



## BRISTOL HISTORIC DISTRICT COMMISSION

AUGUST 4, 2022 MINUTES

TOWN HALL  
10 COURT ST.  
BRISTOL, RI 02809  
401-253-7000

Held: August 4, 2022 at 10 Court Street (Town Hall), Bristol, Rhode Island  
Present: Chairman Oryann Lima, Vice Chairman John Allen, Secretary Mary Millard,  
Benjamin Bergenholtz, Sally Butler, Victor Cabral, Christopher Ponder  
Also Present: Andy Teitz, Esq. Assistant Town Solicitor, Jonathan Ames HDC Coordinator,  
Susan Church  
Absent: Christopher Ponder

Chairman Ory Lima brought the meeting to order at 7:00 pm.

The meeting began with the Pledge of Allegiance. The Commissioners then discussed and approved the July 7<sup>th</sup> Minutes without changes.

First: Sally Butler  
Second: Ben Bergenholtz  
Vote: 7-0

The Commissioners then discussed the July 22<sup>nd</sup> special visitation meeting minutes. Andy Teitz proposed a few changes, as approved by Ory Lima, and Ben Bergenholtz suggested a few comments as well.

First: Victor Cabral  
Second: Sally Butler  
Vote: 7-0

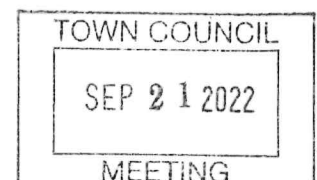
Andy Tietz then announced that Susan Church has applied for the Commissioner position made vacant by Sonny Furtado's retirement. She has been unanimously appointed by the Town Council, but because she has not yet been sworn in, she is attending the meeting as a non-voting member of the public.

### Applications

#21-041-B: 500 Wood Street, Unity Park

Chris Fartudier represented the project. The project is for two signs, one for Pivotal Brewing, the other for Chris Cote Architecture. Chris brought examples of the signs as supplemental exhibits for the Commissioners.

Chris explained that the sign for Pivotal Brewing will be made of wood and painted blue, with the same dimensions as described in the application and the exhibit. Ory asked if the sign



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complies with the town's zoning codes and asked to confirm that the material is wood. Chris confirmed both, that the sign is no bigger than anything else on the property and that it will be painted wood.

Chris continued and explained that the sign for Chris Cote Architecture, and Mrs. Cote's business, will be made of steel, approximately 26-inches by 16-inches, and that the letters will be cut-out. Ory and Victor asked about how the sign will be affixed to the structure. Victor suggested that signs be affixed to the mortar between the bricks so as to not disturb or damage the bricks themselves.

Motion: To accept application #21-041-B: 500 Wood Street, for the signs for the two businesses (Pivotal Brewing, Chris Cote Architecture) as presented.  
First: John Allen  
Second: Victor Cabral  
Vote: 7-0  
Monitor: John Allen  
Standards: #9

### #22-035: 51 Union Street

Sebastian and Barbara Wordell, and their architect Chris Cote, presented. Sebastian brought architectural drawings and cut sheets as supplemental materials for the Commissioners. Sebastian began by explaining that he is returning after his concept review applications earlier this year. He is trying to construct a wrap-around porch similar to one that was previously built on the house some centuries ago but has since been removed. He wants to build it so its ornament will match that of the rear porch.

Victor began by asking whether the porch will change or disturb the existing door and doorframe on the house's façade. Sebastian confirmed that the door will remain unchanged.

Sebastian continued and explained that the porch and lattice ornament will be made of natural wood with brick columns supporting the corners. John asked about the proposed material in the project, fused bamboo. Sebastian and Chris explained that fused bamboo is a composite, but natural, wood, that is new to the industry but is intended to resist water rot and remain durable throughout its life. Sally asked about the expected lifespan of the product, and Sebastian suggested the information was in the packet. He passed out a sample of the wood to the Commissioners, Ben explained that it was rather dense. Sebastian confirmed that there will be no plastic nor vinyl used in this construction: that the porch will be made of natural or painted pressure treated wood.

Mary asked about the date of a certain photograph, one showing the original porch on the house. Sebastian could not confirm the exact date, but claimed it was taken some time in the nineteenth century. Mary noted that the porch on the house had more elaborate ornament than that being presented, and Sebastian replied that this is because he intends to match the simpler ornament present in the rear porch. John asked about the columns in the proposed plans, compared to the

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columns displayed in the photograph. Sebastian explained he intends to use typical Tuscan columns in the proposed porch.

Motion: To accept application #22-035: 51 Union Street to replace the pre-existing wrap around porch, originally a part of the house when it was built.  
First: Victor Cabral  
Second: Sally Butler  
Vote: 7-0  
Monitor: Victor Cabral  
Standards: #6, #9

### #22-050: 213 High Street

Scott Anthony Braga presented. Sally Butler recused herself. Ory asked if we had obtained the property owner's permission for Scott to appear on their behalf, and Scott explained that the owner is aware he is presenting, that she read the legal notice in the paper, and that they received a letter from Andy, and that he will endeavor to obtain something in writing. The Commission agreed any possible Certificate would be issue pending that letter. Scott explained that his absences in the previous months were not malicious and purely accidental.

Scott is applying to keep his vinyl sign permanently affixed to the property, rather than relying on the temporary signage clause in the town's codes. He is applying to keep the sign as is, affixed to the façade with gromets and wood screws. When he originally posted the sign, he made sure to keep the same dimensions and use the same screw-holes to avoid unnecessary damage.

John does not think that this sign is appropriate and that it has been posted beyond what it permissible for a temporary sign. He also explained that it is more similar to a banner than a sign and should not have been granted. Victor agreed, explained that it is not appropriate, and that a wooden sign would be better. Scott asked if he could install a wooden sign with a bracket after this meeting, Ory explained that he would have to attend another meeting for the Commission's approval. Andy suggested he reach out to Ed Tanner to discuss the proper height for the sign.

Ory explained that the painted advertising in the windows of the property need not be removed while he addresses the issue with the vinyl sign, so he may continue to advertise his business.

Motion: To continue application #22-050: 213 High Street, to the September meeting, on the condition that the applicant brings new sign plans, bring an authorization letter from the owner, and removed the non-compliant vinyl sign.  
First: John Allen  
Second: Victor Cabral  
Vote: 7-0



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### #22-071: 250 Metacom Avenue, Mount Hope Farm

Brenda Turchetta and Ruth Mallie presented. They are representing their project, the Story Walk at Mount Hope Farm. She began by addressing the Commissioner's concerns from the July special meeting and how to move the signs farther into the grove to keep the signs hidden from the street. After discussing the matter internally, Mount Hope Farm is prepared to move the signs according to the Commissioner's preference. There will be eighteen signs total, either dark or regular brown, with signs for donations and volunteers. Turchetta explained that the eighteen signs are required to display the thirty-six pages of the books for the exhibit. The purpose of the project is to get families to enjoy the exhibit, scenery, and nature, free from the hinderance of contemporary technology.

John is concerned that the signs will detract from the open space, the historical integrity of the open space on the property, and the visibility from the street. He did admit that he wasn't present at the site visit. Ben had similar concerns and suggested that there be a "sunset clause," or a condition that the applicant reappear in front of the Commission after a period of years to

Turchetta explained that signs were not tall, that they are angled, and have an open slot-door to allow the books to slide in and out. They intend to rotate different books to have a new book for every month to fit a monthly theme on the farm. John suggested a model similar to one at Johnson and Wales, where the faded and sun-bleached side of the sign could be turned over to a new, fresh side so as to keep the display legible and visible.

Motion: To approve application #22-071: 250 Metacom Avenue, Mount Hope Farm, for the Story Walk, as discusses at this meeting and the site visit in July. This approval is valid only for five years after the date of this Certificate of Appropriateness (such date being that as written on the "Approval" stamp on the rear of the Certificate): the applicant will be required to return to the Commission at that time to seek further approval of the project.

First: Sally Butler  
Second: Ory Lima  
Vote: 7-0  
Monitor: Chris Ponder  
Standards: #1

### #22-068: 250 Metacom Avenue, Mount Hope Farm

Brenda Turchetta and Mike Janerio presented to discuss the plastic hand railings on the deck at the Lodge on the property. At the July meeting, the railings were not yet painted. Since that meeting, the railings have been painted.

Ory asked if it was approved pursuant to the State grant, and John asked if the Rhode Island Historic Preservation & Heritage Commission ("State Preservation Office") has seen and approved of the plastic railings. Brenda explained that they did not receive the grant and that Mount Hope only submitted the plan to this Commission and obtained with approval. John and

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Brenda discussed the appropriateness of the plastic railing compared to a metal railing, and Brenda and Mike explained that the plastic railing was chosen by their contractor after discussion with the town Building Inspector for relevant safety reasons, as metal gets very hot in the sun and can't have the desired shape to accommodate visitors trying to walk up the steps. Ory was confused as to why this Commission was never given any notification of these interior, additional railings which were not included in the previous design approved by the Commission and the State Preservation Office. Ory asked Andy if they could seek information from the Building Inspector, and Andy reminded the Commission that the Building Inspector isn't so much concerned with material as they are concerned about safety and accessibility.

Victor suggested that because the railings are there for safety reasons and has no problem approving these railings. Mary suggested that upkeep issues created by wood would complicate the handicap and safety issues the railing is meant to address and agrees with Victor. Sally thinks that the plastic railings were a good faith effort to balance historical integrity and modern safety concerns.

Ben explained that he was concerned about the precedent this decision may set for the district. Ben and Ory suggested other sites where wooden railings could serve the same purpose as the plastic railings, and Andy reminded the Commission that the code requires the railings to reach past the first time to permit someone to grip the handle. John recommended that the applicant should have returned to Commission to inform them of the change. Ory reminded the Commission that this was vaguely address at an earlier visit but agreed with John.

Motion: To continue #22-068: 250 Metacom Avenue, Mount Hope Farm, for the stair railing at Cove Cabin, to the October meeting, and to reach out to the Rhode Island Historic Preservation & Heritage Commission to seek their determination and recommendation in the meantime.  
First: John Allen  
Second: Mary Millard  
Vote: 7-0

### #22-086: 250 Metacom Avenue, Mount Hope Farm

Brenda Turchetta presented. Mount Hope Farm intends to build a new barn and are applying to permit the new construction and move two currently existing structures to make way for the new barn. The one they seek to move is not on the National Register of Historic Places: they intend to move them straight back without changing the design, orientation, or format. This is to help provide a space for animals to live in while they build a new barn.

Victor asked whether there will be anything else done to the structure. Brenda explained that they will have to disable part of it, but that their contractors confirmed it could be detached and reattached.

Motion: To accept application #22-086: 250 Metacom Avenue, Mount Hope Farm, for the relocation of two animal sheds as presented in the application.



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First: John Allen  
Second: Victor Cabral  
Vote: 7-0  
Monitor: Chris Ponder  
Standards: #9

### #22-051: 39 High Street

Lisa Raiola and Katie Ryan, her contractor, presented. They are seeking to install a wooden picket fence to conceal a generator installed on the property. The fence is meant to match the existing fence on the property.

Sally asked about the material of the fence, Lisa confirmed wood. Victor commented that a true, historic picket fence does not have the same curvature as presented in the application but is instead smooth and plain. John asked to confirm how it would conceal the generator, and Ben asked about whether the height of this proposed fence is taller than the current fence. Lisa and Kate confirmed that it does conceal the generator, and that it is the same height as other fencing on the property. John also suggested that there might be something commercially available that better fits the patterns of the existing fencing on the property.

Motion: To approve application #22-051: 39 High Street, for a fence used to shield the generator previously installed: a similar fence which the applicant will provide for the Commission's files, with the same shape and height as the existing fence running perpendicular to the house.

First: John Allen  
Second: Ben Bergenholtz  
Vote: 7-0  
Monitor: John Allen  
Standards: #9

### #22-057: 15-17 John Street

John Allen read a history of the house. Michael Januario presented. This application was moved to a later meeting because the homeowner was not willing to grant approval for the proposed project at this time. The applicant will notify the Coordinator's office to organize a re-appearance.

### #22-007-C: 417 Hope Street

This applicant has reached out to the Coordinator's office and has asked to be moved to the September meeting.

Motion: To move application #22-007-C: 417 Hope Street, to the September meeting.

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First: Victor Cabral  
Second: John Allen  
Vote: 7-0

### #22-087: 464 Hope Street, Citizen's Bank

John read a history of the property in the record. Josh Healey and Henry Lewis represented the project. They hope to make some exterior renovations, involving painting and changing signage, removing some ornamental symbols on the outside, removing the canopy, removing signage on the corner, replace some signage, ornamental symbols and ornamental gaps with fiber cement that looks like wood. They want to undergo this project to maintain a modern image and update their branding.

The Commission then proceeded to explain the historical, architectural, and historical significance of the structure and its ornament, and its connection to Hugh Townley, an artist and architect, as the applicants were unaware of the scope of the changes they were proposing. John, Ory, and Victor impressed the importance of the façade, elevation, and the ornamental art and symbols to the applicants. The applicants are willing to work with the Commission and local historians and architects to better understand the history of the structure and the modify the project further. Andy and the Commission recommended that they change their plans and come back for a concept review for next month's meeting.

Motion: To move application #22-087: 464 Hope Street, Citizen's Bank, to the September meeting for a concept review.  
First: Ory Lima  
Second: John Allen  
Vote: 7-0

### #22-072: 123 High Street

John read a history of the house. Jay Buckley presented. He wants to replace the cedar railing on his rear porch with composite railing and want to add more railing for safety. The current cedar railing is rotting and does not wrap around the entire deck. He explained that the deck is historically significant, is located about seventy feet from the sidewalk, and will not be discernable from the street.

Ben, Vic, and Jay discussed the proposed materials, that the proposed railings certainly look like wood and will be indiscernible when painted.

Motion: To accept application #22-072: 123 High Street, to replace existing cedar deck railing with composite to match existing materials, and to complete the composite railing. Findings of fact including that the area to be worked on is barely visible from the street.  
First: John Allen

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Second: Mary Millard  
Vote: 7-0  
Monitor: Victor Cabral  
Standards: #9

### #22-080: 265 Hope Street

William Curtis presented. He's applying to replace the gravel driveway with Boston colonial clay brick and cobblestone. He brought examples of brick and some stone as supplemental exhibits for the Commissioners. He noted that other properties in the district have that same herringbone brick pattern.

John asked about the materials and color, and Jay explained that they are a natural stone with a greyish-white color. John asked the applicant to submit a photograph of the cobblestone for the property files, and Jay agreed to submit one. John also asked about the planter: Jay explained that the planter will be moved from the edge of the driveway to the house.

Motion: To accept application #22-080: 265 High Street, to excavate and remove stone already in the driveway and replace with new stone and colonial brick in a herringbone, double pattern.  
First: Sally Bulter  
Second: Victor Cabral  
Vote: 7-0  
Monitor: Mary Millard  
Standards: #9

### #21-083: 27 Byfield Street

John read a history of the property. Sally recused herself. Carrie and David Kurland represented. They discovered they need to replace less in-kind than they originally proposed but are hoping to replace rotted wood for their stairs and railing. They do not intend to replace the wooden windowsills at this time.

Motion: To accept application #21-083: Byfield Street to remove and replace front handrail and stairs to match existing.  
First: Victor Cabral  
Second: Ben Bergeholtz  
Vote: 7-0  
Monitor: Victor Cabral  
Standards: #9



**Concept Review**

**22-077: 48.5 Constitution Street**

John read a history of the property. Anthony Buono presented. Hoping to internally change a few things, hoping to add a 72" x 80" sliding glass door to each of the kitchen units, and hoping to construct a two-level, free standing, deck porch. The proposed exterior changes are not visible from the street nor any neighbors.

Victor asked to confirm that the proposed changes will only be made to the rear of the property. Anthony confirmed. Mary would prefer windows closer to those originally built but concedes that would be difficult for this particular house. Ory explained that one cannot create a false sense of history, that people still need to live in these houses, and is willing to see certain changes if made to the rear of the property.

This concept received generally positive feedback.

**22-079: 22 Bradford Street**

Anthony Buono represented. He wants to expand the parking to allow for three cars, one for each tenant. He intends to move the plant-boxes, and shrubs to expand the lot with crushed stone and is willing to donate the shed to the Historical Society of Rhode Island.

This concept received generally positive feedback.

**22-078: 41 High Street**

John read a history of the house. Nancy and Bruce Moger represented. They are hoping to replace the windows on their property with new windows and remove the failing storm windows. They are not seeking to replace all thirty-four windows at this time but are hoping to replace the bay windows and ten others. If they get approval for this project, they are hoping to replace all the windows eventually over a two- to three-year process. They have found similar windows by Colley that they think might be a good replacement.

John asked if the current windows are original to the house, and whether they are repairable. Nancy explained that they might be original but are failing as they rattle and are inefficient. John explained that this house is very significant in Bristol and typically the Commission would have the repairability assessed. Ory said that the Commission can only give a list of contractors and vendors but cannot name any one person in particular. Alternatively, the Commission suggested that a site visit may be beneficial in this case.

Sally and the Mogers discussed the possibility of repairing the current windows, the difficulty of finding craftsmen who can repair the windows, and whether storm windows will suffice for the house's needs. Ben suggested that new, interior storm windows might work for the house. The

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Commission suggested some number of craftsmen, and asked Jon Ames to prepare a list to be made accessible for the Mogers and other applicants in the future.

### **22-084: 14 Union Street**

Louis and Joan Cabral, and Mike Potocki, presented. They are hoping to get some feedback on their project, to expand the garage, create an addition on the rear of the property, and add a porch. There is some historical photographic evidence of a porch on the front of the house, and they intend to maintain that Greek revival style as was original to the house. They do not intend to add dormers to the roof, nor to the addition in the rear of the property. The applicants assured that the porch will not affect the door, nor the framework or trim to the door.

The Commissioners generally gave positive feedback but recommended that the applicants come back with better drawings and plans that can more clearly illustrate the intended plans and scope of the project. The Commissioners also suggested the applicants look to porches in the neighborhood to get some examples of approved and compliant architecture.

### **Monitor Reports & Project Updates**

None to be had.

### **HDC Coordinator Approvals**

Jonathan Ames explained that there were seven applications that accepted for Administrative Review. Each of the applications were brought to Oryann Lima's attention and approved by Jonathan Ames and Oryann Lima. The applications' details are as follows:

#22-069	105 State Street	Approved by Administrative Review 6/29/2022	Replace in-kind roof and Shutters.
#22-073	284 High Street	Approved by Administrative Review 6/28/2022	Replace IN-KIND the green picket fence Replace IN-KIND the 6 ft. stockade fence
#22-076	56 High Street	Approved by Administrative Review 6/28/2022	The replacement in kind of Greek- style columns.
#22-081	28 Central Street	Approved by Administrative Review 7/12/2022	Replace IN-KIND Wooden Fence Along Eastern Property Line.
#22-082	1 Constitution Street	Approved by Administrative Review 7/15/2022	Replace IN-KIND Existing A/C Mini Split System.

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#22-085	17 Constitution Street	Approved by Administrative Review 7/21/2022	Replace IN-KIND Strip and replace cedar siding on rear of the existing house and portions of the existing garage. Replace trim and siding on existing rear shed with like materials.
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**Other business**

Ory moved, John seconded, and the Commission approved to add discussion about the southeast corner of State & Thames to the agenda. Andy explained that the Commission has authority to adjudicate on this matter and the procedural circumstances around its construction and removal. Jon Ames explained that the representative of the project is in communication with him and will be applying in earnest soon.

There was some discussion about the mailbox at the corner of Bourne and High.

The meeting was closed at 10:00 pm.

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Minutes respectfully submitted by



Date Accepted/Approved: \_\_\_\_\_



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To: Bristol Historic District Commission, and any and all interested parties  
From: Jonathan Ames, BHDC Coordinator  
Date: September 8, 2022  
Re: #21-041, #22-041, #22-088

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### MEMO

After noticing some discrepancies and inconsistencies within my records, I am giving the following applications the following new titles:

500 Wood Street, Unity Park, Signage for Pivotal Brewing and Chris Cote Architecture, as discussed and approved by the BHDC on August 4, 2022.

- This application will now be titled #21-041-B.
- The application was titled #22-041 at the July and August 2022 meetings, conflicting with a previously approved application under the same title. This 500 Wood Street application appears to have been meant as a continued review of signage for certain businesses on the property in the same merit as application #21-041: 500 Wood Street.

417 Hope Street, the continued review of 22-007, 22-007-B, as listed on the August 4, 2022 agenda.

- This application will now be titled 22-007-C.
- This change is made to reflect the administrative practice to title continued project review under the initial application title, and reserve new application numbers for new projects on the merit.

The minutes for the August 4 meeting will be updated to reflect these corrections.