

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: May 6, 2010, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima; Members Reggie McCarthy, Anthony Margiotta, John Allen, David Andreozzi, Alternate Sara Butler and Attorney Nancy Letendre

Absent: Eric Hertfelder, Melanie Wolfe

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

The minutes of the April 1, 2010, meeting were approved as presented. (McCarthy/Margiotta (5-0))

1. 10-031 55 High St., John R. Andrade

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

Property owner John Andrade presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Applicant plans to make in kind repairs to the front porch railing, lattice and ceiling boards. He also plans a partial re-roof on the porch and south side first floor extension using GAF Elk shingles in slate or nickel grey.

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

A motion was made to approve Application 10-031 as presented to repair porch lattice, ceiling and rail. Approve partial re-roof using Elk slate or nickel grey architectural shingles. The Project Monitor will approve shingle style and color. Decision is in accordance with Secretary of the Interior Standard #6 (McCarthy/Margiotta 5-0).

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

Project Monitor: Reggie McCarthy

2. 10-033 31 Bradford St., William Hicks

1. sign; 2. chimney cap

Property owner Will Hicks presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Hicks submitted his final sign design, marked Exhibit E, which will be a double sided wood sign to be hung on the front of the building between the quoins and siding from a metal bracket. The chimney cap will be constructed of used bricks using a course of three bricks or amount for proper draft.

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

A motion was made to approve Application 10-033 for the sign as presented and chimney cap constructed of used bricks in accordance with Secretary of the Interior Standard #9 (Margiotta/Andreozzi 5-0).

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

Project Monitor: Tony Margiotta

3. 10-037 45 High St., Virginia B. Kinder

1. repair front entrance stairs, columns, trim;
2. re-roof, re-flash dormers;
3. repair rear entrance stairs;
4. repair, install front storm door

Brenda Austin presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for general repairs to the front columns, trim and stairs using in kind material. Repair of existing front storm door with new weather stripping. Also, re-roof and re-flash around dormer windows using Owens-Corning asphalt shingles in either aspen grey or shasta white.

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

A motion was made to approve Application 10-037 as presented for in kind repairs and re-roofing and re-flashing around dormer windows in accordance with Secretary of the Interior Standard #6 (McCarthy/Allen 5-0).

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

Project Monitor: Reggie McCarthy

4. 10-043 202 Hope St., Gerard & Eleni LoPorto

repair/replace flashing & clapboards over porch

Contractor William Smith presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to repair deteriorated clapboards over the front porch to repair leaks. Red cedar clapboards and flashing will be used in this in kind repair.

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

A motion was made to approve Application 10-043 as presented using in kind material to repair leaks over front porch in accordance with Secretary of the Interior Standards #4, 5 (Andreozzi/Margiotta 5-0).

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

Project Monitor: John Allen

5. 10-044 344 Hope St., Joan D. Johnson

1. replace shutters; 2. replace clapboards, drip caps

Property owner and contractor William Smith presented. Staff Assistant photographs were marked Exhibit A, Applicant plan was marked Exhibits B, C. Application is to replace deteriorated clapboards on the north side of the building as needed; and to replace deteriorated window caps as needed using in kind material. Shutters to be installed on north side using shutter pictured in Exhibit C.

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

A motion was made to approve Application 10-044 as presented for in kind replacement of clapboards and drip caps on north side and installation of shutters as shown in Exhibit C and shutter hardware in accordance with Secretary of the Interior Standards #4, 5 (Andreozzi/Allen 5-0).

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

Project Monitor: Ory Lima

6. 10-045 24 Burton St., 24 Burton Street Realty, LLC

1. re-roof; 2. new skylights (3); 3. re-side ell and south side; 4. repair bulkhead door; 5. replace rear door; 6. repair basement windows; 7. replace lattice front porch; 8. replace driveway

Contractor Dean Nadalin presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G.

The roof will be re-shingled using asphalt Elk Timberline Prestique in charcoal. Two skylights to be installed on the east roof of main house and one on west side of rear ell using Velux manual venting wood skylights. The south side of main house and entire ell to be re-sided with white cedar shingles. Basement windows to be repaired using in kind material. The bulkhead door will be repaired (Commissioner Andreozzi requested a color photo of the door be submitted prior to repair.) using in kind material. The rear ell door to be replaced with a Simpson six panel wood door. The lattice on the front of the house will be replaced. Driveway to be replaced using asphalt.

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

A motion was made to approve Application 10-045 as presented and shown in exhibits in accordance with Secretary of the Interior Standards #5, 9 (Allen/McCarthy 5-0).

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

Project Monitor: John Allen

7. 10-046 24 Court St., John Perry/Alda Paiva
repair fence

John Perry presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plan was marked Exhibit B. Application is to repair picket fence in front of property using in kind material

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

A motion was made to approve Application 10-046 as presented to repair fence using cedar of pressure treated wood in accordance with Secretary of the Interior Standard #9 (Margiotta/McCarthy 5-0).

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

Project Monitor: Tony Margiotta

8. 10-047 500 Hope St., Friends of Linden Place c/o James Connell

1. replicate roof railings; 2. reconstruct south porch column pedestal

Architect Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-N. Application is to repair surviving roof railings and to replicate and replace missing railings. Railings are located on the main roof, monitor roof, third floor gallery, northwest porch roof, rear east porch roof, south wing roof and conservatory roof railings. The railings are in seven different styles and the details have been gathered from old photographs, original material saved by Kevin Jordan, and measurements taken by Mr. Pozzi. Air dried or kiln dried clear dense mahogany will be used for the new railings. Details and designs are shown in Drawings A-1 thru A-8. Urn shaped finials on uppermost railing will be reproduced working from pieces now in existence, a polymer (Azek) will be used for construction of the urns. The south porch column pedestal will be replicated using in kind mahogany with two mini vents to be installed in the out of view side.

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

A motion was made to approve Application 10-047 as presented to replicate roof railings and finials pursuant to plans and specs as submitted and described in Exhibits B-N (A1-A8 submitted by Lombard Pozzi) and to reconstruct south porch column pedestal in accordance with Secretary of the Interior Standards #1, 2, 4, 5, (Andreozzi/McCarthy 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 1, 2, 4, 5

Project Monitor: David Andreozzi

9. 10-048 82 Church St., Timothy Sweeney

1. replace soffit; 2. replace porch floor boards

Property owner Tim Sweeney presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is replace the rotted soffit in the front of the house and to replace deteriorated porch floor boards using in kind materials for both repairs.

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

A motion was made to approve Application 10-048 as presented for repairs to soffit and porch floor boards using in kind material in accordance with Secretary of the Interior Standard #6 (McCarthy/Allen 5-0).

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

Project Monitor: Tony Margiotta

10. 10-049 66 Poppasquash Rd., James P. Yess

1. install hand water pump; 2. install water trough; 3. install water fountain

Property owner James Yess presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is for the addition of landscape features; a hand water pump, water trough and water fountain. Features are to be located as shown on Exhibit G. Unilock pavers to match walkway pavers to be installed around fountain in a 3' diameter circle. Additional pavers will connect to existing walkway.

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

A motion was made to approve Application 10-049 as presented for the installation of a hand pump and trough, Victorian water fountain with paver surround and path in accordance with Secretary of the Interior Standards #9, 10 (Margiotta/McCarthy 5-0).

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

Project Monitor: Reggie McCarthy

11. 10-050 719 Hope St., David McGovern

- replace windows

Contractor Fred DaSilva presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for approval for replacement of third floor windows which were replaced prior to application and HDC hearing. A fee was paid for working without HDC approval. The replacement windows are vinyl 1/1 and match those on the first and second floor. Owner and contractor stated they thought the building permit issued for new siding covered windows also. The third floor windows replaced were disposed of at the dump.

Attorney Letendre stated that technically there was a violation, however the application should be reviewed as if the request had just come before the Commission.

Member Margiotta felt the owner, David McGovern, should be present to answer questions. Mr. McGovern joined Mr. DaSilva at the podium. Mr. Margiotta stated he felt the building looked better with all the windows now the same style.

Member Andreozzi stated he felt the building was an eyesore, and expressed his anger at the replacements.

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

A motion was made to approve Application 10-050 as presented to replace the third floor windows with vinyl 1/1 windows in accordance with Secretary of the Interior Standards #9, 10 (Margiotta/McCarthy; 3-2 (Allen, Andreozzi).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, the new windows are more compatible to the first and second floor windows which are specific to this property and were installed prior to the expansion of the Historic District.

Staff Report: Staff Assistant reminded members of the Historic District Commission workshop sponsored by Grow RI. Attorney Letendre encouraged members to attend and stated she would be a presenter.

Old Business: David Andreozzi, Monitor for 42 Byfield, Application #10-017 reported on his attempts to help the owner and contractor reproduce the five column bases that were approved for replacement. David stated that the bases were not close to the stock replacements proposed by the owner. David reported that all the column bases were irregular and would need to be custom made. He will continue to monitor the selection of replacement bases and provide guidance when necessary.

New Business: Peter Paltrineri of Peter C. Paltrineri Co., Historic Restoration and Preservation introduced himself and described his window restoration company in Warren, RI. He stated that he would like to present a homeowner's workshop on window restoration. After discussing various ways to present the workshop, Chairman Lima asked Mr. Paltrineri to contact Diane Williamson for help

Adjourn:

A motion to adjourn was unanimously passed at 9:15PM

SC

Date Approved: June 3, 2010