

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



Historic District Commission Meeting Minutes

Thursday, June 1, 2023

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 james@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.

2. Review of Previous Month's Meeting Minutes

2A. Previous month's minutes not available at this time for review. Motion to continue by Lima; Second by Cabral, and Butler.

3. Application Reviews

3A. #23-062: 806 Hope Street, Holding 805 Hope Street, LLC/Gerasimos Liberatos.

Lyle Richardson (Contractor), Jessica Liberatos (Homeowner) appeared. Project is replacement of rotting deck wood and change to Azek composite decking and railings. Exhibit #1 was shown to the Board, i.e., example of the Azek railing with stainless steel support tubes and wires. Design to incorporate in post system, instead of lattice on lower end, pressured treated wood slats 1" by 5½" boards run horizontally. Application reviewed by the Board.

The deck was built in 2010 with pressure treated wood and upon review 40% rotted. 30% of joists under deck were rotted along with other compromised. Cantilevers

triple beams were rotted 2½" down. Started to rebuild and put zip tape on everything (without permit).

Cabral asked about safety of the decking before demolition. Richardson stated that the deck was not safe at all. The deck needs to be replaced and will not be able to survive without it. Cabral further asked what type of decking was to be used. Richardson stated it was to be composite decking which would not be seen clearly from the bike path. Richardson stated that a home on Hope Street has a similar deck and railing, believes it to be the same deck material. Also the Elks, a home on Union Street, and a home on Thames Street also had similar decking.

Commission opposed vinyl posts. Richardson stated that vinyl is needed for the posts on the deck railing or it would deteriorate the same way in the future. Liberatos stated that their property is not a historic property even though it is in the historic district.

Cabral suggested that Azek wrapping be used around pressure treated posts instead of vinyl posts. Richardson and Liberatos agreed to condition. All decking, stairs to be changed to Azek.

Cabral and Lima questioned the handicapped elevator removal. Richardson and Liberatos explained that a ramp has been built and bathrooms are now accessible to the handicapped. The handicapped are still unable to access the second floor, and that issue will be addressed at a later time.

Motion: To approve application of #23-062: 806 Hope Street, Holding 805 Hope Street, LLC/Gerasimos Liberatos, for demolition of existing posts, framing, railing and to be replaced by composite decking, Azek wrapped posts with Azek caps, stainless steel pipes and wiring, and not to change current footprint.

Secretary of Interior's Standards: #9

Motion made by Cabral, Seconded by Millard.

Voting Yea: Butler, Lima, and Church

Motion carries.

Project monitor: Victor G. Cabral, Jr.

3B. #23-056; 267 Thames St, TSL, LLC. Installation of new signage.

Spencer McCombe (for applicant) - passed out approval of previous signage from past Board meeting.

In 2017, client purchased complex, rebranded and changed signage showing a carved PVC sign that replaced other signage names. PVC does not weather or need constant maintenance. Complex used by many businesses and is a popular area. Signage will be kept in the same areas as previously approved. Signage was recently added without approval, and mistake was recognized. Here now for approval. Find that signs are necessary for directions & notice.

Received approval for this type of signage. McCombe was with the company that originally did signage for building. Signs can be removed easily. States directional signage needed in a dense commercial site.

Cabral asked if there was documentation that signs were previously approved? McCombe stated that six large signs were approved previously and showed documentation. Cabral further asked how many more signs were to be put up. McCombe stated that some are being replaced and six additional signs will be placed for a total of twelve signs, and they are to be the same makeup as previous signs.

Lima asked if a fee had been assessed for putting up signs without permission? Toth stated that he will check into it and advise.

Millard asked if the signs would be in be in black and white. McCombe stated that the signs will be blue and navy.

Church asked what the material of the posts would be? McCombe states that they would be PVC. Church objected to PVC posts.

Cabral suggested 4x4 posts with Azek wrapping. McCombe stated that could be done.

Church posed a question for Amy Goins that if a sign that says "Spa" and it was replaced with an exact size/shape/material, but the words are changed, is that considered freedom of speech? Amy Goins - it is freedom of speech and the District did not have jurisdiction of changing wording.

Lima stated that her understanding is that the property has a limit of the total square footage for signage, and that signage that calls attention to business is regulated, and that it should be checked to see ways signs may not be regulated.

Amy Goins - Section 28, 377 of Zoning Ordinance indicates that information and directional signs to direct traffic flow, etc., is not regulated. Amy Goins stated that should be reviewed by Zoning.

Motion: To approve application of #23-056; 267 Thames St, TSL, LLC for replacement and/or adage of PVC carved signage with 4x4 posts with Azek wrapping.

Secretary of Interior's Standards: #10

Motion made by Cabral, Seconded by Millard.

Voting Yea: Butler, Lima, and Church

Motion carries.

Project monitor: John M. Allen

3C. #23-061; 281 Hope Street, Gordon Stewart

Gordon Stewart states that a large maple tree had to be removed due to excessive rotting and lost shade and would like to build a 10x10 square pergola with lattice and Cast Iron railings on steps.

Cabral ask if Stewart lives on Hope Street? Stewart stated yes. Cabral asked if the pergola could be seen from the street. Stewart stated yes, about half of it can be seen.

Lima asked to confirm that, yes it can be seen from Hope Street. Stewart stated yes it can.

Stewart stated that the pergola was already built and has paid the fee for oversight.

Cabral asked if there was any vinyl? Stewart stated that there was no vinyl.

Lima asked how the pergola was stabilized. Stewart stated that black steel pocket footings with expanders for concrete anchors were installed, and not visible from street.

Church asked if there were railing? Stewart stated yes there were.

Lima asked what the materials for the railings are on the steps? Stewart stated that the railings - Cast Iron on front steps.

Lima stated that Stewart needed to do a separate permit for railings because it has to be to code. Stewart acknowledged this in the affirmative. The Commission will still need to approve the railings.

Cabral stated that "we approve the looks, and they approve the safety".

Rick Chase (neighbor) spoke in support of the project. Fully supported the project.

Motion: To approve application of #23-061; 281 Hope Street, Gordon Stewart for approval of pergola as installed, and approval of Casts Iron railings on steps.

Secretary of Interior's Standards: #____ (standard was not stated at time of meeting)

Motion made by Butler, Seconded by Church.

Voting Yea: Millard, Lima, and Cabral

Motion carries.

Project monitor: Sara Butler

3D. #23-067 - 454 Hope Street, Olivia Cervacio
(Architect) for Citizens Bank. (Issue).

Olivia Cervacio (Architect) and _____ for Citizens Bank (name wasn't stated at time of meeting) Seeking approval for interior LED strip lights adjacent to exterior windows.

Cervacio stated that interior soffits slated to be painted green. LED strip light to be placed in top of window inside (shown in Sketch 1). LED specs were passed out. Sketch shows LED lights would be a green and it is 300 to 310 lumens. Equal to a household flashlight. LED lighting would be defused lighting and dimmable. Cervacio proposed to work with the Project Monitor so light settings are set to Town's desired dimming and the switch will be locked so it will not be touched.

Church asked if the Commission had jurisdiction of this matter? Lima stated that yes the Commission had jurisdiction because it is a formula business.

Lima suggested that a sample of the lighting should have been provided at the meeting. Lima asked if a sample could be put up in the window without being affixed to get Commission's approval, there may be regulations in regard to that. Lima further asked if, "Can we approve upon the condition that the Commission check with formula business situation that it can be put up to make sure it is agreeable?" Amy Goins stated that it can be delegated to Project Monitor.

Cabral asked if the lights were dimmable? Cervacio stated yes. Cabral agreed that it should be left to the Project Monitor.

Cervacio stated that the signage outside can be dimmed as well. Cabral - monitor should be responsible for approval of brightness of lighting.

Butler asked what if there is disapproval by another person? Lima stated that after the Project Monitor reviews and approves the look, if anyone else objects, they can contact business directly.

Millard asked if it was LED Blaze colors? Cervacio stated yes, but they are only going to use the green coloring and it would not change.

Katherine Ziff asked how is was to be affixed? Cervacio stated that the LED lighting has a sticky strip.

Motion: To approve application of #23-067 - 454 Hope Street, Olivia Cervacio (Architect) for Citizens Bank for approval of installation of LED lighting on interior of windows.

Secretary of Interior's Standards: #_____ (standard was not stated at time of meeting)

Motion made by Ponder, Seconded by Cabral.

Voting Yea: Millard, Lima, Butler, and Church

Motion carries.

Project monitor: Sara Butler

3E. #23-064, 235 High Street; Town. (Issue).

Nate Ginsburg (Architect) appears for the Town seeking approval for renovations of HVAC to Reynolds school. This is a continuation of several projects on this property. HVAC system for building needs to be replaced. Only external project are rooftop units on top of rear portion of roof over old gymnasium area of building. Units are 72" tall when set on roof. Said portion of the roof is 4ft lower than main portion of the roof and is more than 30ft set back from main roof.

Ginsburg presented four vantage points. Furthest view is from the park, but it is obscured by trees. Units are 5ft above highest part of roof, but not generally visible. There is no view of HVAC units on corners at all. From the park, 18" of unit sticking up over roof, but view is obscured by trees. Photo 3 shows view of HVAC unit from park, but is obscured by trees.

Cabral asked for the reason for HVAC. Ginsburg stated that heating system needs to be replaced as

it is inefficient for the building and since it is to be replaced, that Central AC should be installed since building never had Central AC, and that there is currently no ventilation in the building, and it is not up to code.

Cabral asked why place Central AC as it never had it before? Ginsburg stated that since it is now being used year round by Town officials, etc., heating system needs to be replaced, so an upgrade is needed, and Central AC would be added.

Lima stated that she has been in building and heard how system is very noisy and disruptive and does not work properly.

Cabral asked if Ginsburg worked for the Town? Ginsburg stated yes he does, but was not considered a Town employee and that he needs permission in packet from the School Department or Town to sign off on it. Toth stated that Diane Williamson will sign off on it and that he dated and initialed presentation.

Steve Greenleaf offered to sign off on presentation for the Town.

Motion: To approve application of #23-064, 235 High Street; Town for approval of installation of HVAC units on the former Reynolds School building.

Secretary of Interior's Standards: #9, 10

Motion made by Cabral, Seconded by Bulter.

Voting Yea: Millard, Lima, Ponder, and Church

Motion carries.

Project Monitor: Victor G. Cabral, Jr.

3F. #23-074; 202 Hope Street; Monica & Brendan Van Deventer

Monica & Brendan Van Deventer (Homeowners) stated that they were approved for the railing system, but would like to change railing to glass instead of

cables, and that the same railing system is used at the Yacht Club. Also want to use Azek.

Ponder agrees that there is a lot of wind on deck and agrees that railing should be changed.

The Van Deventers stated that it will be a high clarity tempered glass between the posts.

Millard asked if they were taking top rail off? The Van Deventers stated that yes, they were going to use the support rail on the bottom to make the sight line sleeker. Millard suggested that they keep it to make it more sturdy and non-breakable.

Cabral stated that railing support could be on the bottom, and that there are support clips that can be installed on the top to make breakage less likely.

Steve Greenleaf stated they need a building permit and that Building would make sure that it meets requirements.

Church asked where is deck located? The Van Deventers stated that it is located on the south side of the building with a small staircase going to it and the staircase would also have tempered glass railing.

Motion: To approve application of #23-074; 202 Hope Street; Monica & Brendan Van Deventer for approval of change of previous plan for deck railing to be changed to tempered glass panels instead of wires.

Secretary of Interior's Standards: #9

Motion made by Ponder, Seconded by Cabral.

Voting Yea: Millard, Lima, and Church

Motion carries.

Project Monitor: Christopher Ponder

3G. #23-051 - 21 Constitution Street, Richmond & Nancy Chace

Cabral recused himself as his home is within 200 ft of said project.

Richmond Chace (homeowner) seeking approval of using white cedar privacy screens in the back, which is not visible from street. Chace stated that lattice trellis will have a 4ft to 5ft opening in middle and that no vinyl only white cedar will be installed.

Lima asked if there was a picture showing an example of the lattice/trellis. Chace stated yes there was in the packet.

Motion: To approve application of #23-051 - 21 Constitution Street, Richmond & Nancy Chace for approval of the installation of white cedar lattice/trellis privacy screens to be installed.

Secretary of Interior's Standards: #10

Motion made by Ponder, Seconded by Millard.

Voting Yea: Lima, and Church

Motion carries.

Project Monitor: Oryann Lima

3H. #23-065, 159 High Street, June & Chris Bjerregaard

June and Chris Bjerregaard (Homeowners) were seeking approval to remove a rear chimney that does not interfere with the historic portion of the house in order to create space for a larger kitchen at the back of the house. The wall around the chimney was drooping 2" and it should be removed. It cannot be seen from the street. Two concepts were provided.

Butler stated that the historic features should be repaired instead of being replaced or removed. The Bjerregaards stated that the chimney was not functional and they would like to take it down and expand the kitchen.

Cabral asked about the location of the chimney? Bjerregaards stated that it was at the back of the house, and it was narrow and tall.

Cabral asked if it was an addition on the back of the house? Bjerregaards stated that it was an addition to the house in 1903. The original house

was built in 1850 and there are three other chimneys. The chimney to be removed is not original to the house and not part of the original house, and cannot be seen from the street.

Millard stated that the chimney was not contributing to story of home, and that it was added for heat at back of house, and that type of chimney often fall in.

Lima asked if there was a flue? Bjerregaards stated they were not what is inside, but would look.

Cabral asked if their request was for removal only? Bjerregaards stated that they were only asking for approval for removal of chimney. They did say that they were going to take down and restore the shutters, but they would ask for approval at a later time, and that they have already collected extra wooden shutters to aid in the restoration and repair of the existing shutters.

Lima asked if the shutter issue has been approved. Toth stated it can be approved administratively. Church stated that administrative approval is needed. Lima stated that if the Bjerregaards need to come back to Commission, they should put everything on wish list to inform Commission so it can be done in one application to avoid having to keep coming back.

Motion: To approve application of #23-065, 159 High Street, June & Chris Bjerregaard for approval of the removal of the chimney at the back of the house in order to enlarge the kitchen.

Secretary of Interior's Standards: #6

Motion made by Cabral, Seconded by Ponder.

Voting Yea: Lima, Millard, and Church

Motion carries.

Project Monitor: Oryann Lima

3I. #23-032: 15 Burton Street, Thomas & Lee Dawson

To be continued to June 13th special meeting

Motion made by Ponder; Seconded by Cabral

Voting Yea: Lima, Butler, Millard, and Church

3J. #23-039 119 Hope Street, Lobster Pot Inc.

Applicants failed to appear.

To be continued to July 6th meeting.

Motion made by Ponder; Seconded by Cabral

Voting Yea: Lima, Butler, Millard, and Church

3K. #23-031 825 Hope Street, Robert and Barbara Beer

Dr. Robert Beer and Attorney Alfred Rego seek approval of application which was continued from last proposal. Seeking approval of the replacement of a picture window which has been replaced with double hung window due to damage of the picture window as a result of a fire, as well as the issue regarding the cedar clapboard installation. Suggested a meeting on site.

Appeal is pending next week for resolution of issues.

Lima asked Amy Goins about what can specifically be discussed at this meeting verses what is under appeal. Amy Goins stated that it was not prohibited from discussion, but it is not what is on agenda and the Commission can only act on what is before them at the meeting.

Lima stated that on the agenda for the meeting was the approval of the replacement of street facing window, cedar clapboard installation, and installation of the metal door on south side of property.

Dr. Beer stated that the south facing door is already approved, and wanted to work in parameters to come to a resolution of matters. Approvals are needed as it is preventing installation of previously approved materials, beginning with the approval of the window which maintains the integrity of the building, and understood the Commission's concerns.

Ponder asked if it was the big window on the front of the building? Dr. Beer said that it was. Dr. Beer stated that all window lists were previously submitted and lists were in the application presented.

Cabral stated that the building almost burned down completely, and that it was up Dr. Beer to make it look as historical as possible. Cabral stated, "In my opinion, the window doesn't matter, and it looks fine. The problem is with the installation of cedar clapboard on house." Clapboards were not installed the way it was originally installed. Cabral suggested to have the contractor remove and reinstall clapboard by miter joints installation.

Millard stated that she was good with the window as it is as she had seen others and it was fine by her. Agreed that clapboard needs to be addressed and redone.

Dr. Beer stated that he had materials to present for clapboard and crown molding issues, and would like to separate each issue to address.

Ponder asked if the window that was installed already needed to be approved? Dr. Beer stated that was correct. Ponder stated that if all they were discussing was the window, "I'm good with that."

Lima stated that they would finish discussing the window issue and then address the other issues.

Butler stated that since the window was already in, in light of what is also being done in the project, it seems in keeping with other decisions that have been made.

Church stated that she accepts the window as installed.

Lima stated that since she was not there at last meeting, she was going along with everyone else's opinion and that they need to move onto other things. Lima agrees with Butler that other materials have been destroyed with blatant disregard and that part of the problem was the contractor doing it without question. Lima agrees that that the newly installed window would not have been originally installed, but will approve. Lima states that she did not want Dr. Beer to create a false sense of history.

Motion made by Ponder; Seconded by Cabral on window issue only

Voting Yea: Lima, Butler, Church, and Millard, again on window issue only.

Secretary of Interior Standard: #9

Moving to other issues:

Ponder discusses what was rejected during last meeting.

Dr. Beer stated that he met with Steve Greenleaf, and Toth at the property to discuss many issues. Window sill installation was discussed. Dr. Beer shows a sample show of the sill he wishes to have installed.

Cabral asked if the windows were trimmed. Dr. Beer stated that they were trimmed and that sills would be attached to preserve the look/integrity of history of the home.

Barbara Beer stated that they were just waiting on one window approval.

Ponder stated that the windows were first approved on site.

Cabral asked to move onto the clapboard issue/.

Steve Greenleaf stated that he and John Allen met on this. Since the window trim was not consistent, he and John suggested/presented to the Commission a reasonable trim size with the sill so it would be an

approximation of what was there originally and be consistent all around the building, and that it was something the Commission might entertain. Steve Greenleaf states that it appears in the photographs of the building and stated that very little of trim was original and not consistent around the building. He asked Dr. Beer to give a drawing that could be approved and the Commission could debate the size and make a decision on it. Steve Greenleaf also stated that they felt that clapboards need to have trim in place before installation. Dr. Beer needed to ascertain trim to install clapboards to match trim.

Ponder stated that basically when looked at, there was enough interruption between clapboard, trim, and the house, but by putting corner boards on was a tripping point.

Steve Greenleaf stated that he asked the contractor for an example of the mitered corners and the contractor did the whole tower in that way.

Dr. Beer stated that he wanted to focus on making these changes. Dr. Beer passed out renderings for approval.

Ponder asked if this is how it looks now? Dr. Beer stated no, that it was just a rendering.

Dr. Beer stated that the second image is crown molding that is currently located on the tower and he is showing the Commission for approval based on John Allen's recommendation.

Ponder stated, "I like it. Looks better."

Dr. Beer stated that the whole area would look like that, that the tower is a representation of what will go around the home. It is wood crown molding.

Lima stated that she understood that at one meeting that when some of the trim was removed, it needed to be saved to be replicated, but it was destroyed.

Attorney Rego stated that some trim was saved to match the original and that material for flat boards were an issue, that it was a composite material as the old wood was hard to obtain. Attorney Rego stated that what was discussed/proposed was to

remove the water table boards and replace with wood. Attorney Rego stated, "We have copies to use to match. We don't want to take down synthetic flat board on top of house since it will be covered."

Lima stated, "We expect wood and not other trim."

Attorney Rego stated that the Commission had approved such changes in the past, and there is precedence for it, that once up it will be difficult to tell, and it does exist in the Town.

Cabral asked if the house will be all wood clapboard? Attorney Rego stated, "Yes." Cabral stated, "You heard earlier about the Beach House. If you put wood on the house, it will deteriorate because it is on the harbor." Attorney Rego and Dr. Beer, "Yes." Cabral stated, "I am all for Azek because of preservation."

Dr. Beer stated that the home was fabricated with many types of materials previously, and he wanted to keep the integrity of home. That he has saved trim to replace it to the best of his ability, and was trying to make the best foot forward to remove Azek trim to put clapboard on with the proper technics based on what is there.

Attorney Rego stated that this is how the issues are intertwining with the appeal. Attorney Rego stated, "My understanding is that there some composite material that will be removed from the tower and replace with wood." The PVC would stay at the top of the building and the sides. A two-page proposal was submitted to Appeal Board for review.

Dr. Beer advised that it cannot be distinguished from the bike path or the street, and that he is willingly planning to remove baseboard to correct clapboard/joints to make project to go forward.

Cabral stated that the house was not always in District. People north of Franklin Street found out it was to become part of the District, and some put vinyl on their homes before it was declared a part of the District. Dr. Beer did not do that. Cabral stated that, "Your house looks more historical than others." Dr. Beer, "Thank you."

Ponder stated that the trim issue never got past flat board. Ponder stated, "I agree that composite is better than wood. Only real problem is the corner board on turret." Ponder said that he thought that there was too much trim on turret, and to get corner boards off and have miter corners on it, and agreed that it did not need to match exact with rest of the house because of the spacing. Ponder in favor of proposal.

Butler was unclear what everyone was trying to accomplish since it was not a restoration, there was a fire. Said the Commission spent too much time discussing a lot of things that are not exactly right with house because it was not accomplishing what the Historic District was about.

Attorney Rego said that part of the problem was an old system of pipe/drain/gutter hidden by new materials, and all of that material had rotted away. Only synthetic material was to be used on the top section of the building and covered with wood crown molding.

Butler asked why. Attorney Rego said that it would not rot.

Lima stated that if they were to approve it for one project, then it would become "open game" for others. Attorney Rego said there was precedence.

Lima stated that the property was not historic.

Church agreed certain properties cannot be compared to this property as they were not done in accordance with any agreement.

Dr. Beer said that he did not want to go to an appeal, that he was looking to complete work and repair what was destroyed and/or taken down.

Cabral asked if the house would look like the rendering. Dr. Beer said yes. Cabral stated that casings are usually wider than what is shown, should be wider. Cabral stated, "If you tell me you can do this, I am all for it." Dr. Beer, "Yes."

Lima said that in terms of what was before the Commission, "Where are we going? Do we have what was on the agenda?" Amy Goins_ stated, "You can discuss what was on the agenda, and can discuss beyond what is on agenda, but you cannot vote on it. You can vote on everything on the agenda."

Steve Greenleaf stated that John Allen was the Project Monitor and since was not at the meeting, it falls to Steve Greenleaf to make sure project does what the Commission wants. Steve Greenleaf suggested that they go through the pictures in more detail to get Commission's take on it. Steve Greenleaf agreed that the rendering of front of building looks great and it is a place where they should be heading.

Steve Greenleaf stated, "What's at the gutter level at top right now, shows some damage to the house. They ran roof over existing gutter in past. Original gutter was wood. Shingles were going over top of gutter and was being obscured. John and I talked about allowing a gutter to go over Azek box to give impression of original. New molding would go in that spot." Cabral asked if it was necessary for wood molding as well as Azek molding? Steve Greenleaf said, "Don't see what has been constructed but John and I felt like because of the original damage, it was difficult to replicate what was in that spot."

Window trim issue: Commission discussed the trim has contour to it, not flat. Dr. Beer stated that what was out there now was flat, and asked if Azek would be acceptable? Commission to consider how wide trim should be.

Dr. Beer said that the window had rounded edge and molding, and others did not. That he is trying to make it uniform with flat trim with sills on all four sides.

Steve Greenleaf said he preferred flat trim, and that the Commission should consider whether or not to accept flat 1x 1/4x flat sills or something with more detail.

Ponder said, "Some were flat?" Dr. Beer, "Yes."

Cabral asked, "Are there other homes in the District that are flat?" Steve Greenleaf, "Yes."

Millard asked where the sills would be installed? Dr. Beer said just bottom will have sills.

Steve Greenleaf stated all windows will have trim and a sill.

Lima asked, "Can we do motions for individual pieces of window rather than everything together?" Amy Goins_, "That's fine. It would be helpful because of the different components, and some should be held to a different standard/detail than others."

Cabral, "So we are not discussing trim?" Dr. Beer, "Yes we are, it's on the application."

Church, "We need a list of different materials for each area with dimensions and what you plan to do around door with materials and dimensions. We're talking about something that we can't put our finger on."

Dr. Beer, "The trim is on there."

Cabral, "Are all windows in?" Dr. Beer, "Yes."
Cabral, "All windows are trimmed?" Dr. Beer, "Yes."
Cabral stated that a vote on trim is needed to get clapboard up. Dr. Beer, "Needed in order to proceed."

Cabral, "If this is approved and you do anything different, it will be stopped immediately." Lima, "Again."

Cabral, "I support this right to the end."

Attorney Rego said that the only connected point to appeal is Dr. Beer agreeing that the water board composite is coming off and replaced with wood.

Cabral, "I disagree, it would not be okay putting wood there."

Ponder, "That is your decision you are appealing?" Dr. Beer, "I am trying to fulfill the expectation of everyone."

Attorney Rego said, "What we are proposing on appeal is to keep the synthetic and cover with wood. Wood was a concession to demonstrate to this Board that we are trying to bring back everything as much as possible. Tearing that all off would be ridiculous. Contractor said he wants to use composite."

Millard stated that if it is already there, then use it.

Ponder, "Do you want to leave what is there?" Dr. Beer, "Yes."

Attorney Rego, "Yes, we want to keep what is already there. We're trying to give and take to come to resolution."

Motion: To approve application of #23-031 825 Hope Street, Robert and Barbara Beer for approval of the replacement of a picture window which has been replaced with double hung window due to damage of the picture window as a result of a fire, as well as the issue regarding the cedar clapboard installation.

Secretary of Interior's Standards: #9

Motion made by Ponder as to the approval of flat board and add trim as presented on the turret on top of the house and the perimeter of the home and to add trim to flat board/roof edge in application and remove flat board corners, adhere clapboard on turret as presented on A108 with mitered corners, trim and sills for windows, to add sills as presented and approved to already installed trim around windows as presented, 1x6, water table is Azek approximate size of original except top is sloping instead of rounded so water runs off, which has already been installed as presented, approve corner boards as presented on building, not tower, which is Azek and other material; Seconded by Cabral

Voting Yea: Millard and Church

Voting Opposed: Lima and Butler.

Motion carries.

Project Monitor: John Allen

Amy Goins to Attorney Rego, "Please submit removal of appeal."

Cabral asked, "Amy does trim come within that statement?" Amy Goins, "Yes it does. Will this fully resolve the appeal?"

Attorney Rego, "It may very well. Everything was denied. Never got to discuss any issues."

Ponder, "Have we covered everything?"

Dr. Beer, "Yes."

Steve Greenleaf asked about the corner boards. Dr. Beer said two were replaced, and was keeping rear original boards, and all will look the same.

Ponder, "Was that a discussion before?" Dr. Beer said that it was the only issue going to appeal.

Ponder said that corner boards were to be in the building, not the tower. Dr. Beer agreed.

Cabral said that corner boards should be Azek.

Ponder said Azek for corner boards on building, not tower

Amy Goins asked if a motion was made, would it resolve the appeal? Ponder stated yes it would.

4. Concept Review

None

5. Monitor Reports & Project Updates

Was already discussed earlier and voted on. Toth stated there were no updates since last meeting. Toth stated that he moved application process to an online application in order to be more effective.

6. HDC Coordinator Reports & Project Updates

7. HDC Coordinator Approvals

8. Other Business

Back to #2 -

Lima made a recommendation that there be a limit on the number of applications to be presented at each meeting.

Church stated that different times of year produce different application amounts.

Amy Goins would have to operate under bylaws and State law whether there is room in there. Zoning/Planning has a definite number of decisions, Commission does not have a hard deadline.

HTC may have 45 day no action limit in code.

Amy Goins stated that Andy Teitz could give best insight on the practices. Commission does not want to be like Newport. Amy Goins_ stated that delegating some applications for administrative approval may be beneficial.

Lima said she is trying to streamline that. Toth and Andy Teitz have devised a system in which Toth and Andy Teitz can handle certain things and it may not be necessary for Lima to come in all the time. Some that are borderline, can be reviewed. Lima stated, "It used to be a three ring circus before Nick streamlined the process. Made my life easier. And with John Allen available, it is also helpful."

Church, "Sometimes some applications can be weeded out due to incompleteness or be delayed since they are not in a hurry."

Toth, "The occasional special meeting helps."

Amy Goins_, "As Chair, whether on your own or with full Commission, you have the discretion to go through applications quickly to keep the process moving."

Lima, "Between Nick and I, we can hopefully do that. Some personalities just want to be on stage."

Lima, "Thank you to Amy and Steve."

9. Adjourned at 9:45pm

OKyma
6/13/23