

## BRISTOL HISTORIC DISTRICT COMMISSION MEETING

Held: August 4, 2016, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, John Allen, Ben Bergenholtz, Jessica Doyle

Also Present: Andrew Teitz, Esq.

Absent: Mary Millard

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

Pledge of Allegiance

The minutes of the July 7, 2016, meeting were approved as presented. (Bergenholtz/Allen 5-0)

1. 16-071 – 43 Byfield St., Ann Marie Tortorice  
repair/replace front porch columns

Property owner Ms. Tortorice presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is for repair of the front columns, This application was continued from last month when Ms. Tortorice proposed to replace the columns with PermaCast columns. She has now decided to repair the columns and has hired Bob Major to do the repair work. The plan is to replace the base and fill cavities in the columns.

Ms. Tortorice was asked to provide a material list, she will ask Bob Major to do this.

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

**A motion was made to approve Application 16-071 as presented and as a modification of previously approved application for repair of the front porch columns (contingent on submission of material list) in accordance with Secretary of the Interior Standards #6, 9 (Enright/Cabral 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 6, 9. Also, the repair will not destroy the historic fabric of the building.**

**A motion was made to refund the \$15.00 application fee to Ms. Tortorice as this was a modification to a previous decision (Enright/Allen 6-0)**

**Project Monitor: Thomas Enright**

2. 16-089 – 448/450 Hope St., Robert Vanderhoof  
seasonal vestibule

Contractor Ed Dwyer presented for the property owner. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is for a duplicate of previously approved vestibule to be approved for the south door to the restaurant. This vestibule will be seasonal. Member Allen stated he thought the first vestibule was, “the nicest seasonal entry way in Bristol.”

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

**A motion was made to approve Application 16-089 as presented for a seasonal (November-April) vestibule for the south door in accordance with Secretary of the Interior Standard #9 (Allen/Bergenholtz 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 9 Also, increases energy efficiency.**

**Project Monitor: John Allen**

3. 16-090 – 448/450 Hope St., Custom House Square, LLC  
1. add 3rd floor deck; 2. replace window with door

Edward Cox, Controller for Brito Enterprises presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-F. Application is for a 3<sup>rd</sup> story balcony/deck over previously approved, existing deck. Materials are to be pressure treated wood and mahogany. The plan calls for removing circular window and installing a door to the deck. The door will be the same as the one used on the 2<sup>nd</sup> story deck.

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

**A motion was made to approve Application 16-090 as presented with materials and design to match previously approved deck and to replace the window with a door in accordance with Secretary of the Interior Standards #9, 10 (Enright/Allen 6-0).**

**Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also this modification is to a previously modified portion of the building.**

**Project Monitor: John Allen**

4. 16-091 – 23 Summer St., Catherine and Gustavus Esselen  
install air condenser

Property owner Cathi Esselen presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-C. Application is for previously installed air condenser. Ms. Esselen stated she was unaware it would need approval and she had it installed in an area she felt was unobtrusive and would not be visible from the front on Summer St. or the sides of the building.

Member Allen stated that it was clearly visible from Union St. Mrs. Esselen also noted that her contractor told her that the installed location would cause less destruction to the house.

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

**A motion was made to approve Application 16-091 as presented for the previously installed condenser unit which was installed on the back of the house to be less visible 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. Also installation will not destroy historical fabric of property. Location less visible than front or sides.**

Member Enright stated that the work the Esselens had done on the windows was excellent and should be an example.

5. 16-093 – 32 Central St., Elizabeth McCarthy  
install temporary fence

Property owner Elizabeth McCarthy presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. Ms. McCarthy would like to install a temporary fence (snow fence) on her north property line. She stated that the residents in the property to her north are causing damage to the foundation of her house. She would like to keep the fence up from the Fall to the end of snow season.

Chairman Lima invited comments from the public. Mr. Glen Conway of Court St. a relative of Ms. McCarthy spoke that the residents in the house to the north show no respect for the neighborhood and Ms. McCarthy wants protection for her foundation. He suggested a one year temporary fence.

Ms. McCarthy stated the fence would be a regular snow fence with steel posts.

**A motion was made to approve Application 16-093 as presented for a temporary snow fence with steel posts on the north property line to be installed in August and removed in April. At the end of the eight months owner may return for continuance or remove the fence. Decision is in accordance with Secretary of the Interior Standard #9 (Allen/Cabral 5-1 (Enright against)).**

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

**Project Monitor: John Allen**

6. 16-094 – 448 Hope St.
  1. install heat pump; 2. change status temporary structure

Restaurant owner Pete Sebring presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to install a heat pump system on the

south wall and run the pipes through the window for additional needed cooling for the restaurant. The condenser will be installed behind some existing shrubs.

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

**A motion was made to approve Application 16-094 as presented for the installation of a heat pump system in accordance with Secretary of the Interior Standard #9 (Allen/Doyle 6-0).**

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

Mr. Sebring also asked that the “temporary, seasonal” approval for his outdoor serving station be removed as the building inspector required that he bolt the structure to the ground and moving it out of the location and storing it would be a hardship and additional expense. He stated that the building would be used on a seasonal basis and would be closed from November 1 thru March 31.

**A motion was made to approve Application 16-094 as presented to change the status of the outdoor serving station from seasonal to permanent to operate from April 1 to October 31. Any future modification of the building or building location must be reviewed and approved by the Historic District Commission. Decision is in accordance with Secretary of the Interior Standard #9 (Enright/Allen 6-0).**

**Project Monitor: Mary Millard**

#### STAFF REPORT

Sign-Offs - July = 7

#### PROJECT MONITOR REPORTS

Member Enright reported that work has begun at 60 Poppasquash Rd., and that we will be receiving an application regarding the barn soon. Also, the glass blocks are installed in the DeLeo property, 495 Hope St., and the building looks good with them.

Discussion: Rules of Procedure and Guidelines for Administrative and Commission Review of Door & Window Repair in the Bristol Historic District

Solicitor Teitz requested that the discussion be rescheduled to the September meeting.

**A motion passed to continue discussion of the Rules of Procedure and Guidelines for Administrative and Commission Review of Door & Window Repair in the Bristol Historic District to the September 1, 2016, meeting (Enright/Cabral 5-0.)** (member Doyle had stepped out for a few minutes)

**A motion to add discussion of the nail salon at 450 Hope St., to the agenda passed (Cabral/Enright 6-0).** Concern was voiced regarding the number and variety of signs in the window. Will be referred to the Code Compliance Officer.

#### **Adjourn:**

A motion to adjourn was unanimously passed at 8:30PM

SC

Date Approved: September 1, 2016

HDC

August 4, 2016

# BRISTOL HISTORIC DISTRICT COMMISSION

## Monthly Sign-Off Report July, 2016

DATE	APP. NO.	ADDRESS	WORK DESCRIPTION – In Kind
7/5	16-087	250 High	Re-roof
7/5	16-088	32 Burnside	Re-roof
7/21	16-092	573 Hope	Signs
7/26	16-095	35 Church	Re-grout chimneys
7/26	16-097	327 High	Repairs to 3 <sup>rd</sup> floor deck/fire escape
7/26	16-098	18 High	Re-roof; repairs to porch; replace wood gutters; reside where necessary <25%; replace downspouts
7/28	16-099	93 High	Replace rotted fascia board, repair siding <25%