TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION

Historic District Commission Meeting Minutes
Thursday, September 3, 2026
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 7:03PM, and the Pledge of Allegiance was promptly recited afterwards.

In attendance: Lima, Allen, Church, Millard, Bergenholtz, and Page

Also in attendance: David Marks, Esq., and Toth

Absent: Town Solicitor Teitz, Ponder, and Camara

2. Staff Report

2A. Staff Report

3. Review of Previous Month's Meeting Minutes

3A. Review of minutes of the August 6, 2026 meeting.

Member Church had the following corrections: page 17, last paragraph, 7th line down, it should be "lintel" not "lentil" which needs to be changed throughout the minutes. Page 18, 2nd full paragraph down, 2nd line, she said that she had not seen one brick building in Bristol. Pg 19, 1st paragraph, 9th line, it should be "Teitz'" not "Teitz's". Page 20, 1st paragraph, line 6, it should read, "Mr. Leonetti didn't agree with the Committee's explanation." Page 22, last paragraph, 4th sentence, it should read, "it freezes on" not "it freezes to". Page

23, 2nd full paragraph down, line 8, it should read, "the material wasn't the problem" not "the material was the problem". Page 29, 3rd full paragraph, 2nd line, it should read, "sign off" instead of "signed off". Page 30, 5th paragraph down, 4th line, it should read "red balau wood" not "red ballou". Page 37, under #7, there's a blank line that shouldn't be there. She asked Member Page what he was referring to and Member Page stated he was referring to Blithewold Greenhouse.

Chairperson Allen had the following corrections: page 8, 2nd paragraph, next to last sentence, it should read, "the gain was having storm windows" not "the gain was having strong windows". Page 19, he wasn't sure about the last sentence on the page as it read "then may the Commission". Chairperson Allen stated that sentence needed to be reworded to make sense.

Motion made by Member Lima to accept the minutes of the August 6, 2026 meeting as amended; Seconded by Member Page.

Voting Yea: Lima, Page, Millard, Bergenholtz, Church, and Allen

Opposed: None

Motion carries

4. Application Reviews

4A. 26-81: 1200 Hope St, Infinity 1217 LLC Discuss and act on addition of well house, change of previously approved siding on new construction buildings.

Was held until the end of the meeting to see if anyone showed up.

In the meantime, Nick stated that if the applicant failed to appear then he was going to be denied without prejudice as this was going to be the third time the applicant failed to show up. Member Church asked why the application would be denied. Nick stated it was because it was the third time the applicant failed to appear. Nick said that he had talked to the applicant on the prior Tuesday to remind him of the meeting. Member Lima asked Nick if she should call the applicant since she was

the Project Monitor. Nick said she might as well call the applicant to discuss the issue with him.

Motion made by Member Church that application #26-81 be denied without prejudice as the applicant has failed to appear at three (3) consecutive scheduled meetings; Seconded by Member Bergenholtz.

Voting Yea: Church, Bergenholtz, Allen, Page, Lima, and Millard

Opposed: None

Motion carries

4B. 26-105: 685 Hope St, James Zamil Discuss and act on construction of pre-fabricated gazebo structure, addition of front facing fence. Additional items administratively approved.

James Zamil was present. Mr. Zamil presented the application to the Commission and a discussion by the Commission followed.

Chairperson Allen asked Mr. Zamil if he already had some fencing up in his yard. Mr. Zamil said yes, it was a chain link fence. However, during the last winter storm about 10 arborvitae trees were destroyed by the storm. He took all of the arborvitae down and put up a cedar fence going down on the north side and west side. Now he wanted to continue the fence up the east side and going south to north with a gate. Chairperson Allen asked if it was previously approved. Nick said everything but the gate was approved administratively as the fence was not on street frontage. Nick stated he didn't do the gate as it was going to be close enough to street frontage, but everything else should be in the file.

Chairperson Allen asked if anyone else had any questions?

Mr. Zamil stated he also wanted to do an 11x11 gazebo made of cedar wood just like the fence. Chairperson Allen asked about the material for the roof. Mr. Zamil stated it was going to be a metal roof. Member Church asked Mr. Zamil what the polycarbonate panels were going to be for. Mr. Zamil stated those were the panels that were going to be used for the roof. Member Lima asked if there were skylights in the gazebo. Mr. Zamil said the

roof was 2 levels with an opening in between the 2 levels.

Member Millard stated the stone flooring texture for the gazebo looked rough and asked Mr. Zamil if he was going to be okay with it. Mr. Zamil stated it was going to be fine for the outdoor living space.

Chairperson Allen asked Mr. Zamil if he was going to have any lighting in the gazebo. Mr. Zamil stated the lighting was going to be solar lighting which would be inside the gazebo. Chairperson Allen asked Mr. Zamil if the lighting was part of the gazebo kit and Mr. Zamil said yes. Member Church asked where the solar panel would be located. Mr. Zamil stated he would put it on one of the roof panels in the back of the gazebo so it wouldn't be seen. Member Church asked if it covered the whole roof and Mr. Zamil said the solar panel was very small. Mr. Zamil stated the solar panel was similar to ones you would find on solar lights on garden pathways.

Chairperson Allen asked if there was anyone int he audience who wanted to speak for or against the application. With no one coming forward to speak, Chairperson Allen asked for a motion.

Motion made by Member Church to approve application #26-105 for the installation of a 16x15ft paver patio with the erection of an 11x11ft gazebo as shown in the application, and removal of a chain link fence and erection of a 6ft high cedar fence with a 4ft dogeared fence in the front with a gate to match; Seconded by Member Bergenholtz.

Voting Yea: Church, Bergenholtz, Lima, Millard, Allen, and Page

Opposed: None

Motion carries

Secretary of Interior Standards: 9, 10

Project Monitor: Bob Page

Nick advised Mr. Zamil that the green sheet would be emailed to him and asked Mr. Zamil to display it when he started the work.

Mr. Zamil asked the Commission how long he had to do the project and Chairperson Allen advised him that he had one year to start the project.

4C. 26-54: 244 Metacom Ave, Andrew Broten Discuss and act on demolition of stone structure.

Nick said he would reach out to Mr. Broten. He said there may be some back and forth between the applicant and the architect. Attorney Marks recommended continuing the application 1 more time. Member Bergenholtz asked if the Commission received a report from the State. Nick stated it was attached to the application. He said it was an email. Member Lima asked Nick if the State could be more specific. Nick said he would ask the State to be more specific in their letter. Member Church said there should be more photographs from all different angles.

Attorney Marks said there shouldn't be too much of a discussion since the applicant wasn't present and the Commission should move to continue the matter. Chairperson Allen asked for a motion.

Motion made by Member Church continue application #26-54 to the October meeting; Seconded by Member Bergenholtz.

Voting Yea: Church, Bergenholtz, Page, Lima, Millard, and Allen

Opposed: None

Motion carries

5. Concept Review

5A. CRHD-26-6: 165 High St, William Magee Discuss proposed reconstruction of outbuilding/carriage house.

Member Lima recused.

William Magee was present. Mr. Magee presented the concept review to the Commission. The Commission then discussed the same with Mr. Magee. Member Bergenholtz asked Mr. Magee if the outside of the barn would change. Mr. Magee said that the reconstructed barn would have the same look and feel as the old barn. He stated that he would be reusing as much of the timber and planks as he

could when doing the rebuild. Mr. Magee said the existing barn had a lot of rot and was tilting to one side due to the lack of angle bracing on the corner posts. He wasn't sure if he was going to be able to maintain the wood plank floor. Mr. Magee said they may go with a cobblestone floor.

Member Church asked Mr. Magee if he was going to save the window in the barn and repair it. Mr. Magee said when he first bought the property, he had found the original windows in the attic. He then refinished one window and put it in the barn. Member Church asked if there were more windows in the barn. Mr. Magee stated there were 2 windows on both sides of the barn and 1 window in the back of the barn. Member Church asked Mr. Magee what his intended use of the barn was going to be. Mr. Magee said he was going to use the barn for a woodworking shop on the 1st floor in the back and the front would be for seasonal storage. Mr. Magee said he wanted to keep the same type of doors, but he wasn't sure if he was going to be able to save the existing doors. He stated that he had made the barn doors because when he had originally bought the house the barn had an overhead door on it which fell apart. Mr. Magee said that incident happened before the HDC had been created so he had done some research and found out what type of doors the barn would have had and built those doors from scratch.

Member Bergenholtz asked if the Franklin stove was going to be placed in the barn. Mr. Magee said he would like to if he could get it working and safe. He said another option would be a pellet stove that looked like a Franklin stove. Mr. Magee stated the stoves came from a DeWolfe auction in 1986 just before he purchased the house.

Mr. Magee stated what he was looking for at the meeting was to disassemble the barn, save as much of the wood as he could, and then reconstruct the barn as it existed now. He wanted to start the process of taking the barn apart sometime in November and continue disassembling the barn throughout the winter and then in the spring go through the process of rebuilding the barn. Mr. Magee's assuming at that time he would be coming back before the HDC to get permission and approval on the structure.

Member Church advised Mr. Magee that since this wasn't a formal application, the Commission wasn't going to be

able to vote tonight. She stated in order for Mr. Magee to keep the barn in the same spot, he would have to build it to the exact dimensions and style of the existing barn; otherwise, Mr. Magee would have to a zoning variance. Mr. Magee said the new barn would stay on the same footprint.

Mr. Magee asked the Commission if there was going to be any issues with him installing a new foundation for the new barn. Attorney Marks said that if the barn and foundation are non-conforming, then Mr. Magee would need a variance. He advised Mr. Magee to speak with Ed Tanner before doing anything to see if he needed any variances. Mr. Magee asked if there was a way he could avoid needing variances. Member Bergenholtz said Mr. Magee could raze the old barn and pour a new foundation, then drop the barn back in place, and repair it in place. Member Church told Mr. Magee that Ed Tanner would advise him what the best course of action would be. Attorney Marks stated that if Mr. Magee was to repair the barn with the exact same dimensions, then relief is not needed, but if there's a demolition and it's a non-conforming structure, then typically there's a dimensional variance that would need to be obtained. He said that Ed Tanner would be able to help Mr. Magee with everything.

Member Bergenholtz asked Mr. Magee what the foundation would look like since there was no foundation currently existing. Mr. Magee said he was thinking of using Cobblestone for the foundation. He said he wanted to raise the barn up just enough to get it off the ground, approximately 6 inches.

Chairperson Allen stated that he didn't think anyone on the Commission had a problem with Mr. Magee taking the barn down with the idea that Mr. Magee would be replacing it with something that looked very similar, if not identical, to the existing structure. He told Mr. Magee that he would have to come back with a formal application before he could do any work. Chairperson Allen advised Mr. Magee that his application should be for both the demolition and construction of a new building so he wouldn't have to come back several times. Member Church also stated that Mr. Magee should apply for the reconstruction at the same time as the Commission would need all of the information and to see what the new building would look like before they would approve of the demolition of the old building.

Mr. Magee asked if there was a timeframe for the work to be done. Member Church stated Mr. Magee had a year from the date of his approval to start the work. Chairperson Allen advised Mr. Magee that he had 1 year to start the project. Mr. Magee said he didn't want to rush the dismantling of the barn as he wanted to properly catalog everything so he could rebuild it in the correct order. Further, Mr. Magee wanted to start off with the stone foundation. Attorney Marks clarified that the time didn't start from tonight, it would start when he received approval on his formal application.

Mr. Magee asked if he had permission to dismantle the barn now. Attorney Marks said no as tonight was just for a concept review and the Commission was not going to vote on anything. He advised Mr. Magee to come back with a formal application.

Mr. Magee said he would have to have everything, soup to nuts, for the official application, including the design for the new building. Member Church reiterated to Mr. Magee that he needed to talk to Ed Tanner as well. Member Bergenholtz stated that the Commission had nothing to do with anything concerning the interior, just the exterior.

Chairperson Allen asked if there was anyone in the audience who wanted to speak for or against the concept review. Dr. Catherine Zipf came forward to speak.

Dr. Catherine Zipf stated it was refreshing to hear that someone wanted to dismantle something and put it back together using original wood. She supported Mr. Magee. She asked Mr. Magee to document it as he could when he dismantled the barn. Dr. Zipf asked Mr. Magee to bring the documentation to the Historical Society so they could have the information in their records.

Nick said to Mr. Magee that he would be happy to walk Mr. Magee through the application process.

6. Monitor Reports & Project Updates

Chairperson Allen advised the Commission that the owners at 35 Burton Street were not doing what they said they were going to do. Nick said that the applicant was not doing what they said they were going to do. Chairperson

Allen stated that there was an issue with zoning as well. He asked Attorney Marks if he should make a motion to discuss 35 Burton Street. Attorney Marks advised Chairperson Allen to make a motion.

Motion made by Chairperson Allen to add 35 Burton Street to the agenda for a discussion; Seconded by Member Church.

Chairperson Allen said the applicant was supposed to save 3 sides of the building. He was walking by 35 Burton Street after they started taking things down and he saw 2 half walls on 3 sides and it looked like the applicants had dug down fairly deep, more than what was needed for a foundation and much larger than the original shed. Nick said he talked to Ed Tanner about it. Nick said he was letting Zoning take the lead on the project. He said the applicant was going to have to go back to Zoning. He explained to Ed that the applicant would have to come back to the Commission as well since it seemed they were doing something completely different.

Chairperson Allen asked if there was a stop work order. Nick said there was a stop work order in place and they were going through Zoning. Member Church said the applicant wouldn't get permission to continue to do something that the Commission didn't approve, and Nick said no they wouldn't. Nick said he spoke to Ed Tanner today and advised Ed to have the applicant reach out to Nick so the applicant could be put back on the HDC agenda.

Chairperson Allen asked if there were any other updates.

Member Page stated that he sent an update on where he was on all projects.

7. HDC Coordinator Reports & Project Updates

8. HDC Coordinator Approvals

9. Other Business

Nick advised the Commission that he was waiting to hear back from the State for their final approval on the Standards Guide. He said the State wanted to take 1 last look at it before it was published. Nick said he would see if the State had any final edits and pending that he

would get it formatted and posted. Nick stated the Standards Guide was being utilized already. Chairperson Allen asked if the Standards Guide needed to go to the Town Council. Attorney Marks wasn't sure but would look into it. Nick said he would talk to Attorney Teitz about it.

9A. AI-Generated Application Materials Policy Discuss and act on adding AI-Generated Application Materials Policy to standards guide

Nick put together a draft based on the Commission's previous discussions. He said that Member Bergenholtz brought up some clear instances where it would be fine to use and Nick wanted to clarify where it wouldn't be acceptable. He said if the Commission had any edits then they could discuss it now.

Member Church asked if there was anything that stated that all AI generated documents were to be clearly marked. Nick said that language was in there. Member Bergenholtz thought it was great. Nick stated it was a suggestion from Arnold Robinson as other communities were doing the same. Member Church said AI generated documents should be marked and included in the materials.

Nick said any changes they wanted to make could be done now and then be added.

Member Church asked Attorney Marks if a motion was needed to adopt the AI language. Attorney Marks said the Commission should make a motion to adopt the language and to include the suggested changes.

Motion by Member Lima to adopt the proposed AI-Generated Application Materials Policy to the Standards Guide with the suggested changes; Seconded by Member Page.

Voting Yea: Church, Bergenholtz, Page, Lima, Millard, and Allen

Opposed: None

Motion carries

9B. RIDOT RI-114 Project Letter: Letter from RIHPHC regarding changes to the finish options on the RI-114 Seawall.

Nick advised the Commission that there were some design changes to the Route 114 seawall. He said the RIHPHC engineers were going to use a stone veneer on it originally but that was not feasible as it would fall apart so now the RIHPHC wanted to change it. Nick said the Town had to sign a Memorandum of Agreement within 30 days, and he received the letter from RIHPHC right before he put the agenda together. He stated the letter was just to notify the Commission of the changes.

Chairperson Allen asked if RIHPHC needed to reapply. Nick said his understanding was after having discussed it with Attorney Teitz and Diane Williamson was, they did not. He said if RIHPHC did anything more substantial down the road then they would have to come back.

Member Church asked if the seawall was in front of the Herreshoff building and Nick said yes. Member Church asked what RIHPHC's plan for the seawall was. Nick said they were going to do stamped concrete instead of a stone veneer.

Member Bergenholtz asked if the RIHPHC was still going to do granite curbs and Nick said yes. He said the changes only applied to the seawall.

Member Bergenholtz asked Nick about the house on the corner of John and Hope Street. Nick said he hadn't heard anything back on it. Member Lima stated nothing had been touched for ages. Member Page said the applicant was doing interior work as there was a lot of wood that had been torn out and stacked on the patio. He said he hadn't physically seen the contractor at the property in months. Nick said he would reach out to them and ask about their progress.

Member Bergenholtz said Gillary's on Thames Street and the fence was also a concern to him. He said it was time to get someone out there as it was an eyesore. Member Church said there was new section added to the fence, but it seemed to be flopped over. Member Millard said some new boards had been added recently. Nick said he would talk to Ray about it. Member Church asked who the owner of the property was and Nick said it was Jim Royder.

Member Page said Mr. Royder owned from Gillary's side wall to State Street. Member Bergenholtz asked if anyone knew what was going on with Gillary's. Member Church said it was condemned. Nick said it was abandoned and condemned. It was Nick's understanding that the Building Official went in there and had some dim opinions about the building. Member Church stated the building was owned by the Aidan's owners. Member Bergenholtz said the Commission should have some sort of update on the issue. Member Church said they couldn't do anything about the demolition by neglect. Member Lima said the Commission should be able to do something as it was a danger for the people who walk by it. Nick said it was the Building Official's domain. He stated he would talk to Matt about the Building and Ray about the fence and reach out to Jake Mill for the John Street house.

Nick advised the Commission that he had a discussion with Attorney Teitz about 224 Hope Street regarding the issuance of a notice of violation. He said there would be a court summons and the Municipal Court Judge would make a final decision. Member Church said the Commission was stating that the applicant did not apply for trim and none was approved. Nick said that was correct.

Motion was made by Member Millard to adjourn; Seconded by Member Lima.

10. **Adjourned at 7:54PM**

APPROVED
BRISTOL HISTORIC
DISTRICT COMMISSION
DATE: 10/1/26