

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: May 5, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Sara Butler, Thomas Enright, Eric Hertfelder, Reggie McCarthy

Also Present: Andrew Teitz, Esq., Assistant Town Solicitor

Absent: John Allen, Victor Cabral

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

The minutes of the April 7, 2011, meeting were approved as presented. (Enright/Butler 5-0)

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2. **1. 11-024 267 Thames St., Deborah Metaxas (Floral Symphony)**
3. Signs

Business owner, Deborah Metaxas, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to erect two business signs on the east and north sides of the store. Signs had previously hung on Ms. Metaxas' Hope St. store. Ms. Butler asked if they would be hung at the same level on the building, Ms. Metaxas responded, "yes."

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

A motion was made to approve Application 11-024 as presented to hang two signs on the east and north sides of the building in accordance with Secretary of the Interior Standards #9, 10 (Butler/McCarthy 5-0).

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

Project Monitor: Reggie McCarthy

4. **2. 11-019 112 Bradford St., Michael Rodrigues**
construct deck

Property owner Michael Rodrigues and tenant, Kenneth Bloomer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to erect a new second story deck on the rear (south elevation) of the property. Construction materials include pressure treated lumber and ChoiceDek Gray Composite Decking for the deck floor. Applicant's plans indicate using a vinyl Severe Weather white Composite Railing Kit for the railing. The flat roof will be an in kind rolled rubber roofing replacement. Chairman Lima stated that applicant was asked to use wood material for the railing, spindles and caps to match

the front porch railing. Mr. Bloomer stated that the railing kit looked like wood and would be easier and less expensive to maintain. Members Lima, Butler and Hertfelder spoke against using the vinyl as it would be visible from the streets, and neighbors yards and vinyl, “doesn’t look like wood.” Member McCarthy stated that as the house already has vinyl siding he did not object to the composite rails.

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

Member McCarthy made a motion to approve Application 11-019 as presented to construct the deck using the composite and vinyl material on the deck floor and railings. There was no second to Mr. McCarthy’s motion.

A motion was made to approve Application 11-019 as amended - The railings are to be constructed using wood and are to match the first floor front porch railings, caps and balls in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Hertfelder 5-0).

A motion was made to approve Application 11-019 as presented for the deck construction using pressure treated lumber and ChoiceDek Gray Composite decking for the floor. Decision is in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Hertfelder 5-0).

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

Project Monitor: Reggie McCarthy

5.

6. 3. 09-097 Thames St. (Belvedere), State & Thames Redevelopment, LLC

7. fence - (request for extension of CofA)

Staff Assistant photographs were marked Exhibit A, Applicant’s was marked Exhibit B.

Mr. Roiter requested an extension of his Certificate of Appropriateness for the fence on Thames St. Commission members questioned how much longer this fence was going to be temporary as the owner had plans for new construction at the site where the fence is located.

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

A motion was made to approve the extension of the C. of A. for Application 09-097 for a period of six (6) months with the owner submitting a status report for the proposed new construction.

4. 11-029 Thames (Independence Park), Union St., Town Of Bristol

install dinghy racks (2)

Walter Burke presented on behalf of the Town of Bristol. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Burke in an effort to clean up the area at the terminus of the bike path and restrooms across the street, erected an 18 bay rack to hold dingys previously left all over the grass. A gravel pad was constructed under the rack. A similar, smaller rack was also erected at the base of Union St. After the wood has cured

the racks will be painted either green or brown. It has not yet been decided if a gravel pad will be needed at the Union St. site.

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

A motion was made to approve Application 11-029 as presented for two dingy racks with the option of adding a gravel base to the Union St. site in accordance with Secretary of the Interior Standard #10 (Hertfelder/Enright 5-0).

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

5. 11-027 Thames St. (Independence Park)

Install monument

Walter Burke presented on behalf of the Town of Bristol. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to install a monument at the base of the center flag pole at Independence Park. The monument is a memorial to mariners who have lost their lives as well as Bristol's rich maritime history. The memorial is a granite stone with a bronze plaque. Stone dimensions are 30" x 16" x 10" will be erected on a cement base and face east.

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

A motion was made to approve Application 11-027 as presented in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Enright 5-0).

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

6. 11-030 149 High St., Leonard & Andrew S. Pansa

1. repair window sash, sills ; 2. replace window; 3. repair/replace upper porch rail; 4. repair/replace post finials

Property owner Andrew Pansa presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. During the process of preparing the house for painting, several areas were noted in need of repair or replacement due to deterioration of the wood. All the repairs will be made using in kind material. Mr. Pansa stated that they found an original window stored in the basement, and it will be used to replace the south side second floor window, if necessary.

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

A motion was made to approve Application 11-030 as presented to make necessary repairs using in kind material, design and scale for the sashes, porch rail, post finials and window in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Enright 5-0).

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

Project Monitor: Thomas Enright

7. 11-028 418 Hope St., Custom House Square, LLC

CONCEPT REVIEW - 2 story building addition

John Grosvenor, AIA, with Northeast Collaborative Architects, LLC, presented the concept for Custom House Square, LLC. The proposed plan is to add scale and mass to a one story business in the form of two new stories. Mr. Grosvenor stated that the plan was in compliance with the 35' zoning limit. He also stated that there were several buildings taller in the area. Mr. Hertfelder questioned the tower addition on the north side, Mr. Grosvenor stated that it would house an elevator and stairs.

Chairman Lima stated her opinion that the mass, scale and scope of the addition was too large for the corner lot. Dr. Enright asked the age of the building, it was stated that it was built in 1920. When asked he was told the first floor material and design would remain the same. Mr. Grosvenor stated there was no intent to take down the building. The brick façade would remain with the second story being shingles with an asphalt mansard roof. Mr. Hertfelder stated he felt the corner could take the larger building in view of the neighboring Tudor revival. Mr. Hertfelder suggested using slate roofing made out of reconstituted rubber rather than asphalt roofing shingles.

Diane Williamson noted that at least two or three variances would have to be obtained from the Zoning Board.

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

Staff Report: Staff reported on the repeal of the state historic tax credit that became effective January 2011. Ted Sanderson of the RIHP&HC is talking to legislators in an effort to reverse the repeal.

Old Business: Chairman Lima stated she took a press release to the Bristol Phoenix regarding need for HDC application for repairs, however it was not published in today's newspaper.

Solicitor Teitz suggested that Walter Burke talk to Diane Medeiros for the purpose of listing proposed projects in the Historic District that will need HDC review.

Eric Hertfelder stated that he felt it was important that applications with other than in kind repairs needed to be reviewed by the Commission to give the opportunity to the public to comment and to learn what is being approved.

Diane Williamson stated that a joint workshop between the Town Council, HDAC and the HDC will be held in the near future.

Adjourn:

A motion to adjourn was unanimously passed at 8:55PM

SC

Date Approved: June 2, 2011