

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: April 2, 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, John Allen, Alternate Member Eric Hertfelder

Absent: Anthony Margiotta

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

The minutes of the March 5, 2009, meeting were approved as presented. (McCarthy/Wolfe 4-0).

1. 7:00PM 09-007a 101 Ferry Rd., Blithewold, Inc.

re-roof pump house

Applicant plans were marked Exhibit B. Karen Binder, Executive Director, presented. The deteriorated roof on the pump house will be replaced using in-kind (cedar shingle) material.

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

A motion was made to approve Application 09-007a as presented to replace the pump house roof with in-kind cedar shingles in accordance with Secretary of the Interior Standard #9 (Allen/Wolfe 4-0).

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

Project Monitor: BHDC

2. 7:05PM 09-013 423 Hope St., James W. Roiter

front door signs

Applicant plans were marked Exhibits B-E. Paula Martel presented for the owner. Application was for name and building number painted on the front door of the Belvedere.

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

A motion was made to approve Application 09-013 as presented for graphics and lettering on the front door 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: BHDC

3. 7:10PM 09-015 290 Hope St., Gregory & Alison Fox

1. replace driveway; 2. relocate, add fence

Property owner Greg Fox presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to extend driveway to the east and replace gravel with cement. Current shrubs on south property line will be removed and at Commission suggestion replaced with a variety that will be tall but thin. Fence at rear of driveway to be relocated to end of new extension and addition of fence on south property line approved.

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

A motion was made to approve Application 09-015 as presented for replacement and extension of driveway with a cement surface, relocation and addition of fence and with the addition of new shrubs to be planted on south property line in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/McCarthy 5-0).

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

Project Monitor: Reggie McCarthy

4. 7:20PM 09-016 40 Church St., JGR, LLC

1. re-roof; 2. replace gutters, downspouts; 3. re-side dormers

Property owner John Rego presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Owner plans to re-roof using Timberline Architectural shingles Prestique 30, in Pewter Gray, and rolled rubber roof over the stairway. The dormers will be reshingled using white cedar shingles. The gutters and downspouts will be replaced with like kind (aluminum) material.

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

A motion was made to approve Application 09-016 as presented to re-roof; re-side dormers; and to replace gutters, downspouts as described in Exhibit B in accordance with Secretary of the Interior Standard #9 (Lima/McCarthy 5-0).

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

Project Monitor: Melanie Wolfe

5. 7:30PM 09-017 12 Church St., Barbara L. Pyle

rebuild chimney

Property owner Barbara Pyle presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Due to the deterioration of the chimney on the west elevation (used for furnace) of the house property owner wants to rebuild it using new bricks.

Several alternative suggestions were made including venting out the side of the building or building a chimney using a metal liner with a wood shingle or clapboard covering. Owner would like to have the job done as soon as possible as she is worried about carbon monoxide poisoning. She will explore the possibility of a wood covering for a metal liner and will return with a design if she changes her plan.

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

A motion was made to approve Application 09-017 as presented for rebuilding the chimney using new bricks as per sample in accordance with Secretary of the Interior Standard #10 (Brigidi/Allen 5-0).

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

Project Monitor: Stephen Brigidi

6. 7:40PM 09-018 41 Constitution St., Craig & Brenda McElhaney

1. replace fence; 2. re-roof shed

Property owner Craig McElhaney presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Application is to re-roof the shed using the same color as the house shingles and to replace damaged fence with a 6' cedar fence with cedar posts and cap.

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

A motion was made to approve Application 09-018 as presented to replace the fence and to re-roof the shed using either 3 tab shingles or rolled membrane in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Lima 5-0).

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

Project Monitor: Melanie Wolfe

7. 7:50PM 09-014 570 Hope St., Bristol Warren Regional Schools, Colt School

schoolyard landscaping

Cara Cromwell, Co-Chair, Colt-Andrews Schoolyard Committee requested a postponement to the May 7th meeting.

A motion was approved to postpone 09-014 to the May 7, 2009, meeting (Lima/Barker 5-0)

8. 8:00PM 08-087b 1200 Hope St., Tucker Properties, LLC (Ethan Tucker)

1. restore front, side porches; 2. rebuild, expand stone wall; 3. driveway

Property owner Ethan Tucker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B-L. Application is to restore front and side porches, columns and trim using like materials with new mahogany for the decks and steps. Owner has found the clapboards in fairly good shape probably due to the old lead paint. Mr. Tucker discussed the plans for an enlarged drive see Exhibit J, and the building of a stone wall across the front of the property using old stone he had purchased. Also presented was a drawing for a new deck on the north side of the building. Commission members were generally satisfied with the restoration work, but there were many questions regarding the increase in driveway size and number of planned parking places. Chm. Cifune questioned the planned use of this historical property, it was previously understood that it was going to be Mr. Tucker's residence, but now appears it will have commercial use. Mr. Tucker was questioned regarding the design, construction and dimensions of a 220' stone wall with columns at drive entrances along Hope St. and was asked to provide plans and a 3 – 4 foot built sample for Commission inspection. Also requested were dimensions, drawings and materials for the new north deck. Members had no problem with Mr. Tucker constructing a working (base material) driveway for use during the construction/restoration process with final driveway/parking plans to be submitted for approval.

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

A motion was made to approve Application 09-087b for the restoration of the porches (decking, columns, molding, rails and trim) using in-kind materials (mahogany may be used for porch decks and stairs). Approval for a loose stone driveway for construction use and the construction of a 3 to 4 foot sample of the stone wall. Applicant is to return with a site plan for the driveway and parking areas; plans with dimensions and specifications for the new entrance deck on the north side; picture of stonewall sample and drawing showing wall dimensions, location and entrance columns. Return with site plan for landscaping and planting material. Decision made in accordance with Secretary of the Interior Standards #2, 4, 5, 6, 9, 10 (Lima/McCarthy 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 4, 5, 6, 9, 10

Project Monitor: BHDC

9. 8:10PM 09-020 25 High St., Louis P. Cirillo, Trustee, Louis J. Cirillo Trust

1. repair stone wall; 2. re-roof garage

Property owner Lou Cirillo presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Approval was requested for repair of stone wall which was dislodged by a car using in-kind material and restoring to original appearance. The garage is to be re-roofed using 30 year, Timberline architectural "charcoal" shingles.

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

A motion was made to approve Application 09-020 as presented in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/Allen 5-0).

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

Project Monitor: Ory Lima

**10. 8:20PM 09-022 251 Thames St., Northwind Sports (Paul Trigo)
signs**

Property owner was unable to attend, however, as the signs have already been erected, members reviewed the application in order to render a decision. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. The signs material and designs were approved. The placement of the sign over the front door (east elevation) was rejected and the Commission voted that the sign be moved to the center of the fascia board which will put in line with the sign on the south elevation.

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

A motion was made to approve Application 09-022 for the designs and material of the signs, and the repositioning of the sign on the east elevation to be located in the center of the fascia board in accordance with Secretary of the Interior Standard #10 (Wolfe/Allen 5-0).

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

Monitor - to oversee repositioning of sign: Melanie Wolfe

**11. 8:30PM 09-021 1014 Hope St. (Benjamin Church Manor), Town of Bristol
recommendation administrative subdivision**

Diane Williamson, Director of Community Development, appeared for a recommendation regarding the subdivision of Plat 2, Lot 2 in order to separate the historic Benjamin Church Senior Center from the remainder of the property which contains senior/subsidized housing consisting of modern buildings. Applicant plans were marked Exhibit B, C. The new lot would include a parking area, a portion of the access road and plantings to buffer the property, see Exhibit B. With the exception of Chm. Cifune, the Commission members were in agreement with the proposed subdivision. Chm. Cifune stated he "felt the subdivision set a dangerous precedent and is not comfortable with the decision."

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

A motion was passed to approve Diane Williamson's proposal for a subdivision of the property, Plat 2, Lot 2, as shown in Exhibit B with plantings as shown in Exhibit C to create a buffer zone (Brigidi/Allen 5-1 [Ed Cifune dissenting]).

12. 8:40PM 09-019 1014 Hope St. (Benjamin Church Manor), Bristol Housing Authority

1. reconsider approval Application 09-004; 2. waive jurisdiction

David Andreozzi presented for the Housing Authority. Applicant plans were marked Exhibits B-D. The Authority is asking the HDC to reconsider the decision made on Application 09-004 regarding the color of the siding on the new addition. Authority asked that the siding on the west elevation be a maple color; however, the Commission approved a hue to match the existing senior/subsidized buildings. The Housing Authority will abide with the decision made for the windows on Application 09-004 and is not asking for a reconsideration of the window design. Stephen Brigidi and Melanie Wolfe were in favor of the Housing Authority's request to side the west side of the new addition with a maple colored siding to match the existing three sides.

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

A motion was made to approve Part 1 of Application 09-019 as presented to reverse the decision made on Application 09-004 and to allow the maple siding for the fourth (west) wall. (Brigidi/Wolfe) The motion was defeated 2-3:

**For: Stephen Brigidi
Melanie Wolfe**
**Against: Ory Lima
John Allen
Reggie McCarthy**

Mr. Andreozzi then asked on behalf of the Housing Authority that the Commission waive jurisdiction on that portion of the property remaining (Parcel B) after the subdivision is created. Parcel B would include all of the housing units and any undeveloped land.

A motion was made to approve Part 2 of Application 09-019 to waive jurisdiction on Parcel B upon completion of the administrative subdivision, the planting of the buffer zone as shown in Exhibit D; and the agreement that the Benjamin Church Senior Center not be painted the same color as the buildings in Parcel B. (Brigidi/Allen 5-1 [Ed Cifune dissenting]).

Findings of Facts include that this decision honors a request made by the Town of Bristol for the greater good of the people of Bristol.

Old Business:

Ory Lima and Melanie Wolfe will represent the HDC at a meeting with Diane Mederos and the Highway Department regarding the installation of the new street signs.

A copy of Muhammed Yasin's proposal for landscape plantings at 300 Hope St. was distributed to committee members. Plan was discussed and member's felt it was not in conformance with approval of Application 08-089 dated September 4, 2008.

A motion to reject the planting scheme as submitted in Atty. Alfred Rego's March 25, 2009, letter to the Town of Bristol and to discuss the intent of the decision on Application 08-089 with Mr. Yasin at the May 7, 2009, meeting was passed. (Lima/Wolfe 5-0). Mr. Yasin will be asked to attend the May meeting.

New Business:

Eric Hertfelder distributed a notice of a workshop/panel discussion on “Greening the Older Home:...” to be held in Salem, Ma. Eric suggested that an outreach program such as this one would be of benefit to Bristol residents and will look into facilitating such a program.

Adjourn:

A motion to adjourn was unanimously passed at 9:39PM (McCarthy/Wolfe 5-0).

SC

Date Approved: May 7, 2009