

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: April 1, 2010, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Andrew Teitz, Assistant Town Solicitor

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

PUBLIC HEARING – Rules of Procedure – Administrative Review and Approval Authority

Solicitor Teitz summarized the history and request of the Town council to institute a method for staff approval for certain work done in the Historic District. He and Arnold Robinson worked on the proposed Administrative Review and Approval Authority which is presented tonight.

PROPOSED:

The Bristol Historic District Commission hereby delegates to its staff the authority to review the following projects, without a public hearing, and to issue a Certificate of Appropriateness provided the following conditions are met:

- 1) The Application is for in-kind replacements and repairs, using identical materials in a configuration that exactly matches the existing design. This condition applies to the following activities:
 - a) Roofing (roof materials only);
 - b) Common siding materials (clapboards and shingles) provided, however, that no more than 25% of the total siding materials on the structure are being replaced. Applications requesting more than 25% replacement shall be reviewed and acted upon by the full HDC at a public hearing.
 - c) Fences not located on a street frontage;
 - d) Driveways;
 - e) Porch decking (not including any associated work on railings, posts, or columns);
 - f) Stair treads and risers (not including any associated work on railings, posts, or columns).
- 2) the Application is complete, containing all required information for thorough review, and
- 3) the work proposed in the Application conforms to the Secretary of the Interior's Standards for Rehabilitation and other adopted BHDC standards and guidelines, and
- 4) the Application is reviewed by the Chairman of the Bristol Historic District Commission, who concurs with the staff opinion that it meets the criteria for granting a Certificate of Appropriateness.

Notwithstanding the foregoing authority, the HDC staff shall have the authority to not exercise this delegation, and to refer any application, including for work that may meet these conditions, for review by the full HDC at a public hearing.

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

A motion to adopt the **Administrative Review and Approval Authority** as presented was approved (Andreozzi/Hertfelder 7-0)

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

Applications

1. 10-014 56 Court St., Thomas Breslin

replace fence

Kate Harden presented for her father, Thomas Breslin. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace the fence on the west property line with a split rail fence for 40' (Exhibit E and SWP Industries cedar fence Style 611 with cap for 49' (Exhibit D).

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

A motion was made to approve Application 10-014 as presented using material shown in Exhibit D and E in accordance with Secretary of the Interior Standard #9 (Hertfelder/Wolfe 6-0).

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

Project Monitor: John Allen

2. 10-020 33 Central St., H. Bennett Burnham, III

replace deteriorated siding and sheathing (if necessary) North and South sides

Property owner Bennett Burnham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans was marked Exhibit B. Application is to replace clapboards and shingles as necessary on the south and north sides of the house using in kind material prior to painting.

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

A motion was made to approve Application 10-020 as presented to replace deteriorated siding and sheathing, if necessary, on the south and north sides in accordance with Secretary of the Interior Standards #6, 9 (McCarthy/Wolfe 6-0).

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

Project Monitor: Eric Hertfelder

3. 10-021 41 Union St., Dorothy M. Gilroy

replace fence

As the Property owner's representative was unable to attend the Commission reviewed the application without representation. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to replace fence on north property line and at the rear of backyard shed with in kind stockade fence as shown in Exhibits.

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

A motion was made to approve Application 10-021 as presented to replace existing stockade fence in accordance with Secretary of the Interior Standard #9 (McCarthy/Margiotta 6-0).

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

Project Monitor: Melanie Wolfe

4. 10-023 698 Hope St., Joseph & Roberta Teixeira
replace front stairs and railing

Contractor Mike Jodoin presented for the owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to install a new fieldstone veneer over existing concrete stairs with new treads and landing to be constructed using 2” thermal bluestone treads and pattern stock. New wrought iron railings to be installed by sub-contractor. Plans for the stairs were complete but there was no plan for the railing presented.

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

A motion was made to approve Application 10-023 as noted for the fieldstone veneer and bluestone treads and risers. Applicant is to submit rail design for approval by Chairman Lima and Vice Chairman Margiotta prior to installation. Decision in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/McCarthy 6-0).

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

Project Monitor: Anthony Margiotta

5. 10-024 45 Constitution St., Louise Donahue
re-roof garage

Property owner Louise Donahue presented. Staff Assistant photographs were marked Exhibit A, Applicant plans was marked Exhibit B. Application is to re-roof the garage using Timberline asphalt shingles in “weathered wood”

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

A motion was made to approve Application 10-024 as presented in accordance with Secretary of the Interior Standard #9 (Allen/Andreozzi 6-0).

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

Project Monitor: Melanie Wolfe

6. 10-026 25 High St., Louis P. Cirillo, Trustee, Louis J. Cirillo Trust
re-roof house

Lou Cirillo, Trustee, presented. Staff Assistant photographs were marked Exhibit A. Application is to re-roof using Timberline Prestique asphalt shingles Architectural style in Charcoal color.

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

A motion was made to approve Application 10-026 as presented to re-roof house using Timberline Prestique “charcoal” architectural shingles in accordance with Secretary of the Interior Standard #9 (Allen/Andreozzi 6-0).

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

Project Monitor: Ory Lima

7. 10-027 42 Union St., Payson & Kimberly Averill

1. repair front porch; 2. repair gutters; 3. repair trim & moldings, 4. re-roof

Property owners Payson and Kimberly Averill presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Application is for in kind repair or replacement if necessary using in kind material to the front porch, gutters, trim and moldings. Also, to re-roof using black asphalt shingles on pitched areas and rolled rubber roofing on the porch.

Chairman Lima invited comments from the public. Neighbor Christine Stilwell stated the plans to rehabilitate the house were “fantastic” and she urged approval of the application.

A motion was made to approve Application 10-027 as presented to repair the front porch, gutters, trim, and moldings using in kind materials. Also to re-roof using asphalt shingles and rolled rubber with replacement of sheathing and flashing as necessary in accordance with Secretary of the Interior Standards #6, 9 (Allen/McCarthy 6-0).

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

Project Monitor: Anthony Margiotta

8. 10-028 31 Noyes Ave., Christine B. Stilwell

repair rear deck

Property owner Christine Stilwell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Applicant wishes to replace deteriorated deck floor, stair treads, and rail with Trex composite material in “Winchester grey.” Deck to remain the same size and location and is not visible from the street.

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

A motion was made to approve Application 10-028 as presented to replace deteriorated deck floor, treads and rail using Trex in “Winchester grey”; and any supporting elements using in kind material in accordance with Secretary of the Interior Standards #9, 10 (Wolfe/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, the deck is a modern addition in the rear of the building and is not visible from the street.

Project Monitor: Reggie McCarthy

9. 10-029 697 Hope St., Christina Wilkes

1. replace, add window; 2. re-roof garage; 3. add deck rail lattice

Property owner Christina Wilkes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-R. Applicant’s plans request approval to remove a second floor window on the west elevation and replace it with mullioned all wood Pella Architect Series double hung windows. The sills and window framing will match existing. To re-roof the garage using asphalt shingles to match those on the house (Certainteed “charcoal”) and to temporarily install (for approximately two years) a lattice work barrier around deck rails until entire deck can be replaced. It was suggested that marine netting might be an alternative to the lattice.

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

A motion was made to approve Application 10-029 as presented to remove existing north elevation second floor window and replace with two Pella all wood Architectural SDL or Marvin all wood Ultimate Double Hung with sills and frames to match existing windows. To re-roof the garage as presented; and to temporarily (two year limit) surround deck rail with either netting, canvas or lattice in accordance with Secretary of the Interior Standards #9, 10 (Andreozzi/McCarthy 6-0).

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

Project Monitor: Reggie McCarthy

10. 10-030 249 Hope St., Unit #2, John McCloskey

re-floor rear deck

Property owner John McCloskey presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Applicant plans to replace the deck surface using in kind mahogany. Floor joists will be repaired/re-spaced as necessary.

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

A motion was made to approve Application 10-030 as presented to replace deck with mahogany and to repair/replace floor joists as necessary in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 6-0).

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

Project Monitor: David Andreozzi

11. 10-031 55 High St., John R. Andrade

1. repair front porch; 2. partial re-roof

Property owner John Andrade was not present. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C.

A motion was made to continue Application 10-031 to the May 6, 2010 meeting (Andreozzi/Hertfelder 6-0).

12. 10-022 500 Wood St., Clear Wireless, LLC

1. Install wireless antennas on smoke stack; 2. install ground equipment for antennas

Property owner's Attorney Joseph Giammarco presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O. Application is to install six high speed internet antennas to the smoke stack. Three antennas are rectangular panels and three are discs. They would be erected at an elevation of approximately 151' and would be painted to match the brick. A chase to enclose the wires would be installed along the length of the stack and an equipment cabinet approximately 7' x 7' would be constructed at the base. A fence would be erected around the equipment cabinet.

Commission members had several concerns regarding approval of this application:

1. how many antennas will be allowed on stack?
2. will the historic and visual value be diminished with the addition of more antenna?
3. is the stack structurally strong enough to handle additional antennas?
4. a better visual rendition of the final appearance should be submitted.

Solicitor Teitz raised the issue of the existing window violation dating from 2001 at 530 Wood St., and noted that the Town is supporting the rehabilitation of the industrial park. He will contact the receiver regarding the windows.

Commission members stated that they wanted to see an accurate visualization, to scale, of the final installation and a sample of the actual panel and disc antennas. A site visit was suggested.

A motion was made to continue Application 10-022 to the May 6, 2010, meeting with the applicant to submit a scaled, accurate visualization of the installation, samples of the two types of antennas and a site visit, if warranted (Margiotta/Hertfelder 6-0).

On a motion (McCarthy/Hertfelder 6-0) discussion of 719 Hope St. window replacement was added to the agenda. Contractor Fred DaSilva appeared for the property owners, David and Gail McGovern, and explained that they were not aware that approval was needed to replace the windows. Fifteen third floor wood windows were replaced with vinyl windows. Mr. DaSilva will submit an application for the replacement to be heard at the May 6, 2010, meeting.

Old Business: Re: 701 Hope St., Chairman Lima reported that when owner removed siding to complete porch renovation he discovered that the clapboards under the siding was in good condition and requested that he be allowed to repair clapboards and not replace siding. Chairman Lima approved his request.

Re: 42 Byfield St., David Andreozzi reported that the replacement porch column bases do not match existing and are in violation of the in kind replacement approved at the March 4, 2010, meeting. He has spoken to the contractor and volunteered to help him find matching replacements. Contractor has not, to date, contacted David to find matching bases.

New Business: Chairman Lima reported that the 2010/2011 HDC Budget allocation had been increased to \$25,000.

Adjourn:

A motion to adjourn was unanimously passed at 9:20PM

SC

Date Approved: May 6, 2010