

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Minutes
Thursday, July 11, 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: Allen, Lima, Bergenholtz, Church, Butler, and O'Loughlin, Toth, and Teitz

Absent: Millard and Ponder

2. Review of Previous Month's Meeting Minutes

2A. Review of minutes of the June 6, 2024 meeting.

Lima: Okay, let's review the previous month's meeting. Does anyone have any corrections or additions?

Allen: No.

Butler: No.

O'Loughlin: No.

Church: No.

Bergenholtz: No.

Lima: Okay, would anyone care to make a motion to accept the minutes?

Church: So moved.

Allen: Seconded.

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

Lima: The minutes of the June 6th meeting are accepted.
Thank you.

3. **Application Reviews**

3A. 24-035: 44 Bradford St, Ellen O'Connell: Discuss and
act on replacement of windows.

Ellen O'Connell present.

O'Connell: Jason spoke to you about the windows?

Toth: Ory, you looked at the sample and Sally got a
chance to look at the window as well.

Allen: Unfortunately, I wasn't able to look at the
window. How about the people that did see it?

Lima: Sally?

Butler: The window we saw is not really anything that
would mimic the window that was in the building.

Allen: In regards to being a wood window or just the way
it appears?

Butler: It is not a wood window.

Toth: It was a wood window, just the back is painted.

Lima: How many are you replacing? All of them?

O'Connell: All of the windows if I get approved.

Lima: Are any salvageable?

O'Connell: No. It is a safety issue. I went through this
previously.

Allen: We determined we would allow replacement if they
needed it. On what I have here it says that they are
fiberglass is that not the case?

O'Connell: They are wood windows with a fiberglass wrap. Nick, you can explain better.

Toth: Fibrex is basically a brand name for fiberglass clad window. Basically, it is the same thing under Marvin which the contractor first used under Anderson. Effectively the same product.

O'Connell: Fiberglass clad window.

Allen: It was advertised as a fiberglass window.

O'Connell: It may be described incorrectly.

Toth: What was advertised in paper doesn't say fiberglass.

Allen: Okay.

O'Connell: You saw it Sue.

Church: I have other issues. I wasn't here for your first two visits. Those windows were installed in 1999. The sashes are custom made and are mahogany. They are not rotted are they? There is rot on the sash around the windows.

Toth: One window was so rotted that I could put my finger through it.

Church: Those windows were approved in 1999 and were 6 over 6 and 6 over 9 and I thought that the window you proposed were not appropriate for replacement in that building.

Bergenholtz: I wasn't able to make it to see the sample.

Toth: I wasn't able to get someone to bring it in to the meeting.

Bergenholtz: It is a superior product over Anderson but that was with careful consideration when you first came here and presented it. Lumbar spent so much time on that house.

O'Connell: I love that home. Those windows were put in upside down and they don't work. It is cost prohibitive at this point, but I will respect your decision.

Bergenholtz: That's demolition by neglect.

O'Connell: I don't have the money to fix the windows every couple of years. I redid everything I could. I have fully respected that home, but these windows don't open, and I am going to spend a lot of money and I will be back in two years. I don't have the money to do it the way you want it. It is a lack of funds.

Bergenholtz: I am familiar with the house. I owned the other half at one point.

O'Connell: There are storm windows, which are another option.

Bergenholtz: Sue, the windows were all replaced by Lumbar with the wavy glass.

Church: Yes, he replaced them and used wavy glass. He had photographs from 1874.

Butler: The windows that are there were done in 1999.

Church: They were custom made with mahogany and the wavy glass.

Allen: You appeared three or four times, and we agreed that you could replace the windows. In fairness, we need to find a compromise to allow you to move forward.

Church: 6 over 9?

O'Connell: It will look like it does now and painted.

Church: Can we have it say wavy glass?

O'Connell: Not all of the windows are wavy glass.

Toth: I know in past it has said to retain the sashes. Just save the windows in the basement for future preservation projects.

Butler: We regularly say that an applicant needs to replace with wood to match existing. Is it just our understanding that we can't find wood windows anymore?

O'Connell: They don't last. They are not being used as much because they don't last as long. Other products are better.

Toth: Some contractors are having a difficult time getting someone to warranty full wood windows near the water.

Butler: We will ultimately wipe out the old windows.

Church: I agree. It is losing the historic fabric of the area.

Teitz: Windows are defining features and one thing we always try to determine is the age of the windows. To determine if they are original or a period of significance, particularly if they are on a visible area of the house. These are not original and are replacements that may have used the original glass. That makes it different. Is it just this particular window. There are a lot of different grades, Marvin, Anderson, true divided. Are these true divided lights?

O'Connell: I am not sure what you mean.

Teitz: If you are going to allow the replacement, what it will look like and visibility from street is important.

Lima: If the widows were replaced in 1999 and there have been other homes that have put in replacement and they didn't last very long, my feeling is that the glass in some of windows should be retained and if someone in the future wants to revert back and have windows custom made then more power to them. We're talking 1999, not 1950 or such, as long as it has the same profile and thing can be salvaged, okay.

Allen: I agree. As long as it is 6 over 6 and 6 over 9 as long as you maintain that configuration, I approve it.

Church: The muntin profile is very thick which is different from the others. The windows that are there now seem to be much thinner.

O'Connell: They are so drafty.

Church: You can have storm windows on the inside or out.

Toth: Muntins are the wood pieces that divide the glass. You can discuss it with your contractor.

Butler: You can say you need to retain the glass.

Lima: We'll state that the windows will be taken off and stored somewhere on the property that way it would be retained.

Butler: The house is very important to the area.

Lima: The windows were there since 1999. What he did was take wavy glass and put it in the windows in 1999 and the wood was not that much better than the old wood.

Bergenholtz: He matched the profile of what there. The narrowness is key.

Church: I imaging they are double paned windows.

Allen: I don't think they're true divided. I think they're simulated. I think you're right that the muntins are much larger than what you have on the other side.

Lima: That refers to the width of the wood that holds the glass.

O'Connell: Okay.

Allen: Whomever your Project Monitor is would approve it if you can find something with a narrow profile.

Church: It is this part that divides the windows.

Lima: The windows are badly deteriorated.

O'Connell: What are the next steps?

Lima: We will make a motion and work with the Project Monitor.

Allen: So you won't have to come back here again.

Bergenholtz: On page 26, it looks like we're going to a 6 over 6 instead of 6 over 9 which would really be a big change.

Teitz: Those are the first floor windows. That has to be a custom window. You won't get a non-custom window.

Bergenholtz: Is the window pane size the same?

O'Connell: Sorry I don't have the information in front of me.

Allen: Seven of the windows are 6 over 9. The rest are 6 over 6. The 6 over 9 are the concern.

Lima: The 6 over 6 are on the second floor.

O'Connell: Okay. I will see if they have it. If they don't, can I just replace the top floor?

Lima: We can put it in the motion.

O'Connell: So storm windows are an option if this doesn't work?

Toth: If you find it, then you can fill out the application and be all set.

O'Connell: I will see if they have 6 over 9.

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

Catherine Zipf: A couple of things. The reality is that the windows would have been maintained carefully before. While you have agreed to allow her to replace windows and I fully support keeping windows with the property, the Mahogany is very nice and I don't want to see those in a landfill. I live with replacement windows and they are starting to go. I can't get in there to fix them. This is to say maintenance is important. Storm windows are a really good idea. Let's all be mindful that wood will only last for about 2 years.

Allen: Vinyl windows clad, not all vinyl windows?

Zipf: Just to say that when the warranty runs out on vinyl, they are harder to repair. Looking at replacement already. People have come in before to do so.

Bergenholtz: The notion of these windows staying on site and being stored in the basement, I think you are relying on an honor system and that they won't be tossed. It is ridiculous to consider this to make us feel more comfortable.

Church: Replacing will change things.

O'Loughlin: Didn't we already vote to allow this and we just wanted to talk about the materials?

Toth: There was no motion making it binding.

O'Loughlin: Oh, okay.

Lima: I think it is time for us to have a motion. Ben, what you said is appropriate and it is the reality of where we are at.

O'Connell: I would keep them. I get what you are saying.

Bergenholtz: I would vote yes if the profile is the same.

Lima: When the motion is made, put it in there. I think that it should be put in. Do we have any idea what it would like?

Bergenholtz: Like what is there now.

Lima: Okay. Would anyone like to make a motion?

Allen: I will.

Motion made by Allen to approve the application as presented; however, it would be only for the replacement with Marvin Integrity fiberglass cladded windows, with the wood matching existing windows. We would insist that applicant keep the same glass configuration of 6 over 9 or 6 over 6, and also leave it up to Project Monitor to work with the applicant to make sure the muntin profile is the same size as what is there now which is not necessarily what was shown. That the applicant will keep the current windows with wavy glass and store them on site. Finding of fact, windows currently were rebuilt and installed in 1999 or 2000 and are not historic. Seconded by Bergenholtz.

Voting Yea: Bergenholtz, Allen, Lima, Butler, and O'Loughlin

Opposed: Church

Lima: Vote is 5 to 1

Secretary of Standards: #9

Project Monitor: John Allen

Lima: John's information will be available when your Certificate of Appropriateness is ready. Please put it in the front of the house on the door. Just display it in front so people know.

O'Connell: So the next steps, do I bring the new window to you?

Toth: Once the Certificate is issued, get the building permit and put Jason in contact with John and you can move forward from there.

O'Connell: Thank you.

3B. 24-70: 180 High St, Spa 182: Discuss and Act on installation of sign.

Karly & Dan Kleitz present.

Mr. Kleitz: We are just looking to get the sign approved. We opened a year ago.

Allen: There was a concern about the height?

Toth: They are trying to get it higher than 6ft.

Mr. Kleitz: We talked to Ed who was very helpful. If we can get it approved here, then we can come to a happy medium.

Allen: Is the height agreeable?

Mr. Kleitz: We can get it 4 inches up from there so it would be 6ft 4 inches and with a modification to a bracket it will be 7 feet. There is a bench under it as well.

Allen: Are there specific requirement?

Toth: Zoning is 10ft. Ed discussed it further and approval from this Commission would give Zoning the ability to compromise for the height.

Allen: You are holding the sign up in this photo and it can go up 4 inches higher?

Mr. Kleitz: Yes, it's probably about that height.

Allen: I can't see the bracket.

Mr. Kleitz: It is not in that picture.

Allen: Okay I see what you are saying.

Mr. Kleitz: We might make some modification or change the bracket.

Allen: If you can get it up higher I would be okay with it.

Lima: Me too. As long as it complies. It would have to go through Zoning.

Allen: You are a little challenged by it.

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

Allen: For the record, do you have any information about the sign materials?

Mr. Kleitz: It is a composite material which is painted.

Toth: I have seen the sign and it is very well done.

Allen: I'll make a motion.

Motion made by Allen to approve the application as presented and the sign materials which are composite materials. The sign is to be placed as high as possible. Seconded by Bergenholtz.

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

Secretary of Standards: #9

Project Monitor: Ory Lima

Lima: Again, when you receive your Certificate of Appropriateness, please put it in the window so people know.

Allen: Thank you for taking down the illuminated sign.

3C. 24-095: 41 High St, Nancy Moger: Discuss and Act on replacement of Bulkhead and replacement of outdoor deck.

Nancy & Bruce Moger present.

Allen: history read into record.

Mrs. Moger: We would like to replace the bulkhead which is currently wood. It is in a very shady part of the back yard. It is rotted. We would like to replace with Azek. It is very damp and shady and things get very

green. Not only is the bulkhead rotted, but we also have a lot of rot on the upper deck. The upper deck is not original to the house. It is on an L that was built in the 1930s and has the same issues with trees and dampness. We would like to replace the deck with Azek as well. I think you have some pictures of the railings that we would be using. It is similar to what exists. The decking is currently fir and will be replaced with Azek with a greyish brown tone. Railings would be white Azek.

Church: So you are using Azek for the whole replacement?

Mrs. Moger: Yes, due to the dampness back there.

Allen: What about the grid panels?

Mrs. Moger: As far as the grid panels/lattice work, we would like to see the lattice go back. Bruce suggested vertical boards instead of lattice, because the lattice rots quickly.

Allen: Can either be seen from street?

Mrs. Moger: Not at all.

Church: What about the bulkhead?

Mrs. Moger: You cannot see the bulkhead from the street. It will be Azek but the same configuration.

Church: What about fiberglass?

Mrs. Moger: No, we want something that looks like wood. We don't like fiberglass or metal. Since that material has been used along High Street on other homes. We think it is appropriate. Looks like wood.

Allen: It helps that it is not visible from the street. A lot of them are not historically contributing as yours is. I have no issue with it since it can't be seen from the street.

Lima: Agree.

Bergenholtz: Agree.

Butler: The deck is to be replaced as well?

Mrs. Moger: Yes. It is warped.

Lima: Is there anyone in the audience that would like to speak for or against this application? Can we have a motion?

Butler: I will.

Motion made by Butler to approve the application as presented to replace a bulkhead, upper deck, and railings. The materials are to be Azek. Finding of fact that it is located at the back of the house and not visible from the street. Seconded by Bergenholtz.

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

Secretary of Standards: #9

Project Monitor: Ory Lima

Allen: May I suggest one more. Since we don't have a description or drawing with lattice work, could you provide that to Nick?

Lima: We need the description of the lattice work to put in the record.

Mrs. Moger: I will do that. Thank you.

Lima: When the Certificate of Appropriateness is ready, please put it in the front so it is visible.

3D. 24-097: 446 Thames St, Richard Corrent/Portsider:
Discuss and act on installation of window where one was previously bricked over.

Barry Lindsey, Contractor, appears on behalf of the owner. He has permission.

Lindsey: I am the Contractor for the Portsider. There are three replacement windows on the left side that are blocked in with breeze blocks. They want to replace them.

Teitz: I want to note that the agenda states one window. Legally the most they can do is one window tonight because of the advertisement. Focus on that one tonight, and then you will have to come back for other two. It has to be noticed.

Lindsey: They want to relocate the dumpster. I made an amendment.

Lima: People do pay attention to that, and we don't want to be put in a situation. We will review the one window before us tonight. Which side is it?

Lindsey: It is in the parking lot on the left-hand side. It was a warehouse, and they are turning it into a new bar. The wood they wanted to use came from Aiden's.

Lima: Is the window on the parking lot side?

Lindsey: Correct.

Lima: Where are the other two, just for information.

Lindsey: Beside each other. They want to open windows for the water view.

Allen: Which window?

Church: Does the window look at the patio?

Lindsey: No, further back.

Church: Where exactly?

Lindsey: (Shows Sue on the rendering.)

Teitz: It faces the street.

Lindsey: Yes. It was originally two but changing plan.

Allen: Is the one window that you want approved on here?

Lindsey: Yes. (Shows Commission on drawing.)

Allen: Everyone understand?

Teitz: There is no information on the application of the window materials.

Lindsey: It is in there. Sash window with wood on inside with vinyl clad on outside 6 over 6 Anderson.

Lima: If we approve this, please get the profile of that window to Nick before we issue the Certificate of Appropriateness, so we have it. Since you will have to do another application, we will have the information.

Lindsey: I had the architect send him the profile. Not sure where it is now.

Toth: If it attached to the application should have been included in the package. Always attach everything. Was it attached or emailed afterwards?

Lindsey: Emailed after.

Toth: That might have gotten buried in an email. I will check my emails.

Teitz: You can delegate it to Nick to review.

Toth: I do remember getting them and thought I attached them. I will check.

Teitz: What is the material that is black on outside?

Lindsey: Vinyl.

Teitz: Vinyl is generally not approved.

Lindsey: We want to keep the exact look. I can do wood outside to.

Lima: When were you planning to do work?

Lindsey: We are in the middle of it right now.

Lima: You need approval for the other two windows.

Lindsey: They can be done later.

Lima: It wouldn't be until August.

Lindsey: The windows are blocked at the moment. We want to bring them back to the original state. We are trying to reproduce and reuse materials. The bathrooms were originally in that corner, but windows are better there.

Lima: Provide that information to Nick as soon as possible so we can approve one window and based on whatever condition will be in the motion and then be under the understanding that the other two will be the same. Then in August, you are ready to go. Any conditions in terms of the windows?

Bergenholtz: I would vote yes on the extra two with no problem. Can you leave it to the Project Monitor to approve it?

Lima: Andy, can we?

Teitz: You can. They are affectively new windows. They are visible from the street, but not very visible.

Bergenholtz: It is a huge improvement. Just to save everyone time.

Teitz: Delegate the window decision to the Project Monitor and Nick and allow for administrative approval for the other two windows. I just want to know that they are not all same size openings right now.

Lindsey: They will be.

Lima: Comments?

O'Loughlin: Are we approving vinyl?

Allen: Wood with vinyl.

O'Loughlin: Okay.

Teitz: Generally, vinyl is never approved unless it is in replacement of an existing vinyl window.

Lima: Would you be able to find windows that would be able to comply with the recommendations here so they can be clad but not with vinyl?

Lindsey: Aluminum draws moisture. Just wood with PVC clad or vinyl is my recommendation.

Allen: With a commercial building it is a little different.

Lima: The windows were all blocked in for many years. Is there anyone in the audience who would like to speak for or against? Can we have a motion.

Bergenholtz: I will.

Motion made by Bergenholtz to approve the application for the installation of one window as discussed with two additional windows to be approved by the Project Monitor and Nick. Seconded by Butler.

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

Secretary of Standards: #9

Project Monitor: Ben Bergenholtz

Lima: Nick and Ben will work with you on that. When the Certificate of Appropriateness is ready, please put it in the front where it is visible.

Lindsey: Thank you.

3E. 24-096: 37 Burton St, Timothy Meandro: Discuss and act on installation of wood fence/gate along street frontage.

Tim Meandro present.

Meandro: I am here to replace a fence.

Toth: Just want to note that there was a discussion with the Zoning Officer who proposed the location of the gate be moved back about 20ft.

Teitz: To the end of driveway?

Toth: Correct.

Meandro: 20ft from the driveway to almost the back of the house.

Allen: Is all of the fencing like the gate?

Meandro: Yes. Originally there was a fence in the spot where we wanted to put it at the sidewalk but we were told we couldn't do that.

Teitz: It was originally a low picket fence.

Meandro: We're going 20ft back.

Allen: Just portions of fence?

Meandro: We did some already.

Toth: It was off street frontage so it was administrative.

Lima: I don't have that in the packet. I'll look at John's. All set. Anything else? Is there anyone in the

audience who wants to speak for or against? Can we have a motion.

Allen: Sure.

Motion made by Allen to accept the application for a gate installation as presented with a setback of 20ft from the sidewalk. Gate is to be 6ft tall and 10ft wide. Seconded by Butler.

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

Secretary of Standard: #9

Project Monitor: Sally Butler

Lima: If you have any questions, please contact Nick. When the Certificate of Appropriateness is ready, please put it in the front where it is visible.

3F. 24-103: 248 Hope St, James Mambro: Discuss and act on replacement of cedar roof shingles on section of house with asphalt shingles to match remainder of house.

James Mambro present.

Mambro: There are two different materials on the roof. There is asphalt on a portion of the 1794 side. I had it replaced two years ago. I am here to change the material on the modern addition that was added in 1970 or 1980 from cedar to asphalt. The same as what was approved two years ago on the main home. The rear portion in the back yard is deteriorating. The trees have grown and covered the roof. There is a small leak in the master bedroom ceiling. I want to go from cedar to asphalt and match the color, so it is all one color and material.

Lima: Is this in the front or back?

Mambro: Rear. I have estimates to replace the cedar and it is four times as much and lasts four times as less.

Lima: Anyone have any questions?

Allen: If it was in the front I would have had a problem, but since it is not very visible, I'm okay with it.

Lima: Anyone else? Anyone in the audience? Anyone want to make a motion?

Church: I will.

Motion made by Church to approve the application for replacement of existing cedar shingle roof with asphalt on the modern addition which is not part of the historic building. Seconded by Allen

Secretary of Standards: #9

Project Monitor: Sue Church

Lima: Please put the Certificate of Appropriateness in the front of the building.

3G. 24-105: 124 Hope St, Christian Brown: Discuss and Act on removal of rear gable dormer and windows, installation of rear shed dormer and addition of attic windows.

Vincent Pacifico, Designer, and Christian Brown present.

Allen: I met with the architect; do I have to recuse myself?

Teitz: I think you do since it is ex parte communication.

Allen recused.

Brown: I brought Vincent who is the Designer of the project.

Pacifico: This sits on the southern part of Hope Street near the Lobster Pot with frontage on Hope Street. It is a single gable home with a shed dormer on the front which is not original to the house. It was probably added on in the 1900s and is not original to the main house. The scope is all happening in the rear which includes the demolition of an existing portion of the roof to add a shed dormer to help pick up the eve space in the house to add a bedroom and to access attic space. It will be similar to the front dormer, not mimicking original piece offset/inset from gable ends of house. It is less important than the prominent main piece of the house. It is less apparent due to the offset from the exterior walls. The windows on the rear dormer of house are similar in kind to the 2 over 2 windows on the main part of the house. The original windows were replaced in

2014. The new windows will be Pella Reserve Series wood interior and exterior only difference is the muntins. We are proposing to remove the window on the front. It is not visible from Hope Street. On the north side of the home, the gable side, we are proposing an attic window that would add light, ventilation, and egress for the third floor in an attic that is already there. We would like to add a small portal window on the dormer. The only piece on the Hope Street side that is proposed is above the shed dormer, would like to add three small skylights for the views of the water from the attic space. It is not extremely visible from the Hope Street side and it is extremely close to the shed dormer. Photo 1 on Page 4 shows it. Portals will be above the shed dormer on the front. The materials for the windows are all wood and painted. The porthole skylights are to be in kind to what is on the house currently. Clapboards are all wood and painted to match the rest of the house.

Brown: I have been in Bristol all of my life. This is our dream home. I would hate to leave the home. Vincent works with properties in this area. Just asking for consideration on this project.

Lima: Most of this is in the rear of house?

Pacifico: Correct.

Bergenholtz: The dormer as proposed is really big and overpowers the original lines of the house. The ridge line needs to be stepped down to mimic the front. The dormer is bigger than the house. It really compromises the original lines of the house. I'm not comfortable with it.

Church: I agree. The massing destroys the spirit of the house. It is overwhelming. Also it faces Wally Street and can be seen when anyone goes on it. It is very visible. Is there some other way to put an addition to create more room? There is plenty of land.

Bergenholtz: I'm not opposed to it, but wish it was more like the front.

Lima: Is there any other possibility without changing the interior for the space needed?

Pacifico: The dormer for the second floor made the stairs difficult to get up to the third floor. Looked at

a number of stairs like spiral, winder, and ship ladder and we were able to get a true staircase in for minimal height. If we step it down, the stairs wouldn't work and we're back to square one. The only way to make the third floor accessible is to do a dormer. The underside of the ridge beam is 7'4" only way to get it to work.

Lima: I just wish there was a way to get a rendering to see it from Wally Street for perspective.

Pacifico: The rendering is not from Wally Street. It is from the garage.

Bergenholtz: I don't like the ridge line. It needs to be stepped down.

Church: It doesn't look like a Cape from the back. You stepped it in from side, but it is still too tall.

Pacifico: We are just looking for feedback.

Bergenholtz: I would totally vote yes if you mimicked the front of the house.

Pacifico: Okay. I know the only thing about the front is the windows don't line up with the windows on the first floor. Is that something that you would be in favor of?

Church: I think it is better off side.

Bergenholtz: I see what you are saying.

Church: I can't vote for this. Can we do it as a concept review? That way you can rethink maybe what you would like to do.

Pacifico: Can we extend the application to the next time?

Lima: We can give input now.

Teitz: Continue this. It is simple to give them a chance to make changes.

Lima: Let's check with everyone that way you can get the information.

Butler: I do agree with the conversation about making this dormer smaller.

O'Loughlin: I agree.

Lima: I thought what you did was okay but again take this information and maybe you could find a way to work it with what you have heard here tonight. If that is okay with you.

Brown: Yes, I want feedback. I am concerned that if the dormer mimics the front it will not allow for the attic space which is what I need.

Lima: Is there any way you can reconfigure something?

Pacifico: We looked at multiple versions and we would need to take the center chimney down. If we don't dormer it, it can't be habitable by code. It would be a crawl space which makes no sense. If we were to do a second story dormer and not on the third, it is not accessible. Revisiting it can be done with feedback so when we come back we will have something else. The three portal skylights, what is your thoughts on that? It is not a big piece but it played into a floor plan. Is that something acceptable?

Lima: Where is that?

Pacifico: A12.01

Bergenholtz: I'm not crazy about it. We want to be careful about setting a precedence for other properties. It looks very contemporary.

Pacifico: Can we come to a compromise of that idea to get something like that but more appropriate? Reason is to have a water view. Thought it was a way to make that feasible.

Bergenholtz: Sue had an interesting comment. Any thought just to expand it in the back to give you the needed space?

Pacifico: It would be more apparent from the street side. You would be coming through bathroom window and a living room window. There is some room on the back but would be losing yard space. It is a long yard, but not a wide one. The dormer didn't play into a zoning issue. We didn't think the addition was a feasible option.

Church: I also oppose the porthole windows.

Bergenholtz: They have approved in past but they were not visible from the street. No way to be seen from any vantage point.

Brown: There may have been some on Constitution Street. I can see it from the side of the house. That's where I got the idea.

Bergenholtz: It was a finding of fact.

Lima: You could see them from the side street.

Pacifico: Would it be more acceptable if they were where the dormer meets the roof, be smaller in size, and can't be seen from the street?

Bergenholtz: If you can't see them, then yeah.

Pacifico: Appreciate the feedback.

Lima: If you could come up with options trying different configurations, would be great. I don't think this is overwhelming, but I can't see what they see. If you could come with choices, that may be better.

Pacifico: We had an informal meeting with John Allen to get his take on it. Also, we don't want to come multiple times. I feel like that can get costly.

Lima: In the future, come with options to a concept review to get feedback to get a feel and then consult with Nick. He's not a member and doesn't vote but has a feel for what is going on. A concept review might make the whole process easier to get feedback and change things. I appreciate the work and I don't have a problem with it, but some do.

Church: Keep in mind the original size of the building and any addition should be scaled to fit it.

Pacifico: If there is a vote tonight.

Lima: We can continue it.

Pacifico: If you vote against it, then we can't come back for a year, correct?

Lima: Correct. We don't want to do that.

O'Loughlin: I don't have an issue with the portholes but the size on the back is an issue.

Lima: Just get a feel for what people think. Can we have a motion to move it to August?

Pacifico: When?

Toth: August 1st.

Lima: or September?

Toth: Keep in mind in order to get on the agenda it needs to be in the paper next week for the August meeting as it is coming up quick.

Lima: The ad would be the same. That's just if you have the time to prepare.

Brown: Can we get on it and then maybe push to September if necessary?

Lima: Yes, ask Nick before the meeting.

Toth: You would have plenty of time with the Commission.

Bergenholtz: The application is really well done, very thorough. Thank you.

Lima: Nick show this in future. It is very specific and detailed. Thank you.

Pacifico: Thank you

Lima: Motion?

Church: Sure.

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

Voting Yea: Lima, Butler, Bergenholtz, O'Loughlin, and Church

3H. 24-108: 417 Hope St, Jake Milne: Discuss and Act on replacement of stone headers on windows to match original brownstone appearance.

Jake Milne present.

Allen: Reads history into record.

Milne: I am the manger and general contractor on the project. The photo found shows that headers were originally brownstone material. Headers were redone with cement. This photo confirms that. To best of my knowledge, this is part of the Harold Mason photo collection. 1900 and 1920 is the date range. Not a ton of information on it. This was the best I could find. Looking to return the headers back to brownstone color using limestone mix to emulate the look.

Allen: There was a problem with the Portland cement.

Milne: Yes, correct. The other issue was it was pulling off the building and would crash to sidewalk. It has a lot to do with water getting behind it and forcing it out.

O'Loughlin: Where did you get the information.

Milne: I tried everything to get information considering repointing on John Street. It was basically a façade and it was replaced with plywood that was painted white. It gave me a hunch that something different was going on. Basically stumbled upon it.

Bergenholtz: Interesting.

Milne: In order to do repointing we had to remove window jams and there was brown paint behind one.

Lima: Great job.

Allen: Looks great.

Milne: Wanted to have it right.

Lima: Anyone have any questions or comments? Is there anyone in the audience who wants to speak for or against this? Let's have a motion.

Allen: Okay.

Motion made by Allen to accept the application as presented to have the headers match existing brownstone. Seconded by Church.

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

Secretary of Standards: #9

Project Monitor: John Allen

4. Concept Review

5. Monitor Reports & Project Updates

Bergenholtz: The property on Constitution Street.

Allen: They received three.

Bergenholtz: Are they doing it piece by piece?

Allen: They said that they got three.

Toth: They have one year to start it.

Teitz: Basically the building permit lasts for twelve months, and they can get another six months if they ask for it.

Toth: I can check the building permit. I don't know if they keep doing work that it would remain open or if it is a twelve month with a six month extension.

Bergenholtz: 22 Bradford Street. I know that the homeowner spoke to Nick and they are not doing asphalt, just pavers.

Toth: Yes.

Church: For what?

Toth: Parking.

Bergenholtz: They're not doing asphalt, just pavers.

Church: Parking on both sides?

Toth: Both sides was asphalt but they decided on pavers.

Lima: Good.

Church: Do the owners still live there?

Toth: I don't know.

Bergenholtz: He lives there. His daughter is there, and his brother is moving there.

Lima: Anything else?

6. **HDC Coordinator Reports & Project Updates**

7. **HDC Coordinator Approvals**

8. **Other Business**

1. **Election of Commission Officers**

Lima: Any nominations for Chair?

Allen: I nominate Ory.

Butler: Second

Lima: Others?

Voting Yea: Allen, Church, Bergenholtz, Lima, Butler, and O'Loughlin.

Lima: Okay, Vice Chair?

Church: I nominate John Allen as Vice-Chair.

Lima: Second.

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

Lima: Next, Secretary. I nominate Mary Millard as Secretary.

Church: Second.

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

Lima: Great. Is there anything else?

Toth: Other than going around next week to give out nasty grams to all with lit signs and speak with various businesses in the District, I know the convenience store came under new management on Hope Street. I will speak to them and Roberto's Café, Mount Hope Liquors, and the nail salon on Hope Street.

Lima: Also, something we had discussed with Planning and Zoning, we agreed that we are not going to approve that stuff. May be new to some owners, but business that have been here for a while should know and not be new to them.

Toth: There was some pushback.

Lima: Can we have Steve help? That's part of his purview and part of his stuff.

Toth: I just wanted to make the Commission aware of it.

Lima: Okay, thank you Nick. Anything else?

Allen: I move to adjourn the meeting.

Motion made by Allen to adjourn.

9. Adjourned at 9:05 PM