

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: July 10, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

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

Also Present: Andrew Teitz, Esq.

Absent: John Allen

Chairman Lima brought the meeting to order at 7:05PM.

The minutes of the June 5, 2014, meeting were approved as presented. (Hertfelder/Millard 5-0).

**1. 14-049 30 Walley St., Kerry Tyson
gate**

Property owner Kerry Tyson presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit F. Ms Tyson is returning for approval for an alternate design for a gate at the north end of the east property line wall. Ms. Tyson is proposing a 4' gate of western red cedar with black iron hinges and latch to be installed between the wall and the fence that hides trash barrels. Bushes will be planted to camouflage the trash shed and bulkhead.

Member Hertfelder noted that the new design followed HDC suggestions to preserve the integrity of the stone wall.

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

A motion was made to approve Application 14-049 as presented and described in Exhibit F with the option for a shorter fence if necessary in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

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

Project Monitor: Eric Hertfelder

**2. 14-054 328 Hope St., Amy Warrick, James Kelly
replace fence**

Property owner Amy Warrick presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to replace the picket fence on the west and south property line as shown in exhibits with a new design white cedar wood fence with 2x2 pickets a 1x4 fascia top and 1x6 fascia bottom. The gate will be installed in the existing position.

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

A motion was made to approve Application 14-054 as presented and shown in exhibits in accordance with Secretary of the Interior Standard #9 (Hertfelder/Enright 5-0).

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

Project Monitor: Mary Millard

3. 14-058 85 High St., David, Laura Jacobs
replace gutters

Contractor Adelino Almeida presented. Staff Assistant photographs were marked Exhibit A, Applicant presented a sample of the Azek gutter with wood trim that he constructed. Chairman Lima had visited the site to compare the sample to the original and stated that it was a pretty exact replica of existing detail.

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

A motion was made to approve Application 14-058 as presented to replace the gutters with Azek gutters. Trim replacement will be in wood with the exact profile and details recreated as existing in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

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

Project Monitor: Oryann Lima

4. 14-065 500 Wood St., Bristol Properties Assoc., LLC
 1. replace 3 entry doors; 2. install transom window; 3. add landing and stairs; 4. replace overhead doors

Property manager Alan Ferreira and representative from Westcott Bldg. presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-T. Application is to replace existing deteriorated doors with steel entry doors and to add a new landing and stairs to the new north egress entry door as shown in exhibits.

This building is in the old Kaiser complex and is used for manufacturing and is not visible from the street.

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

A motion was made to approve Application 14-065 as presented and shown in exhibits 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: Oryann Lima

5. 14-070 51 Constitution St., Curtis, Susan Gower
1. replace driveway; 2. replace gate; 3. replace walk; 4. repair stone wall

Property owner Curt Gower presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace the existing driveway with concrete pavers; to replace a concrete walkway with stepping stones; to replace deteriorated fence with new wood picket fence with a gate and arbor and to repair an existing stone wall.

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

A motion was made to approve Application 14-070 as presented and shown in exhibits 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

6. 14-071 208 Hope St., Joseph Cortalessa
install generator

Property owner Joseph Cortalessa presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. This application is for the installation of a generator on the north side of Mr. Cortalessa's house. He stated he will plant shrubs in front of the generator for camouflage.

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

A motion was made to approve Application 14-071 as presented for installation of a generator on existing cement pad in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Enright 5-0).

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

Project Monitor: Mary Millard

7. 14-074 201 High St., Halsey Herreshoff
1. re-roof porch; 2. repairs to front porch

Property owner Halsey Herreshoff presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Mr. Herreshoff's application is to repair the deteriorated front porch and roof. As stated in Exhibit B, "#2. All decorative details will be left intact with no change." Also he would like to repair existing wood gutters not to exceed 25%. He stated that he has no intention to modify or make any changes in design or material during the repairs. He would cover the existing tin roof with rubber roof material to prevent leaks.

Member Hertfelder expressed concern that the deterioration is so severe at the foot and cornice that the contractor will probably have to remove the entire porch and that once gone it will be very difficult to replace. Mr. Herreshoff responded that the decking on the porch is "OK" and that he feels individual elements can be repaired/replaced without total demolition.

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

A motion was made to approve Application 14-074 as presented for porch repairs, partial re-roof and some repairs to existing wood gutters not to exceed 25%. All repair work is to be done using in kind material (with exception of rubber roof on porch) in accordance with Secretary of the Interior Standards #2, 5, 6 (Enright/Hertfelder 5-0).

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

Project Monitor: Thomas Enright

Member Mary Millard recused herself from hearing Application 14-075.

8. 14-075 250 Metacom Ave., Mt. Hope Farm
remodel garage

Contractor Charles Millard presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-R. Application is to convert existing garage into an office space. A garage door will be removed on the north elevation and will be replaced with one window; the garage door on the south elevation will be replaced with French doors with sliding barn style door for security. The existing door on the east elevation will remain but be raised; the building sill will be inspected and, if necessary, be repaired or replaced in kind. The existing door on the west elevation will be raised to accommodate raising of interior floor. Novelty siding will be used in keeping with existing siding of building. French door and double hung window replacements will be Pella as shown in exhibits. Exterior bronze wall light is to be installed next to door on south elevation.

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

A motion was made to approve Application 14-075 as presented and shown in exhibits for remodel of garage in accordance with Secretary of the Interior Standard #9 (Enright/Hertfelder 5-0).

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

Project Monitor: Oryann Lima

Member Millard resumed her seat on the Commission.

9. 14-079 92 State St., Richard Roberts
install gutters

Property owner Richard Roberts presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. This house was designed and built in 1810 by Russell Warren for himself.

Mr. Roberts would like to install copper gutters on the west and partial south elevation due to concern with water in the driveway and stairs freezing in cold weather. He would also replace a section over the front steps with the same design.

Member Hertfelder stated he looked at the house and thinks addition of gutters a good idea and feels the style chosen and shown in exhibits is a good choice as it is least intrusive.

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

A motion was made to approve Application 14-079 as presented for installation of custom reverse bead copper gutters on the north, south and west elevations in accordance with Secretary of the Interior Standard #9 (Hertfelder/Enright 5-0).

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

Project Monitor: Eric Hertfelder

10. 14-083 361-365 Hope St., St. Alban's Association, Inc.
1. rebuild south elevation wall; 2. partial re-roof; 3. rebuild west elevation chimney;
4. remove north and south chimney

Lodge Member Leonard Sanford presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for repairs to building following failure of south wall. Mr. Sanford stated that original bricks will be used in the repairs to the extent possible supplemented with new bricks a sample of which he showed to the Commission. A supply of roof shingles was found in the basement and will be used for roof repair. The chimney rebuild will be done using old bricks.

Member Hertfelder noted that, "The cornice work should be replaced in kind."

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

A motion was made to approve Application 14-083 as presented for repairs using existing slates and bricks as possible with all work exactly replicating original 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: Oryann Lima

11. 14-084 570 Hope St., Bristol Warren School Dept
install new shed

As nobody appeared to present this application, it was continued to the August 7th meeting. (Millard/Cabral 5-0).

12. 14-085 10 Franklin St., Jennifer, Chip Cavallaro
install exhaust system

Cafe owner Chip Cavallaro presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Q. Application is to install an exhaust system as the café is expanding its kitchen and space. The equipment will be installed on the south section of the roof where there is other equipment installed and is in the least exposed location.

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

A motion was made to approve Application 14-085 as presented for installation of exhaust system 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

13. 14-088 366 Hope St., Benjamin Bergenholtz
 1. remove siding main building, rear building; 2. repairs to clapboards; window surrounds both buildings

Property owner Ben Bergenholtz and architect John Ross presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is to remove the aluminum siding on both structures and to make repairs to underlying clapboards and trim.

A site visit will possibly be scheduled after some of the siding is removed.

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

A motion was made to approve Application 14-088 as presented and shown in exhibits 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

14. 14-091 11 State St., Law Office of Steven Hudak/Coastway Mortgage signs

Office owner Steven Hudak presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for two signs, one hanging as shown in Exhibit B and vinyl lettering on door. As Mr. Hudak was uncertain of the location for the hanging sign it was suggested that the project monitor be appointed to approve when decided.

Upon question from Solicitor if Coastway Mortgage was a Formula Business, Mr. Hudak and the Staff Assistant stated that the Zoning Official, Ed Tanner, ruled it was not a Formula Business.

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

A motion was made to approve Application 14-091 as presented for signs as shown in exhibits with the Project Monitor to approve location of the hanging sign prior to installation in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 5-0).

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

Project Monitor: Thomas Enright

15. 14-021 11 John St., Aidan Graham
CONCEPT REVIEW - 1. remodel; 2. addition

Architect John Grosvenor and property owner Aidan Graham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B. Application is to remodel the current warehouse into retail storefronts and two residential units. The completed construction would be higher than allowed by zoning, so owner will apply for a variance. The most prevalent comments were regarding the façade, noting that the design was “too busy” and recommending less glass with smaller or no transoms. All members concurred with this assessment.

Mr. Grosvenor stated that he understood the Commission’s concerns and would redesign the façade with a less busy, simplified design.

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

Staff Report:

Staff Approvals – June =11, copy attached

Project Monitor Report(s)

Member Enright stated that he felt the new corner boards at 410 Thames St. which were installed during a recent residing were “less than robust” and had a “cheesy” appearance. Member Hertfelder stated he thinks the Commission needs to be stricter and is in favor of enforcing compliance with decisions. Solicitor Teitz and Staff Assistant Church will inspect and Solicitor Teitz will report at the August meeting.

Project Monitor Hertfelder stated he inspected the porch reconstruction at 19 Summer St. and the replacement balusters are thinner than original, he believes that they are “OK.”

Adjourn:

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

SC

Date Approved: August 8, 2014

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report June, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
May			
5/20	14-071	208 Hope	Replace siding prior to painting, <25%
5/20	14-073	212 Hope	Replace siding prior to painting, <25%
6/3	14-078	119 High	Re-roof rear screen house
6/3	14-080	49 Church	Repairs to porch
6/3	14-081	68 Franklin	Repairs to wood gutter, moldings, soffits
6/3	14-082	259 Hope	in kind repairs to window sills, trim; deteriorated clapboards; water table fascia board; front door threshold, plinth blocks and water table at front door; drip cap flashing above windows; replace lead flashing above front door; repoint foundation; reglaze sash; repair corner board trim; remount flag pole
6/5	14-086	259 High	Partial re-roof
6/19	14-089	125 Hope	Re-roof garage
6/19	14-090	43 Byfield	Re-roof
6/24	14-093	11 Burton	Re-roof porch
6/26	14-094	25 High	Replace fence sections