

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: January 8, 2009, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Ed Cifune; Members Stephan Brigidi, Melanie Wolfe, Anthony Margiotta, John Allen, Alternate Member Eric Hertfelder

Absent: Reggie McCarthy, Vice-Chairman Oryann Lima

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

The minutes of the December 4, 2008, meeting were approved as presented. (Brigidi/Margiotta 4-0)

At the request of contractor, Jim Tavares, an emergency application 09-005 for 42 Union St., Gina Digati, Owner, was heard by the Commission. The application is for permission to temporarily shore up the front porch roof which appears to be in an advanced state of decay. Commission approved with request that plans for restoration be submitted within 90 days.

A motion was made to approve Application 09-005 for temporary shoring of front porch roof for 90 days. Applicant is to supply details of restoration/repair within that time. Any decorative features or elements that may need to be removed must be stored for use in reconstruction (Wolfe/Allen 4-0).

1. 08-121 29 Burnside St., Dennis Tavares
new front door

Property owner, Dennis Tavares, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Tavares submitted photos of the door as it was in 1971 and stated that he wanted to replace the current door with a replication of the 1971 model as shown in the exhibits. Member Steve Brigidi stated he felt it was a good solution for the door replacement.

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

A motion was made to approve Application 08-121 as presented for replacement of front door in accordance with Secretary of the Interior Standard #9 (Margiotta/Allen 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards in that the door to be replaced is not the original door.

Project Monitor: Ory Lima

2. 08-122 341 High St., Almerinda Ribeiro
1. replace 2 front doors; 2. replace storm door

Property owner and carpenter, Raul Machado, presented. Mrs. Ribeiro was returning as the work has already been done and the commission could not act on the application without cause for the

replacement of the doors. Mr. Machado testified that the doors and thresholds were too badly deteriorated for repair. The original doors were sent to the dump and are no longer available.

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

A motion was made to approve Application 08-122 as presented in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Margiotta 4-0).

Findings of Facts include the testimony of the carpenter that the condition of the doors eliminated the possibility of repair.

3. 08-128 259 Thames St., Connor Dowd; Synergy Realty, LLC

formula business interior

Connor Dowd and Julie Costa presented the application for the interior of this formula business. Applicant interior plans were marked Exhibits B-C. A new floor plan, marked Exhibit D was submitted to replace original plan. Interior colors include red walls as shown in exhibit with white trim; a partial wood floor at the entry way; and carpet in a bronze cactus color. Plans for window flyers will be presented at a later date.

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

A motion was made to approve Application 08-128 for the interior for a formula business as presented in accordance with Secretary of the Interior Standard #10 (Allen/Wolfe 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10 and the requirements for a formula business in Bristol.

Project Monitor: John Allen

4. 08-129 411 Thames St., Albert P. Quito

container shell

Property owner Albert Quito presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. The application was for a shell to surround a container positioned adjacent to the main building. Mr. Quito stated that the container could not be attached to the building because it is in a flood zone. According to Bristol regulations the container is an illegal structure. Because the container is illegal, the Commission cannot issue a Certificate of Appropriateness.

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

A motion was made to table Application 08-129 for an indeterminate length of time (Margiotta/Wolfe 4-0).

5. 09-002 42 High St., Codman Condominium Association

replace crown fascia and sub-fascia

As neither the property owners nor a representative were present for the hearing, the application was tabled to the February meeting (Margiotta/Allen 4-0).

6. 09-003 93 Bradford St., Michael Campagna

replace gutter, fascia board

Property owner presented. Staff Assistant photographs were marked Exhibit A. Mr. Campagna has already replaced the gutter and fascia board on the east side of the building. In-kind materials were used for the replacement.

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

A motion was made to approve Application 09-003 as presented in accordance with Secretary of the Interior Standards #2, 9 (Allen/Margiotta 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9

7. 09-004 1014 Hope St., Bristol Housing Authority

1. addition; 2. renovation

Candace Panza, Director, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-X. Ms. Panza stated she was unaware that the entire property was included in the Historic District designation and that the work has already begun on the addition. New siding has been applied to three sides of the addition and the foundation has been poured. Commission members voiced no objection to the addition plan but had concerns about the window configuration (double hung with 6/6 snap-in panes) and the vinyl siding. Currently all the buildings have cedar shingles. Ms. Panza stated that the plan is to re-side all the buildings with the vinyl material. Architect Steve Tucker and Gerry Romano, Director, spoke for the need of having maintenance free material on the buildings. Commission members were not comfortable with the vinyl siding material or the window pane configuration.

Steve Brigidi moved with Tony Margiotta seconding that the application be approved as presented. The motion was defeated by a vote of 2-3. Mr. Brigidi withdrew his motion to allow for the resolution of the application. The windows would be acceptable if the configuration was for 6/1 panes (in order to differentiate from the historical windows in the Benjamin Church Manor) and if the front of the addition be sided in the vinyl in a color to match the existing residence buildings (grey). The reasoning for this accommodation being that it is in the best interests of the community.

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

A motion was made to approve Application 09-004 for the addition structure design as presented and the use of windows with 6/1 pane configuration, and the installation of vinyl siding with the front to be in a color to match existing buildings for continuity of view from Hope St. in accordance with Secretary of the Interior Standard #10 (Brigidi/Allen 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10. Decision is in the best interests of the community.

Project Monitor: BHDC

8. 07-138a 382 Thames St., Louis DeAlmeida

design alternatives/updates

Architect Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Design changes include:

- South Elevation – addition of two small wood windows with 6/1 true divided light aluminum clad trim same as front
two flush HM doors, one replacing a window
rear storage portion to be wood frame construction covered by white cedar shingles
- East Elevation - flush door added for egress
cedar shingles
- North Elevation - eliminate stairway
all stone walls to remain
original double door to become single door
window 6/1 toward front
metal door and frame to be painted
- Storefront - using stock door (less expensive)
wood painted doors

Roof to be flat in order that second floor could be added in future. Roofing will be EPDM system with internal gutter. Overhead door is to be set back of fiberglass to be painted. Windows in back will be Anderson casement, Stucco is to be painted.

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

A motion was made to approve Application 07-138a as presented design updates and materials in accordance with Secretary of the Interior Standard #9 (Wolfe/Margiotta 4-0).

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

Project Monitor: BHDC

9. 09-001 500 Hope St., Bristol Art Museum

1. create entrance N wall; 2. relocate sign (Concept Review)

John Lusk, architect, and Paulette Carr, Chm., presented for the Art Museum. Concept plans call for a new recessed entrance door to be installed in the wall abutting Wardwell St. which would allow entrance to the barn/carriage house. The Commission would be willing to approve this change. Regarding signs while there are no firm plans to date, approval for moving the existing sign to the new entrance wall will probably be sought. Again, the Commission would be willing to approve this move.

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

Old Business: Staff Assistant noted that the sign at Andrews School had not been removed and was instructed to call and remind school department of the Commission's decision.

New Business: none

Adjourn:

A motion to adjourn was unanimously passed at 9:05PM (Brigidi/Wolfe 4-0)

SC

Date Approved: February 5, 2009