

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: April 5, 2012, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members John Allen, Victor Cabral, Thomas Enright, Eric Hertfelder, Timothy Pray

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

Absent: Sara Butler, Reggie McCarthy,

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

The minutes of the March 1, 2012, meeting were approved as presented. (Pray/Hertfelder 6-0)

1. 12-012 31 Bradford St., William Hicks

1. rear addition; 2. relocate deck and porch

Property owner William Hicks presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Mr. Hicks was returning with new drawings showing the design changes recommended by the Commission at the March meeting. Mr. Hicks indented the rear addition by 18" which differentiated the new construction from the original building.

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

A motion was made to approve Application 12-012 as presented and shown in the exhibits and plans dated April 5, 2012, 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. Also, the plans for the new addition to be set in 18" on the east elevation allows the observer to differentiate the addition from the original building.

Project Monitor: Reggie McCarthy

2. 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-G. This application was continued from the March meeting to allow the applicant an opportunity to present a more appropriate window design. The existing windows are to be replaced with energy efficient aluminum clad wood windows. On the recommendation of Lombard Pozzi the configuration would be 12/12 pane (with a preferred 9x13 pane size), double hung configuration. As the windows on the east and west elevations have different heights, Mr. Pozzi suggested that alterations be made to configure all replacement window openings to the same measurement. (Smaller windows to have one course of blocks removed to equalize size.) The wood windows in the conference room and Town Administrator's office will not be replaced.

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

A motion was made to approve Application 12-016 as presented for replacement aluminum clad wood 12/12 pane windows with size to be equalized 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. Also these windows are recommended for energy efficiency and are not original windows which were metal.

Project Monitor: Victor Cabral

3. 12-033 235 High St., (Reynolds School) Town of Bristol
install sidewalk tree pits

Edward Tanner, Principal Planner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Tanner related that he was approached by a vendor (Geopave) with a request to install demonstration sidewalk tree pits at no cost to introduce their product. Mr. Tanner chose three tree pits in front of Reynolds school for the demonstration. The material used to surround the trees is a permeable layering of aggregate held together with a resin binder. The benefits include evens sidewalk, fully permeable, esthetically pleasing and environmentally friendly. Mr. Tanner stressed that this was a demonstration, pilot project and, if successful, approval would be sought for any additional installations. The color of the aggregate would be matched to the sidewalk.

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

A motion was made to approve Application 12-033 as presented on a trial basis for a period of eighteen (18) months with application made for additional installations 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: John Allen

4. 12-027 256 Hope St., Sharon DeLucca
1. replace gutters; 2. repair/replace fascia, soffits

Property owners Sharon DeLucca and Paul Castaldi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-U. Application is to replace gutters on south (aluminum) and north side with new wood gutters. Also to repair/replace deteriorated fascia and soffits and to replace some missing trim using in kind material.

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

A motion was made to approve Application 12-027 as presented to replace gutters and repair or replace deteriorated and missing trim, fascia and soffits with in kind material in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Enright 6-0).

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

Project Monitor: Thomas Enright

5. 12-028 66 Franklin St., Paul, Pamela Bishop

1. fieldstone wall; 2. landscaping; 3. lamp; 4. extend fence

Property owners Paul and Pamela Bishop presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-N. Application is for an 18" high fieldstone wall at the rear of the garage with installation of lattice arbor; bluestone paver paths from driveway to garage rear; new lamp; and to extend the fence on the east and west property line with identical fence to that previously installed. The applicants also wish to create an enclosed front entry and seating area with a 3' black ornamental fence, and a 5' x 8' pea stone seating area with bluestone pavers.

Commission members had a concern regarding the defined seating area in the front yard as no other property on the street had or has such an area. Mr. Hertfelder stated that installation of this feature would create precedence and would be incongruous given the existing streetscape.

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

A motion was made to approve Application 12-028 as presented for Items #1 thru #9 with the exception of Item #5 (front yard seating area) 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. Also, the majority of the application is for landscaping which does not affect the historic character or fabric of the house. The low front fence is compatible with other houses of the period.

Project Monitor: John Allen

6. 12-029 601 Hope St., CBRE - Bank of America

1. ADA site upgrades; 2. new handrails; 3. replace door

Neither property owner nor agents were in attendance to present the application. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. As the application was complete and acceptable the Commission decided to act on the application.

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

A motion was made to approve Application 12-029 as presented for the site upgrades, new handrails and door in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 6-0).

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Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, the proposed work conforms to ADA requirements and will not be visible from the street.

Project Monitor: Victor Cabral

7. 12-030 681 Hope St., Jane F. Howlett
replace rear door

Property owner Jane Howlett presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Ms. Howlett would like to replace the rear, wood door with a metal door for security and maintenance considerations. The new metal door will be painted green to match existing trim.

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

A motion was made to approve Application 12-030 as presented to replace existing wood rear door with a metal door in accordance with Secretary of the Interior Standard #9 (Pray/Hertfelder 6-0).

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

Project Monitor: Victor Cabral

8. 12-032 411 Thames St., Albert P. Quito (Quito's)
addition

Property owner Albert Quito presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Quito's application is to build a waterproof storage unit inside the existing shell after the trailer is removed. The addition is planned to have break away walls, with a roof matching the existing building roof and will only have access from the outside.

Chairman Lima invited comments from the public. Stephen Brigidi a nearby business owner neighbor stated that he was in favor of approval for the application.

A motion was made to approve Application 12-032 as presented with the existing sides to be retained and any new trim to be painted 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

9. 12-035 10 Franklin St., Stephen Brigidi

replace window

Property owner Stephen Brigidi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Brigidi's application is to replace the deteriorated window in the Bee Hive Café with an Anderson wood window with no muntins to match others in the building.

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

A motion was made to approve Application 12-035 to replace deteriorated window with an Anderson window as presented in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 6-0).

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

Project Monitor: John Allen

Staff Report:

Staff Approvals - March, 2012, = 13, copy attached

Reminder of State Historic Preservation Conference registration deadline

Old Business

A motion passed to add discussion of 1200 Hope St. to the agenda (Hertfelder/Allen 6-0) It was noted the property was advertised in the ProJo mortgagee sale column for hearing late in March. No one had heard of the outcome. Solicitor Teitz asked members to notify him of any openings in the building in order that he and Jack Evans might have them secured.

A motion passed to add discussion of an HDC brochure to the agenda (Pray/Hertfelder 6-0). Chairman Lima noted that there were funds available (which will revert to General Fund at the end of June if not expensed) for the production of an HDC brochure. This brochure was suggested by the Ad Hoc Advisory Committee. Tom Enright, John Allen and Tim Pray (former members of the Advisory Committee) stated that they would work with Diane Williamson to produce the brochure prior to the loss of funds.

Timothy Pray announced his resignation as an alternate member from the HDC as of April 6, 2012. He will submit his letter of resignation to the Town Council. Chairman Lima thanked Mr. Pray for his service on the Commission.

Adjourn:

A motion to adjourn was unanimously passed at 8:55PM.

SC

Date Approved: May 3, 2012

MONTHLY SIGN-OFF REPORT
March, 2012

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
3/1	12-021	450 Hope	Repair roof leak
3/8	12-022	217 Hope, Unit #1	Replace porch deck
3/8	12-023	249 Hope	Misc. repairs prior to painting
3/15	12-024	101 Ferry Rd.	Blithewold misc. repairs to garage complex
3/15	12-025	341-345 Thames	Terrace/balcony floor replacements, N & S bldgs.
3/15	12-026	500 Wood Bldg.#1	Repairs to rolled rubber roof
3/20	12-027B	256 Hope	Re-roof
3/20	12-031	60 Thames	Re-roof
3/20	12-030	681 Hope	Re-roof, replace down spouts, replace trim around window, replace storm door
3/22	12-034	42 Franklin	Re-roof
3/22	12-036	123 high	Repair/replace deteriorated porch features in-kind
3/27	12-037	55 Ferry Rd.	Re-line swimming pool
3/29	12-038	46 Franklin	Re-roof house and barn