

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, August 7, 2025
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 7:00PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Lima, Millard, Bergenholtz, Page, Church, O'Loughlin, Teitz, and Toth

Absent: Allen, and Ponder

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the July 17, 2025 meeting.

Lima: Okay, let's review the minutes.

Teitz: There are two sets of minutes stapled together. There are minutes from the April site visit and the minutes from the July meeting, so you need to review them separately.

Toth: Ory, there should be a version for you in the green folder.

Lima: Thank you. Thursday, June 5th. Is that the one we begin with?

Toth: No. That's the edited version of the previous minutes for your signature.

Lima: Okay. July 17th?

Toth: Correct.

Lima: Okay. The minutes of the meeting of July 17th. Are there any additions or corrections?

Church: I have a few. On page 4 at the bottom of the page, item #2, I made a comment at the end that said, "John, I think you voted ney." That should be "nay" not "ney". And then listed down after John made a comment, I said "it's listed as "yeah", it should be "yea", not "yeah". And the following line "ney" again is spelled wrong. It should be "nay". Page 7 at the bottom of page the next to the last paragraph Mr. Cabral is speaking and the last sentence in it in the next to the last paragraph it says, "I came to that conclusion based Geometry". It should be "based on" I believe. Page 21 in the 4th paragraph down the motion was made by Millard to approve application 25-77 for the replacement of the leaking clapboards and rotting window casement and "the bulkhead windows" should be added as they were also approved. Page 34 in the 2nd from last paragraph where I mentioned something about the windows, "windows are the sole", it should be "soul" not "sole", and the same correction should be made in the next paragraph. Page 36, the motion in the 3rd paragraph it says, "Motion made by Church to continue application 25-82", and I believe it was correct, but "to the September 4, 2025 meeting", but I note that they're back on this this meeting, so maybe it was supposed to be the August meeting? So, I'm questioning that. So, my motion was to continue the application to the September 4th meeting because we only had two weeks between this meeting in July and our August meeting and it didn't seem like it was going to be enough time for the applicant to get the information together.

Toth: He did turn it around, so he does have additional information. I did work with him on that.

Church: So that should remain September 4th in the motion.

Teitz: It should remain however it was. Yes.

Church: Okay. Page 41, the 3rd paragraph down that the 3rd sentence doesn't really make sense maybe it should be eliminated. Page 49, five lines down where Andy said,

"It's not to me either". I'm not sure what that refers to.

Page: Which page?

Church: Page 49. It should either refer to something or come out.

Teitz: I think the word "clear" should be added. It should read "It's not clear to me either."

Church: Okay. Page 53, five lines up from bottom, it should read "It is historic". Page 55, 7 paragraphs up from the bottom, take out the second "as it's". Page 57, 6 paragraphs from the top where Andy is talking 7 lines down, it starts out with "different to being with", I think it should be "to begin with" instead.

Teitz: I think so too.

Church: That's what I found.

Lima: Are we still on that date because I have something for the April 25th minutes.

Teitz: We're still on the July minutes.

Lima: Just wanted to make sure. Anything else? Can we have a motion to accept the minutes as amended.

Page/Church

Motion made by Page to accept the minutes of the July 17, 2025 meeting as amended; Seconded by Church.

Voting Yea: Millard, Page, O'Loughlin, Lima, and Bergenholtz

2B. Review of 14 Union & 41 Church Special Meeting Minutes

Lima: Okay. The minutes of the special meeting on April 25, 2025. Does anyone have any comments or corrections?

Page: We're talking about the amended version, correct.

Teitz: Yes.

Page: I'm okay with the amended version.

Lima: I just wanted to add something. When the meeting moved to 41 Church Street in the paragraph just before the motion, it indicates that the Commission was not able to gain entry to the building to conduct an inspection even though the tenant appeared to be on the porch. I don't believe that anyone was there. I didn't see anybody. I don't know if anybody else did.

Teitz: There was a man with at least one child there. That's what I saw.

Church: I could see them inside.

Toth: I recall the same thing.

Lima: Okay.

Teitz: In fact, I thought he was coming out to the porch because we would be going in, that's what I thought when I saw him.

Lima: Okay.

Teitz: It's up to you. It's your minutes. If you don't want it in the minutes.

Lima: It's fine.

Teitz: That's what made it so particular in my mind that okay he's outside and he brought the kid outside so they're out of the way and we can go in and look at the windows, and then the owner said no. That's what struck me.

Lima: Okay. Leave it at that.

Church: So, how about I take the windows as marked are correct.

Teitz: For Union Street.

Church: Yes.

Teitz: Again, that's what I wanted to make sure

Church: Yes, to make it a permanent part of the record.

Teitz: Again, this is what I was trying to clarify because we were all using terminology like "new part" and "old part" of the house and it seemed like it would be confusing to people in the future to figure that out.

Lima: Okay. Anything else?

O'Loughlin: My last name is misspelled throughout the minutes.

Lima: Okay. Anything else? Can we have a motion to accept the minutes?

Teitz: Ben was not at the meetings and also, being a property owner, Ben is recused from the vote.

Bergenholtz: I do know that the tenant was not there. It's an embellishment which is a little unusual for meeting minutes.

Teitz: Okay. There was someone on the porch.

Lima: Should he fill one of these recusal forms out for that or not?

Teitz: You probably should just for your own protection, the recusal form.

Lima: Okay.

Motion made by Church to approve the minutes of the April 25, 2025 special meeting; Seconded by Millard.

Voting Yea: Lima, Church, Millard, Page, and O'Loughlin

3. Application Reviews

3A. 25-96, 500 Wood Street, Tupelo Realty LLC Discuss and act on construction of new buildings. NOTE: Joint meeting with the Bristol Planning Board, begins at 5:30 PM.

4. Application Reviews

4A. 25-12: 125 Hope St, 125 Hope Street, LLC Discuss and act on demolition and replacement of building or options to rehabilitate building.

Toth: This applicant has requested another continuance in order to gather more information.

Teitz: Are we continuing it to a date certain?

Toth: I don't believe they gave me a specific date, but we can put it to September.

Church: We talked about this at the last meeting that we weren't going to keep continuing applications.

Toth: So, this is somebody that has reached out to me. It's a large, complicated project. They do reach out to me saying they need a little bit more time. The issue was more for no shows with no notification prior to the meetings. I don't think this is something that we're necessarily we're going to make them re-apply for.

Lima: Well, if they haven't shown up.

Toth: They said, "we would like to try", then they asked for another continuance.

Lima: How many times are we going to grant them a continuance?

Teitz: Well, since they're not here now, let's continue it to the September meeting and Nick can tell them that they need to come and tell us that if they're not going to be ready to go in September, they can either say they need to continue it until December or they want to withdraw without prejudice so they can come back when they're ready.

Bergenholtz: I feel like this is turning into demolition by neglect. I don't see any sort of way to stop things from deteriorating.

Teitz: The Town of Bristol has not adopted the demolition by neglect part. That's enabling legislation with the State. We don't have a demolition by neglect Ordinance. What we can do is request the Code Enforcement Officer to inspect it and he can require various sealing from the elements, but we don't have a specific Ordinance.

Bergenholtz: Okay.

Teitz: If you're saying you would rather have them here every month so you can keep more pressure on them.

Bergenholtz: I would rather that they secure the building.

Lima: Could we suggest it to the Building Official?

Toth: I can talk to Ray about this.

Teitz: If that's what it takes.

Lima: Okay. So, could we have a motion to continue it with the expectation that the Building Official will communicate with the owners to secure the property.

Motion made by Millard to continue application 25-12 to September 4, 2025 meeting; Seconded by Church.

Voting Yea: Lima, Page, Millard, O'Loughlin, and Church

4B. 25-49: 62 Franklin St, 62 FRANKLIN LLC Discuss and act on replacement of vinyl casement windows.

Anthony Buono present.

Lima: Am I 250ft from this property?

Toth: Yes. I believe, Ory, you should probably recuse yourself.

Buono: I can see you from my living room window.

Lima: I am recusing myself.

Millard: I need to recuse myself as well.

Teitz: You need to elect and acting Chairman.

Motion made by Church to elect Ben Bergenholtz to be acting Chairman; Seconded by Page.

Voting Yea: Page, Church, Millard, Bergenholtz, and O'Loughlin

Teitz: Let the record reflect that Ben Bergenholtz has been elected acting Chairman in light of the recusals.

Buono: So, last year we received approval to put in 2 new west facing bedroom windows on the 2nd floor. We put those in and much to our surprise the Building Inspector said that those windows did not meet the new code because they were too small and they had to be hinged-right windows and not double-hung windows so that someone could get out of the building. So, we went back to the window vendor who said that even though he had done work on the house before, he had listed it as a two-family when it's a four-family. We went back and forth, and he did agree that he made a mistake, and it is a four-family and because it's a four-family the windows don't meet code. So, the solution to this pretty simple, same size, same frame, same specification, same exactly everything, except they're not double-hung, they're hinged-right so that somebody can escape.

Church: This is on the west elevation on the 2nd floor.

Buono: Yes, 2nd floor.

Church: And there are 2?

Buono: Yes. We have to have them taken out and they're very expensive.

Church: And they're not on the original house; they're on the addition?

Buono: No, they're on the original house. They were approved. If you look at the spec sheet, you'll see that they're \$2,100 each.

Church: They're aluminum clad?

Bergenholtz: So, it's the exact same?

Buono: It's the exact same as the ones that were approved, it's just the way they open.

Bergenholtz: Okay. I just came across this with a client that I'm working with.

Teitz: The application says vinyl. Is it aluminum or vinyl?

Buono: I don't know. It's on the spec sheet which I just got from my business partner. Whatever the spec sheet says, that's the window and it was already approved. It's the same window.

Church: We approved vinyl?

Toth: We approved vinyl original. I believe there was vinyl existing in the house. We approved it a year or two ago. Looking at the street view it's vinyl. So, we're replacing vinyl with vinyl.

Bergenholtz: Anybody have any other comments?

Church: I just have one question. You still have the original wood windows on the front of the building, correct.

Buono: No, we replaced those. If you remember last year, we agreed to put the most expensive windows in all of Bristol in the front of the house.

Church: These are the 2 windows that are going to be replaced?

Buono: Whatever you have that I gave as a handout.

Church: It says that the replacement windows are 30 inches high.

Buono: I'm not looking at that, Susan. I'm looking at what I handed to the Board. I don't know what that is.

Church: This is your application.

Buono: I gave it to Nick this evening.

Teitz: This gentleman said that he handed you something this evening?

Toth: There over here.

Church: This window is much shorter than the new window.

Buono: They're the same window. I didn't change the frame.

Teitz: Can we mark that as Exhibit A.

Toth: Yes.

Church: Okay. It looks better on this sheet.

Buono: I want to apologize to the Board because the vendor

Church: So, all of the windows have been replaced in this building?

Buono: Yes.

Bergenholtz: Can we have a motion?

Motion made by Page to accept application 25-49 as presented to replace the 2 windows on the west elevation on the 2nd floor; Seconded by O'Loughlin.

Voting Yea: Bergenholtz, Page, O'Loughlin, and Church

Buono: I just wanted to apologize to the Board because I understand that in my absence the vendor was supposed to come and do this, and they never showed up. I think it was for two meetings. So, I do want to apologize for that. Thank you.

4C. 25-54: 5 Milk Street, Mary Ann Pellegrino Discuss and Act on replacement of windows.

Toth: This applicant has reached out to me as she does not have the additional information requested and has requested a continuance to the September meeting.

Motion made by Church to continue application 25-54 to the September 4, 2025 meeting; Seconded by Page.

Voting Yea: Bergenholtz, Page, O'Loughlin, Millard, Lima, and Church

4D. 25-58: 146 High St, Mike Fanning Discuss and act on installation of shed on property.

Toth: This is the applicant that has for the 3rd time not shown up. My recommendation is that it be denied at this time.

Teitz: Without prejudice so they will have to pay a new filing fee and won't have to wait a year to do so.

Motion made by Church to deny application 25-58 without prejudice and if the applicant is interested, they will have to re-apply and pay a new filing fee. They will not have to wait a year to do so; Seconded by Millard.

Voting Yea: Millard, Page, Church, Lima, O'Loughlin, and Bergholtz

4E. 25-82: 224 Hope St, Gregory Leonetti Discuss and Act on replacement of all windows on property.

Gregory Leonetti present.

Leonetti: I was here at the last meeting, and I know there are some new faces here. I just want to reintroduce myself. My wife and I along with our know almost 1 month old will be moving to 224 Hope Street eventually. It is known as the Timothy French house who was a local carpenter who built the home along with a lot of homes around Bristol and this one was his personal residence. From the moment we saw it, we really fell in love with it, the charm, the original floors, the chimneys, the molding, everything about it. We're really committed to preserving as much as possible. Retaining the old is not only our goal but really is our top priority. With that said, we have identified the windows as an area that are severely distressed. Our aim is to install windows that are safe, efficient, low maintenance and built to last, especially given the unique circumstances of our location of the home. One of those challenges is the home's location which is being so close to the road and having a direct line of sight to the water. While that view is beautiful, we obviously know the coastal exposure brings harsh conditions. Most specifically the corrosive saltwater and those elements have taken a visible toll as that saltwater is extremely damaging. I did my best. I don't know if the past images that I took translated well enough.

Toth: The images that you provided at the previous meeting are included. The files that you sent me this morning have been printed out for you. Ory, I believe there is a stack of papers that you can just distribute to everyone with specifications. Mr. Leonetti, you had some additional information that you wanted to introduce tonight.

Leonetti: Yes. So, I did my best to document the damage in the photos, but what I thought what really spoke louder was the comments from the members of the Commission at the last month. First of all, Nick was kind enough to visit the property weeks ago. He did a very thorough hour-long site visit. His feedback, which can be pulled from the records basically summarized everything. They're in pretty rough shape. There are a lot of windows, and they fit very poorly. They're very loose. They're beat up and it's clear that they haven't been cared for in a long time.

Toth: Like you said, I did do a site visit. We did look at all of the windows and it's my impression that they're in very, very tough shape.

Bergenholtz: Who else was on the site visit.

Toth: I did this. This is something I'm doing going forward because we've had so many issues with windows. I go out there myself. If anybody calls up and says they would like to replace historic windows, I go out there and make an initial assessment so I'm able to speak to what the applicant is presenting to the Commission.

Leonetti: Both Mr. Page and Mr. Allen have walked by the house many times on their daily walks. Mr. Page said, "I would like the house to be able to move forward. In my opinion in this case to be able to replace the windows. I like what they are doing. Just walking it, there was a great deal of distress." Mr. Allen echoed those sentiments stated, "I too having walked by this house every day think there is a lot of damage. I think most cannot be repaired..." I bring that up because Nick, along with those two folks, have been passed the house frequently so they do know the current condition as obviously pictures even though I tried to do my best, don't always tell the whole story. In addition, there is some other context which I figured out towards the back half of the meeting, due to years of neglect, there is

extensive rot and shrinkage going on internally and externally. I documented it in a video earlier today which I don't know how I would transfer that to you all. I am willing to show it if you have a minute. It is a video that shows close up all of the warping and gaps of those windows. In addition, there is at least 30 window panes themselves that are either broken, cracked, or completely missing, and we estimate that there are about 90% of the windows have noticeable shrinkage in there. For that additional context right after the last meeting, I spoke with many long-time neighbors. I know that one of the neighbors, I believe her name was Cindy Cole, we spoke after I was up here for a little while, they used to babysit for the family and she shared that the family often left the home for weeks at a time for long sailing trips and sometimes would leave the windows open for days and that exposure clearly contributed to the decay and structural issues that we've already had to address inside. So, there are external and internal issues going on. In theory, obviously anything can be restored. We just truly feel that restoration would be more like a reproduction in this case and the final product would lack that functionality and efficiency we're looking for as a new family. With that, I'll pause. I did provide some new images. For a little bit of context, those first 4 pictures that look like this hear (points to the images provided) I just took a simple window from what we'll call the good side of the home, and we just took simple measurements.

Toth: I believe I gave you those copies. Did you hand those out?

Lima: We got them.

Toth: Okay.

Leonetti: So those pictures tell a good story a little bit of just what that distortion and shrinkage has been. You can see by the quick measurements at some of that window stretches from 46 inches to 44½ inches to 45 inches. That's consistent across the board. With that, I will pause for any additional questions. On other thing, I did provide a lengthier cut sheet from the Marvin Elevate windows.

Page: Have you checked if the paint is lead?

Leonetti: We had an inspection do and they didn't signify any lead.

Page: You inspected for lead and there wasn't any lead?

Leonetti: Correct.

Church: You were asked to contact some window restorers to get their opinions. Did you do that?

Leonetti: That was the part I had spoken about that being a nearly impossible turnaround in that one day to turn around a survey. As mentioned at the last meeting, I did speak with New Outlook Restoration to which they ballparked me a price and a timeline for what that project would look like. That's kind of where our conversations were paused from there.

Church: What are the dimension of the muntins of the replacement windows.

Leonetti: So, Marvin Elevates muntin size are 7/8th inch. What I did do, and this is our willingness to try to get this as close as possible, I know we mentioned at the last meeting that the Hope Street and Union Street eye level is really the priority, I was able to work with Marvin who recommended a custom muntin size from Creative Millwork out of North Carolina. They were recommended by Marvin and they are actually able to provide us with custom muntins that are a 1/2 inch. So, Marvin Elevates are 7/8th inch. So, what I'm proposing today is to have these custom muntins for the Hope Street ground level side as well as the Union Street side and then have the manufacturer 7/8th Marvin Elevate windows which have been approved before in the District. I just feel like that is the best of both worlds where we keep the integrity and size of those muntins which we are prioritizing at ground level. We were able to find someone that could do it custom and actually get it smaller than what the manufacturer can offer in any of their lines. The smallest line they have, which is their Ultimate series, is 5/8th. This is a 1/2 inch muntin.

Church: They're simulated as opposed to true divided.

Leonetti: Correct, we had identified that all of the windows are simulated divided light with double paned at the last meeting.

Page: So, since I was mentioned, I did go by, intentionally to look and the windows are in bad shape. The thing I also did was to go look at the yarn factory windows that they were placing which are similarly paned windows on the stone building. They have now put in the first sample of that against the existing windows. The problem with constructing, and you can somewhat see it happening at the yarn factory, of putting windows in a solid structure like stone or brick is that you have much less ability to deal with shrinkage which is what you are dealing with here which is why I'm sure the Historic Commission originally had approved the window changes at the yarn factory and although the frames are in much better shape, you can see where they were losing that separation. Once that's done in a hard structure, it's very difficult to deal with unlike in other structures where you could do shims, cover it, and other things, the originals are basically just lost. Having done that once myself in a historic home, you really don't have many choices.

Leonetti: Thank you for that, Mr. Page. Appreciate it.

Bergenholtz: We've approved these in the District. I don't recall the muntin being that thick though.

Millard: 7/8th.

Bergenholtz: Yes.

Millard: As opposed to.

Bergenholtz: 1/2.

Leonetti: The muntin size varies in the house. Some were 1/2 and some were 5/8 and some are 7/8. The only size that the Elevate series offers is 7/8. I believe the most recent approval that I saw was the home on Thames across from that old factory.

Millard: Is it a considerable upgrade to get 1/2 for you?

Leonetti: It is, which is kind of why I am willing to do it. It is an upgrade to purchase those and make them custom made. If it was up to me I would love the Elevate series to provide them. One thing that is significant is we would have to order the windows without the muntins on

them, and we would not get the factory warranty if we put our own muntins on them. Of those windows, if we are going to go that route I would lose the warranty on probably the most impacted windows from the saltwater and the road.

Bergenholtz: So, the thing you have to get is from North Carolina?

Leonetti: North Carolina.

Bergenholtz: So, that's basically a grill that gets slapped on to the window that you order like a 1 over 1.

Leonetti: Correct.

Bergenholtz: And it voids the warranty?

Leonetti: It voids the warranty from the manufacturer. Correct.

Millard: That doesn't sound like a good idea.

O'Loughlin: I don't care for those windows.

Lima: Is there anyone in the audience who would like to speak for or against this application?

Catherine Zipf: I have some dismay watching how much historical material has come out of this house already. I am equally dismayed but not surprised to see that we are here looking at new windows. I appreciate the situation. I would really strenuously encourage the Board to request other further estimates for restoring the windows. When I looked at the pictures, it looked like a lot of glazing compound that could be replaced. I admit that I haven't seen them but I do think that Casa Bueno Builders or Kim Tavares or Rob Teixeira Restoration would be 3 people who might have a different opinion on whether these windows can be saved or not. Thank you.

Lima: Any other comments? Does someone want to make a motion or any other suggestions? In light of what was just said, there are a number of Rhode Island companies that do window restoration and repair and rebuilding windows. Have you contacted any of those. Has anyone given you their names?

Leonetti: I have contacted New Outlook Restoration.

Lima: I'm just wondering because we have had a number of applicants go to some of these people and the outcome has been very positive. They understand the reality of finances obviously and have been doing this for years. We cannot give you recommendations in regard to specific companies. There are a number of them. I don't know, Catherine, if you have a list of them.

Zipf: I would be happy to provide one.

Lima: Personally, I certainly understand what your situation is. I understand that you would like to get this completed. I will take a poll of the Commission before we vote so that you can get some kind of an idea of how we're thinking. If the Commission is not going to be positive about what you have presented today, then we would probably suggest that you contact some of these other companies and come back. It looks as though it's going to be very difficult checking with other people then we would look at it in a different light. You're coming to us with just one company who said they will do this and that's not how we have handled other properties before. So, I don't want people who have come before us and we've had them ask other companies and then come back and we look at it through your eyes and through other applicants who come here and through the expertise of the Commission. So, I will take a poll and you will see how the Commission feels with your presentation.

Page: I would go forward with replacement. I understand the interior of the windows is what we would look at and what would be fixed. The issue in end though is the frames aren't usable because you have solid construction of a brick building, and those frames are not going to fit. You're going to always have gaps just as you look at any of these other buildings. You can look at the larger building down on the water to see the example of it purely between the replacement and the gaps.

Bergenholtz: I'm torn on this because it is a corner building, and it has the original windows. I really would like more information about refurbishing those windows. I know it can be done, and it has been done. It is an important house. I understand the desire to replace them. I get it. I just wish we had a little more information.

Millard: I tend to feel that I would like a little more information particularly on the window frame itself. Marvin isn't going to replace your window frames are they. So, they're going to have to fit their replacement window into your frame. Are they responsible for doing all of the fitting or are they just delivering the windows to have your contractor put them in? How does that work?

Leonetti: The latter. They will deliver the windows and it will be up to my contractor.

Millard: You might have just as bad a problem when the replacement windows come as opposed to having someone work on each window. So, I would like to know a little bit more about the window that you're going to get. I got the impression that it has movable muntin bars. Correct.

Leonetti: The new ones I'm proposing.

Millard: Right.

Leonetti: No, they do not.

Toth: The custom ones that you had suggested are pop-ins, but the Elevates do not.

Millard: Okay.

Church: That window sample you brought in at the last meeting, that was solid and hard as a rock, and it wasn't going to shrink. Any work you do around the window to the frame is going to be new wood and that's going to shrink. They need putty, they need glazing, and new glass, but they're the original windows with the proper muntin size, and true divided light. It is in a prominent corner. We heard your argument about the saltwater destroying it at the last meeting and you seemed to disregard that information.

Leonetti: I am glad you brought that up. I was quite perplexed by that because I never heard that saltwater does not affect windows. The exact statement from the last meeting was, "The saltwater is better as far as the rot. It's the freshwater which causes the rot...You want the saltwater." I did speak to many folks and one

gentleman has been doing windows and doors for over 40 years and for coastal homes saltwater is the #1 issue when it comes to wood windows. Furthermore, and I believe I attached this in there as well too, on page 29 under general care and maintenance, there's a specific call out to saltwater care which says that if you live near a seacoast saltwater make sure saltwater and other abrasive material do not build up on the exterior surfaces. There is no call out to fresh water. While any water is not good, saltwater is extremely corrosive for boats as it is for cars and so forth. I just wanted to clarify that.

Church: The other thing is that you're not that close to saltwater and it's only coming from one direction. You're protected on the other sides.

Leonetti: We're one of the unique homes on Hope Street that has that direct with water access. It's a direct line of sight.

Church: You want that water view. I'm opposed to replacing the windows. It's an important house and a contributing house and those windows are appropriate to that house. You're going to have to put new frames in anyway and I believe that you should be using the existing windows. They're historical.

O'Loughlin: I would be in favor of going ahead with the replacement.

Lima: Okay, so we have a toss-up here. My suggestion would be for you to get the names from the Historical Society and do that. Would you like us to reschedule you for next month? If we vote on your windows today and the vote is a negative, you will not be able to come back for 1 year. So, my suggestion would be to try to come to some kind of a compromise to bring more and varied alternatives rather than have us vote today.

Leonetti: I would like to make a couple of comments. Catherine mentioned that she is distraught over how much historical items have been removed from the home. I will mention that this is the first matter that I am bringing from the home as an external component of the home that we discussed last time. There will be some items additional outside of the windows that I will need to request and a lot of them seem to be administrative in

order to bring it back to its original fashion. The reason so much, which I know the Historic District Commission does not care about the inside of, but the reason there has been 28 tons of material that has been personally pulled out of the home is because the structure was not suitable and not livable. Horsehair plaster is extremely heavy and as I mentioned before we are, as much as possible, retaining all of the original floors and the 6 chimneys in the home. I have all of the original doors from the interior. I think that's a mis-categorization of what's going on as everything that has been removed is a necessity because as I was going through the home, personally, debris was falling from the roof. I would pull on the ceiling and squirrel nests and debris would come piling down. I'm not sure how it was even livable. I just feel like the context of what's coming out has nothing to do with the whole situation and I would also like to note that Ms. Zipf said that she did not see the windows herself and the three folks that did see the windows all unanimously said that they need to be replaced, including John Allen. I've done a lot of research and spent a lot of time on this and John, rightfully so, seems very conservative about this. It seems that way and I don't know if that's a mischaracterization, but in my opinion seems to be very conservative about this and it was a no-brainer about this according to the meeting minutes. It's a bummer that he can't be here today because based on that vote it's a 4 to at least 2 and I know Mary was on the fence a little bit the last time about the muntins and that's why I did that additional homework to get that custom size and get that turnover. I'm hoping that shows that I am willing to work here and I appreciate that you acknowledge that. There's a lot more to it. It's unfortunate that he can't be here today because it would allow me to move forward with this project.

Lima: We do not deal with the interior of your house.

Leonetti: Correct.

Lima: However. There is the possibility that we could do a home visit so that we could all see what the windows look like at your home. I still believe that the bottom line would be for you to possibly see if other contractors whose field of expertise is repair and/or replacing windows would look at your home and then give us their opinion. We have done that too and numerous

other homeowners who have come to us with the exact same request you have and some we have approved of and some we have not. We're not sitting here as experts, but we would request that you do at least approach some of the experts so that you can understand and we can understand what you're up against. Nick could set up a site visit so we could see for ourselves. We would continue this and there would be no vote today.

Leonetti: Again, it's just unfortunate that the other member is not here today.

Lima: Well, he's not the only one. I haven't seen it either. I would personally like to see it.

Leonetti: Sure.

Toth: We want to set it up like this because obviously we're back and forth. The applicant is trying to get into his home. If you want to reach out to some people to see if there is any chance if they can be restored, but if you do that in the next couple of weeks, we could set up a site visit where we could schedule it as a special meeting where we could take a vote.

Lima: We could do that.

Leonetti: I certainly appreciate that. My goal here is to keep this project moving forward. I certainly understand what you're saying about getting multiple opinions. My feedback on that is as any new window company would say you need new windows automatically and any restoration company is going to come out and say the same sentiments. I am happy to appease and do that due diligence. I just feel like that's an outcome. Any window can be restored. I guess that's my whole argument as this is past the point of restoring and is basically replicating at that point only to cover it with storm windows.

Lima: We've been doing this for quite a few years, and we usually do have more than one choice. So, most of the applicants when they do come, they say that this person said it's going to cost this much, and this is what they're going to do and most of them end up being either replacement or repair and new windows end up being about the same cost. So, if in fact your windows can be repaired, it would probably be in the same ballpark as

replacing all of your windows in addition to all of the other stuff that will go into replacing windows with your framing and all of that other kind of stuff. If you want us to vote now, we can vote now but if you want us to continue it for a month, we will do that.

Leonetti: What happens if there's a 3 to 3 tie?

Lima: Andy.

Teitz: The motion fails. So, it's a denial.

Leonetti: Guess I have no choice. So, when would we be able to have the special meeting because I am not here for the September meeting. I will be out of the country.

Toth: We could do that as soon as I can get a quorum together for a site visit. So, 4 members and base it around your schedule.

Lima: I would also suggest that you contact some of the contractors who do have the expertise with restoring windows. I will say that my contractor has tons of experience working in Bristol, Newport, and Portsmouth, and I wish he could be here. Based on his opinion, and he was there with Nick, he believes that the windows need to be replaced.

Toth: Typically, these special meetings are done on a workday so if he's available to be there, that would be helpful to the Commission. Again, that is something that we'll coordinate between yourself and the Commission. We just have to post it within 48 hours of the meeting and it is still technically a public meeting, but other than that it is a walk through and at the end of the meeting if we so choose, we can take a vote.

Church: You have taken the windows out of the window frames, and you are keeping them.

Leonetti: That's a loaded question. Nick was there, I believe, to witness one as I was taking it out and it just totally crumbled. So, many of the windows I'm afraid to even move and manipulate because of the damage that's going on. Some have been removed out of necessity as I was completing demo. Some have been removed to protect them to make sure that no additional damage is caused to them. But it is a very loaded question because

many of them have so much deterioration and rot that they have physically crumbled and fallen apart. As a matter of fact, I brought a window to show you. Again, this is a window I pulled, and this is a window that I would say is in better condition and this was pulled off of my home on the east side not exposed to any of those corrosive elements and the window is just completely rotted. I pulled this window just to show the damage. This is the interior of the window, and the black is the exterior, and this is why I am afraid to pull some of them out. This is a window that does not even have direct exposure to saltwater and as you can see it is missing panes and is completely deteriorated. (Shows window to Commission.)

Lima: Thank you.

Church: Have you disposed of the ones that you pulled out that came apart?

Leonetti: I have not. I am a firm believer in preservation, so I am trying to use them. If something can't be used, one of our ideas is to put an old window above one of our fireplaces as a decoration. So, we have not. There was one window that was missing when we moved in. Again, there are at least 30 windows that are missing glass, glazing, cracked glass, but I have not thrown out anything myself. I'm trying to protect them. This was a window that was on the most protected side of the house.

Lima: So, we need a motion to continue.

Lima: to do site visit

Toth: will allow Commissioners to see. Will give everyone a chance and have a better understanding.

Motion made by Millard to continue application 25-82 to the September 4, 2025 meeting in order to do a site visit; Seconded by Bergenholtz.

Voting Yea: Church, Lima, Millard, Bergenholtz, Page, and O'Loughlin

Lima: Nick will be in touch with you so that we can schedule the site visit and we can make a decision at that time.

Toth: This will allow the Commission to see it. I think the Commission will agree that this window is in pretty rough shape. The site visit will give everyone a chance to look at everything in its entirety and have a better understanding of what's going on. These site visits are very common. Hopefully we will be able to get everything nailed down soon so you don't get pushed out any further than September.

Leonetti: I just ask that you bring a hard hat and a hammer. I'm always looking for some free labor. I appreciate your time, and I apologize for the long-winded presentation. Thank you for your guidance and support.

Lima: Thank you.

4F. 25-80: 30 Union St, Brad Leclair Discuss and Act on construction of proposed dormer on garage.

Brad Leclair present.

Lima: Andy, I have a question. Mr. Leclair is my sister-in-law's brother-in-law. In other words, my sister-in-law and his wife are sisters.

Leclair: No blood relation.

Teitz: That is not a definition of a family conflict. It does extend to the in-laws, but not the in-laws of in-laws.

Lima: I just wanted to clarify.

Teitz: That's fine. It's good that you're disclosing it as well. You feel that you can impartially hear it?

Lima: Yes.

Leclair: Thank you for taking the time this evening. My wife and I have been in our house for 8 or 9 years now and like it very much. I'm here before you tonight to ask for your approval to add dormer to east side of existing garage. It will match the west side dormer that is currently there. There are details forthcoming. Basically, we're looking to mirror what's there already and allow us a little more space in the garage. There

may be some confusion regarding windows which I apologize for. I can see that it is an important change to the Commission, and I get that. I would ask you if you have several different cut sheets, the final one that we settled on is the Marvin sheet which I do believe was provided. The only disclaimer I would have for that is they don't show a double hung windows, but we would like to have it match the existing window on the other side which is a 2 over 1, and we couldn't get all of that put together as quickly as I should have. In terms of what materials, we're going to use, again we're looking to pretty much mirror what's already there on the existing dormer which would be cedar and painted and trimmed just the same way as the existing one. The garage or what we call the barn I believe was redone in somewhere around 2010/11 before we got there. It's a neat thing. We would like it some place where our children can stay. One of our children is overseas and when she comes back, and we have 2 kids, it's nice to have them around, and we need a little more room. I hope I have as much detail as you need. It's pretty straight forward.

Lima: Any questions?

Millard: That dormer on west side, does that lead out to deck?

Leclair: Yes, there's a small deck.

Millard: The one on the east side that you're proposing is that just a window.

Leclair: It will be 2 windows and no deck.

Millard: Okay.

Lima: Any other questions or comments? Is there anyone in the audience who would like to speak for or against this application? Yes, come forward.

Carol Wardwell: I live at 38 Union St. I am the neighbor to the east. What the pictures you have don't show is the garage is just about on property line between their property and ours. It would be my suggestion that goes before the Zoning Board for approval.

Toth: Haven't you been talking with Ed Tanner.

Leclair: I have.

Wardwell: As did I.

Leclair: And I was told that the Historic District Commission would be the first step and then go to zoning. We would like to be good neighbors, and I am willing to talk to Carol and try to make things good for her in any way I can and I figured I could address that at the zoning meeting.

Toth: I think that the problem we frequently run into is the chicken/egg scenarios. We just get one board to sign off first because one board will ask if the first board signed off.

Wardwell: I get it.

Toth: But you are working with Ed Tanner.

Leclair: Yes.

Wardwell: Thank you.

Lima: Anyone else?

Christine Stillwell: I live at 31 Noyes Avenue. My east boarded is the west wall of his garage and it is literally on the property line. It has been the line for as long as I have been there for 29 years. His wall is my property line. To say casually that he's going to put a dormer on without the ramifications of what would happen to my property and Carol's property if that was added. I think, and I can't tell from the paperwork I got, but I think it would put a 16ft wall in my backyard in the area where I sit and where I would eat outside. It's a small backyard. With a window in it, people could look out through windows and look into my bedroom and backyard. I do have a picture or 2 showing how close that garage is. I don't know why it was stuck in that corner, but it is. It's in a corner with 3 neighbors abutting it.

Toth: If you could bring those up to the Commission and then if you could give me copies so I can add them to the file. Thank you.

Teitz: Submit the copies and then go back to the microphone to identify what they are. You only have one of each?

Stillwell: My printer broke. Sorry.

Lima: Go back to the podium and I'll ask you about each one.

Teitz: And mark each one as an exhibit.

Lima: Okay, we have this picture with the deck.

Stillwell: That's my deck. The roof line it the garage as it exists right now.

Lima: So, there is a hedge between.

Stillwell: I put a hedge in.

Lima: This is Exhibit 1.

Stillwell: So, you just have to project how high that would be to add another level on there.

Lima: So, we have this picture. So, this is the hedge and the roof of the garage. Correct.

Stillwell: Right. It's pretty tall. That's standing in my yard.

Lima: This is Exhibit 2. And this is your back patio, and this is the garage, and this is the roof of the garage in question. This is Exhibit 3.

Stillwell: It is. So, it's tall.

Teitz: Once we've finish identifying these, I do want to say something before we move forward.

Lima: All set.

Teitz: Is there a 4th one?

Stillwell: No.

Teitz: I want to note that this is a Historic District Commission and to remind the Commission your role is to

look at what impact would this dormer have on this property and other historic properties. You can include what happens in the District as a whole. Does this affect views, etc. of other properties around the District. That is part of your review. As far as privacy or anything like that, that's for the Zoning Board to decide. It's your mission to determine how it affects other historic properties around it. So, if you could confine your comments to how it affects the historic values of the properties.

Stillwell: I'm not sure about the historic value.

Teitz: That's why I'm trying to suggest that you may be at the wrong place. That's for the Zoning Board to deal with your other concerns. This Board is to look at the historic value of your property.

Stillwell: Okay. I wasn't sure about the involvement of the Zoning Board. So, I came here. But also, value wise, I think the value of my property would go down that's for zoning to concern.

Teitz: That's what we're looking at. How it affects the historic value of your property. That's what this Board is concerned with. That's what the Historic District Commission is dealing with. How does something affect a particular property where it's going and the neighboring properties in the Historic District. Your property is in the Historic District, that's why you're here and you have the opportunity to speak. I just wanted to make you aware of what this Commission can do and can't do.

Stillwell: Okay.

Lima: Nick, this information goes in this green folder. I didn't have any other folders.

Toth: Sorry, I didn't set the pile out.

Lima: That's okay. I'll give this to you, and you can put it in the file.

Toth: Thank you.

Lima: Anyone else?

Leclair: So, with regard to my neighbors whose opinion I value greatly, my intention was to clear this hurdle and speak to them prior to the Zoning Board. We're very cognitive of the fact that it's a close neighborhood and everything that everyone else does affects those next to them. I would certainly take into account any of their concerns when the time comes and try to make something that they would be as happy as possible with while trying to do what we're doing. It was not my intention to ignore their concerns. I would also point out that the dormer in our neighborhood is a fairly common thing and abuts just about every property that you build on with regard to historical context. I'm not sure if that's exactly correct or not, but I do know there are a lot of them. Thank you.

Lima: Anybody have any questions.

Church: Andy, can we ask if it's an apartment with a kitchen and a bathroom.

Teitz: No. Again, that's the Zoning Board's concern.

Church: I was thinking about the property use changing over time.

Lima: That's inside, not outside. We need to consider what's outside.

Church: If I recall, this was an office.

Leclair: Correct.

Church: I think it had a lavatory in it.

Leclair: It does.

Teitz: I don't think that's really part of the Historic District Commission jurisdiction unless it were something if it were reuse or adaptive reuse then I think it's questionable. I'm not saying it doesn't always apply because, for example, the very first thing we dealt with at 5:30 I think it was part of the fact that it was not a different use. It was a historic structure in the industrial park that were being used for their historic industrial use that has a value to apply. A dormer over a garage whether it's applying for an office verses an apartment I don't think is something that applies to the

historic nature of it as far as that use particularly where it is new construction of the dormer, but if you want to go ahead and go there you can. It's not a black line question. It's a gray line.

Church: I just remember all of the squawks that owner of this property had when that property got enlarged.

Leclair: That was not me.

Church: I know.

Millard: One thing, I think, in relation to what Susan is asking, do you need to put up as large of a dormer if you are just using it for your kids coming home for a visit.

Lima: Again, I think that's another zoning issue.

Teitz: I think the question from your point of view should be is this dormer too large and is it affecting the historic values of the properties of its neighbors. We've had some other ones where there have been in fact large dormers that people have wanted to put on their properties and you've said no they need to be smaller because of how it affected the structure. That's the question you have to look at. Is this dormer too large for the garage and is it going to change it and so forth for this garage so that it changes the character detrimentally, so it is not "appropriate" for the Historic District or not. That's the question you look at when looking at the size of the dormer. You look at the size of the dormer. You can't look at it as what's being used inside. That's a hardship question for the Zoning Board to look at.

Millard: The dormer on west side sort of determines what the dormer on the east side looks like to balance things out.

Leclair: Not to interrupt, but that was the.

Teitz: Let them discuss it first.

Church: That doesn't have to.

Teitz: You can make a motion if you want.

Page: I agree with the comments on the neighborhood and what this is doing, but understanding it's not ours. The kids will hopefully have a good time with this. It's a matching dormer. I suggest we approve and let them do their role.

Motion made by Page to approve application 25-80 for the addition of a dormer on the east side of the garage as presented; Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Page, Millard, O'Loughlin, Lima, and Church

Secretary of Interior Standards: 9

Project Monitor: Robert Page

Lima: When it comes time.

Teitz: If zoning approves it.

Lima: Bob will be your Project Monitor. He will be in touch with you through it and you will proceed.

Leclair: Thank you very much. Have a good night.

Lima: Thank you.

4G. 25-85: 35 Burton St, Kathleen Keating/John Oliver
Discuss and act on demolition of shed and replacement with ADU.

Toth: This applicant could not appear, and their representatives could not appear, and has requested a continuance to September.

Lima: someone want to make a motion?

Motion made by Bergenholtz to continue application 25-85 to the September 4, 2025 meeting; Seconded by Church.

Voting Yea: Lima, Bergenholtz, Page, Church, Millard, and O'Loughlin

4H. 25-89: 112 Bradford St, Michael Rodrigues Discuss and act on replacement of rotten wood on porch with Trex material, Replacement of steps in kind, repair of railings in kind.

Michael Rodrigues present.

Rodrigues: Good evening. We would like to replace the existing front porch in kind with the Trex decking on the floor of the porch itself. Everything else will be replaced with pressure treated wood.

Lima: Anybody have any questions or comments?

Bergenholtz: So, it's just the decking?

Rodrigues: Yes, it's a Trex decking. I have paperwork here if you want to see it.

Bergenholtz: I see that, but you're just doing the decking.

Rodrigues: Just deck and we would like to do the stairs if it's alright with you, if you would approve the stairs. If not, we'll replace the stairs.

Toth: Sir, I believe you have a sample.

Rodrigues: Would you like to see the sample?

Lima: Sure.

Rodrigues: (Shows sample to Commission.)

Teitz: The agenda says replacement of steps in kind. So, you can't act on replacement of the steps by Trex since it wasn't advertised that way. You can't change it.

Rodrigues: Okay, then I will just do the decking with Trex and the steps with wood.

Lima: Just to be clear.

Rodrigues: Yes.

Lima: So, the application just says that you would like to replace the decking and the application also indicates that you will replace the stairs in kind.

Rodrigues: Yes.

Lima: Okay. So, that's what we're going to be working on. So, if you're going to replace the stairs with wood and it's going to look exactly like it does now, then we can vote on it tonight.

Rodrigues: Okay.

Lima: Okay, but if you want to replace it with something else you need to reapply for the stairs.

Rodrigues: Okay.

Lima: So, what is your decision.

Rodrigues: We'll do the stairs as wood and the deck as Trex.

Lima: Okay. We needed that on the record.

Rodrigues: Okay.

Lima: Thank you. Does anybody have any questions or comments?

Church: Are you replacing the original railing with in kind materials?

Rodrigues: Yes, with wood.

Lima: Is there anyone in the audience who would like to speak for or against this application? Could we have a motion?

Motion made by Page to approve application 25-89 as submitted for the replacement of the deck with Trex decking and the replacement of the railings and stairs in kind with wood; Seconded by Bergenholtz.

Voting Yea: Lima, Page, Bergenholtz, Millard, Church, and O'Loughlin

Secretary of Interior Standards: 9

Project Monitor: Mary Millard

Lima: When your certificate is ready, I'm going to ask you if you would put it in one of your windows in the front, so your neighbors know that you've been here. If you have questions, contact Nick and he will contact Mary so that we can follow it through.

Rodrigues: Okay.

Toth: Yes. I will be out of town tomorrow, but it will be sometime next week. You will get a notification online. Once you have that or even before then, you can pull the building permit and get it all approved.

Rodrigues: Thank you.

Lima: Thank you.

4I. 25-92: 1237 Hope St, David Manocchio Discuss and act on construction of ADU and kitchen extension.

David Manocchio and Jonathan O'Donnell present.

Manocchio: Hello. I apologize for not being here at the previous meeting. Jonathan presented in front of you and explained to you my situation. I have an 86yr old father who I need to be closer to. I would like to move him onto my property. My property is rather unique in that it's over an acre on Hope Street and I was hoping to get a little bit of a variance in terms of the size for an ADU that I'm allowed to put on my property for my father. In conjunction with the ADU, I would be doing an addition to the kitchen as well.

Lima: Do you have a materials list here?

Manocchio: I believe Jonathan has a materials list.

O'Donnell: So, this is sort of a 2-part project. I came in for review last month and the Commission had sort of said that they were open to the kitchen addition, but they were not open to the ADU that we had presented at the time. So, we have been speaking with Ed Tanner on this. We have been considering doing a subdivide of property because he's only allowed to do a 22x24, but he doesn't want stairs for his elderly father. We figured the easiest way, and Ed Tanner guided us, to get a variance for a larger footprint and with it being such a

large property setbacks and percentage lot coverage was a non-issue. What was an issue previously was that the Commission didn't like the way it looked with the existing house being 300yrs old. So, this would be completely separate, and it wouldn't really affect that. Again, this is a 2-part thing. The extension of the kitchen on the back of the house the Commission was concerned with the front elevation which would be the south side.

Page: So, you're back to what you presented the last time with the kitchen going off that porch.

O'Donnell: That was only a portion of it. The ADU was connected.

Page: I understand. The kitchen part is attached.

O'Donnell: Yes.

Page: But you are doing a separate building for your father.

Manocchio: Correct.

Page: Which takes away the issue of the property.

Manocchio: Correct.

Page: So, basically you responded to what we asked for and now doing a variance.

Manocchio: Correct.

Lima: Andy, did you have something?

Teitz: Yes. Is there a site plan anywhere showing us where the addition is going to be on the lot?

Page: I think it's the last page.

Teitz: Okay.

O'Donnell: I have an updated version.

Toth: Pass that around for everyone to look at and we'll keep it for the file.

O'Donnell: Okay. (Gives updated version to Commission.)

Teitz: Hope Street is here. So, it's your plan to apply to the Zoning Board for a variance to have the ADU be larger than otherwise allowed.

O'Donnell: Correct. That's what Ed Tanner and he guided us on this.

Teitz: That's fine. I did talk to Ed Tanner as well. We were looking at various things to see if there was any way to do this right. So, I'm glad we're here. It seems like a relatively simple variance request.

O'Donnell: He said that it seemed to be the most favorable way to get it passed.

Teitz: Obviously, none of us can guarantee what they'll do but I would agree. Let me pass this along and Ory, when it gets to you can you mark it as an exhibit.

Lima: Sure. Exhibit 1 Nick?

Toth: Yes.

Church: I like this solution.

O'Donnell: A lot different from the previous one.

Church: Right. My only concern is there's really no materials list for either the kitchen addition for the exterior or the roof or for the new building.

O'Donnell: Well, we would sort of be open to it.

Church: You have to tell us.

O'Donnell: Our first choice would be cedar shingles, but I've also heard that you sort of want things to look different. So, we wanted to paint it. Clapboard would be fine as well.

Lima: We can't discuss that because that's your choice. What we can do possibly is vote on what we have here with you. Would it be appropriate, Andy, for them to come back if we approve in concept what this is and then come back with the materials. What would be the best course?

Teitz: I do what to first answer the question which is yes, it should because one of the Secretary of Interior Standards is to avoid what they call conjecture. Somebody should be able to look at a property and say, "Oh that's the new part and that's the old part." It shouldn't all look old. It's not Disney Land where it all looks old. So, yes, there should be some difference in material between this new kitchen addition that you're putting on and the existing house.

Manocchio: The roof style will be different because the original roof style is a gambrel, and this will be a single pitch roof.

Teitz: I think that's what Ory is saying. The Commission doesn't want to design it for you. You need to come in with something that would be there. If you did want to change the actual materials to clapboard, that would be something that the Commission could give you their comments on.

O'Donnell: Would it be possible to pick something now to use for siding.

Lima: I'm not comfortable with that. We need specifics.

Teitz: We generally need to have cut sheets and specifics of what you're going to be using. We do have cut sheets for the windows and doors.

O'Donnell: Ed Tanner suggested those to me.

Toth: If Zoning approves, they could get the ball rolling.

Lima: We would do the specifics after that.

Toth: Yes. Just correct me if I'm wrong. In theory, we approve tonight and Zoning signs off on it. You get a contractor and get things going and start foundations, framing and all of that fun stuff. They could come back with the specifics, but they could get started.

Teitz: Technically, if it's only a concept approval.

Toth: Would it be a concept approval?

Teitz: No, it wouldn't because a concept approval is not binding. So, I don't want to tell people to start digging and get a contractor and stuff like that when there's no formal approval. I suppose what the Commission could do is they could approve the footprint of the addition which would then allow site work, but realizing the actual details would have to come back. The other thing I would say is we need materials for the ADU. Since that is going to be new constructure there's generally more flexibility there as far as using modern materials and it probably would be a good idea to differentiate it and have the ADU not looking like something that was there for 100 years.

Church: I wouldn't have any problem with the siding on that addition being the same as the house, that being shingles, but we do need a specific materials list.

Page: May I ask something. This isn't a concept submittal.

Lima: Right, but we don't want to deny it.

Page: But what I was going to suggest is that we accept it and then they have to come back for the skin. That's what's missing.

Lima: That's what Andy was suggesting.

Page: Not a concept, but an approval. They've got to come back with the skin.

Teitz: An approval, but they've got to come back with the details for the skin of the building.

Lima: Do you understand?

O'Donnell: Yes.

Lima: I just wanted to make sure that you understand.

O'Donnell: So, this is time sensitive for his elderly father.

Lima: I understand that. You need the permit, and you need that stuff.

O'Donnell: And we need to get the variance. So, it's still a little way out.

Lima: Right. You're going to have to go to Zoning, but stuff can happen simultaneously so when you come back Zoning may have approved it, and you can give us the specific materials. That's what we're looking for.

O'Donnell: Okay. I have another question. Since this is sort of a 2-part project, and we need the variance for the ADU, would it be possible to sort of approve the kitchen.

Lima: We don't have the materials.

O'Donnell: Aside from that.

Teitz: That's what they're talking about doing. Approving the kitchen, but just not the actual exterior materials of it.

Manocchio: So, when would we present the materials list?

Lima: At the September meeting.

Manocchio: Okay.

Lima: So, you could do some groundwork so to speak for the kitchen depending on what Zoning gives you the leeway for.

O'Donnell: I believe we don't need any variance for the kitchen, just a permit, I think.

Church: The windows are okay. The Andersen windows.

Lima: We can't give them permission to start building without knowing what the products are.

Church: We have windows and door.

Manocchio: We're not going to start building prior to September 4th anyway. You'll have those materials in hand prior to that. There's no way we're building anything before that.

Lima: Andy, what should our motion be.

Teitz: I think you're voting to approve the footprint and envelope of part 1 as to the kitchen, and the windows and door as provided, but subject to the requirement to come back for approval of skin material of the building.

Lima: Okay.

Teitz: And then maybe as a separate motion to approve, if you're okay with the design now on the ADU part, to approve it or if not, again just to approve the footprint and envelope of the ADU with a requirement for that coming back to you as well for the skin. Would those windows be the same on the ADU as well?

O'Donnell: I think so.

Teitz: That's my suggestion.

Lima: Okay. That's Bob's motion. Is there anyone in the audience who would like to speak for or against this application?

Catherine Zipf: I really like this. I just wanted to compliment everybody. I think the kitchen addition does a really nice job of respecting what was there and I kind of like the flare to the ADU.

Page/Ben

Motion made by Page to approve application 25-92 regarding the footprint and envelope of the kitchen, as well as the windows and door as provided in the packet. Applicant is required to come to the September 4, 2025 meeting with the list of materials for the skin of the building to be approved. Further, motion to approve the footprint and envelope of the ADU, as well as approval of the windows to be used in the ADU which will match the windows in the kitchen addition. Applicant is required to return for the September 4, 2025 meeting with the list of materials for the skin of the building for approval; Seconded by Bergenholtz.

Voting Yea: Church, Lima, Millard, O'Loughlin, Bergenholtz, and Page

Secretary of Interior Standards: 5, 9, 10

Project Monitor: Robert Page

Lima: Contact Nick so that you can get whatever permits you need.

Manocchio: And plan to come back here on September 4th with the specifics and materials for the skins on the kitchen and ADU.

Toth: Yes.

4J. 25-97: 132 High St, Dean and Susan Morris Discuss and act on changes to approved design for doors, gutters, and replacement of wood shutters.

David Andreozzi and David Rizzolo present.

Millard recused.

Andreozzi: We just want to make some modifications to the existing work proposed.

Rizzolo: We were here back in May and received a series of approvals on this project then. We have three things we would like to present tonight. One of them we actually would like to change tonight and ask for less variance on which are our shutters. The shutters on the house are not in great condition. We looked at them and we had some concerns with them. A lot of them are actually held on and held together by screws in the siding. The owners recently brought a general contractor on board. They looked at the shutters and they feel that they can restore the existing shutters in the house. In terms of shutters, we would like to amend our application from replacing all of the shutters on the house to restoring all of the existing shutters on the house and then adding shutters to two windows and the two windows are the two that were approved back in May as part of the new work on the house. The other thing we would like to do is we would like to add gutters and leaders to the house. The owners have found since they have moved in that they have a wet basement problem. They have had a couple of subcontractors out looking at remediation on the basement and one of the things that has come up as a recommendation is to add gutters and leaders to house to better manage the stormwater around the house that way it is not directly infiltrating into the soil and then getting into the basement. We are proposing to add 1/2

round copper gutters and full round copper leaders to the house. The last aspect tonight is we were approved in May for a 2 panel French door on the addition. As the design has evolved, the owners have expressed to us that they would like a better connection to the backyard, more of a visual connection. So, we are proposing in place of the already approved 2 panel French door to go with a 4 panel lift and slide door. This is a custom door. It's wood. It's got divided lights in it with and the muntin bars are 7/8 to match the windows on the house. I think that is it. I'm going to bring up the gutter samples. (Brings samples of gutter and leader to Commission.)

Andreozzi: I just wanted to add that the divided lights width and height were designed to exactly match the existing windows to make the fabric match from one piece to the other, so it is a continuous feeling. Also, I wanted to bring up as a finding of fact that this is basically a hidden wall and no one can see it at the back of the house.

Bergenholtz: It looks good to me.

Lima: Does anyone have any questions or comments. Is there anyone in the audience who would like to speak for or against this application? Can we have a motion?

Motion made by Bergenholtz to approve application 25-97 as presented; Seconded by Church.

Voting Yea: Bergenholtz, Lima, Church, O'Loughlin, and Page

Secretary of Interior Standards: 5, 9, 10

Project Monitor: Chris Ponder

4K. 25-98: 18 Burnside St, John Marshall Discuss and act on adaptive reuse of manufacturing building to condominiums.

John Marshall and Attorney Alfred R. Rego present.

Attorney Rego: Good evening. This is the beginning of an adaptive reuse for in kind replacement of the basic buildings. Ultimately it is a proposal for 7 units. There are 5 units at Burnside which is 2 on the first

floor, 2 on the second floor, and 1 on the 3rd floor. With respect to Resolute, parking at the 1st level with parking to the south of the building and 2 units which would be on the 2nd floor of that building. You should have information regarding the roofing which is an in kind proposal of asphalt shingles, wood trim, wood siding. I think the only thing that might be different is the gutters which I don't think there are gutters, but there is a proposed fiberglass system, and you have specs there. There is some brick repointing that is something that needs to be done. The windows will be Andersen wood aluminum clad windows. We have to comply with the fire code because the previous use of these buildings was industrial, and code does require different sizes and ability to open in case of fire and the like. I don't know if there are any additional questions. This is basically what we had talked about a few weeks ago. We do have the specification sheets which we did not have at that time. We did have a TRC meeting and expect that we will be back at TRC and then to the Planning Board.

Lima: Any comments or questions? Is there anyone in the audience who would like to speak for or against this application? Would somebody like to make a motion?

Motion made by Page to approve application 25-98 as submitted for an adaptive use of 7 units along with the materials as submitted. Finding of fact that it is not going to be used as it was historically, but it will be given a new use that requires minimal changes to its distinctive materials, features, and spacial relationships and essentially keeping the envelopes of both of the buildings, keeping the window configuration, the details such as the cupola; Seconded by Church.

Voting Yea: Millard, Lima, Page, Church, O'Loughlin, and Bergenholtz

Secretary of Interior Standards: 1, 2, 4, 6, 9

Project Monitor: Susan Church

Lima: When your certificate is ready Nick will contact you and please make sure it is seen on building because you know there will be tons of questions as far as what's happening there.

Marshall: We certainly will.

Church: You will need to come back for accessories like lighting, signage, hardscape, and landscape.

Lima: Like if you put in exterior lights and things like that. We will have to see you again.

Marshall: Okay. Thank you.

4L. 25-99: 850 Hope St, Bristol VFW Post 237 Discuss and act on installation of wooden shelter on rear of building.

Karl W. Antonevich and Armand Pereira present.

Pereira: We come in front of you today for a rear entrance which is used a lot because there are less stairs. We had a small lean-to there that was just a plastic thing we made so people wouldn't get wet and it's also a smoking area where people would go outside to have a cigarette during parties and such. What happens is when they keep the door open, the smoke would come inside and there were complaints, so we came up with idea of extending the lean-to to the whole back of the building. It's a 24ft lean-to going towards the south end and that way we could kind of put a plastic partition in the middle so smokers could smoke on the other side, and I had a guy draw it up.

Antonevich: The whole intention here is to keep people dry and even though we don't like the smoke, we do like the smokers.

Pereira: We can't discriminate.

Antonevich: Some of our members smoke so we have to accommodate everybody. So, we just need a lean-to in case we have a cookout. It's open and we have 6ft grill. We can have a steak fry. It's all about us raising money.

Pereira: We're trying to keep the place going. We submitted another one to put a patio in last year but we didn't have funding to do it. We wanted to put a patio in on the left side so people could sit out there and stare at the water and have a drink but unfortunately we had an oil tank in the ground that cost us \$35,000 to get

it out by DEM. Now DEM needs to come and dig some more for \$300,000 but we got a grant. So, in September they're going to come dig and take everything out. We've been going over these hurdles and we're just trying to come up with different ideas to make some money keep the place going.

Lima: In terms of the patio, will they have to come back?

Toth: The patio is administrative.

Lima: Okay, just wanted to make sure.

Toth: They are good to go.

Church: You're not going to have to change any of the fabric of the existing building?

Pereira: No. We're just going to add a lean-to coming out 14ft with some posts and a plastic barrier for the winter.

Church: Okay.

Millard: What's underneath?

Pereira: Concrete. There's dirt now and we will extend the concrete.

Lima: Is there anyone in the audience who would like to speak for or against this application?

Motion made by Church to approve application 25-99 for the addition of a 12x24 canopy at the rear at the east entrance of the building with a concrete patio. The canopy and patio are not to impact the existing building; Seconded by Page.

Voting Yea: Lima, Church, Page, Millard, Bergenholtz, and O'Loughlin

Secretary of Interior Standards: 10

Project Monitor: Ory Lima

5. Concept Review

6. Monitor Reports & Project Updates

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Toth: As I sent out via email, we will be having a public meeting for public input for the design standards guide. I know a few members have gotten back to me saying they could come. It's August 21st at 5:30 p.m. If we can get 4, I will post it as a special meeting. Not that we really need to do that it's just that we really want to get the chance for the consultant to come up and talk to the public and get their input. Just let me know if you can attend. If so, I'll post it and we can get moving.

Lima: That's Thursday, August 21st?

Toth: Yes. Just let me know and I will post it.

Lima: I will let you know.

Toth: Great. Anything else?

Teitz: Kind of a save the date announcement. Saturday, November 15th, the statewide training of which I am part of the advisory committee, which is the mandatory training where you need the 3 hours and you need an hour every year. It is going to be an in-person conference called Rhode Island Land Use Official Training Seminar. It's going to be at the Inn at the Crossing in Warwick on Saturday morning. It's going to be live in-person. It will include a keynote speaker who is very knowledgeable on land use law and very influential on it, not me. Then there will be breakout sessions so planning boards, zoning boards, and historic district commissions will all have their own breakout sessions. This will qualify you for the hour credit you'll need. The HDC breakout session sounds really good because it's going to be all about windows. Mike Deluca and a woman from RI HVAC put it together and Ray Cогnetta who's one of the people on the window list is going to be there with samples. So, it's going to be an hour talking about HDC windows and lead issues there. Saturday, November 15th from 8:30 to 12pm. I'm speaking at the Zoning breakout session.

10. Adjourned at 9:13PM