

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, June 6, 2024
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 7:03 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance are: Allen, Bergenhotlz, Church, Lima, O'Loughlin, Ponder, Millard, Toth, and Teitz

Abent: Butler

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the May 2, 2024 meeting.

Lima: Ok. Let's review the minutes of the May 2, 2024 meeting. Does anyone have any additions or correction?

Allen: I have none.

Church: On page 21, there is a typo, it should be Losek, not Lose.

Maynard: Thank you.

Lima: Can we have a motion?

Allen: I'll make a motion.

Motion made by Allen to accept the minutes of the May 2, 2024 meeting as corrected; Seconded by Bergenholtz

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

3. Application Reviews

3A. 24-070: 180 High St, Spa 182 Discuss and Act on
installation of hung sign on exterior of building.

Lima: Is anyone present?

Toth: No.

Allen: I have a question.

Toth: The sign was removed after multiple requests.

Teitz: If you have questions, just continue it.

Motion made by Church to continue the application to the
July meeting; Seconded by Bergenholtz.

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

3B. 24-076: 24 Burton St, Alan Wroblewski Discuss and
act on installation of shed on property.

Toth: Al provided a letter authorizing Ms. Beckman to
appear on his behalf.

Anna Beckman appears on Mr. Wroblewski's behalf.

Beckman: I live across from Al at 23 Burton.

Lima: This is for the installation of a 6x8 wooden shed.

Beckman: Yes.

Lima: Anyone have any comments?

Allen: No comments. It seems pretty straight forward.

Lima: Sue?

Church: As long as it is all wood and setbacks are
observed. Since it is a 6x8 shed, it may not have to

have anything. He doesn't have to do that to get a permit.

Lima: Is there anyone in the audience who would like to speak for or against this? No, okay, anyone want to make a motion?

Church: I will.

Allen: Just put something in there that it has to be all wood materials.

Motion made by Church for approval of the application for the installation of a 6x8 all wood shed with asphalt roof to be manufactured and installed by Bill Sales; Seconded by Allen.

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

Secretary of Standards: #10

Project Monitor: John Allen

Lima: There will have to be a permit from HDC. We will give John's information to the homeowner.

Toth: I will get him an email.

Lima: Please remind him to put the Certificate of Appropriateness in the front window where it is visible.

Beckman: Thank you.

3C. 24-077: 301 Hope St, Folklore Provisions Discuss and act on installation of hanging sign and painted sign in window.

Eli Dunn chef and owner present.

Lima: I went by and can't wait for you to open.

Dunn: I am here to get a permit for this sign, shows sample to Commission. This sign will hang over the sidewalk using the existing bracket. The Town of Bristol is listed as additional insured on my policy.

Church: What about the sign in the window?

Dunn: That is hand painted lettering in window.

Allen: That's already up?

Dunn: Yes.

Lima: Is that removable?

Dunn: Yes, it can be scrapped off.

Lima: Does that still need a sign permit?

Toth: Yes, he just needs our approval.

Church: What is the material for this sign?

Dunn: It is a composite material that looks like carved wood with iron brackets.

Lima: Is there anyone in the audience who would like to speak for or against this? No. Someone want to make a motion?

Allen: I will.

Motion made by Allen to accept the application for the sign as presented, as well as the lettering on window of location; Seconded by Bergenholtz.

Voting Yea: O'Louglin, Lima, Bergenholtz, Ponder, Millard, and Church

Secretary of Standards: #9

Lima: If you have any difficulty, please contact Nick and he will go through us. When will it be put up?

Dunn: As soon as possible.

Toth: I will send you the permit.

Lima: Please put it up in the window in the front before you hang the sign.

Dunn: Thank you.

3D. 24-088: 70 Griswold Ave, Constance Laflamme Discuss and act on raising roof at ell and garage to meet eaves of main house, add new windows on all elevations, add 2 new and relocate 1 old doors, add porch to south elevation, add solar panels.

Spencer McComb, Architect, present.

McComb: Hopefully you have had a chance to review everything since there was an advertising issue.

Lima: Was there a site visit?

Toth: Yes.

McComb: What you see before you is a brand new application with the comments from the review that happened. It is a 1798 beautiful colonial perfect house. It does not face the street as it is oddly positioned at a 90-degree angle off the street. The center block of building straight out of a pristine example. Floors roll as expected from a house of this age. Please look at the 3rd sheet A2.0. Shows the existing for reference and proposed as well as previously proposed to show changes from input.

Lima: Thank you for that. This is very helpful.

Spencer: I want to point out on existing north elevation is that the main block has 8ft ceilings with 7ft and 10ft ceilings on the second floor. The L has 6'6" ceilings. The Second floor is 5ft at the eaves. As you can see main house has normal windows and the L is almost a haunted house. The connection is a 4ft door, it's wild. We have an issue to try to use this house and we want to preserve the front and the main statement part of the house. This is to basically maintain it as is with no changes. We're just looking at something that is more sensitive to what is there and for it to be ready for the next 100 years. The Inspector was there and is concerned about the head heights. We would like to address this. We searched Bristol and there are examples at end of packet. We are using those as an example as to how we should do it here. The L is being raised and windows will be brand new for egress. They will be Marvin ultimate wood windows and are very much in keeping with the area. Because of the elevation, it would be taller when we raised up the garage and we would be raising it up enough to have the same relationship with the center L and eaves to match the

rest. It is fairly normal around the town. This solves the issues. These are the changes we would like. The L has a chimney on it that is crazy tall and we're not sure why. It is subject to wind events, etc. We don't need to touch the chimney when raising the roof on the addition. Next please go to A2.1.

Church: I have a question. My concern is will the original house, before the L was added, be delineated enough? Is there any way to have a return or something? Is it flush with house?

McComb: Yes.

Church: Is this chimney the one that goes to the old stove inside?

McComb: Yes.

Church: And that is remaining?

McComb: Yes, they're excited to use it. It is seen a lot in old homes.

Church: Could it have been part of a separate building?

McComb: I don't think so.

Church: It looked like a summer kitchen. Is there some way to delineate the house.

McComb: We can add a trim layer to it.

Allen: I agree. I think it needs to be delineated.

Ponder: The main house and north elevation are all flushed. We asked for a delineation on new builds to separate the original from the new build, but I don't personally think there needs to be a delineation added where it doesn't exist.

Church: The roof line shows it. It is lower and much more obvious. When you raise the roof, it fades in and gets lost.

Millard: You can see it at 342 High Street and the other is at 154 High Street. I think you need something.

McComb: That is a good comment and easy for us to do something so your eye knows what's happening. The

shingles make it obvious as it sits now. That's a good suggestion. Good take.

Lima: Andy?

Teitz: I have been inside. What about the possibility that the L is the older structure and then this grand house was added to it, given the strangeness.

McComb: It could have been a shed then was added on to. The foundation is pretty consistent throughout. It looks like it was made by the same hand.

Teitz: I was wondering about that. Seems like it was a much older structure.

McComb: It looks pretty consistent.

Church: It was a farm, and it could have barns and outhouses.

McComb: What I found in a lot of these is that they would move buildings a lot. It may have been a shed that was over somewhere else, and they moved it. That could be the explanation.

McComb: On A2.1 the previous elevation is what faces the street, and this faces east and this would be the back. We have a pretty contemporary very short garage door that leads you into a very narrow garage bay which is not appropriate. It is a newer carriage house style on the garage, and we want to mimic what is there. We are stretching up the house on this rear L with 2 windows to match the others. We are moving up the dental work that already exists. If you look down to the bottom, the previous proposal had a lot of things going on that we removed. We feel this is the sensitive addition which is in keeping but makes it workable for adults. The small porch is being opened. It can be removed. It is on the rear elevation away from street. The door and window configurations on the main house remain as is. Any thoughts or comments?

Millard: I was curious about the doors on the garage. Are they automatic?

McComb: Yes. That is existing is as well. The garage is similar.

Millard: The middle one is what you are proposing?

McComb: Yes.

Millard: I like it.

Church: What about the bulkhead?

McComb: There is one on the side porch but it would be covered. We are working with a company in New Bedford that can make the bulkhead flush and be built into the floor.

Lima: Let us know when it is done. We are curious. We want to see when done. Great idea.

Church: There are notes on bottom regarding the windows and doors. Is that for the proposed ones.

McComb: Yes, goes with those.

Church: Just checking.

Allen: Are you replacing all of the windows?

McComb: No. They are labeled with a "W" or a "D" on the application indicating which ones are to be replaced. The windows are in good shape, single paned. They have aluminum storms which have helped maintain them.

Allen: And you are proposing Marvin wood ultimate double hung? What is the exterior cladding?

McComb: Yes, all wood.

Lima: Send us the cut sheets so we have it on the record.

Toth: They are in the packet.

McComb: They are in application, not drawing packet.

Church: Are they simulated divided?

McComb: Yes.

Lima: Okay, it is here.

McComb: Moving on, please look at A2.2. This is showing if you are standing in the courtyard, very similar to previous, showing the intersection of the small mid-L. We are keeping the doors and windows on the back side. This is to remain and I just wanted to clarify it. This is the garage.

Church: This is the roof that has solar panels?

McComb: I will get to that, it was proposed and there was some talk. That will be at the end. Going to A2.3 standing in courtyard looking back at garage, you can see what it was before the main L has lean to shed roof that comes off of it. It has a different pitch. Your idea that it cobbled together may be the answer. We are just raising that up so we can get the head height we need. Inside the courtyard, we are adding a new window which looks into the courtyard. It is a good use of that elevation. On A2.4 which is the south elevation, this is the opposite side of the street elevation. This is where the side porch is, and we are taking a door and a window which are asymmetrical and replacing them with a door. Seems like the appropriate spot for a sun porch and it is scaled inward to be something that is added and can be taken away. I think it does not change the historic character of the house. The Mid L and back L that are on the right side of the drawing. We are trying to be as sensitive and simple with every move to not outshine the house. We are trying to take cues from what is there. We are taking the existing door on top elevation and putting it on the garage in the back to repurposing it. We are adding a Dutch door which will be all wood to allow more light and egress into kitchen area. That is the brief overview of south elevation. It is the rear private side of the house.

Allen: Could we have a cut sheet for the Dutch door that you are proposing.

McComb: It is a custom built door. I can blow it up for show.

Allen: We just want a list of materials.

Lima: You can email it to Nick for the file.

McComb: Okay.

Allen: I like the proposal for the porch. It is much more simple and very sympathetic to the house.

McComb: You can see here that not raising the roof on the main house affects it.

Allen: Very helpful.

McComb: The final elevation is on A2.5. This is right out of a textbook beautiful colonial façade. We are not touching it. The porch on side/rear of house will not have much impact to the structure. The Portico is in great shape. The previous application is far from where we are at this point. You have the cut sheet of the porch and how we will match the details, decking, etc., with all wood construction. Finally, there is a couple of pictures of the existing homes and we did a little map of Bristol on A5.0 showing similar houses showing similar to what we are doing. All of these are showing 2-story Ls which make a lot more sense.

Lima: Thank you. Very helpful.

Allen: If there is a history of the house, we usually do it before you started, but I will read it now. "JOHN DEWOLFHOUSE/THE FARM 1787, 1798, c. 1900: Known simply as The Farm, this 2-story, 5-bay, gable-roof, Federal farm house was built in three sections. After the Revolution, John DeWoIf 1760-1841 gradually acquired land on both sides of Griswold Avenue until his farm stretched from Bristol Harbor to Mount Hope Bay. He began this house in 1787 as a summer home; he started work on his winter house at 433 Hope Street in 1789. In 1798 work on The Farm was resumed. A contract with his house wright Simeon Pierce is at the Bristol Historical Society. Fine period detailing survives both inside and outside. After John DeWoIf's death, his son John 1786-1862, who represented Bristol in the General Assembly and taught chemistry at Brown University, lived here. Title to The Farm passed to two grandsons. John James DeWoIf received the land west of Ferry Road including the sites of Blithewold, St. Columban Monastery and Wind Hill and A. Sidney DeWoIf the land east to Mount Hope Bay, with this house. A. Sidney DeWoIf's daughter Clara married Nathanael Greene Herreshoff, one of the founders of the Herreshoff Manufacturing Company, in 1885; the Herreshoffs lived here until her death in 1905. Remains of the gardens, laid out by John DeWoIf in 1798 and developed by the Herreshoffs, are still evident. Among the specimen plantings is perhaps the largest lemon wood tree in America."

Teitz: I just want to clarify the application with regard to the new windows, etc. As far as the main house, you are not replacing windows.

McComb: Correct, I was amazed they are all in great condition.

Teitz: So not replacing windows on main house. East elevation not replacing?

McComb: No.

Teitz: The south elevation is where you are replacing one window with a door?

McComb: Correct.

Teitz: And the front is not changing?

McComb: Correct.

Teitz: The south elevation had a newer window. If you are pulling out a window and replacing it with door, can you use that window elsewhere on the property or keep it in storage on the property for future use.

Lima: Anyone in the audience want to speak for or against this?

Church: What about the solar panels?

Teitz: It is in the packet.

McComb: If you look at the second page of A1.0 and I was talk about this from the previous proposal. The interior courtyard area is where we could put panels so they would not face the street and would be behind the ridges. That may be the appropriate spot. This is the spot to put them.

Church: So the dark shaded areas on the image are facing south?

McComb: Correct. We are bringing this up as it was mentioned before. Our intention would be to put them on. We understand it is per your input.

Church: We would have to approve the location of the auxiliary boxes.

McComb: Okay. We are hoping to get approval for architectural changes and get approval for this.

Church: Just don't put them up and then slap on the boxes.

Lima: So this is a conceptual review of the panels and then you would come back?

McComb: Yes.

Lima: We won't vote on the solar panels now and you will come back for a concept review for them.

McComb: Correct, once we figure it out.

Allen: For the record, none of this area is visible from street. You would not be able to see these from the street?

McComb: No.

Lima: Let's pole the Commission.

O'Loughlin: I'm okay with it.

Bergenholtz: I'm good with it.

Ponder: I'm okay with it

Millard: I am good with it.

Allen: I'm good with it.

Church: Me too. I'm good with it.

Lima: Same here. You are all set to come back for solar panels. Any questions about it?

Teitz: You can grant the application for the rest and continue that one part so they don't have to file a new application just for the solar panels. The specs on the condensers is on A1.0. Just clarify if you are approving it or not.

Toth: If it is ground mounted, then that would be Administrative.

Church: As long as they are not visible from street.

McComb: We would like to not have them at all, but it is necessary.

Catherine Zipf, Executive Director of the Bristol Historic Society present.

Zipf: Good evening. I am much better now with a sigh of relief. Thank you to Andy regarding the window. I wanted to ask if it could be recycled or saved. In addition, hypothesizing that it was an earlier structure is interesting. It was owned by John DeWolf who was a slave trader and retired to live on the farm. The fact is that slavery is still misunderstood. I would ask that you take as many pictures as possible. I am not sure if it is significant. I am not advocating saving it, but please take as many pictures as possible and give me copies of any drawings if you have them. It may be useful in the future. Thank you.

Jessalyn Jarest, 183 High Street and a landscape architect, present.

Jarest: I am here to support the project. I wrote a letter. Constance is excited to be the steward for the house.

Lima: I have your letter and I am handing it out. If we are all set, let's have a motion.

Allen: I'll do it.

Teitz: It will be porch door not Dutch. Also, note the solar panel.

Motion made by Allen to accept the application as presented and with the request that the window that is going to become a porch door be used in another location or that it be stored somewhere on the property for future use. Further, the solar panel portion of the application will be continued to another time and the applicant will be able to come back with more specific details. Finding of fact that the HDC attended a site visit presentation and also wanted to note that the applicants are preserving almost all of the windows in house, and the new additions will be all wood windows; Seconded by Ponder.

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

Secretary of Standards: #2, #3, #5, #9, and #10

Project Monitor: Ben Bergenholtz

Lima: Please put the Certificate of Appropriateness in a spot in front so it can be seen from the street. Good luck.

McComb: Thank you.

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

1. **Election of Commission Officers**

Toth: As previously mentioned, there needs to be a discussion about the election of Commission officers.

Allen: The last meeting when we discussed this Andy asked me to find something out because Andy saw something that elections need to be held on the anniversary date of the 1st meeting of the HDC was formed in the month of July so that's one of the reason to hold off.

Toth: So the July 11th it is. We have 2 meetings in July. One on the 10th for the resurveying of the District.

Bergenholtz: At 7?

Toth: Yes.

Lima: It is for us or a Town meeting?

Toth: We invited Zoning, Planning and the Town Council. I do have it scheduled as an HDC meeting. It will be set up like a workshop. Will have probably a power point presentation.

Bergenholtz: Like the affordable housing workshop.

Toth: Correct.

Lima: Then the next meeting on the 11th.

Toth: Correct. I'll send out reminders.

Bergenholtz: Is it going to be recorded?

Toth: I can.

Bergenholtz: It would be a nice idea.

Lima: Anything else?

Allen: I would like to make a motion to add a discussion regarding the illuminated signs in the District.

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

Allen: We do have several, at least five businesses, that are using some type of illuminated signs and Nick went out and talked to them.

Toth: I did walk around and spoke to whomever was there or left a card. Empire Coffee that had a sign and they did remove it. I will note that Empire was one that I spoke directly to someone. At Roberto's, I received push back from the owner regarding this.

Lima: Didn't we have something years ago having to do with not having these signs approved.

Toth: I can work with the Code Compliance Officer regarding that.

Lima: How I see this is that these are cropping up all over the place and if we don't make some effort then we are going to be neon left and right.

Church: That has been a problem all along. We need to crack down on it.

Millard: Can we put something in the paper?

Toth: The owner from Roberto's pushed back said they were expensive.

Church: Tell him to hang it inside of the building further back.

Toth: I did.

Lima: If they can be seen it is something not appropriate.

Toth: That gets into interior decorations.

Teitz: Unless they are a formula business, then that is something you have no input on.

Lima: If we can encourage them not to put them in the window or the front.

O'Loughlin: Is there an allowance?

Teitz: It is in the Ordinance.

Toth: That is for the Town Council to discuss.

Lima: There were other businesses and they were very inappropriate for Hope Street. It just looks tacky. It's the neon sign ordinance.

Toth: I did receive push back, especially from Roberto's. Empire Coffee removed it. Spa 182 supposedly turned it off.

Allen: Nope, still on.

Toth: On Spa 182, the height it was hung at was a safety issue.

Allen: Thank you.

Bergenholtz: We just needed some clarification from Andy. Regarding the proposed concrete pool attached to the pier. Does the HDC have jurisdiction over it?

Teitz: It is essentially a boat that has a pool on it. It is probably not in your jurisdiction based on the various cases. The jurisdiction of the Town ends at the water's edge. I don't think the Town has jurisdiction over it including the HDC. Concurrent jurisdiction 200ft inland, but over or in the water, not subject to the Town's jurisdiction.

Ben: I thought the view from the water has to be taken into consideration.

Teitz: The HDC has no authority over what happens in the water and it is not permanent. It will be put in the spring and hauled out in the fall. I did consider it, but no, because it is a vessel.

Millard: Do you think that will fly?

Teitz: You can discuss it here.

Lima: We don't want to be in violation of anything.

9. **Adjourned at 8:20PM**