

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, September 5, 2024
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

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

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

1. Pledge of Allegiance

The meeting was called to order at 7:00 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Toth, Teitz, Allen, Lima, Millard, Church, Ponder, and O'Loughlin

Absent: Bergenholtz

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the August 1, 2024 meeting.

Lima: Let's review the minutes of the meeting of August 1, 2024. Any additions, corrections, or is there anything that needs to be discussed?

Ponder: No.

Allen: Question do I vote or not vote since I wasn't here.

Teitz: You can vote.

Allen: Thank you.

Lima: Can we have a motion?

Ponder: I will

Motion made by Ponder to accept the minutes of the August 1, 2024 meeting as presented; Seconded by Allen.

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

Lima: So moved.

3. **Application Reviews**

3A. 24-114 - 617 Hope Street, Peter Sansone Discuss and act on removal of fence on street frontage.

Peter Sansone present.

Millard: Do I have to do a new recusal since I did one the last time?

Teitz: You need to do one for each meeting.

Millard recused.

Allen: Reads history of the house into the record.
"FRANCIS M. DIMOND HOUSE 1838, c. 1970s: One of Hope Street's two remaining Greek Revival temple-form houses, this one was designed by Russell Warren for Dimond 1796-1858. One of the first Greek Revival houses in the state, it is a 2-story, end-gable-roofed building with a full-height tetrastyle portico fluted Ionic columns. The entrance repeats the Ionic motif. A polygonal Gothic bay with lancet windows and applied quatrefoils projects from the dining room on the southwest corner. Interior Greek detailing, including marble fireplaces in the double parlor, is intact. One year after the house's construction, Dimond, who had served as Vice-Consul at Havana and later Consul at Port-au-Prince, declared bankruptcy. The property was sold to Joseph L. Gardner, merchant and owner of Gardner's Wharf on Thames Street."

Sansone: I'm here for the fence in the front which is wood. It has metal parts which I want to keep. I want to take the fence out and replace with arborvitae.

Allen: Are you keeping the metal posts?

Sansone: Yes, leaving the metal and removing the wood. It is concaving and it needs to be done. I want to place some nice bushes there which would be the same height. People across the street have bushes. It will be done by a landscaping company.

Allen: Be careful with arborvitaes. They will get really tall if not taken care of.

Sansone: We will take care of them. It will be done by a landscaper.

Lima: Any questions?

Church: The fence is a distinctive feature of the property and streetscape. It's a style seen often in Town. How long has it been there?

Sansone: At least since 1971.

Church: I think it adds character and it should be replaced.

Lima: You are keeping the black end pieces?

Sansone: Yes.

Church: They are deteriorating.

Ponder: Are you replacing the fence?

Sansone: No, just putting bushes.

Ponder: Okay.

Sansone: If I did another wood fence, the same thing would happen. Also, people get drunk and lean on it and gets ruined. I've had to replace things.

Church: Other fences have been repaired.

Sansone: It can't be repaired.

Church: The standards states it should be repaired.

Sansone: It can't be repaired.

Allen: I'd hate to see it go. I realize that it is in very much disrepair. I would like to poll everyone?

O'Loughlin: You want to do it like the house across the street which is showing in the photo?

Sansone: Yes.

Ponder: Like John and Sue, I get it. I have mixed emotions, but no problem.

Lima: No problem with it. I have wood and I know how difficult it is. Is there anyone in the audience who would like to speak for or against this project?

Teitz: We don't control landscaping if it is not hardscaping. If you are fine with it, ok. There are concerns with the height of the arborvitae and it should be put as a condition with limitation of what is going up there.

Sansone: Understandable. I'm not looking to block the house from the public.

Lima: Does anyone want to make a motion?

Ponder: I will.

Motion made by Ponder to approve the application as presented to remove the wood fence on the street frontage with the following conditions: 1) the metal post to be retained; and 2) a height limit of 3ft on hedges if planted; Seconded by Allen.

Peter: They will be the same height of the fence.

Allen: Look for more of a scrub instead of an arborvitae.

Voting Yea: Ponder, Millard, Allen, Lima, and O'Loughlin

Opposed: Church

Vote: 4-1

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Your Certificate of Appropriateness will be available.

Toth: Online next week.

Lima: Nick will give you John's information and you will be good to go after the approval. Please put the Certificate in the front window where visible.

3B. 24-122: 93 Bradford St, Michael Campagna Discuss and act on removal of outside stairwell on Central St elevation and eliminate doorway.

No one present.

Teitz: You can hold it for later in the meeting.

Lima: Do we need a motion for that?

Teitz: No.

(Returning to matter at end of meeting.)

Toth: Is there anyone here for Bradford? No one?

Lima: Can we have a motion to move it to October?

Ponder: Sure.

Motion made by Ponder to move said application to the October meeting; Seconded by Church.

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

3C. 24-126: 240 High St, State House Foundation/Santa House Discuss and Act on installation of Santa House on Bristol State House property between first week of November and second week of February.

Mike Reilly present and Brian Morrisette present

Reilly: We are bringing the Santa House back to the Statehouse foundation.

Toth: I included the previous application from earlier this year.

Reilly: I think it is really important for what we are trying to do. It is not pictures with Santa. It is so much more. It is very unique in the country. No one else is doing what we do. Our core mission is to provide a holiday experience to children and families with special needs children of all ages. We've had adults, seniors, and anyone with accessibility issues. It is open to the public on certain days. We have specific days for those families.

Allen: Are we looking at this as an annual thing?

Reilly: We would like to do every year. We had such a huge outpour. We had a family from Alaska and California. We had a family coming to Boston Children's Hospital for pre-surgery procedures and the daughter was in the hospital for 6 to 8 months after it. They came in and it was a wonderful thing.

Ponder: Are we giving you permanent temporary approval?

Reilly: We would love to, but we're not sure how we do that. It can get damaged with every move. We have to rely on the good will with the Town. People don't charge us to move it and we are very grateful for all of the help and for letting us have it there. I would love to find a permanent location for it. Statehouse foundation is happy to have it there and we are very respectful and work with them. We want to find permanent location in the Town.

Ponder: So will you have to come back for this every year?

Reilly: Yes.

Allen: Andy, can we do that?

Teitz: No, there is a whole different standard that would apply.

Allen: So, can we approve?

Teitz: No.

Toth: You mean like a rolling approval?

Teitz: No.

Lima: How about Vet's Park?

Reilly: We would like a downtown location. It brings more people into the Town. It adds charm and a distinct quality to Bristol. There is no other like what we are doing here. We had 4,100 people come through the house last year and 251 families served.

Ponder: Was that your biggest year?

Reilly: Yes.

Lima: A permanent space on the Common would not be appropriate at this time. I don't know if there is any other possibility.

Reilly: We're always looking.

Lima: Maybe a space on the Common that wouldn't be on High Street. That's why I suggested Vet's Park since it has parking, etc.

Reilly: We will keep an open mind. Who knows.

Lima: Maybe Terrace Field. Perhaps somewhere on the field that could be a permanent spot. I'm just thinking out loud. It is a valuable asset to families and kids. It is very nice and unfortunately, I can't say it should be permanent on the Common. Is there anyone in the audience who would like to speak for or against this? Can we have a motion?

Allen: I'll do it.

Motion made by Allen to accept the application as presented for the temporary location of the Santa House on the Statehouse foundation from November 24, 2024 to January 31, 2025; Seconded by Ponder.

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

Secretary of Standards: #9

Project Monitor: Ory Lima

3D. 24-128: 195 High Street, Peggy Frederick Discuss and act on update from approved Marvin Ultimate Windows to Anderson Woodrights. Discuss and act on porch and associated materials.

Peggy Frederick present.

Frederick: I'm here for the exterior materials and a change of request of windows manufacture. I have included a materials list and specs. The windows were previously approved for Marvin Ultimate historic with casings. The builder is recommending Anderson 400 series Woodrights. I can keep more of what is there. The Anderson 400 Woodrights are a direct competitor to the

Marvin windows. It is simulated divided and aluminum clad exterior on both. They are very much the same window, just a different brand and a little cheaper.

Ponder: Are they 6 over 6?

Frederick: Yes, double hung 6 over 6. It's a nice window. \$1,300 per window just for insert and not the whole window.

Lima: Next.

Frederick: Next are the materials for the exterior of the house. I presented a drawing from the last meeting and nothing has changed. We're going to use mostly cedar and mahogany. I would like to use round columns made of fiberglass which is stronger and pine is another option but the pine will rot. It is expensive to reconstruct the whole porch.

Lima: Have you considered wood bases around the columns?

Allen: Does it come with a base?

Frederick: It does.

Lima: Okay.

Allen: It is a good replacement.

Frederick: That's what was recommended. Either pine or fiberglass.

Allen: Paint?

Ponder: Is the block under the column included? (Shows picture to Frederick.)

Frederick: Yes, it's part of it.

Church: And are they painted?

Frederick: Yes, for the front.

Lima: And the back?

Frederick: No. I don't have the materials for the back at this point.

Lima: I was wondering if we could do the back as well.

Frederick: It's going to be cedar.

Lima: We can specify the floor and columns.

Frederick: It will be a screened-in porch, no columns, and it will be cedar and mahogany. I need to come back for the back.

Lima: Okay, so we won't. So, what are the materials for the windows and front porch?

Frederick: For the entire front of the outside, the ceiling is beadboard 1x6 pine. I am requesting a metal roof on the porch. I have the specs sheet on that.

Ponder: What kind of metal?

Frederick: Steel.

Allen: Although we don't have purview over color, what is the color of the roof?

Frederick: Black like the rest of the roof. Jim said you approved a metal roof at 92 State Street.

Allen: Yes, that is not visible from the street. That was the first one we did.

Frederick: I like it more than asphalt as it is not as attractive.

Church: I think it would be okay.

Millard: What is the pitch on the porch?

Frederick: I can show you on the plan. It is not a huge amount of metal.

Ponder: I like it.

Allen: There are 2 houses down on Thames that also have metal roofs. There are 3 other examples and two are visible from the street. The other is more like a shingle and I don't care for it. This is good.

Frederick: On the porch, I want to use cedar on the floor with mahogany treads. I want to remove what is rotted and keep what I can. The back of the house currently is cedar shakes and will put clapboard 1½"x6" cedar. Downspouts will be aluminum round and gutters

will be aluminum as well. Same as on Bradford Street. Owens Corning duration asphalt shingle roof will be black as well.

Toth: The roof portion is administrative.

O'Loughlin: Aluminum gutters? Is that okay?

Lima: We have not approved aluminum if there was other gutters on a house before. This is new as there was nothing there before.

O'Loughlin: Okay.

Frederick: You did approve the same for my house on Bradford four years ago.

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

Ponder: Sure.

Motion made by Ponder to approve the application as presented regarding changing the of windows and to approve the exterior materials as presented. Finding of fact that the aluminum gutters are considered new construction and the metal roof on the porch is considered new construction as well; Seconded by Allen.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: The Certificate of Appropriateness will be available. Nick will let you know. Be sure to put it in the front where visible.

Allen: The house is moved back on the foundation and porch will be forward. Correct?

Frederick: Yes, 10ft between the house and sidewalk.

3E. **24-129: 23 Burton St, Jesse Cohen** Discuss and act on installation 1 exterior wrought iron railing install on front stairs/porch.

Jesse Coen present.

Allen reads history into record. "WILLIAM H. BUFFINGTON, SR., HOUSE c. 1882 Two 3.bay, end-gable-roof vernacular cottages with typical full-width porches, displaying scrolled brackets and turned balusters. Number twenty-three was built for the proprietor of the Central Drug Store on State Street. Number twenty-four was built for Frank L. Bowen, an employee at the rubber works."

Coen: Thank you. I'm looking to install a wrought iron railing on the front porch. There is no railing there now. My aging parents who visit often need it. I think this is an elegant solution for this.

Allen: If you have walked around the area, have you seen there are wooden columns then wrought iron off of it?

Coen: Saw wrought iron railing but have not looked for that.

Allen: Most that I've seen are wood with wrought iron.

Coen: When we moved in there were some wood railings there that were more dangers to use and not historic. They were strictly utilitarian and completely rotted. I probably would have come here first knowing what I know now.

Lima: We have a picture.

Coen: I'm curious what you think.

Lima: It shows a wood railing and this picture was before 2014 when it was sold. My guess is those railings are not original.

Church: I prefer wood railings instead of metal even with a wood post. Wood is much more appropriate. I think you could replicate the spindles of the porch on the rails or even the 1" square posts.

Coen: What I took down had nothing to do with the original house.

Church: It doesn't have to be original. It is just much more appropriate to have a wood rail.

Lima: The house on High Street that came before us had wrought iron on the west side of High.

Coen: The yellow house?

Lima: They had a similar situation.

Coen: Theirs is wrought iron.

Lima: It has been approved.

Church: That was supposed to be temporary.

Lima: No, not that one. It is near Church or Constitution near Peggy's house. It might have been Ed Travers who used to live. They have a wrought iron and we did approve that.

Church: We don't have to approve this just because we did that.

Lima: I'm just using it for reference for this application.

Coen: 183 High Street I think is the address.

Millard: Are you taking the metal down to the first stone step and secure it there?

Coen: Yes.

Millard: And the other end just above the top of the railing?

Coen: Yes.

Lima: The railing on porch is not to code but we can't change it.

Coen: The contractor will attach it to the column but not sure at what point. He is a reputable contractor and I trust his judgment.

Lima: What you could do is check with the building inspector to make sure it is up to spec for them for safety and height requirements.

Coen: Okay.

Millard: I'm going through a struggle with my own house. Just concerned.

Church: I still think the rails should be wood.

Allen: Agree.

Ponder: There are a lot of examples around the District. The streetscape on Burton Street all have wood railing to tie back in. I think you have a good solution if you are not willing to use wood. It is more appropriate to have wood on it.

Coen: How can we reconcile approving it in other instances but not here?

Church: Each house is individually judged, and the streetscape is considered.

Coen: What is it about my house that makes it less appropriate?

Church: I don't care about others. We're talking about this one.

Coen: You have a strong opinion.

Church: That is what was there and you took it down.

Coen: It was rotted.

Toth: That happened 10 years ago.

Church: I don't know it was 10 years ago.

Coen: It was when I moved in 10 years ago.

Ponder: Have we found a precedent that there was a metal railing replaced from wood.

Lima: On High Street.

Coen: There are a lot around the Town.

O'Loughlin: I think its fine and it is not changing the nature of the house.

Allen: I think it should be wood since there was wood there. I don't know having wrought iron out of wood columns is appropriate.

Church: 183 High Street is an entirely different style of house built at a different time. This is a Greek revival.

Lima: Let's take a poll.

Church: No.

Millard: Yes.

Ponder: Yes. I think wood is better but this is a good solution.

Allen: Wood.

O'Loughlin: Yes.

Lima: I would vote yes. So, you're only asking for exterior wrought iron railing.

Coen: Correct.

Lima: Can we have motion?

Ponder: I will.

Motion made by Ponder to approve the application as presented to install one exterior wrought iron railing as presented with a finding of fact that there was a wood railing allegedly original on the house that were removed for safety concern and applicant is now installing wrought iron.

Teitz: Asking for more finding of fact. It needs to have something specific, not out of character on a historic basis. Railing is needed there for safety. Need to have it.

Ponder: Finding of fact there is a presence of wrought iron in the Historic District and the wood was deteriorated and removed from the house.

Teitz: That's not appropriate either. It needs to be more specific.

Church: Standard?

Ponder: #9.

Church: It shall be differentiated from the old. Metal is not compatible.

Lima: It is because that is what the applicant is bringing before us. There are others in the District.

Church: We can't judge on other builds.

Lima: The homeowner is asking us to look at it. Andy?

Church: Just because someone has aluminum doesn't mean everyone can. Just because someone has wrought iron doesn't mean he can.

Lima: Because?

Coen: It was unsafe and unsightly and installed by a carpenter who put up utilitarian things.

Teitz: We don't have to get into that. We have a photo on the Tax Assessor card which shows wood railings which could be original.

Church: But they were appropriate.

Teitz: It doesn't matter what was there. The question is what is appropriate for the design and there is a difference of opinion. Looking for a particular fact that in general wrought iron railings are appropriate for the period of significance for the Historic District. Finding would be appropriate to add even though the rest is wood. The simplicity of these would differentiate them as a modern addition. You don't want ornate railing to copy what was there before. Simplicity would differentiate them from historic fabric of house.

Ponder: Find of fact is that they are appropriate to this house because wrought iron is appropriate to the period of historic significance with many examples in District, notwithstanding the existence of wood porch railings on the house, wrought iron would also be appropriate and differentiates it from the history fabric by the modern simplistic design of the new railing. Also upon the condition of the homeowner getting a drawing and subject to the Project Monitor approving the final design of the railings and attachment to the wooden structure; Seconded by O'Loughlin.

Lima: I think that it would be appropriate for us to request from the homeowner how it will be attached.

Toth: That may have to be submitted with the building permit. We can add it. Send it to me and I will get it to everyone.

Voting Yea: Ponder, Lima, Millard, and O'Loughlin

Opposed: Church and Allen

Motion carries 4 to 2

Secretary of Standards: #9

Project Monitor: Chris Ponder.

Lima: When the Certificate of Appropriateness is available Nick will let you know. Please put it in front. Any questions let Chris know. Don't forget the height restrictions. Check with the building inspector first before purchasing anything. Put plans in ahead of time.

Coen: Thank you.

3F. 24-130: 34 Byfield St, Rosemarie Sirois Discuss and act on installation of porch on front elevation. Discuss and act on installation on plunge pool in rear yard.

Toth: The applicant didn't provide plans after applying and requested that this item be continued to next month.

Lima: Do we need to do a motion?

Teitz: Yes.

Motion made by Allen to move the application to the October meeting; Seconded Millard.

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

4. Concept Review

5. Monitor Reports & Project Updates

Lima: Any Project Monitor reports?

Allen: On 42 Bradford Street, talking about the replacement windows. We approved their window selection but wanted to see if he could find one with narrower muntins. Nick got a call from the contractor, the manufacturer did not have one. I suggested another manufacturer and I said I didn't feel comfortable approving the original application change with that because it was clearly the consensus was that the muntins need to be narrower. I haven't heard anything since that time.

Toth: I have not heard from the contractor at this time.

Lima: We'll keep an eye on it. Maybe Ray can keep an extra eye.

Toth: The contractor will not move forward without approval.

6. HDC Coordinator Reports & Project Updates

Lima: Any coordinator reports?

Toth: There was an issue but it was brought to building inspector and it is being rectified.

Lima: Okay.

7. HDC Coordinator Approvals

8. Other Business

Lima: Congratulations to Mike on becoming a permanent member. An alternate position is to be advertised.

Ponder: For 2 alternate openings?

Toth: Yes, need 2. If anyone knows someone, please send them our way when the positions are posted.

Teitz: You don't have to wait. They can just show up to clerk's office.

Toth: Please, we need alternates.

Lima: Anything else?

Toth: Nothing in particular. John called earlier about the awarded grant. No movement on it yet, waiting for the State. Hopefully next week. Then can put specifications and design guidelines for use by the Commission and applicants.

Lima: I will take back the 93 Bradford stuff so Nick doesn't have to do it again. Nick, anything else?

Lima: Nick, any approvals we need to discuss?

Toth: Not at this time. If you do see anything around Town, let me know. Approvals are online. Administrative approvals are online with all the information.

Allen: I had a hard time on the portal.

Toth: I will look at it. The online portal increases transparency.

Ponder: Question about the Administrative approvals on the Quito's side of the boardwalk. There is lots of lumber over there.

Toth: Town boardwalk?

Ponder: On the front of Stone Harbor.

Teitz: That is owned and maintained by Stone Harbor. If they're replacing in kind, I don't think they need approval.

Toth: I think HDC involvement ends at the water's edge. So I think a lot of docks don't require building permits and go through CRMC. I can walk by tomorrow.

Teitz: Going into Quito's?

Allen: They replaced their tents.

Teitz: That was a couple of years ago.

Allen: No, they just did it again.

Teitz: They only did fabric.

Allen: They replaced the metal.

Toth: Is it a temporary structure?

Teitz: No, permanent. I remember meeting years ago on it.

Allen: They just did it this year.

Toth: Who is the owner?

Lima: Quito's.

Ponder: There was storm damage.

Toth: I will work with Ray on it.

Lima: The brick building on the corner of Franklin and Wood. Do they have a permit?

Toth: They're replacing flashing. I talked to them.

Lima: I don't think so. It said on the sign brick and masonry.

Toth: If they are just repairing and repointing the brick then that is exempt. I can take a walk up there tomorrow.

Lima: It is part of the Historic District. I've been up on roof before it became the senior housing.

Toth: 500 Wood Street is aware, and I have had to remind them. They've been good lately. Brito property?

Lima: No, on the north end under the arch.

Toth: If they're just doing repointing, they're fine. Diane and I are there at the thrift store all of the time, so we'll keep our eyes on it.

Lima: I told Nick that I saw movement at old Brit's gas station the other day.

Toth: Ray is trying to make contact with the owner to seen what is going on.

Lima: Nothing was happening but people were in the building. He also put up blockade so no one would park in the lot.

Toth: I think they're just checking it out for preliminary planning.

Lima: Especially since it is in the flood plain.

Toth: I wouldn't be surprised if they come in for zoning, etc. We'll keep an eye on things.

Lima: Anything else?

Allen: Motion to discuss 12/14 Bradford Street; Seconded by Church.

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

Allen: The house was approved for a new porch. The configuration was to be wood lattice underneath the porch and stairs going down both sides. I questioned that during construction, and it never got addressed. I think the lattice work looks cheap.

Millard: I think he's done a good job. I was the Project Monitor on it. He wanted to cover the concrete steps with a wood frame. I think it is the lattice configuration is what you don't like.

Allen: It's plastic?

Millard: It's plastic. No, I don't think so.

Allen: Yes.

Millard: I will check. I think he couldn't get the proper dimension for the piece of lattice work and said he would paint what he could get. Did you touch it?

Allen: Yes. I am concerned because we approved something then he changed it.

Millard: I was impressed with everything else he did. He is in charge of the school in Newport, the boat building school.

Lima: I think there is enough wood lattice available and if he tried to sneak plastic, that's wrong.

Millard: I will talk to him about it.

Allen: It is a small space.

Millard: He could make lattice that would be more appropriate. I had to defend him because I was impressed.

Lima: Should we put it on for next month for a report back?

Teitz: She can report back under the Project Monitor reports.

Lima: Okay.

Teitz: Just want everyone to know that the next meeting is on a different night, Monday night September 30th for the October meeting.

Lima: Okay. Is there any old business or new business?

Ponder: Can we make a motion to add 195 High Street on for discussion?

Teitz: I don't feel comfortable adding something that was already on the agenda.

Ponder: Okay.

Teitz: Just let Nick know your question.

Ponder: Okay.

Lima: Can we have a motion to adjourn?

Allen: Sure.

Motion made by Allen to adjourn the meeting; Seconded by Ponder.

9. Adjourned at 8:45 PM