

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: February 5, 2009, at Town Hall, 10 Court Street, Bristol, Rhode Island  
Present: Chairman Ed Cifune; Vice-Chairman Oryann Lima; Members Stephan Brigidi,  
Reggie McCarthy, Melanie Wolfe, Anthony Margiotta, John Allen,  
Alternate Member Eric Hertfelder

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

The minutes of the January 8, 2009, meeting were approved as presented. (Brigidi/Allen 4-0)

**1. 7:00PM 09-002 42 High St., Codman Condominium Association**  
replace crown fascia and sub-fascia

Chad Mattscheck, contractor, presented for the Condominium Association. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. The crown fascia and sub fascia at the top of the building on all elevations is rotted and is to be replaced using in-kind material.

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

**A motion was made to approve Application 09-002 as presented in accordance with Secretary of the Interior Standards #6, 9 (Lima/Brigidi 6-0).**

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

**Project Monitor: Ory Lima**

**2. 7:10PM 09-006 39.5 State St., State St. Properties, LLC (Paulo Tanasio)**  
construct new building

Property owner Paul Tanasio presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is for several design changes to the new building construction approved July 12, 2007. The center window, second floor is to be eliminated in new design area to be covered with clapboards. The front door on the south elevation will be a single door with side lights as shown in exhibits.

Owner stated that the height of the building will be 35' and will be constructed on the footprint of the demolished building. Siding will be white cedar clapboard with Anderson vinyl clad wood windows as shown in exhibits. The columns will be PermaCast no taper with Tuscan base and capital. There will be no chimney.

There were several questions regarding zoning regulations and building set-back. Also of note were fire protection regulations and need for second means of exit. Owner will check with the Zoning Officer and Fire Department regarding rules and requirements. If there are any size or design changes, owner will apply for HDC approval.

Chairman Cifune stated he felt the height of the structure will be overpowering in the streetscape, and noted that the rear dormer should be set in at least 2' on either side. He thought the design for two dormers in the front was a positive design change. The roof shingles will be CertainTeed Moire Black.

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

**A motion was made to approve Application 09-006 design changes and materials as presented with height to be no more than 35' and owner to obtain approval from zoning and fire department. Any further design changes and landscaping features will be submitted for future HDC approval in accordance with Secretary of the Interior Standard #9 (Brigidi/McCarthy 6-0).**

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

**Project Monitor: BHDC**

**3. 7:20PM 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-G. Mr. Quito stated he wants to enclose his 20'x8'x8' storage container in an attractive manner without building a permanent addition as the storage container must be removed at the threat of a hurricane. Several options were presented including:

1. surrounding with textured 111 siding, Exhibit B; 2-05-09
2. painting a mural on wood siding, Exhibits B, C, D; 1-08-09
3. surrounding with stockade fencing, Exhibit F; 2-05-09

Both Mr. Quito and Commission members were in favor of Option 2 and suggested the mural be painted on a smooth wood siding with a trim board around the top. A roof was not considered necessary and might, in fact, detract from the design.

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

**A motion was made to approve Application 08-129 as presented for a smooth wood siding shell on which a mural can be painted. Shell is to have a fascia board as shown in Exhibit D (1-08-09) and no roof. Decision is in accordance with Secretary of the Interior Standard #9 (Brigidi/McCarthy 5-1).**

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

**Project Monitor: BHDC**

**Old Business:** Staff Assistant reported sign had been removed as approved from the Andrews School Bradford St. entrance yard.

**New Business:** Erick Hertfelder expressed concern about the condition of the house at 195 High St. owned by Bertha Rensehausen et al. Several windows are broken and the building is becoming severely deteriorated. Staff Assistant will notify Building Code Enforcement Officer.

Mr. Hertfelder also suggested the possibility of topping new street signs with addition indicating property is part of the “Bristol Historic District.”

Also discussed was the publication of an owner’s manual/handbook describing the Bristol Historic District; its scope, goals and regulations and owner responsibility regarding their property. One method of transmittal to property owners was to include pamphlet in annual tax bill.

Adjourn:

A motion to adjourn was unanimously passed at 8:10PM (McCarthy/Margiotta 6-0)

SC

Date Approved: March 5, 2009