

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes for Special Meeting Friday, April 25, 2025 14 Union Street and 41 Church Street

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

Meeting Brought to Order at 8:46 AM at 14 Union Street

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Lou Cabral, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

Members reviewed proposed changes to 14 Union Street windows as previously presented at the regular April Meeting and viewed proposed location of the applicant's desired garage - however this was not considered for a vote.

Members reviewed the current condition of windows in the existing home, which the applicant wished to replace. Upon review, most members of the commission found as fact that the windows in the original (northerly) part of the house were either original to the house or were 19th Century replacements, and are character defining features of the original section of the house. The windows were also found to be in very good condition, including appearing to be in operating condition with recently replaced sash cords. Consequently, they did not warrant replacement. However, commissioners were open to window replacement in the existing (southerly) addition to the house, which is located on the rear elevation and is much newer. Member

Page dissented on this, stating he would be in favor of full replacement, due to trends in energy efficiency requirements potentially requiring replacement in the future in his experience.

Motion:

Made By Member Church, Seconded by Allen

As to approve application 25-25, to APPROVE replacement windows in the rear (southerly) section of the main house, and to DENY replacement windows in original (northerly) section of the house on first and second floor, (including the bay windows), also as shown by a red "X" on the two-page excerpt of the plans attached hereto as Exhibit A.

Yea: Church, Allen, Lima, O'Laughlin, Millard

Nay: Page

Meeting moves to 41 Church Street at 9:38 AM

In Attendance: Oryann Lima, Chair; John Allen, Vice Chair; Mary Millard, Secretary/Member; Susan Church, Member; Michael O'Laughlin, Member; Robert Page, Member

Also in Attendance: Tom Bergenholtz, Applicant/Property Owner; Andrew Teitz, Town Solicitor; Nicholas Toth, Planner/HDC Coordinator

The Applicant requested replacement of windows in the building. However, the commission was not able to gain entry to the building to conduct an inspection, even though the tenant appeared to be on the porch, due to the property owner not allowing entry. In addition, no supporting documents were provided, either at the previous meeting or the site visit meeting, to show condition - including clear photographs of current conditions or historic photographs - were provided, only general photographs taken from some distance away. As such, the commission was unanimously opposed to approving replacement.

Motion by Church, Seconded by Allen

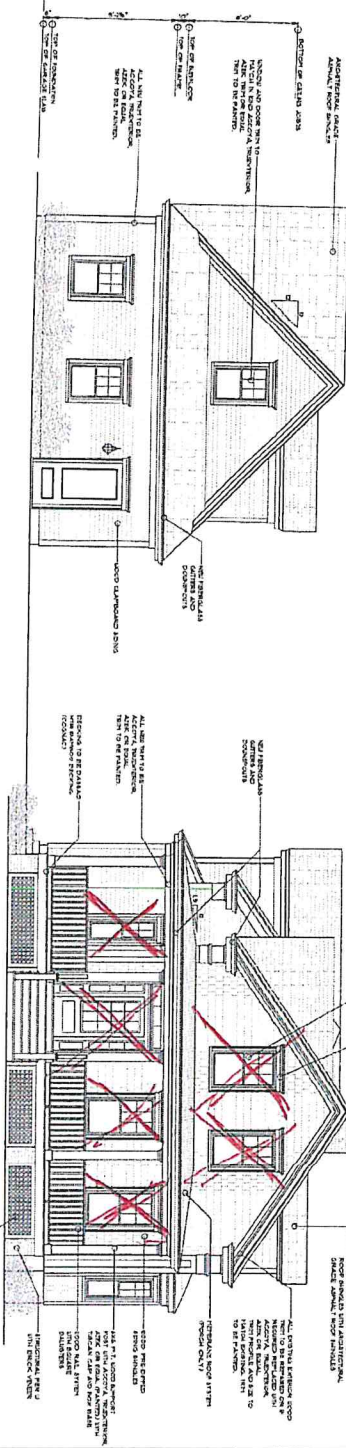
Deny application 25-21 without prejudice based on lack of supporting evidence for condition of current windows or evidence of prior windows.

Vote is Unanimous in Favor

Member Page moves to Adjourn meeting at 9:48 AM.

Bryanna Lema

NOTES:
 1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING OF MATERIAL AND CONSTRUCTION.
 2. ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
 4. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



NORTH ELEVATION
 UNION STREET
 1/4" = 1'-0"

X = NOT to be replaced.



EAST ELEVATION
 1/4" = 1'-0"

REVISIONS

NO.	DATE	BY	CHANGE

AN ADDITION, RENOVATION AND NEW DETACHED GARAGE FOR:
CABRAL RESIDENCE
 PROJECT LOCATION:
 14 UNION STREET
 BRISTOL, RHODE ISLAND

CORNERSTONE
 DESIGN/BUILD SERVICES, INC.
 30 JEFFERSON AVENUE
 BOSTON, MASSACHUSETTS 02116
 TEL: (617) 552-1200
 FAX: (617) 552-1201
 WWW.CORNERSTONEDESIGN.COM

SHEET TITLE:
EXTERIOR ELEVATIONS

DESIGN BY: _____
 REVIEWED BY: _____
 DATE: _____
 SCALE: _____
 PROJECT NO.: _____

A-1

SHEET 1 OF 1

