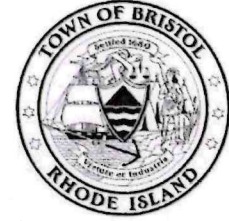


TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, November 03, 2022

at 7:00 PM

Town Hall - 10 Court Street, Bristol Rhode Island

2022 DEC 15 AM 11:38

TOWN CLERK'S OFFICE
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 james@bristolri.gov

Application packets can be found online at:
<https://www.bristolri.gov/government/commissions/historic-district-commission/>

1. Pledge of Allegiance

The meeting was called to order by Lima at 7:02 PM.

2. Review of Previous Month's Meeting Minutes

To read the previous month's minutes to the next meeting.

Motion made by Allen.

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

3. Application Reviews

3A. #22-113: 353 Hope Street, Susan Donovan; Replacing wood gutters with aluminum gutters.

#22-113: 353 Hope Street

Mary Millard recused herself from this application review.

Dean Nadalin presented. There was some confusion caused by a misunderstanding from the application. The confusion was cleared up at the meeting.

TOWN COUNCIL
JAN 18 2023
MEETING

Motion:

To withdraw application #22-116: 353 Hope Street.

Motion made by Bergenholtz, Seconded by Allen.

Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

Voting Abstaining: Millard

- 3B. #22-115: 45 Union Street, Laura & Gregory Carleu;
Install 9 Pella Reserve, traditional double hung windows, new pine wood trim (matching shape and form), replace existing cedar shingles on front of house, paint facade and trim, repair miscellaneous trim and pilasters around door frame.

#22-115: 45 Union Street

John Allen read a history of the house. Greg Carleau and Carl Benevides presented. They are trying to replace 9 windows on front of house with Pella Reserve wooden windows, which have been approved previously to Carl's knowledge, and repair and replace siding and trim work with wood.

Allen asked if the windows are original. Carl said that they appeared to be original but are leaking and have become a but unsightly. He suggests they need to be replaced. Benevides described the windows as wooden with wood clad, with shakes as close to the original windows as possible. Victor asked if there will be any work on the window trim, Benevides explained that the old trim will be taken out and new trim put on to match previous. Allen suggested that because they appear to be historic, are in front of the house, and haven't been replaced in decades, the Commission would need to see the windows to make sure they are not repairable before they decide on the windows. After some discussion about procedure, the applicants and Commission agreed to meet on the property at 3:30PM on Thursday, November 10, at 45 Union Street.

Cabral asked whether any windows were previously replaced on the house before. Benevides explained that the windows on the rear of the property were previously replaced. Benevides also explained that there could be a possibility to replace some wooden windows on the side of the house to the front,

depending on the state of the windows from the site visit.

Lima continued, asking about the shingles and trim. Benevides explained that the trim and shingles will be repaired and replaced in-kind (shingles are red cedar) and will match all the existing patterns. Benevides clarified that the pilasters are in good shape, but the bottom wooden blocks are rotted and need repair. He explained that the profiles would be easy to match.

Motion:

To accept #22-115, 45 Union Street, for all things presented, with exception of windows.

Secretary of Interior Standards:

#9

Project Monitor:

Mary Millard

Motion made by Allen, Seconded by Cabral.

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

Motion:

To continue the remainder of #22-115 to a special meeting on Thursday, November 10, 2022, at 3:30 PM.

Motion made by Allen, Seconded by Cabral.

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

3C. #22-116: 825 Hope Street, Barbara & Robert Beer; To modify back sunroom by partially demolishing and remodeling current sunroom, getting foundation and structure up to code, using materials complementary to the main structure. Sunroom is on rear of property, not readily seen from Hope Street.

#22-116: 825 Hope Street

Barbara and Robert Beer presented. They hope to renovate the back sunroom on their property.

There was discussion about the materials on the application. Members of the Commission who were

present at the site visit meeting were informed about this pending application, but no other discussion was had about it. It is noted that although the rear of the house is not on the street frontage, it is clearly and plainly visible from the bike path and the harbor.

There was little detail about the materials to be used for the deck, the railing, the privacy screen, and the foundation. The applicants did clarify that they want to use Andersen 400 series windows, but that they thought their architect and contractor had provided the correct information. The Commission suggested that they come back in December with a clearer materials list because they did not want to strictly approve certain materials the applicants did not intend to use in construction.

Motion:

To approve application #22-116: 825 Hope Street, to modify back sunroom, as present, partially demolish and remodel current sunroom, foundation and structure up to code, using exterior materials identical to main structure. This decision does not touch upon the materials and scope of the back deck, railing, and privacy screen. Discretion to project monitor for windows and doors. Finding of Fact: that the addition on the rear is not original to the fabric.

Sectary of Interior's Standards:

#9

Project Monitor:

John Alle

Motion made by Ponder, Seconded by Cabral.

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

Motion:

To continue remainder of #22-116: 825 Hope Street, portion relating to decking and railing, and privacy screen, roof material to the December 1 meeting.

Motion made by Ponder, Seconded by Cabral.

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

3D. #22-117: 142 High Street, Cornelia Murphy & Thomas Ferris; Increase the grade on roof of front porch from a flat roof to a slight pitch to allow for better water drainage, do similar work to southern bay window roof.

#22-117: 142 High Street

Cornelia Murphy and Thomas Ferris presented. They are hoping to turn their flat roof over their front porch into an angled porch roof. Currently their flat roof holds a great deal of water causing rot. They want to create a slight incline, so water runs off the roof of the porch. They want to do a similar thing under a bay window on their second floor. They are hoping to use a faux-copper metal.

Cabral asked the distance between the bottom of the windows and the porch roof. Ferris answered at least two feet. Bergenholtz wanted to confirm that they wanted to go from a rubber material to copper. Ferris confirmed. Bergenholtz replied that zinc was probably originally used.

Motion:

To move #22-117: 142 High Street, to the January 5th meeting.

Motion made by Allen, Seconded by Cabral.

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

4. Concept Review

4A. #22-112: 62 Franklin Street, 62 Franklin LLC; Replacing vinyl windows with vinyl windows, replacing wood windows with wood windows.

#22-112: 62 Franklin Street

Anthony Buono presented. He is hoping the Commission will give him some suggestions about replacing the windows on the property as he attempts to restore it.

There are twenty windows, fourteen are replacement vinyl clad. Most of them are 6 over 6 panes. Twelve of them are wooden, none are original to house, several still pulleys and are in bad shape. There is

possible wood bore insect damage, some still open and close. He claimed there are no consistency to the windows. There are some storm windows, but they are old. He's hoping to make them more consistent. He's picked out windows from a contractor that he believes have been approved before in the district.

He entered some photos as an exhibit.

Sally asked who the contractor was. Buono answered Bristol Home Improvement.

Bergenholtz asked to confirm that the windows are 6 over 6. Buono confirmed. Cabral claimed he would like to see 6 over 6 throughout.

Allen asked if there are any original windows that can be located. Buono claimed there's one on the front that may be reused, and others that might be salvageable and relocated. Allen, Butler, Cabral, Church, and Ponder all expressed that they would like to see the historical fabric saved and would like to see salvageable windows repaired and relocated to the front of the house. Buono agreed.

Church asked if there would be any other structural changes made to the house. Buono explained that he might tear down the pool house as it was built poorly.

The Commission generally expressed approval over the plans so far and asked Buono to bring in more information. They moved to continue him to the December meeting.

Motion:

To move application #22-112, 62 Franklin Street, to the December meeting.

Motion made by Lima, Seconded by Allen.

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

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

8. Other Business

8A. Approve or modify the 2023 meeting schedule.

The Commission discussed and voted on the 2023 meeting schedule.

9. Adjourned