

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 3, 2009, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima; Members Stephan Brigidi, Reggie McCarthy, Melanie Wolfe, Anthony Margiotta, John Allen, David Andreozzi
Alternate Member Eric Hertfelder

Also Present: Assistant Town Solicitor Andrew Teitz

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

The minutes of the August 6, 2009, meeting were approved as presented. (McCarthy/Brigidi 5-0)

1. 09-026b 240 High St., Bristol Statehouse Foundation
sign

Kevin Jordan, Statehouse Board Member presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Exhibits show proposed location of the sign centered between the two front windows on the south side of the west elevation and the dimensions of the sign, 72" high, 41" wide.

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

A motion was made to approve Application 09-026b as presented in Exhibit D for a sign 72" high, 41" wide installed as shown in Exhibit B in accordance with Secretary of the Interior Standards #8, 9, 10 (Andreozzi/Wolfe 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 8, 9, 10.

Project Monitor: BHDC

2. 09-077 18 Church St., Beth Engell
rebuild chimney

Property owner Beth Engell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Applicant stated that the chimney was crumbling both inside and outside and the plan is to tear down to the roofline and rebuild using new brick, flues and lead flashing. The owner wishes to rebuild in the existing configuration and to add a chimney cap. She displayed a sample brick for the Commission's approval.

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

A motion was made to approve Application 09-077 to tear down chimney to the roof line and rebuild using brick as per sample exhibited at meeting and to install a cap on the

chimney. Decision in accordance with Secretary of the Interior Standards #2, 10 (Brigidi/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 10.

Project Monitor: John Allen

3. 09-078 150 Franklin St., First Congregational Church/East Bay Food Pantry
new awning

The Reverend Dan Randall, Pastor of the First congregational Church presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is for a new awning with food pantry name printed on front to be installed over the door on the west elevation of the building. Awning will be attached with proper fasteners into the brick (not the granite header) over the door. The awning will be green and will match others installed on the building.

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

A motion was made to approve Application 09-078 as presented in Exhibits B and C for a new green sunbrella awning in accordance with Secretary of the Interior Standards #8, 9, 10 (Andreozzi/Allen 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 8, 9, 10.

Project Monitor: Ory Lima

4. 09-079 202 Hope St., Gerard & Eleni LoPorto
replace garage door

Property owner Gerry LoPorto presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Applicant wishes to replace deteriorated garage door with new wood flat panel 15' x 7' door.

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

A motion was made to approve Application 09-079 as presented for a replacement flat panel, 15' x 7', garage door as shown in Exhibit D in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/McCarthy 6-1 (D. Andreozzi dissenting)).

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

Project Monitor: Reggie McCarthy

5. 09-080 8 Church St., Theresa A Bramwell

1. re-roof; 2. reshingle dormer; 3. replace window; 4. repair chimney

Joe Rodricks, property owner's contractor presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Staff Assistant reported that a damaging roof leak prompted an emergency approval for the re-roof on September 1st. Roofing material is Timberline architectural shingles in slate grey. Also proposed is the stripping of the roofing material covering the sides of the dormers, front and rear, and replacement with clapboards and corner boards. The rear (south elevation) dormer window is to be replaced with a Pella, 36' x 21' double pane wood window. The chimney is to be repointed only matching existing mortar.

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

A motion was made to approve Application 09-080 as presented to 1. re-roof using Timberline Architectural silver grey shingles; 2. replace dormer siding with clapboards and corner boards; 3. install Pella wood, double pane window in south dormer; and 4. repoint chimney in accordance with Secretary of the Interior Standards #2, 6 (Allen/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6.

Project Monitor: John Allen

6. 09-082 58 Constitution St., Henry R. Coleman

1. new lamp post; 2. remodel front stairs

Property owner Henry Coleman presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Coleman began work prior to receiving a Certificate of Appropriateness and paid the \$100 fee. He has already installed the lamp post and Exhibit D shows the dimensions and design. He plans to add a brick facing over the existing stairs to correct proportions and bring to code. The existing stairs are not original to the building. David Andreozzi suggested not using the brick and parging the steps only using cement colored to match the foundation. Owner was agreeable to this suggestion. Eric Hertfelder suggested the steps be extended to the sides to align with the door columns. Owner stated he wanted to retain the existing stair dimensions.

A motion was made to approve Application 09-082 to install a wood lamp post as shown in Exhibit D; and brick steps to be parged with cement and painted to match foundation color (Andreozzi/McCarthy).

Chairman Lima invited comments from the public. Mr. Anthony F. Bono of 52 Constitution St. stated that he felt the owner should replace stairs and remove lamp as the work was done at night and weekends and prior to HDC approval.

Mr. Andreozzi with Mr. McCarthy seconding amended his motion to include that the parged front steps will be painted to match foundation color and will be forever in accordance with Secretary of the Interior Standards #8, 9 (vote 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 8, 9

Project Monitor: David Andreozzi

7. 09-006b 39.5 State St., Historical Downtown Bristol Properties, LLC
new building design change

Property owner Paulo Tomasso presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for the addition of a second means of egress with new door and a change in the original window placement. Original window placement shown in Exhibit F and new window and door placement shown in Exhibits D and E. Mr. Andreozzi asked for name of window manufacturer and specific window details – Mr. Tamasso did not have information at hand but asked if he could contact his supplier for the information.

A motion to take a break and continue application later in the meeting passed (Margiotta/Allen 7-0).

As the hearing continued, Mr. Tomasso stated that the windows were Anderson windows and were originally submitted as vinyl clad wood windows, see specs. Solicitor Teitz informed the Commission members that only the layout and size of the windows could be considered at this meeting. Issue of window material cannot be discussed at this meeting. Findings of facts for the window material includes the fact that the windows are not visible from the street and can only be seen from the alley. The new door is Simpson Door Style 7662, solid wood, as submitted Exhibit Z on 9-3-09.

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

A motion was made to approve Application 09-006b as presented for the new window and door placement and size using material as previously submitted. New door is to be solid wood as shown in Exhibit Z. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Margiotta/McCarthy 7-0).

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

Project Monitor: BHDC

8. 07-093b 162 Thames St., Brito Enterprises, Inc.
discussion/vote referral of violation to Town Solicitor

Solicitor Teitz related that during discussion at the August 6th meeting several discrepancies between the materials listed on the plan Exhibits and what was used for actual construction were noticed. For example the installed windows are Anderson vinyl windows and the plans call for Pella Architectural series. Chairman Lima listened to the tape of the meeting and stated that clad windows were mentioned and that there was no further discussion of the windows. The motion on the application presented at the September 6, 2007, meeting was to accept the application as presented and there was no further discussion. Solicitor Teitz asked if the plans specified a

brand and Chairman Lima stated, yes, Pella Architectural Series. She also stated that the Pella windows come in two styles, one all wood and one vinyl clad. Anderson windows have been substituted.

David Andreozzi stated that the Anderson windows were a poor substitute and the muntins are the clip on variety with a simulated divided lite. He also stated that the porch columns were surrounded with plastic and the plans called for wood surrounds. Stephen Brigidi stated he spoke with Jose Brito, Jr., who felt that because they had options for the deck material they also had options with the windows.

Solicitor Teitz stated that it does not appear that there has been a willful violation of the Commission's approval and asked for a continuance to the October meeting in order to give him an opportunity to listen to the tapes.

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

A motion was passed to continue 07-039b to the October meeting (McCarthy/Margiotta 7-0).

Chairman Lima stated that the owner could comply with the original plans as approved or could apply for changes to reflect the as built structure. Chairman Lima stated she would contact owner and discuss owner options and result of this discussion.

9. 09-056 Thames St., (Independence Park), Town of Bristol
install monument

Mrs. Williamson requested a continuance to the October meeting.

A motion was made to approve continuance to the October meeting in order to allow for a site visit to include Walter Burke (Wolfe/Andreozzi 7-0)

Discussion – September Town Council Workshop

Arnold Robinson has spoken to and interviewed the Commission Members, Staff Assistant, Town Council members. An agenda has been drafted. The HDC and Council will discuss key issues and there will be a period for public comment.

Election BHDC officers

Election of Chairman

Stephen Brigidi nominated Tony Margiotta

Melanie Wolfe nominated Ory Lima

The vote was Tony Margiotta – 3

Ory Lima – 4 - Ms Lima was elected Chairman

Election of Vice Chairman

Stephen Brigidi nominated Tony Margiotta

Ory Lima nominated Melanie Wolfe

The vote was Tony Margiotta – 5 - Mr. Margiotta was elected Vice Chairman

Melanie Wolfe – 2

Election of Secretary

Ory Lima nominated Melanie Wolfe - Ms. Wolfe was elected Secretary
The Chairman was empowered to cast one vote for Ms. Wolfe (McCarthy/Allen 7-0)

Regarding status of 1200 Hope Street, Solicitor Teitz stated that he and Ed Tanner will discuss progress with Mr. Tucker in an informal meeting.

Adjourn:

A motion to adjourn was unanimously passed at 8:47PM (McCarthy/Margiotta 7-0)

SC

Date Approved: October 1, 2009