

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: May 1, 2008, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Ed Cifune; Vice-Chairman Oryann Lima; Members Stephan Brigidi, John Allen, Alternate Member Eric Hertfelder

Absent: Reggie McCarthy, Melanie Barker, Anthony Margiotta

Chairman Cifune brought the meeting to order at 7:00PM.

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

### **1. 08-026 1382 Hope St., Russell F. O'Connell** landscape

Property owner Russell O'Connell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Owner wishes to remove the old shrubs and bushes on the north side of the property along with an old pear tree. He plans to replace these with flowering shrubs in the same location as those removed.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-026 as presented in accordance with Secretary of the Interior Standard #10 (Lima/Allen 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: #10.

Project Monitor: Stephen Brigidi

Mr. Hertfelder arrived 7:15PM.

### **2. 08-027 2 Elm Farm Dr., Russell F. O'Connell** 1. fence; 2. light post; 3. driveway

Property owner Russell O'Connell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Exhibit I presented at meeting. Mr. O'Connell wishes to install a new cedar fence 6' high along a section of the north property line and along the east property line. Also to install three sections of rail fence as diagramed on Exhibit B. He also plans to install lamps on posts as shown in Exhibits. The driveway will be processed gravel.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-027 as presented in accordance with Secretary of the Interior Standard #9, 10 (Lima/Allen 4-0).

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

Project Monitor: Stephen Brigidi

**3. 08-028 245 High St., Herbert B. Burnham**

repair 1st and 2nd story porch

Property owner Bennett Burnham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. The two story front porch is sagging due to rotten wood. He will dismantle and replace only the rotten wood which will be replaced with in-kind material and rebuilt using all of the original sound material including the balusters and turned posts.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-028 as presented in accordance with Secretary of the Interior Standard #6 (Brigidi/Lima 4-0).

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

Project Monitor: John Allen

**4. 08-029 39 High St., Bruce, Barry Martin**

re-roof

Property owner Barry Martin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Owner wishes to re-roof using Iko, 3-tab Harvard Slate or Architectural Cambridge Charcoal Gray shingles.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-029 as presented in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Lima 4-0).

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

Project Monitor: Ory Lima

**5. 08-030 275 Hope St., Kenneth Ambrose**

1. fence; 2. brick walkway and patio; 3. cobblestone border

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Owner wishes to install a 4' high fence for privacy, install a new

patio using brick, replace existing walkway with brick as used in the patio and to replace pressure treated wood border on east flower beds with cobbles.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-030 as presented in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 4-0).

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

Project Monitor: Ory Lima

**6. 08-031 310 High St., Ktenia White, Will Harmon**

1. replace windows; 2. replace stairs; 3. repair/replace roof shingles; 4. new roof deck; 5. new gutter; 6. repair fire damaged trim

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Owner wishes to replace fire destroyed windows (19) with Kolbe 5/8 Performance Divided Lite windows (see Exhibit E). Two windows on the 1<sup>st</sup> floor east elevation and one 1<sup>st</sup> floor window on the north elevation to be retained. Owner wants to install a roof deck on the north side of the house, all other repairs/replacements will be made using in-kind materials and will be restored to pre fire condition.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-031 as presented including replacement of windows with Kolbe PDLs and removal of storm windows; three windows on 1<sup>st</sup> floor to be retained in accordance with Secretary of the Interior Standards #5, 6, 9, 10 (Brigidi/Hertfelder 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6, 9, 10. Finding of Fact regarding window replacement is due to the total damage to existing windows caused by fire.

Project Monitor: Ed Cifune

**7. 08-033 19 Burnside St., HH Acquisitions, LLC**

repair windows

Office Manager Karen Ptak and contractor Gerry Campbell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Owner applied to remove and repair windows prior to painting. There are approximately 100 windows in the building. The only replacement was for glass that was broken. Approval was also given for addition of one storm window on west elevation.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-033 as presented plus the installation of one new storm window in accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 4-0).

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

Project Monitor: n/a

**8. 08-035 23 Union St., Michael Boyce**

1. replace windows (±10) 3rd floor; 2. replace front door

Property owner, Michael Boyce presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Owner applies to replace fire damaged windows with Brosco, wood, 2/2, of the same dimension windows. He also applies to replace the front door with a custom made door using the existing design and existing bull's eye glass.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-035 as presented in accordance with Secretary of the Interior Standards #5, 6 (Lima/Brigidi 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6.

Project Monitor: Ory Lima

**9. 08-036 259 Hope St., John & Marilyn Housley**

1. re-roof; 2. rebuild chimney

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mrs. Housley applied for approval to re-roof using Certainteed, Architectural, moiré black shingles and to rebuild the chimney. Chimney will have a bluestone cap and Glenn Gerry bricks. Approval was given for the option of installing a new ½ round aluminum or copper gutter and downspout on the front.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-036 as presented with the option of addition of a new gutter and downspout in accordance with Secretary of the Interior Standard #6 (Brigidi/Allen 4-0).

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

Project Monitor: John Allen

**10. 08-037 103 Bradford St., Barbara Allen**

new shed

Property owner Barbara Allen presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Owner applies to install a new A-frame shed with wood siding (see Exhibit C).

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-037 as presented in accordance with Secretary of the Interior Standard #10 (Lima/Allen 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10.

Project Monitor: Ory Lima

**11. 08-038 282 Thames St., George Garvin**

replace fence

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Owner applied to replace fence on north property line with 6" Wood Dog Ear Cedartone Fencing.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-038 as presented in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Lima 4-0).

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

Project Monitor: Stephen Brigidi

John Allen recused himself from the following application

**12. 08-032 60 Church St., John & Mary Ann Allen**

1. new awning; 2. lighting

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Mr. Allen applied to install a retractable awning at the rear of his garage which will be invisible from the street and to install lighting (see Exhibit K).

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-032 as presented in accordance with Secretary of the Interior Standard #10 (Hertfelder/Lima 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10.

Project Monitor: Stephen Brigidi

**13. 08-034 500 Wood St., Wood St. Investors, Inc., Lyle Fain**

1. new guard house; 2. repair guard house

Property owner, Lyle Fain, presented. Staff Assistant photographs were marked Exhibit A. Mr. Fain's application is to locate an existing building at the opening of his factory complex to be used as a guard house replacing the cinder block building that has been razed. He also is making minor repairs to the building. The move and repairs have already been completed prior to hearing. He also plans to replace the building's windows and door.

Chairman Cifune invited comments from the public.

A motion was made to accept Application 08-034 as presented in accordance with Secretary of the Interior Standards #6, 9 (Brigidi/Allen 4-0).

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

Chm. Cifune then raised for discussion the violation on Mr. Fain's property in which several windows were removed and not replaced. In May of 2006, Nextel was granted approval for an application to install antennas on the smoke stack with the condition that the windows be replaced. The antennas have been installed, but the window violation has not been corrected.

According to Ory Lima five to six windows facing Wood St. were removed; Mr. Fain stated he was unaware of their removal. Solicitor Andy Teitz suggested that a site visit be scheduled to inspect the building and status of windows. Andy will coordinate with Mr. Fain and Commission member/s.

A motion was made to direct Solicitor Teitz to meet with Mr. Fain and Commission Ory Lima to inspect the site (Lima/Brigidi 4-0).

Old Business:

New Business: A new pizza restaurant will be opening on State St. in the building also occupied by a dry cleaners. Signs will be painted on the inside of the windows. It was the opinion that an application must be submitted for the signs and any ventilation equipment that will be installed on the exterior of the building.

Adjourn: A motion to adjourn was unanimously passed at 9:12PM (Lima/Brigidi 4-0).

SC

Date Approved: June 5, 2008