

# **TOWN OF BRISTOL, RHODE ISLAND**

## **HISTORIC DISTRICT COMMISSION**



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

**Tuesday, June 13, 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 [james@bristolri.gov](mailto:james@bristolri.gov)

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

The meeting was called to order at 7:03 PM, and the Pledge of Allegiance was promptly recited afterwards.

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

##### **2A. Review of the May 4, 2023 meeting minutes.**

Page 5 - Allen stated that the in the seventh entry down, Allen had asked what brand of window to be used, the response was Hardy, that needs to be changed.

Page 10 - Allen advised that in the first paragraph, second line - where it stated "applicated noted it was understood", should be changed to "applicant" not "applicated".

Page 11 - Cabral - "What does it mean by "existing"?" Lima - "Where you the project monitor before?" Cabral, "Yes". Lima - "then that's why it says "existing"." Cabral - "Thank you, understood."

Motion made by Cabral to accept the minutes from the May 4, 2023 meeting, as amended. Seconded by Allen

Voting Yea: Church, Lima, Ponder, and Millard

2B. Review of the June 1, 2023 meeting minutes.

Minutes reviewed, no additions or corrections.

Motion made by Cabral to accept minutes as presented; Seconded by Allen

Voting Yea: Ponder, Lima, Millard, and Church

### **3. Application Reviews**

#### **Continued from Previous Month**

3A. #23-063: 417 Hope Street, George and Jill Milne: Major renovations including new gutters, window refurbishment/installation, skylights, Columns at portico, parking lot expansion, rear deck work, bulkhead removal, rear entrance lighting, Hope Street portico lighting, dormers, roofing replacement, exterior trim, western chimney, entry doors, exterior brick work.

Jack Milne (on behalf of George and Jill Milne), and Duncan (Architect) - thanks board for review.

#### **I. Gutters/Downspouts**

Milne - Discussion of gutters - submitted gutters proposed using copper. East elevation on Hope Street side at the roof and entry portico over front door, and again at rear of the building on John street corner between South elevation of building almost creating an inside corner.

Cabral: Are there gutters there now?

Milne: Currently there are no gutters. There are old wood gutters on portico now.

Cabral: Down pipes?

Milne: I am open for suggestions. I am not sure what would be typically seen on a house that age.

Ponder: People have used copper.

Cabral: I have seen it.

Milne: I wasn't sure if that was a possibility.

Allen: There are houses in the District that had wood with a surrounding. Just be careful.

Milne: As standing now, may use copper downspouts.

Lima: Do we want to go down one by one and make a motion at the end or one by one and vote on each item?

Ponder: Do you have any images?

Milne: There are renderings in the application.

Millard: Have you encountered using a chain to the ground into a catch basin?

Milne: I have seen it done, but didn't consider it. I am partial to using a downspout for a better direction.

Allen: They don't work well. I have had personal experience with that. They freeze.

Cabral: Are we talking about boxed in downspouts or PVC?

Milne: Copper

Motion made by Allen for copper gutters as presented in Exhibit 1.1. and downspouts; Seconded by Ponder

Lima: Anyone in the audience want to speak for or against this? No, ok.

Voting Yea: Millard, Church, Cabral, and Lima

Motion carries.

Secretary of Interior's Standards: #9

## **II. Windows**

Milne: I want to keep all windows except windows at basement level on John Street. Windows have been damaged in the past by bar patrons. I want to use Pella Reserve in those locations. East elevation on Hope Street is obstructed by bushes and can't be seen. Two windows in the alley between Belvedere and Hope Street, and two windows on the John Street

side on the main building which have received the most damage. I want something heartier.

Cabral: Did we have approval on this building at one time, did we not with the previous owner?

Lima: Yes.

Cabral: If we approved windows in that application then we can just go ahead with this portion of the application as previously approved.

Church: If the work had been started the application goes with the building.

Cabral: Agree.

Milne: In the application, it has wood clapboards around it. That's the main reason I wanted to bring it to your attention.

Lima: Thank you. In Exhibit 3.1 showing Pella Reserve in the basement?

Milne: Yes, thank you.

Cabral: On the North or South side?

Milne: All are basically right at ground level. Some water backed up to the sills.

Cabral: The previous owner complained about the same thing before. Yes, is close to the ground.

Milne: I forgot to mention that we are going to break up a window in the alley between Belvedere and Hope Street. The window looks at a brick wall and is not visible. It would help us with the floor plan layout.

Cabral: First floor?

Milne: Yes

Church: Can we ghost the window? Brick is fine if there is a wood trim casing showing that it was there at one time.

Milne: Yes

Ponder: Specify which windows you are replacing?

Milne: Only windows being replaced are at ground level in basement. Ones on Hope Street are obstructed by bushes. The windows in the alley between Belvedere and Hope Streets are boarded up because they were damaged, and there are two more windows on John Street.

Church: Are we talking about basement or first floor windows.

Milne: Basement only.

Teitz: Are you replacing windows in dormers?

Milne: There are no dormers.

Teitz: Sorry.

Allen: I don't oppose the basement.

Lima: Any other questions?

Ponder: When you install the window, are you going to have a ledge on the John Street side?

Milne: I plan to install or repair what exists there. Currently, there is that ledge. I don't have anything prepared. I am trying to think it through to make it not look like a jail house.

Lima: Anyone in the audience want to speak for or against this? No, ok let's vote.

Motion made by Ponder to approve windows which is #3 on list to install Pella Reserve windows, to replace current basement windows as presented, eliminate one window on the North side to be outlined with trim and ghosted on first floor.

Ponder: Fact - aluminum clad window to be used in the basement window because it is a basement window and because of the history of water intrusion.

Seconded: Cabral

Voting Yea: Lima, Allen, Millard, and Church

Secretary of Interior's Standards: #\_\_

Motion carried.

### **III. Skylights**

Milne: I propose skylights on the rear of the Southern part of the building on John Street, size 22½ x 46½. I am willing to shrink the window size.

Cabral: Where?

Milne: It is shown on the rendering adjacent to the larger building.

Cabral: Oh, on the shorter building so is it visible from John Street?

Millard: It is a fairly flat roof with not much pitch.

Cabral: After you install the skylight, in the future, is it possible to take it out and patch it up so no one knows it was there?

Milne: Yes.

Lima: anyone in the audience want to speak for or against this? No, ok.

Motion made by Cabral to approve skylight as presented; Seconded by Allen

Voting Yea: Church, Millard, Ponder, and Lima

Secretary of Interior's Standards: #9

Motion carried.

### **IV. Columns**

Milne: The columns out front are to be saved as much as possible with similar material and with the same white paint.

Cabral: You are not removing them?

Milne: No, just repair and paint.

Allen: No approval is necessary.

Lima: This is not something we need to approve, but thank you. You are all set.

Toth: It's just an administrative approval.

Lima: If you run into rot or something just let Nick know and he will do the approval.

Ponder: Does he need to reference this application since he already put it on and paid for it?

Toth: Yes, just let me know.

Ponder: Just trying to save you money.

Milne: Thank you.

Secretary of Interior's Standards: #\_\_

Motion carried.

## **V. Parking Lot**

Milne: 417 is on two lots, the rear is a parking lot, and that's basically where the smaller building butts up to the parking lot. I want to expand the parking lot by 400 feet, closer to drive on Belvedere and use crushed stone.

Lima: Andy, do we have jurisdiction?

Teitz: Yes, if it is going to be more than 50%.

Milne: I am not sure. I would have to look.

Lima: I wasn't sure. Thank you.

Church: Are you going to use anything on the edges?

Milne: Gravel is where our idea stopped for right now.

Church: Pavers is something that would have to be considered by the Commission.

Ponder: What is the material now? Are you removing that?

Milne: It is dirt right now, may have been crushed stone at one point. We are basically plan on going over it with crushed stone.

Allen: Thank you for making it water permeable but agree that it needs something to retain the stone,

so it doesn't wash into other areas you don't want it to go. Can we make it so the project monitor can approve it?

Teitz: Yes.

Lima: Anyone in the audience have any questions or want to speak for or against this? No? Ok.

Motion made by Allen as to item #6 on application to expand rear parking lot by 400sqft and surface will be crushed stone with the project monitor to approve border around gravel area; Seconded: Cabral

Voting Yea: Ponder, Millard, Lima, and Church

Motion carried.

Secretary of Interior's Standards: #9

#### **VI. Rear Deck**

Milne: The rear deck is #7 on the application. The plan is to expand the deck to 8ft x 23½ft profile. A 6 x 6ft deck is there now. This is to accommodate an entrance door to the new unit. Proposing PVC composite and Trex decking. Timbertech decking composite and railings and other composites with Azek trim.

Lima: Where is the deck?

Milne: On the back, runs along John Street.

Cabral: It's a small deck.

Milne: The length runs parallel to John Street.

Cabral: Are you keeping it at 23?

Milne: I am bringing it out farther, just past the window closest to the corner.

Church: What are the materials you are proposing?

Milne: Timbertech decking and railings. It is Timbertech classic composite and Azek trim.

Church: Any plastic coverings?



Milne: Yes, based on what was there before, just was going with that.

Church: Doesn't mean we have to approve it, because you are making a new deck.

Cabral: What is decking now?

Milne: I believe it is Trex or something similar.

Cabral: Are you taking all of it off?

Milne: Yes.

Cabral: What railing are there now?

Milne: I am not sure of the brand. Looks like an early composite material.

Cabral: So going to put a composite?

Church: I would rather see wood.

Milne: Azek. I know it is not a preferred product. Are there any other solutions?

Cabral: We just approved a similar situation at restaurant on Hope Street to put 4x4 posts with wrapped Azek. If you are on the waterfront area, the wood will not survive. In the downtown area, I personally would put Azek all over.

Church: The building approved was on the water and is a commercial building unlike yours which is a residential historic. You can get seasoned wood.

Lima: I don't have a problem with keeping it the way it is only because it is already there, but if it was wood then that is a different situation.

Milne: The railings and decking are composite. The posts are wood.

Allen: Typically, we wouldn't approve any type of non-wood materials, however, agree with Lima the fact that you have materials there that are synthetic already, so I don't think we should not allow you to do what you proposed.

Cabral: The deck is not historic.

Millard: Any comments Chris?

Ponder: I agree on leaving it as composite material. Ok with materials with you proposed.

Millard: I agree with Chris. I think we have to be reasonable. If the trim on deck is wood, replace it with wood, but as far as the deck itself goes, I think Azek is a good substitute.

Church: I am okay with a new deck, but because this is being enlarged and will be closer to the street, I am opposed to anything that is not natural materials on railings.

Allen: Materials to be used are an upgrade than what is there now. We did approve the same for a house that is not in the historical district.

Church: Will it be shiny?

Milne: No.

Motion made by Ponder for approval of item #7 on list to replace wood deck as presented with expanded size profile using the presented material of Timbertech with the trim to be wood. Fact - current deck is already composite material and is not original to the house.; Seconded: Cabral

Voting Yea: Lima, Millard, and Allen

Opposed: Church

Secretary of Interior's Standards: #9

## **VII. Bulkhead**

Milne: The bulkhead is on John Street and is visible on the west elevation of larger structure. It is an old wood bulkhead. It is not secure and leaks a bit. I am proposing bricking up the old bulkhead and moving it to other side of the building which is not visible from John Street.

Lima: What materials are you planning on using?

Milne: Painted steel.

Cabral: Is it located somewhere in the alley?

Milne: Yes, near HVAC in the corner.

Architect Duncan: It will be painted steel.

Cabral: Will it be seen at all?

Milne: No.

Cabral: From Hope Street?

Milne: No.

Cabral: From John Street?

Milne: No.

Ponder: I cannot find it on the application.

Milne: May I come up and show you the location on the picture? Approaches and shows Ponder the picture.

Ponder: In regards to the bulkhead, a fiberglass clamshell may be an option. Other kinds do not keep mice, water, and crickets from coming through. Just wanted to give you the option.

Cabral: I have one and love it. My son put it in and I have no complaints.

Allen: And it is not visible from street?

Milne: No.

Cabral: The door unlatches and springs up so to have total access.

Motion made by Cabral for installation of bulkhead and removal of old bulkhead which will not visible from John Street or Hope Street. Presented as a painted steel bulkhead, but option for fiberglass to be approved by the project monitor. Seconded:  
Ponder

Voting Yea: Church, Millard, Lima, and Allen

Secretary of Interior's Standards: #\_\_

Motion carried.

#### **VIII. Outdoor Lighting**

Milne: I am proposing lighting at rear entrance, two wall mounted carriage lamps and the product information is in the submission. I want to install two lights, one by each entry door as shown on rendering.

Lima: Is this on John Street?

Milne: Yes.

Lima: How many and are you asking for another door?

Milne: Yes, one for each door.

Lima: I know that we have not gotten to the door issue yet, just clarifying.

Milne: Yes.

Cabral: Is it a one candle lamp?

Milne: Yes.

Lima: Audience, any questions, comments or objections? No, ok.

Allen: Can we combine the lighting in #10 as well?

Milne: The portico light is a flush mounted and it is shown in exhibits.

Cabral: Is there one there already?

Milne: No.

Lima: Federal ceiling light?

Milne: Yes.

Motion made by Allen to approve for lighting at rear entrances and portico. Seconded by Ponder

Voting Yea: Church, Millard, Lima, and Cabral

Motion carried.

Secretary of Interior's Standards: #9

## **IX. Dormers**

Milne: I propose dormers. Initially I thought to side with clapboard, Pella windows, and the trim will be wood. Pella reserve windows are highlighted in the submission.

Allen: Is there a Pella window that does not have a vinyl exterior.

Milne: Yes, they have wood.

Allen: I think it should be wood for exterior. Any other composite?

Milne: I believe they have an engineered wood.

Allen: The previous owner was asked to come up with a wood window, but was never able to give us an answer. Again, since it is a very historical structure, I would like to see something other than aluminum.

Cabral: I heard about architectural Pella windows. This is something new we are doing. There are two houses on Thames put that type of composite window in.

Milne: This is new construction on the top and it always had an issue with the wood windows that were there.

Allen: If you could come up with a wood window with a composite, that would be great.

Lima: Let's continue this portion of the application and you can come back with more information, as long as this will not stop you from beginning?

Milne: No. Thank you.

Cabral: I am okay with composite windows.

Allen: I am not for aluminum, but open to exterior cladding.

Millard: For aluminum clad window on new dormers?

Church: I have a question as to the size of the dormers. Sketch #10 shows two dormers, and the

distance from peak of dormer and ridge line of house appears to be lower than the peak, but Sketch #9 appears to meet at the ridge line of house roof. I am wondering how much room you are going to gain from the dormer.

Milne: The intent is to do the first option shown without it meeting the ridge line. I am working with roof structure that is there already. I am working with the engineer now to find the best option, 4½ft wide but then off the roof line. I do not have the dimension.

Church: How about skylights instead of dormers?

Lima: Let's not get into skylights.

Church: What is the scale of the dormer on Hope Street going North?

Lima: Do we have the folder from before?

Toth: I could not locate it.

Lima: I looked at this before, can we continue this portion so we can find the previous application? Andy? I don't want to get bogged down with this. I know we have other stuff and we can look for it.

Toth: I assume it was misfiled and I will try to locate it.

Ponder: Since we have to continue for the windows anyway, and I think we approved three dormers.

Cabral: I do not have any problem doing it now.

Lima: Ok.

Allen: It is on the back anyway.

Milne: It is currently in the engineering process and the dimensions will be confirmed as we go. We will try to get you better answers.

Millard: The side angle looks off. It looks like the dormers are to the top of the roof.

Milne: I am working with the engineer and will hopefully get you a better answer and profile.

Lima: Any other discussion?

Allen: Is the applicant okay with continuation?

Milne: I prefer a motion if possible.

Church: He is not sure what he is going to be putting in yet.

Milne: This is just a rough idea.

Architect Duncan: The peak of the gable dormer will be level with the big roof. The view from West would be the accurate view. The width is 5ft, the window at 8ft and coming down to waist height and it will become an egress window. It will give better space and light than a skylight. 6 x 8 or 10" beams come down roughly 4ft apart and it will be intact.

Lima: If it is an egress window, then you really need to make sure it is the correct size because it has to conform with codes.

Allen: If you make a motion, he cannot come back for a year.

Cabral: True, I withdraw the motion. I motion that we continue the dormer issue.

Lima: Is July too soon?

Milne: Yes, can we do it in August?

Lima: Yes.

Motion made by Lima to continue the dormer issue to the August meeting. Seconded by Church.

Voting Yea: Allen, Cabral, Ponder, and Millard

Secretary of Interior's Standards: #\_\_

Motion carried.

## **X. Roofing**

Milne: I am going to have the roof stripped and re-shingled in the color, Nantucket Morning.

Toth: That is something that can be administratively approved.

Lima: We will make a motion so he does not have to come back.

Motion made by Allen for approval of the roofing as in presented in #12 GAF. Seconded by Cabral

Voting Yea: Ponder, Millard, Church, and Lima

Motion carried.

Secretary of Interior's Standards: #9

#### **XI. Exterior Trim**

Milne: I am asking for the exterior trim to be Azek or something equal to that, but based on previous conversations, I assume wood would be the only acceptable product.

Architect Duncan: I can recommend engineered wood and not a plastic like Azek, as the durability is vastly better than cedar.

Lima: Can we have a sample of that for the August meeting?

Milne: Yes.

Lima: And this will not hold you up?

Milne: No.

Motion made by Lima to continue exterior trim issue to the August meeting. Seconded by Ponder.

Voting Yea: Church, Millard, Allen, and Cabral

Secretary of Interior's Standards: #\_\_

Motion carried.

#### **XII. Chimney**

Milne: The chimney is deteriorating. I want to demolish it and use the brick elsewhere on building.

Cabral: How many chimneys are there?

Milne: I think four.



Ponder: I think you have five. I think this is the fifth one.

Milne: It is unusable and crumbling around the infrastructure.

Lima: Audience, any questions, comments or objections? No? Ok.

Motion made by Ponder to approve #14 portion of application to remove the decayed Western most chimney. Fact noted that it is crumbling and unusable. Seconded by Cabral.

Lima: And that the brick will be retained for future use.

Voting Yea: Millard, Church, Lima, and Allen

Secretary of Interior's Standards: #9

Motion carried.

#### **XIII. Entry Doors**

Milne: Regarding the entry Doors, which is #15 on the application, they are on the South elevation of the smaller building parallel to John Street. I propose enlarging the middle window opening and replace it with a six panel entry door. Also, adding at the West elevation above the bulkhead and access to the deck, adding a six panel wood door in place of the existing window to provide access to first floor.

Cabral: Are you using the existing door?

Milne: No removing and replacing.

Church: Are there any renderings?

Milne: No.

Lima: Let's continue this to the August meeting.

Allen: Is that going to cause a problem for you?

Milne: No. I am having the windows removed to restore anyways for now.

Lima: We just don't want to hold you up.

Milne: Thank you.

Motion made by Lima to continue the door issue to the August meeting. Seconded by Cabral.

Voting Yea: Allen, Ponder, Church, and Millard

Secretary of Interior's Standards: #\_\_

Motion carried.

#### **XIV. Exterior Brick**

Milne: This is #16 on the application. This may be an administrative issue, but I want to propose using the brick from the chimney to repair, repoint and replace as necessary.

Church: What is the grout color?

Milne: Right now it is patched with Portland cement. I want to get it back to the original grout color and match what is existing.

Lima: Can this be an administrative review and approval?

Toth: As long as he can get me the information.

Milne: Yes. Thank you.

#### **XV. Interior**

Lima: In terms of #17 on the application, Andy, we do not have jurisdiction for interior?

Teitz: Correct.

Lima: Then we are all set?

Teitz: Yes.

Lima: Any questions?

Milne: No.

Lima: All you need is a Certificate of Appropriation.

Toth: I can have it tomorrow or Thursday.

Lima: Just do not start anything before then.

Cabral: Please make sure you bring in all of materials, doors, etc., that we pushed off for August.

Lima: John was the previous project monitor and will continue to be project monitor. Thank you for what you are doing.

Milne: Thank you.

3B. #23-032: 15 Burton Street, Thomas & Lee Dawson:  
Demonstrate architectural element samples to commission for approval, i.e. HardiePlank on addition

**I. Architectural Elements**

Thomas Dawson and Lee Dawson: We are back to share product in spec package for addition in first submission, but we did not have a sample. I am showing two balusters, one is painted wood and one is painted urethane. Painters will still get the work done. Urethane will not rot. It will be done by Architectural Elements of Boxborough, Massachusetts. Handed to Allen for visual inspection.

Allen: Can it be manufactured in any configuration?

Dawsons: Yes. It is easier and less costly when they can see something and copy it. They can create from a drawing, but it is better when you have something you can bring to them, and they can copy it. They do not rot.

Lima: Where is the company located?

Dawsons: Boxborough, Massachusetts. We currently have wood on the front porch. We are not doing anything to it, just clean up and paint, but need new balusters on back porch. The ones on the front porch are not to code, but the new ones in the back have to be up to code. We would prefer not to do wood.

Allen: So you are proposing replacement of the wood that we already approved and some decorative pieces as well?

Dawsons: Yes. The same material can be used for curly Q wood brackets on the front porch. It is some sort of floral design. I would take it to them and get more made, two for the front and three for the back, so six total. The weight makes it attractive. On large federal elements, it makes a huge difference, it will not rot, but doesn't weigh as much. Harvard has it on some of their buildings. The company was also featured on This Old House. Basically, created to show historic district authorities.

Millard: Interesting. The Azek weighs more than wood most times.

Dawsons: There is no Azek in the product. I am just asking for the option to use this instead of wood.

Ponder: The new portion is on back of the house?

Dawsons: Yes, and for decorative brackets.

Allen: I could not tell the difference. Think it is appropriate.

Lima: Agree.

Cabral: Agree

Millard: Agree.

Church: Agree.

Teitz: It is down on your agenda so need to do formal motion.

Motion made by Allen for approval for architectural elements as presented, for balusters for rear deck and how many decorative elements?

Dawsons: Six new ones I need.

Allen: And six decorative brackets as presented. Seconded by Ponder

Lima: Audience any comments or objections? No, ok.

Voting Yea: Cabral, Church, Millard, and Lima

Secretary of Interior's Standards: #9

Motion carried.

## **II. Hardieplank**

Dawsons: Second thing we would like to have is the option to use Hardieplank on the addition in lieu of clapboard. The existing clapboards that are damaged and in bad shape will be fixed in kind with wood on the house. We are only talking about using the Hardieplank on the addition to house, just as an option. I am not sure about the contractor yet, as we need to get pricing, etc., just asking for the option to use. Passes out a sample for Commission to look at.

Allen: Just asking for the addition and not the existing house?

Dawsons: Yes.

Allen: Any of the rear elevation visible from the street?

Dawsons: Parts are from Summer Street which is the next street over. In between the houses and trees, you can see a little.

Allen: You did request that you would jet in the new addition from the existing home, so this is only being used on addition?

Dawsons: Yes, not definite, just an option. We are happy to work with the project monitor, Ben. We want to be very transparent with him.

Millard: How is it attached?

Dawsons: I think it is nailed on.

Church: And it does not shatter?

Dawsons: No. One layer goes over the other.

Millard: Like a regular clapboard.

Allen: Is it being applied like clapboard?

Dawsons: Yes.

Church: Clapboard on other elevations on rest of house?

Dawsons: Yes, as well as the house next to us which is a mirror image, but it has shingles. We have clapboard.

Allen: Bay Coast Bank was allowed to put synthetic on their new addition. We have done it for a commercial building.

Cabral: And this is the back of the house?

Allen: Yes, back of house.

Motion made by Allen for approval for the option of Hardieplack as opposed to wood if they decided to do so. Dawsons will work with project monitor, Ben, to come to a final understanding. Seconded by Cabral.

Voting Yea: Ponder, Millard, and Lima

Voting Ney: Church

Secretary of Interior's Standards: #9

Motion carried.

Lima: 5 to 1, Application approved.

Project Monitor: Ben Bergholtz

### **III. Additional Issue**

Dawsons: One last thing, we received a letter about a review of mistakes about what was approved. We received a green sheet and it needs to be clarified with Ben. What should we do?

Lima: We have now switched to an administrative issue.

Toth: It would have come from me, but I was not there.

Lima: Work with Nick and we can get it straightened out.

Toth: Come into the office and we will fix it.

Lima: Yes, see him and it will get fixed.

Dawsons: Thank you.

3C. ##23-080 - 675 Hope Street, Lori Bosi & Linda Baude:  
Installation of 12'x 21'pool in rear of property,  
installation of skirt material, landscaping around  
pool

Lori Bosi: I am requesting permission to add a small pool in the back yard in the Southwest corner of yard. Approximately 12 x 21ft in size. This would be installed and replacing the current concrete patio and a black rubber mulch bed. The pool will not be visible anywhere from the surrounding houses or the street, as there is a high existing fence. The pool will be fiberglass materials.

Lima: This is the first pool we have done?

Allen: We did one on Union Street, and Ferry Road.

Lima: I do not remember. Are there any questions? No, ok.

Cabral: How long have you lived there?

Bosi: Two years. I moved from California.

Church: You are not changing the fence?

Bosi: No.

Church: Will it meet requirements?

Bosi: Yes. I am just updating some hardware on the fence.

Motion made by Allen for approval of pool as presented.  
Seconded by Cabral.

Voting Yea: Lima, Ponder, Millard, and Church

Secretary of Interior's Standards: #9

Motion carried.

Lima: You will need a Certificate of Appropriateness.

Toth: Did you submit it online?

Bosi: Yes.

Toth: I will get it to you soon.

Project monitor: Victor Cabral

3D. ##23-085 - 348 High Street, Todd Jarem: Replace non-historic "picture" windows with (x4) double hung 6 over 6 windows/ 2 on each side of front door, Install reproduction gutters of fiberglass w/ wrapped corners as original, Rebuild brick stoop/stairs on front of house to original

Lima: I am recusing myself as I live across the street.

Todd Jarem: I am here for three items for approval.

Jarem: First is to replace the front windows with double hung. Large picture windows were placed, but we found stud spacing in the attic shows there were two windows before. Marvin ultimate wood windows are to be used. The original windows were smaller only as a result of making the dormers scale. They will be the exact ratio of existing windows.

Allen: Is there a cladding on the windows?

Jarem: No, wood interior and exterior, five windows already which are just dormers.

Allen: Basically asking for four windows on front of the house?

Jarem: Yes, and removal of the bay windows, and adding two on either side of the front door.

Jarem: Next I would like to address the gutters. The house had aluminum gutters, and some of which were falling. The gutters need to be replaced. Some samples of gutter profile are in the application. The new gutters are a pretty close



match with a larger water carrying capacity.  
Fiberglass would be preferred.

Allen: We have approved this in the past as wood does not last as long.

Jarem: Everything will be painted to match the existing trim.

Allen: Downspouts?

Jarem: Metal and painted to match.

Jarem: Finally, the front porch which I presume is original. I simply want to repair the brick work and replace treads with blue stone instead of concrete. An old fireplace was mostly down when I first bought the house, and I am using the old bricks from the fireplace. The stoop will be repointed and matching in all ways except for the blue stone.

Allen: Any skylights?

Jarem: (Laughing) No.

Allen: Sorry was looking at wrong thing.

Motion made by Cabral for approval to remove two picture windows and replace with four 6 over 6 windows with Marvin wood, gutters as presented made of fiberglass, and to repair the stoop on front of the house with bricks already on property. Seconded by Ponder.

Allen: I appreciate what you are doing with the landscaping too.

Jarem: Thank you.

Secretary of Interior's Standards: #9

Motion carried.

Project Monitor: John Allen

4. **Concept Review - None**
5. **Monitor Reports & Project Updates**

Allen: We had meetings at 825 Hope Street with Andy and Steve along with Dr. Beer and Attorney Rego. We have come to a consensus on what we find acceptable and what they find acceptable. Andy has done a great job getting them to tell us exactly what they are doing. They will be coming back for the July meeting for approval of the last few things.

Teitz: Even what you approved the last time and what their plans were, it wasn't clear about the trim regarding what goes where, etc., looking at things. Met with the architect and he is now charged with doing some details so nothing is left to interpretation. Should have it by the June deadline with detailed notes so going forward we won't have confusion.

Cabral: Thought we voted for it.

Lima: It was difficult.

Teitz: No jurisdiction to blanket approve artificial trim. That was beyond your authority to do. Hopefully they will do the plans and I think everyone will be happy. I think it is something they are willing to live with and you will all be satisfied.

Allen: Probably satisfy everyone.

Cabral: Our lawyer okayed everything we did I thought.

Allen: I do not think she realized we denied Azek.

Teitz: Amy was not aware of the denial. On the Zoning Board meeting agenda so if not approved on July 6<sup>th</sup>, they will still have a shot at Zoning for appeal of denial.

Church: Not on the decision, Zoning cannot change the decision about materials, only if the procedure was not right.

Teitz: No, Zoning could overturn the decision and, frankly, what I was envisioning the very first was denied and just said no when there was some confusion with the Board allowing some Azek trim. Zoning would remand to you for clarification. That is what I have been doing to make sure we have all of the plans. Azek on the water side is good, tower on front and posts is going back to wood. It was not discussed and just trying to finalize it. As of 6:59 tonight we were all on the same page.

Cabral: Showed rendering?

Teitz: Clarified what is coming off and going on. The big thing was he showed only the front now we have all of the sides. We are treating all sides slightly differently. The only thing I do not know is if they are going to have all of the information about the back deck. We may have to get it postponed because they have zoning/code issues.

Ponder: Did we approve some sort of back deck at some point?

Teitz: Not at the ground level, just the upper level, and approved some sort of railing system, but it was not clear whether you were allowing wood to be wrapped with Azek.

Allen: They are also coming back on the window on first floor for egress.

Ponder: We approved the same size.

Teitz: They replaced it with a picture window. They will come back with a window of egress.

Millard: Picture window?

Allen: No, double hung.

Millard: Ok.

Teitz: If they just came to ask, it would have saved time.

Lima: A new contractor?

Teitz: Not yet, they need to get one and provide the information. We had a meeting tonight to clarify language

Lima: Thank you. Very helpful.

Cabral: You had another tonight besides other day?

Teitz: Yes.

Lima - Nick, any comments?

Toth: No.

## 6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourned

Motion to adjourn made by Lima.

Voting Yea: Ponder, Church, Cabral, Millard, and Allen