously to Carl's knowledge, and repair and  
replace siding and trim work with wood.

Allen asked if the windows are original. Carl said  
that they appeared to be original but are leaking  
and have become a but unsightly. He suggests they  
need to be replaced. Benevides described the windows  
as wooden with wood clad, with shakes as close to  
the original windows as possible. Victor asked if  
there will be any work on the window trim, Benevides  
explained that the old trim will be taken out and  
new trim put on to match previous. Allen suggested  
that because they appear to be historic, are in  
front of the house, and haven't been replaced in  
decades, the Commission would need to see the  
windows to make sure they are not repairable before  
they decide on the windows. After some discussion  
about procedure, the applicants and Commission  
agreed to meet on the property at 3:30PM on  
Thursday, November 10, at 45 Union Street.

Cabral asked whether any windows were previously  
replaced on the house before. Benevides explained  
that the windows on the rear of the property were  
previously replaced. Benevides also explained that  
there could be a possibility to replace some wooden  
windows on the side of the house to the front,

depending on the state of the windows from the site visit.

Lima continued, asking about the shingles and trim. Benevides explained that the trim and shingles will be repaired and replaced in-kind (shingles are red cedar) and will match all the existing patterns. Benevides clarified that the pilasters are in good shape, but the bottom wooden blocks are rotted and need repair. He explained that the profiles would be easy to match.

Motion:

To accept #22-115, 45 Union Street, for all things presented, with exception of windows.

Secretary of Interior Standards:

#9

Project Monitor:

Mary Millard

Motion made by Allen, Seconded by Cabral.

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

Motion:

To continue the remainder of #22-115 to a special meeting on Thursday, November 10, 2022, at 3:30 PM.

Motion made by Allen, Seconded by Cabral.

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

- 3C. #22-116: 825 Hope Street, Barbara & Robert Beer; To modify back sunroom by partially demolishing and remodeling current sunroom, getting foundation and structure up to code, using materials complementary to the main structure. Sunroom is on rear of property, not readily seen from Hope Street.

#22-116: 825 Hope Street

Barbara and Robert Beer presented. They hope to renovate the back sunroom on their property.

There was discussion about the materials on the application. Members of the Commission who were

present at the site visit meeting were informed about this pending application, but no other discussion was had about it. It is noted that although the rear of the house is not on the street frontage, it is clearly and plainly visible from the bike path and the harbor.

There was little detail about the materials to be used for the deck, the railing, the privacy screen, and the foundation. The applicants did clarify that they want to use Andersen 400 series windows, but that they thought their architect and contractor had provided the correct information. The Commission suggested that they come back in December with a clearer materials list because they did not want to strictly approve certain materials the applicants did not intend to use in construction.

Motion:

To approve application #22-116: 825 Hope Street, to modify back sunroom, as present, partially demolish and remodel current sunroom, foundation and structure up to code, using exterior materials identical to main structure. This decision does not touch upon the materials and scope of the back deck, railing, and privacy screen. Discretion to project monitor for windows and doors. Finding of Fact: that the addition on the rear is not original to the fabric.

Sectary of Interior's Standards:  
#9

Project Monitor:  
John Alle

Motion made by Ponder, Seconded by Cabral.  
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Millard, Ponder

Motion:

To continue remainder of #22-116: 825 Hope Street, portion relating to decking and railing, and privacy screen, roof material to the December 1 meeting.

Motion made by Ponder, Seconded by Cabral.  
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Millard, Ponder

3D. #22-117: 142 High Street, Cornelia Murphy & Thomas Ferris; Increase the grade on roof of front porch from a flat roof to a slight pitch to allow for better water drainage, do similar work to southern bay window roof.

#22-117: 142 High Street

Cornelia Murphy and Thomas Ferris presented. They are hoping to turn their flat roof over their front porch into an angled porch roof. Currently their flat roof holds a great deal of water causing rot. They want to create a slight incline, so water runs off the roof of the porch. They want to do a similar thing under a bay window on their second floor. They are hoping to use a faux-copper metal.

Cabral asked the distance between the bottom of the windows and the porch roof. Ferris answered at least two feet. Bergenholtz wanted to confirm that they wanted to go from a rubber material to copper. Ferris confirmed. Bergenholtz replied that zinc was probably originally used.

Motion:

To move #22-117: 142 High Street, to the January 5th meeting.

Motion made by Allen, Seconded by Cabral.

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

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

4A. #22-112: 62 Franklin Street, 62 Franklin LLC;  
Replacing vinyl windows with vinyl windows,  
replacing wood windows with wood windows.

#22-112: 62 Franklin Street

Anthony Buono presented. He is hoping the Commission will give him some suggestions about replacing the windows on the property as he attempts to restore it.

There are twenty windows, fourteen are replacement vinyl clad. Most of them are 6 over 6 panes. Twelve of them are wooden, none are original to house, several still pulleys and are in bad shape. There is

possible wood bore insect damage, some still open and close. He claimed there are no consistency to the windows. There are some storm windows, but they are old. He's hoping to make them more consistent. He's picked out windows from a contractor that he believes have been approved before in the district.

He entered some photos as an exhibit.

Sally asked who the contractor was. Buono answered Bristol Home Improvement.

Bergenholtz asked to confirm that the windows are 6 over 6. Buono confirmed. Cabral claimed he would like to see 6 over 6 throughout.

Allen asked if there are any original windows that can be located. Buono claimed there's one on the front that may be reused, and others that might be salvageable and relocated. Allen, Butler, Cabral, Church, and Ponder all expressed that they would like to see the historical fabric saved and would like to see salvageable windows repaired and relocated to the front of the house. Buono agreed.

Church asked if there would be any other structural changes made to the house. Buono explained that he might tear down the pool house as it was built poorly.

The Commission generally expressed approval over the plans so far and asked Buono to bring in more information. They moved to continue him to the December meeting.

Motion:

To move application #22-112, 62 Franklin Street, to the December meeting.

Motion made by Lima, Seconded by Allen.

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

5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**

**8. Other Business**

8A. Approve or modify the 2023 meeting schedule.

The Commission discussed and voted on the 2023 meeting schedule.

**9. Adjourned**