

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: July 7, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

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

Absent: Sara Butler, Victor Cabral

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

The minutes of the June 2, 2011, meeting were approved as corrected. (Allen/McCarthy 6-0).

1. 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 BB-EE. Mr. Furtado has submitted new plans showing the results of the June 17, 2011, site visit – porch deck by new door has been lowered, new addition set back 12” with corner boards to delineate original building from new addition. The rear roof line has been adjusted.

Mr. Hertfelder asked if the basket weave lattice as drawn could be changed to a more typical cross slat lattice. Mr. Furtado said that was the intent, the design on the drawings is just a place holder.

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

A motion was made to approve Application 11-037 as presented for the new addition as shown in drawings marked Exhibit AA, submitted July 7, 2011, with the lattice design to be approved by the project monitor prior to installation. As noted on the plans the new windows will be wood Brosco Boston Layout, Authentic Divided Light with 6/6 panes. Decision is in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9. The design preserves the sense of a Greek Revival style building from the street.

Project Monitor: Eric Hertfelder

2. 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 BB-MM. Mr. Smith’s application was continued from

the June meeting pending submission of more detailed drawings of the cut into the roofline for the larger replacement windows. New windows will be wood Marvin TDL, almost clear Argon II glass with an 8/1 pane configuration. Applicant showed sample window which he had brought to the meeting. Mr. Hertfelder voiced his concern regarding into the roof, but is now thinks the flashing plan will be adequate. The new skylight will be a venting Velux, the same as the existing skylight. Mr. Allen noted that the original building's lines have been compromised by the addition on the north side.

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

A motion was made to approve Application 11-0039 as presented and shown in Exhibits BB thru MM for installation of three replacement wood, TDL, clear, 8/1 windows and skylight as shown in the exhibits 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

3. 11-042 573 Hope St., Uzma Baig/Zaheer Abbas
wall signs

Store owner Uzma Baig presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit BB. Mr. Allen stated that he had approved the font for the window signs as the same as the Wood St. store only smaller. He also stated that he hoped the installation of the wall signs would not mar or obstruct the new woodwork. Store owner stated the signs would fit in between the details.

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

A motion was made to approve Application 11-042 as presented two wall signs as shown in Exhibit BB with installation to be overseen by the Project Monitor, John Allen, 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: John Allen

4. 11-044 44 Bradford St., Lombard John Pozzi
screen doors

Property owner Lombard Pozzi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit BB. Applicant is returning with details for the new screen doors for the rear ell. Doors will be wood Brosco CP-15, solid pine to be painted as shown in Exhibit BB.

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

A motion was made to approve Application 11-044 as presented for installation of two wood screen doors in accordance with Secretary of the Interior Standard #9 (Hertfelder/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9, also, the use of a wood screen door is compatible with the property.

Project Monitor: Sara Butler

5. 11-048 1020 Hope St., Benjamin Church Senior Center
sign

Maria Ursini, Director of the Senior Center presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit BB-DD. This application was continued from the June meeting in order to give Ms. Ursini an opportunity to see if her Senior Center sign could be combined with the existing Housing Authority sign. Ms. Ursini stated that the Housing Authority would not agree to changing their sign or consolidate a new listing with the existing sign.

Ms. Ursini presented a new exhibit showing the sign with placement and color scheme. She also presented a copy of the sign proposal from Old Mill Signs. This sign will be 72" x 24" and stand approximately 18' off the ground.

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

A motion was made to approve Application 11-048 as presented for a new sign as shown in Exhibits BB-DD in accordance with Secretary of the Interior Standard #9 (McCarthy/Hertfelder 6-0).

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

Project Monitor: Oryann Lima

6. 11-055 86 State St., Mark A. & Pamela W. Pfeiffer

1. re-side; 2. new water table; replace rear deck stairs and rails; 3. repair rear, front doors and storm door;
4. install lighting fixtures; 5. replace fence; 6. install drip edge over window

Property owner Pam Pfeiffer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. This is a very significant, contributing building in the District, designed and lived in by Russell Warren. Application is to

1. Re-side rear (south) side of house to match east side and to install a new water table to match others. Eric Hertfelder suggested that owner use a stain or paint for the new wall as preferable to the owner's plan to just seal the wood.
2. Replace rear deck, stairs and rails using mahogany which will be left unpainted, design as shown in Exhibit F.
3. Repair rear, front and storm doors using in kind materials
4. Install new lamp poles and gas lamps at the front entrance, "Roosevelt Pillar Post" (owners have seen the design in Charleston).

Mr. Hertfelder requested a 90° drawing showing the elevation of the posts. Chairman Lima stated she felt the lamps violated Sec'y. Interior Std. #3 by creating a false sense of history. Mr. Hertfelder agreed stating something more typical of Bristol would be more appropriate.

A motion was made to continue the application for the lighting fixtures to the August 4, 2011, meeting. (Hertfelder/Pray 6-0)

5. Replace fence using Designer Fence, see Exhibit Z, Universal board style red cedar fence, 6' high with Federal style caps, two gates. Owner also wishes to add a wood blind to hide trash cans on the right side of the driveway, next to the west property line fence.

Chairman Lima asked for a drawing showing where new fence and gates will be installed and placement of trash blind with dimensions. Ms. Pfeiffer will supply prior to installation.

6. Add drip edge to first floor window on the east elevation.

Chairman Lima invited comments from the public. Lombard Pozzi stated that the building's clapboards had been replaced in 1956.

A motion was made to approve Application 11-055 as presented with the exception of #4 installation of lamp posts and lamps and upon receipt of requested drawings in accordance with Secretary of the Interior Standards #6, 9 (Allen/McCarthy 6-0).

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

Project Monitor: John Allen

7. 11-056 26 Summer St., Charles A. Burke

1. replace shed windows; 2. remove shed window; 3. restore, install cupola on shed

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Burke proposes replacing the windows on the shed on the north and south elevation with Pella or equivalent sliding aluminum or vinyl windows; to remove the window on the west elevation and close space with lapboard identical to the existing siding; and if able to restore, place cupola (originally on garage) on the shed.

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

A motion was made to approve Application 11-056 as presented in accordance with Secretary of the Interior Standard #10. Also, the structure is not part of the historic house, is a later structure and does not detract from the building (Hertfelder/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10. Also, the structure is not part of the historic house, is a later structure and does not detract from the building.

Project Monitor: Tom Enright

Solicitor Teitz recused himself from Application 11-059.

8. 11-059 423 Hope St., William Raveis Chapman Enstone Real Estate
window signs

Arthur Chapman presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is for lettering on the window with no background color as shown in Exhibit B.

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

A motion was made to approve Application 11-059 as presented for the window signs as presented in Exhibit B 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: 9

Project Monitor: Reggie McCarthy

Solicitor Teitz resumed his place as HDC attorney.

9. 11-060 Hope St., East Bay Bike Path and Silver Creek, Town of Bristol
1. interpretive signs; 2. Independence Park – new bench

Walter Burke presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mr. Burke wishes to install a bench with a memorial plaque in Independence Park in the boat launch area show in Exhibit Z. He stated it is consistent with other benches in the park.

Although the application was for two interpretive signs, Mr. Burke stated that only one will now be installed along the bike path. The sign is supplied by Save the Bay and will be located south of Sip N Dip. The sign will not be erected in Thomas Park

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

A motion was made to approve Application 11-060 as presented for an interpretive sign near the bike path and a memorial bench in Independence Park in accordance with Secretary of the Interior Standard #10 (Allen/McCarthy 6-0).

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

Project Monitor: Oryann Lima

Member Enright questioned if there was any way we could prevent Walter having to come before the Commission every time he wants to install a bench. Chm. Lima noted we needed a copy of the Master Plan for town parks under HDC jurisdiction.

Solicitor Teitz suggested a “Memorandum of Understanding” could be created so there would be parameters for Administrative/Staff Approval in the future.

10. 11-063 676 Hope St., Silva Seven, Inc.

replace doors

Property owner was not present.

A motion passed to continue the application (Hertfelder/McCarthy 6-0)

11. 11-065 712 Hope St., 712 Hope Street, LLC

1. repair window trim; 2. rebuild cellar entrance; 3. re-side; 4. demolish garage and lean-to

Property owner Tom Principe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Mr. Principe has recently purchased the property and plans to rehabilitate it.

1. Currently the windows are encased in aluminum which is deteriorated, he plans to repair at this time but eventually remove.
2. He plans to rebuild the cellar entrance using in kind material and design.
3. Mr. Principe’s intent is to remove the aluminum siding and to re-side with original in kind siding. He believes there are shingles under the aluminum and there may be clapboards under the shingles.
Lombard Pozzi stated he thinks there are red cedar shingles over narrow clapboards.
4. The garage and lean-to are in “deplorable” shape and obstruct entry to the rear yard.

Mr. Hertfelder stated that this is a very important house on the main entry into the downtown area and asked how as Mr. Principe proceeds, the HDC can become involved. Mr. Principe stated that the end result will be to restore the building to pre-siding condition. As the question of the siding is unresolved and is a significant feature, it was suggested that a site visit be held when the building is stripped to the original layer.

Chairman Lima invited comments from the public. Lombard Pozzi reiterated that the building was originally sided with clapboards and then covered with shingles.

A motion was made to approve Application 11-065 as presented provided the window trim is repaired using in kind material; re-siding will be earliest layer (when developer reaches the bottom layer a site visit meeting will be held to vote on proposed new siding.) Decision is in accordance with Secretary of the Interior Standards #9, 5 (Hertfelder/McCarthy 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6. Demolition of the garage and lean-to approved as they are non-contributing, non-historical buildings on the site.

Project Monitor: Eric Hertfelder

12. 11-066 221 Hope St., Edgewater Condominium Assoc.

1. replace front door column supports; 2. relocate mailbox

Condominium owners Ann Travers and Carmelita Kingsley presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Owners wish to remove the iron front entry supports and replace with cylindrical Perma Cast columns. They also apply to relocate the mailbox. John Allen stated he felt the existing columns reflected the style of the addition and should not be changed. Chairman Lima agreed noting the addition was of a different time and style and the supports reflect the 1950's vernacular design. Mr. Allen cited Secretary of the Interior Standard #3 as his reason for objecting to the change. Ms. Travers said the owner's wanted the new columns to blend the addition to the original building.

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

A motion was made to approve Application 11-066 as presented to relocate the mailbox to the location as shown in Exhibit F in accordance with Secretary of the Interior Standard #10 (McCarthy/Allen 6-0).

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

Chairman Lima polled the Commission regarding the replacement with Perma Cast columns

John Allen no

Ory Lima no

Eric Hertfelder yes, the building addition is non-contributing and stated SoI Std. #9, additions should reflect style of original building. He said the tabature "needs" columns.

Tom Enright yes, agrees with Eric

Reggie McCarthy yes, agrees with Eric

Tim Pray yes, thinks will be an improvement

Member Allen reversed his original idea and changed to a yes.

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

A motion was made to approve Application 11-066 as presented to remove the iron columns and replace them with tan Perma Cast columns in accordance with Secretary of the Interior Standard #9 (McCarthy/Pray 5-1 (Lima).

Project Monitor: Reggie McCarthy

13. 11-067 22 Burnside St., Bristol Boat Company

sign

Company owner Dan Shea presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Mr. Shea applies to erect a sign in the shape of a stern board from a Herreshoff boat on the side of building.

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

A motion was made to approve Application 11-067 as presented to erect sign as shown in Exhibit C in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0).

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

Project Monitor: Tom Enright

14. 11-068 40 Constitution St., Ted & Rayne Baer

1. replace windows; 2. replace door

Property owner Ted Baer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Baer wishes to replace casement windows on the rear of the house with Brosco wood double hung TDL 9/9 windows. Window trim to match trim on existing double hung windows. He wishes to replace the rear door with a Brosco single pane glass door Model F-1515.

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

A motion was made to approve Application 11-068 as presented to replace the windows with Brosco wood double hung TDL 9/9 windows and rear door with Model F1515 Brosco wood door in accordance with Secretary of the Interior Standard #9 (McCarthy/Pray 6-0).

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

Project Monitor: John Allen

15. 11-069 500 Hope St., Bristol Art Museum

new entrance way and door

John Lusk, architect for the project presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Application is for the creation of a door in the wall on Wardwell St. to offer entrance into the new Art Museum space. Opening to be cut below the existing cornice, the brick toothed and returned. New wood doors with glass upper panels, matching the existing wood doors on the west courtyard will be set back 8' creating an open entrance foyer. Removed bricks will be salvaged for use in repairs to the existing wall.

Chairman Lima asked for the submission of materials and building material details for the entrance way alcove and drawing A5.05 showing the new door for the record prior to the beginning of construction.

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

A motion was made to approve Application 11-069 as presented and detailed in the exhibits 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: Oryann Lima

1 0. 11-063 676 Hope St., Silva Seven, Inc.
replace doors

Property owner Paul Silva presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. The aluminum, glass doors on the north end of the building are badly damaged. The rear door casing is rotted. He requests approval to replace both aluminum doors with fiberglass doors which will be painted to match existing front doors. The doors will be of the same size and the door casings will remain the same.

Mr. Hertfelder expressed concern regarding the use of artificial material on the street façade. Chm. Lima noted that the change from aluminum was an improvement, and the rear door is not visible from the street.

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

A motion was made to approve Application 11-063 as presented to replace two doors with fiberglass doors which will be painted 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. Also, the fiberglass replacement is replacing aluminum doors.

Project Monitor: Oryann Lima

Staff Report: A request received from Tim Serbst regarding the necessity of applying for annual approval to erect two 100' long Quonset hut style greenhouses for extending the growing season at Mt. Hope Farm. The houses will be erected each September and removed in May. Chairman Lima questioned the term "temporary" and felt some type of approval would be appropriate. It was decided to request an application from Mt. Hope Farm and then schedule a site visit/meeting when approval may or may not be given for the project after review of the site and materials.

Solicitor Teitz suggested that temporary tents be added to the administrative/staff approval list.

Old Business: Member John Allen discussed his and his neighbors issue with the coke machine at the fire station on Church St. Mr. Allen feels the machine is an eyesore in the neighborhood and feels an application should be submitted to the Commission. Chm. Lima stated that the machine was previously on High St. at the former rescue station and the proceeds from sales are for the benefit of the volunteer firemen. Solicitor Teitz will discuss the matter with the Fire Chief and attempt to resolve the issue.

Adjourn:

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

SC

Date Approved: August 4, 2011