

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 6, 2012, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Sara Butler, Victor Cabral, Thomas Enright, Eric Hertfelder

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

Absent: John Allen

Chairman Lima brought the meeting to order at PM.

The minutes of the August 2, 2012, meeting were approved as presented. (Hertfelder/Butler 5-0).

1. 12-084 259 Thames St., Luna Sea (Jody O'Marra) sign

Store owner Jody O'Marra presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. She has opened a retail shop and applies to hang a sign on the front of the building, an arrow on the side door (west side) and hours of operation on the south window. Sign designs and locations shown in exhibits.

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

A motion was made to approve Application 12-084 as presented for a sign on the fascia board on the south side, hours and arrow in windows as shown in Exhibits B-K in accordance with Secretary of the Interior Standards #9, 10 (Butler/Hertfelder 5-0).

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

Project Monitor: Sara Butler

2. 12-086 9 Court St., Town of Bristol install new sign

Diane Williamson, Director of Community Development presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for a sign as shown in exhibits to be flush mounted to the right of the door on the south elevation. The sign is being made by Tom Weathers who will determine the final tweaks to the design.

Member Hertfelder asked that when the sign is mounted that it be affixed in the mortar joints instead of into the brick.

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

A motion was made to approve Application 12-086 as presented for a flush mounted sign for the front of the building (mounting material to be inserted in mortar joints only) with either square or oval plaques on the sign in accordance with Secretary of the Interior Standard #9 (Cabral/Enright 5-0).

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

Project Monitor: Victor Cabral

3. 12-091 54 State St., Pamela DeCosta - Copper Quahog signs

Store owners Pamela DeCosta and David Ferrell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is to install a sign as depicted in Exhibit D submitted at the meeting. Sign will be of mahogany with gold leaf, copper leaf with enameled steel brackets.

Chairman Lima invited comments from the public. Stephen Brigidi spoke in favor of approval for the sign.

A motion was made to approve Application 12-091 as presented for sign as depicted in Exhibit D in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Butler 5-0).

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

Project Monitor: Tom Enright

4. 12-093 30 Bradford St., Thirty Bradford Street Associates install fence

Property owner Stephen Brigidi presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Mr. Brigidi wishes to erect the fence for protection from rowdy tenants next door. The fence will cover 2/3 of the perimeter of his property. He proposes a Wood & Wore 6' wood stockade fence either dog ears or flat board with cap (preference) design. A gate as indicated to be installed in the front. When asked, Mr. Brigidi, requested approval for metal posts as they will not be seen from the street and will be less costly and last longer. The fence and gate will be white cedar, the gate due to length will be double. Mr. Brigidi is aware of zoning regulations regarding fence height and may install the gate and fence back 10-12' back from the road to allow for access to the mail box.

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

A motion was made to approve Application 12-093 as presented for a 6' flat board or dog ear cedar fence to terminate 10' from the property line mounted on steel posts (on interior). Double gate with wood posts or metal incased in wood (decision to be made by project

monitor and owner) in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Cabral 5-0).

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

Project Monitor: Eric Hertfelder

5. 12-088 112 Bradford St., Michael & Margaret Rodrigues
replace windows (13)

Member Hertfelder noted from the RI Statewide Survey sheets of 1971 and 1978 that this house was known as the "P. Gladding House" constructed in the Greek Revival style C. 1830 with Late Victorian alterations C1891/1903. In 1971 House given an Architectural Value of 2A, Historic Value 1A.

Property owner Michael Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Application is to replace 13 original wood windows on the first floor. Applicant stated all the windows styles would remain the same but the proposed window material is vinyl.

Chairman Lima and Member Hertfelder stated that a site visit should be arranged to inspect the windows to be replaced. Mr. Hertfelder stated that the house "still has some character left with the original windows." Ms. Butler noted that once the original windows are removed they are gone forever.

Member Cabral stated he felt with the building having aluminum siding and existing vinyl windows that the proposed replacement windows should be approved.

Mr. Rodrigues said that the windows had been repaired many times and were now deteriorated beyond restoration. He stated that the windows on the second floor late 1990s addition were vinyl and the house is vinyl sided.

Member Enright suggested that if a vote was called, application would be denied and recommended a site visit; bringing a window sample to meeting and owner exploring a "tilt kit" wood window replacement system.

Chairman Lima invited comments from the public. Kenneth Bloomer stated that vinyl windows were approved for the addition during the 1990s and asked why they wouldn't be now.

A motion was passed to continue Application 12-088 to the October 4, 2012, meeting and to arrange a site visit as soon as possible. (Hertfelder/Butler 4-1 (Cabral))

6. 12-085 146 High St., Mark Hinken

construct new porch

Member Hertfelder noted this is a Greek Revival Style C. 1840, contributing building. 0

Property owner Mark Hinken along with Niles Gregory, draftsman, and Mark Bosco, previous owner, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Application is to construct a new two sided porch 26' by 26' 7' wide in front and 8' wide on south side.

Member Hertfelder stated he was concerned by the design which will drastically change the appearance of the Greek Revival (very simple and elegant) style house. The porch across the front degrades the Greek Revival character of the house. He feels a porch added to the south side could be appropriate. Member Butler stated real concerns regarding any modification of the façade. Chairman Lima concurred, but also felt a porch on the south could be approved.

Member Hertfelder volunteered to help the owner with design concepts for a new porch located on the south side of the house.

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

A motion was made to continue Application 12-085 to the October 4, 2012, meeting (Hertfelder/Enright 5-0).

7. 12-089 1343 Hope St., John Robert and Maron Andrews

1. replace front steps; 2. exterior lights; 3. arbor; 4. change to approved storm windows

Property owner Bob Andrews presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Applicant would like to remove the existing front stairs and rebuild using fieldstone with a slab stone cap to the existing dimensions. Applicant will return with design for handrail/s. Commission will approve a temporary handrail for building permit application.

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

A motion was made to approve Application 12-089 as presented for removal of current stairs and construction of new fieldstone with slab stone cap stairs with no greater than current dimensions. Applicant will return with plan for handrail (temporary handrail approved) in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Butler 5-0).

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

Applicant would like to substitute an Onion Wall Lantern, Cape Cod Lanterns #2531, 8" glass as an alternate, if necessary, in place of already approved light fixture.

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

A motion was made to approve Application 12-089 as presented for an alternative exterior light (Cape Cod #2531) in accordance with Secretary of the Interior Standards #9, 10 (Butler/Cabral 5-0).

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

Applicant would like to erect a wood arbor as shown in Exhibit G, arbor to be finished to match house color.

Member Enright stated for the record he thinks “the arbor is too much for the property,” he would like to see less in landscape features as he thinks it alters the “character” (working farm) of the property. Member Hertfelder stated that Dr. Enright had a good point.

Owner Andrews withdrew his request for an arbor.

Mr. Andrews proposed a change to the approved storm windows. He brought a sample of the window, Allied Window Model HOL-C, pictured in Exhibit C. The thin window will be inset on the south side of house and overlap on the remainder.

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

A motion was made to approve Application 12-089 as presented for the change of storm window to Allied Window Model HOL-C as shown in Exhibit C, in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Butler 5-0).

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

Project Monitor: Eric Hertfelder

8. 12-092 439 Hope St., Donald Lang (Swizzles Frozen Yogurt)

FORMULA BUSINESS - Exterior: 1. remove hardware, anchors, wire, conduits and lighting fixtures - repair holes; 2. remove/repair damaged brickwork; 3. replace front lighting fixture; 4. clean marble panels; 5. remove canvas awning; 6. repair sheet metal awning cover; 7. install sign lights; 8. install signs; 9. remove air conditioner unit, restore rear windows; 10. remove/replace gas, toilet vents; 11. repair siding as necessary; 12. remove asphalt paving in rear - install shed; 13. install air conditioning condenser. Interior: 1. signs; 2. wall, ceiling, floor treatments; 3. furnishings; 4. lighting

Donald Lang, architect, and Adam Kessner, store owner, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-KK. Mr. Lang described the scope of the exterior restoration as listed in Exhibit B and Numbered 1-7, 9, 10, and 11.

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

A motion was made to approve Application 12-092 as presented for #1-7, 9, 10 and 11 as described in the application and clarified in the presentation in accordance with Secretary of the Interior Standards #9, 10 (Butler/Hertfelder 5-0).

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

Regarding Item #8 application is to install one horizontal wall sign shown in Exhibit CC Drawing A2.0 (dimensions 5'9" by 1'3") and one hanging sign also Exhibit CC (dimensions 3' by 1'6"). A third sign will be a vinyl 10"x10" area sign on the front door with store hours. Commission members concurred that any hardware used with the signs is to be installed in mortar joints and not in the brickwork.

A motion was made to approve Application 12-092 as presented for Item 8, signs, with dimensions, materials, and location as described in the proposal and Exhibit CC, Drawing A2.0. Also, signs to be attached to be building in the mortar joints only. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Enright/Hertfelder 5-0).

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

Regarding Items #12, #13 removing rear paving and installing shed, and installing an air conditioning condenser, applicant presented details as shown in Exhibit B.

A motion was made to approve Application 12-092 as presented for Items #12 and #13 as described in Exhibit B, in accordance with Secretary of the Interior Standards #9, 10 (Butler/Hertfelder 5-0).

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

Mr. Lang presented the proposal for the interior design of the store stating he was delighted to find the tin ceiling in repairable condition and has incorporated it into the new store. There was some discussion of the clear plastic chairs to be used and the intensity of light planned for the space. Mr. Lang stated that the interior elements would incorporate a minimal design aesthetic with a primarily white with two bright accent colors scheme. The Commission members had some hesitation regarding the store's "accent wall" and lighting; but, were comfortable with the ceiling, floor and furnishings (metal tables and chairs) as presented. Mr. Lang stated he would be available for a sight visit if the Commission would like to visit the store space.

A motion was made to approve Application 12-092 as presented for the interior ceiling, floor and furnishings (metal tables and chairs store wide) as described in Exhibit B in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Cabral 5-0).

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

A motion was made to approve in concept Application 12-092 for interior design for the accent wall and lighting with details for the walls and lighting to be determined after a site visit (Enright/Hertfelder 5-0).

A motion was made to recommend to the Zoning Board, that Application 12-092 (Swizzles Frozen Yogurt) be approved as a Formula Business as it falls within the standards in the Historic District (Hertfelder/Butler 5-0).

Project Monitor: Oryann Lima

**9. 12-019A 500 Wood St., Bldg. #2, Cellco Partnership d/b/a/ Verizon Wireless
change antenna cable location**

Attorney Joseph Hall representing Cellco Partnership presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Mr. Hall stated that the cables and doghouse that were incorrectly installed on the roof will be removed and the original plan will be followed with the only change being that the cables will continue directly beneath the windows and enter the one story accessory building at its northwest corner to connect with the equipment in that building.

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

A motion was made to approve Application 12-019A as presented for cable relocation in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Cabral 5-0).

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

Project Monitor: John Allen

Staff Report:

Staff Approvals - August, 2012 = 4, copy attached

Project Monitor Report(s)

Old Business

Adjourn:

A motion to adjourn was unanimously passed at 11:00PM

SC

Date Approved: October 4, 2012

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

August, 2012

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
8/02	12-087	16 Burton	1. replace deteriorated porch deck boards; 2. replace deteriorated porch stringers if necessary; 3. repair/repoint brick porch support columns; 4. repoint brick foundation.
8/21	12-090	56 Franklin	Repair porch deck
8/23	12-094	8 Constitution	Repair porch deck
8/2/	12-096	142 High	Re-roof