

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: January 8, 2015, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Ben Bergeholtz

Also Present: Andrew Teitz, Esq.

Absent: Mary Millard

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

The minutes of the December 4, 2014, meeting were approved as presented. (Allen/Cabral 5-0)

1. 15-001 – 996 Hope St., Matthew Perry
replace windows

Property owner Matthew Perry presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Mr. Perry's application is to replace the existing all wood 12/12 pane windows with Pella 850 Series aluminum clad wood windows with a 9/9 pane configuration. Mr. Perry stated the windows were in disrepair and he is looking for energy efficiency.

Member Cabral voiced his objection to the replacement as presented because he feels all wood windows more appropriate for this house. Member Enright stated he felt the 1970s wood windows are probably better than any new all wood windows and suggested installing Point One storms for energy efficiency. Member Allen suggested as an alternative, interior storm windows.

Chairman Lima noted that a site visit is requested prior to ruling on window replacement. Mr. Perry stated that the windows are not deteriorated on the inside and that the main reason for the replacement is for "energy efficiency." He stated he did not want to install exterior storm windows. Member Allen voiced his concern with the proposed aluminum clad window and also the SDL configuration.

Mr. Perry was given the option of a Commission vote or to continue the hearing giving him time to research alternative solutions, he opted for a continuance. As Mr. Perry lives in Maryland and will not be available for the February or March meetings it was decided to hold a site visit prior to a continuance to the April meeting.

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

A motion was made to continue Application 15-001 to the April 2, 2015, meeting with a site visit to be held prior to the meeting. (Allen/Cabral 5-0).

2. 15-002 – 155, 169 Hope St., Herreshoff Marine Museum
 1. replace fence; House - 2. replace front porch; 3. replace windows; 4. replace north, west decks, repair garage door; 5. remove concrete ramp

Museum Executive Director Lawrence Lavers presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-U. Application is to replace the existing chain link fence with a 3.5 foot Echelon Plus aluminum fence placed on a low brick wall. Replace the front porch, reconfiguring the shape to a rectangle as shown in Exhibit G. Replace the existing vinyl windows with Pella 350 series vinyl windows. Also to repair the deck on north and west sides and the bottom panel of the garage door using in kind material. Also to remove an unused concrete ramp as shown in Exhibit S.

Member Cabral voiced concern regarding the height of the new fence blocking water view. Mr. Lavers stated that the new fence would be no higher than the current chain link fence.

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

A motion was made to approve Application 15-002 as presented noting the new fence is to be no higher than existing in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also, the building is non contributing and window replacements are using in kind material.

Project Monitor: Thomas Enright

3. 15-004 – 244 Metacom Ave., Michael Byrnes
 1. replace windows; 2. replace door

Property owner Michael Byrnes presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Application is to replace a door and windows in order to comply with building codes for an upstairs bedroom. Two windows on the west elevation will be replaced with new TDL Brosco 6/6 light wood window. The door on the east side will be replaced with a Simpson 2 light F-4006 wood door.

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

A motion was made to approve Application 15-004 as presented to meet building code requirements in accordance with Secretary of the Interior Standards #9, 10 (Enright/Allen 5-0).

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

Project Monitor: Victor Cabral

4. 15-005 – 250 High St., First Baptist Church
modification of window repair

Deacon Leonard Sanford presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to amend an approved in kind window repair for several panes on the south elevation. Instead of re-glazing the panes plywood would be used in openings numbered 44, 45, 46, 47, 48 and 70.

Members Cabral, Bergenholtz and Allen stated they felt plywood was not acceptable and that #45, 46, 47 and 48 should be glass. Nos. 70, 71, 72 can remain bead board. As Mr. Sanford realized the application would be defeated he requested approval to withdraw the application.

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

A motion was made to approve withdrawal without prejudice of Application 15-005 (Enright/Allen 5-0).

5. 15-006 – 45 High St., Virginia B. Kinder Trust
demolish garage

Trustee Edward Austin presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to demolish a badly deteriorated noncontributing garage.

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

A motion was made to approve Application 15-006 as presented in accordance with Secretary of the Interior Standard #2 (Enright/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 2 Also, this small outbuilding at the rear of the property has no defining architectural features and does not contribute to the historic district.

Project Monitor: Oryann Lima

6. 15-007 – 250 Metacom Ave., Mt. Hope Farm - Garage
 1. add dormer; 2. replace garage door; 3. new staircase; 4. new windows; 5. re-roof;
 6. repair/replace deteriorated siding and moldings; 7. add and repair gutters

Contractor Bob Major presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Q. Application is for repairs and modifications to existing garage in order to establish a code compliant area for group meetings. Garage was probably constructed in the 1960s. All repairs will be made using in kind material. A new dormer will be added to the north elevation roof and materials will match those existing on building. Windows on north elevation to be fixed wood windows. Three existing garage doors are to be repaired and one on east end to be replaced with a Pella double door with bottom panel and 4 light window as shown in exhibits.

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

A motion was made to approve Application 15-007 as presented for repairs and modifications as shown in exhibits in accordance with Secretary of the Interior Standard #9 (Enright/Allen 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9 Also, this building is a 1960s noncontributing structure.

Project Monitor: Victor Cabral

Member Enright recused himself from Application 15-009

7. 15-009 – 19 Byfield St., Charles Enright
 1. new rear door;
 2. install air conditioning equipment

A motion was made to continue Application 15-009 to the February 5, 2015, meeting (Allen/Bergenholtz 4-0).

Member Enright returned to his seat on the Commission.

Chairman Lima recused herself from Application 15-008

8. 15-008 – 321 High St., Joseph McCarthy
Concept Review - add house moved from 32 Monroe Ave.

Joseph McCarthy presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. This concept review is to discuss the possibility of adding a house moved from 32 Monroe Ave. to the 321 High St. property.

Member Enright noted that Bristol has a history of moving buildings from one location to another and Ben Bergenholtz agreed. Member Cabral stated that he was in agreement with the move. Members voiced concerns regarding placement on lot which has not yet been determined.

Vice Chairman Allen invited comments from the public. There were none.

A motion passed that based on a conceptual point of view the Historic District Commission is not opposed to the relocation of the 32 Monroe Ave. house to 321 High St. Commission opinion reserved regarding siting of the building on the property. (Allen/ Enright 4-0).

Chairman Lima resumed her seat on the Commission.

- 9.** 15-010 – 35 Washington St., Town of Bristol, Guiteras School
Concept Review - 1. storm water/drainage improvements; 2. re-configure driveway, parking areas; 3. landscaping

Bristol Planner Ed Tanner and Engineer Tom Simbro presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Concept Review is to discuss improvements to storm water drainage with changes to parking areas and landscaping. Design and landscaping are planned to control runoff into Silver Creek and Bristol Harbor thereby improving the water quality.

New drawings were submitted and marked Exhibit E which will probably be the final design.

Commission members were in favor of the project and posed no objections.

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

- 10.** 15-011 – 41 Union St., Jason & Andrea Michaels
Concept Review - 1. remove rear addition; 2. construct new addition; 3. new swimming pool/spa; 4. new greenhouse

Property owners Jason and Andrea Michaels presented along with Architect Chris Cote. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Commission members Lima and Allen voiced concerns regarding impact of the additional massing as viewed from Union St. Mrs. Michaels stated that they are planning to landscape the Union St. frontage with plantings and perhaps a fence to create privacy for the owners and to shield the view of additions from the street. Member Bergenholtz noted that there is a tradition of architecture that grows over time and he liked the design. Additions were deemed appropriate for the area.

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

- 11.** 15-012 – 220 Hope St., Charles & Christine Tansey
Concept Review – 1. remodel front stairs and landing; 2. add roof deck;
3. demo/enlarge mud room; 4. new shed addition

Property owner Charles Tansey and Architect Corey Kallfelz presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-T. Members felt the plan for the front stair/landing remodel was too busy, massive for the front of the house and suggested it be moved to the south side of the porch. Members felt the roof deck was not appropriate for a house on Hope St., and indicated that it would not be approved. Members felt the enlargement of the mud room on the east elevation and addition of a connected shed on the south elevation as shown in the exhibits were appropriate.

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

Staff Report:

**Staff Approvals - December 2014 = 7, copy attached
Project Monitor Report(s)**

Adjourn:

A motion to adjourn was unanimously passed at 10:30PM

SC

Date Approved: February 5, 2015

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report December, 2014

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
12/4	14-166	697 Hope	Temp. removal garage cupola to repair garage roof
12/16	15-003	327 High	Re-roof
12/18	14-167	11 State	Replace two front entrance stair/decks
12/18	14-168	73 Church	Replace gutter; replace door, window casings; trim boards; wire on windows
12/18	14-169	213 High	Replace window trim; replace door trim and corner boards
12/23	14-170	250 Metacom	Play House: re-roof; replace rotted siding and trim
12/31	14-171	220 High	Repairs to deteriorated areas of roof slate; deteriorated trim on south elevation; and chimney repair and re-pointing. All repair work will match existing in design, texture, visual qualities and materials.