

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: April 7, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Thomas Enright, Ben Bergenholtz, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: John Allen, Mary Millard, Victor Cabral

Chairman Lima brought the meeting to order at 7:00PM.

The minutes of the March 3, 2016, meeting were approved as presented. (Enright/Bergenholtz 4-0)

The minutes of the March 4, 2016, site visit were approved as corrected. (Enright/Bergenholtz 4-0)

### **1. 14-146 – 423 Hope St., 423 Hope St. Redevelopment replace windows**

Architect Spencer McCombe presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-I. Application is continued following a site visit held on March 4, 2016. At the site visit attending members viewed the windows in three units and were in agreement that they were in a deteriorated condition. Mr. McCombe noted that the windows were believed to be –post WWI – and not original to the building. He is proposing Pella aluminum clad wood windows with 2/2 panes (same as existing replacements) for the east elevation replacement.

Solicitor Teitz stated that there were no further requirements to be met by owner due to state tax credits.

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

**A motion was made to approve Application 14-146 for replacement of the east elevation windows with Pella aluminum clad wood windows as described in revised application in accordance with Secretary of the Interior Standards #2, 9 (Enright/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9. Also, based on examination the existing windows are not likely original; the remaining windows in the building have been replaced; aluminum clad window appropriate for a commercial building.**

**Project Monitor: Thomas Enright**

**2. 16-023 – 21 Constitution St., Richmond & Nancy Chace  
1. new addition; 2. new dormer**

Property owner Rick Chace and architect Cory Kallfelz presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-P. Application is for construction of a second story addition and second floor dormer both to be located at the rear of the existing structure. New siding and roof shingles and trim will match existing. New windows will be Kolbe Heritage series double hung wood windows. There will be a total of six new windows, four in addition and two in new dormer.

Owner and architect were complemented on the design and for the set back from existing structure.

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

**A motion was made to approve Application 16-023 as presented and shown in exhibits in accordance with Secretary of the Interior Standard #9 (Bergenholtz/Doyle 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9 – new additions, exterior alterations, or related new constructions shall not destroy historic materials which characterize the property.**

**Project Monitor: John Allen**

**3. 16-025 – 685 Hope St., Jonathan Ferreira  
re-side**

Property owner Jonathan Ferreira presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is to replace shingles on the south, west and north elevations with new red cedar shingles.

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

**A motion was made to approve Application 16-025 as presented to re-shingle south, west and north elevations with new red cedar shingles in accordance with Secretary of the Interior Standard #9 (Enright/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9. Shingles to be replaced are not original shingles and there is no pattern or texture to be reproduced.**

**Project Monitor: Ben Bergenholtz**

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4. **16-026 – 728 Hope St., Edward & Carol Mansur**  
West elevation: 1. new front entry stairs; 2. widen existing brick wall opening; 3. re-install side lights and transom; 4. new patio; 5. new lights; 6. replace door lock; North elevation: 1. remove fence replace with brick wall; 2. relocate window; 3. remove chimney; 4. install vent; 5. new skylights; 6. new window; East elevation: 1. remove/replace chimney; 2. new double doors; 3. new porch windows; 4. replace trim, fascia board; 5. remove shed; South Elevation: 1. new porch roof; 2. replace windows; 3. new window; 4. new exhaust vent; 5. new skylight; All Elevations; replace windows

Property owners Carol and Edward Mansur presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-L. Owners are returning with a formal application following a Concept Review. At the Review it was suggested that the front stairs be redesigned to better match period of the house. Owners did have them reconfigured with stairs running east and west and a new stairway leading north from landing as shown in Exhibits. The stairs will end at the current location and the rails were moved to either side of door leaving surround untouched. Owners described changes as listed on Exhibit B (Page 5). Other proposals met with the conditional approval of the Commission and are outlined in Exhibit B.

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

**A motion was made to approve Application 16-026 as presented for the west elevation in accordance with Secretary of the Interior Standards #2, 6, 9 (Enright/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 6, 9. Also, to the knowledge of the Commission the stairs are not original to the house. Allowing the stairs leading to the north side will not compromise the original position of the stairs on the significant Hope St. streetscape. The pilasters, door and side lights will be preserved.**

**A motion was made to approve Application 16-026 as presented for the changes and additions to the North, East and South elevations as listed in Exhibit B in accordance with Secretary of the Interior Standards #2, 9 (Enright/Bergenholtz 4-0).**

**A motion was made to approve Application 16-026 as presented for replacement of windows with Renewal by Anderson with 6/6 panes in accordance with Secretary of the Interior Standard #9 (Enright/Bergenholtz 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 9. Also, windows replaced are not character defining windows and replacements will not destroy historic material of the house. The new patio in front of the house will be unobtrusive as it will be behind a wall. The skylights are facing north and south and are not on the Hope St. streetscape. The porch windows with 1/1 pane configuration are on an addition and are differentiated from the original window configuration.**

**A motion was made to approve Application 16-026 as presented to demolish shed to the east of the house (Enright/Bergenholtz 4-0).**

**Findings of Facts include that this shed is non-contributing to the property and has no historic value.**

**Project Monitor: Ben Bergenholtz**

- 5. 16-028 – 35 Washington St., Guiteras School**  
**1. new raised planters; 2. paver pathway; 3. boardwalk**

Project overseers Brook Merriam and Shannon Rozea presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is for the construction of raised planting beds and paver pathway with a boardwalk for students in the Guiteras School yard. The boardwalk will be 1 ft. above grade and the raised beds will be constructed of concrete blocks.

The project is to be used for educational purposes.

Applicants were asked to submit a permission letter from the School Superintendent prior to start of construction.

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

**A motion was made to approve Application 16-028 as presented for the raised bed garden, paths and boardwalk in accordance with Secretary of the Interior Standards #9, 10 (Doyle/Enright 4-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also the area is not a particular historic landscape and it is set far back from Hope St. and is not visible from Hope St.**

**Project Monitor: Victor Cabral**

- 6. 16-027 – 60 Poppasquash Rd., Melanie Hopper Koppelman**  
**CONCEPT REVIEW: 1. addition; 2. new skylights; 3. replace windows; 4. new doors; 5. replace door; 6. demolish/rebuild barn**

Architect Melissa Hutchinson and project manager Rick Hall presented. This concept review was for above additions and changes. The addition will be in the rear and will not be visible from the front of the house, the skylights are on this addition. Owner would like to replace front (south elevation) front room windows with doors. Member Bergenholtz suggested that these unique windows be reconfigured into doors.

On the west elevation, owner would like to remove the ramp and door and move the door to the north side of the building.

Ms. Koppelman submitted an engineer's report to justify demolishing the barn. Owner would like to operate a home occupation in a new in kind reconstruction of the barn.

Solicitor Teitz noted that the engineer's opinion was based on the proposed use, but does not state that it cannot be rehabilitated. Solicitor Teitz noted it is easier and less expensive to tear down and rebuild than to rehab. He also stated that an adaptive re use should preserve the old structure.

Chairman Lima polled the Commission with the majority in agreement that the building should be repaired rather than replaced.

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

#### STAFF REPORT

Sign-Offs – March = 5

PROJECT MONITOR REPORTS - none

At the request of Solicitor Teitz a motion was approved to add discussion of 330 Wood St., St. Mary's Church. An informational notice of section 106 Filings was received from the Federal Communications Commission regarding cell phone equipment on the church. (Enright/Bergenholtz 4-0). As the building is not within the Bristol Historic District there is no action needed. Notice will be placed on file.

#### **Adjourn:**

A motion to adjourn was unanimously passed at 9:15pm.

SC

Date Approved: May 5, 2016

**BRISTOL HISTORIC DISTRICT COMMISSION**

Monthly Sign-Off Report  
March, 2016

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
3/1	16-021	34 Thames	Re-roof
3/17	16-024	343 Thames	Repair chimney stack
3/29	16-029	101 High	Re-roof
3/29	16-030	617 Hope	1. replace porch deck; 2. Repair fence
3/31	16-031	139 High	Repair fence, replace fence posts