

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: October 3, 2013, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Eric Hertfelder, John Allen, Mary Millard

Also Present: Nancy Letendre, Esq.

Absent: Thomas Enright, Victor Cabral

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

The minutes of the September 5, 2013, meeting were approved as presented. (Allen/Hertfelder 4-0)

1. 13-085 423 Hope St., 413 Hope Street Redevelopment, LLC (Jim Roiter) add 3rd story Amenity Deck on existing parking deck

Architect Spencer McCombe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits BBB. Applicant is returning with scheme for plantings in the corner lot and discussion of the fence. The existing fence has been vandalized frequently and will be replaced with a construction fence as shown in exhibits during the construction phase. The owner's timeline is to sell the units to raise the funds for construction of liner buildings. According to Mr. McCombe the owner needs the amenity deck to enhance the sale of the units.

Member Allen asked if arrangements would be made for the care of the plantings, the answer was "yes." Chairman Lima voiced her concern regarding the height of the cabana and asked if there was any chance that height could be reduced. Mr. McCombe noted that the hip roof design had a low pitch but would look at carrying pergola roof across the cabana. Member Allen again voiced concern regarding site conditions prior to plant growth. Mr. McCombe stressed that these plantings were temporary prior to liner building being constructed.

A member of the public, Bill Chittick, spoke on the plans stating he felt the overall plan "ok," but the green wall and plants "look bizarre," and out of scale for Bristol. He suggested that there be a break in the wall panels to reduce the visual impact. Mr. McCombe stated that was a "good comment."

Members Allen and Hertfelder feel the addition will appear massive, Mr. Hertfelder stated that the only way to make a finding, "is assuming the liner will be built."

Property owner, Jim Roiter, spoke noting that he understood that there is nothing like this project in Bristol, but for him to be successful selling the unites, he needs to offer these kinds of amenities. He stated that his goal is that unit sales will demonstrate success with the intention of procuring bank financing for construction of the liner building.

When asked by the Chairman what the Town could do to guarantee implementation of landscaping and care of plantings, Solicitor Letendre said that Commission could request green screen be permanent, and that status updates could be requested.

Diane Williamson, Director of Community Development, spoke regarding the Planning Board concerns and that there had been a considerable discussion regarding plantings. She stated that the Planning Board had discussed that the plantings be installed prior to a Certificate of Occupancy being issued. Also, if CO were requested prior to the plantings, a performance guarantee could be held in escrow to cover expense of plantings.

In summing up Commission considerations, Member Allen stated that while he was sympathetic with the owner's need to sell units, he felt there was no guarantee the liner building will be constructed and thinks green screen should be planted after amenity deck finished and agreed with Mr. Chittick that the screen should be broken up. Mr. Roiter stated that the perimeter fence would be reinstalled after construction. Mr. Allen stated he did not want to see the construction fence up beyond 18 months. Chairman Lima requested a status report every six months. Member Hertfelder requested confirmation of the mesh color for the green screen and that sample be submitted.

Chairman Lima invited comments from the public. There were no further comments.

A motion was made to approve Application 13-085 as presented in the plan dated 8/19/13, Numbered A0.2 and additional details for corner planting with the following stipulations:

- 1. plantings on green screen panels and at the corner of Thames and State Sts. be installed and maintained and Planning Bd. requirements be met.**
- 2. grass will be planted and maintained in two areas as shown in plans dated September 20, 2013.**
- 3. applicant to return at six (6) month intervals for construction, planting updates.**
- 4. the green screen panels will be broken up into two sections to reduce visual impact.**
- 5. submission of green screen panel sample.**

This decision is in accordance with Secretary of the Interior Standards #3, 9, 10 (Allen/Hertfelder 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 9, 10. Also, this addition is part of a non contributing structure and is part of construction not yet built which will eventually cover this addition and block it from view from the street.

Project Monitor: John Allen

- 2. 13-093B 40 Constitution St., Ted & Rayne Baer**
replace fence

Property owner Ted Baer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Baer returned with photos of picket and flat board fence design that he will use on his property.

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

A motion was made to approve Application 13-093B as presented for wood fences as shown in Exhibit D in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 4-0).

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

Project Monitor: Thomas Enright

3. 13-106 553 Hope St., Bristol Family Restaurant
signs

Property owner Angela Tsimikas presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B, C. Application is for new DiBond signs with vinyl graphics as pictured in Exhibit B.

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

A motion was made to approve Application 13-106 as presented for DiBond signs with vinyl graphics as shown in Exhibit B. in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 4-0).

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

Project Monitor: Mary Millard

4. 13-109 14 Union St., Edwin J. Weston
1. remove skylight; 2. re-roof house; 3. re-roof garage; 4. repair garage windows; 5. install roof vent

Property owner Ed Weston presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to remove a skylight on the east roof and install a roof power vent in its place. Also to re-roof the house and garage using 3 tab, fiberglass shingles, color to match existing as close as possible. Also, to repair/replace exterior trim on three rear (south) windows on garage using in kind material.

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

A motion was made to approve Application 13-109 as presented in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 4-0).

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

Project Monitor: Oryann Lima

5. 13-110 205, 211 Thames St., Town of Bristol

1. demolish shed; 2. clear land

Diane Williamson, Director of Community Development presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Director Williamson explained that uses for the two building were being explored but in the meantime the Town would like to clean up the yard and demolish the deteriorated shed at the rear of 211 Thames. An email from Richard Greenwood, Deputy Director of the RIHP&HC states that the State Commission has no objections to its demolition.

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

A motion was made to approve Application 13-110 as presented to demolish the shed in accordance with Secretary of the Interior Standard #2 (Allen/Hertfelder 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard 2, and a memo from Richard Greenwood that the shed is non historic and non contributing.

Project Monitor: Oryann Lima

6. 13-111 28 Burnside St., Herreshoff Marine Museum

signs

Lawrence Lavers presented on behalf of the Museum. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to erect a sign in the form of a profile of the Reliance hull perpendicular to the building and hung over the door. Sign holder will be wood and profile to be plywood with a brass chain.

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

A motion was made to approve Application 13-111 as presented in accordance with Secretary of the Interior Standards #9, 10 (Hertfelder/Allen 4-0).

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

Project Monitor: John Allen

7. 13-112 186 Hope St., William Campbell

replace garage doors

Property owner William Campbell presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Campbell would like to replace the deteriorated door on the west side of the garage with a fiberglass entry door as shown in Exhibit B. He would also repair the bottom 1 foot of the front overhead garage door using in kind material.

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

A motion was made to approve Application 13-112 as presented to replace the side access door with a fiberglass door and to repair the overhead door in accordance with Secretary of the Interior Standard #9 (Allen/Hertfelder 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9, also the replaced side door will not be visible from the street.

Project Monitor: Mary Millard

Staff Report:

Staff Approvals – September = 8, copy attached

Project Monitor Report(s)

Old Business

Discussion Administrative Review Rules of Procedure

Member Hertfelder proposed the following three changes to the rules:

1. Following Exemption from Review, no... **add (provided no features are altered or removed)** to the heading
2. following Item 12. **add - provided no alteration to the window frame or trim**

Under Review by Staff

3. following Item 1.a. **add – not to include replacement, repair, or addition of gutters**

Adjourn:

A motion to adjourn was unanimously passed at 9:30PM

SC

Date Approved: November 7, 2013

BRISTOL HISTORIC DISTRICT COMMISSION

MONTHLY SIGN-OFF REPORT September, 2013

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
9/11	13-107	48 Union	Reline wood gutters with copper
9/12	13-108	631 Hope	Replace storm windows
9/19	13-113	183 High	Emergency – re-roof; replace skylight
9/19	13-114	365 Hope	Remove fire escape south side
9/24	13-115	48 Union	Re-roof
9/24	13-117	1 State	Re-roof
9/24	13-118	48 Church	Re-roof
9/24	13-119	9 Church	Re-roof