

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: July 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, Sara Butler, Alternate

Also Present: Attorney Andrew Teitz

Absent: Eric Hertfelder

Chairman Lima brought the meeting to order at 7:01PM.

The minutes of the June 3, 2010, meeting were approved as presented. (Andreozzi/McCarthy 6-0)

1. 10-072 26 Burton St., Josephine Lero

1. repair window; 2. replace screen window

Property owner Josephine Lero presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Mrs. Lero wishes to repair a mullioned kitchen window on the east elevation and to replace screen on bathroom window on the south elevation.

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

A motion was made to approve Application 10-072 as presented to repair the windows as shown in exhibits in accordance with Secretary of the Interior Standard #6 (McCarthy/Wolfe 6-0).

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

Project Monitor: Reggie McCarthy

2. 10-067 186 Hope St., William Campbell

1. extend existing downspout; 2. install new storm windows

Property owner William Campbell presented. Staff Assistant photographs were marked Exhibit A, Applicant plan was marked Exhibit B. Mr. Campbell seeks approval to extend the downspout on the south elevation, new addition to meet the gutter and to install new Point One storm windows on the new addition.

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

A motion was made to approve Application 10-067 as presented 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

3. 10-069 259 High St., Bernice Parella

repair fence

Property owner's daughter, Mary Parella, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to repair or replace pickets and end posts of fence facing High St. prior to painting. Replacements will be made using in kind material.

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

A motion was made to approve Application 10-069 as presented to repair fence replacing pickets and end posts as necessary using in kind material in accordance with Secretary of the Interior Standard #6 (McCarthy/Margiotta 6-0).

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

Project Monitor: Reggie McCarthy

4. 10-056 125 Thames St., Russ-Russ Realty Co.

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

Rob Stolzman attorney for the property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Mr. Stolzman discussed the need to remove the two water towers. The smaller of the two while still functional is not visible from the street and will become open space in the completed project. The larger tower is deteriorated and while it has some historical value as an identification of the facility's use is now in a condition where there is the possibility that sections may fall off and pose a risk to public safety (see Exhibit M, Fuss & O'Neill report). Attorney Stolzman stated that it was not economically reasonable to repair the tower and salvaged material had no value. The future development of the buildings into residential units depends on the large tower's removal due to fire code regulations.

Regarding the construction of a replacement visual representation to be constructed on the top of Building #7, Commission members were concerned that a one dimensional structure would be "Mickey Mouse" in appearance. The owner's plans have not progressed to development of a replacement tower. At this time the SHPHC has stated that, "A new water tower to match the taller tower will be fabricated and installed on the roof of Building 7 adjacent to its original location so that visually it will look as it does now." See Exhibit I Pages 8, 9. John Allen stated that the historical value has great importance in his decision and in his opinion there needs to be something to replace existing tower. Other Commission members were in agreement that the current tower needed to be demolished; however, they also wanted to have a visual replacement of some form to indicate the historic use of the complex. Mr. Stolzman stipulated that the owner would return to discuss a replacement. At the present time the owner's approval for tax credits from the SHPHC depends, in part, on a replacement representation.

Chairman Lima invited comments from the public. Jane Lavender and Christina Wilkes spoke in favor of a replacement representation for nostalgic and historic reasons.

A motion was made to approve Application 10-056 as presented for the demolition of the two towers. (McCarthy/Margiotta 6-0).

Findings of Facts include that this decision is due to structural unsoundness as Shown in Exhibit M and SHPHC Exhibit I and impact on future development of the property.

Project Monitor: Ory Lima

5. 10-060 70 Thames St., MPC Construction/Karian Realty Co.

1. replace south elevation stairs, landing, rails

Dan Nichols representative for the property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to replace the stairs on the south elevation with new pressure treated material to be painted and wood lattice. Trim boards to be 1x6. Design as per Exhibit B. Members Andreozzi and Allen did not approve of the use of pressure treated wood for the trim and rails of the stairs.

Chairman Lima invited comments from the public. Jane Lavender, 50 Thames St., owner of the example shown in the application stated that no pressure treated wood was used in her front stairway.

A motion was made to approve Application 10-060 to remove existing stairs and replace with pressure treated stairs and handrails and 1x6" pine trim and lattice panels in accordance with Secretary of the Interior Standard #6 (McCarthy/Margiotta 5-2 (Andreozzi, Butler against)).

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

Project Monitor: John Allen

6. 10-061 60 Thames St., MPC Construction/Karian Realty Co.

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

Dan Nichols representative for the property owner and Matt Cabral contractor presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B, C. Application is to replace front stairway, rear deck and rear door. Commission concern was with use of pressure treated wood on front stairway. Mr. Cabral stated he would use mahogany for front deck, pine and cedar for trim and posts. All posts on front stairs and rear deck to be 4x4". Pressure treated wood to be used for deck. Contractor wished to change deck placement to 14' deep and 12' wide.

Rear door to be replaced with in kind, material and style, wood door. Trim around door to be replaced with 1x4 primed pine.

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

HDC

July 1, 2010

A motion was made to approve Application 10-061 to replace front stairs, landing using mahogany, pine and cedar construction wood with 4x4 posts. To replace rear deck and door as described in Exhibit C. Trim boards to be 1x6 on both front stairs and deck in accordance with Secretary of the Interior Standard #6 (McCarthy/Margiotta 6-1 (Andreozzi against)).

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

Project Monitor: John Allen

7. 10-065 678 Hope St., Mt. Hope Liquors, Inc., Jose Teixeira
reconfigure roof-line

Chairman Lima recused herself from hearing this application.

Property owner Jose Teixeira presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for architrave as show in Exhibit B, and photographs Exhibit F (sample presented at meeting) replacement of sign and replacement awnings. The sign will be installed on the roof over the door and on each side, south and west elevations. Awning will be blue or blue/white stripe Sunbrella or Weblon as shown in Exhibit E.

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

A motion was made to approve Application 10-065 as presented for architrave on the west and south sides with a 4' wrap as per sample submitted; replacement awnings in Sunbrella or Weblon; and replacement of Narragansett Beer sign as shown in Exhibit B 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: David Andreozzi

Chairman Lima resumed her seat on the Commission.

8. 10-071 120 Hope St., Thomas Principe

1. re-roof; 2. rebuild front porch, new rails; 3. replace rotted trim and siding; 4. replace windows;
5. landscaping; 6. install air conditioning condensing units; 7. pave driveway; 8. replace electrical service

Thomas Principe who has a contract to purchase the property and daughter Sara Principe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Z, UU-ZZ. Application items were acted on in separate motions as follows:

1. re-roof

A motion was made to approve Application 10-071 to re-roof as presented using Certainteed black architectural shingles and EPDM rubber on flat surfaces with the option

to replace any rotted boards and flashing as needed using in kind material in accordance with Secretary of the Interior Standard #9 (Andreozzi/Wolfe 6-0).

5. landscaping

A motion was made to approve Application 10-071 to remove large maple and two cedar trees on the N-E corner of the property; the brush on Hope and High St. and intrusive vegetation in accordance with Secretary of the Interior Standard #4 (Andreozzi/Wolfe 6-0).

6. install air conditioning condensing units

A motion was made to approve Application 10-071 to install condensers as presented and shown in Exhibit D in accordance with Secretary of the Interior Standard #9 (Andreozzi/ Allen 6-0).

7. pave driveway

A motion was made to approve Application 10-071 to pave the driveway with asphalt over existing driveway footprint in accordance with Secretary of the Interior Standard #10 (Andreozzi/ Wolfe 6-0).

8. electrical service

A motion was made to approve Application 10-071 to replace electrical service meter as presented and shown in Exhibit T in accordance with Secretary of the Interior Standard #10 (Andreozzi/ Allen 6-0).

3. replace rotted trim and siding

Mr. Principe would like to replace the deteriorated trim and clapboard siding using in kind cedar and redwood. He will photograph areas to be replaced and estimated it was no more than 10% of the siding.

A motion was made to approve Application 10-071 to replace deteriorated siding and trim using in kind material; if replacement exceed 10 sq. ft. Project Monitor is to approve in the field. In accordance with Secretary of the Interior Standard #6 (Andreozzi/ Wolfe 6-0).

4. replace windows

Mr. Principe would like to replace all windows with Pella Architect Series double hung windows with Clad Exterior. HDC members felt that a site visit was necessary to evaluate the condition of existing windows.

A motion was approved to continue hearing on the replacement windows following a site visit by Commission members (Andreozzi/Wolfe 6-0).

2. rebuild front porch

Commission members requested more detailed scaled drawings with material list be submitted prior to making a decision.

A motion was approved to continue hearing on rebuilding front porch after detailed scaled drawings and material list is submitted (Andreozzi/Wolfe 6-0).

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

Findings of Facts include that these decisions conform to the Secretary of the Interior Standards: 4, 6, 9, 10

Project Monitor: David Andreozzi

9. 10-073 697 Hope St., Christina Wilkes

1. replace windows; 2. repair windows

Property owner Christina Wilkes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mrs. Wilkes would like to replace windows on the south side of the building with all wood 6/6 Pella double hung windows and repair two windows on the east elevation.

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

A motion was made to approve Application 10-073 as presented in accordance with Secretary of the Interior Standards #6, 9 (Margiotta/McCarthy). Following an informal poll of the members which indicated the motion would be denied, Mr. Margiotta withdrew his motion.

A motion was approved to continue application 10-073 following a site visit to inspect condition of the windows. (Andreozzi/Margiotta 6-0).

10. 10-074 736 Hope St., Anthony Margiotta

1. repair front door trim; 2. repair windows; 3. replace fence

Mr. Margiotta recused himself from hearing this application.

Property owner Anthony Margiotta presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Margiotta would like to repair the front door trim and replace the broken glass in the fan lite above door using in kind material. In kind repairs to be made to windows on south and east side of the building. Also, in kind replacement of existing fence.

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

A motion was made to approve Application 10-074 as presented for repair of front door lower plinth and apron using in kind cedar or redwood; glazing of palladian window using hand blown glass; repair of windows on south and east elevations as submitted; and in kind replacement of the fence in accordance with Secretary of the Interior Standards #2, 5, 9 (Andreozzi/Wolfe 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 5, 9

Project Monitor: John Allen

Mr. Margiotta resumed his seat on the Commission.

Staff Report:

Violation - 10 Summer St., Ron Rodrigues, owner has replaced rear door and stated he refused to submit application.

A motion passed to instruct Andrew Teitz, Asst. Town Solicitor to file a complaint in Municipal Court (Andreozzi/Wolfe 7-0).

A memo from Arnold Robinson questioned the “as built” playground at the rear of Colt School, and the placement of the dumpster at the corner of Bradford and Wardwell Sts. The School Department will be asked to submit the “as built” plans to compare to those approved by the Commission.

Old Business:

Commission members noted that on several occasions the door to 1200 Hope St. has been left open and unattended. Also, windows have been removed leaving open spaces. A memo will be sent to Jack Evans asking that he look into this matter.

New Business:**Adjourn:**

A motion to adjourn was unanimously passed at 10:20PM (McCarthy/Andreozzi)

SC

Date Approved: August 5, 2010