

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: August 5, 2010, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima; Members Reggie McCarthy, John Allen, Eric Hertfelder, Sara Butler, Victor Cabral, Alternate

Also Present: Paul Ryan, Esq., Andrew Teitz, Esq.

Absent: David Andreozzi, Anthony Margiotta

Chairman Lima brought the meeting to order at 7:00PM.

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

1. 10-078 250 Metacom Ave., Mt. Hope Trust in Bristol

1. install greenhouse; 2. demolish tree house; 3. reinforce rail around cove cabin

Attorney Teitz recused himself from advisory role for the hearing of this application. Attorney Ryan assumed advisory capacity in place of Attorney Teitz.

Michael Gerhardt, Interim Executive Director presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Mr. Gerhardt sought an approval for the greenhouse which has already been installed. The greenhouse is located at a distance from the historical buildings and is on a lower grade and not visible from the front of the barn. It is erected on a foundation which is not permanent and can be moved.

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

A motion was made to approve Application 10-078 as presented for the installation of the greenhouse in accordance with Secretary of the Interior Standard #9, 10 (McCarthy/Allen 6-0).

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

Mr. Gerhardt requested permission to demolish a tree house which is located out of sight some distance from the barn. Mr. Gerhardt noted that the structure was not listed on the National Register inventory. The tree house is severely deteriorated and is cost prohibitive to restore.

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

A motion was made to approve Application 10-078 as presented for the demolition of the tree house. (McCarthy/Allen 6-0).

Findings of Facts: Approval given due to severe deterioration and lack of structural integrity of the tree house.

Mr. Gerhardt requested permission to repair, replace cedar post rails around the Cove Cabin. He plans on using existing weathered posts now used along the road and, if necessary, from rails harvested from cedars on the property.

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

A motion was made to approve Application 10-078 as presented for the repair/replacement of deteriorated cedar rails around Cove Cabin in accordance with Secretary of the Interior Standard #9, 10 (McCarthy/Allen 6-0).

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

Project Monitor: Reggie McCarthy

Attorney Teitz resumed his advisory capacity to the Commission.

2. 10-073 697 Hope St., Christina Wilkes

1. replace windows; 2. repair windows

Property owner Christine Wilkes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. This application was presented at the July 1st meeting and continued to this meeting in order to allow the Commission a site visit to view the windows. Mrs. Wilkes is seeking approval to repair two windows on the second floor of the east elevation and to replace four windows on the second floor south elevation with all wood Pella Architect Series to match in size and 6/6 pane configuration. Following site visit Commission member Hertfelder stated that the sash was mostly ok, but did not appear to be original. The windows according to Mrs. Wilkes leak and there is a great deal of rotted wood.

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

A motion was made to approve Application 10-073 as presented to repair two windows on the second floor as show in Exhibit C and to replace four windows on the south elevation as shown in Exhibit B with Pella all wood Architect Series 6/6 windows in accordance with Secretary of the Interior Standards #6, 9 (Allen/McCarthy 5-1 (S. Butler against).

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

Project Monitor: Reggie McCarthy

3. 10-075 240 Hope St., Stephen Anthony

replace 3 cornice returns

Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mr. Anthony was not able to attend. He requested the application be heard in his absence, however, there was some question of the already completed return design, and so the application will be continued.

A motion was made to continue Application 10-075 to the September 2, 2010, meeting.

4. 10-081 75 Constitution St., Ralph DeFelice

replace garage door

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. DeFelice would like to replace existing door with wood 6 panel, 4 section door without windows.

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

A motion was made to approve Application 10-081 as presented to replace garage door with an all wood 6 panel 4 section door in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

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

Project Monitor: Oryann Lima

5. 10-082 79 Constitution St., Ralph DeFelice

replace garage door

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Garage door which faces High St. is deteriorated and he would like to replace it with a wood eight panel 4 section door.

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

A motion was made to approve Application 10-082 as presented to replace garage door with an all wood 8 panel 4 section door in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

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

Project Monitor: Oryann Lima

6. 10-080 996 Hope St., Matthew C. Perry

replace shingles north elevation

Cecelia Perry presented the application for her brother. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to replace shingles on the north elevation with white cedar clapboards. The replacement has already been started. The remaining three sides of the house now have clapboards. Mr. Perry will be asked to supply a letter giving Ms. Perry permission to present application for the record.

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

A motion was made to approve Application 10-080 as presented to replace the shingles on the north elevation with white cedar clapboards in accordance with Secretary of the Interior Standards #2, 6 (McCarthy/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6

Project Monitor: Sara Butler

7. 10-083 36 Bradford St., Peter A. Nunes

1. remove shingle siding; 2. repair/restore existing clapboards and trim; 3. replace missing cornice returns

Property owner Peter Nunes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Nunes plans to remove the shingle siding beginning with the north elevation and repairing, restoring and or replacing wood clapboards which are under shingle layer. He plans to repair and/or restore any deteriorated trim. Any material replaced will be with in kind material. Mr. Nunes stated there may be two windows on the east elevation under the shingles, if so; he will insert blind windows to match existing in design, style and material. Mr. Nunes stated that replacements will be with in kind material.

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

A motion was made to approve Application 10-083 as presented remove shingles, repair and restore underlying clapboards and trim, to repair and replace missing returns all using in kind replacement material in accordance with Secretary of the Interior Standards #2, 6 (Allen/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6

Project Monitor: John Allen

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

1. rebuild front porch; 2. replace windows

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits 71A-71H. Application continued from July 1st meeting to allow for site visit to inspect windows and submission of drawings for porch.

The design for the porch shows a hip roof with an open balustrade and will be constructed as shown in Exhibits 71B thru 71G.

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

A motion was made to approve Application 10-071 as presented for rebuilding the front porch using drawings and material shown in applicants plans numbered A3.1, A3.1a, A4.1 and A4.2 in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

HDC

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

After inspecting the existing windows, it was discovered that some needed more repair than others, but many were in fairly good shape and could be repaired. The owner stated he felt the windows on the second and third floor were “not repairable” and he would like to replace them with wood Pella Architect series, 2/2 pane configuration.

Chairman Lima invited comments from the public. Sara Principe requested approval to replace all of the windows.

A motion was made to approve Application 10-071 for repair of windows with replacement windows to be restricted to the 3rd and 2nd floor windows on the south elevation. Replacement windows are to be all wood Pella Architect series 2/2 panes in accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 5-1 (V. Cabral against).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6, also the 3rd floor sash has been altered and no longer works and the 2nd floor windows are deteriorated beyond repair.

A motion was made to approve Application 10-071 for replacement of the basement windows using in kind replacements and with a manufacturer’s product sheet for the windows to be submitted within one month. In accordance with Secretary of the Interior Standard #6 (Hertfelder/Allen 6-0).

Project Monitor: David Andreozzi

9. 10-086 120 Hope St., Thomas Principe

1. replace front door; 2. remove chimney; 3. remove turbine; 4. replace gutters; 5. replace storm door;
6. replace shutters; 7. skim-coat foundation; 8. replace storm windows; 9. plant new hedge

Property owner tom Principe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits 86A-86U.

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

1. replace front door:

A motion was made to approve Application 10-086 as presented to replace the front door with a wood 6 panel Simpson Colonial VI Door as shown in Exhibit 86U in accordance with Secretary of the Interior Standard #9 (McCarthy/Allen 6-0).

- 2, 3. remove chimney and turbine

A motion was made to approve Application 10-086 as presented to remove the existing chimney and turbine. The turbine to be replaced with a Lomanco black turbine as shown in Exhibit 86I in accordance with Secretary of the Interior Standard #9 (McCarthy/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6 and the chimney is derelict and serves no purpose.

4. replace gutters

The house now has aluminum gutters and the request is to replace them in kind.

A motion was made to approve Application 10-086 as presented to replace the aluminum gutters and downspouts with in kind gutters and downspouts as shown in Exhibits 86F and 86G in accordance with Secretary of the Interior Standard #9 (McCarthy/Butler 6-0).

5. storm door

A motion was made to approve Application 10-086 as presented to replace a non original aluminum storm door with a full lite aluminum Harvey Model H809 in accordance with Secretary of the Interior Standard #9 (McCarthy/Allen 6-0).

6. shutters

Owner wishes to install vinyl shutters as shown in Exhibit 86J. There are a few vinyl shutters on the front of the house now. Member Hertfelder stated he would prefer wood shutters or no shutters in preference to vinyl shutters.

A motion was made to approve Application 10-086 as presented regarding replacing the shutters leaving it to the discretion of the owner weather to have wood or vinyl or none. If vinyl shutters are installed they must be 14” or greater in width. Decision in accordance with Secretary of the Interior Standard #10 (Allen/McCarthy 4-2 (E. Hertfelder, S. Butler against)).

7. skim-coat foundation

A motion was made to approve Application 10-086 as presented to skim-coat the foundation in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 6-0).

8. storm windows

A motion was made to approve Application 10-086 as presented to install Harvey storm windows as shown in Exhibit 86L and 86M in accordance with Secretary of the Interior Standard #9 (McCarthy/Allen 6-0).

A motion was made to approve Application 10-086 for the owner to have the option not to replace storm windows on the south elevation in accordance with Secretary of the Interior Standard #9 (Hertfelder/McCarthy 5-1 (V. Cabral against)).

9. hedge

Owner requests option to plant a 3’ high privet hedge on the N and W boundary lines.

A motion was made to approve Application 10-086 as presented to plant a 3’ high privet hedge on the N and W boundary lines in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

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

Project Monitor: David Andreozzi

10. 10-084 132 High St., Joseph J. and Anne M. Scanlan

1. repair front stairs; 2. repair window leaks, install flashing and drip cap; 3. replace clapboards if necessary;
4. repair garage roof east elevation

Property owner Joseph Scanlan presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Owner wishes to repair the brownstone front stairs with cement colored to match existing. He will repair the trim over leaking windows on the E elevation using in kind material. He will repair roof damage caused by falling tree on the E elevation using in kind replacement material.

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

A motion was made to approve Application 10-084 as presented in accordance with Secretary of the Interior Standards #5, 6, 9 (McCarthy/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6, 9

Project Monitor: Victor Cabral

11. 10-087 39R State St., Historical Downtown Bristol Properties, LLC

1. handicap ramp; 2. front patio railings; 3. side entrance stairs; 4. air conditioner condensers

Property owner Paul Tomasso presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Due to building elevations, owner wishes to install a handicap ramp and railings to the front patio. The ramp will be concrete and the rails steel. The banisters and railings will be wood as shown in Exhibits D, E, F. The east side entrance stairs will be wood or concrete with wood rails as shown in Exhibit C. Three air condensers will be installed on the east side beginning with the "L" shaped area created by the stairs. Owner will consider installing shrubs or lattice to hide the condensers.

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

A motion was made to approve Application 10-087 as presented for the handicap ramp, front patio railings, side entrance stairs, and condensers (condensers preferably hidden by shrubs) as shown in Exhibits C-F in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 6-0).

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

Project Monitor: David Andreozzi

12. 10-085 1 Constitution St., Bristol County Elks Lodge #1860

1. re-side shed; 2. re-roof shed

Property manager Bill Hill presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to re-side a shed using the same material as on the main building and to re-roof the shed.

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

A motion was made to approve Application 10-085 as presented to re-roof and re-side the shed 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

13. 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 and her attorney Don DeCiccio presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D, Z. Application continued from June 3, 2010, meeting. The repairs and replacements were completed prior to an HDC hearing. Owner stated the gutters and canopy were replaced in-kind.

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

A motion was made to approve Application 10-063 as presented for replacement of the aluminum gutters and the canopy 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

Owner reported that the wood frame/trim around the windows was wrapped with aluminum because the wood was rotted and the windows were leaking. Shiplap vinyl siding was applied to three sides of the building (east, north and south). Member Hertfelder stated it was regrettable that there was no review prior to the work being done; however, he is inclined to approve the application based on RIHP&HC letter dated June 2, 2010, Exhibit D, which states, "the building has limited architectural integrity as an example of diner design." Member Allen stated he would not have approved the changes if he had been given the opportunity, Member Butler agreed.

Chairman Lima invited comments from the public. Alayne White spoke on behalf of the diner's owner, stating it was difficult to keep a small business running, and Ms. Silva was just trying to maintain her building. Arnold Robinson spoke stating that the building was part of the new addition to the district and the owner admitted her error in not seeking HDC approval for the repairs. He also agreed that the siding and clad trim would not have been approved if not already completed.

A motion was made to approve Application 10-063 as presented for the clad aluminum window and vinyl siding in accordance with Secretary of the Interior Standards #6, 9, 10 (Hertfelder/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10. Decision also based on the importance of the building as stated in Richard Greenwood's letter of June 2, 2010.

Staff Report: Report sign-off 326 Thames St. 805 Hope St., Agave has not yet submitted application for handicap lift or plan changes.

A motion was made to send Holding 805 Hope St., LLC a written notice giving them a deadline to file the necessary application of August 15, 2010, or legal action will be instituted in Bristol Municipal Court. (McCarthy/Allen 6-0)

Ed Tanner and Andy Teitz will contact school department officials regarding the dumpster placement at Colt School.

New Business: A workshop has been planned by the Town Council with the HDC on Monday, August 16, 2010, at 7PM

Adjourn:

A motion to adjourn was unanimously passed at 10:25PM

SC

Date Approved: September 2, 2010