BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: February 7, 2008, at Town Hall, 10 Court Street, Bristol, Rhode Island
Present: Chairman Ed Cifune; Vice-Chairman Oryann Lima; Members Stephan Brigidi, Reggie McCarthy, Alternate Member Eric Hertfelder
Absent: Anthony Margiotta, John Allen, Melanie Barker

Chairman Cifune brought the meeting to order at 7:07PM.

The minutes of the January 3, 2008, meeting were approved as presented. (McCarthy/Brigidi 4-0)

1. 7:00PM 08-015 189 High St., James Damaskos
replace storm windows

Property owner presented. Staff Assistant photographs were marked Exhibit A. Mr. Damaskos has already replaced first floor storm windows with Point One Storms (it was his understanding that the contractor would take care of any necessary applications. Commission agreed that application would cover replacement of any additional storm windows using Point Ones owner may wish to replace.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-015 as presented in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/McCarthy 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Ory Lima

2. 7:10PM 07-135 221 Hope St., Unit #14, 15, Carmlita & Donald Kingsley
1. remodel deck; 2. install doors

Attorney Alfred Rego and Carmlita Kingsley presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Owner wishes to remodel the second floor deck and install two vinyl clad doors on the west elevation of the building. Anderson doors with no grills will be installed. Rail system will be constructed using cedar rails and balusters to match existing lower porch. Any new wall construction will match existing.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 07-135 as presented contingent on receipt of Condominium Association approval of the changes in accordance with Secretary of the Interior Standard #9 (Hertfelder/Brigidi 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9

Project Monitor: Reggie McCarthy

3. 7:20PM 08-009 31 Union St., Robert Barrow
replace shingles

Property owner, Robert Barrow, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Owner's application is to reshingle the west elevation and kitchen ell using in-kind (white extra clear) shingles and does not anticipate any trim repair/replacement.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-009 as presented in accordance with Secretary of the Interior Standards #6, 9 (Brigidi/McCarthy 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9

Project Monitor: Ory Lima

4. 7:30PM 08-012 61 Court St., Sebastian J. Wordell
1. install skylights; 2. install fence

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Wordell stated that he originally intended to install the skylights, but neglected to include them in a previous application. He plans on erecting a picket fence 4' high, 3" pickets on the front and around driveway of the property.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-012 as presented in accordance with Secretary of the Interior Standards #9, 10 (Lima/McCarthy 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10

Project Monitor: Melanie Barker

5. 7:40PM 08-013 201 Thames St., Bristol Fire Department (Eveready Sta.)
reset bricks

Fire Chief, Bob Martin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. The application is to remove and reset the bricks on the west elevation of the fire station in order to keep the wall from falling down.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-013 as presented in accordance with Secretary of the Interior Standard #6 (Lima/Hertfelder 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6

Project Monitor: Ed Cifune

6. 7:50PM 08-014 Thames St., Town of Bristol
Street Lighting Project

In the absence of Ed Tanner, Ed Cifune introduced Ed Tanner's memo dated Feb. 7th marked Exhibit B. Staff Assistant photographs were marked Exhibit A. The town's proposal is to keep the Franklin St. service pedestal in its current location, but to remove existing cement foundation and replace it with flush step, reducing the height by almost one foot. They are also trying to reduce the height of equipment cabinet. Any relocation of this pedestal will cost a considerable amount of money due to mature trees in area, subsurface drainage pipeline and replacement of new sidewalk. Commission members Brigidi and Hertfelder spoke against the current placement citing the box's negative impact on the view into town. Also mentioned was their displeasure with the Town in not consulting or applying for approval prior to installation.

Chairman Cifune stated that the Town of Bristol was not required to apply for HDC approval for projects on property belonging to the town.

Chairman Cifune invited comments from the public. Julie Brigidi presented photos (placed on file) showing before and after views of the site and protesting the location because of the esthetic damage to the corner. Jackie Carroll owner of Jackie's Loft also objected stating that the box would block the view to her store display windows. A letter from Jeff Guertler, proprietor of Redlefsen's, was received and filed; Mr. Guertler also objects to the location.

A motion was made to accept Application 08-014 as presented with the stipulation that Mr. Tanner meet with the Commission to discuss possibility of relocating the box or making it the smallest possible in accordance with Secretary of the Interior Standards #1, 4, 10 (Lima/McCarthy 3-2).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 1, 4, 10

Project Monitor: Entire Commission

7. 8:00PM 08-011 12 Byfield St., Elbert Gardner
construct single family dwelling

Mr. Steven Gardner owner's son and designer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Mr. Gardner presented details of design and massing as shown in the exhibits. The porch stairs will end at the sidewalk. He was asked why he was not using more natural materials, and answered that his parents were looking for low maintenance. Comments included "windows small in relation to others in neighborhood,

could they be raised? Trim detail, brackets in gables, could be eliminated. Cobble stone driveway good choice. Use true wood door on front because of visibility to street.

Chairman Cifune invited comments from the public. Barbara Bell expressed concern for trees in the front and asked how wide the cut for driveway would be. Joan Johnson questioned why all natural materials were not required in the construction. (Mr. Brigidi read Sec'y. Interior's Standard #3.)

A motion was made to accept Application 08-011 as presented for the design and massing with applicant submitting design and feature details for approval at a later meeting in accordance with Secretary of the Interior Standard #3 (Brigidi/McCarthy 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 3

Project Monitor: Stephen Brigidi

8. 8:10PM 08-007 22-26 Burnside St., Herreshoff Marine Museum
1. re-roof; 2. repair cupola; 3. replace siding; 4. repair/replace windows; 5. enclose loading dock

William Waterston presented for the Museum. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Mr. Waterston described repairs and noted the most critical was the cupola and siding on east elevation. Four windows in the east elevation are extremely deteriorated and may need replacement. The majority of the windows will be repaired. Approval will be sought from the Commission for replacements. Ed Cifune suggested they would need to be custom replicated. It was agreed that double pane wood windows with through muntins would be acceptable for the cupola. Re-roofing will be done with 40 year, asphalt, Architectural, GAF "slate line shingles." Siding will be replaced in small area on east elevation using pine or cedar shingles. Gutter will be replaced with cedar and downspouts will be corrugated round aluminum. Mr. Waterston discussed two tentative plans for the loading dock; 1. relocate dock to historic location or 2. eliminate dock and add four windows. Commission asked if doors could open out. Any new trim is to match existing.

Chairman Cifune invited comments from the public. Roseanne Silvia, 25 Burnside spoke on her concerns regarding parking opposite the loading dock. Would prefer dock replaced with windows. She has a problem using her driveway which is opposite the dock when trucks are parked at the dock unloading. A suggestion was made to use sliding, barn type, doors if the dock is kept.

A motion was made to accept Application 08-007 as presented to re-roof using GAF shingles (sample to be submitted); replace siding in-kind; repair cupola with return for approval of window selection; and to return with loading dock and elevation window details in accordance with Secretary of the Interior Standards #3, 4, 5, 6, 9, 10 (Lima/Brigidi 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 4, 5, 6, 9, 10

Project Monitor: Entire Commission

9. 8:20PM Concept Review 169 Hope St., Herreshoff Marine Museum
1. demolish existing structure; 2. construct new structure

Architect Friedrich St. Florian presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P (new, revised exhibits submitted 1/31/08).
Mr. St. Florian described the design changes citing the reduction in height which will eliminate the need for a Zoning Variance, relocating the elevator to the inside of the building and generally reducing the size of the new building. In the new design the building will be 3,320 S.F.; the existing building is 2,870 S.F. The new roof has a change of slope. No changes were made in the proposed siding material (horizontal cedar clapboards, ship lapped; roof to be standing seam aluminum; deck to be wood with round concrete columns. A boardwalk will be constructed inside the existing wall leading to entrance.

Commission member's comments were favorable as to the concept design, the massing and appreciative of the changes made following the January 3rd Concept Review.

Chairman Cifune invited comments from the public. William Campbell, 186 Hope St., registered several concerns regarding the demolition and new construction. Included questions were a definite measurement of the building height; the area use (residential vs. museum); approval from CRMC. As a nearby resident, Mr. Campbell objected to the increased building mass and the effect it would have on his view. He suggested that perhaps the new building could be constructed south of the present proposed location.

The Herreshoff Marine Museum personnel were expecting a decision with a Certificate of Appropriateness and Final Approval at this meeting; however, the application was listed and advertised as a Concept Review. Because the Museum would like a decision prior to their hearing before the Zoning Board on March 3, 2008, they requested a special meeting be held to vote on Application #08-008.

A motion was passed to hold a special meeting for Application #08-008 on March 28, 2008, at 7:00 PM. (Brigidi/McCarthy 4-0)

Old Business:
New Business:

Adjourn:
A motion to adjourn was unanimously passed at 9:45PM (Lima/Hertfelder 4-0)

SC
Date Approved: March 6, 2008