

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: June 3, 2010, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Asst. Town Solicitor Andrew Teitz

Absent: Sara Butler, Anthony Margiotta

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

The minutes of the May 6, 2010, meeting were approved as presented. (McCarthy/Andreozzi 5-0).

1. 10-052 10 Summer St., Ronald J. Rodrigues
replace driveway

Property owner Ron Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Rodrigues would like to replace the current stone driveway with new 6" cobblestones with a bluestone edging and with a 6' medalion design in the center. As Mr. Rodrigues had not submitted a design plan for the medalion, the hearing was continued to later in the meeting while Mr. Rodrigues prepared a sketch (McCarthy/Allen 5/0).

Mr. Rodrigues returned and submitted a sketch of the proposed medalion marked Exhibit G showing a design of a circle within a circle surrounded by a bluestone edging.

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

A motion was made to approve Application 10-052 as presented for replacement driveway with medalion design as shown in Exhibit G in accordance with Secretary of the Interior Standard #9 (Wolfe/Hertfelder 5-0).

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

Project Monitor: Melanie Wolfe

2. 10-054 76 State St., Nacho Mamma's/Michael Siino
install two signs

Restaurant owner Steven Blount presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install two 3x5 signs in the north and west windows of the building. The signs will be hung by airplane wire in the top half of the windows, placed for maximum visibility from the street.

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

A motion was made to approve Application 10-054 as presented to install two 3x5 signs hung by airplane wire in the upper half of the west and north windows in accordance with Secretary of the Interior Standard #10 (McCarthy/Allen 5-0).

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

Project Monitor: Reggie McCarthy

3. 10-057 353 Hope St., Mary Remieres/Susan Donovan

1. remove chimney; 2. replace gutter, fascia; 3. reshingle

Property owner's daughter Susan Donovan presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to remove a non-working chimney from the west side of the building roof; replace wood gutters and fascia boards with in kind materials and designed gutters; and to replace the white cedar shingles with in kind shingles on three sides of the house. Commission members agreed that the rear chimney did not add any significant architectural detail value.

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

A motion was made to approve Application 10-057 as presented to remove the rear chimney; replace the gutters and fascia boards using the same material and profile and to reshingle three sides with white cedar chingles in accordance with Secretary of the Interior Standards #5, 6 (McCarthy/Wolfe 5-0).

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

Project Monitor: John Allen

4. 10-058 423 Hope St., David Enstone/William Raveis Real Estate

1. new awning; 2. signs

No representatives appeared to present this application, however, because the same awning had been approved for the south storefront this application was heard. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E.

Solicitor Teitz noted that he and Ed Tanner determined that this was not a Formula Business and the company had no requirements for color schemes, signs, or common themes.

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

A motion was made to approve Application 10-058 as presented for the awning to be identical to that approved for Application 09-117 in size, color and fabric with attachment to building as discussed in the field with the installer; and glass sign as submitted in Exhibit C in accordance with Secretary of the Interior Standards #9, 10 (Andreozzi/Wolfe 5-0).

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

Project Monitor: David Andreozzi

5. 10-053 410 Thames St., Russell Karian
rebuild front stairs

Contractor Matthew Cabral presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to rebuild the front stairs that were in such deteriorated condition the postman would not use them to deliver mail.

Member Andreozzi stated that this property along with 60 Thames and 70 Thames were important small houses with historic architectural details and great care was needed to retain the vernacular style and material when repair and/or restoration was undertaken. He did not feel that enough information, drawings, material lists, etc., were submitted with the applications to make an informed decision.

A motion was passed to continue Application 10-060 60 Thames St. and Application 10-061 70 Thames St. to the July 1, 2010, meeting to allow for submission of detailed restoration plans with architectural details appropriate to each house. (Andreozzi/Hertfelder 5-0)

Contractor Cabral stated the front stairway at 410 Thames would be repaired using in kind material for the hand and bottom rails which would match in design (David Andreozzi suggested mahogany for durability) and pressure treated for the treads and risers. Stairs are to be painted.

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

A motion was made to approve Application 10-053 to remove the existing stairs; to replace the stair rails, spindles, bottom rail, treads, risers with new matching (in kind) material using matching design; to allow pressure treated material in the invisible underside porch supports and stringers and to match other material in kind in accordance with Secretary of the Interior Standard #6 (Andreozzi/ McCarthy 5-0).

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

Project Monitor: John Allen

6. 10-059 317 Hope St., MPC Construction/Karian Realty Co.
1. replace deteriorated trim; 2. replace front door

Contractor Matthew Cabral presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace the deteriorating trim and to replace the front door with a glass and fir door (see Exhibit Z)

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

A motion was made to approve Application 10-059 as presented to replace deteriorated trim and front door as shown in exhibits in accordance with Secretary of the Interior Standard #6 (Andreozzi/Allen 5-0).

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

Project Monitor: John Allen

7. 10-060 70 Thames St., MPC Construction/Karian Realty Co.

1. replace south elevation stairs, landing, rails

Continued to July 1, 2010, meeting.

8. 10-061 60 Thames St., MPC Construction/Karian Realty Co.

1. replace front stairs, landing; 2. replace rear deck; 3. replace rear door

Continued to July 1, 2010, meeting.

9. 10-056 125 Thames St., Russ-Russ Realty Co.

1. demolish large water tower; 2. demolish small water tower

Dan Nichols from RGB Architects presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. This is the Robin Rug mill complex and the owner wants to demolish the two water towers on the property. Solicitor Teitz noted that as the TRC had not directed the owner to file the application at this time and the 2007 engineer's survey did not state that the tall tower was an immediate hazard he felt the application was premature. Solicitor Teits stated that the TRC had requested an update on the status of the tower. Adequate designs for a proposed replacement replica for the roof of Building 7 have not been submitted. Mr. Nichols replied that the designs submitted with this application show what might be erected. Commission members objected because of the inadequacy of the plans.

Mr. Nichols stated that the removal of the towers was a separate part of the project and questioned whether replacement was necessary. Member Hertfelder noted that the RIHPC allowed the towers must be removed but a rooftop simulation must be erected. It was noted that the tower was in the fire lane if residences constructed.

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

A motion was made to continue Application 10-056 to the July 1, 2010, meeting with submission of specific replacement simulated tank drawings and specifications and/or current engineer's report stating a hazardous situation exists prior to the June 15th application deadline. (McCarthy/Allen 5-0)

10. 10-063 742 Hope St., Lorene Silva

1. replace gutters; 2. replace front canopy/sign; 3. repair windows; 4. apply vinyl and/or aluminum siding and trim

Property owner Loren Silva and attorney Donald DeCiccio presented. Staff Assistant photographs and survey sheets were marked Exhibits A-AI. Applicant plans were marked Exhibit Z. Work on this property is in violation of the law as it was begun and partially completed prior to an application to and approval from the HDC. The gutters have been replaced

the canopy sign has been replaced, windows have been clad and the building has been covered with vinyl siding. The cladding of the windows has not been completed. Applicant has not supplied any information regarding a description of the project nor the details and materials used in construction.

Ms. Silva was given a list of the specific information needed. Ms. Silva stated the siding was applied prior to the expansion of the district. She was asked to supply some proof documenting when the siding was installed.

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

A motion was made to continue the hearing to the August 5, 2010, meeting. (Andreozzi/Allen 5-0)

11. 10-065 678 Hope St., Mt. Hope Liquors, Inc., Jose Teixeira

1. repair front entry; 2. replace entry door; 3. relocate sign; 4. remove window canopy; 5. install new canopy

Chairman Lima requested herself from hearing this application.

Property owner Jose Teixeira and Contractor Frank DaPont presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits K-O. Mr. Teixeira stated the front of his store was damaged when a car ran into it. He would like to repair the front entry walls using red brick instead of cinder blocks, see Exhibit O for brick placement; replace entry door with that shown in Exhibit J; remove canopy over window on west wall and install a new mansard roof canopy on west and south elevations. He would like to raise the Narragansett Beer sign to the top of the roof. Mr. Teixeira stated he felt the changes would make the building more attractive. Member Andreozzi suggested that a cornice would be a better choice for the roof and objected to the 1970 feel of the mansard roof. Members Allen, Hertfelder and Wolfe agreed with Mr. Andreozzi.

Chairman pro tem Wolfe invited comments from the public. There were none.

A motion was made to approve Application 10-065 for repair of the walls adjacent to the door using red brick; replacement of the entry door with that shown in Exhibit J; option to remove canopy over west window and temporary removal of the Narragansett sign or temporary placement on the top of the building in accordance with Secretary of the Interior Standard #9 (Andreozzi/McCarthy 4-0).

A motion passed to continue Item 5, installation of a new canopy, to the July 1, 2010, meeting (Wolfe/Allen 4-0)

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

Project Monitor: David Andreozzi

Chairman Lima resumed her seat on the Commission.

Staff Report – Ms. Church reported on the deviations of the approved plan for 805 Hope St., Agave restaurant. Mr. Andreozzi, Monitor, had noted several changes on an inspection of the site. There has been an addition of a stone wall planter, arbor and change in location of the waitress station. Also, the owner has obtained a building permit for an external handi-lift. Ms. Church contacted the owners who obtained an application for and will submit for the various changes.

New Business: A motion to discuss the erection of a greenhouse at Mt. Hope Farm was added to the agenda (McCarthy/Andreozzi 5-0). Solicitor Teitz recused himself from discussion of this issue. A greenhouse was erected on the property without a HDC Certificate of Appropriateness, farm representative stated the greenhouse was to be a temporary structure and therefore did not need a hearing. Eric Hertfelder stated that his impression of the farm people attitude was that they were exempt from the application process. Chairman Lima stated that the Mt. Hope Farm is a listed property in the Historic District and they are not exempt for any reason.

A motion passed to add discussion of the Mt. Hope Farm violation to the July 1, 2010, agenda and to invite Attorney Paul Ryan to attend to supply legal advice on procedures to follow.

Adjourn:

Motion to adjourn at 10:10PM ()

SC

Date Approved: July 1, 2010