

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: June 7, 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, Reggie McCarthy

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

Chairman Lima brought the meeting to order at 7:02PM.

The minutes of the May 3, 2012, meeting were approved as presented. (Allen/Hertfelder 7-0)

1. 12-042 365 Hope St., Leo's Ristorante install exterior lights (14)

Paul Mancieri presented. Staff Assistant photographs were marked Exhibit A, AA. Applicant plans were marked Exhibits B-E. Commission members were in agreement that illumination of the building was an acceptable concept, but felt the proposed lights were obtrusive and the light cast from them too intense. Letter from Rick Greenwood (Exhibit AA) was noted with his judgment that the proposed installation would not comply with the Secretary of the Interior's Standards. It was suggested in his letter that a fiber optic system would be less obtrusive and could be considered.

Commissioner Allen will work with Mr. Mancieri to find an appropriate set up to meet the Standards and allow for appropriate diffusion and intensity.

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

A motion was made to continue Application 12-042 to the July 5, 2012, meeting.
(Allen/Butler 7-0)

2. 12-043B 317 Hope St., Linda Buckler exterior light

Store owner, Linda Buckler, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits H-I. Ms. Butler's application is to install a lamp (Exhibit I) on the left front of the store. Lamp dimensions are 2'11" high, 11" deep, and 11" wide.

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

A motion was made to approve Application 12-043 as presented in accordance with Secretary of the Interior Standard #9 (Butler/McCarthy 7-0).

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

Project Monitor: John Allen

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3. 12-047 573 Hope St., Deborah H. Ventrice
signs

Store owner Deborah Ventrice presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install four signs on the windows and door as shown in Exhibits B and C. Colors will be green/black/white and will be on vinyl peel off sheets.

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

A motion was made to approve Application 12-047 as presented and shown in Exhibits B and C 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

Project Monitor: Sara Butler

4. 12-048 500 Wood St., Bldg. #10, Mosaico B&CDC
1. repair/replace windows; 2. replace doors

Mosaico President, Merritt Meyer, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to replace existing single door on the north side with a double door replication door pictured in Exhibit C photo. Also, to replace overhead door with another of similar material and design. The window above the door to be replicated as show in the photo. Applicant will supply cut sheets of the doors for the file. Two original windows have been repaired. Missing windows on the east and south sides are to be replaced with wooden windows that will have the visual appearance of the existing. However, the proposal is to have removable muntins rather than TDLs. Member Hertfelder noted that the letter from Edward Sanderson, RIHP&HC President, assumed that the windows would be replicated exactly. He noted that Mosaico would have to inform the state of the removable muntins. He also noted that details of the false panels with dimensions need to be submitted if they are approved by the state before a decision on the replacement is tendered.

The overhead door on the east side of the building will be rebuilt using identical material and style.

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

A motion was made to approve Application 12-048 as presented for the doors on north elevation as shown in the exhibits (cut sheets of the doors to be submitted). Approve reconstruction of north door overhead window with TDL as shown in 1942 photo. Approve repair/reconstruction of overhead door on east elevation using in kind material and design. Continue replacement of windows to the July 5, 2012, meeting. Decision is in accordance with Secretary of the Interior Standards #2, 9 (Enright/McCarthy 7-0).

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

Project Monitor: Eric Hertfelder

5. 12-049 500 Wood St., Bldg. #8, Mosaico B&CDC

1. remove metal shed; 2. re-side exposed wall

Mosaico President, Merritt Meyer, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to remove the unattractive, unsafe metal lean-to shed on the south side of the building. The exposed area will be re-sided to match existing clapboards on Building #8.

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

A motion was made to approve Application 12-049 as presented for removal of lean-to shed and to re-side to match existing clapboards. Also approved is to reconfigure existing door. Decision is in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/McCarthy 7-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9. Also, the appearance of the original building will be enhanced and the State Fire Marshall's concerns will be eliminated.

Project Monitor: Eric Hertfelder

6. 12-050 256 Hope St., Sharon DeLucca

1. replace foundation; 2. replace deteriorated trim, clapboards, sheathing

Property owners Sharon DeLucca and Paul Castaldi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Owners wish to put in a real foundation on the east side wall of the building. The foundation will be cement, up to 6" above grade with replacement of framing if necessary. Also, to replace deteriorated/rotted clapboards and corner boards prior to painting.

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

A motion was made to approve Application 12-050 as presented for a new cement foundation on the east side of the building up to 6" above grade and replacement of the framing if necessary. Also to replace deteriorated clapboards and corner boards using in kind material prior to painting. Decision is in accordance with Secretary of the Interior Standards #6, 9 (Enright/Hertfelder 7-0).

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

Project Monitor: Thomas Enright

7. 12-052 151 Ferry Rd., Judith & Allen Conaway

replace windows

Property owner Allen Conaway presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Conaway would like to replace some original fixed and casement steel frame windows and the east and north elevations with custom made Anderson windows. These windows have been used as replacements on other elevations of the building. Reference Exhibits B-H.

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

A motion was made to approve Application 12-052 as presented for replacement of windows on the east and north elevations with custom made Anderson windows as used in previous replacements. Decision is 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. Also replacement windows will not detract from the property.

Project Monitor: Victor Cabral

8. 12-055 315 Hope St., Samuel L. Booth

1. signs; 2. replace rear stairs

Property owner Sam Booth presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Booth's application is to repair the deteriorated rear stairway, building new ones to conform to code. He plans to use pressure treated wood for the frame, mahogany for the treads and red cedar lattice work on the sides.

He also proposes to change the design of the hanging sign and to add a new sign above the front door. The door sign will be a vinyl decal on a separate board, 11"x87" which will be attached to the building. The hanging sign will be attached to the existing post and use the existing brackets (see Exhibit I).

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

A motion was made to approve Application 12-055 as presented for replacement of the rear stairs (Exhibit E) and for the new sign over the front door and replacement of hanging sign on existing post in accordance with Secretary of the Interior Standard #9 (Enright/McCarthy 7-0).

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

Project Monitor: John Allen

9. 12-056 301 Hope St., Jennifer Evans
signs

Store owner Jennifer Evans presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Ms. Evans wishes to install window and hanging signs for her new coffee shop. Door and window signs are vinyl decals and the hanging sign is a 2'x3' painted two sided wood sign. Color to be slightly redder than shown in exhibits.

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

A motion was made to approve Application 12-056 as presented for the proposed signs in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/McCarthy 7-0).

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

Project Monitor: Victor Cabral

10. 11-084C 418 Hope St., Brito Enterprises, Inc.
revision to approved application

John Grosvenor project architect presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. According to Mr. Grosvenor because of a change in the fire code they were able to reconfigure the interior which allowed them to center the addition for the elevator/additional stairs to the center of the north elevation. They also wish to eliminate a window on the second floor of the south elevation from the original design.

Member Hertfelder questioned the position of the two chimney's where interior plans do not show chimney spaces. Mr. Grosvenor stated that the chimney on the east side of the roof goes all the way through the building. The chimney on the west side does not go through the building but can be used for mechanical infrastructure.

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

A motion was made to approve Application 12-084C as presented for relocation of the elevator addition and removal of one window on the south elevation 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. Also, it does not substantially alter the previous design.

Project Monitor: Eric Hertfelder

11. 12-059 142 High St., 142 High St., Cornelia Murphy
1. curb cut; 2. driveway

Mike DaPont owner's neighbor presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is for reconfiguration of two track

driveway using existing pavers and installation of a concrete apron. The town will replace the sidewalk which is now an asphalt patch.

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

A motion was made to approve Application 12-059 as presented in accordance with Secretary of the Interior Standard #9 (Enright/McCarthy 7-0).

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

Project Monitor: Oryann Lima

12. 12-057 1343 Hope St., Bob & Maron Andrews
Concept Review

Future property owner Bob Andrews presented. Applicant plans were marked Exhibits B-D. Some of Mr. Andrews concerns for future repair or replacement are the siding on the building and the condition of the windows which he does not believe are original. He stated the windows are all different in configuration and are in poor condition. Regarding the siding, he discussed replacement with Jim Tavares who suggested he remove and replace all the siding on the house.

Also discussed were the installation of new fences and raising the height of the stone walls. Member Hertfelder stated that this is an important, visible house at the Hope St. entrance to the town and important, historical features should be preserved.

The Commission decided to schedule a site visit with the owner to closely view the property.

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

STAFF REPORT

Staff Approvals – May = 5, copy attached
107 High St. - extension of CofA

A motion was made to approve extension for one year (May 2013) of CofA #11-006, for temporary stair rails. (Enright/McCarthy 7-0)

A motion was approved for requests of extension for temporary rails to be approved administratively. (Butler/McCarthy 7-0)

PROJECT MONITOR REPORT(S)

OLD BUSINESS

Members Allen and Hertfelder attended a presentation by Arnold Robinson's graduate student regarding use of alternate materials. They noted the presentation was informative and suggested it be considered for public presentation by the HDC in the Fall.

Regarding the HDC brochure, Chairman Lima has contacted Diane Williamson with a request that she explore the possibility of Lindsay Green updating the previous brochure.

Adjourn:

A motion to adjourn was unanimously passed at 10:00PM

SC

Date Approved: July 5, 2012

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

May, 2012

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
05/03	12-051	146 High	Re-roof
05/08	12-053	9.5 Church	Re-roof
05/10	12-054	224 Hope	Repairs/in kind replacements prior to painting
05/22	12-058	50 Thames	Re-roof
5/31	12-060	265 Hope	1. Repairs/in kind replacements prior to painting; 2. Replace fence west prop. line