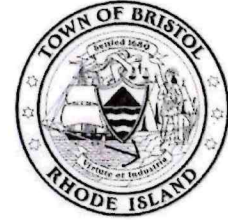


TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, December 01, 2022

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 james@bristolri.gov

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

1. Pledge of Allegiance

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes from October and November meetings.

To move the reading of the minutes to the next meeting.

Motion made by Allen, Seconded by Cabral.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3. Application Reviews

3A. #22-016-B: 1200 Hope Street, Kyle Ritchie; Progress report on renovation of 1200 Hope Street, Certificate of Appropriateness #22-016.

To move this application to the January meeting.

Motion made by Lima, Seconded by Allen.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

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.

George Carleu presented.

Those Commissioners that were present with the property owner (applicant) and contractor spoke about their findings and determination.

Mary Millard spoke and ultimately concluded that the window are original to the house, the sashes are in good shape and operable, that they are not so deteriorated to require replacement, that the current storm windows appear to be custom fit to match the wooden flanges around the window trim, and that any leaking problem may be resolved if they repair the current windows and buy new storms that fit the wooden flanges. Butler, Lima, and Allen agreed.

Motion:

Move to deny application #22-115:45 Union Street, as applied only to the windows. Finding of Fact, that the deteriorate feature is not deteriorated enough, based on opinion of the site visit, to require replacement. Should be repaired and new storm windows.

Motion made by Ponder, Seconded by Butler.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3C. #22-116: 825 Hope Street, Barbara & Robert Beer; To partially demolish and modify back sunroom and deck in rear/waterside of property.

Robert and Barbara Beer, Gary Balletto, and James Anderson presented. They have provided more information for the back portion of the house for the reconstruction of the back porch, deck, and privacy screen. They are looking to use pressure treated wood for the frame and decking railing, along with treks.

Allen and Lima commented that treks and composite may be appropriate for work on higher-level floors, but likely not for anything that could be easily seen from the ground level. Allen commented that there is no design for the privacy screen on the application. Anderson explained that he was thinking of a lattice-work pattern. Balletto explained that the privacy screen will not be gotten to for a while as other work is currently underway. Cabral and Lima explained that they were concerned with making sure the applicants at least can get underway with sealing the structure and repairing it from the summer's fire now.

Tietz and the applicants discussed other various code compliance issues they may have regarding floodplains, flood insurance, and CRMC. The Commission recommended they stay in touch with Steve Greenleaf and come back to the Commission again.

Motion:

To continue application #22-116: 825 Hope Street, to the January 5th meeting.

Motion made by Lima, Seconded by Church.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3D. #22-119: 29 Noyes Ave, Virginia Davis; Removal and redesign of front stoop and existing deck, removal and replacement of non-historic windows and doors, removal of non-historic bay windows.

Chris Cloutier presented. John Allen read a history. Cloutier explained that they want to do minor alterations to the house, mainly to non-contributing rear features. Many windows are replacement from the 1990's and are to be replaced. The doors are also newer and sought to be replaced.

Allen and Butler asked about the windows. Cloutier explained that they are wooden but sit on plastic tracks. They found a delivery slip dating the windows to 1989. The new windows will be wo over two, all wood, and they intend to retain whatever windows are salvageable and are in good shape.

Church commented that the addition on back is smaller than massing on 1790s house and not visible. It appears that the deck wrapping to north side is recessed.

Motion:

Move to approve #22-119: 29 Noyes, for the removal and redesign of front stoop as presented, non-historic bay window as presented, door as presented.

Secretary of Interior's Standards:
#9

Project Monitor:
Victor Cabral

Motion made by Ponder, Seconded by Cabral.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3E. #22-120: 221 Hope Street, Edgewater Condo Association; Replace shingles and windows on south west elevation of 1970 addition.

Kevin Jordan, representing the Edgewater Condo Association, presented. He intends to use the same shingles approved on the south side on the southwest side and replace the windows throughout the building. Tietz recommended that they would have re-advertise this for a new meeting to discuss replacing all windows on the property rather than only those on the southwest corner.

Motion:

To continue to the January meeting and readvertisement and further discussion.

Motion made by Allen, Seconded by Cabral.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3F. #22-121: 30 Walley Street, Barbour-Webb; Replace broken pendant lamp, replace second lamp to match.

Paul Webb and Alexis Barbour-Webb presented. They want to replace 2 pendant lights on their porch.

Mary asked, and the applicants confirmed, that the lights aren't original and are hard to repair or find exact matches for. Cabral asked to what year is the house dated, and the applicants answered about 1870.

Motion:

Move to approve #22-121: 30 Walley Street, to replace 2 broken pendant lamps with new lamps as shown in application. Finding of fact: that the broken glass is hard to find replacement for, and that lamps may or may not be original to the house.

Secretary of Interior Standards:
#9

Project Monitor:
Ory Lima

Motion made by Ponder, Seconded by Cabral.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3G. #22-123, 437 Hope Street, Thomas; Install sign on brick facade over front entrance.

Dave Henin of East Bay Comics presented. He would like to erect a sign outside his storefront.

Cabral, Allen, Church, and Lima all explained that they want to see that the sign is affixed by the brick's mortar, rather than into the brick itself. Henin understood and explained that to his contractor. He explained that the sign currently is about 4 inches thick, 18 inches in diameter, made of PVC. Ponder, Millard, Butler, Cabral, and Church all asked if he could get the sign made of wood, perhaps a composite, rather than PVC, plastic, or vinyl. Henin said he could ask and try. Millard asked if it could be thinner, perhaps to 2" or 1 3/4", rather than 4". Allen agreed. Henin seemed amenable to the idea.

Motion:

To accept application #22-123: 437 Hope Street, to install sign as presented, but for the material to be either wood or composite, left to Project

Monitor, and a requirement that it be bolted into mortar joints only and not brick.

Secretary of Interior Standards:
#9

Project Monitor:
John Allen

Motion made by Allen, Seconded by Church.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

3H. #22-124: 260 High Street, Town of Bristol;
Restoration of former Walley School for adaptive reuse.

Nate Ginsberg presented. This is an application for the proposed revitalization and reuse of the Walley School. The windows and doors need to be replaced with wooden doors and aluminum windows, lights installed on the parking lot, and expansion of the parking lot, an accessibility ramp installed, and elevator enclosure built. He explained that his firm, and the town, has been on cooperation with the RI SHPO, and agreed this current design was most appropriate. They adopted the SHPO's recommendations for exterior windows and lights.

Mary asked about lighting in the proposed parking lot, Ginsberg explained that they would be motion lights. Lima was concerned about the parking lot infringing on the common, and Ginsberg explained that the proposed parking lot design was the most effective use of space they could design.

The Commissioners generally agreed that they liked the design but did not like the lettering and signage out-front. Ginsberg explained that the lettering in the drawings was meant to be more illustrative than accurately representative.

Jessalyn Jarest, of 183 High Street, spoke. She was very concerned about the brick spalling.

Motion:

To approve application #22-124, 260 High Street, to restore Walley School as a community and senior center as presented, with exception to sign.

Secretary of Interior Standards:

#'s 1, 2, 4, 5, 6, 9

Project Monitor:

Victor Cabral

Motion made by Cabral, Seconded by Church.

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

4. Concept Review

5. Monitor Reports & Project Updates

5A. re: #21-112: 183 High Street, Joseph & Jessalyn Jarest; Question about a change in material, changes in handrail, from wood to iron.

Jessalyn Jarest presented. She would like approval to amend her Certificate of Appropriateness #21-112 to allow for iron handrails where wood is impractical. She argued that iron railings would be better for her family to get a good grasp while getting up and down the stairs, especially in the winter. She explained that her preference would be to repurpose any iron railings currently on the property before buying new railings.

Motion:

To amend Certificate of Appropriateness #21-112: 183 High Street, for the railings on the residence to become a metal railing on the side of house if the wooden railings are unable to be used. Final design of the metal railing to be approved by the project monitor.

Secretary of Interior Standards:

#9

Project Monitor:

Victor Cabral

Motion made by Butler, Seconded by Ponder.

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

5B. #22-096: 35 Washington Street, Guiteras Elementary School; Bristol-Warren Regional School District:

Installation of 5 new parking lot lights and light poles, and 1 new "Blue Light" Emergency call tower.

Frank Caliri, representing the BWRSD, presented. He's hoping for a final adjudication on the public safety lights to be installed at Guiteras.

Bulter asked to confirm if they're trying to meet a code or safety requirement. Caliri confirmed. Church asked about how they'll be powered and how long they'll stay on. Caliri explained that they are motion detected and solar powered.

Allen explained that he originally had apprehensions about this but agreed with Caliri that the lights actually do disappear into the sky as explained earlier and that erecting one on the property as a demonstration was an excellent idea. Both Allen and Butler had an issue with the color of the poles not matching the brackets. Caliri is not opposed to painting the pole and bracket.

Motion:

To approve application #22-096, 35 Washington Street, to install 5 new parking lot lights and light poles, in addition to the previously approved blue-light emergency tower. The brackets on the light poles are to be painted to match the color of the poles.

Secretary of Interior Standards:
#9

Project Monitor:
Ory Lima

Motion made by Butler, Seconded by Cabral.
Voting Yea: Allen, Butler, Cabral, Church,
Lima, Millard, Ponder

6. **HDC Coordinator Reports & Project Updates**
7. **HDC Coordinator Approvals**
8. **Other Business**
9. **Adjourned**