

TOWN OF BRISTOL, RHODE ISLAND

HISTORIC DISTRICT COMMISSION



**Historic District Commission Meeting Agenda
Thursday, September 01, 2022
at 7:00 PM
Town Hall - 10 Court Street, Bristol Rhode Island**

Written comments may be submitted to the Historic District Commission via regular mail addressed to:

Historic District Commission, Bristol Town Hall, 10 Court Street, Bristol RI 02809 or via email to james@bristolri.gov

Present: Ory Lima, John Allen, Benjamin Bergenholtz, Sally Butler, Victor Cabral, Susan Church, Chris Ponder

Absent: Mary Millard

Also present: Assistant Solicitor Andy Teitz, HDC Coordinator Jonathan Ames

I. Pledge of Allegiance

The meeting was called to order at 7:01 PM, and the Pledge of Allegiance was recited thereafter.

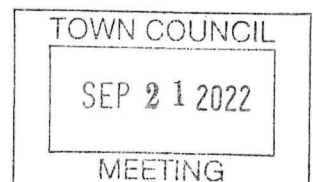
II. Review of Previous Month's Meeting Minutes

Coordinator Ames explained that computer issues in his offices prevented him from completing the August meeting minutes.

Motion: To continue the reading of the August meeting minutes to the October meeting.

Motion made by Allen, Seconded by Lima.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

III. Application Reviews



IIIA. #21-072-B, 21 Bradford Street, Sciacca: Continued
review of application #21-072, 21 Bradford Street.

John Allen read a history of the property. Frank Scaccia and Cordelia Dawson presented. Frank explained that the project had suffered from delays in engineering and planning and is coming to the board to ask for approval for proposed changes to the property, including an increase to the roof's pitch and chimney work, the addition of a window to the rear, new fencing surrounding the property, and an extension for the approved working time.

Frank explained that he would like to increase the pitch of the roof from a 14/12 slope to a 15/12 slope. This change is necessary to adjust for discrepancies between the front and rear rooflines while complying with contemporary building codes. As well, they are asking to reconstruct the chimney.

Victor asked about whether they already had permission to work on the chimney, and how the raised pitch might affect that chimney. Cordelia explained that they originally had permission from their prior application, and that she would have to follow up with the Commission from the latter question. Ben did not think that the chimney was original to the house, and Cordelia explained that it was made of reclaimed brick. She explained that a new one would be reconstructed to look appropriate to the house.

Frank continued, explaining that he would like to add a window to the rear of property. Cordelia intends to match this new window to the approved composite windows in the rear, although was willing to make it a wooden window if need be. Ben found it appropriate. Sally asked about the windows in the original part of the house, and Cordelia explained that those windows were Bosco replacement windows and were approved to be replaced with Pella historic windows.

Frank and Cordelia explained that there is not much historical integrity left to the structure, and Ben

confirmed this. He explained that the task now is to preserve the integrity in the structure's facade.

Frank continued, explaining he would like to add fencing to the rear and edges of the property. There was discussion back and forth about the appropriateness of fence materials (between wood, metal, and vinyl), but the applicants ultimately decided that they will table the fencing discussion for a later date.

Lastly, the applicant asked if they could get an extension for the approved working time. Frank explained that they suffered from delays in engineering, planning, labor, materials, and supply chains, and fears they may not break ground in time. Andy explained that this extension would occur from the date on the original Certificate of Appropriateness. Another year's extension would last until 2/18/2024.

Motion: To approve application #21-072-B, 21 Bradford Street for an extension on the working timeframe to 2/18/2024, to approve the addition of a window in the rear as shown, and approve the change in roof pitch as shown.

Secretary of Interior Standard: #9

Project Monitor: Benjamin Bergenholtz

Motion made by Bergenholtz, Seconded by Cabral.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIIB. #22-050, 213 High Street: Ann M. Tortorice: The removal and replacement of a vinyl sign with sign of compliant materials.

Nobody appeared for this application. Andy noted that the non-compliant vinyl sign had been removed, and suggested that the Commission deny this application without prejudice.

Motion: To deny application #22-050, 213 High Street, without prejudice.

Motion made by Lima, Seconded by Cabral.
Voting Yea: Allen, Bergenholtz, Butler, Cabral,

Church, Lima, Ponder

IIIC. #22-079, 22 Bradford Street, Brian Lovett: Expand driveway, add shrubbery.

Anthony Buono presented. John asked whether anything had changed from the August concept review. Anthony explained that his application had not changed since his concept review in August. Ben asked to confirm that the material will remain crushed granite. Anthony confirmed.

Anthony explained that he will have a landscape architect move the shed by early November.

Motion: To approve application #22-079, 22 Bradford Street, for a crushed stone driveway in back, an extension of the driveway, and new plantings in the back as well.

Secretary of Interior Standard: #9

Project Monitor: Mary Millard

Motion made by Cabral, Seconded by Bergenholtz.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIID. #22-091, 32 Noyes Avenue, David Sullivan: Replace wooden fence and arbor on front of property, install seamless aluminum gutter.

David and Sandy Sullivan presented. The application is to replace aluminum gutters on the side porch of the house and the replacement of cedar spindle fencing out in front of the house.

John asked about the house, and the Sullivans explained that it was built by Lombard Posey in 2002 and designed to fit in aesthetically with the surrounding properties. John also asked whether the gutters presently on the house are aluminum, and Victor asked whether the fence is presently wood and for confirmation that it will also be replaced with wood. The Sullivans answered all questions in the affirmative, but only that the new fence will be

slightly shorter.

Motion: To approve #22-091, 32 Noyes Avenue to replace a wooden fence on the front of the property and replace seamless aluminum gutters.

Finding of Fact: That this house was built in 2002.

Secretary of Interior Standard: #9

Project Monitor: John Allen

Motion made by Cabral, Seconded by Allen.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIIE. #22-092, Southeastern corner of State & Thames:
The addition of a temporary shed to be constructed for Santa Claus.

Michael Reilly presented. He is representing the James Reilly Foundation, a nonprofit charity that supports law enforcement, first responders, service members.

He intends to construct a temporary structure, a "Santa Clause House" on the lot at the corner of State and Thames, to provide a place where children with Autism and Down's Syndrome may visit with Santa without being overwhelmed by large crowds.

Victor asked about a time-frame for the structure and wanted confirmation that it is intended to be temporary. Michael explained that it is currently being built in Vermont, expects it to arrive in Bristol (in storage) by late October, and confirmed that it will be a temporary structure. He's hoping to get it erected in place sometime in late October or early November and take it down early next year, either in January or February, to coincide with the Town putting up and taking down Christmas lights.

Michael explained that Andy Tiska will store the shed "like a boat."

Motion: To accept application #22-092, Southeastern Corner of State & Thames, for a temporary Santa

House to be installed no earlier than October 1, 2022 and to be removed no later than March 1, 2022. This Certificate contains an option for renewal for the same stated time period next year.

Findings of Fact: That this is placed on a lot in a temporary fashion, is very much reversible without damage to the property, and the applicant is committed to the structure's removal.

Secretary of Interior Standard: #9

Project Monitor: Sally Butler

Motion made by Allen, Seconded by Lima.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIIF. #22-094, 39 High Street, Lisa Raiola:

Installation of skylight and bathroom fan vent through roof.

Lisa Raiola presented. She is accompanied by Tres Design. She is seeking to install a skylight and a vent through the roof, connecting to the second-floor bathroom.

John asked if either of these will be seen from the street. Lisa confirmed that neither will be visible from the street.

Victor asked whether either can be removed and reversed from the property. Lisa confirmed that they can be removed and reversed.

Motion: To approve application #22-094, 39 High Street, for the installation of a skylight and a bathroom vent on the rear slope (west) of the building.

Project Monitor: John Allen

Secretary of Interior Standard: #9

Motion made by Butler, Seconded by Church.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIIG. #22-095, 151 Ferry Road, Scott & Lisa Hutchens:
Construction of 200 sq.ft. pool house and pool.

John Allen read a history of the property. Joe Babcock and Scott Hutchens presented. Joe and Scott intend to construct a pool house and pool on the waterside portion of the property. Joe explained that he intends the pool house and pool to be hidden on the property, yet matching in style and architecture while fitting within CRMC's restrictions. The pool house is not meant to compete for attention with the main structure, and is meant to be barely visible from the street-view when driving by.

The pool will be approximately 20'x50', with a clean design and deck with blue-stone edging, not intended to encroach on the lawn space.

Ory and Allen asked if the applicant can bring in a detailed description of materials used for the pool and decking.

Motion: To accept application #22-095, 151 Ferry Road, for a pool and pool house as presented, conditioned on the applicant bringing a materials list to the Historic District Commission Coordinator's office.

Secretary of Interior Standard: #9

Project Monitor: Sally Butler

Motion made by Allen, Seconded by Cabral.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

IIIH. #22-096, 35 Washington Street, Guiteras Elementary School, Bristol-Warren Regional School District: Installation of 5 new parking lot lights and light poles, and 1 new "Blue Light" Emergency call tower.

Victor Cabral recused himself. Superintendent Anna Riley and Facilities Manager Frank Cleary presented. They wish to install 5 solar powered lights and 1 blue-light emergency tower on the parking lot of the Guiteras School.

John explained that his contention isn't that the lights need to be installed for security concerns, but just that the fixtures as presented are a little to modern for the school's architecture. Anna and Frank explained that the fixtures were designed to be minimally noticeable and visually disappear against an open sky, have a cost-saving measure, and are removable from the property. Ben also had a concern about the fixtures height. After some discussion about the lights' locations and the results of the consultant's security plan, the Commission and the Applicants agreed that a site visit was necessary. Ames will reach out to the Applicants and Commissioners to organize a site visit.

The Commission did agree, however, that the blue-light security tower was a necessity.

Motion: To approve application #22-096, 35 Washington Street, for one new blue-light emergency tower, as presented, in the rear.

Finding of Fact: That the tower is removable from the property, not visible from the street, and is located by the rear of the building.

Secretary of Interior Standards: #9, #10

Motion made by Ponder, Seconded by Butler.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

Motion: To continue application #22-096, as it applies to the remainder lights, to the October meeting, pending a site visit. The Commission will vote at the site visit meeting if a quorum is present.

Motion made by Ponder, Seconded by Butler.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

Ory called for a short recess after all the voting was finished. There was a brief recess, after which the Commission returned to their agenda.

IV. Concept Review

IVA. #22-087, 464 Hope Street, Citizens Bank: Concept Review, for new elevations, facades, and canopy.

Henry Lewis, John Healey, Makena Harris, and Charles McGowin presented. They explained that they took the time to further research the history and significance of the structure and its architect and were better able to appreciate the importance of the structure and its design through this second design process. They are proposing something that is a more sympathetic than was initially proposed.

They intend to remove later additions from the facade and elevations, replacing some aspects with something more appropriate and sympathetic to the original, and replace some plantings. They intend to replace existing illuminated signage with non-illuminated signage. They confirmed that they are keeping the windows but will remove some of the existing, later-installed, canopies and awnings to get the structure back to as it was originally built.

Ory asked if it was possible to move a sign a little further north along Hope Street. Chris asked if the Citizen's Bank sign along State Street could be reduced in size.

Catherine Zipf (member of the public) spoke in favor of these proposed changes.

The Commissioners generally looked favorably upon the changes in the design. Ames reminded the Applicants that they will need to re-submit an application in earnest.

V. Monitor Reports & Project Updates

Motion was made to discuss the Historic Homeowner Tax Credit.

Motion made by Lima, Seconded by Allen.
Voting Yea: Allen, Bergenholtz, Butler, Cabral, Church, Lima, Ponder

Ames explained to the Commission that he has had several Historic District Residents ask about financial aid for their restoration projects. Ames is familiar with the

Historic Homeowner Tax Credit program, but could not find information about the program's status.

Motion: For the Commission to reach out to the Town Council, so they may reach out to Bristol's State Representatives and further inquire about the current status of the Historic Homeowner Tax Credit program.

Motion made by Lima, Seconded by Allen.
Voting Yea: Allen, Bergenholtz, Butler, Cabral,
Church, Lima, Ponder

Motion was made to discuss an HDC training event in October.

Motion made by Ponder, Seconded by Allen.
Voting Yea: Allen, Bergenholtz, Butler, Cabral,
Church, Lima, Ponder

Andy handed out literature regarding a training event in Kingstown, RI, on October 15. The event is free and is meant to be a training event for Historic District Commissioners.

Motion was made to discuss St. Michael's Church.

Motion made by Bergenholtz, Seconded by Allen.
Voting Yea: Allen, Bergenholtz, Butler, Cabral,
Lima, Ponder
Voting Abstaining: Church

Susan Church recused herself from the discussion. Ben discussed how the garden was completely done-over with crushed-stone and does not recall an HDC application for that work. Ames said he would look into it.

Motion was made to discuss 325 High Street and Bristol Harbor Inn.

Motion made by Allen, Seconded by Bergenholtz.
Voting Yea: Allen, Bergenholtz, Butler, Cabral,
Church, Lima, Ponder

325 High Street has a stockade fence on the rear of the property, and the Inn has several vinyl parking signs, and does not recall any applications made. Ames said he would look into them both.

VI. HDC Coordinator Reports & Project Updates

Ames shared the results of his discussion with Roberta Randall. She explained that black-metal hand railings for Cove Cabin at Mt. Hope Farm would be appropriate. Chris asked if this aspect of their Approval was subject to the Project Monitor's discretion. Ames said he would get back to him on that.

VII. HDC Coordinator Approvals

Since the August meeting there was only one Administrative Approval application completed:

Application #22-098, 41 High Street, for the ordinary repair and replacement in-kind of roof shingles, to be replaced with Owens Corning Estate Grey, on the hexagonal addition and cupola, to repair leaking.

Issues with the office computer has prevent Ames from efficiently processing Administrative Approvals.

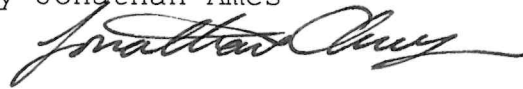
VIII. Other Business

None to be had.

IX. Adjourned

Meeting was adjourned at 9:20 PM.

Respectfully submitted by Jonathan Ames



Date Accepted/Approved: _____