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TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, October 5, 2023

at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island

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

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

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the September 7, 2023 meeting.

Minutes reviewed.

Butler: On page 16 there is a typo near the word graft under "Allen" second line, should be "we looked" instead of "look".

Millard: Bottom of page 15 where Hartley is talking about the windows should be "6 over 6" not "6 x 6".

Motion made by Millard to accept minutes as amended; Seconded by Bergenholtz.

Voting Yea: Millard, Butler, Lima, and Bergenholtz.

3. **Application Reviews**

3A. **23-133: 707 Hope Street, John Troiano** Discuss and act on re-application for 707 Hope Street as approved in application 19-34.

John Troiano present.

Troiano: I was here about three years ago because my insurance company told me that the rails on the side porch did not meet code. Then there were delays and the permit lapsed, so I am here to resubmit what I wanted to get done. You approved matching my back deck with 1" styles.

Bergenholtz: So nothing has changed?

Troiano: No.

Bergenholtz: So the time ran out?

Troiano: Yes, so I just re-applied.

Lima: Reads the history of the house into the record.

Goins: The Commission can approve and incorporate the finding from the previous meeting.

Lima: Good. Does anyone in the audience have any questions or comments or would like to speak for or against this project?

Motion made by Bergenholtz to approve the application as previously presented including the findings of fact from the previous approval; Seconded by Butler.

Voting Yeah: Butler, Lima, Bergenholtz, and Millard

Secretary of Interior's Standards: #9

Project Monitor: Oryann Lima

Lima: John, your Certificate will be ready

Toth: Online tomorrow.

Lima: Please display it in the window.

3B. **23-40 477 Hope Street, Jesse James** Discuss and act on revision to application to change structural design of third floor addition as previously approved to facilitate addition, change of gabled roof to shed roof, change of design for windows and columns.

Jesse James present.

James: After we got our engineering report the centering of the columns would not support what we wanted to do on the third floor, so we need to change the dormered roof. We need to change it to a flat roof to keep it under the height requirements. Changes height of 3rd floor façade to match every other building in the area.

Commission reviews renderings.

Bergenholtz: I walked by this a few times after I got the packet and I do not think it is going to make that much of a difference from the street from what we approved. You will not see the pitch anyway.

Butler: Will that eliminate the little gable?

James: Yes.

Bergenholtz: We approved that at the last meeting.

Butler: Can you see it from Linden Place?

Lima: No. Do we have the documentation about how and why the applicant is going to a different roof structure?

Toth: We have just what is in the packet.

James: Do you mean the engineering report?

Lima: Yes. Can you just forward that to Nick so we can have it in the packet just so we can document as to why you need that done because it is a prominent building on Hope Street. We need to at least document why you are making the changes.

Lima: Anyone have any comments? Anyone in the audience want to speak for or against this project?

Anthony Bono: I have known Jesse James since he opened his restaurant. I think what he is doing is great. Just wanted to add my two cents.

Catherine Zipf: I appreciate that I am late to this issue, but I object to the 3rd floor and the remodel. I would consider it as a character defining feature. If this is remodeling a character defining feature, then it goes against Secretary of Standards 2, 3, 5, 9, and 10. Also, the addition creates a historical style that is creating history that did not exist. This building sits on its own lot and will create additional parking problems. The Historical Society feels very strongly about this. We would support dormers on the back as long as it preserves the roof line on the front. Thank you for your time.

Lima: Any other comments?

Bergenholtz: Catherine, please come back up.

Catherine: I agree that it is a brand new building and it was created to preserve history. It is a preservation project in the sense that it is trying to preserve the history.

Millard: You are making this change because of construction concerns supporting the 3rd floor and the gable?

James: Yes. In order to support the 3rd floor, we would need to raise the height of a gabled roof beyond the limits.

Millard: What is the limit?

James: 35ft

Millard: Would it be easier to ask for a variance? Aesthetically, the 3rd floor with a flat roof creates issues. Would it be easier to go in front of Zoning?

James: We thought it would be easier to come here. The flat roof would fit in with the existing structures around the area. Just thought it made more sense. If it is a problem, I can go to Zoning, and Planning.

Millard: I think it is very pretty as it stands and popping it up to the 3rd floor might make it look strange.

James: You will not be able to see the gable because it is a shallow pitch. You are really not going to see much of a change. The 3rd floor is just a little higher. The 3rd floor addition would just be a little taller and then whichever way we go with the roof.

Millard: Are you going to use the space on the 3rd floor for anything?

James: No. Just doing this for the trusses which need to go to the outside walls for support. Not looking for more room, just for the support. We would still have to truss no matter what roof we do.

Lima: When do you want to begin this?

James: Six months ago. As soon as I can get the approvals.

Lima: Who is the "John" we are talking about?

James: John Allen. He is the Project Monitor. We discussed it and decided to come back to the Board.

Bergenholtz: Approved removal of gable to full 3rd floor?

James: Yes. Sorry, you thought the gable on the front was staying.

Motion made by Bergenholtz based on the evidence provided and the engineer's report and what was approved at the last meeting; Seconded by Millard.

Voting Yea: Bergenholtz, Millard, Lima, and Butler

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: Your Certificate will be available, Nick?

Toth: Jesse, we need to chat a bit and then I will get it to you.

Lima: Just please put in window so that we can have documentation and people cannot say that you are is not doing what you were supposed to.

James: Thank you.

3C. **23-134: 55 Constitution Street, Anthony F. Buono**

Discuss and act on replacement of 3 vinyl clad windows to match rest of property on north (rear) and east (side) elevations.

Anthony Buono present.

Buono: I represent 55 Constitution LLC. We are here to request approval to replace three windows on the side and rear which are not visible from the street. The house was owned by the Dyer family, and I believe that it was ten years ago they redid the roof and windows. For some reason they did not do these three windows. One is broken and we are in the process of updating the interior and exterior. We did a new paint job and the outside looks better, but we need to replace those windows before the winter.

Bergenholtz: Replacing with the same windows?

Buono: Exactly the same windows.

Lima: Did you have anything?

Toth: I could not find the file on this property.

Buono: The house was repainted, and all of the windows were redone. This is just so that all of the windows match even though you cannot see from street.

Lima: Looking at the pictures, it looks like those have been replaced.

Butler: I drove by there and thought the same.

Lima: Anyone in the audience have any questions, comments, or want to speak for or against this project?

Motion made by Butler to approve application as presented to replace windows with vinyl clad windows so as to match the existing windows; Seconded by Bergenholtz.

Voting Yeah: Lima, Butler, Millard, and Bergenholtz

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

Lima: You will get your Certificate, Nick?

Toth: In the morning. He already has a building permit.

Buono: May I speak for a moment on something?

Lima: Sure.

Buono: I just wanted to say that since Nick has come on board, and I am speaking for myself, Brian and our Superintendent, he is available, knowledgeable, and pleasant. He is there and you feel like he is servicing you. It was a very wise decision, and he has enhanced this Board tremendously.

Lima: You have more than one property in the District and we appreciate that. I will tell Diane and Ed. Thank you.

3D. **23-136: 19 Summer Street, Amy Berg** Discuss and act on replacing 8'x6' shed with 10'x10'x11" "Nantucket Loft" shed.

Amy Berg and Keith Berg present.

Keith Berg: We would like to replace a 6x8 shed with a 10x10 shed mainly because there is no garage or storage.

Bergenholtz: With the Nantucket shed, which one are going with? We have two options on this application.

Toth: Page 114, that one.

Keith Berg: The one with the door on the front with a ramp on the side.

Amy Berg: The ramp on the side is so we can put the bikes in there.

Bergenholtz: So there are two doors?

Keith Berg: Yes. One front door and one side door.

Lima: Reads the history of home read into record.
"JEREMIAH INGRAHAM HOUSE c. 1786, moved 1893: This is a 2- 1/2-story, 4-bay Colonial house which was originally built at 217 Hope Street. Some original interior woodwork is intact and the wraparound porch dates from about 1900. Ingraham was a shipmaster and merchant."

Lima: Anyone have any questions or comments? Anyone in the audience for or against this project?

Motion made by Bergenholtz to approve application as presented; Seconded by Butler

Voting Yea: Bulter, Millard, Bergenholtz, and Lima

Secretary of Interior's Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Your Certificate will be ready.

Toth: Online.

3E. **23-140: 66 Franklin St, Richard Slocum** Discuss and act on installation of a gate across driveway to match style of existing fence.

Richard Slocum present.

Slocum: we just purchased at 66 Franklin.

Lima: this is across the street from me. I am at 77 so does this create an issue?

Goins: Would you get notice from Zoning?

Lima: Not sure.

Toth: Google maps shows that it is just about 200 ft.

Goins: Give us a minute to look at GSI.

Bergenholtz: At a previous meeting, I had recused myself because it was happening across from my parent's house. Andy asked if the applicant would approve of my voting.

Goins: that was Andy's opinion, let me just check the abutter's list. Mary, I see that you are on here and Orly you are on here as well. Both of you are going to have to recuse yourselves and the applicant will have to come back.

Lima: I am sorry that you are going to have to come back in November.

Slocum: I understand, however, I was hoping to get this in before winter sets in.

Lima: We usually have seven members and an alternate. This is a rare instance where we do not have a voting quorum with Mary and I recused.

Goins: The next meeting is November 2nd and we can get an attendance report so we know how many are coming.

Toth: We have been getting applicants for two auxiliary members.

Slocum: I just want to ask is there a yeah, nay, or whatever? Anyone have questions?

Bergenholtz: I thought this was very straight forward.

Lima: Mary and I have to leave.

Slocum: Oh, okay.

Toth: Yes, they have to leave so this can be discussed.

Bergenholtz: I see no objections, I found this to be very well done.

Slocum: So basically we are done and I come back on November 2nd?

Goins: The application will be forwarded automatically to the next meeting.

Slocum: Thank you.

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

1. **New Auxiliary Members**

Announcement that the Bristol Town Clerk will be posting a solicitation for two new Auxiliary members to the HDC per changes in State Law. Posting made to <https://onboard.bristolri.gov/> for both positions.

Toth: This has been posted with Clerk's office. Internal discussions have been if any Commissioners are aware of any architects who might be interested, we feel it would be a major and good thing to have on the Commission, that is to have an architect on the board. Keep in mind the architect would have to go in front of the ethics commission each time they needed to present a project.

Bergenholtz: Does the Town Charter require it?

Toth: No.

Goins: There is a special rule. Requests to appear before your own board is subject to a special category of the Ethics Commission.

2. **Discussion of Possible Updates to Administrative Review Guidelines**

Discuss or act on additions or subtractions to administrative review guidelines.

Toth: The redlines I had are just suggestions. My goal is to move a few things off the Commission's plate just to keep from ballooning up the Commission meetings. I thought it was a good place to start the discussion.

Bergenholtz: Are we voting on this today?

Toth: Can we?

Goins: It says to discuss or act, so it is up to you.

Toth: It was in the packet in the last meeting as well.

Lima: I would rather have the rest of the Commission here.

Toth: I do not expect this to be a fast process. I have only been here six months. I appreciate anything the Commission says.

Lima: You have to live with this every day. I want to look at this again with Andy's things.

Toth: The only major change I did was items being replaced in kind under 10ft could be approved administratively. Andy pointed out that may be abused so he struck it.

Bergenholtz: I think having everyone here would be a good idea.

Lima: Let everyone know again that this will be on the next agenda and to review and/or go through it very carefully. Any questions can be directed to Nick to facilitate what we do at the next meeting.

Butler: This is helpful because things change.

Toth: Troiano drove from NY to basically be told you are fine. I think if we can start the New Year with this it would be great.

Lima: Agree. Anyone have anything else to discuss?

Butler: I have an issue with Citizens Bank. They put in the lights that they wanted to use and we have never really have anyone that was an expert on lighting and lumens.

Goins: I know there is a formal business ordinance.

Toth: I can check the code.

Bulter: To my eye, it seems kind of bright.

Bergenholtz: Also, the flower box sizes were not approved to be that tall.

Butler: That may have been my fault because I am the Project Monitor and they found these other boxes and wanted to know if we approved them and I said we did. I was kind of unclear what my responsibilities were.

Kathleen Maynard: From my recollection of the meeting where this was presented, Citizens Bank was supposed to put the lights in and have Sally go there at various times of the day to check the lumens and to let them know if they needed to dim it or brighten them. The lighting was to be on a dimmer, but the dimmer box would be locked so it would not be tampered with once adjusted correctly.

Catherine Zipf: Yes, you are correct.

Millard: What kind of lighting were they going to use?

Kathleen Maynard: They were using LED strip lighting in green.

Lima: Nick, could you send an email to the Commission and go by at various times to make notes about the lighting so we can assist Sally. Are there some other questions about it? The sign on the State Street side looks like plastic. I did not think we had agreed to something like that.

Millard: And the size too. The letters look gigantic.

Lima: We have signed off on it?

Toth: No.

Butler: They were supposed to contact us when it was up.

Lima: We will have them do that. Any other issues to discuss?

Bergenholtz: The State Street fueling station.

Lima: It has to come before us.

Bergenholtz: Can you include what was originally approved? The tank seems like it was moved and is taller than it was supposed to be. I would like to see what we approved prior.

Toth: It seemed to be something off about the height of the fence.

Lima: They did not come back to us with what Zoning said.

Bergenholtz: Just what was approved at our meeting. Not just concerned about what we see, but what is seen from the water.

Lima: If they put these trees in, where is the tank?

Millard: On the ground, not under.

Bergenholtz: I do not think the people in the condos would appreciate 35ft tall trees.

Lima: Anything else?

Butler: The training session. Is anyone else going?

Lima: Yes.

Bergenholtz: I signed up.

Goins: Yes

Lima: We are going to carpool. John said he would drive.

Butler: The people who did the training in March may have fulfilled the required hours.

Lima: April was half of it, and this is the second half. We did have mandatory training here and we did it. We just need to know if this is the second half. Someone must keep track.

Goins: I will have Andy handle it.

Lima: Anything else? Nick?

Toth: I do not have anything else.

9. **Adjourned at 8:09pm**