

## **BRISTOL HISTORIC DISTRICT COMMISSION MEETING**

Held: July 11, 2013, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Nancy Letendre, Esq.

Absent: Sara Butler

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

The minutes of the April 4, 2013, meeting were approved as presented. (Hertfelder/Allen 4-0)  
The minutes of the June 6, 2013, meeting were approved as presented. (Hertfelder/Cabral 4-0)  
Disposition of the May 2, 2013, meeting will be discussed with Attorney Letendre.

### **1. 13-022 400 Hope St., Town of Bristol**

relocate Bristol "Town Hall" location sign

Chairman Lima reported on the June 26, 2012, site visit where the location for the sign was discussed. It was suggested that the sign, for maximum visibility, be erected on the ground in the manner of the existing "visitors center sign."

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

**A motion was made to approve Application 13-022 as presented for location of sign as approved in the field close to the ground similar to the visitor center sign in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 5-0).**

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

**Project Monitor: John Allen**

### **2. 13-035 314 Hope St., Safe Way Realty (Stephen Coelho)**

replace windows

Mike Bedard from Anderson windows presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit BB. Mr. Bedard submitted approvals from other towns showing the Renewal by Anderson window had been approved in other town Historic Districts. He reiterated that the windows were not "vinyl" but were a composite of wood fiber bonded with a polymer. Commissioner Hertfelder restated that approvals submitted were either not visible from street or for non historic additions not visible from the street. Property manager Stephen Coelho submitted photos of many of the windows showing deterioration.

He submitted copies of quotations from two companies showing the cost of refurbishing the current windows and stated that refurbishing was cost prohibitive, over \$100,000 for the 48 windows. He stated that the Anderson window was chosen for the company's liberal financing program.

Chairman Lima and member Allen summed up the site visit stating that the windows that they were allowed to view were in fairly decent condition. Chairman Lima after viewing photos submitted by Mr. Coelho that they may need replacing but replacements should be all wood. Member Hertfelder noted that the Commission had approved replacement windows if the muntins and mullions looked appropriate and if the building was not a very significant house in the district. Member Cabral stated that all the windows need to be the same from the street view.

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

**A motion was made to approve Application 13-035 as presented for replacement of windows with Anderson Renewal Windows, all windows to be true divided lite. (Enright)**

**The motion failed for lack of a second.**

Chairman Lima polled the members and the majority would not approve the proposed windows with Member Hertfelder stating he was not opposed to window replacement, but would like to look at existing windows more closely and member Lima stating she would vote for a TDL wood window.

Mr. Coelho stated he would research other window brands and bring samples for the Commission to inspect.

**A motion passed to continue Application 13-035 to the August 1, 2013, meeting (Allen/Hertfelder 5-0)**

**3. 13-062 410 Thames St., Robin Allister (Eagle and Ivy LLC.)**

1. repair front porch - foundation, railings, balusters, columns, decking, trim; 2. rear porch - replace windows, door, and siding

Property owner Alexander Allister presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Mr. Allister recently purchased the property and the front porch is in disrepair. His goal is to restore the porch with no changes in design (see Exhibit B). There will be some structural changes, i.e. cement footings, which will not be visible when job completed. He does plan to restore the "screened in portion" of the front porch returning it to the original look matching the upper porch.

Member Hertfelder commented that the restoration of the double porch using in kind material was appropriate. He noted that when using pressure treated 4x4s for the replacement corner posts and decorative posts the dimensions will fall short of existing and that the 4x4s will need to be clad with 1x1 material to match existing size. All rails, balusters, decking, stairs will be repair/replaced using in kind material and design.

Regarding the rear porch, owner proposed to replace existing aluminum storm windows with new Harvey Vicon Vinyl windows with no grilles and to replace the door with a new Therma

Tru insulated door as pictured in Exhibits I and J. There will be no grilles in the windows or door.

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

**A motion was made to approve Application 13-062 as submitted with the addition that support posts shall be constructed in such a way to match current dimensions (clad 4x4s; to match dimensions in Photo 1, Exhibit D) in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Allen 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9. Also, the replacement windows and door will be installed in an addition that is not original to the house and has no historical value.**

**Project Monitor: Victor Cabral**

**4. 13-064 724 Hope St., Timothy A. Pray**  
install generator and propane tank

Property owner Tim Pray presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to install a generator and propane tank in the rear yard of the property as shown in exhibits. As presented the propane tank will be visible from the street but must be located a prescribed distance from any building. It was recommended that fencing of some sort be used to conceal tank/s.

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

**A motion was made to approve Application 13-064 as presented with the recommendation that fencing or lattice work be installed to disguise tanks in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 5-0).**

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

**Project Monitor: Tom Enright**

**5. 13-065 686 Hope St., Michael Rossi**  
replace gutter north elevation

Bob Major presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C.

Due to the extreme difficulty of cleaning and maintaining the wood gutter on the north elevation Mr. Rossi would like to replace the existing deteriorated gutter with a new aluminum gutter. The gutter is located on a third floor dormer, north elevation which is not original to the house.

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

**A motion was made to approve Application 13-065 as presented to replace the wood gutter on the north elevation with an aluminum gutter in accordance with Secretary of the Interior Standard #9 (Cabral/Hertfelder 5-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9 Also, the dormer is a later addition to the house.**

**Project Monitor: Victor Cabral**

**6. 13-066 126 Thames St., John and Gwenda McQuilkin**

1. install two a/c condensers; 2. CONCEPT REVIEW: replace windows

Property owner John McQuilkin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to install two air conditioning condensers placement as shown in Exhibit B. Member Hertfelder noted that the placement and size would unobtrusive.

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

**A motion was made to approve Application 13-066 as presented for installation of two a/c condensers in accordance with Secretary of the Interior Standard #10 (Enright/Hertfelder 5-0).**

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

**Project Monitor: John Allen**

Regarding the concept review for windows, owner was told that usually the Commission makes a site visit to determine window condition. Member Hertfelder suggest Marvin windows as replacements in the event the existing windows are beyond repair.

**7. 13-071 281 High St., First Congregational Church (Robert Cagnetta)**

replace door

On behalf of the First Congregational Church Robert Cagnetta requested the application hearing be continued to the August meeting.

**A motion passed to continue Application 12-071 to the August 1, 2013, meeting (Enright/Hertfelder 5-0)**

**8. 13-072 353 Hope St., Susan Donovan**

replace gutters

Property owner Susan Remiers Donovan and contractor Dean Nadalin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F.

This property was constructed in 1797 and moved from the corner lot to present position c. 1897. It is a two story, hip-roofed, 3 bay Federal house and has architectural and historic significance.

Mrs. Donovan wished to replace the wood gutters on the house with aluminum gutters. Member Hertfelder stated that this building is a significant house on Hope St. and the contours of the wood gutters form an integral part of the cornice – that to remove them would be a significant loss. He said that aluminum gutters were “not in keeping with the house.”

Mrs. Donovan stated that she was unable to afford the upkeep on the house and proposed the aluminum gutters for economic reasons. She asked if there was an alternative material i.e. Azak that would mimic the cornice detail. Mr. Nadalin stated that would almost double the cost. Mrs. Donovan stated she didn't realize removal of the wood gutters would change the appearance of the house. Member Hertfelder stated it would give the house a “completely different look.”

Chairman Lima suggested submission of alternative choices to the aluminum gutter with continuance of the application to August. Also suggested was submission of a mock up of the existing design with any alternative suggestions showing changes in design.

**A motion was made to continue Application 13-072 to the August 1, 2013, meeting (Allen/Hertfelder 5-0).**

**9. 13-075 19 Summer St., Trish & Mark Sitcoske**

CONCEPT REVIEW - 1. replace windows; 2. replace siding; 3. repair/replace trim; 4. new additions; 5. new deck, patio

Architect Bruce Bisbano and property owner Mark Sitcoske presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-N. The Sitcoskes have recently purchased this property and as an overall concept would like to restore the house. Mr. Bisbano stated that the house has three different styles of windows.

Chairman Lima noted that the addition of the dormer on the south elevation would be a significant change to the building. Member Hertfelder stated that the porch and the bay windows are part of the architectural history of the house and that the south and west elevations are the most prominent components of the house. Members objected to the removal of the chimney on the south elevation. All Commissioners agreed that it was important to maintain the original building with the bay windows and chimney. There were no objections to an addition on the rear of the building. Member Hertfelder will be available to the owner's for consultation on windows and the new additions.

A site visit was suggested and will be arranged before August 20<sup>th</sup>.

**Staff Report:**

**Staff Approvals – June = 9, copy attached**

**Project Monitor Report(s)**

Project Monitor Hertfelder reported on the slight change to the Brito addition at 418 Hope St., a door has been added to the south side of the east elevation. Commission members agreed to the door addition. Mr. Brito will submit a new set of drawings showing up to date design of the addition for the record.

Member Hertfelder reported on a workshop being planned by the RIHP&HC on the subject of windows. A CLG block grant has been awarded to Bristol to host this one time workshop. At the present time it is planned to hold the conference next spring, Mr. Hertfelder will keep the Commission informed of the details.

**Adjourn:**

A motion to adjourn was unanimously passed at 10:35PM

SC

Date Approved: August 1, 2013

# BRISTOL HISTORIC DISTRICT COMMISSION

## MONTHLY SIGN-OFF REPORT JUNE, 2013

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
6/4	13-061	45 Constitution	Re-roof
6/6	13-063	259 Hope	Re-roof
6/11	13-067	617 Hope	Re-roof
6/11	13-068	3 Franklin	Re-roof
6/18	13-069	8 Constitution	Re-roof
6/18	13-070	60 Poppasquash	Re-roof, barn
6/25	13-073	377 Hope	Re-roof
6/25	13-047	265 Hope	Replace fence and gates
6/25	13-076	55 Constitution	Repair/replace window trim, siding prior to painting