

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, March 6, 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

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: Ponder, Allen, Lima, Church, Bergenholtz, O'Loughlin, Teitz, and Toth

Absent: Millard and Page

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the February 6, 2025 meeting.

Lima: Does anyone have any comments?

Church: On page 5 at the bottom under "Voting Yea", add myself, I voted.

Lima: Anything else? Does someone want to make a motion?

Allen: Sure.

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

Voting Yea: Church, Bergenholtz, Ponder, Allen, Lima, and O'Loughlin

2B. Review of minutes of the February 13, 2025 special meeting.

Lima: Anyone have any comments?

Allen: No.

Lima: Can we have a motion?

Allen motion/ponder

Motion made by Allen to accept the minutes of the February 13, 2025 special meeting as presented; Seconded by Ponder.

Voting Yea: Ponder, Allen, Lima, Church, O'Loughlin, and Bergenholtz

3. Application Reviews

3A. 25-13: Hope Street, Rhode Island Department of Transportation: Discuss and Act on improvements by RIDOT to Hope Street.

Elizabeth Correia and John Bak present.

Mr. Bak: This is a great time to come and provided information to you. The project is in the preliminary phase. We are here for the finer details and looking for comments on it. Everything will be taken into account. We met with Diane Williamson and Ed Tanner in July. We received a byway grant for improvements. The project is about 4 miles long for drainage improvements, pedestrian crossings, sidewalks, ADA improvements. We have slides to present. We will be doing striping, signage, every sidewalk and wheelchair ramp will be fixed up. The sidewalks will be rehabilitated with new wheelchair ramps and ADA compliant driveways. All of the historic elements will remain in place. As you get past the Herreshoff museum, the sidewalks will be repaired. We will salvage as much as possible and the new material will be bluestone.

Bergenholtz: What are the new materials?

Mr. Bak: Bluestone.

Church: Just the bluestone sections?

Mr. Bak: Yes.

Bergenholtz: What is the rest?

Mr. Bak: Concrete.

Church: Like what's been installed north of Constitution Street?

Mr. Bak: Yes.

Church: What about the seawalls?

Mr. Bak: That's coming up next. The seawalls are a major replacement. As you can see in this slide, the photo is from the 1938 hurricane. We are not replacing the scenic pier.

Church: How will it be rebuilt? A stone wall with cement?

Mr. Bak: Yes. Boulders will be saved and reused.

Bergenholtz: On Hope Street, there will be a stone wall?

Mr. Bak: Yes. We had options of rebuilding. We want to save the stone. It's historical.

Bergenholtz: On Hope Street, you'll see a stone wall?

Mr. Bak: Yes, with veneer. We'll make it consistent the whole way.

Bergenholtz: What is the cap material?

Mr. Bak: May be concrete or leftover stone. We aware of the trees and canopy along Hope Street. Only 1 tree to be removed and the rest will be pruned, etc. If we do remove a tree, we will replace it. There are three stumps on Hope Street and we will consult with a landscape architect and replace it. Are there any other questions?

Lima: Just from Mt. Hope to Constitution? It doesn't go further north? You're not doing any traffic lights are you?

Mr. Bak: Right. There are 5 signals further down, but not in the District.

Lima: What about the pedestrian crossing at the field?

Mr. Bak: Just ADA cuts.

Church: No traffic lights in the downtown area?

Mr. Bak: No.

Church: Any new signs?

Mr. Bak: We are just upgraded the old ones to meet the new standards. No new additions.

Lima: Anyone have any questions or comments? Is there anyone in the audience who would like to speak?

Diane Williamson: Is the curbing going to be granite?

Mr. Bak: It will be in granite in the District. Also, the red, white, and blue strip is staying.

Bergenholtz: Most curbing is concrete.

Mr. Bak: In the Historic District it will be granite.

Bergenholtz: Granite in kind?

Mr. Bak: If there is granite now, it will be replaced. If there is no granite, then we will put granite in. It will be consistent.

Bergenholtz: I suggest all granite.

Lima: From the Lobster Pot to Constitution. Just a little bit further west, near Walley Street.

Ms. Williamson: High Street

Lima: High Street to Walley Street. Can you look and put granite there as well?

Ms. Williamson: It should be the entire length of project in the Historic District. Also, the other question I have is regarding the ADA ramps from the sidewalk to the

street. Will they be separate squares with bumps? What we see is poured in place.

Mr. Bak: The standard is cast iron metal.

Ms. Williamson: We have been looking at poured concrete. I don't mind cast iron.

Lima: Andy, do we need the materials package information to put in the record?

Teitz: I don't think so. You heard that almost all of the materials would be replaced in kind. Where it will not be in kind, it would be an upgrade to granite to at least Walley Street and hopefully up to the high school. There can be a finding of fact in the motion. I don't think you need anything further than that.

Lima: Can we have a motion?

Ponder: I'll do it.

Motion made by Ponder to accept the application as presented to fix sidewalk, ADA compliance on sidewalks, overlay roadway, rehab and/or reconstruct Collins Cove seawall and accept work on trees as presented with a finding of fact that the presentation showed that most of the work on the curbs will be in kind granite or upgraded to granite curbing in the Historic District while maintaining historic features and reusing materials. Also, a finding of fact that the Historic District Commission's approval will be good through June 1 2030; Seconded by Church.

Voting Yea: Ponder, Church, Allen, Lima, Bergenholtz, and O'Loughlin

Secretary of Interior Standards: #2

Project Monitor: Chris Ponder

3B. 25-10: 260 High Street, Town of Bristol: Discuss and act on installation of electrical box on street frontage, installation of electric pole.

Diane Williamson present.

Ms. Williamson: The Architect is unable to come as he and his family are sick with the flu. Option A is where the electric company wanted to put the box on the north side, which is not preferred. Option B is the next best location in proximity to the utility pole on the east side of the building. Option C is on the south side of building which would require much more and it is expensive to do it. There is a chart in your package. We reached out to the State and asked their opinion on Options A and B. The State preferred Option B.

Bergenholtz: Can it be put inside and remotely monitored?

Ms. Williamson: I am not sure. I was not aware of an option to put it inside. I can find out. With Option A there might not be room inside to put it there.

Lima: Do you want to do the two things separately?

Ms. Williamson: Yes, thank you. We will need a new pole just east of the existing one.

Lima: On State Street?

Ms. Williamson: Correct. Sorry I don't have an answer at this time.

Church: If it can't be located inside, I prefer Option B.

Lima: Is there anyone in the audience who would like to speak for or against this? I am going to poll the Board.

Ms. Williamson: Sheet A2-1 option A is on the top left, Option B is on the bottom right; Option C is on the bottom left. Option A is State Street, and Option B is the parking lot on Commonwealth.

Ponder: I like Option B.

Allen: Option C is great, but not at that cost. So, I prefer Option B.

Bergenholtz: I would go with Option C unless there is a way to go inside.

Ms. Williamson: I can ask about that.

Bergenholtz: I know it is more expensive, but it is a legacy.

Allen: What about using a screen with plant material?

Ms. Williamson: There are colored bollards that are needed for ADA.

Ponder: If you do Option B, will the bollards cut into the parking lot?

Ms. Williamson: Yes.

Ponder: It would look better than Option A or Option C.

Lima: Too bad we couldn't have a demonstration at the building.

Ms. Williamson: I can do a site visit.

Bergenholtz: Would be a good idea.

Ms. Williamson: I can find out about putting it inside as well.

O'Loughlin: I agree, inside.

Lima: Shall we continue this for the next meeting?

Toth: I can set up a special meeting. I can see if we can get a quorum for an upcoming site visit.

Lima: If you could have examples of the bollards, it would give us a better idea.

Ms. Williamson: A better visual.

Motion made by Allen to move the application to the April meeting pending a special meeting for a site visit;
Seconded by Bergenholtz

Voting Yea: Allen, Church, Ponder, Bergenholtz, Lima, and O'Loughlin

3C. 25-06: 195 High Street, Peggy Frederick: Discuss and act on addition of fence and garage to property

Peggy Frederick present.

Ms. Frederick: I am here for an addition of a garage and fence in keeping with the original concept of the overall project.

Ponder: You had that in the concept.

Ms. Frederick: Yes.

Ponder: What about the solar panels?

Ms. Frederick: There will be 18 panels total, all facing south.

Bergenholtz: What is the door on the garage?

Ms. Frederick: I am struggling with it. Currently, I have been to 5 garage door companies. I would like a wood composite overlay. The cheapest I found is \$20,000. I will be back next month and will have more information on it. I was going to propose a steel door with glass, but I am not happy with that option. I am still looking into it.

Bergenholtz: I am happy with the design. I have no problem with it. We have approved metal before.

Allen: The house across from you on Church Street.

Bergenholtz: 35 Church Street. They are handsome doors.

Allen: Check it out, you might like it.

Ms. Frederick: What are they made of?

Bergenholtz: I know it is not steel, but we have approved it.

Toth: I will confirm the address and pull the file.

Church: The Project Monitor could approve the material.

Allen: Okay.

Teitz: First of all, I'm not comfortable about the Project Monitor determining materials. It goes beyond it. Since she will be back anyway, do not delegate to the Project Monitor.

Lima: Okay, the fence and garage. Any suggestions?

Ponder: Where will the fence be?

Ms. Frederick: It is in the back to keep my dog in. It is from the back of house going to the fence on the other side, then from the screened porch to the garage. It is 38ft back.

Allen: Wood?

Ms. Frederick: Cedar.

Lima: This one?

Ms. Frederick: Yes.

Lima: What else, solar panels?

Allen: Is that administrative?

Ms. Frederick: Do you want to know about windows?

Bergenholtz: It's a new build.

Lima: We need to know materials as there is nothing in package about windows.

Ms. Frederick: Are there restrictions on a new build?

Teitz: Yes, it is regulated. With replacement windows, repair is always preferred. On a new build, there is more flexibility, but you need to bring the cut sheets.

Ms. Frederick: I do have one, I assumed it would be required like anything else.

Lima: We can't vote tonight as we need information. Check with Nick to see what other people used on new builds.

Ms. Frederick: I was going to.

Teitz: What are they made of and clad with?

Ms. Frederick: They are wood with aluminum clad.

Teitz: The general guidelines are vinyl is a definite no. True divided light is always the best option, and then something like you said is reasonable.

Ms. Frederick: If you want the spec sheets, I can have them for next month.

Lima: Just give them to Nick for the next package.

Ponder: Can we vote on everything here?

Teitz: You can approve the structure excluding windows and doors and then come back to it next month.

Church: What about the solar panels?

Ms. Frederick: It's in the package.

Bergenholtz: What is in your house now for windows.

Ms. Frederick: Andersen woodwright windows.

Allen: We will need the information on the garage door and side door as well. Is the siding wood?

Ms. Frederick: Cedar clapboard.

Lima: We can vote on the solar panels, garage, excluding the windows and doors, and we can do the fence as well. Anyone have any questions? Is there anyone in the audience who would like to speak for or against this? Does someone want to make a motion?

Allen: I will.

Lima: What are the shingles on the roof going to be?

Ms. Frederick: They will be the same as what is on the house.

Church: What about the cupola?

Ms. Frederick: It will be all wood.

Lima: Just bring the cut sheet for roof shingles.

Ms. Frederick: I also want to discuss at next month's meeting the water table in the basement. It is high and

the basement will not be dry enough to use for storage. I want to add a dormer to the south side to give me enough height in the attic for storage.

Lima: We have to see it.

Bergenholtz: The carriage house is not enough?

Allen: Will there be any mechanicals in the dormer?

Ms. Frederick: Not in the dormer. There will be flooring and electricity and the other part of the attic will have HVAC, etc.

Teitz: The Historic District does have jurisdiction without advertising.

Motion made by Allen to accept the application as presented for the addition of a garage, with the exception of the windows and doors which will be presented at the meeting in April. Also to accept the application for the addition of the fence; Seconded by Ponder

Voting Yea: Allen, O'Loughlin, Lima, Church, Bergenholtz, and Ponder

Secretary of Interior Standards: #9

Project Monitor: John Allen

3D. 25-09: 205 High Street, CHEVRA AGUDAS ACHIM AKA CONGREGATIONAL CHEVRA: Discuss and act on replacement of sign with new materials.

Bradford Louison present.

Mr. Louison: I am the President of the synagogue. We want to replace the sign from wood to an aluminum composite material. The sign will be identical to what is there and will be attached to the front of building. The font and color will be as identical as possible and at the bottom we want to add "Founded in 1900". The sign that is there now is falling apart. The new materials would stand up well to weathering. We went to Silktone Sign in Warren. They gave me a list of signs in Bristol that they made including Jane Howlett's office.

Bergenholtz: I think it looks great.

Lima: I'm surprised it hasn't blown away.

Bergenholtz: I'm ready to vote.

Ponder: Is it the same size?

Mr. Louison: Yes, same.

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

Bergenholtz: Sure.

Motion made by Bergenholtz to accept the application as presented for the installation of a new sign; Seconded by Church

Voting Yea: Ponder, Bergenholtz, Church, Lima, O'Loughlin, and Allen

Secretary of Interior Standards: #9 and #10

Project Monitor: Ory Lima

Lima: If you have any questions please contact Nick. He will give you the certificate. When you get it, just put it in the front of the building where visible. Thank you.

3E. 25-12: 125 Hope Street, Nancy DiPrete Laurienzo:

Discuss and act for proposed demolition of current structures on 125 Hope Street.

Greg Snyder, Nancy DiPrete Laurienzo, Madeleine Melcher, and Alfred R. Rego Jr., Esquire present.

Allen: Reads history into the record.

Attorney Rego: There is a lot of damage due to neglect and water.

Lima: Can we look at this at face value or can we look at it not knowing what will be replacing it.

Teitz: Usually, you would not approve demolition without approving the replacement. Don't act on it until the Commission is comfortable with the replacement.

Attorney Rego: We will come in with detailed plans. A concept review will be done if needed.

Lima: I wish you had it today so we could act on it.

Teitz: They are looking for your view on this in general. Some other HDCs do it like this. You can hear it and provide input.

Lima: Okay.

Mr. Snyder: I am the architect on this. I have done a number of houses in Bristol. Case farm is my work. I don't take down houses lightly. The house is clad with asbestos siding in a VE zone. If the house was in better shape we could have lifted it. It is not tied to a foundation at all. There is also a lack of insulation. It is a mid-century modern house. It's just that to go through the work of redoing everything, there is nothing to save. It needs to be demolished as it is in very poor shape and things are getting worse. It should be taken down.

Attorney Rego: There are detailed photos in the package.

Bergenholtz: You worked with Katherine Quinn?

Mr. Snyder: I did the barn.

Bergenholtz: I worked in that house for 8 years.

Mr. Snyder: I loved the kitchen. We also have streetscapes. It was a house and then it was added on. There are also 2 sheds on the property. It is a very simple cubic shape. We want to stay with the scale and massing.

Bergenholtz: We restored 2 on Thames. I think they are in the same velocity zone as this one. We were able to stabilize them.

Mr. Snyder: Were you above the flood zone?

Bergenholtz: Somewhat.

Teitz: One alternative is to raze the structure, and the other is to obtain a variance. One ground for relief is saving a historic structure.

Bergenholtz: It is a very historic and important house to Bristol.

Madeleine Melcher: I just want to summarize the structural report. The engineer stated that foundation itself is sinking especially at the corners. The attached garage is a slab with a crawl space and it is potentially failing due to cracks, and leaks in the roof are rotting everything. The design downfall is that it doesn't have lateral force protection. Due to the design of the property, it would be difficult to add it without reframing the house.

Mr. Snyder: We can only replace it.

Bergenholtz: This is demolition by neglect by someone who was very significant in Bristol. The application that appeared before you tonight had vultures in it, and it was saved.

Mr. Snyder: I have never knocked down a house without trying to save it. The house will not survive a move.

Bergenholtz: The asbestos can be mitigated.

Church: I am strongly opposed to demolishing it. It was designed by Herreshoff. According to the RI Historic Commission, there are very few homes of this style. For historic and architectural reasons, I am against it. It can be rehabilitated. Standard 5 and Standard 6 says deteriorated will be repaired rather than replaced.

Attorney Rego: I would like to have the architect, John Tschirch, speak.

Mr. Tschirch: We are faced with a stark reality. It is never easy to think a building outlived its shelf life. I read the structural report closely. It cannot be preserved. It is decaying. It cannot be totally rehabbed because so much of it is gone. It's about authenticity, how much of the building is original. It's a unique house, but not a landmark building. It is an example of modernist design. It contributes to the

historic fabric of the Town on the waterfront, and you have to judge it by its merits and conditions. This is such an exposed site. The house will either cave in by demolition by neglect or has to be rebuilt. It is reality. I'm for a new build in the spirit of the old house. The house has structural decay. There was a similar situation in Jamestown, RI at the Barnicle House. It had to be rebuilt.

Nancy DiPrete Laurienzo: I wondered about this house, but it is deteriorating and not getting better. I tried to contact Halsey Herreshoff to purchase the house, and I never heard back. I approached him again, and now we are here. When I saw the house, I got nervous. It is deteriorated. I would like to pay homage and create something to code. That's where we are here.

Bergenholtz: But not in violation of CRMC.

Mr. Snyder: We need to comply with CRMC. The roof form has to be tied to the foundation, and it is not right now.

Bergenholtz: That is possible to do with existing structure.

Mr. Snyder: We would have to lift the existing structure and take out existing windows.

Bergenholtz: Is it possible to do?

Mr. Snyder: Anything is possible. It's whether it is practical. It needs piers as well.

Bergenholtz: I've done it.

Attorney Rego: Maybe the Board can do a walk through to get a better sense.

Ponder: This is the exact same conversation with the farmhouse. Maybe we should schedule a walk through. It might be a better way.

Lima: Has anyone been in contact with the State Historic Preservation Commission?

Mr. Snyder: We went to library for streetscapes.

Teitz: You will need CRMC approval which will refer to state overlapping jurisdiction. We try to work together for it. A site visit would be a good time to invite the State Historic Preservation Commission.

Lima: Should CRMC be included?

Teitz: They have to by law.

Allen: A new survey was done recently, and this house was rated as contributing to the Historic District. The 2 houses Ben referred to were renovated. They were owned by the Town and Ben's family renovated them.

Bergenholtz: It was a challenge.

Allen: The State came in and said no to demolition.

Attorney Rego: I have not been through the house. I have just seen photos. Anything is possible with money.

Bergenholtz: If you're going to replicate it, it is easy to show plans. This implies that it won't be a reproduction of what is there.

Ms. DiPrete Laurienzo: It won't be a reproduction. It will pay homage to it, and we could take another direction. Looking for opinions tonight.

Lima: We should do a site visit and include the State. They are the ones that will have a say. I would like to propose that.

Teitz: I think a motion would be appropriate.

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

Catherine Zipf: Will there be a vote at the site?

Teitz: It will be a site visit without a vote.

Mr. Snyder: The reason we talked about the demolition first was for this reason. We wouldn't have a blank site then come back with a proposal. We wouldn't start demolition until we have the approval of a proposed plan.

Lima: We treat it like all of the other properties.

Mr. Snyder: To direct to Ms. Church, are you referring to 151 Ferry Road?

Teitz: We are getting off subject.

Ms. Zipf: I don't need to convince you of the history of Bristol. This part is overlooked. I am advocating for keeping the structure. I was in it, and it has issues, but it seems savable. We rebuild boats all the time. We will all be disappointed in what will need to be built in its place. It is perched on the site in a way that wouldn't be possible now. I don't see it would be replaced with something that would be good for Historic District. Each building contributes to the District. Changing the size and massing of each house matters. Please save this house.

Lima: Nick will arrange for a site visit. Please let him know of dates that do or don't work for you, and we will get this going.

Ms. DiPrete Laurienzo: Thank you.

Motion made by Lima to continue the application to the next meeting pending a site visit with and to include the RI State Historic Preservation Commission; Second by Ponder.

Voting Yea: Church, Lima, Ponder, O'Loughlin, Bergenholtz, and Allen

3F. 25-14: 23 Summer Street, Catherine Esselen: Discuss and Act on replacement of porch in kind, replacement of windows, removal of 2 windows.

Catherine Esselen, Daniel Kusmano, Chris Goultier are present.

Mr. Kusmano: Here on behalf of the homeowner for repairs to the front porch and replacement of the 1st and 2nd floor windows and shed dormer. The front porch is in a dilapidated state. We will be replacing the existing wood in kind and stabilizing it. The deck boards will be replaced with accoya pine wood and stained for a natural look. The wood railings will be replaced in kind. The wood painted columns will be replaced in kind as well.

Also, the existing wood clapboard will be replaced in kind. We will relocate the historic plaque closer to the front door. Finally, we will be replacing the wall mounted lanterns to match what is there.

Lima: Do you have examples of the new lanterns?

Mr. Kusmano: It is in the package provided. On the 1st floor, 12 windows are to be replaced. A couple of the windows in the rear of the property were already granted a replacement. We will be replacing them in kind with Marvin elevated which are wood interior and a fiberglass exterior with the same window configuration. On the 2nd floor, windows in shed dormer, 2 windows will be removed, and the 1st and 3rd windows facing the neighbor's exterior wall to east will be replaced. These windows are not original to home as it was an addition. We are not removing any original windows. The remaining 5 windows will be replaced with Marvin elevated which will be 6 over 6 true divided lights to match the character of the original home. Wood trim will also be added. (Photos of windows are given to the Commission.)

Bergenholtz: The 4 over 1 window in the package will not be done?

Mr. Kusmano: Yes, 6 over 6.

Allen: You replaced several before. The front of the house needs to maintain the historic integrity if that's possible. We have a standing way of doing a site visit. We would prefer to repair what is there. We would like to see them.

Ms. Esselen: Some of them are in terrible shape.

Allen: Maybe you have windows on the side that are in better shape and can be moved to the front.

Ms. Esselen: They are exposed to the elements and the house takes a beating.

Lima: Nick, should I mark these exhibit numbers 1 and 2?

Toth: Yes.

Bergenholtz: Are these original to the building?

Mr. Goultier: The shed dormer was created in the 90s.

Church: Kevin did that. Maybe it should stay 2 over 1 to differentiate it from the old.

Bergenholtz: Do you have a preference?

Ms. Esselen: 6 over 6.

Ponder: Just for consistency.

Ms. Esselen: Yes.

Bergenholtz: I'm fine with it. I just want to ask about shifting of the column on the porch.

Mr. Kusmano: The columns will be in the same spots. The historic plaque is being moved over.

Ms. Esselen: It only had 3 columns.

Mr. Goultier: The columns sit on granite posts which we assume are very old if not original.

Mr. Kusmano: The photos in the package show only 3 columns have always been there. There should be 4 but only 3.

Bergenholtz: So, you are not moving them.

Mr. Kusmano: No.

Allen: What about the light fixtures.

Lima: The porch isn't original.

Mr. Kusmano: It is. The rear porch is newer and that's what you are referring to.

Lima: Okay.

Allen: What are the materials for the rebuilding of the porch?

Mr. Kusmano: Wood timber and deck boards will be accoya pine wood.

Church: It's pine wood on steroids.

Allen: Last longer.

Lima: We have some old photos. Partial west alteration and that's when windows were put in the dormer. South elevation which is the porch. These photos will be marked as Exhibit 3 and 4. Is there anyone in the audience who would like to speak for or against this project? Can we have a motion?

Allen: Sure.

Ms. Esselen: With a site visit do you come look at the windows inside and out and open them?

Allen: Yes.

Church: And we can vote at the site on it.

Ms. Esselen: Does everyone come?

Allen: Whomever is available.

Ms. Esselen: Okay.

Motion by Allen to accept the application as presented, except for the windows which will be continued for a site visit; Seconded by Ponder

Voting Yea: Ponder, Church, Allen, O'Loughlin, Bergenholtz, and Lima

Secretary of Interior Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Just put the certificate in front somewhere where it is visible.

Mr. Kusmano: Absolutely.

Toth: I will wait until after site visit to issue the certificate. I can issue something with a stipulation on the windows for now.

Lima: So they can start on other things just not windows yet.

Ms. Esselen: Thank you.

3G. 25-15: 532 Wood Street, East Bay Food Pantry & Thrift Store: Discuss and act on constructing a new egress stair from existing lower level up to grade, Replace existing brick infilled masonry openings with new windows in kind with existing windows.

Spencer McComb and Emily Mushen present.

Mr. McComb: Some good news the pantry is doing great. They currently maintain an area for public use that has an egress on both ends. There is a large storage area in the lower level that hasn't been used and now they want to use it and it needs an egress. This is the best spot for a stairway which will be strictly an exit staircase for workers. It is a simple request as it is an asset to the community and it will be low impact to the building. There are window openings that were filled in with brick and we want to put windows in those openings again. The new windows will match the existing windows. It will be minimal construction as the openings were already there and then filled in with brick.

Bergenholtz: What they do is valued and incredible. I totally agree with the design.

Lima: How many people will be using this area going in and out.

Mr. McComb: This door is strictly for staff use.

Lima: The public will be entering from where they go now? Just being made know.

Mr. McComb: Right.

Church: I'm happy with it. Do you have a letter of approval from owner to make changes.

Ms. Mushen: We met with the owner and have verbal approval. If a letter is necessary, then we'll get one.

Lima: We prefer a letter. We can still vote. We just want to cover all bases.

Lima: Is there anyone in the audience who wants to speak for or against this application? Does someone want to make a motion?

Church: I will.

Motion made by Church to accept the application as presented for the addition of a stairway and windows;
Seconded by Ponder

Voting Yea: Church, Lima, Allen, Ponder, O'Loughlin, and Bergenholtz

Secretary of Interior Standards: #9

Project Monitor: John Allen

Lima: As you probably heard me say tonight already to others, please put the certificate in the front somewhere so the public knows you have permission.

Ms. Mushen: Thank you.

3H. 25-16: 435 Hope Street, Nicki Tyska: Discuss and Act on installation of new sign for business.

Nicki Tyska present.

Ms. Tyska: I am opening a new men's clothing store and I am here to ask for a 2 sided sign for hanging outside of building.

Church: It is to be attached to the mortar and not actually into the brick.

Ms. Tyska: I am assuming the sign company knows that.

Lima: It says that it is going to be mounted to the brick face in the package. Please make sure they know it is in the mortar only and not into the brick.

Church: What are the materials?

Ms. Tyska: It is this composite material. It is the same material that they used at Wink.

Lima: What is the height of the sign.

Ms. Tyska: It says it on one of the drawings.

Lima: Does anyone have any questions? Is there anyone in the audience who would like to speak for or against this application? Does someone want to make a motion?

Ponder: I will.

Motion made by Ponder to accept the application as presented for the installation of a sign to be fastened to the building in the mortar and not directly to the brick; Seconded by Bergenholtz.

Voting Yea: Lima, Ponder, Church, Bergenholtz, Allen, and O'Loughlin

Secretary of Interior Standards: #9 and #10

Project Monitor: John Allen

Lima: Just put the certificate in the front window when you receive it so everyone knows you are all set.

Ms. Tyska: Thank you.

3I. 25-11: 125 Thames Street, Bristol Lofts LLC: Discuss and act on approval for mill conversion to apartments, including external features.

Tyler Langlois owner.

Mr. Langlois: The property did receive final planning board approval. I purchased it in December 2024. I am going through the process to get the RI historical tax credit. I am working with the Town to keep the process moving. Alyssa Augustine is also here. She has been very helpful regarding the tax credit. The mill will stay as is. I'm just restoring it. That building was supposed to be demolished.

Allen: It was presented as a concept review.

Ponder: We voted generally to allow the project to go forward knowing you would have to come back. Demolition was specifically discussed. We just got the process started.

Teitz: It was a site visit and demo was approved previously.

Mr. Langlois: Okay. Steve Greenleaf wanted to confirm it.

Allen: There are some wood windows and some aluminum. Why is that?

Mr. Langlois: The front facing windows are replicated in wood.

Allen: Why not wood to wood?

Ms. Augustine: Wood on that elevation dates to 1830 and they're not all original. The windows facing the water would be aluminum.

Lima: It was at the January 16, 2023 meeting.

Mr. Langlois: We are here for the mortar, windows, and demolition of that small building shown in the package.

Allen: What are everyone's thoughts of wood replacement.

Ponder: Reason? What we have done before.

Church: To replace wood with wood in the pink building.

Teitz: All other buildings will be aluminum.

Ms. Augustine: All of the windows will match the existing profiles, dimensions, etc. We are making sure they are operable, and the historic aesthetic being replicated.

Church: You just have to get it approved by the State and National Park Service.

Teitz: You do have your own independent jurisdiction.

Ms. Augustine: We are taking extra effort.

Lima: Is there anyone in the audience who would like to speak? Can someone make a motion?

Church: Sure.

Allen: Can we do that as it wasn't advertised?

Lima: The application also indicates that the dumpster enclosure will be paved and a stockade fence surrounding it.

Teitz: It is okay. Just findings of a lack of historic value.

Bergenholtz: What about the fence?

Mr. Langlois: We will be coming back for it.

Teitz: There was a site visit on June 8, 2021.

Motion by Church to accept the application as presented for the replacement of windows and demolition of Building 8 as indicated on Drawing D1-1 which was previously approved; Seconded by Bergenholtz.

Voting Yea: Allen, Lima, Church, Bergenholtz, Ponder, and O'Loughlin

Secretary of Interior Standards: #10

Project Monitor: Chris Ponder

Lima: Just put the certificate somewhere in the front and also put the permit for the demo in the front as well.

Mr. Langlois: Thank you.

4. Concept Review

4A. CR-25-1: 8 Constitution Street, John J Marshall:

Concept Review for addition of second story

John Marshall, Pete Dyer, Brian Clark, and Cordelia Dawson are present.

Allen: Reads history into the record.

Mr. Marshall: We want to redo the house and add a second floor for our residence. We had a concept review with Ed Tanner and Nick to get their thoughts. We want to preserve the historic nature. We want to preserve as much as we can. We want the 2nd floor to fit with the

neighborhood. Upstairs not code compliant. We want to make it into a full porch and leave the garage as is. In the back, we want to add a slider. Halsey Herreshoff didn't do much to it and now it needs a lot of love.

Cordelia Dawson: The main goal is to make it more livable. It does have a small footprint. The 2nd floor will make it more functional. There are some interesting details about the house. The windows are original, but many sash weights are gone. There are storm windows and some need to be replaced. There is some broken glass, and some need to be recalked. We need guidance. The windows on the east elevation where several are 2 over 1 and others on the front and west sides have a diamond pattern. It has lovely, exposed rafter tails we want to preserve. The front porch does not have much character. The posts are unremarkable. There is an opportunity to do something to keep with the charm of the rest of house. The front door is recessed in an alcove and needs to be replaced to be more weather tight. It can't be seen from the front porch. With the 2nd floor addition, we wanted to get your opinion. There is an opportunity to distinguish it from where the original roof line is. John is open to it. Additionally, we would like your input on the materials. John is considering hardy shingles for siding. Most of the window casings need to be replaced as you can see through them. We wanted to know if we could get a composite trim or do we need to stay with wood. Also, we wanted to add aluminum gutters. The new proposed roof is a conceptual hipped roof to match what is there. We want to try to continue the exposed rafter tails.

Bergenholtz: So, it's craftsman style?

Ms. Dawson: Yes. We are looking at Anderson E series windows. We will be keeping the diamond pattern on the first floor, and we want to distinguish the new from the old.

Ponder: On the preliminary draft, the first floor doesn't look like a diamond pattern on the windows.

Ms. Dawson: It should be. That was a mistake.

Church: So, the diamond pattern will be recreated?

Ms. Dawson: Yes.

Church: I would want to see something to delineate the 1st to 2nd floors.

Bergenholtz: Is this a Sears house?

Ms. Dawson: It could be, but I'm not sure. It does have the indication and feels like it.

Bergenholtz: Really cool.

Ms. Dawson: We are replacing the garage door with a barn style door. It might fit better since the garage is so small. They would like to demolish the chimney. Does it need to be brick or can we do something else?

Allen: Are you going to use it?

Mr. Marshall: Yes.

Church: Do you need CRMC approval? How close are you to the water?

Mr. Marshall: I will be getting a survey back in a couple of weeks to know for sure.

Bergenholtz: Is it going to be a craftsman style on the 2nd floor?

Ms. Dawson: Yes. We want to extend the style.

Mr. Marshall: I want to save as many rafter tails as possible.

Allen: And still have gutters?

Ms. Dawson: Yes. You won't see the gutter as it will be hidden by the rafter tail.

Allen: I like it.

Bergenholtz: We have been doing a lot of composite gutters.

Ms. Dawson: Have you approved fiberglass composite?

Bergenholtz: Yes.

Allen: However, the hardy shingles, I wouldn't vote for it.

Mr. Marshall: We did a hotel in Newport, and they loved it.

Allen: We're not Newport.

Mr. Marshall: I'm up for anything.

Lima: I don't know what it looks like.

Toth: I think we approved it on a new construction.

Ms. Dawson: There is a cut sheet with information on the shingles.

Ponder: Your preference is to not have a lot of exposure.

Ms. Dawson: We want to have tighter exposure so we can do shingles on the first floor and clapboards on 2nd.

Allen: Differentiate the 1st floor from the 2nd floor is a good idea.

Church: You're keeping the diamond windows on 1st floor and differentiating on the 2nd?

Mr. Marshall: Yes. So, no diamond pattern on the 2nd floor.

Lima: Was there ever a car in that garage?

Church: Could be a Sears garage too.

Ms. Dawson: We want to use the stone that's there and reset it.

Ponder: I like the concept. I think it is appropriate for the street. I agree with Sue, diamond pattern on the 1st floor windows and would like to see a differentiation from new to old.

Allen: You can use the windows from the front of house if you can.

Ms. Dawson: How do we determine that?

Allen: With a site visit. Is it the same size on the side as on the front?

Ms. Dawson: It is a double box bay.

Allen: You should use historic windows on the front.

O'Loughlin: I agree.

Lima: Is there anyone in the audience who would like to speak on this?

Elaine White: (Shows picture of the original house from the Bristol Historic Society to the Commission.) This was a postcard. Anyone who loves or visits the area appreciates the cottage style. The addition of a 2nd floor changes that.

Bergenholtz: Your house is 2 stories.

Ms. White: Three.

Bob Holt: I am against it. My great-grandfather was a doctor and his office was in the building.

Lima: East of this towards Hope Street.

Teitz: Send that in an email to Nick to have in the record.

Mr. Holt: This will impede my property and tenants. Just my opinion.

Catherine Zipf: Let's hope it is not a Sears house. This house has really unique character and features. This proposed plan strips it of uniqueness. It is not good for the District. I think another approach should be taken. It can remain a craftsman style. It could be a kit house. Maybe you can do a smaller addition and push it back.

Brian Clark: I've known John for 50 years. Constitution Street is a tight knit group. He knows what needs to be done. The Board should be comfortable with him.

Lima: Anything else?

Mr. Marshall: I'm trying to keep everything and just want to make it more livable. I came for your feedback. I appreciate your time.

Church: Would you consider moving the addition back?

Mr. Marshall: The house is only 800sqft.

Church: Catherine makes some good points.

Lima: Anyone else have anything to say.

Ponder: I like the concept. We can give you the address of the one Catherine referred to so you can look at it. It is something to consider.

Lima: Go look at the one she referred to.

Mr. Marshall: I thought we came up with a good design, but I will take a look.

Lima: It looks promising.

Allen: I'm on the fence. I just don't know if it is appropriate.

O'Loughlin: I think it makes sense to make it a little different.

Mr. Marhsall: Thank you.

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

Lima: At 96 State Street, the front porch is off. We need to check to make sure they're doing what they were supposed to be doing.

Nick: I will check that.

Church: There is a neon open sign at Roberto's Café.

Allen: Not just them, there are several in the Town.

Toth: I have spoken to all of the businesses, and they all have told me they're not going to do anything about it.

Church: What about Ray?

Nick: I will talk to Ray.

Lima: Just worried that if everyone gets neon signs, where do we stand.

Andy: We can't discuss it tonight. We have been working on it.

9. Adjourned at 10:22 PM