

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 4, 2008, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Absent: Melanie Barker

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

The minutes of the August 7, 2008, meeting were approved as presented. (McCarthy/Allen 4-0)

1. 7:00PM 08-007a 22-26 Burnside St., Herreshoff Marine Museum
1. loading dock; 2. repair/restoration update

Larry Fisher, Executive Director of the Museum presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. This is a continuation of the original application. Mr. Fisher stated that they wished to add windows over the new loading dock door in order to illuminate the interior space, examples of two other HMC doors were presented for illustration and marked Exhibit F. It was commented that the panes should be in a vertical alignment and the same size as others in the building.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-007a as presented pending submission of a final layout drawing in accordance with Secretary of the Interior Standards #5, 9 (Allen/McCarthy 5-0).

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

Project Monitor: BHDC

2. 7:10PM 08-085 1 Constitution St., Bristol County Elks Lodge #1860
1. replace existing rail; 2. install new rail and gate

Bob White, Trustee, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. The member's request approval of a replacement rail on the south and west side of the property and to install new railing along lower deck and install two new gates. As presented the new perimeter railing would be of anodized aluminum 42" high in 8' sections and on the deck anodized aluminum frame with a woven mesh in place of vertical posts. It was suggested that blue woven mesh be used on all to be consistent. Mr. White agreed stating that it would be less expensive.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-085 for new and replacement railing using anodized aluminum frames with blue mesh laced onto rails, and gates for security as presented in accordance with Secretary of the Interior Standards #9, 10 (Lima/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 19

Project Monitor: John Allen

3. 7:20PM 08-088 5 Thames St., Robin K. Allister
add storm doors

Rosaline Mazur presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Owner seeks approval for installation of two storm doors on the west side of the building.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-088 as presented for the installation of two Anderson 4000 series storm doors in accordance with Secretary of the Interior Standard #10 (Lima/Allen 5-0).

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

Project Monitor: John Allen

4. 7:25PM 08-046a 417 Hope St., Richard Carreiro
fence design change

Bob Douglas from 433 Hope St. Redevelopment presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is for a design change for approved fence on the property. Requested style is for a Newport Picket fence. There will be two gates at the driveway reinforced with metal brackets painted to match the fence.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-046a as presented for change in fence style in accordance with Secretary of the Interior Standard #9 (Margiotta/McCarthy 5-0).

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

Project Monitor: BHDC

5. 7:30PM 08-090 439 Hope St., Anthony Thomas
1. replace fence; 2. driveway; 3. gate; 4. exterior lights

Bob Douglas from 433 Hope St. Redevelopment presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Vinyl fence erected by 433 Hope St. Redevelopment on the south property line in violation will be removed. A board with diagonal lattice cedar fence 6' high will be erected at the rear and south sides of the property. Mr. Douglas stated a single, 8' wide gate would be installed at driveway entrance in Newport Picket style (to match 417 Hope St.) with metal reinforcement and cable to stabilize gate. Commission suggested two 4' sections would eliminate cable and heavy reinforcement. Two exterior lights to be installed at rear of building and at Commission suggestion one on the south side of the building to illuminate driveway. Light design cut sheet to be submitted.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-090 for Newport Picket style gate consisting of two 4' sections; cedar 6' board with diagonal lattice fence on south and rear property line; installation of three lights (cut sheets to be submitted) in accordance with Secretary of the Interior Standards #9, 10 (Lima/Margiotta 5-0).

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

Project Monitor: Ory Lima

6. 7:40PM 08-091 344 Hope St., Joan Johnson
replace clapboards south elevation

Contractor Bill Smith and property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. The clapboards on the south side of the house are severely deteriorated and water is leaking into the house. Some of the clapboards on the second story rear may be salvageable. Owner does not want original and addition to be delineated by a trim board behind gutter. Contractor plans to use solid red cedar clapboards.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-091 as presented for replacement siding replicating original and, where possible, retaining what can be saved in accordance with Secretary of the Interior Standards #5, 6 (Brigidi/Margiotta 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards 5 and 6, and there is sufficient deterioration to approve replacing clapboards.

Project Monitor: Stephen Brigidi

7. 7:50PM 08-092 108 State St., Jessica Silvia
repair shed

Property owner, Joe Silvia presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Shed was damaged by tree limb felled by storm. Owner applies to restore shed to predamage condition.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-092 as presented in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Lima 5-0).

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

Project Monitor: Reggie McCarthy

8. 7:55PM 08-093 693 Hope St., Steven & Susan Dolan
replace iron railings

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Applicant will replace existing railings with iron railings in the same position as existing, using existing finials, color black.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-093 as presented in accordance with Secretary of the Interior Standards #6, 9 (Margiotta/Lima 5-0).

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

Project Monitor: Anthony Margiotta

9. 8:00PM 08-094 56 Franklin St., James Riccio
replace rear door

Property owner, James Riccio, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Owner wishes to replace existing French door in rear of building with an Anderson, 200 Series, Modified Colonial French Door, same size as existing, and to repair door sill.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-094 as presented in accordance with Secretary of the Interior Standard #9 (Margiotta/Lima 5-0).

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

Project Monitor: Ory Lima

10. 8:05PM 08-095 183 High St., Eleanor V. Travers
repair front porch

John DeAngeles contractor for the property owner (his aunt) presented. Staff Assistant photographs were marked Exhibit A. Floorboards on second story porch are rotted and need to be replaced. Mr. DeAngeles plans to use tongue and groove mahogany for floor replacement and to replace rails. Commissioners stated \$100 fee to be collected for work being started prior to issuance of approval sheet. Commission also wants a cut sheet of trim (or picture) replacing rotted trim.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-095 for repair of 2nd story porch floor using tongue and groove mahogany; replacement of rail; payment of \$100 fee for work done prior to approval in accordance with Secretary of the Interior Standards #9, 10 (Lima/Margiotta 5-0).

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

Project Monitor: John Allen

11. 8:15PM 08-096 21 Bradford St., Donna Richards
install temporary fence

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Ms. Richards erected a temporary fence to protect her property from a construction site to the north of her property. She stated that a stone wall had been knocked over and construction equipment drove onto her property.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-096 as presented to install a temporary fence for 90 days from today at which time it must be removed (December 4, 2008) in accordance with Secretary of the Interior Standard #10 (Allen/Lima 5-0).

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

Project Monitor: Stephen Brigidi

12. 8:25PM 08-087 1200 Hope St., Tucker Properties, LLC
1. replace NE corner casement; 2. repair/replace jet work; 3. repair spires; 4. repair exit stairs; 5. re-side bulkhead; 6. re-roof bulkhead; 7. replace rotted trim; 8. re-build porches and porch roofs; 9. replace fence around side veranda

Jim Towers and property owner Ethan Tucker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-DD. Application is to repair or

replace in kind all deteriorated exterior details as listed above. Commission members felt information was too broad in scope and asked for more specific details in writing and drawing with dimensions for documentation purposes. Owner stated he wished to restore/replicate details in kind and that the house will remain a one family dwelling. Commission members felt the project would best be handled in sections and that this application would be continued monthly until all elements covered. Drawings are to be submitted showing restoration details for the next phase.

It was decided to address several items as Phase I:

1. stabilize porch
2. repair/replace fascia boards
3. repair/restore windows, doors
4. repair/restore gutters
5. repair/restore deteriorated clapboards

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-087 as presented for stabilization of the porches repair/restoration of fascia boards, windows, doors, gutters and restore deteriorated clapboards to seal the interior from the elements. Application will be continued for next month. Decision is in accordance with Secretary of the Interior Standards #5, 6, 9 (Brigidi/McCarthy 5-0).

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

Project Monitor: BHDC

13. 8:35PM 08-089 300 Hope St., Muhammed Yasin
1. replace fence; 2. reshingle front door overhang

Property owner Muhammed Yasin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Owner applied to replace fence on north property line. Mr. Yasin was cited for removing the old fence and installing a new fence with steel support posts and a concrete pylon and steel rail barrier prior to HDC project approval and was assessed a \$100 fee. Commission members did not have any objections to the style and material of the wood fence. However, it was stated that the steel support posts and cement pylons and rails were inappropriate for the site and will have to be removed. Mr. Yasin stated his concern regarding protection for the fence from people backing into it. Commission suggestion for a remedy was to plant shrubs in front of the fence to conceal the steel posts, and to install a curb in front of the plantings. The depth of the barrier from the curb to the fence could range from two to three feet. Shrubs to cover the fence from the front (west) end to the sidewalk that runs in front of the store are to be planted. Other Commission suggestions were to remove pylons, and cover steel posts on fence with a wood surround or to replace steel posts with wood posts. Mr. Yasin chose the "curb with plantings" option.

Mr. Yasin applied for approval to reshingle the front overhang with asphalt shingles, black in color.

Chairman Cifune invited comments from the public. Dean Nadlin stated he believed the wood fence was appropriate but the cement and steel guard rail were ugly.

A motion was made to approve Application 08-089 for the existing wood fence with the addition of shrubs planted two to three feet into property and a flat curb installed in front of plantings. The cement pylons and rails are to be removed. Application and file to be referred to the Town Solicitor as this is owner's third HDC code violation. Approval to re-roof the front overhang of the building with black asphalt shingles, manufacturer's cut sheet to be submitted for the record. Decision is in accordance with Secretary of the Interior Standard #9 (Lima/Allen 5-0).

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

Project Monitor: BHDC

14. 8:45PM 08-097 205 High St., United Brothers Synagogue
1. reshingle; 2. storm windows

Contractor Dean Nadlin presented for the property owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to replace the existing shingles with new cedar and to replace storm windows with Point One storms. The plexiglas on the front stained glass window will be replaced with tempered glass.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-097 as presented in accordance with Secretary of the Interior Standards #6, 9 (Brigidi/McCarthy 5-0).

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

Project Monitor: John Allen

15. 8:55PM 08-098 254 Hope St., Candace Alessandro
repair porch

Property owner Candy Alessandro presented. Staff Assistant photographs were marked Exhibit A. Owner applied to replace porch post located in the s-w corner which was rotted. It will be repaired using in kind materials.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-098 as presented in accordance with Secretary of the Interior Standard #6 (Margiotta/Allen 5-0).

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

Project Monitor: John Allen

16. 9:30PM 08-099 17 Union St., John & Martha Christina
1. re-roof; 2. gutters

Property owners presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to re-roof flat section over the kitchen with rolled rubber and to replace gutters. Due to cost differences, applicant requested approval for installation of aluminum gutters to replace deteriorated wood gutters. Commission members had no difficulty with aluminum gutters with bed molding for the lower porch roof, but requested that wood be used on the upper roof from the front to the second window.

Chairman Cifune invited comments from the public. There were none.

A motion was made to approve Application 08-099 to re-roof flat lower roof using rubber membrane. Approve gutters on porch using aluminum with bed molding and upper roof front corner to 2nd window – wood; 2nd window back - aluminum in accordance with Secretary of the Interior Standards #6, 9, 10 (Lima/McCarthy 5-0).

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

Project Monitor: Ory Lima

Old Business: Steve Brigidi as monitor for Aiden's (5 John St.) reported that the sign on the west side of the building will be covered by a gutter and Aiden would like to put a sign on the south side. Conceptually Commission had no problem with the sign changes, but an application and hearing must be held for formal approval.

Ed Cifune reported with meeting with owner, contractor, etc., regarding the DeAlmeida (Tuplin's Garage) Thames St. property. The current plan is to rebuild one story only as per plans submitted by Lombard Pozzi and approved by the Commission. Colonial era foundations were found during excavation.

New Business: Erik noted that National Grid plans to install all meters in the front of houses and buildings. Ed will confer with Diane Williamson about exceptions for buildings in the historic district.

Adjourn:

A motion to adjourn was unanimously passed at 10:10 PM (McCarthy/Margiotta 5-0)

SC

Date Approved: October 2, 2008