

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: October 1, 2009, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Andrew Teitz, Assistant Town Solicitor

Absent: David Andreozzi, Reggie McCarthy

Chairman Lima brought the meeting to order at 7:03PM.

The minutes of the September 3, 2009, meeting were approved as presented. (Brigidi/Allen 6-0).

**1. 09-056 Thames St. (Independence Park), Town of Bristol**  
install monument

A motion to continue 09-056 to the November meeting was approved (Brigidi/Wolfe 6-0).

**2. 09-083 67 High St., Richard H. Pacheco**  
1. re-roof; 2. repoint chimney; 3. replace fence

Property owner Richard Pacheco presented. Staff Assistant photographs were marked Exhibit A. Mr. Pacheco plans to use Elk GAF 40yr Architectural shingles in "sablewood" to re-roof his building. He will repoint and reflash the chimney using mortar the same color as existing. Any bricks that need to be replaced will be of existing color. The fence will be an in-kind, two rail fence as pictured in Exhibit A.

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

**A motion was made to approve Application 09-083 as presented to re-roof using GAF Elk 40yr architectural shingles "sablewood" color; to reflash and repoint the chimney using same color mortar and to replace the fence in-kind in accordance with Secretary of the Interior Standards #6, 9 (Allen/Margiotta 6-0).**

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

**Project Monitor: Ory Lima**

**3. 09-084 180 High St., Shirley M. Schiff**  
1. repair windows; 2. install storm windows; 3. reface plywood infill south elevation; 4. repair original exterior doors; 5. new exterior doors; 6. repoint brickwork; 7. reinstall voussoirs

Attorney John Rego presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Ms. Schiff wants to renovate the interior

of this building which is in almost original condition into a studio/apartment. Lombard Pozzi, architect for the project, presented proposed projects to rehabilitate the building. Twenty windows will be restored and deteriorated sills where necessary replaced with cedar or mahogany. Storm windows will be installed with metal frames, a fixed top and bottom capable of being opened with screens for the warm weather. The first floor south elevation window has been replaced with plywood and the owner wants to use a vertical bead board insert in this window space. New Simpson F7214 Brosco doors will be installed at both doorways (doors reversible), while the two original exterior metal doors will be repaired, repainted and retained. Inappropriate exterior repointing at south elevation is to be removed and corrected. Mortar for repointing will be a lime-based, light tannish color. The mal-aligned voussoirs are to be reinstalled.

Chairman Lima invited comments from the public. Abutting neighbor Michael Sarnowski, 184 High spoke of his concern regarding lead abatement issues.

**A motion was made to approve Application 09-084 as presented to retain and restore existing windows; install twenty custom storms as presented in Exhibit J. To use either bead board or bricks to replace plywood on first floor south elevation window space. To repair and retain metal doors and to install two Brosco Simpson Performance Series, F-7214 exterior doors (Exhibit B). To repoint exterior brick work using light tan color mortar and to reinstall mal-aligned voissoirs. Approval in accordance with Secretary of the Interior Standards #4, 5, 6, 9, 10 (Brigidi/Margiotta 6-0).**

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

**Project Monitors: Ory Lima, Tony Margiotta**

**4. 09-086 188 High St., Mary Paula DuPont Gladue**

1. repair porch framing; 2. new porch footings

Property owner Mary Paula Gladue presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Owner wishes to replace deteriorated, rotted framing and footings on south elevation porch. All replacement material will be in kind material.

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

**A motion was made to approve Application 09-086 as presented to repair in kind deteriorated porch framing and footings in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/Brigidi 6-0).**

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

**Project Monitor: John Allen**

**5. 09-087 159 High St., Robert C. and Linda C. Arruda**

1. Install flashing on headers, lintels over windows; 2. repair/replace deteriorated wood gutters

Property owners Linda and Bob Arruda presented. Staff Assistant photographs were marked Exhibit A, Applicant photos were marked Exhibit B. Application is to install lead flashing on headers/lintels on windows on the north and south side of the house as needed to correct window leaks. Secondly, to repair or replace deteriorated wood gutters on the garage, breezeway connector and sunroom.

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

**A motion was made to approve Application 09-087 as presented to install flashing on headers/lintels over windows and to repair or replace deteriorated wood gutters in accordance with Secretary of the Interior Standards #6, 9 (Margiotta/Brigidi 6-0).**

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

**Project Monitor: Ory Lima**

**6. 09-088 18 State St., Amy Coccio, New Leaf Salon, LLC**

sign

Applicant's husband Mario Silva presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is for a 30"x30" PVC sign with epoxy spray finish lettering (brown on white) to be erected on existing sign bracket.

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

**A motion was made to approve Application 09-088 as presented for a PVC 30" x 30" sign to be hung from existing sign bracket in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Allen 6-0).**

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

**Project Monitor: John Allen**

**7. 09-089 47 Bradford St., Scott Grandfield, Re/Max Properties**

1. Formula Business; 2. signs

Business owner Scott Grandfield and his Attorney Chris DiPollo presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Mr. Grandfield is moving his Formula Business to a new location from a Hope St. location. The front office will be Benjamin Moore color Philipsburg Blue with white trim and the rear office will be Providence Olive. Mr. Grandfield will place his current sign (Exhibit C) on an easel inside the front window for the present time. It is an unlit sign. He has no plans for an exterior sign at this time.

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

**A motion was made to approve Application 09-089 as presented this Formula Business with colors as presented in Exhibit C and furniture as shown in Exhibits D, J, K, L and M in accordance with Secretary of the Interior Standard #10 (Margiotta/Wolfe 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10. Also, because there will be no Re/Max Logo and/or balloons this Formula Business preserves the individual character of Bristol's Historic District.**

**Project Monitor: Tony Margiotta**

**8. 09-090 249 Hope St., Unit #8, Michael DiPippo**

1. remove flue; 2. replace discolored roof shingles

Property owner Michael DiPippo and John McClowskey, President of the Brunsen House Condominium Assoc. presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. DiPippo stated that the work had already been completed prior to application – the flue was removed and discolored roof shingles were replaced in kind.

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

**A motion was made to approve Application 09-090 as presented for the completed work in accordance with Secretary of the Interior Standard #9 (Allen/Margiotta 6-0).**

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

**9. 09-091 8 Church St., Theresa A. Bramwell**

1. replace rear stairs/rail; 2. new storm door

Joseph Rodrigues contractor for the owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install new stairs in the rear of the house using pressure treated wood for the deck and a railing as drawn in Exhibit B. A new Emco Storm Door E3TT-36 will be installed at the back door.

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

**A motion was made to approve Application 09-091 as presented to replace the rear stairs and rail and to install a new Emco Storm door in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/Allen 6-0).**

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

**Project Monitor: John Allen**

**10. 09-092 170 High St., Sam Demircioglu**

1. replace rotted shingles; 2. replace rotted trim; 3. replace vinyl siding

Contractors Jason Mann and Jason Manchester presented for the owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. A stop work order was issued when it was reported that the above listed jobs were begun without HDC approval. Contractors stated that they were making repairs prior to the building being painted. They stated they were making in kind replacement of the deteriorated shingles and trim and vinyl siding that had fallen off the building.

It was noted that two windows had been removed from the building at some date in the past and records will be searched to look for a Certificate of Appropriateness for the window removal. If none exists, owner must apply for window removal.

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

**A motion was made to approve Application 09-092 as presented for in kind replacements for deteriorated shingles, trim and vinyl siding. The window on the south side may be covered with ice and water protection until removal issue can be resolved in accordance with Secretary of the Interior Standards #9, 10 (Brigidi/Wolfe 6-0).**

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

**Project Monitor: John Allen**

**11. 09-093 344 Hope St., Joan D. Johnson**

1. replace clapboards, east elevation; 2. replace garage door panels; 3. replace garage trim board

Bill Smith contractor for the owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Owner wishes to replace clapboards on the east elevation to match those replaced on the south side. Also to replace deteriorated the lower panels on the garage and a trim board on the right hand side of the garage. All repairs will use in kind material.

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

**A motion was made to approve Application 09-093 as presented to replace clapboards on the east elevation and to replace the lower garage door panels and garage trim board on the south side in accordance with Secretary of the Interior Standards #2, 6, 9 (Allen/Margiotta 6-0).**

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

**Project Monitor: Stephen Brigidi**

**12. 09-094 341 Thames St., Mill 101, Stone Harbor Development Corp.**  
new terrace/deck

Property owner requested the application be tabled until further notice. Solicitor Teitz stated that application should be heard or withdrawn in a timely fashion and suggested application be continued to the December meeting and if the applicant is not prepared for a hearing, he withdraw his application.

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

**A motion was made to continue Application 09-094 to the December 3, 2009, meeting (Brigidi/Wolfe 6-0).**

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

**Project Monitor:**

**13. 09-095 259 Thames St., Julie Costa; Synergy Realty, LLC**  
exterior display box

Business owners Connor Dowd and Julie Costa presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is for a display case to be affixed to the exterior of the building. The case will be built of mahogany and will display "houses for sale." The items in the case will be illuminated from lights installed on the interior of the case which will be hidden from exterior view, will not emit light outside the case, and will be controlled by a timer. The case will be positioned between two windows as shown in Exhibit F.

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

**A motion was made to approve Application 09-095 as presented for a mahogany display case as shown in Exhibit F in accordance with Secretary of the Interior Standard #10 (Margiotta/Brigidi 6-0).**

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

**Project Monitor: Tony Margiotta**

Eric Hertfelder recused himself from Application 09-062C.

**14. 09-062C 162 Thames St., 162 Thames St. LLC (Brito)**  
amend App. #07-093 building materials

John Grosvenor, President of the Newport Architectural Collaborative, presented for the owner. Owner is requesting approval for substitute products for the windows, doors, deck columns and trim material from the original building plans. Mr. Grosvenor stated that prior to the inception of

Bristol's Historic District this 1840 ca. building had many of its distinctive historic features removed. The windows replaced were 1/1 hollow vinyl windows with vinyl trim.

The original building plan called for Pella integral grid windows and testimony was for "clad" windows. Anderson 400 series were substituted for the Pella brand. Mr. Grosvenor testified that he believed the Anderson windows are effectively identical to the Pella and in his opinion the sill with a 14° slope looks better.

The Pella French doors were substituted with Bell-View fiberglass doors – they have a similar profile and come with a Lifetime warranty.

The Columns were encased in vinyl in order to reduce the overall dimensions of the finished column due to a structural engineering report stating that they needed to be 6" square rather than 4" square for greater stability with any wave action.

The 1x8 wood corner boards were changed to Klear Trimboards a polymer which has the same profile when painted as wood and is more expensive than using wood. Mr. Grosvenor stated that this material has been accepted on other of his restoration projects. Commission members suggested that they could be painted which would make them look more like wood.

Several Commission members stated that the porch columns definitely looked plastic and that they were highly visible from the street. Owner, Mr. Brito stated that he was willing to remove the plastic casing and wrap with wood. Commission members stated that the building looks attractive especially when compared to how it did look.

**A motion was made to approve Application 09-062C for substitutions as presented for the**

- 1. Anderson windows**
- 2. Bell-View doors**
- 3. Klear Trimboards**

**The porch post vinyl wrap is to be removed and posts encased in wood wrappers in accordance with Secretary of the Interior Standard #9 (Brigidi/Margiotta 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, vinyl windows and doors were allowed because the replaced windows were vinyl, and the replacements are compatible in massing, size and scale. The exterior alterations did not destroy any historical materials or features as they had been removed many years previously.**

Chairman Lima invited comments from the public.

Joseph Rodericks asked why he couldn't use vinyl material on projects he might be involved with.

Lombard Pozzi suggested Mr. Brito look into encasing the porch posts with round columns.

Michael DiPippo stated he thought the transformation was good and the building looks wonderful.

**Project Monitor: Ory Lima**

**Old Business:** William Barlow's request for a sign-off on the rail noted in Application 09-071, 139 Hope St. was denied. Mr. Barlow's application will be heard at the November 5, 2009, meeting.

Mark Pfeiffer will present Application #09-081 for 86 State St. at the November 5, 2009, meeting. Emergency approval has previously been given to remove damaged material from the front of the house.

The new street signs are ready to be installed. Chm. Lima and member Melanie Wolfe will work with the Highway Department on placement.

Regarding 1200 Hope St., Eric Hertfelder reported on his conversation with Ted Sanderson. He reported that contrary to what Mr. Tucker testified at the Town Council/HDC workshop, Mr. Tucker's loan was not denied because of HDC interference but because Mr. Tucker did not submit a complete loan application. Mr. Hertfelder also stated that restoration of the property can not be completed from any plans Mr. Tucker has submitted to the HDC. It was decided to request a formal Commission site visit of the property

**New Business:**

**Adjourn:**

A motion to adjourn was unanimously passed at 10:05PM (Margiotta/Lima 6-0)

SC

Date Approved: November 5, 2009