

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: May 7, 2015, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Mary Millard, Ben Bergenholtz, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: John Allen, Thomas Enright

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

The minutes of the March 29, 2015, meeting were approved as presented. (Millard/Cabral 5-0)
The minutes of the April 2, 2015, meeting were approved as presented. (Cabral/Bergenholtz 5-0)

1. 15-027 Part 2 - 41 Union St., Jason & Andrea Michaels
3. new in ground pool and spa; 4. new greenhouse; 5. landscape including; arbor, fences, bluestone terrace, stone walls, plantings; 6. new driveway; 7. relocate shed; 8. relocate porch stairs; 9. repair gutters; 10. repair west porch deck; 11. reconfigure west porch stairs; 12. outdoor kitchen

Architect Chris Coty and Landscape Architect Sara Bradford presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-KK, XX and YY. Application is being continued following a site visit held on May 1, 2015.

A motion was made to approve Application 15-027 as presented for the pool and spa in accordance with Secretary of the Interior Standards #9, 10 (Millard/Cabral 5-0).

It was noted that the required fence because of the pool will be 4' high with plantings to be 6' high at maturity.

The greenhouse is a lean-to design with a gable dormer; the greenhouse will be attached to the garage and will be constructed of aluminum and glass (see Exhibit YY).

A motion was made to approve Application 15-027 as presented for the greenhouse in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Bergenholtz 5-0).

Regarding landscaping the fence proposed is 4' high, black, aluminum with plantings on either side. Owner will erect the fence 6' from the sidewalk. The pavers are shown in exhibit and will be used on the parking area, driveway and upper terrace. The stone wall will be a retaining wall between the upper and lower terrace. A planting list was submitted and includes trees, shrubs, perennials and evergreens. Member Cabral stated that he was against metal fences.

A motion was made to approve Application 15-027 as presented in Exhibit YY for Item #5, landscaping, etc., in accordance with Secretary of the Interior Standards #9, 10 (Millard/Bergenholtz 4-1 (Cabral).

The driveway will be pavers and crushed stone.

A motion was made to approve Application 15-027 as presented for the driveway in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Bergenholtz 5-0).

Item #7, relocate shed, the shed is presently in the proposed garage area and the plan is to move it to the west property line as shown in design.

A motion was made to approve Application 15-027 as presented to relocate shed in accordance with Secretary of the Interior Standard #10 (Doyle/Cabral 5-0).

Item #8, relocate porch stairs – plan is to relocate steps to a prior location on the west side. Rail will be used fill space on north side. Owner was asked to submit drawings and material list for relocated stairs.

A motion was made to approve Application 15-027 as presented for the relocation of porch stairs following submission of drawings with dimensions and materials for the stairs in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Bergenholtz 5-0).

With regard to Items 9, and 10 repairs to the gutters and porch deck, gutters will be aluminum as shown in exhibits and deck repairs will be using in kind material.

A motion was made to approve Application 15-027 as presented for gutter replacement and deck repairs in accordance with Secretary of the Interior Standard #6 (Cabral/Bergenholtz 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9, 10

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

Project Monitor: Ben Bergenholtz

2. 15-037 - 35 Washington St., Town of Bristol
 1. storm water/drainage improvements;
 2. reconfigure driveway, parking areas;
 3. landscaping

Edward Tanner, Principal Planner, Zoning Officer presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Application is for Guiteras School Storm water retrofit. Mr. Tanner stated that a large amount of asphalt would be removed and a new traffic pattern and parking area would be installed. Water would be directed away from the building. A bio retention system is to be installed along with plantings to reduce attraction for geese. It is planned to use outdoor spaces for classrooms. There will be a concrete sidewalk and three cross walks leading from the building to the outdoor use areas.

As member Bergenholtz had concerns regarding the paver color and texture, Mr. Tanner was asked to submit samples.

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

A motion was made to approve Application 15-037 as presented for the Storm water retrofit following the submission of paver color and texture and approval by the Project Monitor in accordance with Secretary of the Interior Standards #1, 10 (Cabral/Bergenholtz 5-0).

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

Project Monitor: Victor Cabral

3. 15-039 - 31 Bradford St., Woof! Woof!; Sherri DeChaine signs

Store owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B. Application is to install (hang) a 41.5 x 3 inch hand carved sign on existing bracket.

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

A motion was made to approve Application 15-039 as presented to install a sign in accordance with Secretary of the Interior Standard #9 (Cabral/Bergenholtz 5-0).

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

Project Monitor: Victor Cabral

4. 15-047 – 132 High St., Joseph Scanlan install generator

Mike Januario, contractor, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-M. Application is to install a generator 2'x4' behind the fence on the north side of the house on a cement pad. The generator will not be visible from the street.

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

A motion was made to approve Application 15-047 as presented for installation of a generator in accordance with Secretary of the Interior Standard #9 (Cabral/Doyle 5-0).

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

Project Monitor: Oryann Lima

5. 15-044 - 54 State St., Tamara Vincent signs

Store owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install a sign consisting of white vinyl letters on the window glass as shown in exhibit.

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

A motion was made to approve Application 15-044 as presented in accordance with Secretary of the Interior Standard #9 (Cabral/Bergenholtz 5-0).

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

Project Monitor: Jessica Doyle

6. 15-040 – 72 Thames St., Thomas Pasqual changes to approved App. #14-063: 1. raise roof height; 2. replace siding west elevation

Property owner Thomas Pasqual presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Mr. Pasqual stated that he was unable to obtain a building permit with the plans previously approved by the HDC because of the third floor ceiling height. Mr. Pasqual has submitted a new plan with the roof raised 35’.

When Mr. Pasqual originally presented his renovations for this building in a Concept Review #14-009 he proposed raising the roof to 35’ and was told it was not appropriate for the style and that he should not change the roof pitch.

Mr. Pasqual now proposes all new construction for the roof raising the peak 2 feet and removing the aluminum siding on the front and restoring the underlying clapboards.

Member Bergenholtz stated he had issues with the change of roof pitch as it will alter the street scape rhythm. Also, the chimney height may have to be raised to comply with code. Chairman Lima polled members regarding the roof height increase with the result that she, Bergenholtz and Millard were against approval and Cabral and Doyle for approval.

It was noted that Mr. Pasqual has the option of applying to the Building code of Appeals for approval of a lower third floor ceiling height.

Member Bergenholtz reiterated the importance of maintaining the current streetscape around this house.

Member Millard suggested the possibility of an addition to the rear of the building if the owner wanted more space.

Chairman Lima invited comments from the public. Bob Arruda, 159 High St., asked if the owner were willing to add 2’ to the chimney, would it make a difference to the Commission. The answer was ‘no.’

Mr. Pasqual requested that no vote be taken at this time. He will appeal to the Building Code of Review and asked that this application be continued to June or July.

A motion was made to continue Application 15-040 to the June or July meeting (Cabral/Bergenholtz 5-0).

Member Mary Millard recused herself because her husband is the contractor for the following job.

7. 15-041 – 10 High St., Robert & Pamela Mirick
1. addition to main structure; 2. demolish garage; 3. construct new garage

Architect Melissa Hutchinson presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Y. Application is for a one story addition to the rear of the house. The new addition will not be visible from the street. The addition will enlarge the house for the owners who want more room for a first floor bedroom.

Details of the project including a materials list as shown on Exhibit B. The garage is so small as not to be functional and has not been well maintained. Owner wants to demolish existing garage and construct a new 17'9" x 26' deep garage for cars and storage use. Placement of the new garage would be forward of current location for easier access to back door. The garage door is an overhead one piece.

Chairman Lima felt the garage door as show in the drawings was "busy" looking. Ms. Hutchinson sated that the door to be installed is shown in Exhibit X.

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

A motion was made to approve Application 15-041 as presented for the addition which will not be seen from the street and for demolition of existing garage and construction of new garage with door to be that shown in Exhibit X. Decision is in accordance with Secretary of the Interior Standard #9, 10 (Cabral/Bergenholtz 5-0).

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

Project Monitor: Victor Cabral

Member Millard resumed her seat on the Commission.

8. 15-042 – 246 Thames St., Zach Rivers
1. replace windows; 2. repair soffit, fascia, trim and siding as needed; 3. remove flower boxes; 4. replace/repair gutters, downspouts; 5. replace front landing/stair railing; 6. repair storm windows

Property owner Zach Rivers presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Mr. Rivers has just purchased the property and has applied to make some repairs.

He would like to replace the existing wood windows which appear to be replacement windows with 6/6 Crystal systems vinyl windows. He will repair siding, trim and soffit with in kind materials. He would like to use an Azek composite for the fascia board. Mr. Rivers would like to replace the vinyl stair rails with Trex aluminum material. He also presented a wood wrapped post option and wood for the front landing rails.

Members felt that Items 2, 3, 4, and 6 as in kind improvements/repairs were acceptable. However, Chairman Lima, stated she was opposed to the proposed window replacements and wanted wood for the front landing rails. Commission members agreed with Chairman Lima regarding the windows and were amenable to the wood and wood wrapped proposal (Exhibit K) for the front landing.

Mr. Rivers agreed to a site visit to inspect the windows and continuance of the window portion of the application.

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

A motion was made to approve Application 15-042 as presented for Items 2, 3, 4, 5, 6 (with Item 5 to be the wood wrapped option - Exhibit K) in accordance with Secretary of the Interior Standard #10. The current porch railings must be replaced by July 7, 2015. The windows will be continued to a meeting following a site visit. (Cabral/Bergenholtz 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 10

Project Monitor: Victor Cabral

9. 15-048 – 106 State St., Michael and Carole Morrell
1. remove rear addition; 2. new two-story addition; 3. new fence; 4. new walkway, patio

Property owner Mike Morrell and architect Cory Kallfelz presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Applicant had previously appeared for a concept review for this renovation which was found appropriate by the Commission. Application is to replace existing rear addition with a new two-story addition which will not be visible from the street. New windows are to be Marvin all wood with simulated divided lights. Asphalt roof shingles will match existing. Proposed fence is a Walpole Sudbury Picket all wood fence. Patio to be of bluestone.

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

A motion was made to approve Application 15-048 as presented to remove addition, build a new two-story addition; install a new fence, walkway and patio as presented and described in Exhibits B-L. Decision is in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Millard 5-0).

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

Project Monitor: Mary Millard

- 10.** 15-049 – 168 High St., John and Gail Barker
1. replace porch stairs, spindles, lattice work; 2. replace wood gutters; 3. replace fascia board

Property owner John Barker presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D and E. Applicant would like to change lattice design from diamond to square hole shape; the stairs would be replaced in kind but the spindles would more closely match those on porch. Mr. Barker would like to replace the wood gutter on the porch with an aluminum K style gutter.

Chairman Lima suggested he use an Azak composite material for the replacement gutter. Decision on the gutter will be continued to the June meeting to give Mr. Barker time to research alternative materials.

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

A motion was made to approve Application 15-049 as presented for Items 1 and 3; replacement of the gutter will be continued to the June 4, 2015, meeting in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Doyle 5-0).

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

Project Monitor: Oryann Lima

Member Berkenholtz recused himself from the following application as he is part of the architectural team.

- 11.** 15-051 – 127 Thames St., Town of Bristol, Armory
1. new doors; west and north; 2. repair/restore transom north entrance; 3. new wall lights; 4. install storm windows; 5. repair west door surround; 6. repair/restore ground level doors as necessary; 7. repair east elevation door and transom at top of fire escape; 8. repair fire escape; 9. repair/restore masonry as necessary

Architect John Lusk for the project presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-T and U and V. Application is to re-create north entrance main doors and west door (see Exhibit U). Also to stabilize existing granite stone (see Exhibit V), new lights; repair east elevation fire escape and door on second story; new storm windows.

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

A motion was made to approve Application 15-051 as presented with a mock up of masonry to be approved by the Commission prior to masonry work being begun in accordance with Secretary of the Interior Standards #5, 6, 9, 10 (Cabral/Millard 4-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 5, 6, 9, 10.

Project Monitor: Victor Cabral

Member Bergenholtz resumed his chair on the Commission.

12. 15-052 – 14 Howe St., Chris Harkins
new single family house

Property owner Chris Harkins presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-S. Application is for new construction on Howe St. which was determined to be in the Historic District due to a portion of the land abutting High St., and inclusion of this land prior to subdivision. Mr. Harkins submitted design to the Commission at a Project Review at the April meeting. The building is 264' from High St.

The plans submitted for a decision show removal of the rail from the front porch as the only change. The front of the house will face Howe St. Exhibit Q details the landscape plan and Exhibit S is the plant schedule. The landscaping will partially block view of the house from High St.

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

A motion was made to approve Application 15-052 as presented and subject to completion of landscaping as shown on Exhibit Q and plant schedule as shown on Exhibit S in accordance with Secretary of the Interior Standard #9 (Doyle/Cabral 4-1 (Bergenholtz against)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Also the modern materials were approved due to building being new construction and a 264' distance from High St. and building will be screened by vegetation.

Project Monitor: Mary Millard

Staff Report:

Staff Approvals – April = 4, copy attached

Project Monitor Report(s)

Old Business A review of the Administrative Approval Authority items and removal of some properties will be scheduled for a future meeting.

Adjourn:

A motion to adjourn was unanimously passed at 10:35PM

SC

Date Approved: June 4, 2015

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report
April, 2015

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
4/11	15-038	169 Hope	Re-roof
4/16	15-045	689 Hope	Re-roof
4/16	15-046	474 Hope	Replace gutter on carriage house
4/21	15-050	363 Hope	1. Replace fence; 2. Install concrete slab for dumpster