



TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION MEETING

Historic District Commission Meeting Agenda

Wednesday, October 15, 2025 at 11:00 AM

224 Hope St, Bristol, RI 02809, 276 High St, Bristol, RI 02809

Attending: Oryann Lima, Chair; Susan Church, Member; Micheal McLaughlin, Member; Robert Page, Alternate Member

Also Attending: Andy Teitz, Town Solicitor; Nicholas Toth, HDC Coordinator

Meeting Brought to Order at 11:00 AM at 224 Hope Street, Bristol

At the site visit, the owner, Gregory Leonetti, reiterated his desire to replace the windows in throughout 224 Hope St. Upon inspection, commissioners found that the windows were mismatched, and per the owner, there were no fewer than 4 types of replacement or original windows. There was significant rot, degradation, and shrinkage in most windows, and per the owner's team the replacement windows existing were likely late 19th or early 20th century replacements, and were poorly constructed and installed even by the standards of the time. This was also evidenced by clear differences in the window glass and muntins. With the condition established, the owner discussed some options for repair – the quotes ranging as high as \$100,000 and would effectively require the contractor to fully replicate the windows. Member Church asked if the commission could require replacement with full wood windows, but the owner had concerns with non-clad wood windows due to the proximity to the sea. It was determined that while the commission could require full wood, it has not been the commission's practice to do so. Due to these factors, the commissioners voted to allow replacement.

Motion by Member Page, Seconded by Chair Lima

Approve Replacement of windows with presented Marvin Elevate windows. Finding of Fact: Most windows are not original, rather cheap replacements from the 19th or 20th century.

Passes unanimously 4-0

Standards: 9, 10

Meeting Reconvenes at 276 High Street

The commissioners moved to 276 High Street to review replacement of windows. Upon inspection, the windows were found to be in extremely good condition and are likely either original, or have achieved their own historical significance. The property owner has concerns about insulation and difficulty opening the windows, but it was determined that new storm windows could be installed and there issues opening were likely due to years of accrued paint. The commissioners rejected replacement windows.

Motion By Member Church, Seconded by Chair Lima.

Motion:

Deny application without prejudice as windows are in good condition and in keeping with the era of the house. The windows should be repaired rather than replaced.

Passed Unanimously

Chair Lima Made a motion to Adjourn. Meeting Adjourned at 12:08 PM