

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: October 19, 2010, Burnside Building, 400 Hope Street, Bristol, Rhode Island

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

Also Present: Andrew Teitz, Asst. Town Solicitor

Absent: David Andreozzi

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

The minutes of the September 2, 2010, meeting were approved as presented. (McCarthy/Allen 6-0)

The minutes from October 7, 2010, were approved as presented. (Butler/Hertfelder 6-0)

Election of Officers:

John Allen nominated Oryann Lima for Chairman, Sara Butler seconded, the vote was 6-0.  
Oryann Lima nominated John Allen for Vice Chairman, Sara Butler seconded, the vote was 6-0.  
Sara Butler nominated Eric Hertfelder for Secretary, John Allen seconded, the vote was 6-0.

### APPLICATIONS

#### **1. 10-106 724 Hope St., Timothy A. Pray**

1. replace garage window; 2. replace garage doors; 3. re-roof; 4. seal coat driveway; 5. landscape; 6. replace cellar windows; 7. replace front steps, add railing; 8. install flag pole; 9. install storm doors

Property owner Timothy Pray presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Mr. Pray requested approval to:

1. Replace garage window with a Reflections 5500 series vinyl clad aluminum window to match existing windows which were replaced five years ago.
2. Replace a wood garage door with an 8' wide steel Ideal Defined Classic Raised Panel door. Replace entrance door with a Horner Mill Works clear glass door with profiled internal muntins to match existing house door.
3. Re-roof with black or grey architectural shingles.
4. Seal coat driveway
5. Replace cellar windows with Reflections 550, white, material to match existing windows.
6. Install a Top Flight 20' telescoping flagpole in the front yard 4' from corner of the s-w stone wall as shown in Exhibits A and L.
7. Reconfigure front steps and install rail. Commission members requested more details regarding stair construction including materials and dimensions. Owner will check with the Building Official for code compliant dimensions, submit detailed plans and return for a decision at a later meeting.
8. Replace storm doors. As owner had not selected a manufacturer or design, he will return after submitting details for a future decision on this request.

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

**A motion was made to approve Application 10-106 as presented for items 1 thru 6, 8 and shown in submitted exhibits and to continue front step and storm door replacement to a future meeting. Decision is in accordance with Secretary of the Interior Standard #9 (McCarthy/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, as the property is a new addition to the Historic District, major changes have been made to the fabric of the original construction with vinyl additions and the historical architecture of the building has been substantially altered by these changes. The majority of the current changes are not on the most visible elevation of the house.**

**Project Monitor: Reggie McCarthy**

**2. 10-107 73 Church St., Ann Marie Tortorice**

1. re-roof garage; 2. repair window casings

Property owner Ann Marie Tortorice presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to re-roof the garage and to repair a deteriorated window header with in kind material. Three tab asphalt shingles, black, to match those on main building will be installed.

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

**A motion was made to approve Application 10-107 as presented to re-roof, re-flash, and replace clapboards, if necessary, and to repair window frame using in kind materials 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: John Allen**

**3. 10-110 39 State St., Bonnie Blue**

signs

Store owner Bonnie Blue presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for two signs using existing sign boards as previous owner.

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

**A motion was made to approve Application 10-110 as presented in accordance with Secretary of the Interior Standard #9 (Hertfelder/Allen 6-0).**

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

**Project Monitor: Reggie McCarthy**

**4. 10-111 259 Hope St., Jerry & Amy deRham**

1. install chimney caps; 2. add windows; 3. move windows; 4. siding repairs

Property owner Jerry deRham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O. Applicant proposed chimney cap as shown in Exhibit L, single cap with screen sides.

**A motion was made to approve Application 10-111 as presented for the chimney cap in accordance with Secretary of the Interior Standard #9 (Hertfelder/Allen 6-0).**

Owner requested approval for window changes as described in Exhibit B, and illustrated in Exhibits Q and R with a change of manufacturer of new windows to Maurer & Shepherd Joyners (Exhibit Z). All siding repairs around the new windows will be made using in kind material, red cedar shingles, and painted to match existing.

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

**A motion was made to approve Application 10-111 as presented for a new window on the 2<sup>nd</sup> floor, west elevation, replicating originals in material and design and moving kitchen window on south wall to west wall. Also, adding a casement window to the kitchen on the south side, constructed by Maurer & Shepherd. Approved installation of window from south kitchen wall to west wall with addition of newly constructed window as shown in Exhibit Q. All siding repairs around new windows are to be constructed using in kind material. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Hertfield/Butler 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, new kitchen window will not be visible from the street.**

**Project Monitor: Victor Cabral**

**5. 10-113 High St., Sebastian Wordell**

1. stone wall; 2. restore driveway

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to construct a dry field stone wall 18" in from east property line, 30" high, 20" wide and 40' long. Also to line driveway with cobblestones and fill with bluestone.

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

**A motion was made to approve Application 10-113 as presented in accordance with Secretary of the Interior Standard #9 (Cabral/McCarthy 6-0).**

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

**Project Monitor: Victor Cabral**

Solicitor Teitz recused himself from hearing Application 10-114.

**6. 10-114 250 Metacom Ave., Mt. Hope Farm**

Misc. repairs/replacement

Interim Executive Director Michael Gerhardt presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-W. Mr. Gerhardt described repairs, restorations and replacements as shown in Exhibit B and illustrated in Exhibits C thru W and additional Exhibits Z and ZZ.

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

**A motion was made to approve Application 10-114 as presented with the following additions:**

- a. Playhouse re-roof using either asphalt or red cedar shingles**
- b. Garage – continue demolition request to a future meeting**
- c. Superintendent’s House – replace plastic shutters with appropriate wood shutters**
- d. Pool House and Area – three choices approved in concept, return with final plan for final approval**

**Repairs and replacements to be made using in kind material replicating designs and dimensions. Decision is in accordance with Secretary of the Interior Standards #1,2, 4, 5, 6, 9, 10 (Allen/Hertfelder 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 1, 2, 4, 5, 6, 9, 10**

**Project Monitor: Oryann Lima**

Solicitor Teitz returned to hearing.

**7. 10-115 201 Thames St., Bristol Fire Department**

1. reset/repoint bricks; 2. repair roof; 3. repair hose tower

Fireman Marc Proulx presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to remove, reset and repoint bricks on west elevation; to re-roof using in kind three tab black asphalt shingles. Manufacturer’s product sheet to be submitted for the record. Also, to repair the hose tower trim, fascia board using in kind material of same design and dimensions.

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

**A motion was made to approve Application 10-115 as presented in accordance with Secretary of the Interior Standards #6, 9 (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**

**8. 10-116 148 High St., Sonney Furtado**

add new porch

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Furtado submitted plans showing new proposed spindles and posts marked Exhibits H and I. Most Commission members felt porch as designed was overpowering for the size of the house and that it changed the character of the house. Mr. Furtado stated that future plans include a 12' addition in the rear. Mr. Cabral stated he felt the porch improved the look of the house. After discussion Mr. Furtado agreed to modify the length of the porch by eliminating the last section before the stairs (see Exhibit I). Construction material is to be wood as described in exhibits. Gutters will be aluminum.

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

**A motion was made to approve Application 10-116 for porch construction as modified by reducing size as shown in Exhibits H and I in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Cabral 6-0).**

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

**Project Monitor: David Andreozzi**

Sara Butler left the meeting.

**9. 10-117 45 Constitution St., Rosemary Mahoney**

1. add second story to garage; 2. add windows; 3. replace garage door

Contractor Barry Summerall presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to remove garage roof and add a second floor with new windows to be used as a studio/office. Commission members felt the addition as designed appeared lopsided and suggested a symmetrical design would be more appropriate. Suggested design changes were discussed and included two shed style dormers or a cross gable dormer. Owner and contractor will decide on a new design and submit for the November meeting.

Chairman Lima invited comments from the public. Abutting neighbor Brenda McElhane stated that she had no objections to the addition, but was concerned about the number of windows to be installed on the west elevation as it overlooks her yard and house.

**A motion was made to continue this application to the November 4<sup>th</sup> meeting (Allen/Hertfelder 5-0).**

HDC

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**10. 10-118 409 Hope St., Michael Redman**

1. new deck; 2. relocate/replace rear door; 3. replace all windows; 4. replace fence; 5. install 2 lamp posts; 6. install driveway; 7. demolish shed; 8. add dormer

Contractor Michael Fonseca presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B – T. Applications items consist of the following:

- a. Build a new deck on the south elevation of the property (Exhibit G) using composite board for the deck and rails.  
Commission members stated that because of the prominent location of the house and its historical architectural value, that wood should be used in the construction of the rails and vertical elements and that composite material could be used for the deck floor. Owner agreed that he would use wood (fir) for the deck.
- b. Relocate and replace door on south elevation, move 3 feet to the west. Replacement door to be a Simpson, 6 panel, wood, Model F2130 model.
- c. Replace and relocate existing fence with New England Fence Style 708K-4 model. New fence location shown on Exhibit M.
- d. Install purchased lamp post (Exhibit N) in rear yard and two lamps on either side of front doors. Wall lamps are Charleston Gas Lights, Model BS-101P, 24” and post lamp BS-100P, 27” for the rear. Eric Hertfelder thought the front lamp size might be overpowering and requested a scaled rendering before a vote.
- e. A bluestone driveway for 5-6 vehicles to be laid in the rear yard in area created after shed and tree stump removed.
- f. Demolish fiberboard shed
- g. No plans for the dormer have been developed to date.

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

A decision on the windows will be continued to November 4<sup>th</sup> following a Commission site visit to inspect window condition. Scaled renderings of front lamps to be submitted prior to approval at November meeting. Product sheets and specific drawings are to be submitted for the deck using fir instead of composite material.

**A motion was made to approve Application 10-118 for construction of a new deck - design as shown in Exhibit G using wood (fir) for the rails, posts and spindles and composite for the floor. A manufacturer’s product sheet is to be submitted for the rails along with specific drawings listing materials. To replace and relocate the door using Simpson Model #2130, to repair or replicate exactly the door casings in accordance with Secretary of the Interior Standards #9, 10 (Allen/Hertfelder 5-0).**

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

**A motion was made to approve Application 10-118 to remove old fence and replace and relocate with New England Fence Model 708K-4. Approve new driveway parking area of crushed bluestone edged with cobblestone and with a 4’ landscaped area on west boundary and a 2 ½’ landscaped area on the south boundary. Approve demolition of fiberboard shed. Approve installation on lamp post at gate in rear yard. Decision rendered in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/McCarthy 5-0).**

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

**Project Monitor: John Allen**

**11. 10-119 16 Constitution St., Leif Jensen**  
fence

Property owner withdrew application prior to meeting.

**12. 10-075 240 Hope St., Stephen Anthony**  
replace 3 cornice returns

Property owner was not present for the meeting.

**13. 10-093 69 Church St., John B. Moran**  
replace porch deck and stairs

Knight Hess presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Hess presented two options for the stairs and rails prior to completion. He stated that he favors Option 2 which would entail increasing the stair width 2' and building new railings and posts.

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

**A motion was made to approve Application 10-093 as presented in Option 2 in accordance with Secretary of the Interior Standard #9 (McCarthy/Hertfelder 5-0).**

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

**14. 10-103 10 Summer St., Ronald J. Rodrigues**  
replace two doors

Property owner Ron Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. The rear door has already been replaced with a fiberglass door. He would like to replace the front door with a Smooth-Pro Fiberglass door Model 5P-659LI. He did not confer with David Andreozzi regarding the front door as damage was caused to the interior (de-lamination) due to moisture.

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

**A motion was made to approve Application 10-103 as presented in accordance with Secretary of the Interior Standard #9 (Hertfelder/Allen 5-0).**

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

**Old Business:**

**New Business:**

**Adjourn:**

A motion to adjourn was unanimously passed at 11:14PM

SC

Date Approved: November 4, 2010