

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: March 4, 2010, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Asst. Town Solicitor Andrew Teitz; Arnold Robinson

Absent: Anthony Margiotta

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

The minutes of the January 7, 2010, meeting were approved as presented. (Allen/Hertfelder 6-0).

The minutes of the February 4, 2010, meeting were approved as presented. (Hertfelder/McCarthy 6-0).

### **1. 10-013 72 Constitution St., Chris Dodd, Jodi Pink**

1. repair/replace porch balustrade; 2. install wood deck and stairs; 3. cover concrete foundation walls

Property owner Jodi Pink presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for in kind replacement of the balustrade, installing mahogany on the porch and stairs which will cover existing concrete and to cover the concrete foundation walls with framed lattice panels.

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

**A motion was made to approve Application 10-013 as presented to repair balustrades in kind, to install mahogany deck and stairs and to install framed lattice panels to cover concrete foundation walls in accordance with Secretary of the Interior Standards #6, 9, 10 (Brigidi/Allen 6-0).**

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

**Project Monitor: Melanie Wolfe**

### **2. 10-014 56 Court St., Thomas Breslin**

replace fence

**Property owner or representative not present, application continued to April 1, 2010, meeting (Brigidi/Andreozzi 6-0).**

**3. 10-015 115 Bradford St., Rose H. Campagna**

replace porch kick and deck boards

David Gollaher owner's representative presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for in kind replacement of deteriorated porch kick and deck boards on porch on the west elevation prior to painting.

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

**A motion was made to approve Application 10-015 as presented for in kind replacement of porch kick and deck boards in accordance with Secretary of the Interior Standards #6, 9 (McCarthy/Brigidi 6-0).**

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

**Project Monitor: Reggie McCarthy**

**4. 10-016 382 Thames St., Rizwan Ahmed**

1. awnings; 2. exhaust and make-up fans; 3. planters, bench; 4. lights

Rizwan Ahmed restaurant owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-U. Application is to erect two yellow and white canvas awnings on the front of the building, to attach new planters to the front and to install lights over the awnings. Also, to install exhaust and make-up fans to the south elevation back from the street approximately 60'. Questions were raised regarding the size and placement of the fans which applicant is unable to install on the roof as owner plans upward expansion in the future. Consensus was that as fans are a necessity and exist on other restaurants in town and that they will be set back they will be approved. Awnings with logo and name are shown in Exhibit D, planters to be installed are shown in Exhibit E and lamps in Exhibit R.

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

**A motion was made to approve Application 10-016 as presented and shown in exhibits for awnings, planters, bench, and lights to be installed on the front (west elevation) and for exhaust fans to be installed on the side (south elevation) 60' back from the street in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Brigidi 5-1 (Andreozzi against)).**

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

**Project Monitor: Reggi McCarthy**

**5. 10-017 42 Byfield St., John Barker, Jr.**

1. replace rear deck flooring and stairs; 2. replace (5) column bases

John Barker, Jr., presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace the deck and stairs of the rear porch with

new fir decking and to replace five column bases as shown in Exhibit E. Owner proposes to use a polyurethane material for the base replacements. Member Andreozzi stated it may be difficult to find the exact style in the polyurethane. Owner wants to retain the wood columns and will use wood bases if that is the only way to replicate existing configuration. Mr. Andreozzi stated that using the polyurethane would be best if existing bases can be matched exactly.

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

**A motion was made to approve Application 10-017 to replace rear deck floor and stairs as presented and the five (5) column bases in front to match existing detail exactly using either wood or composite material to be approved by the Project Monitor. Decision is in accordance with Secretary of the Interior Standard #6 (Andreozzi/Wolfe 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6**

**Project Monitor: David Andreozzi**

**6. 10-018 6 Walley St., Carol Smith**  
replace flashing on bay windows south elevation

Property owner Brendan Smith presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to replace flashing on the bay windows in order to correct a leak. Trim and siding will be removed to install new flashing, then replaced and painted.

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

**A motion was made to approve Application 10-018 as presented with the option to replace the window sill with composite material in accordance with Secretary of the Interior Standards #6, 10 (Brigidi/McCarthy 6-0).**

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

**Project Monitor: Ory Lima**

**7. 10-019 249 Hope St., Unit #8, Brunsen House Condominium (Michael DiPippo)**  
1. demolish existing structure (Unit #8); 2. construct new building

Condominium President John McCloskey presented along with Contractor Eric Johnson, Architect Scott Weymouth and unit owner Michael DiPippo. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, JJ. Because of the structural concerns regarding the building and the cost to repair vs. cost of new construction, the applicant is asking for approval to demolish existing Unit #8 and construct a new building. A structural observation was made on 10-15-09 by Loren Yoder, PE, President of Yoder & Tidwell, Ltd.

Mr. Johnson presented a new plan marked Exhibit KK with window changes. The new building will be on the footprint of the existing; the height will change from 16' to two peaks, one 17' on the east end and one 21' on the west elevation.

Mr. Johnson showed a sample of the proposed windows a Jeld-wen with wood frame and clad window sash and sash mutton (see Exhibits F, G, H and I). Doors to be Jeld-wen Wood Clad as shown in exhibits. Mr. Johnson stated that Hardi Plank was chosen for the siding. Several members were in agreement with the use of Hardi Plank, the majority stated they would rather see real wood used for the siding. However, after a discussion on how natural wood clapboards would look much better with the wood window frames and wood trim than the Hardi Plank, owner DiPippo agreed that he would prefer wood. It was suggested that the rear (north elevation) could be clad with the Hardi Plank.

When questioned about the stamped concrete patio, the owner stated that construction materials were changed to brick and mortar.

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

**A motion was made to approve Application 10-019 as presented for the demolition of the existing building. Decision based on Finding of Facts:**

- 1. building non contributing architecturally or of historic importance**
- 2. copy of engineers report, 10-15-09 by Loren Yoder, PE**

**A motion was made to approve new structure as presented in the plans with addition of Exhibit KK and specification sheet Exhibit F. Exception - patio to be brick and mortar and siding to be wood clapboard with the option of Hardie Plank on the N elevation. Commission accepts the aluminum clad windows because of the wood frame and sash, and as a new product with the wood casing overlays, it is almost impossible to discern unless very close. Decision in accordance with Secretary of the Interior Standards #9, 10 (Andreozzi/ Brigidi 6-0).**

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

**Project Monitor: John Allen**

**8. 09-006Bb 39R State St., Historical Downtown Bristol Properties, LLC**  
design change (4) basement windows

Property owner Paul Tanasio presented. Staff Assistant photographs were marked Exhibit A. Owner wishes to change original size and composition of the four approved double hung ground level windows to Monarch steel basement windows.

Chairman Lima did not call for public comment as there was no one in the audience.

**A motion was made to approve Application 09-006Bb as presented for a design change to four Monarch steel basement windows in accordance with Secretary of the Interior Standard #10 (Wolfe/Allen 6-0).**

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

**Project Monitor: David Andreozzi**

**Old Business:**

Arnold Robinson and Andy Teitz reported on meeting with Evelyn Spagnolo, Tax Assessor, regarding the institution of Bristol Tax Credits for Historic District projects. After crunching figures it was decided to emphasize use of the existing RIHP&H Historic Homeowner Tax Credit program. Decision was based on the “administrative nightmare” a local program would create and backlash from tax payers outside of the HD who would have to absorb the credits. The Tax Assessor will explore adding a field to the tax data base to identify HD properties in order to create a mailing list for sending information on available resources. Chairman Lima stated that she would be attending a Town Council budget hearing soon and would report on Commission’s recommendation.

The following motion passed and will be reported to the Town Council:

**The Historic District Commission determined that increased promotion and use of the State Tax Credit is the best use of the resources of the Town of Bristol for the benefit of Historic District property owners.**  
(Andreozzi/Allen 6-0)

The Commission accepted the revised language regarding review and approval authority for addition to the BHDC’s Rules of Procedure. The Amendment to the Regulations will be added to the April 1, 2010, meeting agenda for Public Hearing.

**New Business:**

Stephen Brigidi announced his resignation from the Historic District Commission. Chairman Lima accepted his resignation with regret.

**Adjourn:**

A motion to adjourn was unanimously passed at 9:40PM (McCarthy/Allen 6-0)

SC

Date Approved: April 1, 2010