

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: May 5, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Mary Millard, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: Ben Bergenholtz

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

Pledge of Allegiance to the Flag

The minutes of the April 7, 2016, meeting were approved as corrected. (Enright/Doyle 6-0)

### **1. 16-032 – 249 Hope St., Unit #6, Michael P. Sousa expand existing roof top deck**

Property owner's representative, Brian Hennessy presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-J. Application is to expand an existing roof deck and to install a wire cable rail system. Several suggestions were made including; all sides of the rail be the post and wire system; new posts be aligned behind existing to minimize exposure from street. The deck material will be stained mahogany.

Chairman Lima invited comments from the public. Condominium President, John McCloskey noted that he had not seen these plans and thought the rail was going to be a copy of existing. He spoke stating that he thinks all the posts will be visible from the street because of the height of the deck. He stated that if the wire system is approved he would like the entire system to be the same. Mr. McCloskey wanted assurances that the metal wire and other materials would not rust. He also noted concerns regarding the chance of lightning strikes.

Mike DiPippo another Board Member stated he approved the wire rail but felt the columns would be visible from the street. Mr. Hennessy stated that Mr. Sousa would go along with anything the Commission decided regarding the expanded deck and would be agreeable to a continuance of the application to the June meeting in order to answer Mr. McCloskey's concerns and to modify the rail design if necessary.

### **A motion was made to continue Application 16-032 to the June 2, 2016, meeting (Enright/Cabral 6-0)**

Attorney Teitz noted that a new letter from the Condo Association must be submitted covering the new design plan.

- 2. 16-036 – 407 Hope St., Sarah & Michael Redman**  
**1. re-side; 2. replace section of wood gutter; 3. replace fascia board if necessary**

Property owner Michael Redman presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is to repair the wood gutter on the north elevation by replacing a deteriorated section and to replace fascia board under gutter, if necessary. Also to re-side the north, west and south elevations using in kind material clapboards.

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

**A motion was made to approve Application 16-036 as presented in accordance with Secretary of the Interior Standard #9 (Enright/Cabral 6-0).**

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

**Project Monitor: Victor Cabral**

- 3. 16-037 – 495 Hope St., Federal Properties of R.I., Inc.**  
**1. replace bricked in windows with glass blocks; 2. repair/replace existing trim, shingles, and clapboards as necessary**

Property owner Stephen DeLeo presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Application is to remove bricks from five windows and to fill the space with Pittsburgh Corning glass blocks. This will allow light into the residential apartments. Two of the windows are on the west side and three are on the south side. The openings will remain the original size.

Also, repairs are to be made to deteriorated trim, shingles and clapboards as necessary using in kind material.

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

**A motion was made to approve Application 16-037 as presented for the removal of bricks from window areas in the west and south elevations and to fill with glass blocks as shown in exhibits and for in kind repair of wood trim, shingles and clapboards as necessary in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 6-0).**

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

**Project Monitor: Tom Enright**

**4. 16-038 – 259 Hope St., Jerry & Amy deRham  
1. re-roof bay; 2. replace shingles with clapboard**

Property owner Jerry deRham presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is to re-roof the bay on the north side of the building replacing the tin roofing material with rolled rubber. Mr. deRham stated that the bay was a newer addition to the original building. He would also like to replace the deteriorated shingles on the south side with clapboards. He presented the original contract for the house along with earlier photos showing that there were originally clapboards on the south elevation.

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

**A motion was made to approve Application 16-038 as presented for replacement of the tin roof on the bay with rolled rubber and to replace the shingles on the south elevation with wood clapboards in accordance with Secretary of the Interior Standards #2, 3, 5, 6 (Enright/Allen 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 3, 5, 6. Also the tin roof is not an original feature of the house and it is not visible from the ground. Owner submitted original contract for the building and photographic evidence that clapboards were historically on the south elevation. Also submitted was a History of the house researched by Lombard Pozzi, well know Restoration Architect.**

**Project Monitor: John Allen**

**5. 16-041 – 674 Hope St., Grace L. Delanoy  
signs**

Business owner, Grace Delanoy presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is for the window signs made of vinyl letters for the three store windows and a logo on the doors. Colors to be red, black and pearl.

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

**A motion was made to approve Application 16-041 as presented for vinyl lettered signs on the windows and doors in accordance with Secretary of the Interior Standard #9 (Allen/Millard 6-0).**

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

**Project Monitor: Oryann Lima**

**6. 16-039 – 60 Poppasquash Rd., Melanie Hopper Koppelman  
1. new addition; 2. new skylights; 3. reconstruct windows to doors; 4. install storm doors; 5. relocate door; 6. install new window; 8. reconstruct diamond shaped window; 9. re-roof**

Architect Melissa Hutchinson and project manager Rick Hall presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-Z. Application is for additions and renovations to the house. Ms. Hutchinson noted that the one story addition was stepped in order to distinguish it from original building. The addition is not facing the street and will only be visible from the road if you are going west.

Regarding using the front windows as doors, a letter from Rob Cagnetta noted that it is not practical to alter them and that new doors can be made to match the opening size and to use the proportions as noted in his letter. Safety glass by code must be used in the lower portions of the doors. The original jambs could be saved and stored.

Ms. Hutchinson reviewed the proposed changes and alterations as presented and shown in the exhibits. She will submit a cut sheet for the asphalt shingles to be used to re-roof.

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

**A motion was made to approve Application 16-039 as presented and shown in exhibits in accordance with Secretary of the Interior Standards #2, 5, 6, 7, 9. A cut sheet for the roof material will be submitted. The Project Monitor may approve the restoration of the diamond shaped window reported to be on the south elevation in the attic. (Enright/Allen 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 2, 5, 6, 7, 9. Also, the addition in the rear has been differentiated from the original by indentation and the style is compatible with the original. Two of the skylights will not be seen and one will have minimal exposure. The new doors in the south elevation will be constructed to resemble the windows with tempered glass to meet code and will have proportions matching original windows. The western rear door will be repurposed and the new 2/2 windows are compatible with original windows and are in the material (wood) and style of existing windows. Attic window may be restored/replaced if it meets Std. #6.**

**Project Monitor: Thomas Enright**

#### STAFF REPORT

Sign-Offs – April = 10

#### PROJECT MONITOR REPORTS

Member Millard reported on the changes to the landscape plans for the new construction at 14 Howe St.

Member Enright conveyed the appreciation of the owners of Belvedere condominiums for the Commission member's time and effort for a decision on their windows.

**RULES OF PROCEDURE; ADMINISTRATIVE REVIEW AND APPROVAL AUTHORITY:**  
Amendment to add "Non-permanent above-ground swimming pool not visible from a street" to items that may be administratively approved. Discussion and possible vote.

After a brief discussion during which members felt they wanted to review pool installation and also noted that neighbors should be given the opportunity to comment on the installation of a pool and pool accessories, the following motion was made and passed.

**The installation of above ground swimming pools will not be added to the list of items eligible for administrative approval at this time (Enright/Allen 5-1 (Cabral against)).**

A motion was made at Solicitor Teitz's request to add discussion of window replacement and solar panels to the agenda. **A motion was so moved and passed (Millard/Allen 5-1 (Enright against)).**

Solicitor Teitz explained that he plans to generate a document that will outline HDC standards for window replacement and solar panels in a more objective manner. If applicants knew ahead that original windows located in the front of a building were to be repaired and that it may be possible to replace windows not visible from the street, fewer misunderstandings might be avoided.

He noted a program offering special pricing and free consultations is being offered in Bristol for solar energy panels. Mr. Teitz stated that at least two are in the Historic District and the Commission should be prepared with standards with "yes or no" approvals for certain installation situations to ease the application process for property owners.

**Adjourn:**

A motion to adjourn was unanimously passed at 9:30PM.

SC

Date Approved: June 2, 2016

# BRISTOL HISTORIC DISTRICT COMMISSION

## Monthly Sign-Off Report

April, 2016

| DATE | APP. NO. | ADDRESS   | WORK DESCRIPTION – In Kind  |
|------|----------|-----------|---|
| 4/5  | 16-033   | 54 State  | Re-roof   |
| 4/12 | 16-034   | 240 High  | Repair damage to front of building caused by auto                       |
| 4/12 | 16-035   | 332 High  | Repair porch deck   |
| 4/19 | 16-040   | 78 High   | Replace lamp on existing post – storm damage                            |
| 4/21 | 16-043   | 23 Burton | 1. Replace asphalt walk with brick; 2. Install ground level brick patio |
| 4/21 | 16-042   | 209 Hope  | Repair cobblestone driveway   |
| 4/21 | 16-044   | 51 Church | Repair wood gutters   |
| 4/21 | 16-045   | 118 High  | Re-roof   |
| 4/26 | 16-046   | 170 High  | Replace fence east property line  |
| 4/28 | 16-047   | 300 High  | Replace metal handrails west elevation                                  |
|      |          |           |   |
|      |          |           |   |
|      |          |           |   |
|      |          |           |   |