

HISTORIC DISTRICT COMMISSION  
MINUTES  
August 12, 2014

**APPROVED:**  
5/12/15\_\_jrl\_\_\_\_\_

AGENDA: CONTINUED 14CofA01, BRISTOL CENTRAL SQUARE  
LLC/RUSSELL HERTRICH, 12 Central Square, #114-172

MEET WITH MIKE IZARD, LRPC, - UPDATES/REVISED MASTER  
PLAN ON HISTORIC RESOURCES

REVIEW ROLES AND RESPONSIBILITIES OF THE HDC

ATTEND: Clay Dingman (Chairman), Janet Cote (Sel. Rep.), Sandra Heaney

ABSENT: Larry Douglas (Vice Chairman), Dorcas Gordon (excused)

OTHER: Russell Hertrich, Mike Izard

The meeting opened at 7:00 pm.

**14 CofA01.B, BRISTOL CENTRAL SQUARE LLC/RUSSELL HERTRICH**

Mr. Dingman explained that Mr. Hertrich has been approved for everything except the sign. Mr. Hertrich stated that the tenant has decided that she would like just the one sign which she already has from when she was located around the corner. He showed photos of the area, and of the sign itself, where they would like to have the sign located. This business will have the whole first floor. Ms. Heaney asked if they intend on having an awning as was indicated previously. Mr. Hertrich answered that the tenant would rather not have an awning.

Mr. Dingman showed Mr. Hertrich the examples of store fronts in the Master Plan for the Downtown area (the right way and the wrong way). He stated that Mr. Hertrich appears to be right. Mr. Dingman then stated that the sign should be centered top to bottom on the brick below the granite sills and centered left to right on the building front.

Mr. Hertrich asked what the Zoning Ordinance allows for the size of a sign and was told 32 square feet. Mr. Hertrich felt that a 2' high and longer in width might look better and will speak with the tenant about this. He was told that, if there is a change, he would need to come back in to talk with the Commission.

**HERTRICH CofA HEARING continued:**

S. Heaney made a MOTION, second by J. Cote, to APPROVE THE CofA FOR RUSSELL HERTRICH USING THE EXISTING SIGN WHICH IS TO BE CENTERED TOP TO BOTTOM ON THE BRICK BELOW THE GRANITE SILLS AND LEFT TO RIGHT ON THE BUILDING FRONT. The motion CARRIED.

Mr. Dingman stated that Mr. Hertrich has greatly improved the finish and he feels that the black color looks good. Mr. Hertrich asked verification that the Commission wants the "Rollins Block" letters to stay the same color and size as they are now and was told that they do. As for restoration and painting, Ms. Heaney volunteered to help Mr. Hertrich with people who do this restoration work. She also mentioned that, in the future, the Commission needs a front of the building dimensional drawing and Mr. Dingman added that they also need a dimensional drawing of the proposed sign.

Mr. Hertrich was then invited to remain and listen to the rest of the meeting if he would like.

**MIKE IZARD, LAKES REGION PLANNING COMMISSION:**

Mr. Dingman explained that the Commission has received grant money from CLG (Certified Local Government) for updating the Historic Resources section of the Master Plan. Mr. Izard is here with the first draft.

Mr. Izard distributed copies of the draft to everyone. He stated that the Commission can look to the expansion of the Historic Inventory and/or expansion of the Historic District. Currently, we are looking at structures but could add historic infrastructure (drains, granite posts, etc.). Mr. Izard pointed out that, in the 2003 Master Plan, we also mentioned the possibility of a Heritage Commission which covers town-wide historic places. The Commission needs to know how they will manage an expanded inventory, if they determine to, and how to implement it.

Mr. Dingman stated that the Commission has no way of keeping track of some of our historic assets at present. He would love to know what we have and where it is located. He would like a plan for all of these. Ms. Heaney stated that, when she did the expansion with Bruce Harvey, she went by the age of the buildings and the historian took it from there. Mr. Dingman feels that we should be including such things as the remains of the old railroad station. Ms. Heaney thought that, maybe our historian could give a list of criteria to determine additions to our Inventory. Mr. Izard stated that LRPC's Rita Walsh got involved with him on the draft and had suggestions. He directed everyone to look at pages 7 and 8. Using the Town Assessor Data Base, they looked at Scenic Roads in Bristol and styles of structures. Also, Historic contexts can be used to build the inventory. Mr. Izard would like to try both ways.

**MIKE IZARD continued:**

Ms. Heaney mentioned that the tourism industry history is huge. Lake Street is another area to look at. Mr. Izard stated that the CAMA data base is a good resource. We could do a density analysis with GIS. Mr. Dingman thought that we may have this available. He added that, in the 2013 survey, the residents did not want to expand the district but he would like to see us expand our historic knowledge. Ms. Heaney stated that once we have the resources, then we can decide what to do. Suggestions were such as Demolition Review, etc.

Mr. Izard pointed out that, in the 2013 survey, there were a lot of Unknown answers which shows the need for public education. Mr. Dingman stated that 10% of the Commissions' work is actually Historic District applications and 90% is grants, education, etc. Ideally all inventory forms should be on the web site.

Mr. Izard asked the Commission to look at the suggestions and get back to him with their suggestions. Ms. Heaney mentioned that we have adopted Architectural Standards and Mr. Dingman added that they are now a part of the Planning Board's Site Plan process.

Ms. Heaney felt that it would be nice to look at new statistical information for historic preservation and Mr. Izard felt that this is a good point. Mr. Dingman added that, in the Historic section of the Master Plan, it is important to include why we do this. We need to keep the enthusiasm going for this. Ms. Cote suggested that there be something on the history of how things came about.

Mr. Izard was confused by the numbers: 18 sites in our Master Plan inventory, 24 now, and 6 State. Ms. Heaney explained that we started with Central Square. In 2003, David Ruell did those in the Master Plan, Bruce Harvey added the ones up and down Summer Street. Mr. Dingman clarified the layers of an Historic Inventory: at the bottom are the local ones done by David Ruell in 2003, Bruce Harvey added 13 to the State Inventory which are not on the State Registry yet (only the Whipple House is on the State Registry and Ms. Heaney is working now to add the Old Fire Station). At the top is the National/Federal Registry. Mr. Dingman is working to get the Old Town Hall on this and then will apply for the State Registry, as well.

Mr. Dingman added that the State archives have 60 to 65 Bristol properties listed (some are no longer in existence). It would be good to have someone who could find the time to go in and scan these for us. Ms. Cote asked if it might be possible to get a Plymouth intern for this and was told that this is a thought.

Mr. Izard mentioned that in the LRPC/BRISTOL HDC agreement, we are to include the Planning Board. Mr. Dingman stated that he will give them copies of the next draft for their comments.

**MIKE IZARD continued:**

Mr. Izard needs the Commissions' comments on tonight's draft by the end of August. Mr. Dingman thought that he could get them back to him by this coming Friday morning. The Planning Board could look at the next draft in early September.

Mr. Izard then mentioned that Maggie Steiner is presenting programs on Neighborhood Districts and could come and speak to the HDC along with other Boards (Selectmen, Planning) at an HDC meeting. He had suggested Sept. 9<sup>th</sup> and Mr. Dingman asked if it could be done at a later date and was told that it could. Mr. Izard was then thanked for all that he has done.

**COMMUNICATIONS:** None.

**MINUTES OF JULY 8, 2014:**

J. Cote made a motion, second by S. Heaney, to approve the minutes as read. The motion carried.

**ROLE/RESPONSIBILITIES OF THE HDC:**

Mr. Dingman directed the Commission to the Purpose and Intent Historic District section of the Zoning Ordinance (page 84). He then read it aloud. A discussion followed in which it was determined that education of the public is a benefit to the town. Mr. Dingman stated that we need to look at the accumulative impact to the town. We need to get information of what we are doing out to the townspeople. Ms. Heaney stated that the Zoning Ordinance is voted by the residents but applicants do not always understand what it means. With more discussion, it was mentioned that news articles may help.

Ms. Cote mentioned that the Selectmen are looking at Economic Development as well. She would like to see more emphasis on office space in the upper floors of the businesses in the Downtown Commercial Zone, which would ease the problem of parking there. The other members present agreed.

With no other business before the Commission, Ms. Cote moved to adjourn at 8:53p.m.

Respectfully submitted,  
Jan Laferriere, recording secretary