

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Meeting Agenda

Thursday, February 2, 2023
at 7:00 PM

Bristol 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 james@bristolri.gov.

Application packets can be found online at www.bristolri.gov/government/commissions/historic-district-commission/.

1. Pledge of Allegiance

2. Review of Previous Month's Meeting Minutes

2A. Minutes from January 5, 2023 meeting

3. Application Reviews

3A. #22-117: 142 High Street, Cornelia Murphy & Thomas Ferris (continued from December): - *Applicant has requested this application be moved to the March 2023 meeting*

3B. #22-112: (continued): 62 Franklin Street, 62 Franklin LLC: replace a total of 14 existing vinyl windows with replacement white vinyl windows six over six, as follows: north elevation (1), south elevation (1), east elevation (7) and west elevation (5)

3C. #22-131: (continued): 55 Court Street, Sammi Nassim: replace front door with new door, replace porch railing and hand rail with pressure-treated wood.

3D. #23-007: 825 Hope Street, Barbara J. Beer / Robert A. Beer II: 3rd floor windows (one on west and one on east elevation) to be egress size, not

existing (small) size - contractor to reframe minimum egress double hung windows for 3rd floor; trim work / frieze board at roof line including turret/tower to be retained & replicated in size, profile, and material; review entire window replacement schedule by elevation with material/size/manufacturer; 100% in-kind (specifications to be provided) siding replacement (25% siding replacement was administratively approved to be replaced/repaired in kind); replace current wood decking with composite trex on west elevation & railings with pressure treated wood (in-kind)

- 3E.** #23-001: 39 Church Street, Don Scott: add solar panels on roof and tie into panel in basement; add two high efficiency heat pumps (mini-split) units outside; compressor size 28"H x 14"D x 36"L. One unit will be in back, right corner of home, out of sight. Front unit will be in front left corner, shrubs to screen from street view; replace existing bathroom window (30"x60") on east elevation (1st floor) to accommodate a vanity with a new Anderson 200 series wood, double pane, double hung window (23.5" x 35.5")
- 3F.** #23-006: 249 Hope Street, Brunsen House Condominium Association: replace railing (uppermost balustrade) at upper/top roof area with mahogany; replace flat rubber roof (flat portion) not visible from ground
- 3G.** #23-002: 125 Thames Street, Brady Sullivan Properties: conversion of existing building to mixed use building with +/- 6,479 SF of commercial space and 127 residential units. Concrete block building to be demolished. All other buildings to be retained and rehabilitated. Window replacements and details, including but not limited to exterior fixtures and signage, to be reviewed at a later date.
- 3H.** #23-003: 267 Thames Street, TSL, LLC: replace deteriorated windows with Marvin Clad Ultimate windows with muntins to match existing patterns (1st and 2nd floor); replace and enlarge existing 42" maintenance corral to be 6' tall, to match existing clapboard cladding on building; soundproofing to be added on mechanical side of screen; existing dumpster enclosure to have materials replaced in-

kind (previously approved dumpster enclosure to be installed per plan)

4. Concept Review

4A. #23-004: Concept Review - 82 Thames Street, Daniel Barnes: addition of three shed-style dormers on second floor; removal & replacement of 18 windows with historically relevant six over six or eight over eight as follows: north elevation (6), south elevation (6), east elevation (2), and west elevation (4); removal of all 'triple-track' windows; removal of the left-most window on the second floor, east elevation

4B. #23-005: Concept Review - 44-46 State Street, Nicole & Matthew Martel: 1) abandoned chimney removal, 2) window replacements 2nd & 3rd floor, 3) 3rd floor window egress, 4) replace wall ac unit on west side with mini split, 5) east exterior door restoration, 6) rear breezeway repairs

5. Monitor Reports & Project Updates

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

9. Adjourn