

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: September 4, 2014, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Thomas Enright, John Allen, Ben Bergenholtz

Also Present: Andrew Teitz, Esq.

Absent: Mary Millard, Victor Cabral

Chairman Lima brought the meeting to order at 8:01PM.

The minutes of the August 7, 2014, meeting were approved as presented. (Allen/Enright 4-0)

1. 14-098 10 Milk St., Antonio Simas
2. replace windows; 3. remodel bulkhead

Contractor Frank DaPont and property owner Antonio Simas presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F.

Mr. DaPont noted that vinyl replacement windows had been approved at a previous meeting, but he suggested Mr. Simas request a change to a new construction vinyl window made by Simington. He stated that the existing frames have signs of rot and replacement windows will fail in a few years without new frames. Mr. DaPont stated there would be no change in the size of the windows and they will be double hung with 1/1 panes.

A cut sheet for the requested new fiberglass door was submitted, it will have a wood frame and aluminum sill. The door will have a single glass pane. The new bulkhead construction will have cedar shingles and roof to match existing.

Member Allen requested a drawing showing the dimensions of the addition be submitted.

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

A motion was made to approve Application 14-098 as presented for the change to Simington new construction, vinyl windows, single pane 1/1 windows and the remodel of the bulkhead with dimensions provided by the contractor. The siding will be red cedar shingles, with a fiberglass door as shown in Exhibit G. A cut sheet for the new light is to be provided in accordance with Secretary of the Interior Standard #9 (Enright/Allen 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the fact that the house was constructed in 1984 and is a non-contributing building was considered in the approval of use of nontraditional material on the windows and door.

Project Monitor: John Allen

HDC

September 4, 2014

Page 1 of 6

2. 14-104 281 High St., First Congregational Church, Guiteras House
replace wood gutters

Contractor Robert Cagnetta presented. Staff Assistant photographs were marked Exhibit A. Mr. Cagnetta had presented an application to replace the gutters at the August meeting at which time Commission members voiced concern about the new profile on the roof line that would be created. Mr. Cagnetta agreed to reconsider replacement and to return to the September meeting. He now instead of replacing the existing gutters would like to coat the inside of the gutters with Elastomeric over a mesh liner. He would replace completely rotted sections with in kind wood gutter. He stated that the coating process is “not reversible” but will retain the current profile of the roof line. He said he will be adding an aluminum lip on the outside of the gutters which will be painted to match. He feels this repair will last +/- ten years.

Member Allen voiced he felt this was a “good alternative” to the original proposal.

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

A motion was made to approve Application 14-104 as presented to coat the inside of the gutters with Elastomeric adding metal strips to be painted and replacing rotted sections where necessary with in kind material in accordance with Secretary of the Interior Standards #2, 6 (Allen/Bergenholtz 4-0).

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

Project Monitor: John Allen

3. 14-112 227 Thames St., Benelly, LLC – Pedego Electric Bikes RI
signs

Store owner Mark DeStefano presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to install a sign on the sign board on the east elevation. He showed the members a sample of the orange plastic letters that he would like to use. He wants the name to “stand out.

Commission members voiced that the plastic letters were “obtrusive” and approval would set a precedent for future signs.

The possibility of this being a formula business was raised. After questioning Mr. DeStefano as to whether he was required to use a specific sign, color scheme, etc., Mr. DeStefano stated that he has the right to use the name but is not required to. Solicitor Teitz ruled that it was not a formulas business.

After an informal poll determined that the members were not in favor of the proposed material, it was decided to continue the application to the November 6, 2014, meeting. Mr. DeStefano may continue to display the existing banner.

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

A motion was made to continue Application 14-112 to the November 6, 2014, meeting (Allen/Bergenholtz 4-0).

4. 14-114 248 Hope St., Roswell, Marcia Bosworth
install generator

Contractor Steve Januario presented for the property owners. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is to install a generator and propane tanks in the rear yard as shown in photographs.

Mr. Januario was asked to provide a site plan showing equipment locations, prior to being given final approval.

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

A motion was made to approve Application 14-114 as presented for a generator and propane gas tanks. A site plan is to be submitted prior to execution of the Certificate of Appropriateness in accordance with Secretary of the Interior Standards #9, 10 (Enright/Allen 4-0).

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

Project Monitor: Tom Enright

5. 14-119 10 Summer St., Ronald Rodrigues
new shed

Property owner Ron Rodrigues presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Application is to install a 10'x14' shed on the front set back as shown by a red dot on Exhibit D. The roof is to have Owens Corning asphalt shingles and the siding to be cedar clapboards to match the house. The door is to be painted a forest green color. The proposed trim is Azek which will be painted. The shed would be constructed on a 3" poured concrete foundation which will raise the height of the 9.1' shed.

Chairman Lima invited comments from the public.

Mark Sitkoski of 9 Summer St. asked what the shed would be used for, if any shed had been approved previously for front yard installation. He voiced concern about the size. He asked if there is a 10' set back is it in the driveway?"

Member Allen asked if it could go in the back yard, he thinks it is a valid issue not to have it located in the front yard.

Mr. Rodrigues stated that "no trees would be coming down and it would not block any views of the neighbors." He stated that the shed would be used for storage of personal and business records."

Neighbor Charles Burke, 26 Summer St. stated that a consent order restricting installations within a 25' area was in effect and this shed would violate view area. Mr. Burke will submit documents regarding this order.

Solicitor Teitz stated that as the house is a rental property, the shed can't be used for business records until Mr. Rodrigues applies for and receives approval for a use variance.

Mr. Rodrigues was asked to submit a site plan to scale showing proposed placement of shed, also to place stakes on the property showing proposed location with the Commission holding a site visit. Mr. Rodrigues agreed to submit a site plan and to a site visit. He asked if he could have a continuance to November.

Member Allen again asked Mr. Rodrigues to consider alternative locations due to his concern regarding a precedent for front yard shed location.

A motion was made to continue Application 14-119 to the November 6, 2014, meeting with prior submission of a scaled site plan and scheduled site visit (Allen/Enright 4-0).

6. 14-124 1343 Hope St., John R., Maron Andrews
1. reconfigure driveway; 2. new fences; 3. new walkways; 4. relocate stone wall

Application was withdrawn by Mr. Andrews prior to meeting.

7. 14-118 11 John St., Aidan Graham
1. remodel; 2. new addition; 3. partial demolition

Architect John Grosvenor presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Grosvenor submitted two new plans for the south elevation (A-11) which were marked Exhibit E and F. Exhibit E shows transom windows and Exhibit F does not. Mr. Grosvenor favors the transom version on the retail windows on the 1st floor.

Member Bergenholtz stated he felt the three 2nd floor window placement as shown on A-20 (current placement) were indicative of the historical warehouse use and could be incorporated in the new south façade design. Mr. Grosvenor felt that the existing window placement could be incorporated into the design.

Member Allen stated he did not feel the 1st floor doors were appropriate with the horizontal panels and there was no cut sheet provided. Member Allen questioned the use of MDO for the trim, Mr. Grosvenor stated that he has been using it for 20 years, it is very stable and can be shaped. Mr. Allen as if all the porch rails, caps, and spindles would be wood, Mr. Grosvenor stated, "yes." Member Allen asked for new plans for south elevation using the placement of the three existing windows and for new 1st floor doors without horizontal panels (cut sheet to be submitted).

Member Bergenholtz requested a drawing of the sight line from Thames St. be provided to show impact on the view looking east.

A letter from Jim Roiter abutting property owner was submitted for the record.

As owner would like to submit application for height variance to the Zoning Board, and the Commission was in agreement with the height, massing and materials, it was decided to approve the plan for the north, east and west elevations, materials and to continue the application for the south elevation design.

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

A motion was made to approve Application 14-118 as presented for plans (Exhibits B-D) for the east, north and west elevations; the materials as shown on Exhibits and for the height and massing of the additions. The application will be continued for the design plans for the south elevation and for drawing of site view from Thames St. in accordance with Secretary of the Interior Standards #1, 9, 10 (Allen/Enright 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 1, 9, 10

Project Monitor: Tom Enright

As member Bergenholtz is the owner of the property subject of the last two applications, a quorum was not present to hear the applications, a special meeting will be held at the earliest possible time.

- 8.** 14-115 366 Hope St., Leonard Place, LLC
install front door handrail
- 9.** 14-116 366 Hope St., Leonard Place, LLC
CONCEPT REVIEW – 1. restoration rear ell; 2. addition of windows

A motion was made to continue Applications 14-115 and 14-116 as soon as can be arranged (Enright/Allen 3-0).

Staff Report:

**Staff Approvals – August = 5, copy attached
Project Monitor Report(s)**

Adjourn:

A motion to adjourn was unanimously passed at 9:37PM

SC

Date Approved: October 2, 2014

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report August, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
8/5	14-120	103 Bradford	Replace cement walkway, west
8/7	14-121	341 Hope	Repairs to portico, re-roof portico
8/14	14-123	35 Church	Repairs to wood gutter, fascia, soffit on east elevation ± 12'
8/26	14-126	26 Summer	Re-roof house; garage; 2 sheds
8/28	14-127	82 High	Re-roof
8/28	14-128	728 Hope	Remove fence