City of Bristol
Historic District Commission

REGULAR MEETING - WEDNESDAY, SEPTEMBER 25, 2024
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
5:00 P.M.

INFORMATION FOR THE PUBLIC TO ACCESS THIS MEETING:
Zoom Meeting link:
https://bristolct-gov.zoom.us/j/83326123831?pwd=JwI7dclkDAzCsUdPStJ6OWrRBf0SOF.1

Meeting ID:
833 2612 3831
Meeting Passcode:
123456
Join by phone
1-929-205-6099

AGENDA

1. Call to Order

2. Pledge of Allegiance

3. Public Participation

4. Public Hearings

   a. Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of wood windows with vinyl windows (includes some windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant (Public Hearing continued from August 28, 2024 Meeting).

   b. Application #2024-08-03 – Request for a Certificate of Appropriateness for the replacement of 31 wood windows with vinyl windows including adding new grates at 196 Woodland Street; Assessor's Map 25, Lot 110/40-1; Woodland Suites LLC, applicant (Public Hearing continued from August 28, 2024 Meeting).

c. Application #2024-08-04 - Request for a Certificate of Appropriateness for a new shed at 45 Carleton Place; Assessor's Map 25A, Lot 89; Carrie Bartucca, applicant.

5. New Business

6. Old Business

7. Staff Reports

   a. Review of Complaint – 38 Broadview Street

8. Approval of Minutes

   a. Regular Meeting - August 28, 2024

9. Adjournment

REMINDER: The next regular meeting of the Historic District Commission is Wednesday, October 23, 2024

APPLICATION NO. 2024·07·02

DATE FILED: 7/11/2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 38 Broadview St

Assessor's Map No.: 25A Assessor's Lot No.(s): 85 Est. Value of Proposed Work: $6,000

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[✓] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[✓] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [✓] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)* Replacement of 19 windows as multiple animals and hazards have been in my property. 8 windows have already been replaced thinking we can do it without permit but we plan on replacing 19 total windows.

Has this property been subject to Historic District approval before? [✓] Yes [ ] No

Has the work being proposed on this application already been started and/or completed? [✓] Yes [ ] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other:

Name: Flor Alvarez

Address: 38 Broadview St City: Bristol State: CT Zip: 06010

Telephone No.: 917-288-5042 E-Mail: lilialvarez0709@gmail.com

Signature: Flor Luna Alvarez Signature (Printed/Typed): Flor Alvarez

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:
Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

Application #2024-07-02
Location
OAKLAND ST
STEARNS ST
BROADVIEW ST
GOODWIN ST
CARLETON PL
CENTER ST
38 Broadview Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/15/24

Application #2024-07-02
Aerial

38 Broadview Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 7/15/24

New Materials

38 broadview st

Liliana Alvarez <lilialvarez0709@gmail.com>

Thu 8/29/2024 12:07 PM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Yes. I am giving my permission to extend the public hearing by 30 days.

Thank you,

Flor Alvarez

Re: 30 Day Extension for Public Hearing - Application #2024-07-02

Andrew Armstrong

Mon 9/9/2024 3:19 PM

To:lilialvarez0709@gmail.com <lilialvarez0709@gmail.com>;

Cc:Robert Flanagan <RobertFlanagan@bristolct.gov>;

Hello,

Please remember to submit updated materials for Application #2024-07-02. The Commission has requested updated and accurate information for this application regarding the window replacements at 38 Broadview Street.

Please make sure the materials are submitted in a timely manner. I am requesting all materials be submitted by email to me by next **Monday, September 16th**. If you have any additional questions please contact me directly.

Thank you.

Andrew Armstrong
(860) 584-6223

From: Andrew Armstrong
Sent: Thursday, August 29, 2024 10:01:41 AM
To: lilialvarez0709@gmail.com
Cc: Robert Flanagan
Subject: 30 Day Extension for Public Hearing - Application #2024-07-02

Good Morning,

As we discussed yesterday by telephone, I need your written request and permission to extend the public hearing by 30 days for Historic District Commission Application #2024-07-02 at 38 Broadview Street in order to continue the public hearing to the September 25, 2024 meeting.

Please respond to this email and confirm in writing that you are giving your written permission for this request, as it is required.

Thank you.

Andrew J. Armstrong
Assistant City Planner & Development Coordinator
Land Use & Economic and Community Development Departments
111 North Main St.
Bristol, CT 06010
(860) 584-6225
andrewarmstrong@bristolct.gov

Re: Updated Windows pdf

Fernanda Avila-Peñafiel <fernandaavila24@gmail.com>

Mon 9/16/2024 4:13 PM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

They are not replacing any of the smaller grid windows. Those are all in great condition according to my sister in law. It is only the 7 additional windows in red that they are replacing. The 12 in yellow are the ones they replaced before they knew they needed permission

On Mon, Sep 16, 2024, 4:11 PM Fernanda Avila-Peñafiel <fernandaavila24@gmail.com> wrote:

> What do you mean by grids? Like the windows? None of them were grid windows. The ones they replaced are pictured in one of the last pages and they are just regular windows.
>
> Did they want us to add grids? Because I can ask about that if that's what they want, but otherwise they're just regular windows like they were before
>
> On Mon, Sep 16, 2024, 3:52 PM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:
>
>> Thank you.
>>
>> Can you please clarify the number of grids proposed for each window? I am not sure if it is clear what windows are proposed where and how many grids are proposed per window?
>>
>> ---
>>
>> **From:** Fernanda Avila-Peñafiel <fernandaavila24@gmail.com>
>> **Sent:** Monday, September 16, 2024 3:45:09 PM
>> **To:** Andrew Armstrong
>> **Subject:** Updated Windows pdf
>>
>> Hey. I corrected and simplified the pdf to make it easier to understand. Please let me know if there is anything you think I should change.
>>
>> https://drive.google.com/file/d/1Wlt2b6qsNz1WFBr9EwHhVML8BKb-wvi7/view?usp=drivesdk
>>
>> Best
>>
>> Fernanda Avila-Penafiel
>> 38 broadview street

American Craftsman

23.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

123

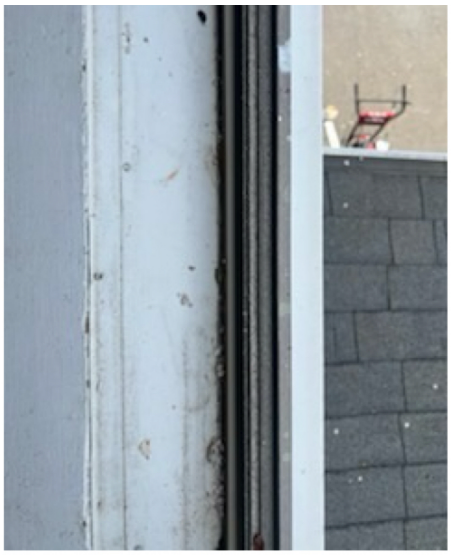
American Craftsman

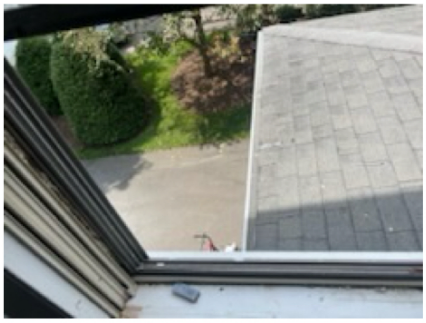
27.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

This is the state of the windows that were replaced

Cont





30*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

32*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

24*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
1

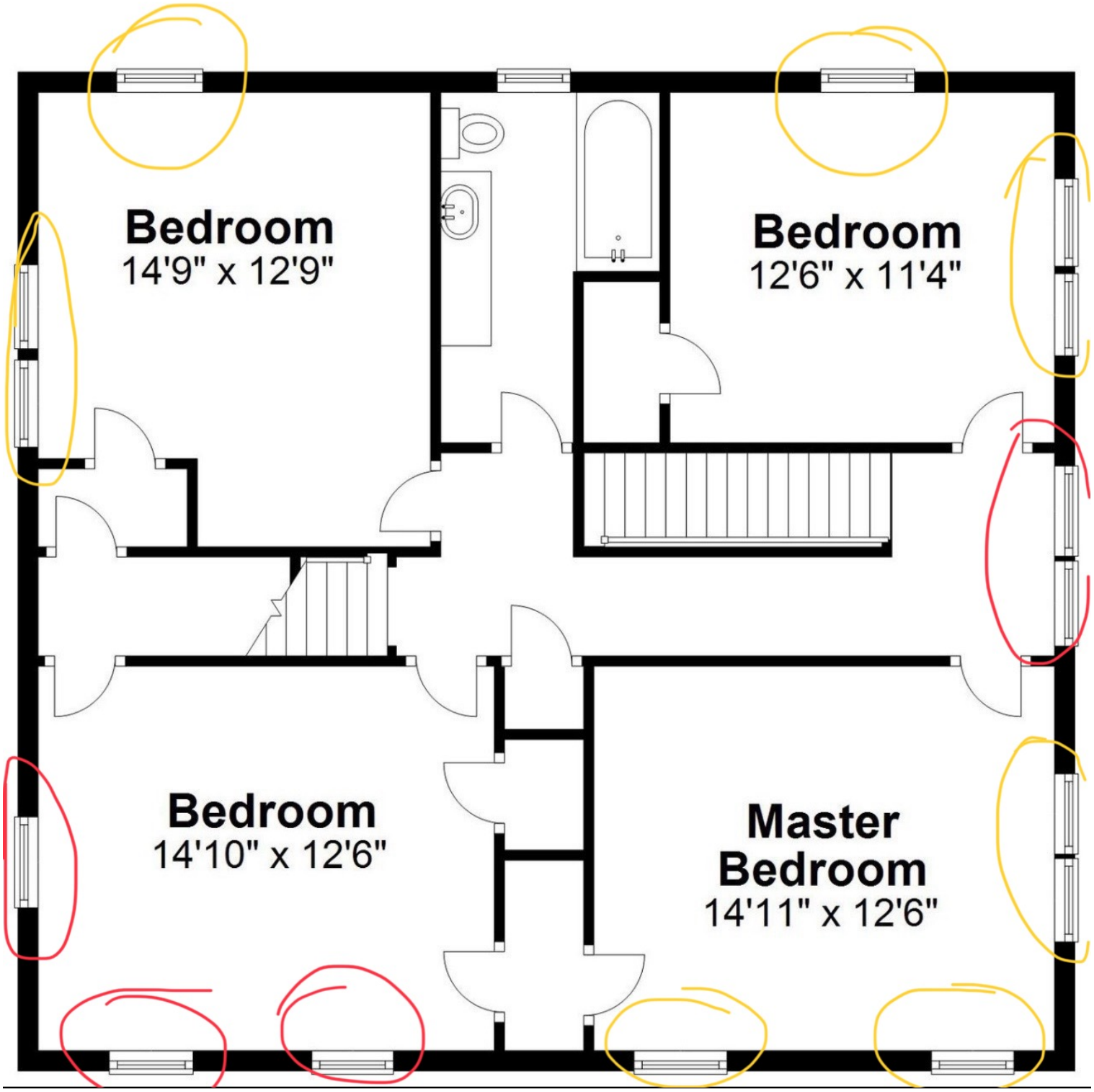
28*62

Details

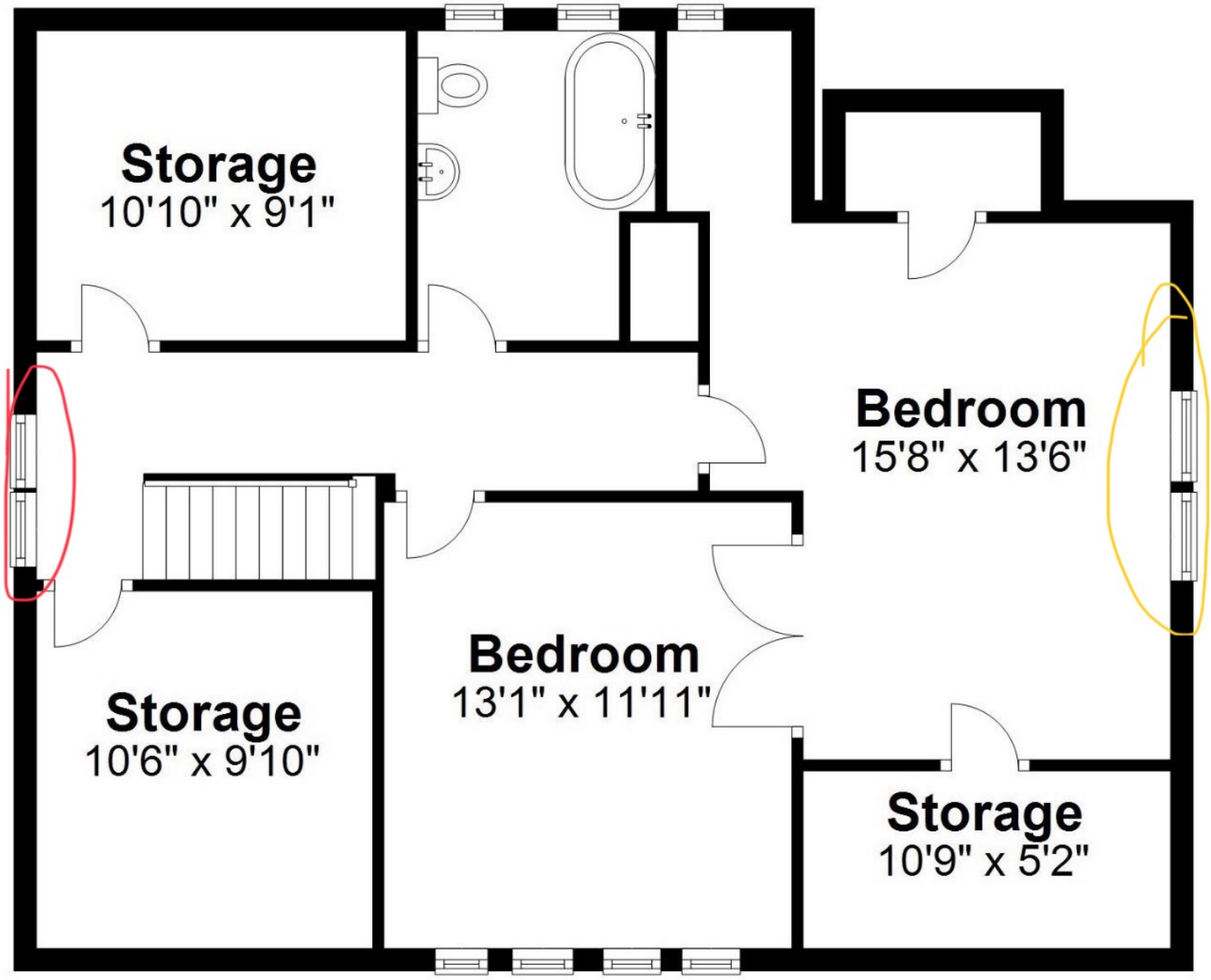
Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

Yellow circules are the replaced windows and red are the ones in need of replacing

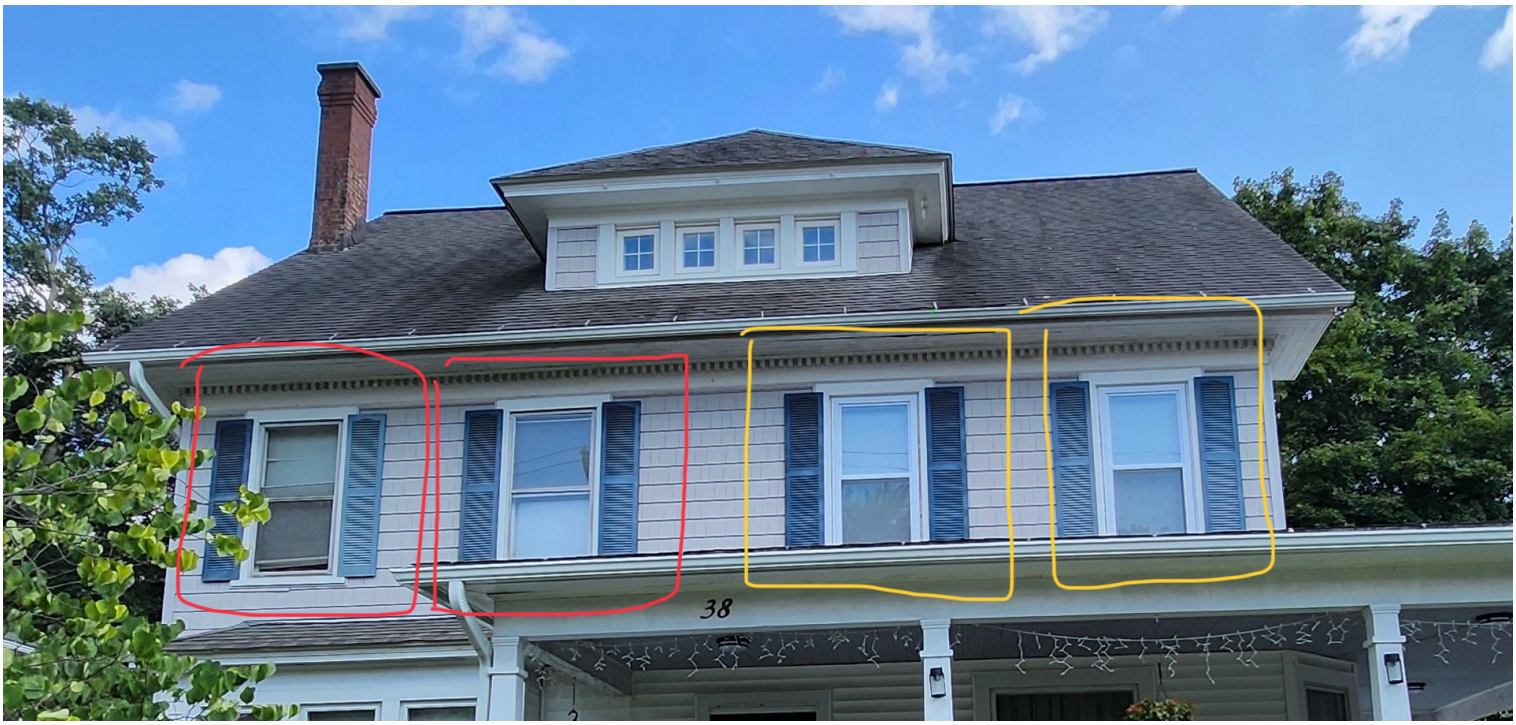
Second Floor



Third Floor



Yellow are the 12 windows replaced
Red are the 7 windows in need of replacement. They will match the ones marked in yellow


38

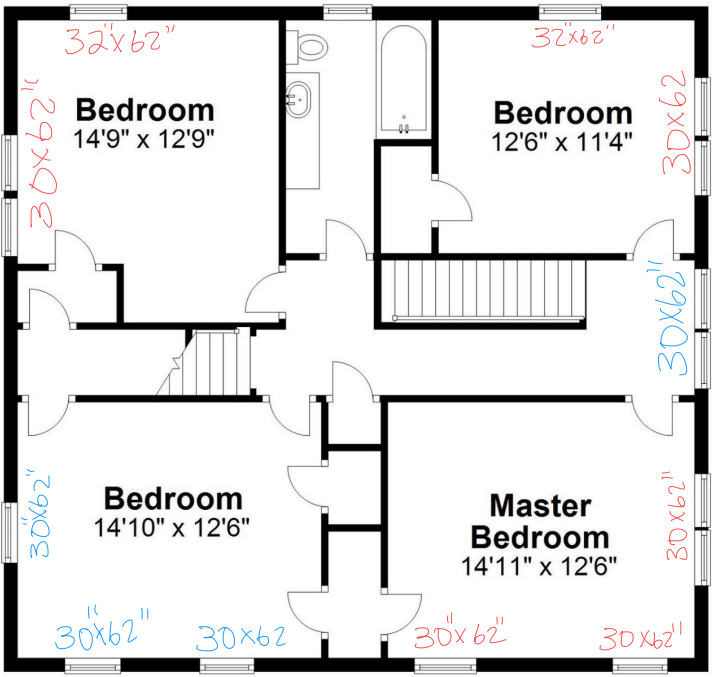
Current photo of front

Before photo

38

Materials from Prior Meeting

Second Floor



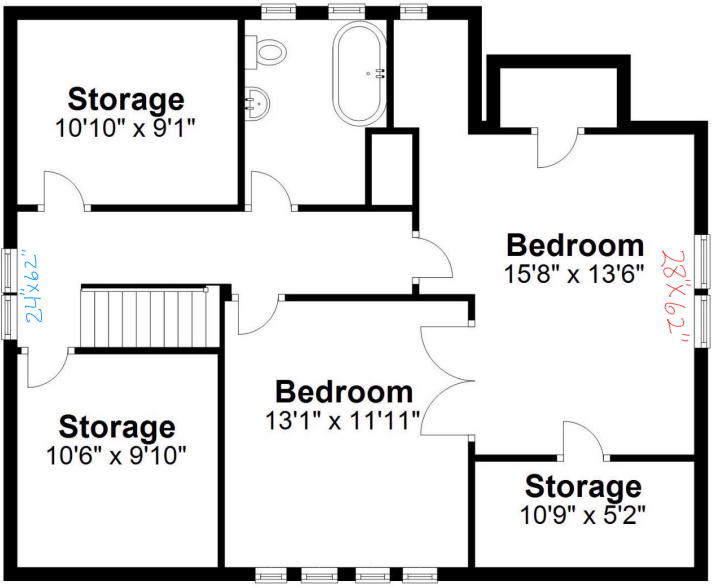
Red denotes Windows still in need of replacing

Blue denotes windows already replaced

The Windows are American craftsman 70 pro series windows

SKU 1001684453 & 1001684468

Third Floor



Red denotes Windows still in need of replacing
Blue denotes windows already replaced

The Windows are American craftsman 70 pro series windows

SKU 1000040337 & 100040327

70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
1001684468
32 x 62
31 3/4" x 61 1/4"
WHITE/
WHITE
Blanco/Blanco
INCLUDED
3262786PS
70PRO DH 32X62 LOW-E PS
REPL
$299.00
1001-684-468
IMPROVE YOUR HOME
AND THE ENVIRONMENT.
Let us do it

70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
1001684453
30 x 62
WHITE/
WHITE
Blanco/Blanco
3062786PS
70 PRO SERIES
DOUBLE HUNG
NO GRILLES
REPLACEMENT
1001684453
30 x 62
WHITE/
WHITE
Blanco/Blanco
3062786PS
70 PRO SERIES
1001-684
-453
30 x 62
29 3/4" x 61 1/4"
Low-E PS
Argon
WHITE
INCLUDED
IMPROVE YOUR HOME.
AND THE ENVIRONMENT.
70PRO DH 30X62 LOW-E PS
REPL
$309.00
1001-684-453

1:57 14%

Search

Bristol 6AM 06010

American Craftsman

23.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

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www.homedepot.com

1:58 13%

123

American Craftsman

27.75 in. x 61.25 in. 70 Pro Series Low-E Argon Glass Double Hung White Vinyl Replacement Window, Screen Incl

(1755)

- 1 +

Add to Cart

www.homedepot.com

30*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

32*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

24*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
1

28*62

Details

Exterior Color/ Finish
White
Exterior Color/Finish Family
White
Features
Tilt-In Cleaning
Frame Material
Vinyl
Frame Type
Pocket Frame
Glass Type
Low-E Glass
Glazing Type
Double-Pane
Grid Pattern
No Grid
Grille Type
No Grille
Hardware Color/Finish Family
White
Included
Hardware, Screen
Interior Color/Finish Family
White
Lock Type
Cam Action
Number of Grids
No Grid
Number of Locks
2

30"x62"
30"x62"
30"x62"
30"x62"
38
NOTICE OF PUBLIC HEARING
FOR
CERTIFICATE OF APPROPRIATENESS
860-584-6225

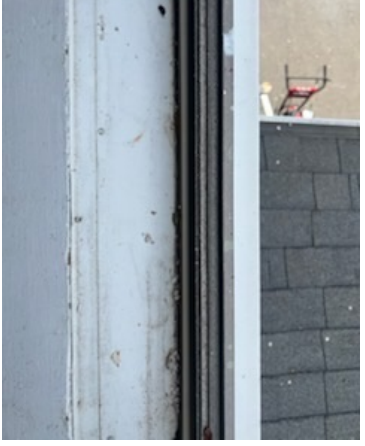
30"x62"
24"x62"
30"x62"

28"x62"
30"x62"
30"x62"
30"x62"

32"X62"
32"X62"

This is the state of the windows that were replaced

Cont



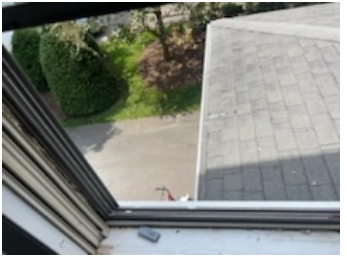


Photo of front of house before replacement

Current photo of front

32 x 62
32 x 62

28 x 62
30 x 62
30 x 62
30 x 62

24 x 62
30 x 62
30 x 62
30 x 62

Untitled

Liliana Alvarez <lilialvarez0709@gmail.com>

Wed 7/17/2024 6:19 PM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Specifications

Dimensions: H 61.25 in, W 27.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	27.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	28 in
Width (in.) x Height (in.)	27.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	40 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Specifications

Dimensions: H 61.25 in, W 29.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	29.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	30 in
Width (in.) x Height (in.)	29.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	44 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Specifications

Dimensions: H 61.25 in, W 31.75 in, D 4.5 in

Dimensions

Grid Width (in.)	None
Jamb Depth (in.)	3.25 in
Product Depth (in.)	4.5 in
Product Height (in.)	61.25 in
Product Width (in.)	31.75 in
Rough Opening Height (in.)	62 in
Rough Opening Width (in.)	32 in
Width (in.) x Height (in.)	31.75 x 61.25

Details

Exterior Color/ Finish	White
Exterior Color/Finish Family	White
Features	Tilt-In Cleaning
Frame Material	Vinyl
Frame Type	Pocket Frame
Glass Type	Low-E Glass
Glazing Type	Double-Pane
Grid Pattern	No Grid
Grille Type	No Grille
Hardware Color/Finish Family	White
Included	Hardware, Screen
Interior Color/Finish Family	White
Lock Type	Cam Action
Number of Grids	No Grid

Number of Grids	No Grid
Number of Locks	2
Product Weight (lb.)	45 lb
Returnable	90-Day
Solar Heat Gain Coefficient	0.25
U-Factor	0.29
Window Type	Other
Window Use Type	Replacement

Warranty / Certifications

Energy Star Qualified	Not Qualified
Manufacturer Warranty	Limited Lifetime Warranty

Kevin Prior
41 Broadview Street
Bristol, CT 06010
kevinprior@broadviewmanor.us

July 24, 2024

RE: Application #2024-07-02 – Request for a Certificate of Appropriateness for the replacement of 19 wood windows with vinyl windows (includes 8 windows already replaced) at 38 Broadview Street; Assessor's Map 25A, Lot 85; Flor Alvarez, applicant.

Dear Chairwoman Nicastro and Members of the Historic District Commission,

First and foremost thank you for your work on behalf of the Broadview Street and Carleton Place abutters and neighbors of 38 Broadview Street. I am Kevin Prior, one of the three owners of 41 Broadview Street, directly across the street from #38, and the person who brought to the attention of the Historic District Commission and the Building Department all of the activities taking place at #38 Broadview.

It has always been our belief that the owners are living their American Dream and we welcomed them to our neighborhood with open arms on May 4, 2020. However when one family's dream turns into an entire neighborhood's nightmare … ***there is a problem.***

During COVID the applicant pulled a permit to put up a fence along the back lot line. The application was in advance of purchasing or installing the fence. This is a very important fact. I attended that meeting to support the application and the fence. The applicant followed all of the planning and zoning and Historic District Commission requirements in place at that time. That was the last time they followed the rules.

Since they first purchased the property on May 4, 2020, there have been work crews at the house most weekends ripping the interior apart and in so doing systematically replacing the house windows, doors, etc. The violation being heard by the Historic District Commission may be about the exterior windows, but there have been many, many other changes to the exterior and interior that have gone unpermitted and uninspected.

The wooden French doors off of the kitchen are now vinyl sliders. The basement windows and doors leading out into the back yard are different. The backyard was once a grass play area with the periphery of the yard being flower and vegetable beds. Except for the landscape buffer along the back lot line, the entire back yard is now an impervious paved lot. This impervious surface is resulting in inordinate runoff into the lot behind it on Carleton Place.

These and many more items have gone without application and permit by your honorable board and the building and fire departments. While other abutters are here to speak on their observations and contentions with the ongoing issues with #38, there are elderly and disabled abutters who are not here and are afraid to speak out of fear or retribution.

Respectfully, this is not at all a case of ignorance of the law as evidenced by the fence application and permit. It is a blatant and flagrant violation of the fire codes, planning and zoning regulations and the requirements of your commission.

The noise levels on this property have skyrocketed causing the elderly disabled couple next door extreme hardship. There are even weekend "fires" in the back yard during which the applicant is burning construction debris from the interior construction projects. These are the occasions when noxious fumes from building materials that contain lead and asbestos permeate the neighborhood and fill homes with possible toxins and possible carcinogens.

Let me reiterate, we very much welcomed the owner of #38 to our neighborhood in May of 2020, and want the owners to enjoy their American Dream. However. one's American Dream must be within the limits of the planning and zoning requirements, and the common decency which is the basis for planning and zoning regulations which first came into being more than 100 years ago in our country.

It's time for the zoning enforcement officer to be let it to inspect the interior and exterior and make the owners comply the Historic District Commission regulations, fire codes for outdoor burning, fire detection equipment for the interior of the dwelling, planning and zoning regulations, and the human decency of living in a densely populated neighborhood.

Also, a reminder that this neighborhood is single family only and conversion to more than one dwelling unit is illegal. An inspection of the interior of this property is likely to find a marked increase in the living space as a result of the expansion of floor to area ratio of an additional approximate 1000 sq ft build out of the formerly unfinished basement.

Regarding the windows, the size of the 8 windows already replaced is inappropriate as they are substantially smaller than the original windows and significantly change the exterior appearance of the structure. This comment is also true for the French doors that were replaced and burned in the back yard, as well as all of the other windows and exterior doors not included in this application.

For a clearer understanding of what has been taking place at #38 Broadview Street, I would like to reference some original photos of the property conditions both interior and exterior at the time of the purchase on May 4, 2020, This listing and photos are available at:

https://www.zillow.com/homedetails/38-Broadview-St-Bristol-CT-06010/59057808_zpid/

Again, I appreciate your boards' time, the time of the zoning enforcement officer, and the fire inspector whom I hope will be made better aware of what is taking place at this property.

Respectfully submitted as oral and written testimony,

Kevin Prior

CC: Thomas Damon-Smith, Building Department, thomasdamonsmith@bristolct.gov

Andrew Armstrong, Historic District Commission, andrewyoung@bristrolct.gov

Robert Flanagan, Planning and Zoning, robertflanagan@bristolct.gov

I would also respectfully request that the vote on this application be delayed until a full investigation of the property is completed and a revised application is submitted to include all of the historic district violations. I would also request that the cease and desist order remain in place until all inspections, permit applications, and final approvals are completed on all unauthorized work already conducted at #38 Broadview.

View from the interior of the wooden French doors which are now vinyl sliders.

.

View of the back yard at #38 Broadview Street, Spring, 2020, prior to fence installation.

APPLICATION NO. 2024-08-03

DATE FILED: 08-19-2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 196 Woodland St Bristol, CT 06010

Assessor's Map No.: 25 Assessor's Lot No.(s): 110/40-1 Est. Value of Proposed Work: 9,854.39

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[ ] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[✓] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[ ] Other

Proposed Work Will Be Done On: [✓] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)*

Replace 31 windows with Crystal Series 100 Vinyl Windows with Grates. The grates will be on the top window as it was in the existing building construction. Some windows do not currently have window grates. Grates will be added to all windows ensuring the building matches it's original look. 3x Windows on 3rd floor will have grates across entire window matching existin

Has this property been subject to Historic District approval before? [ ] Yes [✓] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [✓] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other:

Name: Woodland Suites LLC / Eugene Klimaszewski

Address: 1 Hartford Sq. #25 City: New Britain State: ct Zip: 06052

Telephone No.: 860.888.0077 E-Mail: eugene@mammothsecurity.com

Signature: Signature (Printed/Typed): Eugene Klimaszewski

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name:

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:

Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

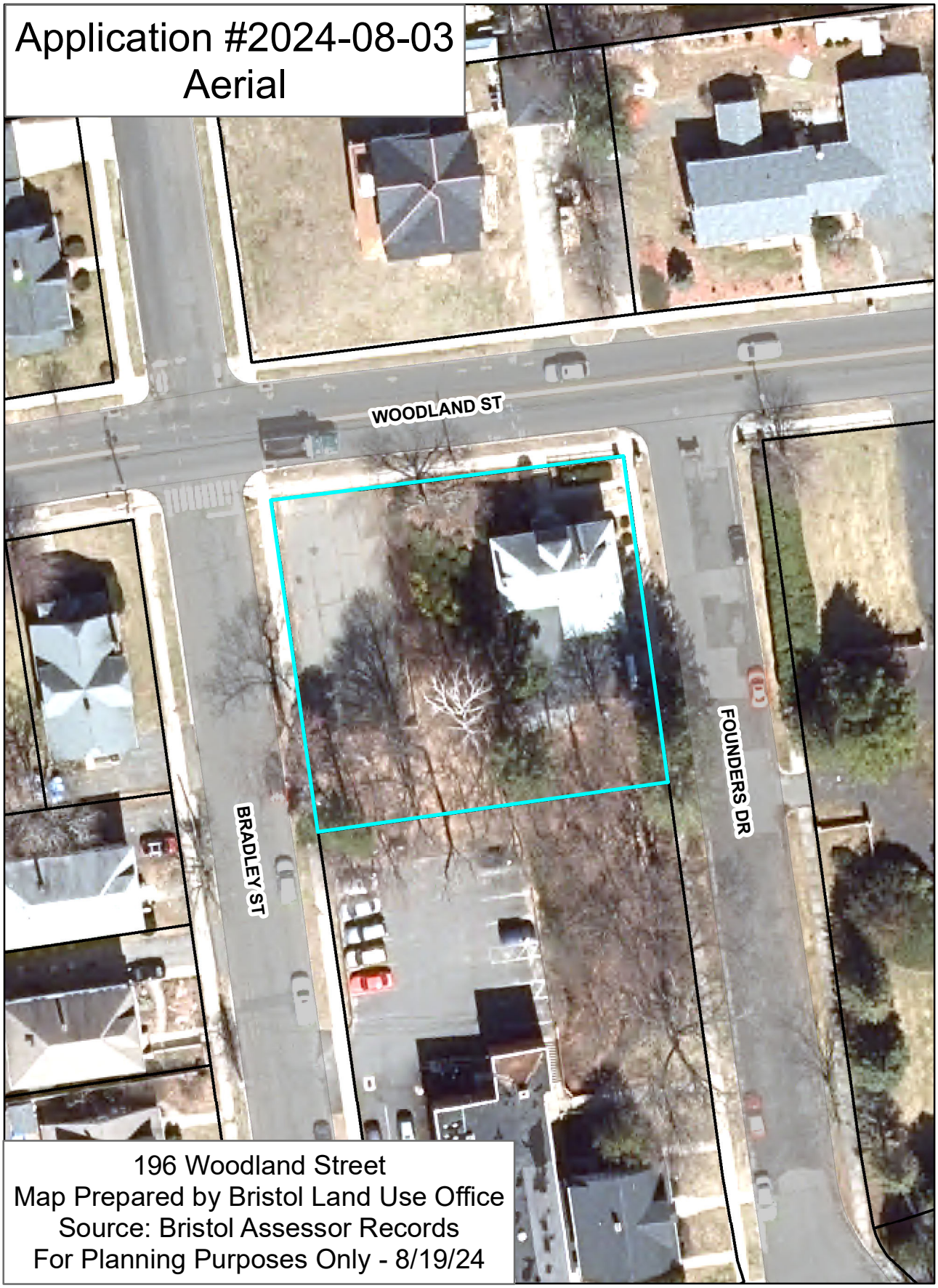
BHDC – 08/17

Application #2024-08-03
Location
ROVE ST
BRADLEY ST
WOODLAND ST
FOUNDERS DR
STEARNS ST
196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #2024-08-03
Aerial

196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

Application #2024-08-03
Aerial



196 Woodland Street
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 8/19/24

New Materials

Re: 08-28-24 Bristol, CT, HDC Commission Meeting Letter: Application #2024-08-03

Eugene @ Mammoth Security <eugene@mammothsecurity.com>

Wed 9/11/2024 9:56 AM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Cc:Nancy King <NancyKing@bristolct.gov>;

Yes everything is the same as the last meeting.

I honestly don't understand where the confusion is.

I sent a spec sheet in my original submission.

They requested to know how many lites will be in each window.

You suggested putting it in an image instead of a spreadsheet so I provided that in the attached images.

It's the same window model, just special ordered with different numbers of panes in each window.

first number is column count, second number is row count for the panes, like in an excel spreadsheet:

12 lites = 4x3
9 lites = 3x3
8 lites = 4x2

But I can't expect them to remotely understand this in text form, it's clear they will need this to be explained in person.

Windows are very simple, and it's $30 more to order each window with any number of panes available. So they could tell me 20 panes in each window in the next meeting and I simply order it with 20 panes. No need to go back out and provide more information.

I think a collaboration with the building dept to educate the commission on windows to streamline your window submissions would reduce a ton of sessions with Q&A if you guys standardized on this.

On Wed, Sep 11, 2024 at 9:36 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

> You should be making clear exactly what windows you are proposing for each replacement with a document showing the proposed window. Is it the same window proposed at the last meeting but with a different number of panes as specified in each photo?
>
> Its not exactly clear what you are proposing. Just make it crystal clear. I would consider providing something in writing and the manufacturers catalog sheet showing the exact proposed windows which we generally require.

Andrew

From: Eugene @ Mammoth Security <eugene@mammothsecurity.com>
Sent: Wednesday, September 11, 2024 9:15:09 AM
To: Andrew Armstrong
Cc: Nancy King
Subject: Re: 08-28-24 Bristol, CT, HDC Commission Meeting Letter: Application #2024-08-03

Hey Andrew,

checking in on this, will this work for the new submittal?

On Fri, Sep 6, 2024 at 4:47 PM Eugene @ Mammoth Security <eugene@mammothsecurity.com> wrote:

> Hey Andrew,
>
> How's this for new submittal?
>
> Do I need to stop by or do anything other than submitting this to you to get on the docket for next meeting?
>
> hudson-windows-30.pdf
>
> hudson-windows-31.pdf
>
> side1-windows-view2.pdf
>
> side1-windows.pdf
>
> side2-windows-view2.pdf
>
> windows-back.pdf
>
> Windows-Front.pdf
>
> windows-side2.pdf
>
> On Thu, Sep 5, 2024 at 8:01 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:
>
>> You can certainly propose that and have a discussion about what would be most appropriate. Whatever you are proposing make the documentation clear and easy to understand. I would put the the text for the number of "lites" proposed for each window right on the photos, so there is not back and forth trying to determine what is where.

Andrew

From: Eugene @ Mammoth Security <eugene@mammothsecurity.com>
Sent: Wednesday, September 4, 2024 4:54:52 PM
To: Andrew Armstrong
Cc: Nancy King
Subject: Re: 08-28-24 Bristol, CT, HDC Commission Meeting Letter: Application #2024-08-03

Hi Andrew,

I confirmed with the supplier that I can order the windows with any number of "lites" in them. 6x6, 4x4, etc.

So I could theoretically make each window match exactly the number of lites in the existing. But I don't think that would be the best option for the neighborhood.

I genuinely think this would be a back and forth conversation at the meeting with the commission essentially telling me how many "lites" to put in each window instead of going back and forth with suggestions.

Should I simply make a suggestion on how many lites for each one in my re-submission documents and then in the meeting we can discuss changing from that?

On Tue, Sep 3, 2024 at 3:05 PM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

> Submit it to me to be included in the materials for the next agenda under your existing application (that was continued). I would also submit the sample of the exact window(s) you are proposing because generally they cannot make decisions based on hearsay.
>
> Thank you.
>
> Andrew
>
> ---
>
> **From:** Eugene @ Mammoth Security <eugene@mammothsecurity.com>
> **Sent:** Tuesday, September 3, 2024 2:39:48 PM
> **To:** Nancy King
> **Cc:** Andrew Armstrong
> **Subject:** Re: 08-28-24 Bristol, CT, HDC Commission Meeting Letter: Application #2024-08-03
>
> Thank you,
>
> I have information on the number of "panes" in each window now.
>
> Do i have to re-apply with a new application or do I simply submit this to Andrew via e-mail to be added to the existing application?
>
> Thank you,
>
> Eugene

Front Side

Side 1
7
12 LITE
8
9
12 LITE
12 LITE
10
8 LITE
11
8 LITE
12 LITE
12
12 LITE
6
12 LITE
8 LITE
13
14

Side 2

Second Side View

Back Side

19
8 LITE
20
8 LITE
21
8 LITE
22
9 LITE
8 LITE
23
24
12 LITE
25
12 LITE
12 LITE
12 LITE
26/27
9 LITE
28
29
8 LITE
Autism Sparkles
Staff
Parking

31
30
12 LITE
5
12 LITE

31
12 LITE
12
11

Materials from Prior Meeting

Re: HDC Windows for 196 Woodland

Eugene @ Mammoth Security <eugene@mammothsecurity.com>

Mon 8/19/2024 8:28 AM

To:Andrew Armstrong <AndrewArmstrong@bristolct.gov>;

Cc:Nancy King <NancyKing@bristolct.gov>;

Yes sir, whenever I get a new property I replace everything old because I want it to be a quality for years to come.

Same exact window for each one same style.

Some of the existing windows have been replaced with ones that do not have the grid but I will be replacing those with a window that has the grid so they all match. I'm sure those are not the correct style.

Eugene Klimaszewski
President
Mammoth Security Inc.

mobile Phone | 860-748-4292 | 860-888-0077

website | mammothsecurity.com

address | 1 Hartford Square, #258, New Britain, CT 06052

On Mon, Aug 19, 2024 at 8:19 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

> Eugene,
>
> Wow. I had no idea you were replacing 30 windows. Because it is not clear, are you proposing to replace all 30 windows with the same proposed window? And the replacement grid pattern is going to be exactly the same as what is existing for all windows (all 30)?
>
> Importantly, you need to pay the application fee which is based on the value of the work.
>
> Andrew A.

From: Eugene @ Mammoth Security <eugene@mammothsecurity.com>
Sent: Friday, August 16, 2024 3:07:16 PM

To: Andrew Armstrong
Cc: Nancy King
Subject: Re: HDC Windows for 196 Woodland

Hey Andrew,

I had everything printed etc ready to go for today but I realized I missed the 30th window image up on top of house.

Attached is the full package with all images with windows numbered in the image for you to have digitally.

I have 3 copies of all printed that I will bring Monday once I get the missing image of window #30

Windows HDC Package-20240816T190415Z-001.zip

On Thu, Aug 15, 2024 at 1:48 PM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

> Eugene,
>
> You can submit the copies and check by mail or in-person. Doesn't have to be today but I would like it done by Monday next week.
>
> Thank you.

Preferred by Contractors

CRYSTAL SERIES 100

AVAILABLE STYLE:
DOUBLE HUNG

Features

- Mechanical Fastened Frame & Sashes
- Strong Multi-Chamber Construction
- Frame Depth: 3-¼"
- Insulating Glass Unit Depth: 7/8"
- Low-E Coated Glass
- Argon Filled IGU
- PPG Intercept "Warm Edge" Spacer
- Tilting Sashes for Easy Cleaning
- Constant-Force Balance System
- Insulating Exterior Foam Wrap
- Dual Ventilation Latches
- Integral Extruded Lift Handle
- Jamb Adjusters
- Half Screen Included
- Lifetime Limited Warranty

Options

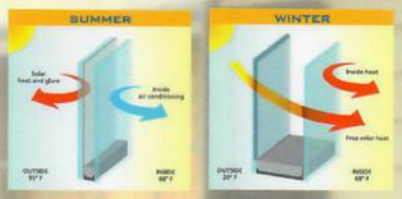
- Special Grid Patterns

CVD100 THERMAL PERFORMANCE

	U-Value	SHGC	
Clear Air Filled IGU	0.49	0.60	GOOD
Low-E (Soft Coat) Argon Filled IGU	0.30	0.37	

LEGEND: U-Value | SHGC

HOW LOW-E GLASS WORKS:



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CLEVELAND, OH 29299 Clemens Rd. 1-B, Westlake, OH 44145 Tel: 440.871.8694 Fax: 440.871.8690
ST. LOUIS, MO 300 Axminister Dr., Fenton, MO 63026 Tel: 636.305.7880 Fax: 636.305.7881
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www.crystalwindows.com/windows-101/installation/
for general and product-specific installation
and operation instructions*.
*Crystal Window & Door Systems, Ltd., as the manufacturer, is not responsible for defects, air or water leakage attributable to improper installation. Painting a window will render any manufacturer warranty null and void. For warranty coverage, please see your local dealer or submit a request for a copy of the warranty prior to installation via www.crystalwindows.com. These instructions are general in nature and the manufacturer makes no representation that they will comply with local and/or state building codes. Please contact your local building code official for certified instructions.
CWDS
DOUBLE HUNG
Vinyl Frame and Sash.
CRW-M 42-00085-00002
SS SPACER
LOW E
ARGON FILL 398380-3.01
ENERGY PERFORMANCE RATINGS
U-Factor (U.S./I-P)
0.28
Solar Heat Gain Coefficient
0.28
ADDITIONAL PERFORMANCE RATINGS
Visible Transmittance
0.47
Air Leakage
≤0.3
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Crystal CBR 1000 Roof & CVC 2330W4 Four Rail Casement Bow Window
CRYSTAL
Crystal CBR 1000 Roof & CVC 2
SB

Before

After

Window Number	Existing Grate?	Existing Window Material	Replacement Window Material	Window Floor	Notes	Window Brand and Model
1	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
2	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
3	**Yes - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
4	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
5	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100
6	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
7	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
8	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
9	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
10	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
11	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
12	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	2		Crystal Series 100
13	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
14	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
15	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
16	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
17	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
18	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
19	**YES - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
20	**YES - Top and Bottom**	Wood	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
21	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
22	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
23	**NO**	**Vinyl**	Vinyl WITH Grate On Top Window	2	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
24	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
25	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
26	**NO**	Wood	Vinyl WITH Grate On Top Window	1	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
27	**NO**	Wood	Vinyl WITH Grate On Top Window	1	**Revert Back To Orgiinal Top Grate Style**	Crystal Series 100
28	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
29	YES - Top Window	Wood	Vinyl WITH Grate On Top Window	1		Crystal Series 100
30	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100
31	**YES - Whole Window**	Wood	**Vinyl WITH Grate On Whole Window**	**3**		Crystal Series 100

5
2
3
1
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23
24
25
Autism Sparkles
26/27
28
29
Autism Sparkles
Staff
Parking

APPLICATION NO. 2024-08-04

DATE FILED: 08-21-2024

BRISTOL HISTORIC DISTRICT COMMISSION
CITY OF BRISTOL, CONNECTICUT
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The undersigned Applicant hereby applies for approval of a Certificate of Appropriateness for the proposed work described below:

Address of the Property: 45 Carleton Pl Bristol CT 06010

Assessor's Map No.: 25A Assessor's Lot No.(s): 89 Est. Value of Proposed Work: aprx 6000.00

Nature of Proposed Work (check all that apply):

[ ] New Construction/Installation
[ ] Addition/Renovation
[ ] Alteration/Replacement
[ ] Demolition/Removal
[ ] Roof
[ ] Windows/Doors
[ ] Porch/Deck
[ ] Fence
[ ] Siding
[✓] Other

Proposed Work Will Be Done On: [ ] Main Building [ ] Accessory Structure [ ] Other (including land)

Brief Description of Proposed Work: *(attach additional sheet if needed)* 10 x 12 Storage shed on stone pad

Has this property been subject to Historic District approval before? [ ] Yes [✓] No

Has the work being proposed on this application already been started and/or completed? [ ] Yes [✓] No

APPLICANT (If more than one, list each separately) CHECK ONE: [✓] owner [ ] other:

Name: Carrie Bartucca

Address: 45 Carleton Pl City: Bristol State: CT Zip: 06010

Telephone No.: 860-305-2599 E-Mail: carbart@msn.com

Signature: Carrie Bartucca Signature (Printed/Typed): Carrie Bartucca

OWNER(S) OF RECORD (If other than Applicant; if more than one, list each separately)

Name: N/A

Address: City: State: Zip:

Telephone No.: E-Mail:

Signature: Signature (Printed/Typed):

For Office Use Only

Date of Public Hearing:

Building Permit Required? [ ] Yes [ ] No

Date of Commission Decision:

Decision: [ ] Approved [ ] With Conditions [ ] See Attached
[ ] Denied [ ] With Modifications
[ ] Withdrawn

Signed:

Chairman/Secretary, Bristol Historic District Commission Date

THIS APPLICATION MUST BE FILED BY 12 NOON ON THE DEADLINE DAY FOR APPLICATION SUBMISSION – NO EXCEPTIONS!

BHDC – 08/17

Application #2024-08-04
Location
OAKLAND ST
BROADVIEW ST
CARLETON PL
45 Carleton Place
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/17/24

Application #2024-08-04
Aerial
BROADVIEW ST
CARLETON PL
45 Carleton Place
Map Prepared by Bristol Land Use Office
Source: Bristol Assessor Records
For Planning Purposes Only - 9/17/24

Front of
House

Adjacent
Building

Adjacent
Building 2

45 Carlsson Pl
Bristol, Ct
06010

x - shed placement

45 Carlton Place
Bristol, Ct

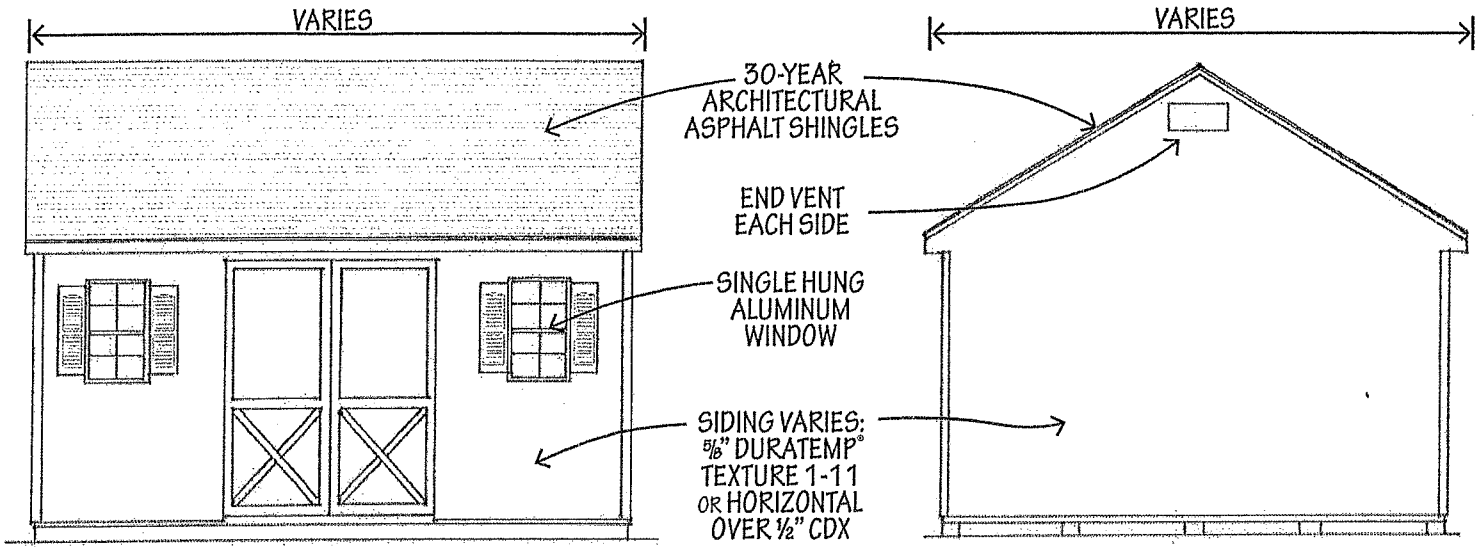
BLDG COLOR

ROOF COLOR

DIMENSIONS 10 FT WIDE / 12 FT LONG / 10.33 FT HIGH

Cape Storage Building

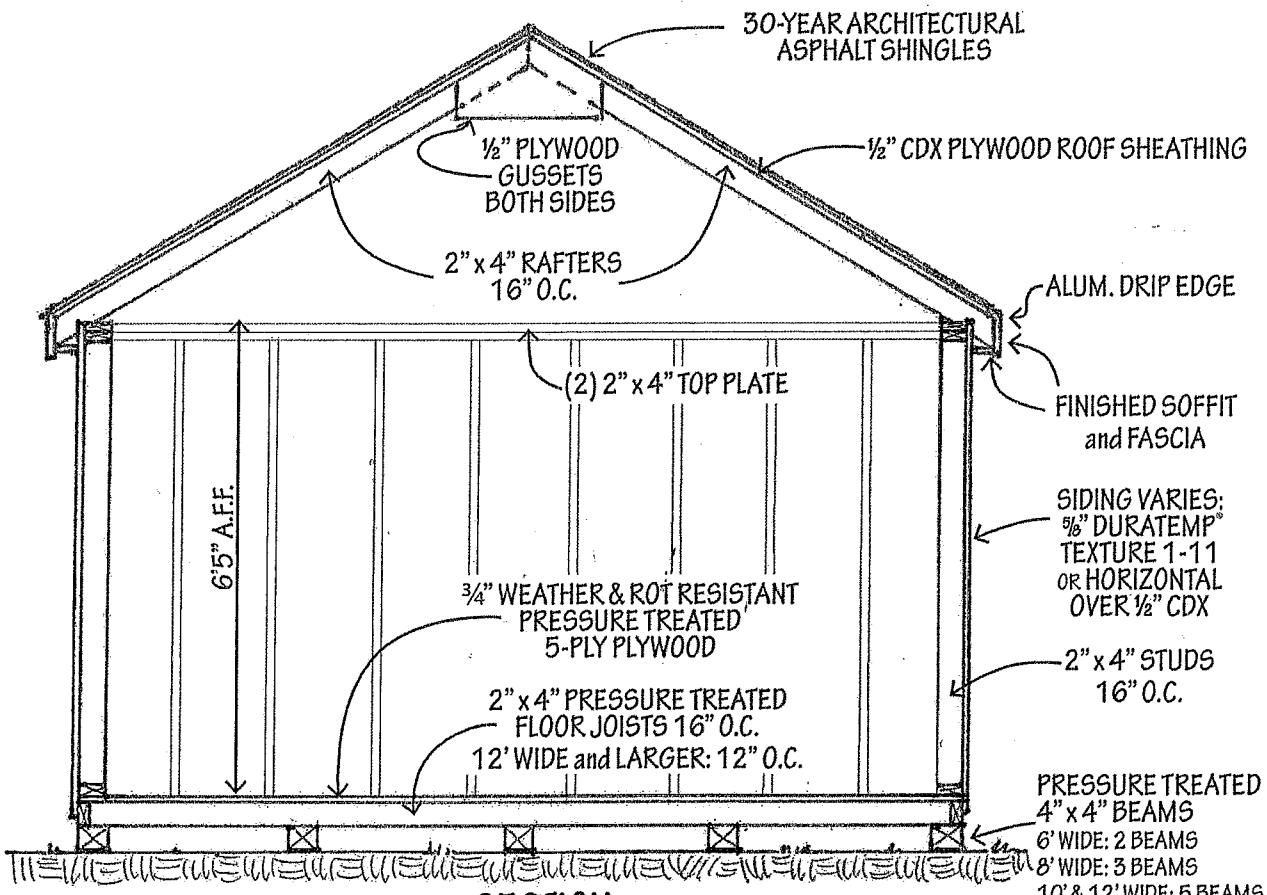
2024



FRONT

SIDE

*shown with standard double doors and standard windows



SECTION

KLOTER FARMS

860-871-1048 KloterFarms.com
216 West Road, Ellington, CT 06029

NOTES:
Building Code - conforms to 2021 International Residential Code table R301.5

Designed to resist wind gust of 135 MPH for 3 seconds
Design wind force - 34psf
Design snow load - 40 psf
Design floor load - 100 psf

Bristol
Historic District
Commission

DATE: September 19, 2024

TO: Historic District Commissioners

FROM: Andrew J. Armstrong, Assistant City Planner

RE: Complaints of Past Work at 38 Broadview Street

The City of Bristol received a written complaint from an abutting neighbor for work previously completed without approval from the Overlook Historic District Commission for a Certificate of Appropriateness at 38 Broadview Street. The subject work includes paving of a patio, replacement of a sliding door and removal of window all within the rear yard of the property.

The Overlook Historic District Guidelines state that "Commission decisions govern only those parts of buildings visible from a public street, way, or place". I visited the property and surrounding area on August 29th to view the subject areas from all vantage points from which the City is permitted to regulate and considered to be a public way.

After reviewing this information and visiting the property I have come to the conclusion that the complaints submitted cannot be regulated by the City and/or Commission because the subject areas are not visible from any public way, street or place.