

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 1, 2011, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

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

Chairman Lima brought the meeting to order at 7:08PM.

The minutes of the August 4, 2011, meeting were approved as presented. (McCarthy/Hertfelder 7-0).

1. 07-076 136 Hope St., Thomas D. & Marcella Deininger
request for extension of CoA dated 7/12/07

Property owners were not present, the request is for an extension of the July 12, 2007, Certificate of Appropriateness for renovations to the addition on the east side of the building. Owner has stated that no changes will be made to the approved plans.

A motion was made to approve extension of the Certificate of Appropriateness for Application 07-076 dated July 12, 2007, with no changes made to approved plans (Enright/Cabral 7-0).

Project Monitor: Sara Butler

2. 11-083 31 Bradford St., Will Hicks
new garage cupola, weathervane

Property owner Will Hicks presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Hicks wants to install a new cupola with a weathervane on the top of existing garage. He stated the garage was built in the mid 1950s of scrap material.

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

A motion was made to approve Application 11-083 as presented for installation of cupola and weathervane on the garage roof as shown in Exhibits C, D in accordance with Secretary of the Interior Standard #9 (Hertfelder/McCarthy 7-0).

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

Project Monitor: Reggie McCarthy

3. 11-089 123 High St., Ellen Connery

add new fence

Property owner Ellen Connery presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Ms. Connery wishes to install gated wood fencing 5' high on the south and east (front) property lines. Fence design is shown in Exhibits C and D and will be painted to match existing fencing. Eric Hertfelder stated that the run across the front (south) is not in character with the Historic District due to its height and the need to preserve the openness of the street. At the suggestion that a shorter fence be installed, owner stated that she had a large dog (Great Dane) and needed the height to contain him. Member Cabral suggested installing the fence further back from the property line. It was suggested that the fence run from the corner of the house as opposed to from the porch. As a member felt 5' as proposed would be acceptable, Chairman Lima polled the Commission for their opinion on the height and placement:

- T. Enright – fine with 5' fence with location as presented
- S. Butler – fence 5' high needs to be set further back
- R. McCarthy – 5' ok if set further back
- J. Allen – agreed with E. Hertfelder, not appropriate that close to sidewalk
- E. Hertfelder – suggested set back to rear of tree to preserve sense of openness
- V. Cabral – would not have a problem with 5' if set further back from sidewalk
- O. Lima – agreed with E. Hertfelder

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

A motion was made to approve Application 11-089 as presented for the 5' wood fence, Type B, as shown in Exhibit D or shorter to meet fence on east side along south property line 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

A motion was made to approve Application 11-089 for a 5' wood fence on the east (High St.) side of the property Type A as shown in Exhibit C erected 10' back from the property line or behind the tree in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 7-0).

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

Project Monitor: John Allen

4. 11-090 20 Burnside St., Herreshoff Marine Museum

demolish lean-to shed

Larry Lavers, Chief Operating Officer of the Museum presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to demolish a dilapidated shed at the rear of the property (shed not visible from the street). Ms. Butler asked what would be done to the exposed wall after removal of the shed. Mr. Lavers stated that the wall has its original siding which will be retained.

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

A motion was made to approve Application 11-090 as presented for demolition of the lean-to shed in accordance with Secretary of the Interior Standard #2 (Hertfelder/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 2. Also, the shed is a later, non contributing addition to the building which does not add to the historic character of the buildings around it and it is not visible from the street.

Project Monitor: Tom Enright

5. 11-091 348 High St., Todd Jarem

1. replace window; 2. new fence

Property owner Todd Jarem presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Jarem would like to replace the existing replacement kitchen window with two double hung wood windows, Marvin, TDL, 4/4 pane. Also to erect a wood picket fence on the north property line

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

A motion was made to approve Application 11-091 as presented for replacement wood double hung windows on east elevation and wood fence on north property line as shown in exhibits in accordance with Secretary of the Interior Standard #9 (McCarthy/Allen 7/0).

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

Project Monitor: Oryann Lima

6. 11-092 322 Thames St., 322 Thames St. LLC

1. replace windows; 2. new window; 3. re-side mansard

Property owner Seraphin DaPonte presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Mr. DaPonte stated that he wishes to address some maintenance issues and to tone down the overall look of the building by re-siding the mansard roof.

He plans to replace two deteriorated windows on the north side of the property with Jeld-Wen vinyl clad "insert type" double hung windows. In order to add daylight to a room on the east side of the building, he would like to install new Jeld-Wen vinyl awning-2 window.

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

A motion was made to approve Application 11-092 as presented for replacement of two deteriorated windows on the north side with Jeld-Wen white vinyl windows as shown in Exhibit C. Approve re-siding of mansard with asphalt GAF Stateline "Colonial Slate" or similar shingles. Approve installation of Jeld-Wen vinyl awning-2 window (Exhibit H) on south wall of east addition in accordance with Secretary of the Interior Standards #6, 9 (McCarthy/Hertfelder 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9. Also, installation of vinyl windows approved as house already has replacement vinyl windows.

Project Monitor: Reggie McCarthy

7. 11-093 Thames - State Street Dock, Town of Bristol

1. repair seawall; 2. replace concrete apron, walls, footings; 3. install timber guardrail

Ed Tanner, Principal Planner, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. The Town of Bristol is engaging in the repair of the existing State Street Dock in order to keep the area from further deterioration and to prepare for future improvements. This work comprises Phase I of the dock makeover as presented at a Concept Review on June 4, 2009. Repairs and replacements in this application include; repair of the existing seawall, removal and replacement of timber piles, removal and replacement of existing concrete apron, walls and footings, and installation of a low timber guardrail. All repairs will be made using in kind material. Also included is the installation of a new concrete base or footing for a jib crane which will have a plate on top at grade level. The crane will be installed in the future pending approval and funding. All repairs are shown and described in Exhibit B.

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

A motion was made to approve Application 11-093 as presented for repairs and renovations in Phase I of the State St. Dock project in accordance with Secretary of the Interior Standards #5, 6, 9 (Allen/Hertfelder 7-0).

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

Project Monitor: Victor Cabral

Chairman Lima noted that a new HDC member needs to be appointed to the advisory State Street Dock Committee as Stephen Brigidi is no longer a commissioner. Victor Cabral indicated an interest and willingness to serve on this committee. The Commission agreed to his appointment. Chairman Lima stated she would notify the Town Council.

8. 11-094 281 High St., First Congregational Church

1. repair roof; 2. repair bell tower roof; 3. remove bell tower chimney

Robert Cagnetta of Heritage Restoration, Inc., presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Mr. Cagnetta listed the repairs to

the various sections of roof, stating that repairs and replacements would be made using in kind material and as illustrated in the exhibit photographs. As the church is replacing the existing oil furnace with a gas furnace, they would like to remove the brick bell tower chimney. The bricks will be saved for use in the future.

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

A motion was made to approve Application 11-094 as presented for roof repairs using in kind material and as illustrated in the exhibit photographs and removal of the bell tower chimney in accordance with Secretary of the Interior Standards #4, 5, 6, 9 (Allen/Hertfelder 7-0).

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

Project Monitor: John Allen

Staff Report:

Staff Approvals – August - #9 – copy attached

A motion passed to add discussion of Midland Farms signs (573 Hope St.) to the agenda (Allen/Hertfelder 7-0). The size of the banner signs along the windows is in violation of what was approved by the Commission. The signs in the door were never approved nor applied for in the original application. Tim Pray stated he did not feel they look bad. John Allen stated that the signs were brought up at the last Town Council meeting and the existing signs should be checked against the Certificate of Appropriateness. The Town Council asked Diane Williamson to report on the status of the signs.

It was requested that a report of Staff Approvals be added to the agenda and attached to the minutes.

Old Business: Eric Hertfelder reported on the status of three town buildings where the emphasis at this time by the town is to enhance the use of the buildings and find tenants without making physical changes to the buildings.

Adjourn:

A motion to adjourn was unanimously passed at 9:13PM

SC

Date Approved: October 6, 2011

Attachment

Monthly Sign-Off Report

August

September

HDC

September 1, 2011

Page 5 of 6

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

August, 2011

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
8/2	11-082	52 Constitution	Replace deteriorated siding, window frame, sill, corner board on east side of bldg.
8/4	11-085	265 Hope	restore window sashes, re-glaze, replace rotted window sills on porch casement windows, west elevation.
8/4	11-086	282 High	re-flash under siding, 2nd story south, east elevation where walls meet roof - to repair leak; re-roof as necessary; black architectural shingles; replace any disturbed siding. Materials will be in-kind matching existing design, and size.
8/9	11-087	241 High	re-roof
8/10	10-079B	118 Bradford	Extension of CoA for handicap rail
8/11	11-088	276 High	re-roof
8/22	11-094B	281 High	temp. fence removal; temp. bulkhead expansion
8/22	11-095	562 Thames	re-roof
8/25	11-096	37 Burton	replacement rotted window trim prior to painting