

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: August 1, 2013, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, Eric Hertfelder, Mary Millard

Also Present: Nancy Letendre, Esq.

Absent: John Allen

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

The minutes of the May 2, July 11, 2013, meetings were approved as presented. (Hertfelder/Cabral 5-0; Cabral/Hertfelder 5-0).

1. 13-035 314 Hope St., Safe Way Realty (Stephen Coelho)

replace windows

Mike Bedard, Al Langer from Anderson Windows and property owner representative Steve Coelho presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit XYZ. Mr. Bedard submitted additional photos showing the use of Anderson Renewal windows and showed a sample of the window brought to the meeting. Mr. Bedard stated that the windows were composed of 65% wood and 35% thermal polymer and were one solid piece without cladding. The material can be painted.

Member Hertfelder stated that from a distance the TDL window looked pretty good, however, up close the profile was not how a wood window would look. Member Cabral stated that the current windows were replacements from forty year ago. Mr. Coelho stated that the house was set back a good distance from the sidewalk.

Member Hertfelder questioned if the original sash and frames were to be retained, and was answered that they were, any repairs would be made using in kind material and design.

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

A motion was made to approve Application 13-035 as presented for the replacement of the non-original windows with Anderson Renewal Windows. The original frames and trim are to be used and if any repairs are necessary they are to be made using in kind material and design. All the windows are to be identical 6/6 lite with True Divided Lites. Decision is in accordance with Secretary of the Interior Standard #6 (Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 6. Also, the building has been extensively modified from the original and is set back from the street and the windows are not easily viewable by the public. This is a test case to ascertain how modern windows fare in the Historic District.

Project Monitor: Thomas Enright

2. 13-071 281 High St., First Congregational Church (Robert Cagnetta)
alterations to door

Robert Cagnetta, Heritage Restoration, Inc., presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is for approval to reuse, restore and retrofit existing two leaf arch top doors to act as two independent doors for ADA accessibility. Restoration to be done as outlined in Exhibit B, also a wireless automatic door switch to be attached to granite stone to right of ramp to door. When asked if the astragal could be reused and not discarded, Mr. Cagnetta stated he would make adjustment to retain the astragal. Also it was suggested that the wireless door switch be attached to a post or the railing instead of the granite.

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

A motion was made to approve Application 13-071 as presented with the exception that the astragal will be retained and reused on the doors and the operating switch for the door will be attached to the rail or on a wood post in accordance with Secretary of the Interior Standards #6, 9 (Hertfelder/Cabral 5-0).

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

Project Monitor: Eric Hertfelder

3. 13-078 213 High St., Ann Marie Tortorice
replace window

Property owner Ann Marie Tortorice presented. Staff Assistant photographs were marked Exhibit A, AA. Applicant plans were marked Exhibits B, C.

Ms. Tortorice wishes to replace a casement window on the south elevation with a double hung vinyl window similar to the ones replaced on the west elevation. The building is constructed of cinder blocks and is not a contributing building in the District.

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

A motion was made to approve Application 13-078 as presented for a double hung American Craftsman vinyl window 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

Project Monitor: Victor Cabral

4. 13-080 119 Hope St., Lobster Pot Realty, Inc.

replace window

Property owner Jeff Hirsch presented. Staff Assistant photographs were marked Exhibit A, AA. Applicant plans were marked Exhibits B-D. The twenty-seven year old window was replaced after it fell out of the building during repair work due to deteriorated frame. The Health Department (window is in kitchen area) required a replacement instead of repair. The replacement window is a double hung Harvey 8/8 lite window.

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

A motion was made to approve Application 13-080 as presented for a vinyl replacement window in what is essentially new (28 year) re-construction 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. Also the window is a modification of new construction in the Historic District.

5. 13-083 1303 Hope St., Juan Mariscal & Kate Margolis

Tower-1. repair gutter; 2. repair downspouts; 3. repair leaks, replace shingles as necessary; 4. replace skylight: 1st Floor Rear Porch- 1. repair/replace railing & balusters; 2. replace floor; 3. replace fascia boards
4. replace gutters and downspouts: Rear House Repairs- 1. replace gutters and downspouts; 2. repair/replace railing and balusters; 3. replace siding; 4. miscellaneous siding, molding as necessary

For the record Ferncliff Farm was constructed c1750 with additions c1882 at which time the pyramidal roof tower was added along with a front porch. This building is historically and architecturally contributing.

Property owners Juan Mariscal and Kate Margolis presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K.

Essentially this is a repair project using in kind materials on the gutters, downspouts and roof. A skylight on the west elevation of the tower will be replaced with a Velux CO4 skylight which will not be seen from the street. In kind repairs will be made to the railing, balusters, flooring and fascia boards on the first floor porch.

In order to correct water leak problems the gutters will be replaced using wood with any material change to be reviewed by the Commission. Any damaged shingles and clapboards will be repaired on the house rear including the second floor porch.

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

A motion was made to approve Application 13-083 as presented for in kind repairs as described in Exhibits; replacement of skylight on west elevation and replacement of gutters using wood. If owner wants to use composite gutters he will return for review. Decision is in accordance with Secretary of the Interior Standards #4, 6, 9 (Hertfelder/Cabral 5-0).

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

Project Monitor: Thomas Enright

6. 13-084 85 High St., David and Laura Jacobs

1. replace windows; 2. remove window; 3. remove two chimneys; 4. install a/c condenser; 5. install skylights
CONCEPT REVIEW: replace windows

Known as the Richmond-Dixon House this 2 ½ story end-gable-roof Greek Revival was build c. 1845 and enlarged c. 1900 with design by Wallis Howe.

Property owners Laura and David Jacobs presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-T. Their request includes replacing the windows in the one story ell as they plan to use the room as a kitchen. The replacement windows would be 16” smaller to allow for kitchen counters. Replacements to be Marvin Ultimate wood casement windows. On the west elevation adjacent to ell, owners would like to replace 64x48 window closest to alcove (their Exhibit B) with a Marvin all wood casement faux double hung 2/1 window. They would like to remove window (see their Exhibit C) in order to have pantry space.

Owners would like to remove the chimney on the rear west elevation and the metal wood stove chimney in the south addition. They would like to install two skylights on the south elevation roof, using Velux Model VS; also to install air conditioner condensers on the west elevation behind existing fence.

Member Hertfelder stated that the “ell and conservatory are significant features and replacing the architect designed window with smaller windows would not look right.” Owner was asked if they had any alternative plans and they replied they would ask their architect for suggestions.

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

A motion was made to approve Application 13-084 as presented except for replacement of two windows and fake shutter window at the south end of the addition as proposed (owners to explore alternatives). This includes replacement of window closest to alcove with Marvin all wood casement window; removal of window as shown in their Exhibit C; removal of chimney west elevation, and metal stove chimney. Also installation of sky lights on south roof and installation of air conditioner condensers. Decision is in accordance with Secretary of the Interior Standards #2, 5, 6, 9 (Hertfelder/Enright 4-1 (Cabral against).

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

Project Monitor: Oryann Lima

Mr. Jacobs requested a continuation of window concept review to the September meeting.

A motion was approved to continue the Concept Review to the September 5, 2013, meeting. (Enright/Cabral 5-0)

7. 13-085 423 Hope St., 413 Hope Street Redevelopment, LLC (Jim Roiter)
CONCEPT REVIEW - Add 3rd story Amenity Deck on existing parking deck

Melissa Hutchinson project architect presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, ZZ. Project is for addition to current parking garage, adding third story, in order to create an amenity deck for potential condominium owners. Ms. Hutchinson presented several layouts for the deck along with site landscaping. The deck would contain a pool, cabanas, fire pit and kitchen area. Exterior panels are to be concealed with plants which will grow on the panel screens. Ms. Hutchinson stated that the parking area would be concealed once the proposed buildings were constructed on Thames St.

Chairman Lima noted that the “temporary fence” erected several years ago was supposed to be landscaped, however, the fence has deteriorated and there has been no landscaping and the area looks blighted.

Member Enright suggested that any temporary portions of the plan for the areas where future construction is planned be included with the application for the addition to the garage. He would like to have more information on the transitional look.

Member Hertfelder stated that the deck as planned is not compatible with the Historic District and should be reviewed as a standalone project. He noted that the addition was very large in scale.

Chairman Lima will be attending a TRC meeting regarding this project on August 6th, she will comment on landscaping, lighting and the green screen. The majority of members felt the height of the deck and cabanas was inappropriate in the center of the historic area. Member Cabral had no issues with the project or surrounding landscaping.

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

Staff Report:

Staff Approvals – July = 6, copy attached

Project Monitor Report(s)

Old Business

Adjourn:

A motion to adjourn was unanimously passed at 9:50PM

SC

Date Approved: September 5, 2013

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT

July, 2013

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
7/2	13-077	40 Constitution	Replace east elevation wood gutter
7/9	13-079	36 Church	Re-roof
7/11	13-081	41 Church	Replace claps, water table
7/11	13-082	63 Church	Repair/replace window trim, sills, headers prior to painting
7/18	13-086	728 Hope	Repair/replace front stair treads
7/18	13-087	620 Hope	replace aluminum "k" gutters with half-round aluminum gutters, 6"