

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, September 4, 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 7:03 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Lima, Ponder, Millard, Church, Page, Allen, Teitz, and Toth

Absent: Bergenholtz and O'Loughlin

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the August 7, 2025 meeting.

Lima: We're going to review the previous month's meeting minutes. Any corrections?

Allen: I'll let Susan go first.

Church: I didn't have anything.

Allen: I have a few. On page 9, third line from the bottom, Andy said, "select and acting" and it should be "select an acting". These are minor. On page 13, under application 25-82, 3rd line, you have "with our know" and it should be "now". On page 15, the very bottom 2 lines it should read "double pane" instead of "double paned". Also on page 16 right up on the 1st line of that page, it says "inspection do" should be "done" instead. On page 17, the 1st Bergenholtz comment, you have "think" and it

should be "thick". On page 26, I'm not sure what Christine Stillwell said with regard to the "east boarded is the west wall". I'm not sure what that should have been.

Maynard: Boarder.

Allen: Okay. On page 30, Leclair said, "but that was the" and I'm sure what that meant. And on page 46, there was no monitor named, I take that back it was for application 25-98, there's no monitor name.

Maynard: There was no monitor named and we needed someone to figure it out.

Allen: Okay.

Lima: What was the address?

Allen: 18 Burnside Street, John Marshall.

Maynard: Nobody was named at the moment.

Allen: I can do it.

Church: I thought I was appointed to do that.

Maynard: Okay, I'll put it down.

Church: It's in here on page 45 on the bottom.

Allen: Okay, sorry.

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

Allen: So moved.

Ponder: Are we are going to review the joint Planning/HDC minutes or is that being handled by Planning?

Lima: Andy, the Planning/HDC combined meeting. How was that being handled?

Maynard: Planning had their own minutes and then HDC had theirs. So, that's how it was handled.

Lima: Okay.

Maynard: But, if you want, I can give you a copy of the minutes for the combined meeting as well.

Ponder: I didn't see those minutes in here.

Toth: My understanding was because those were Planning Board minutes and we were just featured players in that meeting.

Maynard: I can give you a copy of those minutes.

Teitz: We can put it on the next meeting just for approval.

Maynard: Okay.

Teitz: They should be on file with the Secretary of State Office under both because it was including the HDC.

Motion made by Allen to accept the minutes of the August 7, 2025 meeting as corrected; Seconded by Ponder.

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

Toth: Just a reminder to everyone that next month's meeting will not be on the 1st of October. It has been moved up to Monday, September 29, 2025. Just be aware of that and I will send out a reminder email as we get closer.

3. Application Reviews

3A. 25-82: 224 Hope St, Gregory Leonetti: Discuss and Act on replacement of all windows on property.

Toth: This is more of a place holder. Mr. Leonetti informed me that he cannot be here. We're going to continue to work on getting everybody's availability for a site visit the week of the 15th of September. I know Ory, John, and I want to say Sue has sent me their availability. I'll send a reminder email tomorrow morning to see where everybody stands.

Lima: So, does this need to be continued?

Toth: Yes.

Lima: Okay. Is there a motion to continue?

Motion made by Allen to continue application 25-82 to the September 2025 site visit; Seconded by Church.

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

3B. 25-85: 35 Burton St, Kathleen Keating/John Oliver:
Discuss and act on demolition of shed and replacement with ADU.

Applicant did not appear.

Toth: We'll just push it to the end and see if they show up.

Lima: Andy, do we need to do a motion?

Teitz: No, you don't. You have the authority as the Chair.

Motion made by Lima to continue application 25-85 to the September 29, 2025 meeting; Seconded by Ponder.

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

3C. 25-92: 1237 Hope St, David Manocchio: Discuss and act on materials for previously approved ADU and addition.

Jonathan O'Donnell present on behalf of the applicant.

O'Donnell: I think this has been mostly approved other than the materials. I'm not sure if you have copies of it.

Toth: They do.

O'Donnell: And I don't have much else to say other than just waiting for approval of the materials.

Allen: I just had a couple of questions.

O'Donnell: Sure.

Allen: In regards to this Snap Lock 150. Is that roofing?

O'Donnell: Yes. It's aluminum zinc alloy.

Allen: Okay.

Church: And the siding material?

O'Donnell: It's a composite. It has a look of clapboard, but it's more permanent.

Church: Can it be painted or is it dyed or whatever?

O'Donnell: I was under the understanding that color didn't need approval.

Church: I'm not questioning the color, I just wanted to know.

O'Donnell: It can be painted, but it also comes in a number of colors.

Toth: I think the concern is while we don't regulate color with these composite materials, we like to see paint of some sort. It could be neon orange. It's just because it gives a more natural look. It's just to clarify.

O'Donnell: It can be painted.

Toth: Just to clarify for the Commission, are these the materials for the completely new ADU or the addition.

O'Donnell: It was going to be the same materials for both. I think what's going to happen is because the Adu needs approval through Zoning and addition just, I think, needs a building permit, I think separate permits, and the Adu may not happen at all at this point. The plan was to have both match.

Toth: Understood. Thank you.

Church: I would like to see natural material on the exterior walls of the addition.

O'Donnell: Natural such as clapboard? When you say natural, do you mean wood grain or painted wood?

Church: Real wood. You don't have to paint it. I don't want any composite materials on that kitchen addition.

O'Donnell: I was under the understanding that it was preferred to look different than the original.

Church: Well, it's going to look different because it's going to have a different design, but because it's part of the contributing existing building.

O'Donnell: We were fine for that originally, but we were pushed towards trying to make it look different.

Church: Anyone else have any comments?

Toth: I think the idea is that while we want the design to be a little bit different, the materials shouldn't be.

O'Donnell: I think we talked about using natural cedar shingles which is what is on the existing house and somewhere along the line we got pushed away from that.

Toth: Would you want to do that? The Commission would want natural materials on that addition. Would cedar shingles be fine with everyone?

Church: I'm okay with cedar shingles.

O'Donnell: What about cedar clapboards?

Church: I'm okay with that too.

Allen: The house is shingled now, right?

O'Donnell: Yes.

Allen: I think if you did clapboards it would actually differentiate between the two better. However, I do have to say that we have approved Hardy board on a recent addition to a historic house, so we have set precedent.

O'Donnell: Once this is painted, this clapboard.

Ponder: What's your preference if we didn't have this discussion. Would you rather have wood?

O'Donnell: This was brought to me by the contractor. He's used it before and he likes it and it doesn't look like vinyl siding. It looks more like traditional clapboard. He said one difference is that the courses can be a little bit wider than natural cedar clapboards although it does come in different widths. He chose the wider one, but it can come in a narrower width. It's just more permanent and easier to apply.

Allen: Because we've set precedence I think I'm good with either.

Church: No, this is a significant building.

Allen: I understand that.

Teitz: We don't set precedence. You look at each property on their individual merits. Just because you've done it doesn't mean you have to do it everywhere else. You may decide it's appropriate for this and that's fine, but not just because you've done it before.

Allen: Fair enough. Thank you for the clarification. In that case, I prefer seeing natural material considering the historic value of your house.

O'Donnell: Okay. It's not my house. I can bring that back to the contractor and the owner. With that being said if I did cedar clapboard would that be approved tonight.

Church: The trim around the window should be natural wood and not any kind of composite.

O'Donnell: So, no PVC or anything?

Church: No, natural material on that addition.

O'Donnell: Okay.

Church: Now, the ADU that's a different story.

O'Donnell: So, these materials would pass for ADU?

Church: As far as I'm concerned, yes.

Toth: Yes. I think especially because it's a separate building.

O'Donnell: Yes, it's going to be a separate permit. It may not even happen at all at this point.

Lima: Just before we vote, we just want to clarify that the materials that you will be putting on the house, the repairs, the addition, and whatever will be natural wood.

O'Donnell: Correct.

Lima: What we'll do is whoever the Project Monitor is, when you're ready to get going, notify the Project Monitor and they will come and check everything out. You'll get your permit beforehand, but the Project Monitor will just make sure that everything is what we agreed on.

O'Donnell: Understood.

Lima: Anything other questions?

Allen: One last question for me. In regards to arts/crafts door, how many doors are there that you're installing?

O'Donnell: The addition to kitchen we just have 1 set of French doors which is the Andersen 400 Series to match the windows.

Allen: Okay. This is it?

O'Donnell: That was going to be the ADU door, which I don't think is going to happen anymore.

Allen: So, we don't have to worry about that.

Toth: We could approve it just to be safe.

O'Donnell: They don't do a 400 series door that has panels, it's all glass. He didn't want to do a front door that was all glass. So, that's what we picked to be closest.

Allen: What is the material because it doesn't really say.

O'Donnell: It's a clad. I think it's aluminum clad.

Church: We need a product sheet.

O'Donnell: I thought I had given you 1.

Church: You did but it didn't have much on it.

Allen: It didn't have information on it. It just says that the interior core is pine, but it doesn't say what the exterior is.

O'Donnell: I didn't realize it didn't have that information on there.

Lima: If you're going to do the ADU, perhaps what you should do is re-apply or we can continue it and you can bring the information.

Toth: Couldn't we just do one of those things that it is approved once submitted and then before we give him the permit tell him to submit the full product sheet?

Allen: No, don't think so because we don't know the material of the cladding.

Toth: Okay. If it was something he knew tonight.

Allen: We could actually leave it up to the Project Monitor.

O'Donnell: I don't think that project is going to happen.

Toth: Just so you don't have to come back.

O'Donnell: Okay. So, leave it to the Project Monitor?

Toth: And just talk to them.

Lima: If it does get going get in touch with Nick or the Project monitor and it can be worked out so you don't have to come back.

O'Donnell: Sounds good thanks.

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 Allen to accept application 25-92 with the panel style 402 arts & crafts door for the ADU with approval to be left to the Project Monitor. Also, the use of all natural wood for the siding and trim on the kitchen addition to the main house; Seconded by Church.

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

Secretary of Interior Standards: 9, 10

Project Monitor: Robert Page

Lima: Nick will notify you when your permit is ready and our request is that it be posted on the front in the window or somewhere in the front of the house so it's visible from the street, so the people know that you have permission.

O'Donnell: Thank you.

3D. 25-100: 14 Howe St, George LeBlanc: Discuss and Act on installation of roof mounted solar panels on 2015 construction home.

Dana Weinberg from Sunwatt Solar present on behalf of the applicant.

Robert Page recused.

Weinberg: I'm from Sunwatt Solar. I just gave the permission letter to Nick. This application I believe, working with the Leblancs in the planning process and they said that they wanted me to come before the Historic Commission even though it's a home built in 2015 it's at the edge of the Historic District. The solar panels will all be on the back. I believe you have the site plan. One of the key points is it's black on black panels and the main array that will be facing towards the main Historic District is a nice rectangle. There's no overhang panels. There are 5 panels along the dormer side which are there to maximize the sun exposure but that's facing away from the Historic District, so I don't

think it will be much of an eyesore on that side. Sunwatt did the solarized campaign for Bristol. We've brought a bunch of projects before the Historic District and we've successfully completed many projects in the Town. One other thing to mention is the exterior equipment. We will put the combiner box for the panels in the basement so the only piece of exterior equipment we'll have is the exterior disconnect which will be on the side of the side.

Toth: I would like to note just from looking at the GIS map for this property that it's only in the District by the barest technicality. There's a small strip of land that touches Hope Street. So, it's in the District.

Allen: So, the box on exterior is going to be on the south side of the house.

Weinberg: Yes, it will be on the south side by the meter.

Allen: So, it will be visible from High Street but not much at all.

Weinberg: Correct.

Church: The panels will be visible from High Street in the winter more so than the summer, but I don't have an objection.

Allen: I think it's fine.

Teitz: I want to disclose that Sunwatt Solar is client of the firm. I didn't notice it before now so, don't ask me any questions.

Weinberg: It's an easy one anyway.

Teitz: Easy or not, I just needed to disclose that.

Allen: Thank you for telling us.

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 Church to approve application 25-100 as presented for the installation of roof mounted solar panels as shown in the exhibits with the stipulation that

they be removed within 1 year if they become inoperable;
Seconded by Allen.

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

Secretary of Interior Standards: 10

Project Monitor: John Allen

Lima: If there's any questions, please contact Nick and John. Also, when you receive your certificate, please make sure that you put it in the window so that it's visible for people to know you have permission from the HDC.

Weinberg: So, then there will be a separate certificate of appropriateness?

Lima: I don't think you have to go to anyone else. Nick, he doesn't need to go to anyone else?

Toth: You need a solar permit.

Weinberg: Thank you.

Toth: One note, Steve Greenleaf did retire so the permits may be a little slower than usual but we do have coverage.

Lima: Okay.

3E. 25-104: 227 Thames St #6, House of Windsor/Karen St.

Pierre: Discuss and Act on installation of sign for business.

Applicant is not present.

Church: That material plexiglass, I think we need a better description and is it plastic? We don't want it. If it's glass, that's one thing.

Toth: So, I have seen it. It looks more glass like. It's one of those that they put up and I went down and said that they had to apply for this and they said that the realtor said that they didn't have to do anything. So, they ended up taking it down and I had a discussion

with them. I can have them bring it in. It's not that big.

Church: It's light.

Toth: It's pretty light.

Church: It's plastic.

Toth: I don't know how light it is.

Church: Did you suggest that they look at other signs in the neighborhood.

Toth: They're description of this was that this was going to be basically their temporary sign. Their long term thing they kind of want to do something kind of in that sign board you see behind that.

Church: Correct.

Toth: So, my understanding when I discussed this with them was they're repairing the sign board so they didn't want to go through the trouble of putting everything in just to have it ripped out when the landlord replaces the sign board. If we think that the signage isn't really up to snuff, I did mention to them that they could do others.

Church: They could put a sign in the window.

Toth: I mentioned that. I told them they could do that administratively.

Lima: I think that if we allow something like this to stay then this is just going to be opening the door for a lot of others.

Toth: I'll discuss it with them and let them know that the Commission has brought up some concerns about the material and suggest that they go with something in the window until.

Lima: They need to take it down and put something else.

Toth: It's already down. They have a banner up so they can be open. Just temporarily tacked up. I'll discuss it with them tomorrow and say really just go with

something stuck in the window because it's cheap and easy and can be done administratively so you have a sign for your business. They're nice people who just moved up here from having a business in Newport. They kind of get the drill in historic districts. And then start discussing when they think they're going to do something a little more permanent.

Teitz: I would just suggest if it's going to be approved on a temporary basis, there be a deadline.

Church: That's kind of tough to enforce.

Teitz: Better to get it upfront.

Church: Get it in the window or something so it's not hanging.

Toth: It's a shame. They have this absolutely gorgeous wooden sign that they used to have hanging up in Newport that's hanging in their shop. It's just far too large. It's gorgeous.

Lima: Can it be cut down?

Toth: No, it's a shield shape. It would look phenomenal, but it's too big.

Lima: Between the 2 windows upstairs?

Toth: It's enormous. They would need a zoning variance for it. It would have been perfect. Can we get that continued to next month?

Motion made by Lima to continue application 25-104 to the September 29, 2025 meeting; Seconded by Ponder.

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

3F. 25-108: 21 High St, John & Nancy Breen: Discuss and Act replacement of deck boards, installation of railings, porch light, and doorbell.

Jack Breen present.

Breen: Good evening. This is our second visit here. At this time, we're asking to do a few things on exterior that we've discovered as we rehab this property. First is the house had a lot of water damage and rotting wood around the foundation. The deck is a mess and we're asking for permission to possibly repair the deck boards not directly with mahogany which is what's there, but with Trex or modern material. We would also like to attach a railing to that deck. There's no railing there even though it exceeds 30 inches from the ground. We're looking to put up a wire type railing. This would be on the south side of the house on Wally Street. We also discovered that there's no working doorbells and there's no light on the front of the house. We discovered that on the morning of July 4th. We are asking to put both a doorbell and a light to match the ones that are on the back deck, the Nantucket style light in brass material. One we repair the front stairs, we're asking to put a wrought iron type of railing similar to what you see around Town which would be manufactured by Ned Miller. So, these are the things that we are asking to do under this application.

Ponder: You don't have a plan on railing yet. You don't have a design for the railing yet.

Breen: It will be simpler than the one that is there. It won't have any knobs on the top. It's just going to have a twist. It's going to be that kind of simple design that you see around the Town.

Lima: That may be something for the Project Monitor.

Allen: I don't believe we've approved any deck rails with wire strands that had steel posts. We had asked people put in wood post as opposed to these, but we have approved this type of wire railing.

Breen: So, we'll have wood posts. Can it be a covered wood post?

Allen: No plastic. No sleeve.

Breen: Okay.

Allen: That's my suggestion. You can ask the other folks.

Church: Well, it's in the back and it's not visible.

Allen: It's visible from Wally Street.

Toth: It's a corner lot.

Lima: Do you want to see a picture, Susan?

Church: Are you sure we haven't approved that?

Allen: Pretty sure.

Lima: We've approved some at the Elks, but they're all wooden posts.

Church: How about on Thames Street.

Ponder: Susan, is your back deck wire and wood rails or is it metal?

Susan Ouellette: Wood.

Breen: What about the posts?

Ouellette: They're Azek wrapped, but that was pre-existing.

Breen: But you just said no plastic.

Allen: I'm talking about a vinyl sleeve.

Breen: Azek is what?

Lima: It's a composite.

Allen: Azek would be fine.

Lima: Is the design of that here?

Allen: Well, the proposed one actually has steel posts.

Lima: When we bring it forward, if you could just bring an example, once it's approved, of the material of what it actually look like for the record that way it will be clear that it's not metal. Any other questions? Is there anyone who would like to speak for or against this application? I think the paint job is magnificent.

Breen: Can I ask your forgiveness on one item. So, we were given permission to put up fiberglass gutters but we can't do that on the front or the back because of the molding under the roof so, we're putting up copper gutters.

Lima: That's fine.

Breen: We're good with that because we only had permission for fiberglass gutters. We put up 2 fiberglass gutters in the back around the deck, but there's molding under the roof so we're having suspended gutters put in next week.

Allen: What about the downspouts?

Breen: They're all going to be copper.

Lima: Thank you.

Breen: I just hope they stay there.

Teitz: Just file a separate application for staff approval for that and the gutters so we have it on record.

Breen: Okay.

Teitz: We don't want to have the decision about the fiberglass gutters and then someone will look at it years later and say why aren't there fiberglass gutters. So, put that separate application in the record.

Church: Can we waive the fee?

Lima: Yes.

Breen: Thank you. I just wanted to be upfront with that. Am I good?

Lima: We need to make the motion.

Allen: accept application for addition of doorbell and light as presented and rail that will be updated to include wood posts with azek and steel cables and material of wrought iron will be subject to approval of PM. Decking of trex or mahogany; second by ponder

Motion made by Allen to accept application 25-108 for the addition of a doorbell and light as presented, for a railing that will be updated to include wood posts with Azek covering and steel cables, and the material of the wrought iron railing will be subject to approval of your project monitor. The decking to be mahogany or Trex; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: Thank you for putting your permits in the window. I appreciate it so that people can see it. You've done a great job.

3G. 25-109: 423 Hope St, Derek Hulitzky & Bill Fixsen:
Discuss and act on replacement of windows.

Derek Hulitzky, Kelli Viera, and Spencer McCombe present.

Robert Page recused.

McCombe: We have an interesting situation. This opening in the carriage house at the Belvedere was rebuilt and this opening probably had some grand doors on it and they were replaced completely during the renovations that this whole property underwent at that time. So, a couple of things when you're looking at the pictures of this building is there are 2 residences that are in this. Being that it was a carriage house a lot of the windows that you see around on the other sides are very small which they would have been for a carriage house without a need for people living in there. There are now people living in there and so one of the things that we're looking at, and I'd like you also to notice that all of the windows throughout the other sides of the building all have divided light grills in there. This one which I thought was odd when I looked at when I first looked at this opening is just direct glaze and no divisions in the windows which I'm going to go out on a limb because when we asked for pictures from the Preservation Society they didn't have any of this side of this building, but my professional opinion is that this opening had divided

light much like the rest of it. That was the technology of the time and it would have been the technology they still would have used. So, the reason we're here before you is that it looks like the install of this direct glazed window which was again only 25 years old was built with I guess it's pine, it could be some other type of wood, but it's built as if it's a big giant door that's only an inch and a half (1½) thick. So, imaging this huge door that's built almost like an interior door and there's a raised panel at the bottom which is built like an interior raised panel and so as water hits any of this millwork as well as the direct glazing, the water is getting in and soaking that pine and the pine is starting to rot. There it literally mushrooms poking out of this thing from the inside. That's the bottom section. You see the panels at the bottom of the window. So, what we're proposing is addressing the flashing. Water is getting into the window system and it's happening in a number of spots and I've tried to point those out here (shows pictures to the Commission), but our gameplan here is to do 2 things, remove the opening, again it's 25 years old and replace it with divided light windows and create a little more thickness there so they can get a little more insulation there and keep the water on the outside of the building and not coming on the inside, and renewed flashing and divided light windows that would fit the miters and the same sash areas that are there currently. Of course they would be operable sashes now which 1) gives the homeowners the ability to open that big window both on the upper level which is the small arch section and the lower section allows those families to be able to open the window because actually in those living spaces they have very small windows that aren't really adequate for ventilation so they get 2 things, 1) an operable sash and 2) we get to bring the building back to a more sympathetic way of handling that window in the overall building and we do it in a way that will last many lifetimes instead of 25 years.

Lima: If you want to come up and look at the pictures of what the windows looked like from the previous 2007 application.

McCombe: Sure.

Lima: At your convenience, you can come and borrow them.

McCombe: The homeowners would love to see this.

Lima: The old packet is still here also.

McCombe: Okay.

Lima: So, if you have the time or the inclination.

McCombe: I do. Thank you. We feel like not rebuilding this with pine is a step in the right direction. Having a clad Marvin Ultimate, which I have a sample window with me here. It is something that you have approved before on this building. I think using the materials that I have suggested here. The boral trim would be painted. We'd use the boral to create the flat panel and we'd mimic the details that's there and I just feel like putting boral in this situation when painted would match any other wood system and would keep the water from sitting in the raised panel detail and just blowing it up which even if we used a different type of wood I think that could still happen in short order. So that's the proposal before you.

Lima: I'm sending around the 2007 sad pictures. Does anyone have any questions?

Allen: No.

Church: I like the windows. Is this a rental or a condominium?

McCombe: 2 condominiums with 2 owners who are here today.

Church: Well, we'll have to have an approval letter from the condominium members when you do work in a building like this.

McCombe: We sent it.

Toth: I don't know if it's in the application or if it came in the email, but the only 2 owners in that building are here.

Teitz: I still think we need a sign off from the association. You can still act on it, but that's something that needs to be in the record.

McCombe: I thought you had it in your packet.

Teitz: It may be.

Lima: I don't see it.

Toth: Just resend it and I'll make sure it gets in there.

McCombe: I can resend it now.

Lima: Do you want to see it, Andy.

Teitz: Thanks.

Lima: Is there anyone in the audience who would like to speak for or against this application? Someone want to make a motion?

Allen: Do we have a cut sheet on the window?

Lima: I thought we did.

Church: Yes, there is. Marvin signature collection.

Allen: Okay.

Lima: Got it.

Allen: Just wanted to make sure.

Motion made by Ponder to approve application 25-109 for the demolition of the existing 2-story window and to replace with new windows as presented to match the style of the existing windows; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: Your certificate will be ready when Nick sends it to you. If you want to stop by, you can make copies of the 2007 pictures for your records.

McCombe: Thank you.

3H. 25-110: 715 Hope St, Michael Mello: Discuss and Act on replacement of door in kind.

Michael Mello present.

Mello: I have one opening or egress in my house that has not been and that's my front door and I'm going to replace it.

Church: The existing door that you want to replace is wood?

Mello: It is not.

Church: It's a steel door?

Mello: It is. I have no doorbell and I thought it was a good thing, by the way. I have no doorbells in my house.

Lima: I do, but I don't answer it.

Church: Is it going to be red like this?

Mello: Yes, I like it red actually.

Allen: It looks great.

Church: There's a drawing. Do you have a product sheet or is it going to be made special.

Mello: No, it's a Pella door that will be exactly the same that's there and the same color too.

Church: And would you supply Nick with a product sheet?

Mello: Sure. I thought I did.

Lima: We have this.

Mello: I'll get whatever the other thing is.

Lima: Thank you.

Millard: Are the moldings on top part of the door?

Mello: I don't know. That's the best part of the house on the front. Not the door itself.

Millard: I'm talking about the glass piece on top. That detail was set in a metal door?

Mello: That's not part of the door.

Church: Will you try to replicate that piece?

Mello: All of that will be replicated exactly. You'll see that in the sheets that I guess I didn't provide. It will be the same thing.

Lady in the audience: The details are on top of the door not on the door.

Mello: I'm making the same 2 cutouts with the glazed insulated glass.

Allen: We saw the drawing.

Mello: I have other sheets that I can provide.

Church: Why isn't this just an administrative approval.

Mello: That's what I thought. I'm joking.

Toth: My specific language, and believe me I've looked at it, it's for wood doors not on street frontage. It specifies that I can only approve wood in kind.

Ponder: But if it's metal in kind we have to do it.

Toth: Yes.

Mello: I'm happy to be here.

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

Catherine Zipf: I do. I'm just looking to clarify that this is just the door and that none of the moldings are to be touched. You're just taking it off of the hinges and putting new hinges up and a new door.

Mello: Basically, yes. I would never touch the front of that house. Thank you for asking.

Allen: And the threshold.

Mello: And the threshold. Just that. It's not even going to get removed to put back. It's not getting touched. That's the best part of the house. Thank you.

Lima: Could we have a motion.

Motion made by Allen to accept application 25-110 for the installation of a front facing door as presented;
Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: Ory Lima

Lima: When you get your permit, Michael, make sure it goes in the window.

Mello: I will. Thank you.

3I. 25-111: 474 Thames St, Daniel Brooks: Discuss and act on replacement of windows and doors.

Daniel Brooks present.

Brooks: My wife and I recently purchased 474 Thames and in addition to that we purchased 484 Thames right next door which will be next on the agenda. The majority of the house windows have been replaced with primarily vinyl. If you look at the front gable views, they're vinyl sliders. There are a few older non-historic replaced wooden windows on the side by the driveway. Again, not the original windows. Then we found actually on the right side of the house there were boarded up windows as well and we would like to restore the windows back. There should be some photos in the packet. So, with 474 Thames, my wife and I plan to reside in one of the units there, but we're not planning on moving in in any immediate time but in the near future. So, my thoughts were to go to the next level with those being vinyl and all replacement windows there with the Pella Impervia model which is a very nice looking fiberglass with grids so it's kind of a step up from what's currently there right now. Again, getting rid of the

side-by-side slide casement windows both on the 2nd and 3rd floors.

Allen: So, in the packet there's Pella Reserve is that what you're saying?

Brooks: That was one of them, but my original discussions were to research that and I it was brought to my attention by multiple people that because they've been replaced and they're not original, and from a cost perspective and durability, that these would be a much better window without a need to go back to the wooden windows.

Allen: But some of your windows are wood.

Brooks: There are 3 or 4 that are not original. You can see the photos in there. I want to bring some continuity and uniformity to the building and have preferably the same windows. I have at least 3 different types there right now and none of which are in any good shape.

Allen: So, the windows along the driveway, how many of those are wood?

Brooks: I think there's 3 wood and 1 aluminum.

Allen: But there's 7 windows.

Brooks: I think the others are not wood. I think they are aluminum on the 2nd floor. If you look on the interior photos of the improper framing and dimensional lumber it shows they've been shrunk in size and replaced.

Church: The replacement windows, are they going to be configured like the ones that are existing?

Brooks: They're going to have the same rough openings, but they would be double hung 6 over 6 mullions. I think it would be a more appropriate look for the house.

Ponder: Your intent is to just make it more consistent.

Brooks: I just want consistency. I know I don't even have to technically replace those, but if I'm going to go through all of the trouble, I want it to be the same. You would see the difference. I brought the 1 sample.

(Shows sample window to the Commission.) This is a 6 over 1 but pretending as if it was a 6 over 6.

Church: We'll need a product sheet.

Brooks: There should be one.

Church: There's one for the Reserve but there isn't one for the one you're proposing.

Brooks: Is that the most recent packet?

Toth: Ory has it.

Brooks: They're in there.

Lima: I have it.

Church: So, it's a wood interior with aluminum clad?

Brooks: No, it's fiberglass. It has kind of a wood texture on interior. It looks like painted wood.

Lima: I have it here.

Church: Are they going to be black?

Brooks: I actually like the black better. I would like to go with black.

Church: It's trendy.

Lima: So, am I putting this in as an exhibit?

Toth: Yes.

Lima: This will be Exhibit 1 for 474.

Brooks: It was a pleasant surprise, esthetically, not financially, to find boarded up windows on the right side of the house to have more light in there and it would be an improvement.

Ponder: To the Pella Impervia and that's what's in here.

Brooks: Yes.

Church: What about the trim around the outside of those?

Brooks: As I listened and learned from others tonight, my sound approach with you all would be wood. I'm fine with that. I do wonder if I get a siding permit at some point which will be down the road, but I want to do it early and get it moving.

Church: There's no profile and it looks like there's going to be shingles on top of shingles.

Brooks: As I'm finding. There's a lot of hidden surprises in the house. Nick and I talked briefly about siding and that's not on for tonight, but I will be planning on applying for a siding permit as well as other things down the road.

Lima: One thing at a time. Don't get overwhelmed.

Brooks: It's a bit much right now, but it's due to my own actions with taking on this project.

Church: There's no thickness between window trim.

Brooks: I think they are, honestly, layered out, yes, in regards to the siding. With trim, if we could just talk trim for one second while I have you all, no trim at all on the exterior whether it's high or low, just for my own planning purposes. If I want rakes on the 3rd floor which is a very hard path to do rakes on a 3rd floor with a sidewalk underneath, is that a possibility to do painted Azek?

Church: What is it you're talking about?

Brooks: So, just with trim, if I go over siding in an application, I was just curious for logistics of maintaining rakes, soffits, fascias, 3rd floor painted. If I'm too off topic we could just redirect to the windows.

Church: I think it's going to be weird if you put these windows in without addressing the siding and the trim at the same time.

Brooks: Again, I am going to address all of that. I just think for tonight's purposes and my financial decision making, I think I might have to flash and trim the windows and then address the siding at a later date. I

just can't work it all in right now, but it's coming. I just need to take small bites.

Lima: That makes sense and who knows when you start moving stuff and taking windows out, you'd be surprised at what's underneath and may not want to make any decisions.

Brooks: I would probably be applying for that if I could right now, but I can't.

Lima: We'll do the windows and see you again and again. Does anyone have any questions?

Allen: You have such a mishmash of windows and they're not original to the structure.

Allen: At least there will be some assemblance of continuity.

Brooks: The oldest window in that house is a new window because it's not anywhere close to being old.

Ponder: If I were you I would make them consistent to because this would drive me nuts.

Brooks: People on the street have asked what am I doing with the windows and I told them I'd let them know when I figured it out.

Church: The sash configuration is going to be 3 over 1?

Brooks: It's going to be 6 over 6. So, this is just for presentation purposes. Is the grid style is flexible? If I say 6 over 6 and the front windows don't have 6 over 6 right now, could I do something else? I want continuity.

Lima: That could be something that the Project Monitor could deal with.

Ponder: We can specify that.

Teitz: I don't think that's something within the jurisdiction of the Project Monitor.

Lima: Okay.

Allen: I agree.

Teitz: I think that's something significant on the window so, we can say 6 over 6 now, but you want to change it you need to come back.

Lima: When you look at the price of the windows, what you have for the 3 panel on the south side and then the other one, you're going to need to figure it out what's going to be best.

Brooks: I'm very content with just consistent same windows. Almost every window, except for the gable, they're all pretty much the same size.

Church: Are there older pictures of this building?

Lima: I don't have them in here.

Church: Nothing really old.

Lima: No.

Church: It's really hard to tell what this building was.

Brooks: I've heard multiple different stories of what it was, where it was, if it's always been there.

Lima: What I have is just what was on the card.

Brooks: It's a mixed-use building with commercial and residential use.

Allen: So, there's an apartment on top. You may want to check with the Building Inspector. Is there's someone that can answer questions.

Toth: Yes.

Allen: We've run into situations with houses during renovations that there are fire regulations that say windows have to be a certain size. I would hate for you to order one which other people have done and then have to replace it with another size window.

Brooks: Great point. My Pella Rep in Seekonk has already specified these same windows. If we were to go for

bedrooms, they would look as if they were 6 over 6, but it swings out instead of a casement.

Allen: Okay, so you're already aware of it.

Brooks: Yes, I've got a quote for it.

Allen: Good. What other people have gone through.

Brooks: But again, for consistency purposes I wouldn't want a window twice as wide next to vinyl or wood so that it will look exactly the same.

Lima: It sounds as if your Rep has worked with Historic Districts before.

Brooks: I think a time or two.

Lima: Any other questions? Is there anyone in the audience who would like to speak for or against this application? Does someone want to make a motion?

Ponder: I will. There's a door here too?

Brooks: There's a rear door that is a vinyl slider and I would like to convert it back to a more traditional door 36 x 8.

Ponder: And the material?

Brooks: It will be fiberglass as well. Just a standard Jeld-Wen.

Ponder: And that's on the back?

Brooks: Yes.

Ponder: And you're not doing the front?

Brooks: No, the front door had already been replaced prior to my owning the building and I believe that's a fiberglass one as well.

Allen: Can you provide the cut sheet to Nick?

Brooks: Sure.

Motion made by Ponder to approve application 25-111 to replace all of the windows throughout the property with the presented Pella Impervia and to specify that they will be a 6 over 6 configuration. Finding of fact that the windows are not original to the house and the Commission feels it is appropriate to make the various windows more consistent and that the windows are in poor condition. Further, to allow applicant to replace the rear slider door with a more traditional style fiberglass door; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

3J. 25-112: 484 Thames St, Daniel Brooks: Discuss and act on replacement of windows and doors.

Daniel Brooks present.

Brooks: Very similar scenario. Primarily all vinyl windows and there are a few aluminum ones on the back side on the 2nd floor. I was hoping to replace them with the Pella 250 line 1 over 1 which is what has been in that house.

Lima: So, we have the cut sheet of that.

Brooks: Yes. It should be the last page.

Lima: Any questions?

Allen: No doors here, we're just talking windows?

Brooks: Not yet. Again, just trying to do it in little bites.

Ponder: Again, you just want to make all the windows consistent.

Brooks: Yes. All consistent.

Allen: We did advertised it as doors.

Brooks: We can talk doors. The door would remain the same style as 474 Thames.

Lima: That way you don't have to come back.

Allen: Again, that's just in back?

Brooks: There's the back and 1 in the front which does have the side lights on that front door. So, if we're talking back only, I can say it's just the same as 474 Thames. I might have a different meeting to talk about the front door. I know I'll be back here anyways.

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

Catherine Zipf: I'm curious as to what's going to happen with that 1st story window.

Brooks: The bay window?

Zipf: Yes, this one.

Brooks: Good question. That will be 2 double hung with a mullions.

Zipf: So, 2.

Brooks: Yes, the mullions will just be a separate trim transition.

Ponder: Catherine, which window are you talking about.

Zipf: On the 1st story just left of the door. Just as a preference, I would prefer a 6 over 6, but I don't object to the 1 over 1 since that's already there. I think I followed that we're not doing anything with front at the moment.

Brooks: Correct, I think that's for more special.

Zipf: Thank you.

Lima: Anything else? Someone have a motion?

Ponder: I'll do it.

Podner approve to replace all windows as presetnd on house with Pella 250 finding of fact that windows are not original and they're vinyl and aluminum with 1 over 1 configuration; allen

Motion made by Ponder to approve application 25-112 to replace all of the windows as presented with the Pella 250 series with a 1 over 1 configuration. Finding of fact that the windows are not original and are vinyl and/or aluminum; Seconded by Allen.

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

Secretary of Interior Standards: 9

Project Monitor: Chris Ponder

Brooks: Thank you very much.

3K. 25-113: 583 Hope Street, HBSBRI, LLC: Discuss and act on demolition of existing building and construction of mixed use building on site in existing footprint.

Daniel Shushman and Chris Cote present.

Cote: As everyone probably remembers, we were here a couple of months ago for a concept review for a project to remove the existing building and to construct a new 2 story mixed use building. We have taken into considered much if not all of the feedback that we got from the Commission at our concept review. We definitely took it into account. So, we're here with completed drawings and materials list and everything for your consideration.

Ponder: That was one of the questions that we had whether you were going to just rebuild or demolish and build new. So, you're going to demolish and build new.

Cote: Yes, the plan is for the foundation to remain which will make construction significantly simpler given the proximity of other buildings and the driveway for the bank and whatnot. We will bring it down and reconstruct it up. There's some possibility there could be some reuse of materials with having a 2nd story and given the condition of the building that's there, it's fairly unlikely.

Lima: This is a practical question. Is there room in the back for you to do work. Is it going to disturb Hope Street or the sidewalk or anything like that when you start? Are you going to be able to work from the back of the building?

Cote: I think for the most part. It's hard to say without having a strategy what an individual builder might do. I would imagine there's going to be some disturbance, but the goal would be as much possible from back. Certainly any trucks and workers, that would all be on the Bradford side in the parking area there as opposed to on Hope Street.

Ponder: It seems to look similar to what we saw.

Cote: It's almost identical. One of the big things is if you're looking at one of the views from the northeast, there's the main gable section and then there's kind of a lower flat roof section in the back. The gable section was much longer in the last iteration and that's been shortened up. So, I think proportions work better now than they did previously.

Lima: So, just to clarify in my mind, this goes from the driveway of the bank south now, does it include the little building in the middle?

Cote: Nope, just that one building.

Lima: Where the dressmaker and the hairdresser is.

Cote: That's right.

Lima: Okay. Just in case people go crazy.

Ponder: Remind me. Are you still doing retail on first level?

Cote: Yes.

Millard: Just a question about the roof in the back. Is that going to be a deck?

Cote: There will be a portion of the rear roof which will be a deck, but it is set back 2½ feet on 2 sides on the north side and the west side and it's set back even

further from the Bradford Street side. So, you can see a little bit of the railing in these views, but the idea was what you can see will be the stainless-steel cable rail.

Church: With wood posts.

Allen: One of the things that we kind of require in the Historic District is no steel posts or steel caps.

Cote: Very easy to do.

Allen: My concern is that this is going to look too modern in the streetscape if you use any synthetic boards.

Cote: So, this is a good time to mention that. So, since we put together this material list through some additional research, this material you see on our list which is a composite material, I have heard from some builders and I've done some additional research, we're not going to use that material and we will be using all wood. However that works, I'm amending this list. There won't be any synthetic materials.

Allen: Excellent. I like the design.

Lima: I think it will be an interesting addition to Hope Street.

Ponder: I know we talked about it last time, but we don't think that the building that's there is contributing?

Allen: It's not contributing for sure.

Page: And the roof line was moved back like we asked.

Cote: Yes.

Millard: I love the aspect of having retail on the first floor, and a generous living space in back. That really sort of echoes how Bristol main street evolved without pushing it up to 3 floors.

Cote: Correct.

Church: I like design and the scale of it.

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

Teitz: Sir, you need to come up to the microphone.

Lima: Just say who you are.

Mike Gibmier: I just wanted to know who the present owner of the property was.

Cote: Right here.

Shushman: I am.

Gibmier: Did you purchase it?

Shusham: I inherited it from my father.

Teitz: You need to concern your questions with the Historic Commission.

Gibmier: Is the total building going to be demolished? I mean from Bradford to where, the bank?

Cote: Not Bradford.

Lima: Not Bradford. The building on the corner and smaller lower building are going to stay there. They did not buy that. It's just where the dressmaker and the hairdresser is. Right here, look at this picture. (Gibmier approaches the Commission to look at the picture.) Just this building right here.

Gibmier: Where the old A&P was.

Lima: Correct. So, this building is going to stay and the one on the corner is going to stay. It's just this building right here.

Gibmier: Thank you.

Lima: You're welcome. Any other questions?

Allen: How soon do you think you'll get started?

Cote: Hopefully relatively soon. We're going through budgeting and contractor selection. If all lines up, probably maybe just after the 1st of the year.

Lima: No other questions from anyone else? Would someone like to make a motion?

Motion made by Ponder to approve application 25-113 to demolish the current building down to the foundation and build a new 2 story building on that same spot as presented. Finding of fact, it is the opinion of the Historic District Commission that the building that currently exists there has no historic significance. The building materials in the application to be changed to all wood materials as opposed to the synthetic exterior materials; Seconded by Allen.

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

Secretary of Interior Standards: 4, 9, 10

Project Monitor: Mary Millard

Lima: You won't have a building to attach the certificate anywhere but when you get started if you could put a post or something to make it visible, we would appreciate it. Good luck.

Cote: Thank you.

Shushman: Thank you.

3L. 25-117: 50 Thames St, David Ouellette: Discuss and act on replacement of decking and stairs with Trex.

David Ouellette present.

Ouellette: Good evening. I'm just looking to repair and replace on the south side some existing areas of the front porch.

Toth: That's administrative so that's all set.

Ouellette: Okay.

Toth: The only items that you need the Commission to approve are the decking and stair that you want to do Trex.

Ouellette: And so to that, we have here some older wooden stairs which are just pine. I would like to replace that and replace it with Trex. There's really no protection from the weather over the stairs themselves and you can see that it's starting to take its toll. So, what I've got on the right-hand side are some different selections of Trex that we've seen. I know they come in variations of color, style, and quality. We prefer to use a wood type grain.

Church: And the existing railing will remain?

Ouellette: Yes, that correct.

Church: Okay. So, it's just the steps and the landing.

Ouellette: And the stairs.

Allen: Because your stairs are right on sidewalk basically, would you consider something other than just Trex. We have approved a product called Timbertech that is a little bit more wood like. It's a composite but a little bit more wood like and I think it's a little bit better than the Trex itself. Wondering if that would be a consideration.

Ouellette: I will certainly look into it. I think any kind of composite material that gives the look of wood is certainly worth looking at.

Allen: It has the same characteristic as the Trex, but I just think it looks a little nicer. There's a house on Union St which is blue, they rebuilt their front porch.

Church: O'Connell.

Toth: It looks almost federal like.

Church: The new porch.

Allen: It's between Hope Street and High Street. It's on the north side of the street.

Lima: Nick, if you could get the address and give it to him so he can see it.

Allen: Walk by and see what you think. I think the porch looks beautiful. The flooring material is Timbertech.

It's been used in a couple of other places. That's probably the biggest use of it.

Teitz: Are these steps in the front?

Allen: Yes.

Teitz: So, these are the ones on Thames Street frontage.

Ouellette: That's correct.

Ponder: I had same question. The application almost makes it look like it's not front facing.

Ouellette: Yes. Actually there's 3 sets of stairs.

Lima: So you want 2 sets.

Ouellette: There's actually going to be 3. I've got 1 on the north side and then on the west facing.

Lima: So, you're replacing the 3 that are already there. There aren't any new ones.

Ouellette: No. And I'm keeping the kickers as wood.

Lima: Okay.

Teitz: What about the railing. Is that going to remain wood?

Ouellette: I have no intention at this point to replace the railing. It's actually in pretty good shape.

Teitz: And the lattice work is going to stay as wood too?

Ouellette: Yes. I'm not going to replace that either, probably just going to realign it.

Teitz: Since it's right on the street there at eye level.

Church: When you make the motion.

Lima: Make it either or?

Church: Yes, either wood or the material John suggested. Would you be willing to accept that? That the stairs and risers be either wood or Timbertech?

Ouellette: Okay. I would need to research the Timbertech a little bit in terms of cost verses the Trex. Visually and aesthetically it sounds okay.

Allen: Okay.

Lima: So, what should we do Andy, in terms of making a motion or we can't make it contingent upon, but we don't want to have the applicant come back.

Teitz: I think you can make the motion that it be either natural wood or Timbertech and if he wants a 3rd alternative then he would have to come back. Either one of those would be okay and leave the final selection to the Project Monitor. The Project Monitor would need to know what it's going to be.

Lima: Okay.

Ouellette: So, we're excluding the Trex.

Lima: Correct.

Allen: Unless you come back for it.

Ponder: Would anyone have an issue if we said Trex on non-front stairs and Timbertech or wood on the front?

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

Allen: I'm with Chris. I don't want you to have to come back. We're going to give you the option of Timbertech or wood on the front steps. I think if you find out that Trex is considerably less money to replace than Timbertech, then why don't we give you the option of Trex on the other two porches. Were there storms or screen windows or was that administrative?

Toth: Everything else was administrative.

Motion made by Allen to accept application 25-117 to replace the existing exterior decking on the front stairs with either Timbertech or wood in kind and for the other 2 porches the option of Timbertech or Trex or wood which can be approved by the Project Monitor. The railing will

remain wood as existing and also the lattice wood as existing will remain; Seconded by Ponder.

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

Secretary of Interior Standards: 9

Project Monitor: John Allen

Lima: When Nick provides you with your certificate of appropriateness, if you have any questions, please contact John. When you do get your certificate, please put it in the window in front so that your neighbors and everyone know that you've been before us and have permission.

Ouellette: I'll do that thank you.

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

Toth: Is there anything that anyone wants to bring up? I want to thank everyone who came to the public workshop for the HDC guidelines. We're pecking away at that. That was all really good input. So, we'll keep moving on that. Hopefully have that sooner rather than later for the public. I have no other major updates other than just the remainder again that we're going to have the next meeting on the 29th of September. Just to keep everyone up to date, 425 Hope Street is going to be resurfacing. They probably got their materials together so they're going to try to get in. The Santa House will be back so that's going to be the same drill as last time. So, temporary November through February. Other than that, nothing much to report.

Ponder: I said this last time, but can we just vote on this thing and make it temporary permanently?

Toth: I looked at the minutes and Andy brought up that we really couldn't. Trust me, I went right to the minutes and we really can't.

Teitz: Again, you also lose control over the voluntary temporary.

Ponder: Okay.

Lima: Santa is Santa.

Teitz: I think I mentioned this, but November 15th just reminding you that's when the in-person training is going to be for RI Land Use training at the Inn at the Crossings in Warwick. Judge Lanphear is a keynote speaker. Even if you can't get there that early, the 2nd hour will be the breakouts and the Historic District Commission stuff is all going to be about windows and lead.

Lima: What time does it start?

Teitz: 8:30 to 9 is the breakfast and at 9 is the keynote speaker and then if you get there by 10 you wouldn't miss the breakout sessions.

Lima: And this is when?

Teitz: Saturday, November 15th.

Lima: I might be able to do that.

Teit: I unfortunately will be doing one of the other sessions, but it sounds really interesting. They're going to have a contractor who does historic restoration and does a lot of the windows work we're talking about and talking about the different lead and the different methods for testing lead and all of that. I think it will be very interesting.

Church: How big are they on following up on lead.

Teitz: I don't know. The problem is the penalty is so severe. If you don't have your proper certificates, your tenants don't have to pay you rent.

Lima: Do they still have problems with not enough people going in and inspecting.

Teitz: I think they have enough inspectors, but at least with the lead paint in the historic districts, different inspectors use different techniques. Some are using techniques which detects lead deeper in the wood which doesn't have to be remediated but they're still saying there's lead and it fails. That's one of the things that's at issue.

Lima: So that's not one of the things we need to deal with.

Teitz: No, but you want to know about it if someone comes in and says they failed and has to replace every window on the house. You want to know what questions to ask.

Lima: So we can't ask those inspectors. Can we ask them to come here?

Teitz: Let's cross that bridge when we come to it.

Lima: I just don't want anybody to start getting wind of the fact that they can kind of give or if some inspectors think they can be God and stuff.

Teitz: We can't deal with that. What we can deal with is the fact. Even if there is a problem with lead, as we've discussed before, there are mechanisms. The windows are the hard ones because there's movement. Everything else is easy because you can encapsulate it. With windows, it's the friction. First of all, very easy, you can screw the top pane in place and then you don't have to remediate it. If you screw it in place and paint over you immediately get rid of half of your problem. As for the bottom ones, there are various plastic slides that you put in between the 2 surfaces again so you don't have the lead paint rubbing against itself and causing it to become dust.

Lima: And then the inspectors are the ones that go back and make sure that done?

Teitz: No, they don't.

Lima: So that's on the honor system.

Teitz: I don't know. It would happen to be the next time you get inspected would be the question.

Lima: So we have nothing to do with that.

Teitz: You have nothing to do with that.

Lima: Okay.

Teitz: You don't have to have someone who says I have lead paint there. I assume you'll learn even more at this session so you'll have more ammunition to be able to ask the right questions and respond to people when they come before you.

Lima: Sounds like a plan.

Millard: It only applies to the people who are renting their property, correct?

Teitz: Yes and no. There is definitely a current inspection thing for anyone who is renting property, yes. But if you buy property and you have children, it's a problem as well. You don't want your own children suffering from lead poisoning.

Millard: No, but you could say that you're only going to sell to seniors.

Teitz: You can't say you're only going to sell to seniors, but you can. That's the thing there are some exceptions. If it is in fact designated as senior housing and so forth there are some exceptions on it as well as rental property.

Lima: The thing is, I mean, if you own a house and you have 3 apartments and you rent to seniors today there's no guaranty when one of the seniors moves that...

Teitz: And that's why you would have to have it inspected each time it's vacated. That's one of the crazy things about this regulation.

Lima: Okay. So, in other words, if you had seniors living in your house right now, you're a little exempt. But, the minute one of them moves out, you have to get it done.

Teitz: Right, because you can't necessarily discriminate against people who come in with children. You can't say

no sorry there's lead you can't live there. So, you're faced with it at that point.

Lima: I'm just trying to anticipate any questions that someone might try to back door here.

Teitz: Again, we don't have to help them with that problem and how to get around the regulations. We just have to help them deal with getting the windows so they can keep the historic windows and not have a problem with poisonous lead paint dust.

Lima: Okay. Thank you. Anything else from anybody? Motion to adjourn?

Ponder: So moved.

Lima: All in favor.

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

9. Adjourned at 8:53PM