



*City of Bristol
Historic District Commission*

**REGULAR MEETING OF WEDNESDAY, SEPTEMBER 24, 2025
MEETING ONLINE VIA ZOOM AND
CITY HALL - COUNCIL CHAMBERS
111 NORTH MAIN STREET
5:00 PM**

INFORMATION TO ACCESS THIS MEETING

Zoom Meeting link:

<https://bristolct-gov.zoom.us/j/89060453454?pwd=P8nR9DSw27ean69VMMa0XlpEu9hn7m.1>

Meeting Number:

890 6045 3454

Meeting Password:

642042

Join by phone:

1-929-205-6099

AGENDA

1. Call to Order
2. Public Participation
3. Approval of Minutes
 - a. Regular Meeting - August 27, 2025
4. Public Hearings
 - a. Application 2025-07-02 – Request for a Certificate of Appropriateness for reconstruction of porch at 132 Stearns Street; Assessor's Map 25A, Lot 72; Diane Lupinski, applicant – CONTINUED FROM AUGUST 27, 2025 REGULAR MEETING.
5. Communications
6. Adjournment

REMINDER: The next regular meeting of the Historic District Commission is Wednesday, October 22, 2025

**BRISTOL HISTORIC DISTRICT COMMISSION
MINUTES
REGULAR MEETING OF WEDNESDAY AUGUST 27, 2025
DRAFT MINUTES**

CALL TO ORDER:

By: Chair Collins

Time: 5:00 P.M.

Place: City Hall
111 North Main Street
Council Chambers
First Floor

ROLL CALL:

MEMBERS:	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Andrew E. Collins, Chairman	X	
	Karen Stevens, Vice Chairman	X	
	Patti Philippon, Secretary	X on Zoom	
	Colleen Nicastro	X	
	Jennifer St. John	X	
ALTERNATE MEMBERS:	Alicia M. Jennings	X on Zoom	
	Daphne Delgado	X on Zoom	
STAFF:	Andrew Armstrong, Assistant City Planner	X	

1. Call to Order

Per the order of Chairman Collins, the meeting was called to order at 5:00 P.M. The Chairman led all present in the Pledge of Allegiance.

Chairman Collins reminded the Commission the next regular meeting of the Historic District Commission is Wednesday, September 24, 2025.

2. Public Participation

There was no public participation.

3. Approval of Minutes

a. Regular Meeting – July 23, 2025

Chairman Collins designated himself, Commissioners Nicastro, Stevens, Philippon, and St. John to vote on the July 23, 2025, regular minutes.

Amendments as noted by the Commission:

Chairman Collins noted that Commissioner Delgado didn't vote at the July 23rd meeting as noted in the Minutes because all the Regular Commission Members were present and seated to vote. Commissioner Stevens noted that the Minutes state the siding would be white when it should read that it would be "carbon colored with white trim", and that should be corrected. Commissioner Philippon noted a misspelling of Commissioner Stevens name on page 4 of the Minutes. All items will be corrected as amendments to the Minutes.

Motion: Move to approve the minutes of the July 23, 2025, regular meeting, as amended.

By: Commissioner Stevens

Seconded: Commissioner St. John

For: Philippon, Nicastro, Stevens, St. John and Collins.
Against: None.
Abstained: None.

All were in favor, and the minutes were accepted into the record.

4. Public Hearings

- a. Application 2025-07-02 – Request for a Certificate of Appropriateness for reconstruction of porch at 132 Stearns Street; Assessor's Map 25A, Lot 72; Diane Lupinski, applicant (Continued from July 23, 2025, Regular Meeting.)

Chairman Collins designated himself, Commissioners Nicastro, Stevens, Philippon and St. John for the public hearing.

The Commission received the following items in their electronic packets:

- a. porch designs (Pgs. 1-3)
- b. proposed porch designs (Pgs. 1-3)
- c. AI colored rendering of proposed porch design (
- d. E-mail dated August 19, 2025, from Diane Lupinski, regarding Follow-Up HDC Application Materials
- e. E-mail dated August 18, 2025, from Diane Lupinski, regarding Follow-Up HDC Application Materials

The Commission received the following items in their electronic packets **PREVIOUSLY**:

- a. application form
- b. location map
- c. scanned siding catalog
- d. narrative for reconstruction of entire porch
- e. four photos
- f. email dated 07-15-2025 from Linda Yelder
- g. two staff photos
- h. product descriptions (40 Pgs.)

Diane Lupinski and Dave Buonafede, 132 Stearns St. spoke to the Commission regarding the additional drawings, AI generated renderings, and materials lists they had provided and as requested at the July meeting. This information was made available to the Commissioners for review ahead of this meeting. The homeowners spoke to a drawing provided that packet to the Commissioners. The drawing was meant to illustrate the new column design to address the Commissioner's concerns with regard to the shape of the columns. Ideally, they would be narrow at the top and taper down to a wider width at the bottom to give the appearance of extending from the roof of the porch to the ground. Additional images provided were also reviewed and included AI generated renderings.

Andrew Armstrong asked for clarification of the images as presented and reviewed, noting that the homeowners provided hard copy materials to the Commissioners at the start of the meeting. The homeowners confirmed what was made available in the hard copies was new information for the Commissioners. Andrew Armstrong then noted that those materials were not available to the Commissioners attending virtually and all materials for the meeting needed to be provided digitally and in advance of the meeting to allow all the Commissioners the opportunity to review them.

Chairman Collins expressed the need for all information to be made available ahead of the meeting for all the Commissioners to review. He confirmed that he was only just now seeing information provided that evening and that it needs to be made available to all the Commissioners, including those attending virtually.

Discussion followed as to the information and the need for the information to be provided in digital format ahead of the meeting, as well as the timing of when it was received for distribution. Andrew Armstrong clarified that when information is provided for the Commissioners, it needs to be the final pieces of information as the applicant wants it to be read, reviewed and voted on by the Commission. It was confirmed that some of the information provided in the hard copies at the meeting was a combination of information provided ahead of the meeting and for the first time at the meeting.

Dave Buonafede spoke to the actual product material being proposed for use in the project referencing PVC, vinyl and wood. The PVC and vinyl will prevent termite damage and provide overall better maintenance and longevity to the structure. The column design features recessed panels per column. To do a like for like replacement of the previous/original materials and design was not possible as referenced in the July meeting.

Discussion continued in an effort to clarify multiple, differing and conflicting images provided for the application. This included a hand drawn illustration of the proposed columns, and AI generated renderings. Commissioners noted the images weren't to scale, and the dimensions provided weren't complete or were otherwise inaccurate. For example, in one instance, the dimensions of length of the front porch read as 19 inches, but below that a note indicated that the same measurements equaled 24 inches. Commissioner Stevens noted that the column height, and other related and necessary dimensions weren't provided. Dave Buonafede provided the Commission with some of the missing dimensions.

The homes shown in the AI renderings weren't the same design as the actual house or to scale. For example, in the images provided, the front door was shown in the middle of the porch, but the front door of the applicant's home is on one end of the porch. Also, the home in the images is meant to be a four-square model where the front door is centered, but the actual home isn't a true four square because of the placement of the front door. Commissioners also noted with so many differing and conflicting images, and without clarification provided with them, it was difficult to understand what the final and actual proposed project was meant to look like. It was stressed that all applications should include a rendering of the exact home in question with the correct dimensions, both of the home and project scope and design, for the Commissioners to consider and vote on.

Additional discussion followed. The homeowners clarified that the final dimensions of the columns would be tapered at the top and wider at the bottom from 8 inches at the top to 13 inches at the bottom to the ground. The tapered columns keep with the original house design. They also confirmed that the raised/recessed panel look would continue in the spaces between the columns as well as in the columns themselves. These panels would only be in the front with square lattice on the bottom sides of the porch to allow for air flow.

Andrew Armstrong confirmed with the homeowners that the materials list provided ahead of the meeting and at the meeting are the same. Commissioner Stevens indicated that the main items the Commission needed for their vote were dimensions, design, and scale which is what they're struggling the most with due to the variety of differing photos with incomplete or inaccurate information.

Commissioner Philippon asked about the railings which were part of the original application. The homeowners confirmed that railings would be on the front steps and on the side. It was also noted that the lattice is a new addition to the original application. The railings are per code which includes their dimensions.

There were no additional questions. Chairman Collins called for a Motion to close the Public Hearing.

By: Commissioner Philippon

Seconded: Commissioner Stevens

For: Philippon, Nicastro, Stevens, St. John and Collins.

Against: None.

Abstained: None.

The Public Hearing was closed.

Discussion among the Regular Commissioners commenced. Commissioner St. John spoke to the project capturing the essence of the original pillars with the tapering. Chairman Collins advised that he found the application difficult to interpret between multiple and varied images that were provided. Commissioner Stevens agreed, stating that she didn't know what to make of the images and did appreciate the tapering of the columns. She also questioned if the original home design was a true four square based on the front door being off center vs. centered. The consensus was that the Commission has an access of materials listed and lack of a scaled drawing representing what it would look like. The information is better but not accurately depicted.

Chairman Collins expressed his disappointment in the liberal use of AI for the images presented with the application. The AI images weren't checked for accuracy, the images don't look like the house this application is for, and the information is too confusing and incomplete, for example, height measurements are missing. While the information is an improvement from the original discussion, the Chairman doesn't feel comfortable ruling for this project with incomplete information. There is also the issue of some of the information the Commissioners have in person that was not made available to the Commissioners attending virtually, and he believes it is unfair to ask them to vote to approve of something they don't have access to.

Andrew Armstrong advised the Commission that the Public Hearing has been closed, so the options are to continue the application to the September 24th meeting and vote to reopen the Public Hearing, or a vote could be made tonight, and the applicants would need to come back with a new application. September 24, 2025 is sixty-three days which is within the State statute for the application.

Commissioner Stevens would like to continue to the application and provide the homeowners with more guidance on what the Commission needs. That guidance was provided with a request for a drawing that is more to scale and more representative of their home with notes of the actual dimensions. Chairperson Collins agreed, adding that with a change in design as presented, those specifications are required. Also, details need to be provided regarding how this design preserves the historic nature of the home. Commissioner Philippon mentioned the railings on both sides of the stairs, and no railings are present in the drawings presented for this meeting, and confirmation of the railings needed for code. Commissioner St. John referenced the railings as well.

Andrew Armstrong summarized that the Commissioners need one complete accurate drawing with all the elements included and everything to scale. Dave Buonafede asked to clarify for his understanding of what to provide in a follow up meeting, including the column sections and their dimensions, and the railings. The materials being used, the railings being included, and the lattice work are not at issue. It was emphasized that when plans are being approved for and by the city, the final plans need to be provided for approval and the records.

There was no further discussion.

Chairman Collins proposed a Motion to reopen the Public Hearing.

By: Commissioner Stevens

Seconded: Commissioner St. John

For: Philippon, Nicastro, Stevens, St. John and Collins.

Against: None.

Abstained: None.

The Public Hearing was reopened.

Chairman Collins proposed a Motion to continue the application to the September 24, 2025 meeting.

MOTION: Move to CONTINUE Application 2025-07-02 – Request for a Certificate of Appropriateness for reconstruction of porch at 132 Stearns Street; Assessor's Map 25A, Lot 72; Diane Lupinski, applicant, in accordance with the plot plan and information submitted, be CONTINUED to the September 24th regular meeting.

By: Commissioner Stevens

Seconded: Commissioner Nicastro

For: Philippon, Nicastro, Stevens, St. John and Collins.

Against: None.

Abstained: None.

The application is continued to the September 24, 2025 Historic District Meeting.

5. Communications

Andrew Armstrong advised the Commission that he spoke with the State of Connecticut Commission who offered training for the Commission which would be a special meeting, maybe on another night other than the usual meeting date, and especially for new members. Chairman Collins agreed to this training on historic preservation. Andrew Armstrong will update the Commission with the State's availability, member availability and possibility of adding a virtual option. Chairman Collins asked that new member's availability be prioritized for scheduling. The training would run approximately one hour. Andrew Armstrong advised the Commission that he learned of possible funding available for work done in the city's Historic District.

Andrew Armstrong advised the Commission that Alternate Member Keith Elder has been removed from the Commission for attendance purposes leaving a vacancy on the Commission.

Administrative Approvals: Commissioner Stevens asked about a new roof project on Broadview. Andrew Armstrong advised that the homeowner had hoped to make some patch repairs, but the repair became a critical full replacement. He approved it as a like for like replacement. Across the street from that home was a similar situation of a like for like roof replacement that he approved. At 196 Woodland Street, they were approved to replace an existing sign that will have the street number on it. The content of a sign can't be regulated, but the placement, size and color can be.

6. New Business

Commissioner St. John referenced a brick smashed and down on the ground in front of 196 Woodland. Andrew Armstrong confirmed this was also an Administrative Approval of a like for like replacement. It is a private road, and the owners will be replacing, or have already replaced the brick.

7. Old Business

There was no old business.

8. Adjournment

MOTION: Move to adjourn

By: Commissioner St. John

Seconded: Commissioner Nicastro

For: Philippon, Nicastro, Stevens, St. John and Collins.

Against: None.

Abstained: None.

The meeting adjourned at 6:17 P.M.

Respectfully submitted,

Sharon Arsego
Recording Secretary

Andrew E. Collins, Chairman

Patti Philippon, Secretary

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

APPLICATION NO. 2025-07-02
DATE FILED: 7-10-25

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

Address of the Property: 132 Stearns Street Bristol CT 06010

Assessor's Map No.: 25A Assessor's Lot No.(s): 72 Est. Value of Proposed Work: 7500

Nature of Proposed Work (check all that apply):

- | | | |
|--|--|---------------------------------|
| ☐ New Construction/Installation | ☐ Roof | ☐ Fence |
| ☐ Addition/Renovation | ☐ Windows/Doors | ☐ Siding |
| ☒ Alteration/Replacement | ☒ Porch/Deck | ☐ Other |
| ☐ Demolition/Removal | | |

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

Reconstruct the porch pillars to support the 24 foot wide roof and remove

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

deteriorated porch. The new porch will have construction up to code and support the wide roof span with 4 columns instead of 2

columns. By adding 2 full columns to the porch the original design has changed and in keeping with the historical time period we

are proposing 4 full columns 14 1/2 inches with new railings as shown in the attached summary. Work started due to safety issue.

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: Diane Lupinski

Address: 132 Stearns Street City: Bristol State: CT Zip: 06010

Telephone No.: 203-231-4323 E-Mail: dianelupinski@gmail.com

Signature: _____ Signature (Printed/Typed): Diane lupinski

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

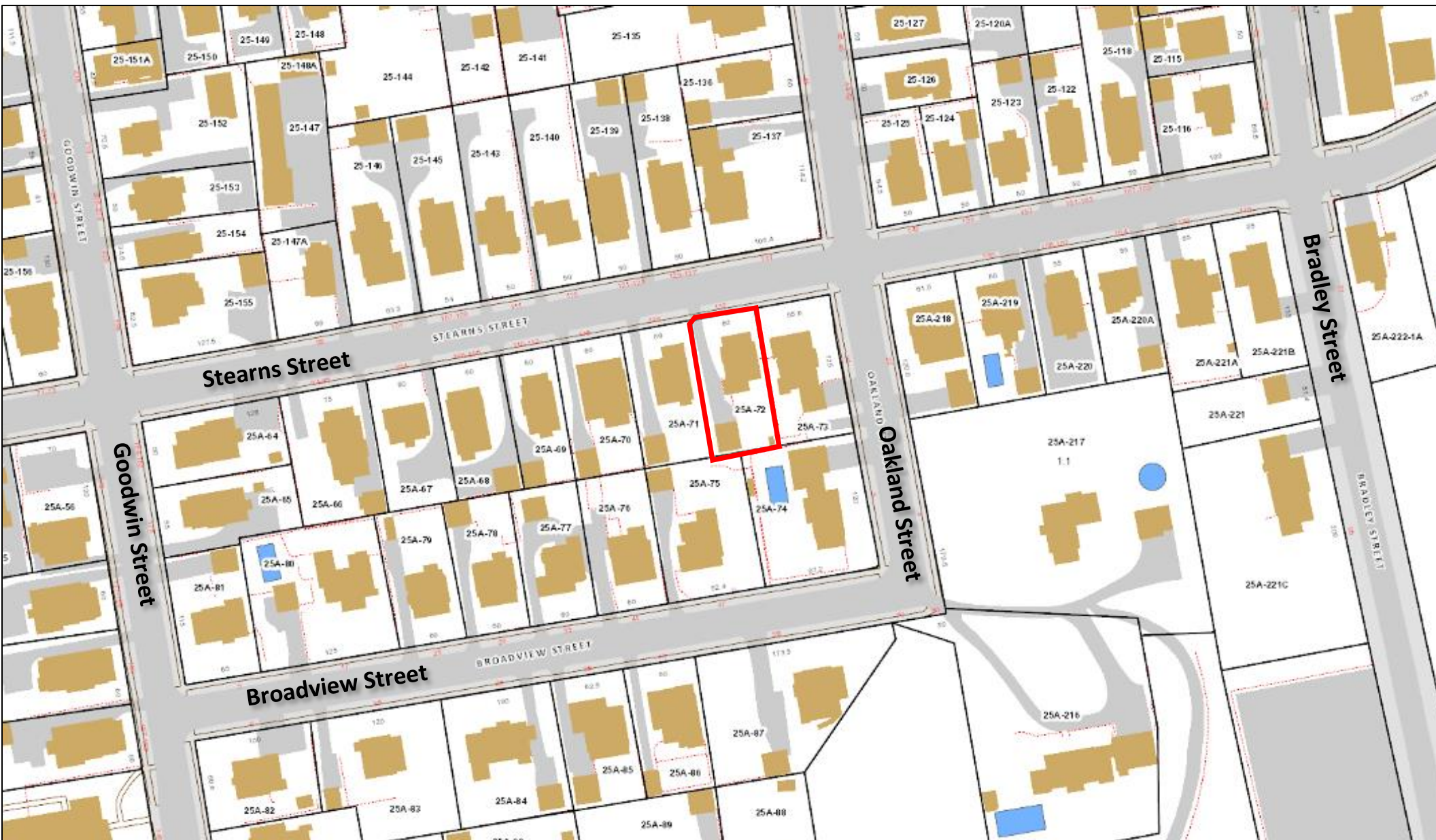
Signed: _____

Chairman/Secretary, Bristol Historic District Commission

Date

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

132 Stearns Street
Location Map



132 Stearns Street
Aerial Map



**NEW MATERIALS SUBMITTED
FOR SEPTEMBER 24TH MEETING**

Diane Lupinski
132 Stearns Street
Bristol CT

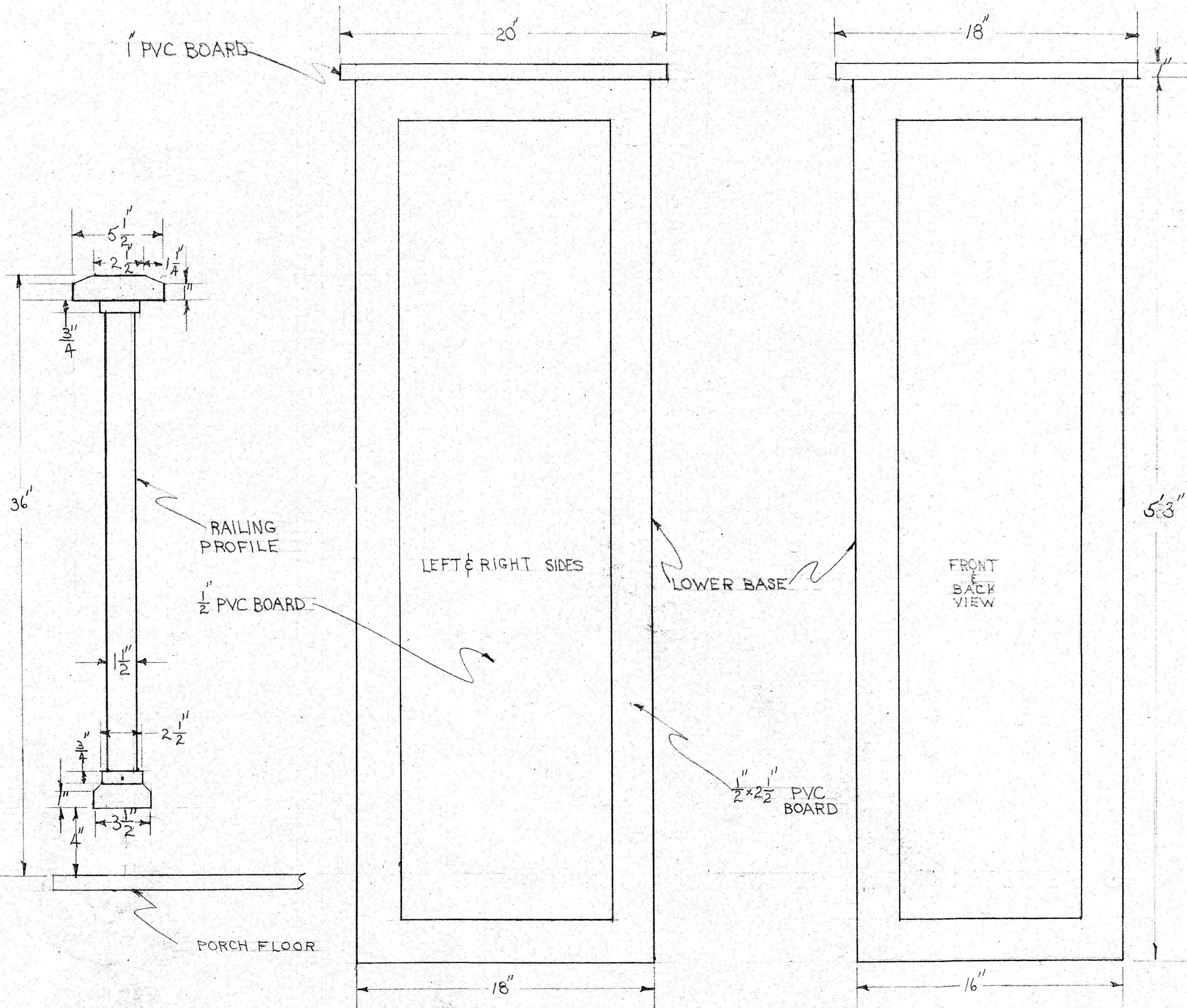
Dear Historical Overlook Committee,

This document is an explanation on how we went from the first design to the second design. It will show how the current design maintains the style of the late 19th and early 20th centuries American Four-Square home and represents the way people lived at the time.

In the first meeting in July Dave and I presented the first design which was to wrap the four posts with 10"W x 8"H Square Non-Tapered Column Wrap Kit with the Standard Capital & Base. The posts were to sit on top of the porch and fit the installed 5-1/2" wood posts. When presented to the committee the design had some flaws and the committee had asked us to come back with a new plan. The plan was to incorporate a visual of the posts to the ground and something that was not such a simple design. After inspecting the porch and the placement of the posts it appeared that the only way to accomplish a visual of the posts all the way to the ground was to have the post wraps installed so that the ends aligned with the edge of the porch to allow the lower panel skirting to continue the flow to the ground. When taking the measurements of the posts and checking the base sizes of all the wraps available on the sites it became challenging. Not one of the styles of post with choice of base caps would align to the edge of the porch with the existing posts placements. The only way it appeared to create the continuance of the posts was to build them out to go over the front and sides of the porch. This led to the current design proposal which was presented in the second meeting in August.

The current design in the attached pdf provides a clean transition from the ground to the top of the post giving the continuous visual flow. This design which brings together the prairie and craftsman style from the early 1900's with the oversized boxes, tapered columns, and all white color was carefully planned to maintain the monumental original design and grandness. The additional middle columns were added for additional strength and support however they do take away from the openness and expanded monumental style of the original design. In order to comply with today's building codes for supporting a wide 24 ft span the design was carefully altered to ensure the safety of our home, but to represent the style of the homes built in late 19th and early 20th centuries. Overall, we wanted to represent the transitional nature of American residential architecture in the early decades of the 20th century that communicates dignity, stability, and a distinctly American character to define its historic appearance today.





Link to Tapered Column Wrap

<https://www.architecturaldepot.com/ECKETP.html>

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What are you looking for today?

Columns, Capitals & Bases Square Columns PVC Square Column Wraps

16" BW TO 12" TW X 4'H PREMIUM SQUARE TAPERED SMOOTH PVC ENDURA-CRAFT COLUMN WRAP KIT, PRAIRIE CAPITAL & BASE - FITS POSTS UP TO A 10 3/8"

★★★★★ 26 customer reviews | Ask a Question

Item No.: ECK1604ETPPRRP

HEIGHT	THICKNESS	CAPITAL WIDTH	BASE WIDTH	SHAFT INSIDE WIDTH TOP
48"	5/8"	15 5/8"	19 5/8"	10 3/8"

CHOOSE YOUR OPTIONS

1. Size (Width x Height) 16" BW > 12" TW x 4 (Wraps up to a 10 3/8" square post)

2. Trim

Standard Base & Standard Capital Crown Base & Crown Capital **Prairie Base & Prairie Capital**

FEATURES READY TO PURCHASE?

← → ↺ architecturaldepot.com/ECKETP.html ☆ Finish update

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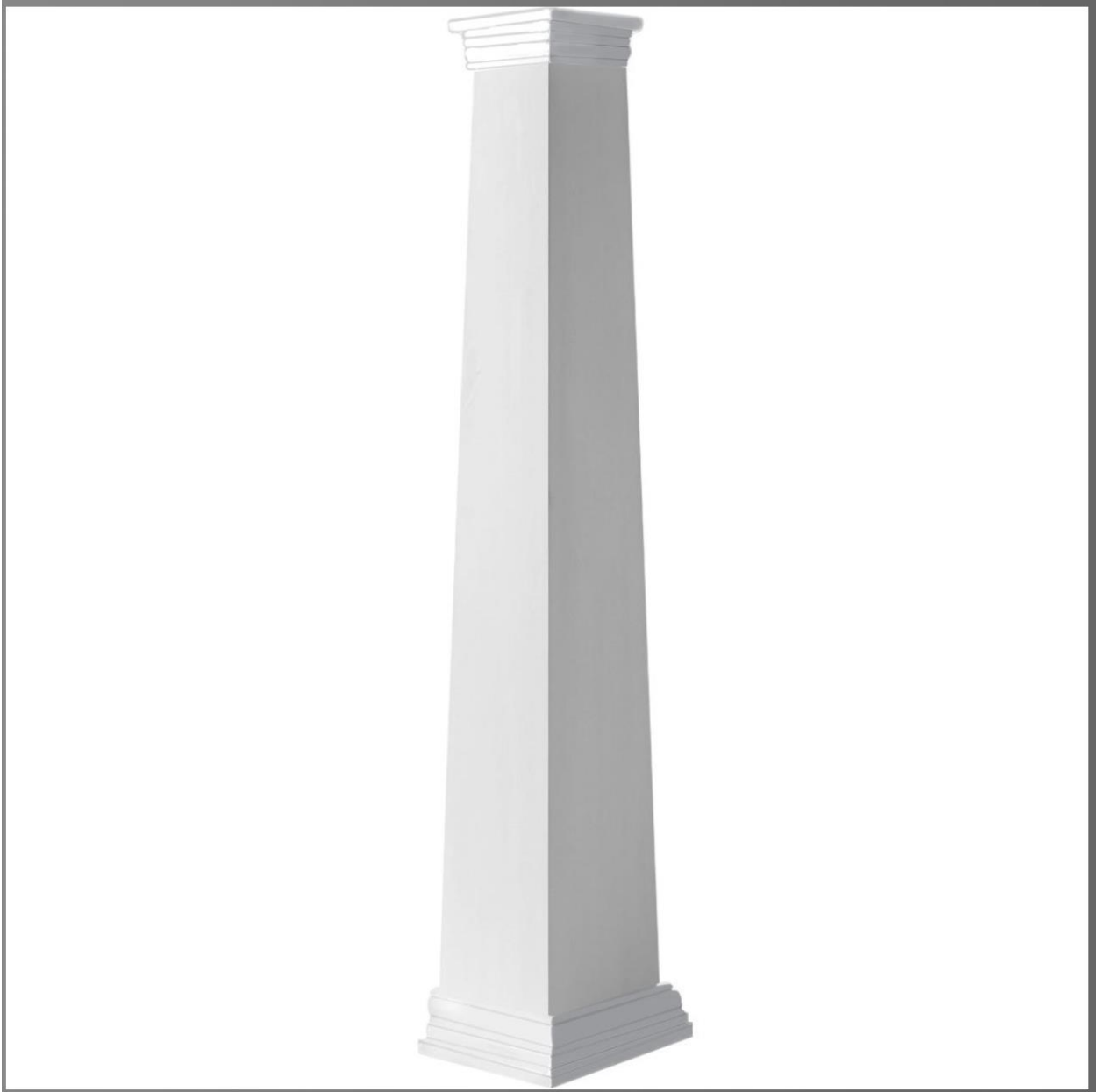
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1. Size (Width x Height) 16" BW > 12" TW x 4 (Wraps up to a 10 3/8" square post)

2. Trim

Standard Base & Standard Capital Crown Base & Crown Capital **Prairie Base & Prairie Capital**

FEATURES READY TO PURCHASE?



← → ↺

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Columns, Capitals & Bases

Square Columns

PVC Square Column Wraps

Product Details

Inspiration Gallery

Questions & Answers

Reviews

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Columns, Capitals & Bases

Square Columns

PVC Square Column Wraps

Product Details

^

Product Overview

Endura-Craft Square Tapered PVC Column Wraps bring timeless Craftsman-style charm with the strength of modern materials. Designed to wrap around existing structural posts, their gently tapered profile (wider at the bottom, narrower at the top) and historically inspired trim add visual interest and lasting appeal to porches, patios, and interior spaces.

Made from durable cellular PVC, they're built to withstand the elements and crafted to look and work like wood. You can cut, miter, and trim using standard woodworking tools for a clean, custom fit. The smooth white surface is paint ready, providing flexibility to match any design.

Installation is fast with E-Z Lock joints that create a secure, seamless fit without the need for special tools. These wraps are decorative and not load-bearing, transforming structural posts into architectural focal points. Suitable for both interior and exterior projects, Endura-Craft column wraps can be trimmed on-site to meet project needs. Backed by a limited lifetime warranty, they're a reliable choice for homeowners, builders, and architects.





**NEW MATERIALS SUBMITTED
FOR AUGUST 27TH MEETING**

Re: Follow-Up HDC Application Materials

Diane Lupinski <dianelupinski@gmail.com>

Tue 8/19/2025 2:58 PM

To: Andrew Armstrong <AndrewArmstrong@bristolct.gov>; David buonafede <Davidbuonafede@gmail.com>;

Porch design for a Four Square

Overall Structure:

- The porch spans the full 24-foot width of the house, maintaining the symmetrical character typical of Four Square architecture.

Architectural Features:

- Columns: Four evenly spaced columns support the porch roof—each of the post's box fronts recessed panels extend to the ground and the two end post's side panels extend to the ground. This gives the appearance that the finished columns continue from the ground to the porch roof. The top tapered columns keep with the original pillar design.

Style Notes:

- The design honors classic Four Square proportions with clean lines and balanced geometry.
- The recessed entry adds depth and visual interest while preserving the porch's

Columns

- Tapered Craftsman Columns• Wider at the base, narrowing toward the top
- Mounted on square plinths
- Painted wood or with crisp

Railings

- Square Balusters in a tight, evenly spaced pattern• Clean lines to echo the geometry of the house
- Top rail with a slight overhang

Skirting in PVC

Recessed panels in the front to match the boxes. Lattice inset framed pvc trim on the sides to allow air flow.



Four square home 24 FT

Material list

Posts - 2x4 pressure treated boards for framing the boxes and skirting

PVC 1/4 inch for recessed panel trim

Use existing 6x6 load bearing posts already installed

PVC boards 1/2 inch to wrap boxes and create recessed panels.

<https://www.lowes.com/pd/RELIABILT-0-5-in-x-48-in-x-8-ft-PVC-Trim-Board/5014750717>

PVC tapered wrap for columns 2 4ft and 2 5 ft

12" BW TO 8" TW X 4'H PREMIUM SQUARE TAPERED SMOOTH PVC ENDURA-CRAFT COLUMN WRAP KIT, PRAIRIE CAPITAL & BASE - FITS POSTS UP TO A 6 3/8"

<https://www.architecturaldepot.com/ECKETP.html?>

[DefaultSku=ECK1004ETPSTST&utm_source=google&utm_medium=cpc&utm_campaign=19982398496&utm_content=&utm_term=&gad_source=1&gad_campaignid=19976870313](https://www.architecturaldepot.com/ECKETP.html?DefaultSku=ECK1004ETPSTST&utm_source=google&utm_medium=cpc&utm_campaign=19982398496&utm_content=&utm_term=&gad_source=1&gad_campaignid=19976870313)

Skirting

Front 1/2 PVC boards with 1/4 inch PVC recessed panels to fit between the long recessed panels that extend to the ground from the boxes.

Sides PVC LATTICE panels with recessed 1/4 inch PVC trim

2x4 pressure treated boards to frame out panels

Railing and balusters

Pressure treated 2x8 boards rounded top for railings

Balusters 2x2 pressure treated

2x6 pressure treated boards for base

Natural pressure treated hand rail to attach baluster to top of railing

On Tue, Aug 19, 2025 at 8:55 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

Please send the material list. I will let the Commission decide if it works for them.

Andrew A.

From: Diane Lupinski <dianelupinski@gmail.com>

Sent: Tuesday, August 19, 2025 8:49:18 AM

To: Andrew Armstrong

Subject: Re: Follow-Up HDC Application Materials

These drawings from AI software showing the recessed panels and tapered posts. Do these work for you? If yes will send material list.

On Fri, Aug 15, 2025 at 9:57 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

Diane,

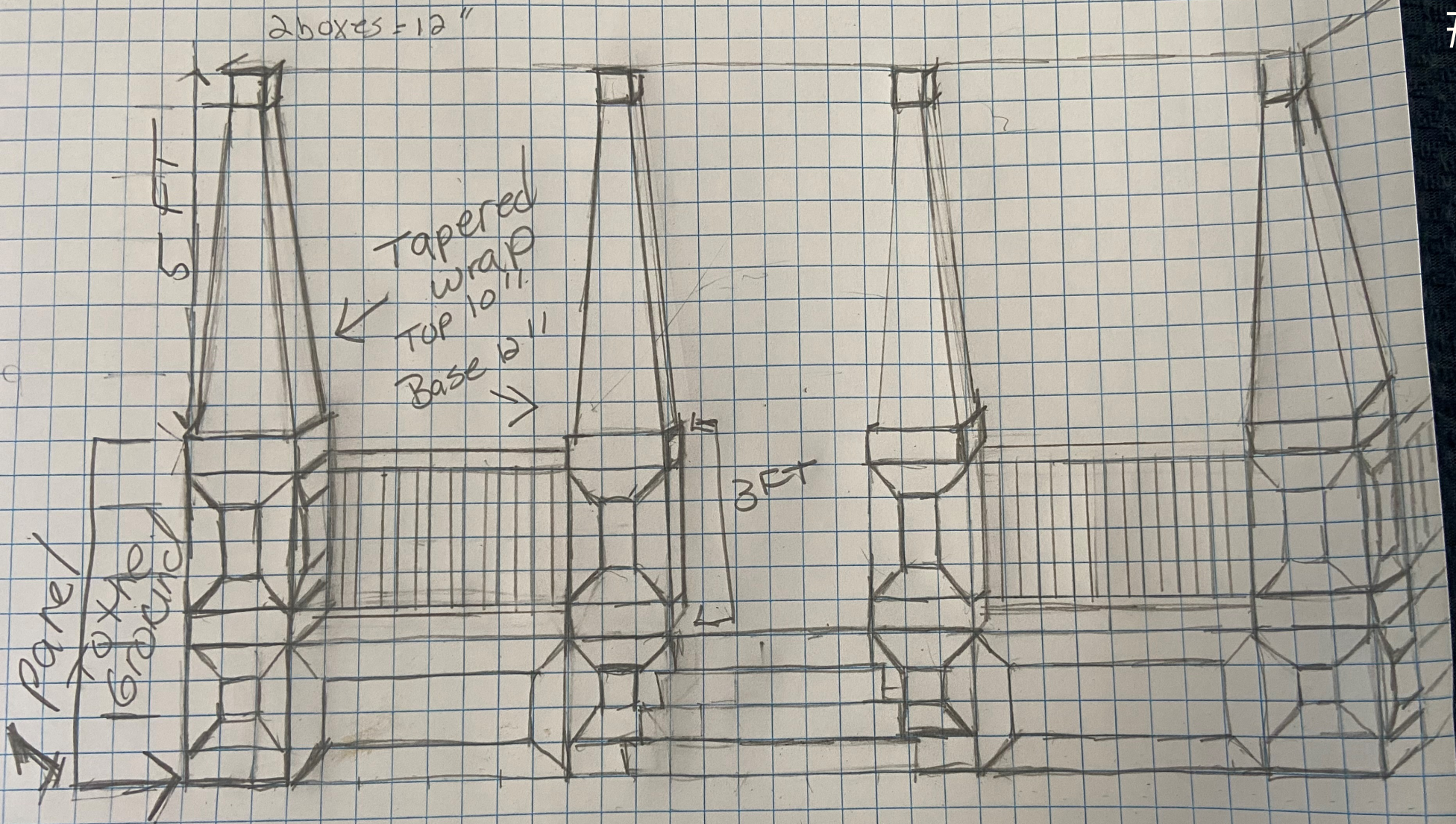
Make sure to provide details of the "materials" you are proposing for the board. They will need to know what it is they are approving in addition to the design.

Thank you.

Andrew J. Armstrong

Assistant City Planner & Development Coordinator

#1



Boxes
18" X 18" X 3 FT

1 Panel Covers
Front and side
of Boxes to the
ground

#2

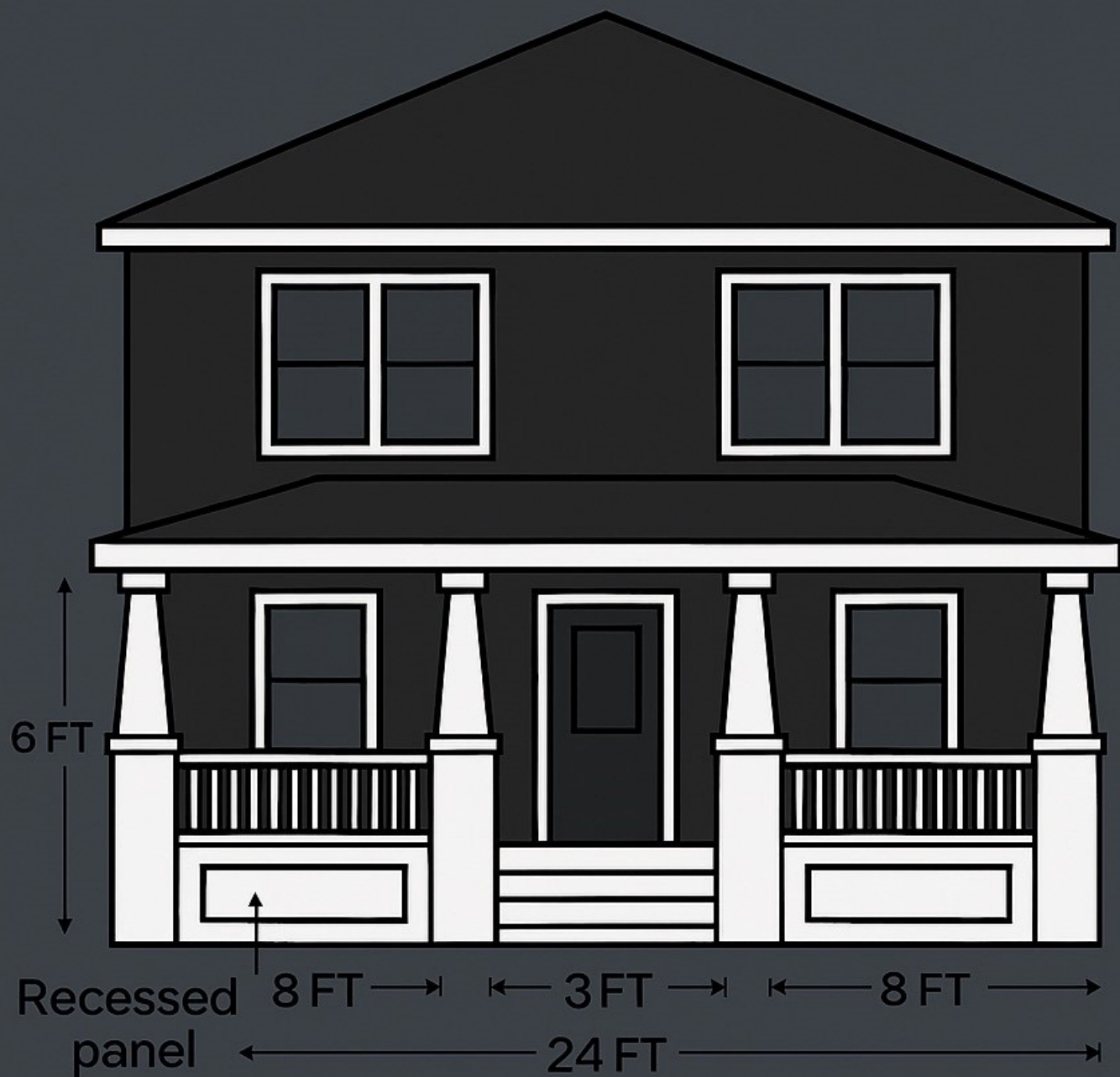


#3



Four square home
24 FT

#4



Four square home
24 FT



Recessed porch 8 FT 3 FT 8 FT 24 FT

Four square home
24 FT

Re: Follow-Up HDC Application Materials

Andrew Armstrong

Mon 8/18/2025 9:11 AM

Sent Items

To: Diane Lupinski <dianelupinski@gmail.com>;

Please provide the materials/specifications.

From: Diane Lupinski <dianelupinski@gmail.com>

Sent: Monday, August 18, 2025 9:03:31 AM

To: Andrew Armstrong

Subject: Re: Follow-Up HDC Application Materials

Hi Andrew

#6



This is how the post boxes will look and continue to the ground. Tapered post wraps on top and the only thing that AI got wrong is the bottom boxes will be wider than in the picture. I'll send over material list if you are good with the picture.

Diane

On Fri, Aug 15, 2025 at 9:57 AM Andrew Armstrong <AndrewArmstrong@bristolct.gov> wrote:

Diane,

Make sure to provide details of the "materials" you are proposing for the board. They will need to know what it is they are approving in addition to the design.

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



**ORIGINAL MATERIALS SUBMITTED
FOR JULY 23RD MEETING**

Reasons why we had to reconstruct the entire porch was due to termite damage and corrosion of the foundation, floor, railings, and interior wood supports in the columns, as well as the deterioration of the plaster columns. The framing in each of the corners of the porch foundation dropped 3 inches due to bad footings and on top of the footings were 3-foot pipes not cemented in. The reason we went with four posts in the front instead of the original two end post support pillars is because the span of the entire porch roof is over 20 feet. Two posts are not up to code to support that wide of a span. The materials that was originally on the porch could not be reused due to termite damage as shown in the pictures for pillars, boxes and railings, therefore the entire porch had to be rebuild.

The proposed design is to keep with the oversized pillars and add two more pillars in the center to support the wide roof span and the weight of it. We will be wrapping the pillars with 2x4s, 4x4s and 2x10 to create the oversized pillars and wrap them with PVC boards to prevent future deterioration and make it last for centuries to come. The railing balusters will be built from 3/4-inch PVC boards framed with pressure treated 2x4, 2x6, and 1 8 boards. The railings will be constructed from 2x 6 pressure treated boards and wrapped with PVC to match the columns and balusters.

Picture taken before showing the original oversized sinking end pillars.



Picture showing the proposed design with 4 pillars. The pillar design on the house will have a simpler design and will be wider than the picture A. New pillars will be 15 ½ square from top to bottom PVC board and trimmed on top and bottom with cedar to match the porch shown in picture B which is the current porch construction.

A



B

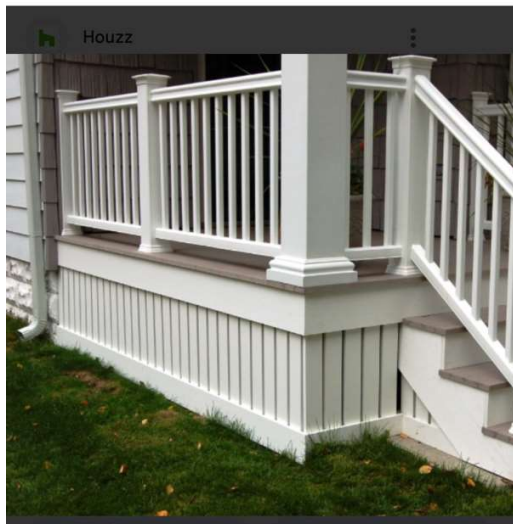


Skirting will be constructed from PVC board and framed with 2 x 4 pressure treated boards.

9:40



google.com



BEFORE PHOTO



BEFORE PHOTO





PROPOSED RAILINGS



VINYL FENCING & RAILING

ALUMINUM FENCING & RAILING

LED LIGHTING

weatherables®

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At Weatherables®, we never compromise on quality. We still manufacture the same heavy-duty, USA-made vinyl fencing and railing that we did decades ago. In fact, our vinyl products can be up to 50% heavier and thicker than the competition.

WHY DOES THIS MATTER?

- ✓ More vinyl = Thicker, stronger, more durable fencing
- ✓ Heavier panels stand up to the elements and last longer
- ✓ Use the  to compare our fence panel weight to other brands—you'll see the Weatherables® difference

More Than a Product—A Promise

At Weatherables®, the only thing stronger than our products is the service that comes with them.™

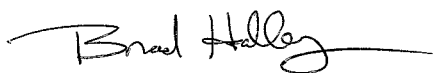
We believe Great Experiences Matter. From your first call to the final installation, we're here to ensure every step is seamless. Our commitment to quality means we only offer products that are built to last—and we stand by that promise with:

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- | | |
|---|---|
| ✓ Made in the USA:
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maximum durability | ✓ High-impact resistant |
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President, Weatherables®

WE TAKE PRIDE IN MANUFACTURING PREMIUM QUALITY FENCING AND RAILING THAT ARE ENVIRONMENTALLY FRIENDLY



MANUFACTURED FROM
PVC, 100% BPA FREE

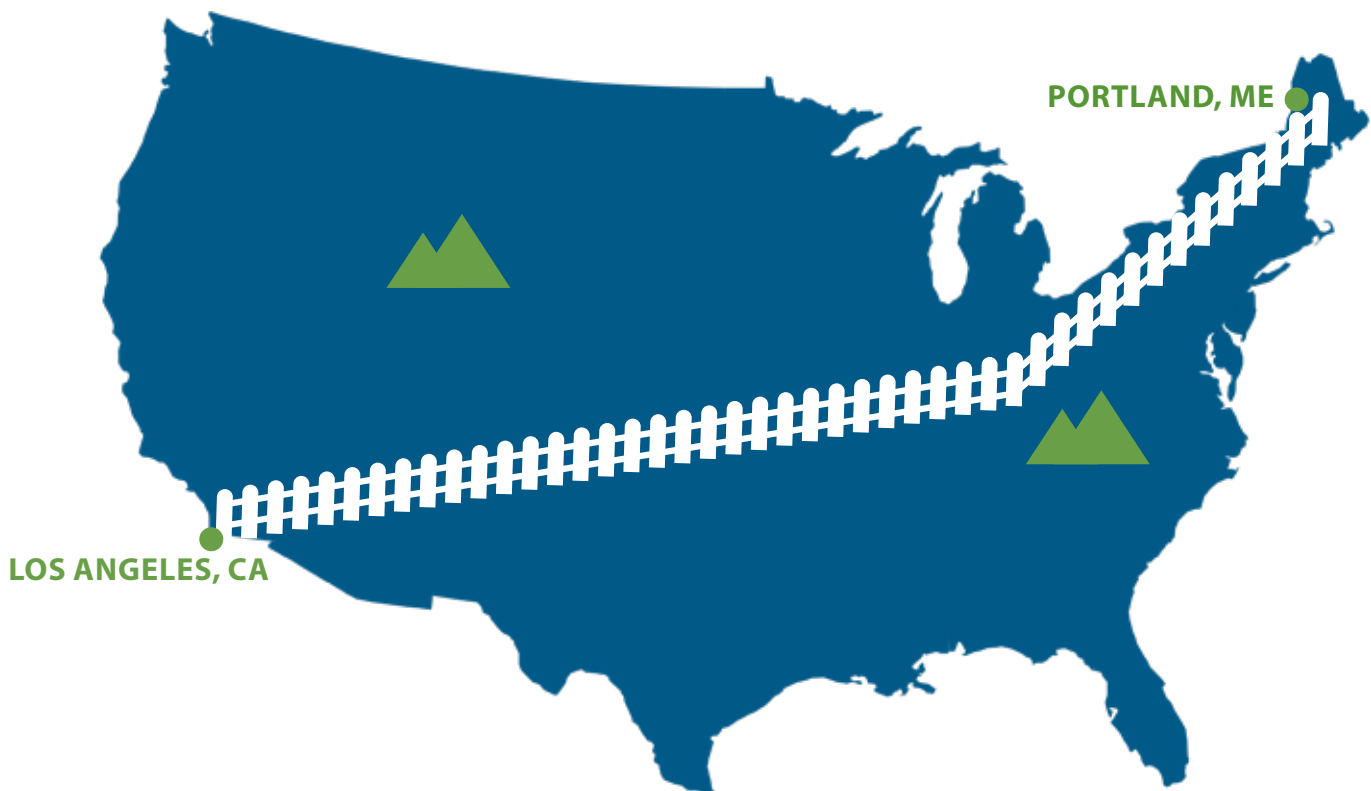


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EXTRUDED WITH A
CLOSED LOOP WATER SYSTEM

BY USING RECYCLED MATERIALS, WE HAVE KEPT MORE THAN 50 MILLION POUNDS OF PLASTIC OUT OF LANDFILLS. ENOUGH TO PUT A WEATHERABLES PICKET FENCE FROM PORTLAND, MAINE TO LOS ANGELES, CALIFORNIA.



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The Berkshire™ Railing

Color: ☐ ☐ ☐

Rail: 2" x 3.5" top & bottom rail

Railing Height: 36" & 42" (bottom rail 2" from the ground)

Spindle Style: 1.5" Square Spindle

Length: 4', 6' & 8' straight; 6' & 8' stair

Aluminum Inserts:

Top Rail Insert–included

Bottom Rail Insert–optional

Stair Rail–top & bottom rail inserts are included

IRC¹ & IBC¹ | Brackets Included

The Washington™ Railing

Color: ☐ ☐ ☐

Rail: T-Rail top rail & 2" x 3.5" bottom rail

Railing Height: 36" & 42" (bottom rail 2" from the ground)

Spindle Style: 1.5" Square Spindle

Length: 4', 6', 8' & 10' straight; 6' & 8' stair

Aluminum Inserts:

Top Rail Insert–included

Bottom Rail Insert–optional

Stair Rail–top & bottom rail inserts are included

IRC¹ & IBC¹ | Brackets Included



The Burlington™ Railing

Color: ☐

Rail: 2" x 3.5" top & bottom rail

Railing Height: 36" & 42" (bottom rail 2" from the ground)

Spindle Style: 1.5" Colonial Spindle

Length: 4', 6' & 8' straight; 6' & 8' stair

Aluminum Inserts:

Top Rail Insert–included

Bottom Rail Insert–optional

Stair Rail–top & bottom rail inserts are included

IRC¹ & IBC¹ | Brackets Included

The Addison™ Railing

Color: ☐

Rail: T-Rail top rail & 2" x 3.5" bottom rail

Railing Height: 36" & 42" (bottom rail 2" from the ground)

Spindle Style: 1.5" Colonial Spindle

Length: 4', 6', 8' & 10' straight; 6' & 8' stair

Aluminum Inserts:

Top Rail Insert–included

Bottom Rail Insert–optional

Stair Rail–top & bottom rail inserts are included

IRC¹ & IBC¹ | Brackets Included

*The brackets included with the premium stair railing are designed for angles of 30° to 40°.

Fwd: Linda Yelder responded to your message

Diane Lupinski <dianelupinski@gmail.com>

Tue 7/15/2025 3:12 PM

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

Hi,



Here is a link to the railing brochure. I spoke with Linda at weatherables and the Berkshire is what Home Depot is referring to as the Walton.

Diane

PROPOSED PORCH COLUMNS

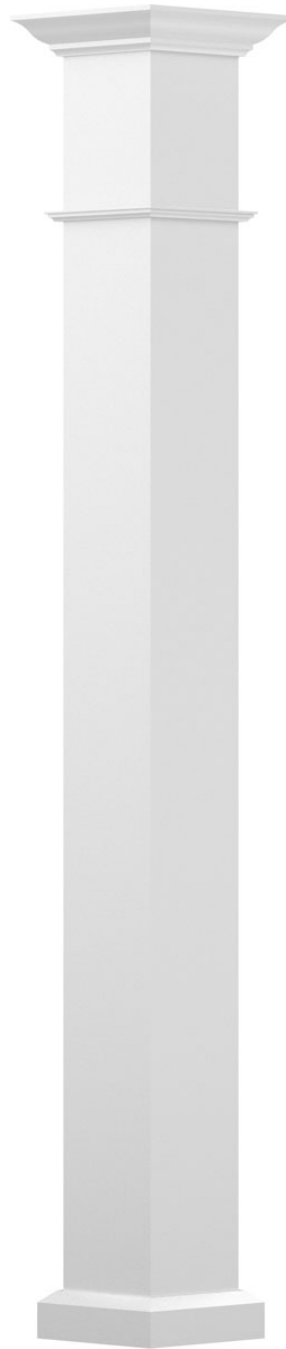
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[CORBELS & BRACKETS](https://www.millwork.com/corbels-brackets.html) ([HTTPS://WWW.MILLWORK.COM/CORBELS-BRACKETS.HTML](https://www.millwork.com/corbels-brackets.html))

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8" X 8' ENDURA-ALUMINUM WELLINGTON STYLE COLUMN, SQUARE SHAFT (FOR POST WRAP INSTALLATION), NON-TAPERED, GLOSS WHITE FINISH W/ CAPITAL & BASE

Width	Height	Inside Width	Bottom Width	Inside Diameter	Top Width
7 1/4"	96"	5 1/2"	12 3/4"	6"	12 3/4"

Item No.: EA0808INPSEWEWE

Estimated ship date:

Friday, Aug. 1st - Friday, Aug. 8th

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1. Size (Width x Height) ⓘ

8"W x 8'H

2. Installation ⓘ

Post Wrap Installation

3. Finish ⓘ

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