

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, March 7, 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 7:01 PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance are Butler, Lima, Millard, Church, Allen, Ponder, Toth, and Teitz

Absent is Bergenholtz

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the February 1, 2024 meeting.

Lima: Okay, does anyone have any corrections or additions?

Ponder: I have nothing.

Allen: No.

Butler: No.

Millard: No.

Church: No.

Lima: Can we have a motion?

Motion made by Allen to approve the minutes of the meeting of February 1, 2024 as presented; Seconded by Butler.

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

2B. Review of 203 High Street Site Visit Minutes

Lima: Is there anything that we need to change or add?

Ponder: No changes.

Allen: No.

Motion made by Allen to accept the minutes of site visit as presented; Seconded by Butler

Voting yea: Lima, Butler, Allen, Ponder, Millard, and Church

2C. Review of 70 Griswold Site Visit Minutes

Lima: Anyone have anything?

Motion made by Allen to accept the minutes of the site visit as presented; Seconded by Butler

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

3. Application Reviews

3A. 23-177: Stephen Mello, 96 High St: Discuss and review of replacement of wood gutters with aluminum gutters on second story of house.

Toth: So 96 and 94 High, these are two properties on one lot. The homeowner is unable to attend and requests a continuation to the April meeting.

Lima: Okay, let's make a motion on 96 first.- motion to continue

Motion made by Church to continue the application for 96 High Street to the April meeting; Seconded by Allen.

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

3B. 24-024: Stephen and Jennifer Mello, 94 High Street:

Discuss and Act on replacement of siding and replacement of wood gutters with aluminum to match existing.

Toth: So 96 and 94 High, these are two properties on one lot. The homeowner is unable to attend and requests a continuation to the April meeting.

Lima: Okay, motion on 94 High Street.

Motion made by Church to continue the application for 94 High Street to the April meeting; Seconded by Allen.

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

3C. 24-026: William Tihen, 90 High Street:

Discuss and act on replacement of 3 skylights in-kind, Replace roofing on main house and garage in-kind.

Toth: I move that we bump this up on the agenda tonight so that the applicants are not here all evening.

Lima: Andy, can we do that?

Teitz: Yes.

Robert McCabe, Contractor, appears on behalf of the homeowners.

Lima: Do we have written consent?

Toth: Yes.

McCabe: I am here to discuss the replacement of the roofing shingles and skylights in kind. We are using the same materials and models that are already

there. The skylight is becoming detached at top and it is a safety hazard.

Lima: Nick, have you gone out there?

Toth: I have not gone out to the site, but I received video footage.

L: Does anyone have any questions?

Ponder: No, it is pretty clear cut.

Church: What are the materials?

McCabe: Architectural materials.

Lima: We have the cut sheet for the skylights. Could you email the information to Nick regarding the shingles, just so we can put them in the record regarding the manufacturer, etc.

McCabe: Okay.

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

Motion made by Allen to accept the application as presented to replace three skylights in kind, as well as the new roof on main house and garage in kind; Seconded by Ponder.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please do not start any work until you get the Certificate of Appropriateness from Nick and display it in the window at the front of the house.

Toth: It will be available online.

3D. 23-181: Town of Bristol, 235 High Street: Discuss and act on relocation of previously approved HVAC units on roof, installation of transformer, fence to shield units and transformer.

Diane Williamson present, along with Nate Ginsburg.

Ginsburg: I was hired by the Town for this project. What we are asking for is a site modification for the location of the equipment on the roof and an additional site fence on the street to hide a transformer. I brought the plan from last time to remind you. This is the prior approved plan. We had a large number of condensers on the roof and large fresh air intakes. We found another location for the condensers on the roof. When we got up there, the structure was not as expected. We found a better area on the roof. We propose to move it from one side of the building to the other on the roof. The new location is closer to the road which is why we are here. We have 3D images to show what it would look like from the Commons because this area of the roof is lower. This unit by itself is 70 inches tall so we do not come that far above the roof. It is seen in the back in the alley area, but not from High Street. It is rather uneventful 3D images because you cannot see it from that side of the street. From points around the Commons, we projected those views to determine that it was not visible.

Lima: We will vote on the entire project. Please describe the stuff on the ground level, that would be helpful.

Ginsburg: On the Court Street side, we have a transformer required by the power company with their lovely requirements of crushed stone. The screened fence is 10 inches higher than and bushes.

Lima: What are the fence materials?

Ginsburg: Wood with pickets, these pictures show yellow and grey colors for the fence, but we are leaning towards the grey. In this image, there is an image of what these narrow tall bushes would look like after about 5 to 8 years of growth.

Williamson: We have gone back and forth on the bushes and the fence. We decided to do a survey. Some of the earlier innovations may not have been on the Town's property, but we do really want the bushes. The Surveyor has been out and there is no plan yet. Because of the alleyway where multi-

family housing is, our thought was it would make more sense to put a fence then put bushes behind to grow up. It is subject to the survey.

Ponder: So the fence on the property line and use pickets for spaces between to see through, then plants are going on the school side so that the property just sees the fence?

Williamson: That was our thought, but we are willing to take suggestions. Seems to make more sense to put the fence on the property line.

Church: So the fence is taller than the transformer?

Williamson: Yes, 10 inches.

Church: There may not be room for bushes until you get the survey.

Williamson: Exactly. That is why we are waiting.

Church: You could do without the bushes. The bushes are on the north side?

Williamson: Our thinking is so because of public views. We show fence on the Court Street side, but no bushes. We want to provide screening in addition to the fence on the Court Street side.

Lima: Anyone have any questions?

Allen: If you need help with the selection of trees, I would be more than happy to help you out.

Williamson: Thank you, that would be helpful. These are hardy and tolerant of salt, etc., and are somewhat narrow calendar variety of holly. If you think of anything else that might be better we will take it.

Allen: Especially after the survey.

Teitz: Since the fence is the screen required if you approve the fence as screening, they will have the discretion to put bushes where they fit, they do not need our approval.

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

Motion made by Ponder to approve application as presented to install the HVAC units in a new location on the roof and to install a transformer as applied for and install a fence as described in the application; Second by Allen.

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

Secretary of Standards: #9

Project Monitor: Sally Butler

Lima: Please put the sheet in the front window.

Williamson: I will do that. Thank you.

3D. 24-10: David Howe, 101 High St: Discuss and act on installation of hot tub in rear yard of property

David Howe present.

Howe: We just moved into the house in September. We are updating the electrical work but we want to put in a hot tub in the back yard. It cannot be seen from any angle from the street and it is covered by a pergola. We are learning the ropes from Nick.

Lima: Was the pergola already there?

Howe: Yes, it is attached to the house.

Allen: I am familiar with that. It creates a lot of privacy. It is a good place for a hot tub.

Howe: The hot tub would be 7 x 4 feet wide.

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

Teitz: You should put in a finding of fact that it does not impact the historic fabric of the house and it is totally reversible.

Lima: So noted.

Motion by Allen to accept the application as presented for the installation of a hot tub in the

rear which is not visible from the street with a finding of fact that it does not impact the historic fabric of the house and it is reversable; Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please put the sheet in window thank you.

3E. 24-12: Celine Keating & Mark Levy, 30 Summer Street:

Discuss and act on replacement of window in kind.

Mark Levy present.

Levy: Thank you. I think ours is even easier. We are just asking for the replacement of 1 window on the east side kitchen area, faces a hedge. Only the birds get to see it. It is a 1950s window, an Anderson kind of window which was there when we moved in. It is rotting and needs to be replaced with something like it.

Allen: Reads history of the home into the record.

Lima: Which window is it on the cut sheet? Does anyone have any questions?

Allen: Just a comment that it is not original to the house.

Teitz: Make it a find of fact.

Butler: Why do you think that the window is not original?

Ponder: It is a 1950s window on a 1920s house.

Butler: My mistake.

Teitz: You do not need a site visit because it is a casement window and does not date back to the original date of the house because it would have been a double hung window like rest of the house.

It was probably done as part of a kitchen reno in the 1950.

Motion made by Ponder to approve application to replace the window on the east side as described in application with a finding of fact that it is not an original window and is not seen from the street; Seconded by Allen.

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

Secretary of Standards: #9

Project Monitor: Chris Ponder

Lima: Please put the Certificate of Appropriateness in the front window showing that you have been here and have permission.

3F. 24-016: Elena Bao, 19 Byfield Street: Discuss and Act on Removal of chimney due to structural concerns and running vents through rear slope of roof.

Elena Bao present.

Butler: Recused.

Allen: Read history of the house into the record.

Bao: I am here for the removal of the chimney structure down below the roof line of the home. It is leaking profusely and was in really bad shape. A professional took a look and it is very old and damaged beyond repair. The cost to repair it is enormous. I have gotten a number of different opinions and it is not salvageable. The home originally had 2 chimneys but the other one was removed.

Lima: So you are just asking that the chimney be removed from the roof line.

Bao: Yes. What is visible on the outside needs to be removed. No chimney left on the roof line.

Teitz: You do not have a design yet. You have plain metal where it was.

Bao: The chimney is venting a gas insert and a gas furnace, metal lined pipe is in there. The brick part would come down and the existing will be vented by pipes.

Lima: Would it be possible at the time we approve it that whoever does work provide us with materials so we can keep it in the record? Obviously it needs to be vented and up to code.

Bao: Yes.

Church: I object to removal of the chimney from the roof. It is a feature of the home. According to Standard #2, the removal of this type of feature is to be avoided. This is a very important feature of this style of house.

Allen: The cost of the chimney is \$90K.

Church: Is that for the whole body or just the part to the roof?

Bao: The damage is beyond repair and it would have to be rebuilt from basement up. The water damage is bad. Nick and Steve have seen it. You do not know what is there until you open it up.

Ponder: Are you taking everything out or leaving something inside and covering it?

Bao: We just want to take it down to the roof line since the water damage is extensive.

Ponder: I was just curious.

Allen: There might be another solution. Another house had an issue with their chimneys and they have faux chimneys. It gives the image of what was there. You may be able to vent up those faux chimneys. Would that be more acceptable Susan?

Church: I am not sure what you are talking about? Are you referring to the house on Hope Street?

Ponder: Yes, they wrapped in wood and cut bricks like a veneer to give the illusion of a functioning chimney.

Allen: That might be something you want to explore.

Bao: I do not know what the cost is, but I will explore it.

Allen: You may be able to put vents in them.

Lima: You would need to be up to code. Obviously this is something that is an emergency. Nick, I know you and Steve looked at it. What can we do to help the homeowner to explore the possibility with faux chimneys and ventilation needs?

Toth: I think our best bet is to run it as proposed originally since it is not visible from the street while the homeowner is exploring the possibility of a false chimney.

Ponder: I have 2 have very heavy chimney stacks and no one will do it the faux chimneys. If you find someone it would be nice. I spent a year looking for someone. The guy on Longfield is doing it himself.

Church: Are you tearing all of this down?

Bao: Only as much as I need to.

Church: Is the rain coming down inside?

Bao: Yes.

Church: Flashing or a chimney cap has not resolved it?

Bao: We have tried it all. Nothing works.

Church: Repointing it?

Bao: I have had it repaired superficially and none of that has been effective.

Toth: Referring to Steve's letter, it cannot be saved in any way. The bricks can be moved with your finger.

Ponder: So the bricks are probably fine but the mortar is bad.

Bao: The bricks are crumbling as well as the mortar. I would love not to have this problem.

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

Church: He did not say that. In his letter he said that it can be repaired. He did not recommend that it be removed.

Lima: Reads the letter from the official into the record

Motion made by Ponder for approval of application to remove the chimney as applied with a finding of act that the Building Official of Bristol has inspected the chimney and recommended removing the chimney; Seconded by Allen

Voting Yea: Ponder, Millard, Allen, and Lima; 4-1

Opposed: Church

Secretary of Standards: #9

Project Monitor: Chris Ponder

Lima: Please put your Certificate of Appropriateness in the front window.

Bao: I will thank you.

3G. 24-18: Bristol Middle Passage Port Marker Project, Independence Park (419-459 Thames St): Discuss and act on installation of proposed Bristol Middle Passage Port Marker Project, including monument consisting of three life-size bronze figures, stone benches, and pavers surrounding.

Steven _____ and Steve O'Neill present.

Steven: As you know, all of this was recently approved and about 18 months ago the site was approved by the Town Council. We went through a very transparent process. This is to serve to acknowledge the human trade practices in history. We received applications from Rhode Island artists. We felt that we wanted a stake holder, a Rhode Islander. We received a number of applications, nothing specific to the design you are seeing tonight. We assembled an independent jury of people

of color and the indigenous tribes in Rhode Island. The 3 finalists submitted specific designs for a memorial. Then we put the 3 designs on display at the library. We received a series of comments on them over 200 predominantly positive. We then took that in consideration and we had each artist present for 30 minutes to elaborate on their designs, and a member of the tribe was with us. It had to have the African influence and tribe represented in the chosen design. The 3 designs were looked upon and deliberated and we came up with Spencer Evans, a Professor from RISD. The 3 figures, 1 of African culture, 1 of the tribal culture, and 1 child. We have the design here tonight. The Town council approved site in Independence Park, 200 feet from the water. We have CRMC approval, etc., and it is appropriate for the site. We are happy to respond to anything you have. I did send Nick some images showing some sense of compatibility of what is there for materials. Stone pavers and incorporating a bench on each side of the figures (shows picture) was submitted electronically. Gives it to Nick. The 3 figures represent the African and indigenous history about reconciliation. The child will represent the present and future. There will be a QR Code on the plaque that will talk about the history and meaning of the statute, etc. We will go to the State and DEM and they will probably have a say in the matter. We are not in any way going close to the water surface itself about 50ft away. Steve O'Neill has been in correspondence with the agencies to satisfy all local regulations.

Ponder: So the bushes will be out?

Steve: A 12 x 12 ft space has been approved by the Town Council.

Ponder: So with pavers?

Steve: Yes and benches. 1 figure will be North and the 2 adult figures will be on the South side. About 8 feet apart and made out of cast bronze.

Church: This sign is a part of it?

Steve: No, it will be removed. There will be benches flanking the figures.

Lima: Any other questions? Anyone in the audience want to speak for or against this project?

Motion made by Allen for approval of application as presented for a 3 figure statute to be on a 12 x 12 paver surface if approved by CRMC and the State with 2 benches flanking the southeast and northeast corners and placement of the benches can be approved by the Project Monitor; Seconded by Ponder.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Nick will give you the Certificate of Appropriateness.

Steve: We could laminate it and attach it to a stud on the site.

Lima: Okay.

3H. 24-19: Michael Sousa, 249 Hope St Unit 6: Discuss and act on installation of skylight on flat roof.

Michael Sousa present.

Allen: Read history of property into the record.

Sousa: We are here for 2 existing skylights that are being replaced as part of a roof reconstruction which was already approved. I have access to the roof and I wanted to add a skylight, Rob McCabe is going to be doing that work. It is the same style and standard as the skylights on the other parts of the house.

Lima: Just to clarify, your unit does not have skylights already but the one next to you does?

Sousa: Yes, in Unit 7. The other skylight is in a stairway that goes up and my unit does not have one.

Lima: And other skylights are already on the roof?

Sousa: Yes, they were already approved.

Allen: The one you are going to install is the exact same as the others that are on the roof?

Sousa: Yes. The roof was replaced and the work needed to stop due to the weather. Rob will do the skylight and balustrade around it.

Allen: So, it is the same size and manufacture?

Sousa: Yes.

Allen: All I need to know.

Lima: Anyone in the audience have any questions or would like to speak for or against this application?

Sousa: I do not know what the other sizes are.

Lima: We can have Nick provide the information to us so when your Certificate of Appropriateness is available it will be included.

Sousa: I would like to make it the right size to fit my unit roof.

Ponder: So we will strike that part of the finding of fact and just mention that it is the same manufacture.

Motion made by Ponder to approve the application as presented to install a skylight over Unit 6 as presented with a find of fact that it will be the same manufacturer as the previously approved skylights on the building; Seconded by Allen.

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

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please post the Certificate of Appropriateness where visible so everyone will know.

Sousa: Thank you.

3I. 24-22: Michael Rielly, 240 High St: Discuss and act on permanent installation/storage of the "Santa House" on Bristol State House property adjacent to Town Common.

Michael Rielly present.

Reilly: I am here for permission to temporarily leave the Santa House on the property. I just received a letter from the Building Inspector today on this. I am asking for a continuance to have time to review it.

Lima: If you are asking for a continuance, then we will continue it.

Ponder: To the April meeting?

Teitz: Just clarify that it is being continued.

Rielly: We are in the process of moving it out and the weather not cooperating. The building will be removed from the property as we originally agreed to.

Ponder: Taking it to Franklin Street?

Rielly: Yes, for repairs.

Teitz: If you are removing it anyway, do you just want to come back when you are ready for a permanent request?

Toth: Just hold onto the application.

Ponder: We can continue it.

Teitz: April or is that too soon?

Rielly: We will put together a better site plan, etc.

Lima: Is it going to be moved?

Rielly: Yes.

Motion made by Allen to continue the application to the April meeting; Seconded by Butler.

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

**3J. 24-23: Mott & Chace Sotheby's International Realty,
317 Hope St:** Discuss and Act on new exterior
signage.

Judy Chace co-owner of Mott & Chace Realty present.

Chace: I am here asking for permission for the
signage for the property.

Lima: Is it a formula business?

Teitz: Yes. It was not properly advertised. We
need to include what is visible from the street.
You can act on the sign now and either continue it
or delegate to staff for review of the interior and
if he is not comfortable, he will refer it back to
you. Assuming it is a simple real estate office and
there are no huge logos inside, that would be my
recommendation.

Church: It does not appear to be any approval from
the owner.

Teitz: There is a letter from the owner.

Allen: It is on the last page.

Toth: It is that email.

Church: Are the colors on the interior something
that needs to be approved?

Chace: The walls are already painted.

Toth: Anything done prior was done by the owner.

Chace: It was done at our request.

Church: We need the list of materials in the
application.

Chace: I know that it is a vinyl decal on the window
right there.

Lima: Let's talk about the sign. How would it be attached to the building, the materials, etc. Is that information here?

Chace: We are ill prepared.

Lima: It's okay. The owner was not aware of what needed to be done. We will continue the matter. We need a list of the materials of the sign, how it will be attached to the building, and the information on the colors. Anything else?

Allen: There are 2 different types of signage.

Lima: We need to know which one you are asking for.

Chace: may I approach. That is not the correct image, this is it.

Allen: Similar to item 10 on page 177, is the correct one?

Teitz: You need to note it.

Butler: But I thought we had no say in the color.

Teitz: Mark that as an exhibit in packet.

Lima: So marked.

Teitz: Because this is a formula business, you do have jurisdiction on the color. Have you checked with Zoning for size? You are also asking for another sign on the side that projects over the sidewalk, correct?

Chace: No. We are just asking for the vinyl graphic on window and this sign that will be above the front of the building.

Teitz: Okay. So make a notation that it is the vinyl and the panel above.

Church: Also, bring a color sample.

Lima: Please no plastic signs.

Chace: I would want it to be wood if I had my preference like the Nantucket style signage, but certainly no plastic.

Lima: If you have any questions, please feel free to call Nick. We will put you on for the April meeting. If you have questions in the meantime, call him to clarify.

Ponder: When are you opening the office? In April?

Chace: Yes.

Lima: I am sure you could move people into the office. You just needs signage approval.

Teitz: You also need to wait for the April 1st meeting for zoning.

Allen: I like this sign. I think this one is much more appropriate.

Lima: Let's poll the group. Chris will show the new sign.

Butler: I prefer the 177 sign.

Allen: 177.

Ponder: 177.

Church: I agree, 177.

Millard: 177.

Lima: Our recommendation is the one on page 177 that you submitted in the prior packet. The vinyl sign on the door can be removed and is not permanent.

Chace: Correct.

Lima: If there is interior lighting that continues into the night then we have jurisdiction over it. Spotlights and strobe lights are not a good idea.

Chace: What I am hoping to do is have you come out and see it.

Teitz: You need to present it here first.

Church: Photos.

Lima: We need images of night lighting.

Teitz: Some realtors have lighted displays in the window. If you wanted to request it but if not, then you should indicate that along the way. Maybe have a photo of another location to show everyone.

Lima: Take a picture of the other office to give us a better idea.

Chace: I want to do it this once and have everyone happy.

Ponder: We will continue this to the April meeting and so we will talk about that before you move in and you have to go to zoning anyway.

Teitz: The plan is for all of you since they are coming back to the next meeting.

Motion made by Ponder to continue the application to the April; Seconded by Butler.

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

Ponder: Thank you for moving into that building.

3K. 24-025: Peggy Fredrick, 195 High Street: Discuss and act on removal of chimney, replacement of foundation, moving house back by four feet, and replacement of existing windows. Discussion only of additional plans for property not yet ready for commission vote.

Peggy Fredrick and Melissa Hutchins present.

Millard: Recused.

Butler: Recused.

Fredrick: I included in the packet that the house was in poor condition in 1970, in very poor condition. My hope is that it will be turned into a single-family home and I will live there myself. Starting with the foundation, which is turning into rubble, the center chimney, the chimney in back collapsed, and buckets of water are coming into the house. I want to replace the foundation, remove the center chimney, and repair the roof and windows. I

wanted to show you the overall plans so you can see my intention for the whole property.

Hutchins: Starting with the foundation, the existing foundation is in poor condition and Peggy wants to put a full basement in since there was only a dirt crawl space.

Fredrick: Not even 4ft in height in the basement.

Lima: Wow. Funny it does not look like that.

Hutchins: There is no vapor barrier and it rotted everything. We need to raise the house and we thought of moving it back a little to add a covered porch. We would come back with details for that part. The way the house sits now is there is only 6ft between the front of house and the sidewalk.

Lima: Is this whole application an application and a concept review?

Toth: Part real application and part concept review.

Lima: Can we deal with the real part first then do concept after.

Fredrick: We need to dig out the old foundation and lay a new one. Since we have to move the house off of the foundation to do so, I would like to move the foundation back 4ft and add a covered porch to the front. The foundation needs a lot of proper drainage. We would like the approval to move it back 4ft and we are planning to meet with the Zoning Board on April 1st.

Lima: If this is going to Zoning for the moving of the house, then where are we in that?

Teitz: You are first. The key thing for Zoning is for the moving of the house. You are still keeping the 3-4ft side yard, correct.

Hutchins: It is already recognized as non-conforming by Zoning.

Teitz: Why are they moving it back? Is it for the possibility of adding a front porch?

Hutchins: We would like to have your blessing so Zoning knows.

Allen: I am okay with both moving it back 4ft and the porch. I think it would be good to add a porch even though there was no porch before.

Ponder: I think moving it back is great. Do you have enough room in the back?

Fredrick: Yes, there is room in the back for now to repair the foundation.

Ponder: I'm fine with the front porch. If you moved it back and did not do that, it would look weird. A porch would look great.

Church: I'm okay with both.

Lima: I think the same as the rest of the Commission since you are going to need to move it anyway for a foundation and stabilize the house. That's the first order of business in order for you to make it livable and then to add the front porch is okay.

Church: Is it sound enough to move it back?

Fredrick: I have 2 quotes that the house can be moved. Two different contractors said that it is structurally sound.

Church: Do you want to remove the chimney?

Fredrick: I do. It is in the application.

Ponder: Yes, it is here.

Hutchins: I can speak on that.

Church: I want to know more.

Hutchins: The chimney on the west rear collapsed because of disrepair and it has not worked in a long time. There is a significant amount of repair which would need to be done to get it back in working condition. The chimney is in the center of the house and divides up the rooms. We looked at the center chimney and it eats up a ton of square footage and there is only so much you can do with it. Peggy wants an open concept especially since it

is a small size. It would feel more generous being open. We are hoping that we can take the chimney and move it to the west and use a gas fireplace insert. The chimney would take up a lot less footage. We would go through the roof with a veneer brick to achieve the same look to match what was there.

Ponder: So you would still have a chimney.

Hutchins: Yes, it would just slide 10ft to the west.

Fredrick: I tried to work with it, but it just did not work.

Allen: Were you here for the other application tonight with the chimney? I think what you are doing is fantastic. Glad you are trying to incorporate a chimney.

Lima: I think when you move the house, you will not have to worry about the chimney. I agree with John that the proposal to put the chimney back at least one that would look like the old one is good.

Church: I agree with the removal and replacement with a facsimile. That should be put in the approval somewhere.

Ponder: We will do that somewhere in the application.

Fredrick: The third thing was the windows. There is an inventory showing what the current windows are and there is no way I could get any uniformity. Melissa thought that this Marvin ultimate double hung with wood casing would look really nice. I guess the big question is do you want to do a site visit? Let me know what else you need and we can come back.

Church: What year was the house built?

Fredrick: 1830.

Church: Instead of 6 over 6, what about 6 over 1?

Fredrick: I want to do 6 over 6.

Hutchins: Sheet 8.20 shows the elevations.

Fredrick: The picture from the Historic Society shows 6 over 6.

Church: Would 2 over 2 be better?

Ponder: Didn't we do one like this previously?

Allen: Yes.

Fredrick: The Historical Society shows pictures from 1970 showing 6 over 6. I think those were original.

Lima: Should we make this an exhibit?

Teitz: if it is not already in the application.

Lima: It is in the application.

Teitz: Then you do not need to make it an exhibit.

Allen: Normally we prefer all of the windows that are still repairable to be put on the front, but it is not an option with your house.

Teitz: Just make an appropriate finding of fact when you make the decision.

Allen: I like the 6 over 6.

Lima: Either would be fine with me.

Ponder: I lean towards being fine either way. We had a previous applicant propose 2 over 2 and after a conversation on it, we wanted 6 over 6. So I am going with 6 over 6.

Lima: Susan?

Church: Basically you are building a new house so it is not like something that is being preserved.

Fredrick: I am trying to save an old house.

Lima: 6 over 6 is fine.

Allen: Is it a true divided window?

Fredrick: Yes. Marvin.

Hutchins: It has been approved before.

Allen: We put all of their windows in the historic district but some houses had non-historic windows and we have approved things that were not historic materials.

Church: Double paned?

Fredrick/Hutchins: True divided light.

Lima: So those are the 3 things for today?

Fredrick: Yes.

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

Motion made by Allen accept the application as presented for the 3 items that were advertised, that being the moving of the house to replace the foundation and then move the house 4ft back from where it is currently located, further the removal of the center chimney as discussed and that there will be a stipulation in here that there will be some kind of faux chimney to be discussed at a later time which will replace the center chimney but will be in a different location, and finally to replace the old windows with new windows being Marvin Ultimate double hung 6 over 6 that were in the packet. Finding of fact that there is no foundation left so it must be rebuilt and also to prepare for a porch allowing the applicant to move the house 4ft back from the current location. Andy anything else? Also, no sight visit is necessary due to the fact that the windows in question are almost completely gone and cannot be repaired so, therefore, we have approved the windows that were presented; Seconded by Ponder.

Secretary of Standards: #9

Project Monitor: John Allen

Lima: Please put the Certificate of Appropriateness on a tree or where it is visible. Okay, that takes care of the approval part, now onto the concept.

Fredrick: There are 3 pages. Page 1 shows the intention to add a carriage house on the property and the desire to have solar panels on the south

side of the carriage house which would not be seen from the street. That would be my plan.

Lima: We would need the specific details, but fine by me.

Fredrick: Solar panels are okay?

Ponder: It may be an administrative approval.

Toth: No, that needs to come before the Commission.

Fredrick: Only planning on putting solar panels on the carriage house. They are in the far back and the fire code says that there needs to be 3ft of no solar panel on the roof. It is going to hold 18 panels.

Allen: Andy, regulations are just that it cannot be on the front part of the roof facing the street, correct?

Teitz: I do not think it there is, but it is discouraged. On the other hand, solar panels are reversable, but since this carriage house is new it should be able to be designed.

Allen: Just for your information, there is a house 2 doors south that was approved to have solar panels on the south facing side of house and it is visible from street but it is not facing street.

Hutchins: We are thinking an east to west saltbox style so it would give the space.

Ponder: What about a driveway?

Fredrick: We got approval for the curb cut. The other thing is the screened porch in the back.

Ponder: I think you will like the screen porch. That is not very controversial.

Fredrick: That is all I have for today.

Lima: Anyone in the audience want to speak for or against this project? See you whenever you are ready. Looking forward to it.

4. **Concept Review**
5. **Monitor Reports & Project Updates**
6. **HDC Coordinator Reports & Project Updates**

1. Re-Survey of the Bristol Waterfront National Register Historic District Progress Report

Toth: So making good progress. I have not reviewed it all as it is 4,000 files. We can expect that the consultant will come before the Commission to discuss it.

Lima: Andy, should it be a special meeting or regular meeting? I do not want to take up too much of the meeting from other applicants.

Toth: I will discuss that with the consultant and get back to you.

Lima: If it is going to be a long presentation, then we need to be aware of it. It is getting to be the busy season so we need to be aware of the fact that the constituents can come before us first we do not want to spend the night here. We can look into it and figure it out. We might want to check with Diane and see of planning wants to come, etc.

Teitz: It would be nice to invite the Town Council.

Lima: We need to put feelers out before we approve it.

Toth: That is all I had on it.

Church: Ory, on your walks on High Street, the hairdresser had neon lights in the window next to Odd Fellows at Constitution and High Street.

Allen: The nail salon next to Citizens Bank has a light as well.

Toth: Provide me with a list of addresses and I will go by them.

Lima: Anything else?

Allen: Roberto's Café has a sign.

Lima: They are neon. Anything else?

Allen: 1200 Hope Street.

Toth: I sent a letter and talked to him, and it should be on the April meeting.

Lima: The porch on the south side did not have balusters in fires. I do not think that the window area was there. We need to look at what we approved whenever that started then we will let you know what to tell him what is necessary.

Toth: Understood.

Church: Take pictures of what is there now so we can compare.

Teitz: Old photos shows the things he wanted to put and not putting back, but were the spires there?

Church: The National Register shows all elevations on the federal website. I think copies are in our folder.

Lima: Someone needs to look at it.

Toth: We have a large format of what was presented, so I will pull it out.

Lima: We will look and if anything is there we will give it to Nick and he will take it from there.

Lima: Anything else? Okay, let's have motion to adjourn.

7. **HDC Coordinator Approvals**
 1. **Administrative Approvals**
8. **Other Business**
9. **Adjourned at 9:03pm**

