

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: December 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

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

Absent: Timothy Pray, Reggie McCarthy

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

The minutes of the October 6, 2011, meeting were approved as presented. (Hertfelder/Butler 4-0)

The minutes of the November 3, 2011, meeting were approved as presented. (Allen/Butler 4-0)

1. 11-108 1 Constitution St., Bristol County Elks Lodge #1860

install exterior elevator

Elks Chairman David Cioe and Joseph DeBiase elevator company representative presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. application is to install an external elevator on the north elevation of the building to allow accessibility to all to the second floor lounge.

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

A motion was made to approve Application 11-108 as presented for the installation of an exterior elevator. Applicant is to submit a correct drawing of actual elevator placement for Project Monitor approval prior to construction. Decision is in accordance with Secretary of the Interior Standard #9 (Allen/Enright 6-0).

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

Project Monitor: John Allen

2. 11-124 411 Thames St., Quito's Restaurant

1. install pavers on existing patio; 2. remove trailer from shell

Property owner Albert Quito presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Quito would like to replace the cement patio on the east and north sided of his restaurant with City Stone Series III pavers. The cement will be removed prior to installation of the pavers.

Discussion was held regarding removing the trailer from the shell on the north side of the building. Mr. Quito stated that the trailer had to be removed when storm warnings threatened the

area. At some point in the future he may apply for addition of the shell to the building. This would be handled as a separate application.

Mr. Allen stated that he would like to see a site plan showing the location of the pavers in relation to the building.

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

A motion was made to approve Application 11-124 for the installation of pavers in the existing patio area as presented with submission of a site plan showing the area of the pavers and relationship to the building prior to construction. Decision is 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: Victor Cabral

A motion was made to delete Item #2 from the application as it is not ripe for action (Allen/Hertfelder 6-0).

3. 11-125 103 Bradford St., Barbara Allen
replace gutters

Property owner Barbara Allen presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Ms Allen would like to replace existing 4" wood gutters on the south and North elevations with half round aluminum 6" gutters. Ms. Allen stated that when water runs off the roof it misses the poorly installed replacement wood gutters. Member Hertfelder stated as a clarification that wood gutters are usually part of the formation of the building but that the current gutters are not and appear to be a recent replacement.

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

A motion was made to approve Application 11-125 as presented to replace the current wood gutters with half round aluminum gutters in accordance with Secretary of the Interior Standards #6, 9 (Butler/Enright 6-0).

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

Project Monitor: Thomas Enright

4. 11-001B 829 Hope St., Marilyn Housley
design and material changes to original Certificate of Appropriateness

Property owner Marilyn Housley and architect Gail Goff presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-R. The application is for

approval of several changes to the original plan which received a Certificate of Appropriateness in January, 2011.

Requested changes include shape of north and south dormers, change in window styles, addition of an external fire escape and material, size changes for brackets on the west elevation. All changes are detailed in Exhibit N. (Submission of a product sheet was requested for the brackets.)

Discussion was held regarding the configuration of the double hung windows; some having 2/1 and some 2/2 panes. Ms. Housley noted that the smaller windows (2/2) were bathroom windows and she preferred the 2/2s for those areas. Solicitor Teitz reminded the Commission that the building was not historical (constructed 1987) and owner preference could be accommodated.

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

A motion was made to approve Application 11-001B as presented and shown in exhibits B-R in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Cabral 6-0).

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

Project Monitor: John Allen

5. 11-126 29 State St., Bristol BBC, LLC - British Beer Company

FORMULA BUSINESS - 1. signs; 2. replace doors; 3. replace windows; 4. lighting; 5. re-roof; 6. interior furnishings

Alfred Rego attorney on behalf of British Beer Company presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Application is for approval of this formula business and its signs and building changes. Steve McMahon architect for BBC went over the changes as shown in the exhibits for the new business. Gary Simon business owner noted that while there are several pubs in Massachusetts, none of them are exactly the same all are different in design and are adapted to the neighboring environment.

Colors and signs are very similar for all the pubs. There will be two exterior signs one attached to the overhang, shed roof and one blade sign hanging over door. Details for exterior changes are listed in Exhibit F. Of note are the window replacements and simulated slate on existing shed roof. The windows are wood Ultimate Double Hung by Marvin and will fit in existing window space. The existing second and third floor windows will be painted in a gold tone. There were several comments that the paint color was a bit too "mustardy" in tone, owner stated that the color acquires a patina in a short time and becomes more muted.

Regarding the interior the existing floor will remain; a new ventless fireplace will be installed; the existing bar will be refinished. The interior furnishings will be similar to those shown in exhibits. There will be no interior lit signs inside the building.

Commissioner Butler questioned the use of a simulated slate roofing material and noted she would like to see a sample of the material. Other members agreed with Ms Butler that they would like to see a sample prior to making a decision.

Member Hertfelder noted that while this is an early Bristol building it has been heavily modified for commercial use over a long period of time and he does not feel that the replacement windows will change the character of the building in any way.

Chairman Lima invited comments from the public. Michael Ferreira owner of the Anchor martini bar who is selling to the British Beer Co. spoke stating that the buyers have acted in a “very professional” manner and he is in favor of approval of their application.

A motion was made to approve Application 11-126 for a formula business as presented and illustrated in Exhibits F and G (SDI 3, SDI 4) with the exception of the simulated slate roof material (to be continued to the January 5, 2012, meeting) in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 6-0).

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

Findings of Facts include that this formula business will not alter the identity of the historic district zone; will contribute to a diverse and appropriate blend of businesses; and is compatible with downtown businesses.

Project Monitor: John Allen

Discussion/Vote Rules of Procedure

The Staff Assistant requested that the proposed new rules of procedure be provisionally approved as presented until Solicitor Teitz can determine if any change in the ordinance is necessary. It was so moved (Hertfelder/Cabral 6-0).

Staff Report:

Staff Approvals – November = 6, copy attached

Old Business Solicitor Teitz reported on meetings he and Jack Evans have held with Ethan Tucker regarding 1200 Hope St. Mr. Tucker was instructed to secure the building from the elements and intrusion, to clean up broken glass and clear debris. Mr. Tucker has complied and the building is now secure. He stated that there was no further action can be taken at this time.

Adjourn:

A motion to adjourn was unanimously passed at 9:00PM

SC

Date Approved: January 5, 2012

