

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: June 4, 2009, at Town Hall, 10 Court Street, Bristol, Rhode Island
Present: Vice-Chairman Oryann Lima; Members Stephan Brigidi, Reggie McCarthy, Melanie Wolfe, Anthony Margiotta, John Allen, David Andreozzi, Alternate Member Eric Hertfelder. Asst. Town Solicitor Andy Teitz

Vice-Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the May 7, 2009, meeting were approved as presented. (McCarthy/Wolfe 6-0).

1. 09-050 Hope St., Thames St., Franklin St., Town of Bristol

Expand Historic District Zone

Diane Williamson Director of Community Development presented the Town Council's proposal to expand the Historic District. The area to be added includes the buildings on the north side of Franklin St., Thames St. from Franklin St. to the end and Hope St. from Franklin St. to Poppasquash Rd. Also included is Guiteras School. The Bristol Historic District Commission is familiar with the area. Applicant plans were marked Exhibits B, C. Ms. Williamson stated that the 2008 Comprehensive Plan recommended Historic District expansion in three phases and the expansion to Poppasquash Rd. is Phase 1. All Commission members were in favor of the expansion with several comments made urging a larger area be included. Ms. Williamson and Solicitor Teitz noted that the expansion needs to be done in stages in order to follow the Comprehensive Plan and for the practical matters of time and budget restrictions.

Vice-Chairman Lima invited comments from the public. Lindsay Green a member of the 2008 Comprehensive Plan committee urged support of the expansion. Lombard Pozzi spoke in support of the expansion.

A motion was made to approve Application 09-050 stating the Historic District Commission fully supports the expansion of the Bristol Historic District Zone as presented and urges further expansion as outlined in the Comprehensive Plan as soon as possible. (Andreozzi/Allen 6-0)

2. 09-047 116 State St., Emily Fernandes

replace front steps

Property owner Emily Fernandes presented. Staff Assistant photographs were marked Exhibit A, Applicant plan was marked Exhibit B. Mrs. Fernandes wants to repair/rebuild her front stairs using original and in kind material. Any additional bricks needed for the project will match the existing in color as will the mortar.

A discussion was held regarding Mrs. Fernandes' plan to use Rhino Shield on her house instead of paint. Solicitor Teitz noted that while the Commission has no authority to regulate paint color, Rhino Shield is a permanent bonding agent which becomes part of the substrate and thus must be reviewed by the Commission. Mrs. Fernandes stated she will submit an application for the Rhino Shield coating.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-047 as presented for repairing/rebuilding the front steps using in kind historic brick and mortar in accordance with Secretary of the Interior Standards #5, 6 (Brigidi/Andreozzi 6-0).

Project Monitor: Ory Lima

3. 09-051 224 Hope St., Carolyn and George White
re-roof

Contractor Doug Wilbur presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Owner applies to remove current roof shingles and replace with Iko, 30 year, 3 tab, 'Dual Black' shingles.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-051 as presented to remove current roof shingles and replace with Iko, 30 year, 3 tab, 'Dual Black' shingles in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/Andreozzi 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6-0

Project Monitor: John Allen

4. 09-044 33 Byfield St., Gerald & Jennifer Walsh
repair/replace trim under gutters

Property owner Gerald Walsh presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Owner stated water is leaking into the house and he wants to replace soffit and add fascia boards under gutters.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-044 to replace existing soffits back to their original dimension design by adding new, taller fascia at the location of the existing short fascia and to patch existing crown moldings using in kind material, and add a new gutter back to the face of the new fascia in accordance with Secretary of the Interior Standards #9, 10 (Andreozzi/Allen 6-0).

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

Project Monitor: John Allen

5. 08-089c 300 Hope St., Muhammed Yasin

modify previous approval

Attorney Al Rego presented for the owner. Applicant plans were marked Exhibits B-D. Mr. Yasin feels plantings in a 2-3 foot section along the fence would effect access by trucks to the rear of the building. He would now prefer to surround the metal fence posts with wood with a cap instead of using landscape plantings to conceal the posts. Several members were not convinced there was not enough room for plantings and truck access, but Mr. Yasin repeated his request that he be allowed to surround the posts. Because of cars backing up in the parking area Solicitor Teitz stated that wheel guards were required. Solicitor Teitz notified Attorney Al Rego that Town Zoning Ordinance #28 251 (8) requires bumper wheel guards and Mr. Yasin is responsible to install them.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-089c to modify the previous approval and allow the posts to be enclosed with wood and capped as requested in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/McCarthy 5-1 (D. Andreozzi against).

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

Project Monitor: HDC

6. 09-026b 240 High St., Bristol Statehouse Foundation

sign

Foundation President Chris Lowis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. The application is to erect a free standing sign in front of the Statehouse. Chm. Lima asked what was the exact height for the sign as it is listed as between 60” and 84.” Placement of the sign on the property is a priority concern. Steve Brigidi suggested the use of gold leaf and all capital letters. Eric Hertfelder noted the Commission needed to have the exact dimensions and exact placement before reaching a decision. Several members suggested a mock up sign be constructed for a site visit. Commission felt the sign concept was good but needed for information regarding size and placement before voting on approval. David Andreozzi listed the following information to be submitted:

1. actual dimensions
2. placement – plot plan
3. design – fonts
4. zoning
5. colors

Vice-Chairman Lima invited comments from the public. Lombard Pozzi stated the RI State Historic & Preservation Comm. has to approve the sign.

A motion was made to continue Application 09-026b until final details regarding size and placement are submitted. (Andreozzi/Margiotta 6-0).

7. 09-029 210 High St., Judy & David Lake

1. replace windows; 2. repair decks, railings; 3. repair siding, sills, trim, window frames; 4. replace corner boards; 5. repair fascia, soffit, frieze boards, exterior doors; 6. replace fence

Property owner requested a continuance.

A motion was made to continue Application 09-029 to the July 9, 2009, meeting (Brigidi/Margiotta 6-0).

8. 09-031b 30 Union St., Todd and Shana Roper

garage addition details

Property owners Todd and Shana Roper presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits BB-KK. Owners presented details for the HVAC placement, doors, railing, windows and moldings. All details were approved as shown in exhibits BB-KK with the owner having the option of either 2/1 or 2/2 configuration for windows.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-031b details as presented in exhibits for doors, windows, trim, rail, HVAC placement. Owner to have option on windows for either 2/1 or 2/2 panes in accordance with Secretary of the Interior Standards #3, 9 (Brigidi/Wolfe 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 9

Project Monitor: HDC

9. 09-040 54 State St., Joan Devine

1. replace arbor; 2. repair front stairs

Applicant was not present. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. The arbor was replaced and stairs repaired prior to application.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-040 for the arbor and stair repair as built in accordance with Secretary of the Interior Standards #3, 9, 10. Also the application will be referred to the Building Inspector for examination of construction. (Brigidi/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 9, 10

10. 09-041 412 Thames St., Cynthia Daniels

1. new exterior staircase; 2. roof railing; 3. gates; 4. replace window with dormer

Property owner Cynthia Daniels presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-W. Ms. Daniels began by stating she wanted to shift
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the location of the stairs about 15' further toward the rear of the building. She had not decided on a gate design or how it would be attached between the building and the property line. David Andreozzi stated that the drawings were not complete nor reflective of what the constructed rail and stairs would look like and there was concern regarding stability of the additions as submitted. Ms. Daniels was asked to present scaled drawings and detailed element sheets at a future meeting.

A motion was made to continue Application 09-041 to the July or August, 2009, meeting (Brigidi/Allen 6-0).

A motion to approve the door selection for the rear of the building Application 08-058 was passed (Brigidi/Margiotta 6-0).

11. 09-042 1200 Hope St., Tucker Holdings, Inc.

1. stone wall; 2. driveway - Phase II

Property owner Ethan Tucker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Tucker stated that the stone wall sample had not yet been built. He plans to use brick for the driveway with a sand base. It was suggested that the driveway be staked out and a site visit planned. David Andreozzi suggested that a professional designer be used to plan the drive and plantings.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to continue Application 09-042 after submission of a site plan with elevations and details of driveway construction. (McCarthy/Allen 6-0).

12. 09-043 25 Summer St., John & Linda Baker

1. re-roof; 2. add skylight; 3. add gutters; 4. replace shutters

Property owners John & Linda Baker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Plan is to re-roof using GAF Charcoal architectural shingles; to install Velux skylight; install new aluminum gutters and to replace vinyl shutters with wood, working shutters.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-043 as presented to re-roof; add skylight and aluminum gutters; and to replace shutters in accordance with Secretary of the Interior Standard #10 (Andreozzi/McCarthy 6-0).

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

Project Monitor: Melanie Wolfe

13. 09-052 123 High St., John Connery

1. remove and replace mudroom; 2. remove deck; 3. new landing, stairs; 4. new patio

Property owner John Connery presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Owner wishes to remove and rebuild existing mudroom; remove the deck and build a patio on the existing deck footprint and to build a new landing and stairs. Owner would like to use ProCell composite for the patio decking and mahogany for the decking and treads on the landing and stairs. The door is fiberglass and will be painted. The existing stone slab at the base of the stairway will be retained.

Vice-Chairman Lima invited comments from the public. There were none.

A motion was made to approve Application 09-052 as presented and show in the Exhibits in accordance with Secretary of the Interior Standards #9, 10 (Allen/Andreozzi 6-0).

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

Project Monitor: John Allen, Melanie Wolfe

14. 09-049 49 Bradford St., Tavares Construction Co.

Concept Review - add third floor

Architect Lombard Pozzi presented a concept plan to construct a third floor on Mr. Tavares' building. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D.

Mr. Pozzi was complimented on the work that has been done on the building. Commission comments included not feeling a third level appropriate for the streetscape; a third level should reflect recent history; and scale out of character with the building. The majority of members felt that the building looked fine as it is and should not be changed.

Vice-Chairman Lima invited comments from the public. There were none.

15. 09-048 Thames St., Town of Bristol

Concept Review - State St. Dock

State St. Wharf Upgrade Committee member Stephen Brigidi presented. Applicant plans were marked Exhibit A. He stated that the first step was to stabilize the sea walls. Future plans call for walkways, designated parking areas, docks, benches and plantings; and burying utility lines underground. The plans for the dock area are still tentative. Mr. Brigidi was told that the Town must submit an application for any bulkhead repair. The Commission voiced approval of the concept for the State St. dock area.

Vice-Chairman Lima invited comments from the public. There were none.

Old Business: Request from Halsey Herreshoff for an extension of approval for one year for Applications #07-117 and 07-116 was granted. Request from Carmilita Kingsley for an extension of approval for one year for Application #07-135 was granted. (Allen/Wolfe 6-0)

New Business: Jim Roiter requested permission through Ed Tanner to erect a temporary stockade fence around his empty property on Thames St. Commission ruled that he must submit an application for a stockade fence.

Adjourn:

A motion to adjourn was unanimously passed at 11:12PM (McCarthy/Wolfe 6-0).

SC

Date Approved: July 9, 2009