

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: March 1, 2012, 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 February 2, 2012, meeting were approved as presented. (Hertfelder/Allen 4-0).

A motion was made and passed to change the order of the agenda (Allen/Hertfelder 6-0).

8. 12-019 500 Wood St., Bldg. #2, Cellco Partnership d/b/a Verizon Wireless install telecommunication antenna on smokestack

Attorney Joseph Hall presented on behalf of Verizon. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Application is to attach a second band of antennas on the smokestack. The antennas will be flush mounted above the existing antennas and have been deemed acceptable by the RI Historic Preservation Commission (Exhibit D). The equipment shelter will be installed inside the building; the antenna will be painted the same color as the brick.

When questioned regarding a structural assessment, Mr. Hall replied that International Chimney had done an inspection and found the stack adequate for the new installation. Any necessary repairs will be made prior to installation of the antennas.

Member Allen stated that aesthetically he does not find the addition pleasing; he cited the stack in Warren with numerous bands of antennas. He questioned the size of the antennas. Stephen Russell representing Verizon stated that the antennas are different sizes varying from 47" to 72" in length and that the drawings are an accurate representation of the installed antennas (Exhibits H and I).

Chairman Lima invited comments from the public.

Merritt Meyer, President of Mosaico spoke in favor of the installation; he stated that the income from Verizon will help with all preservation efforts in the complex. He also stated that it would help with maintenance of the stack itself.

Diana Campbell, Executive Director of Mosaico spoke in favor of approval stating that all the mechanics would be inside and the installation would be above eye level.

Solicitor Teitz cited the inclusion of the letter from the RISHPC and suggested that a letter regarding structural soundness be submitted by International Chimney Corp. He also suggested that repairs be made prior to installation as a condition of approval.

Both members Butler and Enright asked if the antennas are removed will repairs be made to the masonry. Ms. Campbell stated that repairs were included in the lease agreement.

A motion was made to approve Application 12-019 as presented for the installation of the band of antennas with the condition that a detailed report from the engineers of completed structural repairs be submitted prior to the Certificate of Appropriateness being issued. The decision is in accordance with Secretary of the Interior Standards #2, 9, 10 (Cabral/Enright 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9, 10

Project Monitor: John Allen

- 1. 12-005 86 State St., Mark A. & Pamela W. Pfeiffer**
replace clapboard north side

Property owner Pam Pfeiffer presented. Staff Assistant photographs were marked Exhibit A. Member Hertfelder reported on the site visit held February 17th stating that after a visual observation there were many failing clapboards all over the north façade. In conclusion it would be appropriate to approve the owner's request to replace the clapboards. He suggest that some of the existing clapboards be retained (not known if siding is original) as a record of paint history and spacing. It was suggested that several courses at the top of the wall be retained in place with the remainder replaced maintaining existing spacing.

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

A motion was made to approve Application 12-005 as presented to replace the clapboards on the north side in kind with the stipulation that four to six courses at the top of the wall be retained in accordance with Secretary of the Interior Standards #2, 6, 9 (Butler/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6, 9

Project Monitor: John Allen

2. 12-012 31 Bradford St., William Hicks

1. rear addition; 2. relocate deck and porch

Property owner Will Hicks presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-O. Mr. Hicks applies for approval to construct an addition to expand the 2nd floor living space and 1st floor retail space.

Member Butler stated that the current changes to the building are not visible and any addition should be offset from the original to maintain the original configuration of the existing building and to differentiate the addition from the original. Member Hertfelder agreed stating that the rear of the original structure has been breached so he had no problem with another addition but it should be distinguished from the existing building. He asked Mr. Hicks to redesign the addition to include a jog for the new ell. He stated it would look better and would maintain the historical integrity of the building and would conform to Standard #9.

It was decided to handle this hearing as a Concept Review and ask Mr. Hicks to provide revised drawings for the April meeting. Mr. Hertfelder suggested he show a cornice on the jog corner and the set back should be at least 18".

Mr. Hicks stated that the material in the deck and stairway to be reused, the basement door is to remain. Windows will be Marvin all wood as shown in exhibits and to match existing. Siding and roof shingles (CertainTeed Landmark, Noir) will match existing.

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

A motion was made to approve conceptually Application 12-012 as presented for material, windows, doors and the owner to return with new drawings indenting the east side of the ell by 18" for application approval.

3. 12-014 148 High St., Sonney Furtado

design change to Approval 11-037

Property owner Sonney Furtado presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Furtado would like to change the design of the east elevation to install a French door rather than approved windows. Mr. Furtado has already purchased an Anderson wood core, clad door for the installation.

Mr. Hertfelder asked Mr. Furtado to please call his project monitor prior to making any changes in design or material.

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

A motion was made to approve Application 12-014 as presented in accordance with Secretary of the Interior Standard #9 (Cabral/Enright 6-0).

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

Project Monitor: Eric Hertfelder

4. 12-015 450 Hope St., Lauren Martel (Naturally Divine)
sign

Paula Martel presented for her daughter and store owner Lauren Martel. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for a change of lettering on the store awning to "Naturally Divine" as shown on Exhibit B. A question was raised asking if this was a Formula Business. The solicitor was asked to make this determination.

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

A motion was made to approve Application 12-015 as presented for the sign in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 6-0). Decision will be rescinded if it is determined this is a Formula Business and applicant will be asked to come back before the Commission.

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

Project Monitor: Ory Lima

5. 12-016 10 Court St., Town of Bristol
replace windows

Diane Williamson, Director of Community Development presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace town hall windows which are drafty and inferior with energy efficient windows. Replacement windows to be vinyl with insulated glass with grills between the glass. Ms. Williamson stated that the windows were not visible from the street.

It was discovered that two windows (conference room and Diane Medeiros' office) were wood. Ms. Williamson said these could be restored if necessary and storm windows installed.

Mr. Hertfelder stated that there was no evidence of what was the original window style or material and also stated that any window installation should be done by skilled window installers. He suggested simple 6/6 double hung windows could be used and they didn't need to be wood. Member Enright suggested fiberglass as an option.

It was felt that the suggested replacement windows were not appropriate in design and asked if more research could be done to submit a better plan. Ms. Williamson was willing to continue the application hearing to April.

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

A motion was made to continue Application 12-016 to the April 5, 2012, meeting. (Butler/Hertfelder 6-0).

6. 12-017 127 Thames St. (Armory), Town of Bristol
install gas meter regulator

Diane Williamson, Director of Community Development presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. The Armory is converting from oil heat to gas heat and while the gas meter can be installed inside the building a regulator must be installed on the outside. The proposed location is under or near the fire escape on the east side of the building.

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

A motion was made to approve Application 12-017 as presented to install a gas meter regulator on the east side of the building, the precise location to be approved by the Project Monitor, in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 6-0).

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

Project Monitor: Victor Cabral

7. 12-018 631 Hope St., James & Virginia Davis
1. install driveway; 2. curb cut; 3. rework fence into gate

Property owner Virginia Davis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Application is to install a driveway and to rework the existing fence into a gate for the driveway. The granite base stone will be cut and erected as pillars on each side of the gate. The gate will be hinged on the sides. A letter from the RI Historic Preservation Commission was submitted which states that "removal of the fence for the driveway will result in an adverse effect to the historic resource. ... the reuse of the removed fence as a gate will be sufficient to mitigate the adverse effect."

The driveway will be excavated and crushed stones will be used for the surface. The driveway will be 12 feet wide and 24 feet long.

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

A motion was made to approve Application 12-018 as presented in accordance with Secretary of the Interior Standards #5, 9 (Hertfelder/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 9. Also, the importance of the cast iron fence to the character of the property and the RIHPC letter indicate that it is proper that the fence material be preserved and reused as a gate.

Project Monitor: Eric Hertfelder

Staff Report:

Staff Approvals - February, 2012, = 2, copy attached

Staff noted that the application form for the Annual Statewide Historic Preservation Conference was now available on the RIHPC website, and that the Commission would pay the application fee.

Adjourn:

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

SC

Date Approved: April 5, 2012

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

February, 2012

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
2/7	12-013	26 Summer	Re-roof porch
2/16	12-020	31 Noyes	Re-roof