

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: June 2, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members John Allen, Sara Butler, Thomas Enright, Eric Hertfelder, Reggie McCarthy, Alternate Timothy Pray

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

Absent: Victor Cabral

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

The minutes of the May 5, 2011, meeting were approved as presented. (McCarthy/Hertfelder 7/0)

### **1. 11-034 131 Hope St., Harry Daniel Lowe** replace driveway

Property owner Daniel Lowe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace existing gravel driveway with Techo-Bloc Permea paving blocks. Chairman Lima questioned the use of material that is not real paving stone but looks like stone, "creating a false sense of material." Mr. Lowe stated that cost was a consideration and paving stones cost more. Mr. Lowe stated the stones would be of graduated sizes, interlocking, and spaces would be filled with sand grouting. See Exhibit C.

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

**A motion was made to approve Application 11-034 as presented to replace gravel driveway with Techo-Bloc Permea paving blocks in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Allen 7-0).**

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

**Project Monitor: John Allen**

### **2. 09-099B 711 Hope St., Patricia Borges** amend CoA - change fence design

Property owner Patricia Borges presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Ms. Borges is asking for an amendment to her CofA to change the design of approved fence for the south property line. She would like to install Wood and Wire's Board with Square Lattice. The fence will connect to the gate on the south east corner and will probably be 5' high. The bottom of the fence will match; however, the lattice section may be higher.

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

**A motion was made to approve Application 09-099B as presented to install Board with Square Lattice on the south property line. Fence height will be chosen to match that of the gate. Decision is in accordance with Secretary of the Interior Standard #9 (Allen/McCarthy 7/0).**

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

**Project Monitor: Reggie McCarthy**

**3. 11-036 209 Hope St., Ronald J. Rodrigues**

replace two sliding doors

Property owner Ron Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Application is to replace two Anderson sliding doors on the west elevation with two Anderson identical Frenchwood Gliding Patio Doors.

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

**A motion was made to approve Application 11-036 as presented to replace Anderson sliding doors with identical Anderson doors in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Hertfelder 7-0).**

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

**Project Monitor: Reggie McCarthy**

**4. 11-037 148 High St., Sonney Furtado**

addition to rear (east elevation) of house

Property owner Sonney Furtado presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Furtado is requesting approval to build an addition 20'x20' to the rear, east end of his house. Mr. Allen asked if the previously approved porch would extend to the addition. Mr. Furtado did not have a drawing showing the porch with the new addition. Ms. Butler asked if he had an interior and site plan to show to the Commission. Mr. Furtado did not. Mr. Hertfelder stated that even with the addition of the dormers the house maintained its Early Greek Revival character but he would like to see the plans with the porch. Mr. Hertfelder asked if the addition could be moved two feet toward the north property line to further maintain the original lines of the house. Mr. Furtado stated that he could not move closer to the north line without another Zoning variance and would not be able to have windows on the north side. It was suggested that the addition be 18' feet wide, set back from the original building, and with the addition of corner boards preserve the essential character of the building. It was determined that in order to make a considered decision the Commission would schedule a site visit, and Mr. Furtado would provide a site plan and interior drawings and showing the addition with the porch plan.

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

**A motion was made to continue Application 11-037 to the July 7, 2011, meeting following a site visit and submission by Mr. Furtado of drawings showing the addition with the approved porch, site plan and interior plan. (Hertfelder/McCarthy 7-0).**

**5. 11-038 217 Hope St., Unit 6, Nabil A. Malek**

replace four windows

Nabil Malek father of property owner Philip Malek presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O. Application is to replace four windows in Mr. Malek's third floor condominium. Mr. Malek stated that when the windows were de-lead they were planed in a manner that causes them to rattle and are very drafty. He believes they are original windows to the building. Owner wishes to replace the windows with custom Marvin double hung wood windows. Ms. Butler asked if the existing windows were beyond repair. Mr. Malek stated that the edges were cut out so they wouldn't rub against the frame and cannot be restored. He also noted that they had tried plastic liners and curtains to cut down the draft, without success. Mr. McCarthy suggested that the project monitor check to be sure the replacement muntin and pane size are the same as the originals. Mr. Hertfelder stated that it was important that the windows be TDL with the width of the muntin and profile identical to originals.

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

**A motion was made to approve Application 11-038 as presented following project monitor verification that the windows be wood TDL, same size and profile muntin and pane size as originals. Also, the glazing be Low E II clear Argon. Decision is in accordance with Secretary of the Interior Standard #6 (6-1 (Butler)).**

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

**Project Monitor: Thomas Enright**

**6. 11-039 221 Hope St., Unit #5, R. Bruce Smith**

1. replace windows; 2. add skylight

Property owner Bruce Smith presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Mr. Smith is seeking approval to replace to windows with larger windows and add a skylight to his 3<sup>rd</sup> floor condominium unit. The replacement windows are to be custom Marvin wood with a rough opening of 44 1/2" x 60", double hung and the skylight is a Velux model. Mr. Hertfelder stated as the changes were in the rear (west) of the building they would be appropriate; however, he was concerned with clarity of the changes to the dormer with the larger windows. Mr. Smith stated he was not changing the roof line. Chm. Lima and Mr. Hertfelder questioned the repair to the siding after installation of windows, how will new exposed area be finished? It was felt that more information was needed on the side elevation of the dormer after installation of new windows was need. Mr. Smith was asked to

submit a clear rendition of the side views of the dormer and a material list for finishing the siding. Dr. Enright asked for a manufacturer's product sheet for the skylight. Ms. Butler asked if the window panes would be clear glass, Mr. Smith replied, "yes."

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

**A motion was made to continue Application 11-039 to the July 7, 2011, meeting with the applicant submitting manufacturer's product sheets for the windows, skylight and drawings of the side views of the dormer with the larger windows. Also to submit a materials list for replacement siding. (Butler/Allen 7-0)**

**7. 11-042 573 Hope St., Uzma Baig/Zaheer Abbas (Midland Farms)**  
window, wall signs

Midland Farm store owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Abbas' application is for window signs and two wall signs for the building. Dr. Enright asked what other window signs will be permitted in the future. Chm. Lima stated that no other signs would be allowed in the windows. Dr. Enright asked if that included paper signs taped to the inside of the windows. Mr. Abbas stated that there would be "no other signs." Mr. Hertfelder asked for a description of the signs on the building. Mr. Abbas stated they were vinyl sheets attached with screws. Chm. Lima stated that other building signs in the district were constructed of wood or a wood composite and asked Mr. Abbas to consider wood signs. Mr. Allen felt there is enough detail on the signs and would like to know what font the lettering for the window signs would be. Ms. Butler asked if the lettering could be on a clear backing rather than white. Member McCarthy stated white was needed to see from a passing car.

Mr. Abbas was asked to return with more detail for the wall signs. These signs can only be erected following the re-siding of the building.

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

**A motion was made to approve Application 11-042 as presented for the white 8" vinyl signs along the top of the windows with the font to be approved by the Project Monitor prior to installation. A decision on the wall signs is continued to the July 7, 2011, meeting. The decision is in accordance with Secretary of the Interior Standard #2 (Hertfelder/McCarthy 6-1 (Pray)).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 2**

**Project Monitor: John Allen**

**8. 11-043 411 Thames St., Albert P. Quito (Quito's)**  
FORMULA BUSINESS (Ben & Jerry's) - signs

Mr. Quito notified the Director of Community Development, Diane Williamson that he was withdrawing his application on May 31, 2011.

**9. 11-044 44 Bradford St., Lombard John Pozzi**

1. condenser pad and 3 condensing units; 2. storage shelter; 3. raised planter; 4. fence;
5. screen doors

Property owner Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Pozzi is requesting approval to install new concrete condenser pad and three HVAC condensing units adjacent to west wall of abutting garage. Also to fabricate a new storage shelter for recycling bins and refuse containers adjacent to the west wall of abutting garage. Mr. Pozzi would like to construct a 6' raised triangular planter at the end of his parking area with a perimeter concrete curb and Late Victorian picket fence along the sidewalk line. Fence would be designed like the fence at 47-49 Bradford.

Mr. Pozzi also requested approval to install a vinyl screen door on the rear side of the building which he stated could not be seen from the street. Mr. Pozzi said the door would be in use only three months of the year and would require little maintenance. Chairman Lima suggest he use a wood stained door as she felt it would set a dangerous precedent. Mr. Hertfelder felt that vinyl never would look like wood. Mr. Allen suggested Mr. Pozzi check the screen doors on Stephen Bridgidi's building on Bradford St. The Commission was polled to ascertain the results of a vote on vinyl screen doors. Six out of seven members polled preferred a wood door be installed.

Mr. Pozzi will research available wood doors and their cost, Commission will vote on other items of application.

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

**A motion was made to approve Application 11-044 as presented for the condenser pad and three units; storage shelter; raised planter and fence with Mr. Pozzi providing dimensional information for each prior to installation and to continue application for screen doors to the July 7, 2011, meeting. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 7-0).**

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

**Project Monitor: Sara Butler**

**10. 11-047 400 Hope St., Town of Bristol (Burnside Building)**

1. repair windows; 2. replace storm windows; 3. replace bulkhead

Diane Williamson, Director of Community Development presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to repair the windows in the Burnside Building. Intent is to repair to original soundness and good working order including: exterior frames, jambs and sash. Details are specified in Exhibit B submitted by Lombard Pozzi. Also storm windows are to be replaced probably with Allied storm windows with a factory applied baked on green enamel. The RIHPC has approved the Town's plan to have one window rehabilitated as a sample prior to selecting the contractor.

The replacement bulkhead which is not viewable from any direction will be Imagine Classic Series, Sloped Wall, heavy duty steel bulkhead door.

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

**A motion was made to approve Application 11-047 as presented for repair of the windows, installation of replacement storm windows and replacement bulkhead in accordance with Secretary of the Interior Standards #6, 9 (McCarthy/Hertfelder 7-0).**

**The motion was amended to specify storm windows to be Allied or Point One as deemed more appropriate. (McCarthy/Hertfelder 7-0).**

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

**Project Monitor: Oryann Lima**

**11. 11-048 1020 Hope St., Benjamin Church Senior Center**  
sign

Maria Ursini presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. The Senior Center wishes to erect a sign to differentiate it from the Housing Authority which has a sign on the s-w corner of the property. Proposed sign is 3' wide and 4' high with gold leaf vinyl letters on a steel and wrought iron frame. Chairman Lima asked why the Senior Center sign could not be added to the top of the existing sign with an arrow pointing to the Manor housing. Members were polled for preference for one or two signs. The result was 4 for one sign and 3 for two signs. Ms. Ursini submitted an alternate design for the sign which was lower to the ground with a longer horizontal length, marked Exhibit E. The Commission members preferred this lower profile sign. It was decided to continue the application in order to give Ms. Ursini the opportunity to research the one sign proposal and/or provide more detail for the long, low sign.

Chairman Lima invited comments from the public. Lombard Pozzi stated he felt it was important if there are two signs, that the Senior Center sign be color coded to the house.

**A motion was made to continue Application 11-048 to the July 7, 2011, meeting. (McCarthy/ Allen 7-0)**

Timothy Pray recused himself from sitting on the Commission for the next application.

**12. 10-106B 724 Hope St., Timothy A. Pray**  
amend CoA - change handrail material

Property owner Timothy Pray presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mr. Pray would like to change the approved material from black wrought iron to white anodized aluminum railings. Mr. Pray noted that white will match the house trim. Mr. Allen commented that black wrought iron was more evident in the neighborhood than white.

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

**A motion was made to approve Application 10-106B as presented in accordance with Secretary of the Interior Standards #9, 10 (McCarthy/Hertfelder 6-0).**

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

**Project Monitor: Reggie McCarthy**

Mr. Pray resumed his seat on the Commission.

### **Discussion Historic District Advisory Comm. Report**

Due to the late hour, Chairman Lima suggested that a separate, special meeting be held later in the month for the discussion. The date chosen was Monday, June 20, 2011, at 7PM.

**Staff Report:** none

### **Comments from Commission Members:**

John Allen suggested that Commission members be notified of sign-offs by email. It was suggested to Solicitor Teitz that a “demolition by neglect” process be added to any future HDC ordinance change.

### **Adjourn:**

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

SC

Date Approved: July 7, 2011