Held: April 6, 2017, at Town Hall, 10 Court Street, Bristol, Rhode Island

Present: Chairman Oryann Lima, Members Victor Cabral, Thomas Enright, Ben Bergenholtz, Chris Ponder, Alternate

Also Present: Andrew Teitz, Esq.

Absent: John Allen, Mary Millard, Jessica Doyle

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

Pledge of Allegiance

The minutes of the March 2, 2017, meeting were approved as presented. (Enright/Bergenholtz 5-0)
The minutes of the March 16, 2017, site visit and vote were continued to the May 4, 2017, meeting (Enright/Cabral 5-0)

1. 17-018 – 291 High St., Gary Watros
   replace overhead garage door

Property owner Gary Watros presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-D. Application is to replace existing deteriorated, five light garage door with a new wood four light garage door. Existing garage was probably built c1920.

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

A motion was made to approve Application 17-018 as presented for a new wood, four light garage door in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also the existing door is old but not original.

Project Monitor: Victor Cabral
Architect Joseph Babcock presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-X. Application is for alterations, demolition and new construction.

The owner would like to replace the windows on the west and south elevations with Anderson 400 series (windows on east and north elevation replaced with this model previously). Also, seeking approval to replace doors on west elevation with a custom, full glazed, mahogany frame doors. A new Anderson 400 series would be added to the second story east elevation. The sun room which is not original to the house (originally a greenhouse) and of an unknown date would be removed and a pergola added as shown on Pages 3, 4, and 5, of exhibits. Architect noted that the pergola height was lowered to differentiate from the original building. The pergola will not be visible from the road when the garage is constructed.

The owner would like to remove the current garage door and insert new picture window which would be recessed in the opening with a shading device to simulate existing door location (it would mimic what was there.)

A new garage addition would be constructed at the south side of the building with windows and doors as shown in exhibits and connected to the original structure at the south east corner. This garage would be to the east of the proposed pergola and will block view of pergola and patio from the street. Architect stated that garage plans in the original distinctive style will have a lower roof to differentiate between old and the new. The garage will have frosted aluminum door and the siding will be Hardi lap siding to match existing siding.

The application called for replacing original asbestos siding on the house with Hardi lap siding. However, this portion of the application will be continued as it was not listed on the agenda nor advertised as per regulations.

Members Lima and Cabral felt that the existing garage door is a defining feature of the street scape and had reservations about approving that portion of the application.

Owner Alan Conway spoke noting that they had tried and succeeded to find an architect able to design the changes desired and to keep the original concept/design of the building.

A motion was made to approve Application 17-019 as presented and shown in exhibits to replace windows and to add a window in the south east corner second floor in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Enright 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also, replacements of the same style window approved for this building previously.

A motion was made to approve Application 17-019 as presented for the removal of the sunroom in accordance with Secretary of the Interior Standard #4 (Cabral/Bergenholtz 5-0).

HDC
April 6, 2017
Findings of Facts include that this decision conforms to the Secretary of the Interior Standard: 4, also the sunroom is nor original to the house.

Regarding a motion for the construction of the natural cedar pergola, member Bergenholtz stated he had a concern regarding the heavy massing.

Chairman Lima invited comments from the public. Owner Judith Conway noted with the construction of the garage, the pergola would not be visible from the street. Gary Watros noted that the wood will turn grey further making the pergola fade from view.

A motion was made to approve Application 17-019 as presented and shown in exhibits to install a pergola on the south and west sides of the building in accordance with Secretary of the Interior Standards #9, 10 (Cabral/Bergenholtz 5-0).

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

Members were polled regarding construction of the garage with the majority being in favor. Chairman Lima invited comments from the public. Gary Watros suggested more windows be included in the plan. Catherine Swanson, 150 Ferry Rd., spoke regarding losing her water view and her concern about a garage on Ferry Rd. in the front yard not being appropriate. David Swanson felt the addition of windows to the garage would be an asset.

A motion was made to approve Application 17-019 as presented to construct a new connected garage with Hardi Lap siding and Anderson 400 series windows and as shown in the exhibits in accordance with Secretary of the Interior Standards #3, 9, 10 (Lima/Ponder 4-1 (member Cabral against)).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 3, 9, 10. Also, additions should be compatible, should avoid conjecture and most properties change over time.

Further general discussion was held regarding the replacement of the existing garage door with the feeling that Commission members would like to see different concepts for this area of the project. Architect stated that he kept the proposed change dark in order to mimic garage doors.

A motion was made to continue Application 17-019 for the replacement to the garage door and to add re-siding of the building to the May 4th meeting (Lima/Enright 5-0).

Project Monitor: Thomas Enright

Member Enright stated that he thought the application was presented wonderfully, but the scope of the project was too much to consider at a single meeting and he was very upset that it was not presented as a concept review.
3. 17-024 – Thames, Hope, Court, High Sts., Town of Bristol
install up to four (4) visitor information kiosks on sidewalks

Jessica Pflaumer, Economic Development Coordinator, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-E. Application is to install up to four visitor kiosks for the benefit of visitors. The proposed sites are Rockwell Park, near the Burnside Building, and near the bike path replacing the DEM sign. The fourth site is not in the Historic District.

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

A motion was made to approve Application 17-024 as presented for three locations in the Historic District (Rockwell Park, near the Burnside Building, and near the bike path replacing the DEM sign) with the understanding that the sign near the Burnside building will be closer and flush with the building in accordance with Secretary of the Interior Standards #9, 10 (Enright/Cabral 4-0).

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

Project Monitor: Victor Cabral

4. 17-025 – 464 Hope St., Citizens Bank
replace existing night depository

Wayne McIntosh from Diebold Nixdorf, Northeast the contract project manager presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibit B.

The installation of the new night depository was done prior to obtaining a Certificate of Appropriateness. It was noted that the box is larger than the previous box and that the frame is a new feature. Mr. McIntosh stated that the box was necessary to cover the damage to the building face incurred during installation of the new box.

Member Bergenholz questioned if the frame could be removed and the surface parged to match the original remaining surface of the elevation. Mr. McIntosh stated it could be parged but stated it would crack. Chairman Lima noted that the Commission wants the finish around the deposit box to match the existing, original surface. Mr. McIntosh felt it could not be done in a manner to last without cracking. Member Bergenholz stated that a restoration specialist could repair and the bank should be responsible to make the repair.

The Commission would not vote to approve the completed installation. A decision was made to empower the Chairman and the Staff to review proposals for resurfacing the elevation.

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

A motion was made to delegate approval of Application 17-025 to the Chairman after review of proposed resurfacing methods by the Chairman and Staff. If Chairman is satisfied with the plan, a report will be given at the May meeting (Enright/Cabral 5-0).
5. 17-026 – 155 Hope St., Herreshoff Marine Museum
    1. new planters, seating; 2. new brick paving; 3. replace wall; 4. signs

Museum Director Bill Lynn and Gary Watros presented. Staff Assistant photographs were
marked Exhibit A, Applicant plans were marked Exhibits B-H. Application is to install an entry
planter, between the entrance stairs and the ramp with a sailboat plus planters and seating and a
seaside planter with seating.

The entry planter walls will be constructed of cinder blocks with exposed surfaces faced with
stucco with a line of blue tiles. A sailboat will be set in the center of the planter with signs on
the north and south side of the planter as illustrated in Exhibit I (sign design may be either A or
B). The walkway and seating niche will be paved with bricks similar to others on the site. The
seaside planter will be constructed of cinder blocks and concrete bricks, covered with stucco
with blue tile inserts.

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

A motion was made to approve Application 17-026 as presented and illustrated in exhibits
for the new planters, seating, brick paving, wall replacement and signs in accordance with
Secretary of the Interior Standards #9, 10 (Enright/Cabral 5-0).

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

Project Monitor: Thomas Enright

6. 17-028 – 500 Wood St., Zeller Research, Inc.
    erect temporary shelter

Condominium owner Raymond Zeller presented. Staff Assistant photographs were marked
Exhibit A, Applicant plans were marked Exhibits B-H. Application is to erect a fabric shelter
with a ten year duration in the south east corner of the parking lot. The shelter will be used for
storage of equipment, vehicles and a boat.

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

A motion was made to approve Application 17-028 as presented to erect a fabric shelter as
shown in exhibits in accordance with Secretary of the Interior Standards #9, 10
(Enright/Cabral 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior
Standards: 9, 10. Also, the shelter will not be visible from the street and will be in an
existing industrial site and is therefore appropriate for the area.

Project Monitor: Oryann Lima
Carriage House: 1. replace doors and glass in doors; 2. remove glass door windows; 3. replace concrete ramp

Fred Perry, grounds manager, presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Application is to repair, modify and restore several doors on the Carriage House. Also proposed is to replace a deteriorated concrete ramp on the south elevation.

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

A motion was made to approve Application 17-029 as presented and illustrated in exhibits in accordance with Secretary of the Interior Standards #5, 6, 9, 10 (Enright/Ponder 5-0).

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

Project Monitor: Ben Bergen Holtz

Member Christopher Ponder recused himself as he is the owner of 736 Hope St.

8.  17-031 – 736 Hope St., Chris Ponder
1. fence; 2. re-roof; 3. add wood gutter

Property owner Allison Ponder presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-K. Application is for a new custom built cedar fence and gates as illustrated. Also, to re-roof the 1850 addition replacing the deteriorated asphalt shingles with red cedar shingles and to add a wood gutter and aluminum downspouts to the north side of the addition.

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

A motion was made to approve Application 17-031 as presented for a new custom built wood fence and gates as illustrated and to re-roof 1850 addition with red cedar shingles and to install a new wood gutter with aluminum downspout in accordance with Secretary of the Interior Standards #9, 10 (Enright/Bergenholtz 5-0).

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

Project Monitor: Oryann Lima

Member Ponder resumed his seat on the Commission.
9. 17-021 – 17 State St., Rocket Real Estate, LLC
   new fieldstone retaining wall

Property owner Steven DeLeo presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B-G. It is noted the wall has already been constructed. Application is for a new fieldstone retaining wall which is not visible from the street. Its purpose is to facilitate drainage and to remove overgrown vegetation from the area.

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

A motion was made to approve Application 17-021 as presented in accordance with Secretary of the Interior Standard #9, 10 (Enright/Ponder 5-0).

Findings of Facts include that this decision conforms to the Secretary of the Interior Standards: 9, 10. Also it can’t be seen from the street and will aid in drainage.

10. 17-030 – 17 State St., Rocket Real Estate, LLC
   Concept Review: 1. restore south elevation; 2. remove enclosed stairway addition; 3. restore clapboard siding and blocked window; 4. restore shingled canopy at signboard; 5. restore windows and trim; 6. restore clapboard if existing, replace if not; 7. restore and/or replace windows; 8. addition to complete rear half gable; 9. add new shed dormers

Property owner Steven DeLeo and architect John Lusk presented. Staff Assistant photographs were marked Exhibit A, Applicant plans were marked Exhibits B. Owner’s plan is to correct structural issues, to complete the gable addition in the rear, to remove the east elevation stairway addition. The 1840 building was originally a home then it had a market on the first floor with a dwelling above. Proposed use would have two apartments on the second and third floors and commercial ventures on the first. Owner will apply for state tax credits for this project and has arranged for a site visit from Roberta Randall from the State Historic Preservation Office.

Owner wishes to restore clapboard siding if existing and to restore and/or replace windows. Two shed dormers would be added to enhance third floor living space. These would be place back from the front elevation.

Commission members were supportive of the proposed changes and for the general restoration, enhancement and rehabilitation of this building which has a prominent location on State St.

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

STAFF REPORT: Sign-Offs – March = 3
PROJECT MONITOR REPORTS - none

Solicitor Teitz hopes to have the guidelines ready for the May meeting.

HDC
April 6, 2017
Adjourn:
A motion to adjourn was unanimously passed at 10:15pm.

SC
Date Approved: May 4, 2017
BRISTOL HISTORIC DISTRICT COMMISSION

Monthly Sign-Off Report
March, 2017

<table>
<thead>
<tr>
<th>DATE</th>
<th>APP. NO.</th>
<th>ADDRESS</th>
<th>WORK DESCRIPTION – In Kind</th>
</tr>
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<tbody>
<tr>
<td>3/21</td>
<td>17-023</td>
<td>111 High</td>
<td>Re-roof</td>
</tr>
<tr>
<td>3/21</td>
<td>17-027</td>
<td>448 Hope</td>
<td>Repair, replace wrought iron fence</td>
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<tr>
<td>2/23</td>
<td>17-032</td>
<td>495 Hope</td>
<td>Sign</td>
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