



# Town of Bristol, Rhode Island

## *Historic District Commission*

10 Court Street  
Bristol, RI 02809  
[www.bristolri.gov](http://www.bristolri.gov)  
401-253-7000

### Meeting Minutes for 366 Hope Street Special Meeting February 13, 2025

Attending: Ory Lima, Chair; Robert Page, Alternate Member; Christopher Ponder, Member;  
John Allen, Member

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

Meeting Called to Order at 2:03 PM, February 13, 2025, at 366 Hope Street

A quorum of commissioners met on site at 366 Hope Street to review application 24-161, submitted by property owner Tom Bergenholtz, to replace 11 windows on the third floor of the property.

Commissioners were brought into the third-floor unit, which is currently going interior renovations, to inspect the windows. The current windows were found to be in poor condition, but not excessively so. The present commissioners discussed the issue before them, with Members Ponder and Page bringing up issues with the windows and the difficulty of seeing the third-floor windows from the street. Member Allen was opposed, saying the windows were not in pristine condition but were able to be repaired. Member Allen also stated that he did not want to set the precedent of allowing the owner to remove the third floor windows and have the owner use that to replace all windows. The property owner stated that they had explored repair, but doing so would be extremely cost prohibitive. Member Lima suggested that the front windows could be retained or replaced with better windows from the rear, but the sizes did not match.

Member Ponder made the motion to Approve application 24-161 to replace 11 windows on the third floor as presented, with the Findings of Fact that the windows were in poor condition and were on the third floor, and not easily visible from the street.

Motion Seconded by Member Page.

Votes in Favor: Lima, Page, Ponder  
Votes in Opposition: Allen

Motion to Adjourn made by Allen, Seconded by Page. Meeting Adjourned at 2:28 PM.

*Oryana Lima*