

BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: March 3, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Thomas Enright, John Allen, Mary Millard, Ben Bergeholtz, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: Victor Cabral

Chairman Lima brought the meeting to order at 7:03PM
Pledge of Allegiance

The minutes of the January 7, 2016, meeting were approved as presented. (Allen/Enright 6-0)

The minutes of the February 4, 2016, meeting were approved as presented. (Allen/Enright 6-0)

**1. 15-157 – 120 Hope St., Mark Stolyar
new garage – 1. door; 2. skylights**

Property owner Mark Stolyar presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Mr. Stolyar is presenting his choices for garage door and skylights, he would like to be able to choose the skylight size on the site with his contractor.

The door he has chosen is a Clopay, Gallery Series WindCode 9ft x 8ft.6in. laminated steel door. Mr. Stolyar stated the door would be white with the windows on the second row down from the top. He will order a door with plain panels in response to Commission members stating that the pictured panels would be “too busy”.

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

A motion was made to approve Application 15-157 as presented for a plain paneled, white laminated steel door and skylight in appropriate size (to be approved by Project Monitor) in accordance with Secretary of the Interior Standard #9 (Enright/Allen 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Because the door chosen is not ornate, it will be differentiated from the old construction and the skylights will not be easily visible from the street.

Project Monitor: Thomas Enright

- 2. 16-016 – 31 Bradford St., Will Hicks**
Garage remodel - 1. re-roof; 2. remove window; 3. replace garage doors; 4. replace side door; 5. replace trim, siding; 6. add eave overhangs; 7. install gutters

Property owner Will Hicks presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is for garage renovation, member Enright stated that he had knowledge that the garage was built c1950s.

Mr. Hicks plans to re-roof the garage with the same shingles used on the house (CertainTeed, architectural), and plans on using K style gutters.

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

A motion was made to approve Application 16-016 as presented and illustrated in the exhibits for garage renovations in accordance with Secretary of the Interior Standard #4 (Allen/Enright 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 4. Because based on Member Enright's knowledge and information, the garage has not attained historical or architectural significance also it is in the rear of the property and is not readily visible from the street.

Project Monitor: John Allen

- 3. 16-017 – 41 Union St., Andrea Michaels**
1. exterior lights; 2. new lamp post; 3. new fences and fence enclosures; 4. built in grill

Property owners Andrea and Jason Michaels presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-U. Application is for exterior lights a new lamp post, new fencing and a built in grill.

Chairman Lima asked how bright the bulbs in the lights would be; Andrea answered, 40w, Chairman Lima stated they could be no brighter than 100w. Member Allen stated he was concerned about the space between the neighbor's existing fence and their new fence. Ms. Michaels stated she plans to plant a ground cover in that space which will not need cutting.

Chairman Lima invited comments from the public. Neighbor Robert Barrow voiced his concern regarding the brightness of the new lights, would they disturb neighbors? Also he had concerns regarding the location of the pool pumps (location previously approved on north side of shed). Loretta Tassoni of 7 Pleasant St., also stated she was upset, feels project should not have been approved. Anne Anthony of 240 Hope St., stated her concern about the location and wattage of the lights. Sean Buckley 45 Union St., on the east side of the Michaels' property spoke about the mechanicals and garbage receptacles that are now in his view. He also stated that since the construction he is getting water in his basement.

Irene Barrow, 31 Union St., also voiced her concern regarding the noise from the pool pumps located behind the shed.

A motion was made to approve Application 16-017 as presented and illustrated in exhibits for the lights, pole, new fences and built in grill with the maximum wattage for lights to be 40w or LED lumen equivalent in accordance with Secretary of the Interior Standards #9, 10 (Allen/Bergenholtz 6-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10 also the related new construction will not destroy historical features of the property.

Project Monitor: Ben Bergenholtz

**4. 16-018 – 729 Hope St., C21 Topsail Realty
1. signs; 2. lights**

Business owner Ryan Fonseca presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for an additional sign on the east elevation building peak with down shining lights as pictured in Exhibits D and E.

Member Millard suggested that the sign be smaller and just “Century 21” be written on the sign as it appears massive and out of scale for the allotted space. Mr. Fonseca stated he wanted the proposed size and wording as presented. Member Bergenholtz voiced concern about the two lights being disruptive for the neighbors. Mr. Fonseca stated the proposed lights as well as those in the building would be on a timer and would be shut off at 11pm. Both members Millard and Allen asked that the sign be smaller, stating a 4ft. x2ft. sign would still be recognized.

Chairman Lima invited comments from the public. Carole and Edward Mansur, 728 Hope St. voiced no objection to the size of the sign, but were concerned about the brightness of the lights and that they would like to have them turned off earlier. Member Millard suggested that no brighter than 60w bulbs be used.

A motion was made to approve Application 16-018 as presented for a sign and lights with maximum light wattage to be no more than 60w or equivalent LED lumens in accordance with Secretary of the Interior Standards #9, 10 because the sign and lights can be removed with no damage to historic building fabric and this is a commercial business and additions are compatible with massing, scale and size in a commercial building (Doyle/Millard 4-2). Lima, Enright, Millard and Doyle for; Allen and Bergenholtz against.

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

Project Monitor: Oryann Lima

**5. 16-015 – 728 Hope St., Edward and Carole Mansur
CONCEPT REVIEW - 1. reconfigure front stairs; 2. install sidelights, transom around front door; 3. relocate window 1st floor; 4. replace door, windows south, east elevations of porch; 5. install door east elevation; 6. replace chimney east elevation; 7. install heating vent; 8. remove central chimney; 9. install two new skylights; 10. remove shed**

Property owner presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Commission members questioned the design for the reconfigured front steps as they are the most significant issue of the project. They asked if the designer could revisit the design and perhaps set the rails outside of the front door sidelights and trim. Members were happy with the plan to replace the glass in the sidelights and transom.

Owner stated that they planned to replace the windows in the future, existing windows are replacement vinyl windows.

There were no objections to owner's other plans including removal of the chimney and installation of skylights.

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

STAFF REPORT

Sign-Offs – February = 5

PROJECT MONITOR REPORTS

OLD BUSINESS

Discussion – 423 Hope St., Amenity Deck Screen

Solicitor Teitz noted the upcoming meeting regarding the amenity deck and the deadline of April 1, 2016, for the Planning Board and HDC to approve or reject the proposed screen to cover 8 ft. of the deck addition.

Members Allen and Bergenholtz stated they wanted just pictures on the screen with no writing. Members Lima, and Bergenholtz will attend the meeting along with Staff person Church.

Adjourn:

A motion to adjourn was unanimously passed at 9:50PM

SC

Date Approved: April 7, 2016

BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report
February, 2016

| DATE | APP. NO. | ADDRESS | WORK DESCRIPTION – In Kind |
|------|----------|-----------|---|
| 2/2 | 16-012 | 956 Hope | Repair/replace <25% clapboards, trim, door frame |
| 2/4 | 16-013 | 500 Hope | repair 2nd floor leaded, fan window, ocular window and flanking side lights |
| 2/9 | 16-014 | 24 Burton | 1. install generator, propane tank; 2. Relocate propane tank |
| 2/23 | 16-019 | 85 High | Repair/replace front stairs |
| 2/25 | 16-020 | 729 Hope | Replace fence |
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