

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, August 1, 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 7:02 PM, and the Pledge of Allegiance was promptly recited afterwards.

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the July 6, 2023 meeting.

Minutes reviewed.

Lima: additions?

Allen: Page 5 under motion by Allen, there have been many non-historic changes over the years, not non-history, please make that change, also I mentioned it was a non-contributing house. We had approved some things on this house that were not made on others. Also, please add all of the names to "Voting Yea" on each section.

Motion made by Allen to accept minutes with corrections. Seconded by Ponder.

Voting Yea: Butler, Allen, Lima, Bergenholtz, Church, Millard, and Ponder

3. Application Reviews

3A. 23-099: 82 Church Street, Timothy Sweeny:

Discuss and act on installation of 4' screen fence to screen HVAC, replacement of bottom steps at entrances with solid bluestone, install outdoor kitchen with 8' x 12' pergola mounted on counter tops, install bluestone edging on flowerbeds, add bluestone steppingstones, replace existing bluestone in-kind, replace concrete path on frontage with bluestone, Remaining items in application to be mentioned, but are eligible for administrative approval.

Brooke Merriam -Sunflower Designs (Landscape Designer) appears on behalf of Tim Sweeny.

Toth: We have an email allowing the Landscape Designer to appear on Sweeny's behalf.

Teitz: Obtained hardship exemption on record.

Allen: I would like to read the history of house.
 "BYRON DIMAN COTTAGE (c. 1835, c. 1880's): This end-gable-roof Greek Revival cottage, with a projecting full-height Doric portico, is one of the two small temple-front houses in downtown Bristol (see 27 Cottage Street). Façade detailing includes unfluted columns without bases, paneled pilasters on all corners, and a heavy entablature ornamented with individual dentils running along the flanks. By 1903 a 1-1/2-story, gable-roof wing was added at the rear. Diman was a leading Bristol banker and trader who built and owned a number of rental properties throughout the town."

Merriam: We are proposing improvements. Proposing to remove existing concrete on High and Church Street entrances to be replaced with solid blue stone. Lining the flower bed with blue stone edging and blue stone steppingstones on the path. Also, proposing to remove stairs to replace the bottom step only with a blue stone step. The wood is currently rotting. The railings and stairs will be the existing wood.

The Church Street bottom step is concrete, and Mr. Sweeny wants to replace it with a blue stone step.

Also, Mr. Sweeny would like to make a 4ft high privacy panel for the garbage can and HVAC unit. Currently, there is an HVAC unit there with no screening. We would make sure to match the existing gate. Please note on the application that a 6ft privacy panel was requested, but he decided not to do it. Please ignore it. We are proposing to replace the existing patio in the back yard with blue stone and brick, along with creating an outside kitchen with blue stone which will not be visible from the street due to wall of arborvitae. Also, the Pergola proposed will not be visible from the street and it will be 8ft in height.

Lima: Does anyone have any questions? No.

Allen: Such a secluded area on property and the fact that it cannot be seen from either street, I think it is a great design.

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

Motion made by Allen to accept application as proposed; Seconded by Bergenholtz

Voting Yea: Butler, Allen, Bergenholtz, Ponder, Church, and Millard

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

Lima: The Certificate of Appropriateness will be available.

Toth: Online.

Lima: Please do not do anything until you have that and display it in the window.

Merriam: Of course. Thank you.

3B. 23-106: 82 Thames Street, Daniel Barnes:

Discuss and act on the installation one picture window to left and one picture window to right of basement door on the west elevation.

Daniel Barnes (owner) appears.

Allen: I would like to read the history of the house. "Widow Phillips House (before 1790): In 1826 Seth Lincoln, a mariner, sold this property to Mayberry Lincoln, captain of the brig *Governor Hopkins*. This 3-bay end-gambrel roof cottage is a Colonial type, probably moved to this lot and raised one story for commercial use below. Original details include pegged plank frames with splayed lintels and narrow wood clapboards. Known as the Widow Phillips House in deeds, it was sold in 1835 to William Bly with 72 Thames Street. Both houses were sold to Albert Knight in 1865."

Barnes: Hello. I am requesting approval to put in the window on either side of the first floor an old wooden door in the middle. The rough opening would be 4ft x 4ft, three rows of 4.

Toth: Page 65 shows the specific windows.

Bergenholtz: Which ones?

Barnes: Preferably of the ELCAP4935.

Allen: Wood?

Barnes: Yes, wood inside and fiberglass outside.

Allen: I was not sure it would look appropriate. After walking by the house, it looks like it would be a good addition.

Barnes: Thank you. I just want to let in light and break up façade.

Church: Are you are going to keep this door?

Barnes: Yes, absolutely.

Church: Three or four houses with this same facade are on Thames. And, is this a basement?

Barnes: Correct.

Church: I am not in favor of changing it. It would change the character of the house.

Ponder: Are you doing a header to match ones above?

Barnes: I could. My main goal is to just break up the facade.

Lima: Fixed windows?

Barnes: Yes. Just want to let in light.

Church: I am against wood inside and fiberglass exterior.

Allen: Normally I would agree with you, Sue, but the fact that this is going to be a low area and potentially in the future flood, I think it would be a good thing for this particular house.

Church: They have wood.

Allen: Would you consider wood?

Barnes: I would, but I agree fiberglass would last more.

Lima: Anyone in the audience have any questions or comments? No.

Church: What is the difference between the length of the door and the window.

Barnes: I am not sure. I believe the house is 25ft in width, I think.

Church: They're going to take up quite a bit of that wall.

Butler: Is the door staying?

Barnes: Yes.

Church: What about putting panes of glass in the door?

Lima: That came up before.

Barnes: Behind that door, there is another door that has glass in it, but I like the look of the wood door there.

Church: I do to.

Butler: The window you are choosing is so obviously modern verses the old door.

Church: There are maybe three more houses with a door in the lower floor like this and I think that is a distinctive feature on that street.

Ponder: The windows, if we approve, what would they be clad in?

Bergenholtz: Hard to determine what this would look like without a proposed image. Hard to determine the size.

Church: Are you considering having some retail business there?

Barnes: Not at this time.

Ponder: I hate to make that too big of window area and cut into too much of the wall space. I would be in favor of a smaller window.

Barnes: I am open to reducing the size of the window. Just want to bring light in.

Ponder: Okay.

Allen: Assuming this is 25ft wide, the door is 30 inches, that leaves you 11ft on each side and you centered it, it would give you 3-1/2ft from edges and door. Only thing we don't know is the height because we don't know the height of the wall. If you could do a scale drawing that would be helpful.

Lima: Ultimate wood double hung on dormers. When are you planning to being this work?

Barnes: Within the next 30 days.

Lima: Have you ordered the windows?

Barnes: No, not yet that is not an immediate thing.

Lima: I think you should come back in September and come back with a drawing, not necessarily an architectural drawing. You might either come back with the same proposal or a different one to give you time to work on it.

Barnes: This was more of a way to get an opinion and this is helpful. Thank you.

Allen: Would we allow fiberglass wood cladding?

Lima: Rather than take up too much more time, research the window, look at other windows that may be wood or something else, and come back with choices.

Barnes: Other choice would be all wood?

Church: Do we really want this distinctive header on the window?

Ponder: I was just asking, just wanted to clarify.

Barnes: I was not planning on doing it, but I am open to it.

Lima: That is not a requirement. And it would be a false sense of what wasn't there.

Allen: Like Sue said to differentiate.

Motion made by Lima to hear proposal again in September with drawings and more information on the windows; Second by Allen.

Voting Yea: Church, Ponder, Bergenholtz, Allen, Millard, and Lima

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: John Allen

3C. 23-108: 35 Church Street, Robert Jacobus:

TOWN OF BRISTOL, RHODE ISLAND HISTORIC DISTRICT
COMMISSION MEETING Historic District Commission
Meeting Agenda Thursday, August 03, 2023 at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island
 Historic District Commission Meeting August 03, 2023
 Discuss and act on replacement of wood gutters with
 fiberglass on entire house.

Bergenholtz: recused

Robert Jacobus (owner) present

Jacobus: I am here for the application to replace
 rotting wood gutters with fiberglass gutters.

Allen: I would like to read the history of the
 house. "JONATHAN FALES-HANNA MONRO HOUSE (c. 1840):
 This 2-1/2-story, 3-bay, gable-roof Greek Revival
 house typifies the popularity of its form, built in
 Bristol from the early 1820s until the late 1860s.
 The pedimented façade with channeled corner
 pilasters has a side entrance with wide entablature,
 narrow transom, 4-pane sidelights, and flat Doric
 pilasters. In 1843 Hannah Munro bought the house at
 auction from the estate of her father Jonathan Fals.
 Hannah continued to live here, selling a two-third
 interest to William w. Heath next door. After her
 death in 1868, Mary Frances Heath inherited Hannah's
 interest in both number 35 and number 39. In 1896
 Sophia L. Wardwell inherited the Heath estate; her
 sister Isabella willed this house to St. Michael's
 Church in 1941. In 1950 it was sold to Margaret S.
 DeWolf."

Lima: Do you have any pictures of the gutters that
 were rotted?

Jacobus: They were submitted.

Toth: Pages 71 shows the house with the rotting
 gutters.

Lima: I don't see where the gutter is rotted.

Church: It is near the back on the West elevation
 where the downspout is.

Jacobus: Not sure if I submitted pictures of the
 damage.

Lima: If I am looking at the pictures correctly, I
 cannot see anything.

Church: On the West side elevation, just by the downspout. This is a picture I took. You can barely make it out. Down in the corner. Will the profile of the fiberglass gutter be the same as the profile that is there now? No facia board connected to the gutter, no trim?

Jacobus: Yes. There is no trim now but will be adding facia. The wooden gutter has no fascia.

Ponder: So, the wooden gutter is without facia?

Jacobus: Correct.

Lima: Do you have a sample of the gutter?

Joe Martin: I am the contractor who is going to do the work. I can go to the car and get the sample.

Jacobus: I have a photo of the damage.

Church: That is just the corner on the West side. What about the East elevation?

Jacobus: I did not realize I had to produce that here. I would have made sure I brought it.

Ponder: I think wood gutters on this house are not original?

Jacobus: There is no way of knowing that. That would be pretty extraordinary if they were.

Allen: We have had a plethora of wood gutters that have failed. Are these built-in?

Martin retrieved the sample gutter and showed the Commission.

Jacobus: Yes.

Ponder: Is that the corbel that you are going to use that Nick is holding?

Jacobus: Yes.

Lima: Is this rot just in this area.

Jacobus: It is on both sides of the house.

Lima: Is it possible for us to keep this picture?

Jacobus: Yes. I don't need that.

Lima: Andy are we doing exhibits.

Teitz: If you're keeping it, yes.

Lima: This will be Exhibit 1.

Lima: Anybody else?

Jacobus: This is the profile we would be using without the bottom trim piece.

Lima: Could you make a copy of this for us?

Jacobus: Yes.

Lima: I will make this Exhibit 2.

Martin: The one being proposed is without the molding.

Ponder: And a facia?

Jacobus: Correct.

Lima: Anyone in the audience have any questions or comments?

Allen: We have approved a lot of fiberglass gutter replacement in the District. I think this is appropriate. This will last a lot longer and carry more water. I would be in full support of it.

Jacobus: Thank you.

Ponder: Thank you for not bringing in an aluminum gutter. I do not think the gutters are original. I think this is a good selection to replace wood gutters. I agree with John and would be in support of this.

Martin: He has an aluminum gutter on the house, but that is coming off and will be replaced.

Motion made by Ponder to accept application as proposed; Seconded by Allen.

Voting Yea: Church, Millard, Butler, Lima, Allen, and Ponder.

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Chris Ponder

Lima: Certificate of Appropriateness will be available online. Please put it in the window.

Jacobus: Thank you.

3D. 23-109: 41 Union Street, Angela Michaels:

Discuss and act on replacing wood gutters with fiberglass gutters.

Angela and Jason Michaels (owners) appearing.

Allen: I would like to read the history of the house. "ASA FENNER HOUSE (1811, c. 1913): This is a 2-1/2-story, 5-bay Federal house with a pedimented center entrance with an elliptical, leaded-glass fanlight, and sidelights. About 1913 Bernard V. Morris commissioned Clarke & Howe to remodel the house. The interior elements were replaced some were later re-used at 50 Franklin Street) and a Colonial Revival portico and side porch were added."

Angela: Good evening everyone. I am growing the garden, please come by and say hello. So time and water damage has damaged the gutters. Joe Martin will do the fiberglass replacement.

Church: I took pictures of her gutters and they are in tough shape. However, they do not look like they have been cleaned.

Angela: I have someone who comes and cleans them, but with the trees, etc., it is difficult.

Lima: I redid the wooden gutters at my house with a rubber membrane. It helps with maintaining them.

Ponder: I may do that.

Angela: The connection in middle has rubber and it still leaks and it is rotting. It is just a mess.

When it rains intensively, water is everywhere. Fiberglass is a great solution.

Allen: Thank you for not coming in with aluminum.

Lima: And this will last longer too.

Ponder: Anything else besides the gutter, like fascia issues?

Martin: There is fascia damage on the porch, and the main portion of house. We will be making a little change, similar to the house on Church Street.

Ponder: Will you add to fascia?

Martin: Yes, I think there are issues to rake issues on gable on right hand side. We will match the molding.

Allen: And replacing in kind?

Martin: Yes, 4ft to 5ft sections that need to be put back to match.

Allen: With wood?

Martin: Yes.

Lima: Anyone in the audience have any questions or comments for or against this project? No

Motion made by Ponder to accept the application as presented to remove the wood gutters, repair rotten wood on fascia in kind, and install proposed fiberglass gutters; Seconded by Allen.

Voting Yea: Bergenholtz, Ponder, Butler, Allen, Church, Millard, and Lima

Motion carries.

Secretary of Interior's Standards: #9

Project Monitor: Sara Butler

Lima: Certificate of Appropriateness will be online. Please put it in the window so everyone knows.

Angela: Thank you. Please come and visit the garden.

Lima: Contact the garden club, they do a fundraiser, they can add you.

3E. 23-110: 727 Hope Street, Jontay Jeong:

Discuss and act on removal of underground garage to mitigate flood hazard, addition of stone walls and stairs, blue stone steps, blue stone walkway and landing, re shingle house with composite individual shingles, install solid composite curved railing, install Azek Corner Board and Water Table, Upgrade and shield HVAC feed line and cables, remove pressure treated deck and railing and expand to cover living room area, add second floor decking, remove vinyl windows and install Anderson 400 or equivalent windows.

Ponder: Recused

Jontay Jeong present.

Toth: This house was built in 1930 and was added to the District.

Jeong: Garage is underground and had a flood and I need to redo the basement, etc. I want to extend the foundation wall, get rid of the garage so it is with the current grade and that would take care of 90% of flooding issue. I am getting a grant for this.

The garage and back porch are falling apart, has old, normal wood, and I want to expand it to make it look nice.

The Architect, Scott Weymouth, is here with drawn up details.

Four or five various windows lost seals and I want to replace with Anderson windows.

I would like to put French doors to the deck. Also, on the front of the house, I want to reorientate steps for my parents so it is easier for them to navigate the stairs to access the house. The stairs were patched but are now cracking.

I also want to start adding some more historical pieces.

I would like to do individual shingles. (Showing sample of shingles.) These are composite materials. They are individual shingles that are installed the same way you would install cedar shingles.

Lima: Where will that go?

Jeong: On the entire house.

Bergenholtz: So, is that the color?

Jeong: I want to do the Seafoam Green color shown here. The color goes all the way through and will not fade.

The railing will be composite like wood. (Shows a sample of the proposed railing.)

Allen: Is the front shingled?

Weymouth: Yes, wood shingles.

Allen: Typically, we do not allow any street facing side to have composite shingles. I do not know how everyone is going to feel about it. With the railing, I wouldn't vote for it.

Jeong: It is a non-contributing factor.

Allen: We try to keep it wood and not synthetic.

Church: Are the windows vinyl?

Jeong: Yes.

Church: All vinyl inside and out?

Jeong: Yes.

Commission looks at samples presented.

Jeong: There are a lot of homes around me that have composite materials. 729 Hope is all composite and it looks great.

Allen: All of that was prior to that part of the Town becoming part of the Historic District.

Jeong: 715 Hope Street was all composite and was approved.

Lima: Next to SSDI on the Thames Street side?

Allen: Not composite.

Lima: The District ended at Franklin Street, and all of that stuff you are indicating was done prior to it being added to the District. Those you are using as comparison are probably the ones that were done before they were added to the District.

Jeong: Scott can go over the change if you want. Will make it look nice.

Weymouth: On the front elevation on Hope Street, presently a concrete curb running on the sidewalk. We propose to take it out and replace it with a stone wall with blue stone caps that steps down to the sidewalk so his parents can walk up them easier. This way it eases the approach to the house. A lot of houses on the street have this type of staircase. The rest of the house is going to have wider corner boards and a water table and then just kind of restore the existing entrance because some of it is rotted and needs to be replaced. The proposal was to change the siding all the way around the house was windows with Azek but with the profile as to what is there now. Right now, there are A/C risers that have been applied to the sides of the house. If we strip the siding, we are going to place them into the wall, so they are not exposed. The Thames Street side we are filling in the existing driveway, doing a deck with French doors in the dining room to access the deck to take advantage of the view. The second-floor deck will be added, cutting into the porch roof and adding a bedroom upstairs with access to deck.

Church: By putting the corner boards on, it loses the Cape Cod design of the house, I think. I would object to it.

Bergenholtz: I am surprised that there weren't corner boards on the house.

Weymouth: It had a formal door on it so you would think they would have done so.

Church: I like the front steps proposed. I do not object to the addition. What would the door be? I do not see any product sheet on that.

Weymouth: French doors. Not true divided glass. It has dividers inside the door between the glass.

Allen: What is the material that is there now?

Jeong: No door, just a vinyl window is there now.

Church: I do not like the Azek rail or trim. I do not think I could approve of the fiberglass shingles.

Allen: Agree.

Lima: Agree.

Allen: If we do it for you, we are opening up to any other house in the District.

Jeong: This stuff has never been done. You would not know it was not wood.

Allen: Agree, however; it is not wood. Materials traditionally are wood. Azek has only been approved for water boards, not much Azek, PVC, etc., has been approved. We would be setting a precedence if we allowed it. I would not be able to vote for the Azek trim or railings.

Millard: I do not have a problem with it since the house was built in 1930 and has vinyl windows, why can't we make it an example of materials that can be used today. I think the drawings are wonderful. I get it, but this house is just a little bit older than me, and we know that everything in 1930 was machine made, but I think if we do a composite, it would be something new. I think this is nicely presented. Whatever is decided, I would go along with it.

Jeong: I would have to paint wood shingles every year. If I did this composite, I would only have to leave it and it would be all good.

Millard: Windows installed in my house are all rotten and they were installed twenty years ago.

Jeong: The garage is a major eye sore. The plastic channels for A/C are an eye sore and I want to get rid of it. Just would look nicer. It does not make sense to use something that will not last. No one would ever know.

Bergenholtz: I think the design is handsome. Looks very, very nice, but I have reservations on the siding because it is a brand new product. We do not know how it will age.

Jeong: There is a historical church in Massachusetts that has had these shingles for over five years. People are going towards this because it makes sense. These are not cheap, and more expensive than wood shingles.

Bergenholtz: I love the design, but I am weary of the product.

Lima: Sally?

Butler: I agree with what you are all saying. The problem is with the precedence for other homes, not the cost, I too want to praise these drawings. They're beautiful.

Jeong: Maybe the way forward is not to allow vinyl and only this shingle. If everyone did this, it would look natural and last forever.

Allen: But it is not natural, it is a false sense of history.

Weymouth: Question, the project likely has to be phased, the priority is to take out the garage, so he would only be re-shingling in the back. Is it possible to put these on the back as a live sample and if it does not work out, then he has to strip it and put conventional shingles back.

Lima: So, you are talking about removing the garage.

Weymouth: And removing the deck, adding French doors, and adding a deck on the second floor.

Jeong: Sides and front are in ok shape, but the back facing the sun and water needs to be done.

Church: Those shingles have been there for a very long time because it was always a rental property.

Jeong: The shingles on the sides and front are newer.

Lima: They replaced the materials they were cedar shingles and were replaced in kind. Window was also replaced in 2022.

Jeong: Yes, that was me. I replaced an Anderson 400 with an Anderson 400, so it was replaced in kind.

So you would rather have the decking with pressured treated wood?

Bergenholtz: I think in the past we have approved fencing of that product. It is very hard to tell the difference. I have less of a concern about that. I am concerned about the siding. Too new of a product.

Allen: We have approved Timbertech railing but painted. I think it looks less synthetic. It has always been on deck in back of the house. You are in a difficult situation because you are in between two streets.

Jeong: I think this looks better than Timbertech. It is on 864 Hope Street.

Church: That is not in the District.

Jeong: Yes, that is not in the District, just using that as an example.

Lima: Front and back?

Jeong: Correct.

Lima: What does everybody think?

Church: Not for plastic material.

Bulter: Agree.

Allen: Agree.

Millard: Non-wood composite.

Bergenholtz: Not comfortable with it.

Lima: Majority of the Board agrees that the railing and porch and shingles are not appropriate. Where do you want us to be? If we vote today, you will have to come back with a whole new proposal. If we continue it will have time to get new choices.

Weymouth: Continue it please, since there is no problem with design, just a problem with materials.

Lima: Windows, since they are already vinyl. Give us cut sheets of window and doors.

Church: Yes, the doors, down and up.

Lima: Not a problem with design, just the materials. What you are doing with the front of the house on the stairs is not a problem with that design, just the material on the railing. It would be the Azek railing, deck board, and composite on house.

Jeong: Century 21 was allowed to do it and it is in the District and it was done after it was in the District, along with 715 Hope Street. It is similar to this, but it is all composite and was approved by the Board.

Bergenholtz: I remember the Century 21 project. I was there for the vote, but can't remember the material.

Lima: We will have to research that.

Toth: Provide me with the house numbers and I can pull the files.

Weymouth: If you go by the house that he put the railing on, you can see it.

Lima: I think it would set a precedence. Other places that we have approved, we can have Nick give you the information. Do you want to continue to September?

Jeong and Weymouth: Please. Thank you.

Motion made by Lima to continue application to the September meeting; Seconded by Church.

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

Motion carried.

4. Concept Review

1. 23-111: 14 Union Street, Lou Cabral:

Concept review of new orientation and design of three car garage as previously submitted.

Lou Cabral present.

Cabral: Good evening, just about one year ago I came before the Commission with a proposal for 14 Union Street. It was very well received.

Pretty much moved forward with Zoning and got approval for a three-car garage to be able to continue with the orientation with the property. I want to continue to make sure I am going in the right direction with the concept. I was approved for zoning for a larger garage. I think you have seen the profile of the new garage proposed. I would like to re-orient the garage in such a way so that the doors will not be facing Union Street and facing the patio and not Union Street. Just want to make sure I am heading in the right direction.

Toth: They are in the packet?

Cabral: Yes, it was in the original packet submitted about a year ago.

Lima: Here it is.

Allen: So were you intending to demolish the existing garage?

Cabral: We are going to try to build up on it, however, when I was before Zoning, several neighbors did not want to see a garage of that magnitude on the property. I made a compromise and am pulling the garage 6ft from the property line. The Design was approved by Zoning showed exactly that.

Ponder: Would it have to be torn down and rebuilt?

Cabral: Correct. East side 10-1/2ft and 6-1/2ft in back.

Lima: Does anyone want to see the pictures?

Church: I am very concerned about the scale of new additions to these lovely homes. Some of the additions are taking up all the property. Some are huge compared to the original building. This one, the West elevation, looks like a warehouse. You lose the entire feel of that cottage feel on that property. A three-car garage? I don't know. It is disheartening to me to see these change so radically. Several have been approved and I think they are disastrous as it loses the character of the cottage feel. A garage built 100 years ago was for a small car, now they are too large. I do not think it is good. We are losing the history of those buildings and the history of what Bristol was as a historic village.

Cabral: Right now, there is a three-car garage on the property which is not original. As it stands right now, I cannot get a car in as it is very tight. Secondly, I have just shy of 13,000sqft on the lot, plenty of space on back end of the property. I believe by reorienting the garage, it will enhance the aesthetic. Moreover, the upper floor is only for storage, no plumbing. The current basement of house is very wet so I cannot put anything of any value there. I am looking for storage for important items. I have plenty of space on the lot.

Ponder: So you currently have a three-car garage, and the driveway goes right into it?

Cabral: Yes.

Ponder: And you were going to propose a bigger in same spot?

Cabral: Yes.

Ponder: Looks like a big thing you are proposing, and the driveway will go in and flow into it?

Cabral: Yes, it will flow straight in and then a left into the garage.

Ponder: No weird turns?

Cabral: No.

Ponder: I was just trying to picture it.

Cabral: Yes, plenty of space.

Allen: You stated that Zoning was the one that wanted you to turn the garage?

Cabral: No, I misspoke. Zoning wanted me to move it forward so it would not be on neighbor's property, and I agreed to do that, but the current structure becomes obsolete.

Bergenholtz: When I see these plans, it just looks like the garage is going to be bigger than the house. Especially with the reconfigured dormers?

Cabral: May I? (Approaches the board.) I just want to make sure what everyone is looking at. The roof is very large, and I am trying to reduce it.

Bergenholtz: I like not seeing garage doors from street, but I think structure is big. If they stepped dormers down from ridge line, I would feel more comfortable with it.

Cabral: One of the challenges is how to minimize the mass and create the stairs. Look at the stairs going up on East elevation, which is in the lower left on A3.

Ponder: The dotted line is for stairs?

Cabral: Yes. I have been trying very diligently to take it down. I just want to have use of that second floor that makes sense and reduces the look of it. Reorienting the building this way minimizes that mass look.

Ponder: What is the width from the North side versus the current garage.

Cabral: Sideways to current garage is approximately 90ft. From this design it will be approximately 75 to 80ft.

Ponder: Right now, horizontal three-car garage, configure will take up less visually from the street.

Cabral: Yes, that's correct.

Allen: What is the current footprint of the existing garage?

Cabral: Well, I don't want to guess. It is 6ft longer.

Ponder: Enough space to open car doors, etc.?

Cabral: Correct.

Ponder: I like it. I do not mind the three-car thing and like that it will look more minimal than it is now. Just going from the sketches of the dormers. There is a house on State Street that proposed what looked like to be a massive extension, but it was not massive, just looked like it was, and we asked them to stake it out, and it did not look nearly as big as it looked on paper.

Cabral: That is one of the challenges I am having. If you look at Page A4, if you look at the roof plan it will give you context how far the garage is back from street. A1 looks like everything is on the same side. It is not.

Church: How much taller is it than existing one?

Cabral: I do not have it.

Church: Considerable? 10ft?

Cabral: I do not think so.

Church: What is the width of the house from the front? 36ft?

Cabral: I do not have those dimensions, but I can get them.

Bergenholtz: They are in there, but too small to read. I think it says that the garage is 24x36. For the house, 24 is what you will see from the street and 36 back. This is bigger than the house.

Church: The house plus the addition?

Bergenholtz: The house plus the porch.

Allen: 24

Church: The house without the porch is 24.

Ponder: Currently the garage is wider than house, and is closer.

Cabral: Correct.

Ponder: In the future, it will be less wide than house and farther away?

Cabral: Correct.

Lima: What we are trying to figure out, if you are standing on Union, all you see is the house, across the street all you see is the house, and the garage does not push out from the house, and the garage should not push past the house.

Cabral: Yes, correct. That is what we want to do. The porch will be a foot from the sidewalk. The garage will be approximately 75 to 80ft from the sidewalk into the corner of the lot.

Lima: The other thing is the garage would not be higher than the house.

Cabral: Correct. I am trying to minimize the roof line. Right now, it is just the access to the storage area. The dormer becomes higher to minimize look.

Ponder: So, the side you were talking about is the dormer on the West or East side? As I am looking at North elevation sketch and West side dormer, is that dormer necessary?

Cabral: It is not necessary, but aesthetically looks better. I can see if we can make the dormers smaller.

Allen: The stairs are in front of the garage?

Cabral: No.

Bergenholtz: I was talking about the dormers in the back. From the street it would look big.

Cabral: So the two dormers facing West are the two that are in question?

Bergenholtz: I am talking about the back and Chris is talking about the front.

Ponder: I think the front dormer is the thing that makes it look bigger than the house and it is closer to the house. It could be my perception.

Cabral: We are challenged by how big it looks on paper. We currently have a similar garage, and it does not look that large. Unless I spend time and resources putting a model together. I am just trying to get concept support here.

Ponder: I like it as presented, but it is overwhelming the house. I cannot articulate particularly why, the dormer on the front and it being closer to house looks a little big.

Allen: I would agree. I have garage envy.

Ponder: Me too.

Allen: Another project we approved recently turned out much larger than we thought it was. I just do not want to see that happen again. That is my concern.

Cabral: I will work with the Architect to try to find a way to minimize those dormers and get you a better visual than what is presented here so when I come forward with the actual application it will be the same general ideal, but with a much better visual.

Ponder: At the State Street house, they staked out the spot. Literally, stakes and string for a visual, at least it will help in general before the application so we can determine the size of the footprint.

Lima: I agree with the guys, but when I think you look at the house straight on, the garage should not be wings in the back and I understand stairs necessity.

Cabral: There will be a 20ft separation between the house and the garage, not on top.

Lima: I understand that. If I am standing across the street, I do not want to see the garage as a crown around the house.

Cabral: I understand, that is a similar concern my wife and I have. One reason we changed orientation of garage. Moving it to corner as proposed will significantly minimize the visual. Once we get better drawings and stake out location, I will work with Architect to minimize the roof. I want to have something there.

Ponder: Is the extension of the house been applied for an approved?

Cabral: Yes.

Ponder: So just considering the garage shift, I just want to make sure the height is not taller than house.

Cabral: Yes, right now it is not, trying to work it.

Lima: Any questions?

Cabral: I am going before Zoning next month to continue to be on the same page after that we will be getting very, very serious about moving this project forward with the conditions I am hearing from you.

Lima: How about I pole everyone, Susan

Church: I am not in favor.

Butler: I am not in favor.

Ponder: I am in favor, but just want to make sure it is not taller than house.

Allen: I agree with Chris.

Lima: Same here.

Millard: Agreed.

Bergenholtz: Agreed.

Lima: So, you know what we think. Please feel free to come back and we will be looking forward to seeing what you have. If you would like to do a site visit with staking it out, please talk to Nick with that.

Cabral: I will do that with Nick and look forward to it. Thank you.

Lima: Thank you.

5. Monitor Reports & Project Updates

Butler: I met with Tom Principe and looked at the five windows that were of concern, what we agreed on, and talked about approving if the windows can be replaced, and he will store the windows on site in case they are needed in the future.

Teitz: Property address?

Toth: 725 Hope Street.

Butler: We can ask to rearrange and to put the best windows on the front.

Lima: Did we approve of this?

Toth: It was approved contingent on the Project Monitor's review.

Lima: Andy, so the five windows to be replaced was to be determined with Sally?

Teitz: If that is what you thought, then he should be allowed to go forward.

Butler: I just did not want to overstep what I was authorized to do. Approve or disapprove?

Toth: He came in and said that they were in tough shape. The Project Monitor was to go out to make sure they were not historic.

Butler: Even if they were historic, repairing would have been rebuilding it from inside out. Those windows are really bad.

Ponder: I was recused, which side of the house.

Teitz: Once recused, always recused.

Butler: All of the windows are not in the same size. They look like they were in a sandstorm. Very eroded.

Teitz: According to the minutes, "With a finding of fact that the house was added recently to the District and specifically finding of credibility that these windows are not original and are from the 1960s and in an addition that was not original to the house."

Butler: I am not sure if they were original or not.

Teitz: Really, that was the question, if they were original, would be a higher standard to be repaired. That is what we were really looking at. Do you think they were much older than the 1960s?

Butler: I do not think so. That seems impossible with the condition they are in. My guess they are older than 1960s.

Lima: Maybe the 1940s or so.

Bergenholtz: If they were 6 over 6, may not be original. If they were original, they may have been 12 over 12.

Teitz: You do not think they are pre-1900?

Bulter: They could be.

Church: Did they have wavy glass?

Butler: No.

Lima: We asked Sally to look and determine that they cannot be repaired.

Butler: These were not just slightly damaged, they were in delicate shape.

Lima: Did you think they were original to the house? Did you look at other windows or just those.

Butler: We walked through. Once I saw them, I was concerned with the condition. I changed the questions, but it was based on the fact that I was there looking at them.

Toth: Except for one window that he was going to keep, the rest are vinyl.

Lima: How many windows?

Teitz: 35

Lima: The majority are vinyl, and since they came late to the District, do we make him change all or just fix the five or six so they can match.

Teitz: As I recall from the minutes, the windows were from the 60s, I trust but need to be verified. That is the question. If these windows date from 1750, should they be repaired instead of replaced. That is the question to be determined. We have to send you back there to determine the question.

Lima: Has he ordered windows?

Butler: I do not think so.

Teitz: If you find they are not original, if you agree they are not original and are sometime later, then he can go ahead and do it. If they are original, then he has to come back here then that changes the basis of the decision.

Lima: So we voted to approve on that condition?

Teitz: Yes.

Church: What kind of holding mechanism did they have if you raised them?

Butler: I am not sure.

Lima: Can you contact him?

Butler: I think so.

Lima: If we grant him permission, he is going to have to order the windows and get them in before the winter.

Teitz: Do you want a second Project Monitor?

Butler: Sure.

Lima: I cannot because I know him. I play golf with him.

Allen: Ben, would you be willing?

Bergenholtz: Yes, I would be happy to, just need some warning.

Butler: Let's talk briefly about it.

Bergenholtz: I will email you.

Teitz: Motion to add 725 Hope Street to agenda.

Motion made by Lima; Seconded by Allen

Ponder: Please note that I recused myself from that discussion as well.

Voting Yea: Allen, Bergenholtz, Butler, Millard, Lima, and Church

6. **HDC Coordinator Reports & Project Updates**

Lima: Question about 2 High Street.

Toth: I will take a ride by it tomorrow.

Lima: Hope and High Street, the Deleo property. Could we add this?

Motion made by Allen to add 2 Hight Street; Seconded by Church.

Lima: I saw a whole bunch of lumber in the driveway and a pergola. I do not remember it coming here, but I asked Nick and it was not. I asked him, Ray, or Steve to check it out.

Church: I wondered about that too.

Toth: I will take a look.

Motion made by Allen to put 195 High Street on for discussion; Seconded by Church.

Teitz: I made a note that the occupant was supposed to be out sometime in July. I think it is vacant.

Allen: The building on Bradford Street, Ben is the Project Manager.

Bergenholtz: I have been walking by it every day and they are not doing what they said they were going to do. The thing looks massive.

Teitz: Diane Williamson and I have had a couple of discussions with attorneys regarding the parking garage and screening thereof.

Butler: May I throw in one other thing. I move that we talk about 281 Hope Street.

Lima: The corner of Constitution and Hope?

Motion made by Butler to add 281 Hope Street; Seconded by Allen.

Ponder: We approved it after he built it.

Lima: Was there a fee charged?

Toth: Yes.

Butler: It was questioned by someone who lives there, why was it approved, etc. I walked by and looked at it and could not tell if it was pressure treated wood.

Lima: We did not have a choice, as it was already up.

Millard: It was not pressure treated, I think it was mahogany or something else.

Lima: Did he give us information as to what it was?

Ponder: It was approved retroactively, and penalties applied.

Teitz: You have approved pressure treated before.

Butler: If we approved that, why wouldn't we approve something else.

Teitz: It makes a difference like a pergola which is possibly temporary as opposed to a permanent structure on the house.

Ponder: A person can look at the Secretary of State website to read the minutes.

Millard: Pressure treated is only good for decks.

Church: May I make a suggestion to make wood gutter replacement with fiberglass to need administrative approval?

Lima: I do not think so.

Teitz: We need to put it on for discussion.

Lima: That is something that will need impute on.

Lima: Sir, is there something we can help you with? (Addressing a gentleman in the audience.)

Brendan Maguire present.

Maguire: I am here to introduce myself as a new resident of Bristol and I was just curious as to how everything works as I want to do work on my house in the future.

Lima: Welcome to Bristol. Thank you. We appreciate that.

Lima: Congratulations to Sue for being appointed to the Commission, and to Ben and Chris for being reappointed.

7. HDC Coordinator Approvals

8. Other Business

9. Adjourned at 9:26pm

DRAFT