

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: October 4, 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

Chairman Lima brought the meeting to order at 7:03PM.

The minutes of the September 6, 2012, meeting were approved as presented. (Hertfelder/Butler 6-0).

1. 12-108 40 Constitution St., Ted & Rayne Baer install storm door

Property owner Ted Baer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Mr. Baer requests approval to install a Larson Secure Elegance Model 349-20 storm door with clear glass over the front door. Member Hertfelder questioned how it was to be mounted, inside the frame or outside stating that, if possible, the fabric of the front of the house should not be covered or disturbed. Mr. Baer was not sure if it was possible to install the door on the inside of the frame, but would attempt installation on the inside.

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

A motion was made to approve Application 12-108 as presented for a full glass storm, front door with the understanding that the door will be mounted inside the frame. If inside mounting technically not possible, it will be up to the project monitor to approve an outside mounting. Decision is in accordance with Secretary of the Interior Standard #9 (Hertfelder/Allen 6-0).

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

Project Monitor: Eric Hertfelder

2. 12-105 106 Bradford St., Patricia Doherty replace gutters

Property owner's daughter, Karen Doherty, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to replace deteriorated wood gutters with aluminum gutters and downspouts as presented in exhibits. Ms. Doherty stated that the house has some aluminum siding and existing aluminum downspouts.

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

A motion was made to approve Application 12-105 as presented to replace the wood gutters with aluminum and to replace downspouts with aluminum downspouts in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 4-1-1 (Allen dissenting, Butler abstaining)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, the house has aluminum siding.

Project Monitor: Victor Cabral

3. 12-085 146 High St., Mark Hinken

1. construct new porch; 2. replace windows

Property owner Mark Hinken presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits BB-FF. Mr. Hinken is returning with a new design for a side porch. As this is a two family dwelling Mr. Hinken will replace one window with a door keeping the window trim and extending it to accommodate the new door. The removed window will be preserved and stored for any possible re-use. Owner was asked for product sheets for the proposed windows and doors, he did not have them at the present time. Chairman Lima stated that Mr. Hinken would have to submit them prior to approval. Mr. Hinken worked with Member Hertfelder on the revised porch plans who suggested Pella brand windows as replacements.

Mr. Hinken's plans called for replacement of the front wood stairs with granite which Member Hertfelder stated was the traditional material with a metal rail. Mr. Hertfelder stated the stairs did not look original and were in poor condition.

Member Allen asked if the lattice work as shown on the drawings would be wood, Mr. Hinken answered, "yes." Owner stated he may change the style of the cellar entrance using a metal, flat bulkhead door in place of submitted design.

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

A motion was made to approve Application 12-085 for the renovation and addition as presented and shown in drawings marked Exhibit BB-EE with the following conditions:

The application will be continued to the November meeting with the submission of:

- 1. design, dimensions and material for the front stair replacement**
- 2. exact configuration and materials for all windows and doors.**

Approval given for the use of cedar for the trim in renovations and new additions. All the lattice work will be wood. Decision is in accordance with Secretary of the Interior Standards #6, 9, 10 (Hertfelder/Butler 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10

Project Monitor: Eric Hertfelder

Member Enright stated that Member Hertfelder contributed his time and knowledge (at no expense) to Mr. Hinken in order to help him present an appropriate design and thanked Mr. Hertfelder for his efforts on behalf of the homeowner and Historic District.

4. 12-088 112 Bradford St., Michael & Margaret Rodrigues
replace windows (13)

Property owner Michael Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits K-N. Mr. Rodrigues' application was continued from the September 6th meeting in order to give him the opportunity to research alternatives to complete window replacement. Mr. Rodrigues presented two new quotes (Exhibits M and N) one for aluminum clad wood Pella windows and one for restoration of existing windows from Peter Paltrineri. Mr. Rodrigues stated that both were cost prohibitive for him. Chairman Lima asked Mr. Rodrigues if he had checked with individual window companies, Mr. Rodrigues answered, "no."

Solicitor Teitz noted for the record that the second story addition had vinyl windows but the HDC addition approval was actually supposed to be for Marvin double hung, wood windows. Mr. Teitz stated that the existing vinyl windows were not approved and are, therefore, not legal.

The owner stated that he paid for Anderson vinyl windows for the addition. He stated that he wants energy efficient windows and wants the first floor replacements to match the upper windows. Mr. Rodrigues stated he, "can't afford either wood or refurbished windows."

Member Butler stated that she was concerned about removing historic fabric (existing first floor windows subject of the application) thereby lowering the value of the house. Member Hertfelder stated that members were not permitted to see the inside of the windows during the site visit but they seem to be original. Member Hertfelder stated that the vinyl sample present at the site visit did not have TDL, the muntins were a vinyl, stringy ribbon and were a very poor replacement. He also is concerned about the loss of historic fabric. He stated that the cost factor cannot be taken into account in the Commission's decision.

Chairman Lima asked owner if he had storm windows, owner said he did and they were not cracked and he has not looked into upgrading. Member Allen stated that new storm windows from his experience were a great improvement.

The Commission was polled if they would consider wood window replacements based on information presented:

Hertfelder	no
Allen	no
Lima	no
Butler	no
Enright	yes
Cabral	yes

The owner was requested to explore replacing his storm windows and soliciting quotes from other window restorers. It was mutually decided to continue the application to the November 1, 2012, meeting.

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

A motion was made to continue Application 12-088 to the November 1, 2012, meeting (Enright/Hertfelder 6-0).

5. 12-092 439 Hope St., Donald Lang (Swizzles Frozen Yogurt)

FORMULA BUSINESS - Interior: 1. signs; 2. wall, ceiling, floor treatments; 3. furnishings; 4. lighting

Donald Lang, architect, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit LL. Hearing is a continuance following a site visit held October 2, 2012. According to Mr. Lang and presented at the site visit, the interior signs on the “feature wall” will be cut out letters lit from above (see Drawing 4). The feature wall will be panels with a wavy design. The existing tin ceiling will be retained and repaired following removal of current lights, etc. The floor will be dark porcelain ceramic tile. The furniture (tables and chairs) will be aluminum. The lighting will be as shown at the site visit and will be both recessed and track lighting.

Member Butler stated that she hoped the removal of the low ceiling in the display windows will reveal a continuation of the main tin ceiling and that it will be retained. Mr. Lang said he has had limited access to the space, and believes it is tin.

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

A motion was made to approve Application 12-092 for the

- 1. signs as presented**
- 2. walls as presented**
- 3. ceiling (including that in window area) as presented**
- 4. lighting as presented**
- 5. floor as presented**
- 6. tables and chairs (navy chair) as presented.**

in accordance with Secretary of the Interior Standard #10 (Butler/Hertfelder 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10

Project Monitor: John Allen

Chairman Lima recused herself from hearing Application 12-095 and left the room. Vice Chairman John Allen assumed the chair.

6. 12-095 136 Hope St., Thomas, M.R. Deininger

install new fence

Property owners MR and Tom Deininger presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. MR stated that the fence had already been installed when she was contacted by the HDC staff and instructed to submit an application for approval. Ms. Deininger stated she replaced an existing 4’ picket fence that belonged to a

neighbor with a 6' stockade fence similar to another abutting neighbor's fence in order to keep her German Shepherd dog in the yard.

Member Hertfelder stated that 6' stockade fences were not encouraged in highly visible areas in Historic Districts.

Chairman Lima invited comments from the public. Lisa Raiola, 39 High St., an abutting neighbor to the east stated she did not like the fence and feels it is not congruous to an historic district. She stated the new fence is visible from High Street.

Member Allen did state that the Bristol Historic District policy does not prohibit stockade fence. Member Hertfelder suggested the Commission make a site visit.

A motion was made to continue Application 12-095 to the November 1, 2012, meeting and to schedule a site visit prior to the meeting (Enright/Cabral 5-0).

Chairman Lima resumed the chair.

7. 12-098 190 Hope St., April M. Carleton

1. remove windows; 2. relocate door; 3. install vent

Property owner April Carleton and contractor Bob Major presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Mrs. Carleton is renovating her kitchen and would like to eliminate two windows and relocate a door in order to have more wall space for kitchen equipment. The void left by the removed window will be covered with shingles to match existing. The existing patio door will be moved to the long window space and the void left by the door will be covered with shingles. Trim around removed window and door will be kept. An exhaust vent will be installed in the space where the small window was removed.

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

A motion was made to approve Application 12-098 as presented to remove windows keeping trim and filling with shingles, to relocate door, and to install vent as indicated in photo. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Butler/Hertfelder 6-0).

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

Project Monitor: Oryann Lima

8. 12-100 30 Union St., Todd & Shana Roper

material/design changes to approved Application #09-031

Property owners Todd and Shana Roper presented. Staff Assistant photographs were marked Exhibit A, AA, AAA. Applicant plans were marked Exhibits B-P. Mr. Roper related that he had received his building permit and the foundation will be poured next week. His application is to change the casement windows to Pella 2/1, double hung with a change of material from wood to

Endura Clad Pine. Also requested is to change the octagonal window in the bathroom to a rectangular window. Mr. Roper would also like to change the deck material from Trex to IPE wood.

Mr. Roper would like to install new Fagan Door NE2 or NE6 in place of the existing deteriorating garage doors. He would also like to match the side door to the new Fagan garage doors.

Commission members agreed after being polled that the changes would not be visible from the street. The Commission members also suggested the Fagan Door NE2 would be more appropriate for the garage door style.

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

A motion was made to approve Application 12-100 as presented for a change in window style and material; clad doors and windows as presented and a change from Trex to IPE for deck material 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, this is new construction which will not remove any historic fabric and is not facing and will not be visible from the street.

Project Monitor: John Allen

Solicitor Teitz recused himself from participating in the next application as his firm represents Mt. Hope Farm. Mr. Teitz left the building.

9. 12-102 250 Metacom Ave. (Gov. Bradford House), Mt. Hope Farm

1. sill investigation and restoration; 2. repair gutters/downspouts; 3. repair siding, trim and frame if necessary; 4. window repair and restoration; 5. exterior water management

Lombard Pozzi presented for Mt. Hope Farm. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-N.

Mr. Pozzi described the project as largely maintenance; with a great deal of investigatory work to inspect areas that may be deteriorated due to moisture. The house sits close to the ground and the sills are not visible. The water table boards and some clapboards will be removed in order to inspect the sills. If necessary, the sills will be replaced with pressure treated material as per the building code. Any replaced vertical plank sheathing will be with white oak any horizontal sheathing will be replaced with rough sawn pine.

The windows (+/- 50) which are replacement windows from the Haffenraffer period will be repaired and restored. Scott Matthewson from Warren will be doing the window restoration in order to make them functional. It is planned to install Point One storm windows. The siding, trim and frame around windows will be repaired/replaced in kind if necessary.

The wood gutters will be replaced in kind as will the copper downspouts. Shrubs will be removed and replaced. Any bluestone walks that are temporarily dislodged will be replaced.

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

A motion was made to approve Application 12-102 as presented for sill investigation, water management on the north elevation, window repair, gutters and downspouts; repairs to siding, trim and frame if necessary. Also included are the use of treated wood and Azak for water table boards. Decision is in accordance with Secretary of the Interior Standards #2, 4, 5, 6, 9 (Allen/Butler 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 4, 5, 6, 9

Project Monitor: Sara Butler

Staff Report:

Staff Approvals – September = 8, copy attached

Adjourn:

A motion to adjourn was unanimously passed at 10:45PM

SC

Date Approved: November 1, 2012

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

September, 2012

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
9/04	12-099	203 High	Repair fence, reattach gutter, replace lamp
9/11	12-103	56 Church	Repair stair treads; replace downspouts; replace claps/shingles, if necessary, prior to painting
9/18	12-106	59 High	Re-roof/repair porch roof
9/18	12-107	549 Hope	Partial re-roof rear
9/18	12-108B	60 Constitution	Emergency repair/replace
9/18	12-109	259 Hope	Partial re-roof
9/18	12-110	60 Church	Repair/replace siding (less 25%); replace 3 rd floor deck
9/20	12-111	102 State	Replace missing rail; repair basement windows; re-point chimney