

# **WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE**

**Minutes of June 26, 2007 Meeting**

**Warren Town Hall, 2nd Floor**

**7:00 pm**

**[www.wvhdc.org](http://www.wvhdc.org)**

**Attendees: Richard J. Valente (RV), Edward J. Theberge (ET), John DaSilva (JD), Patricia Read (PR), Eileen Collins (EC), John Treat (JT),**

**Absent: Chris Fuller (CF)**

**Location: Town Council Chambers - Warren Town Hall**

**Valente: Meeting called to order at 7:05 PM**

**Valente: Explained to all present that due to open meeting laws and an issue with posting the agenda, no formal votes could be taken at tonight's meeting. Meeting will proceed as schedule and another meeting will be held Thursday to vote. The applicants do not need to attend the meeting Thursday.**

**Valente: Welcomed Jean Moniz.**

**Moniz: Present pictures, invoices and proof of payment for all 4 units:**

**Unit G02 - > \$2770.00**

**Unit G04 -> \$5540.00**

**Unit 104 -> \$5540.00**

**Unit 203 -> \$5330.00**

**Total \$19,180.00**

**Valente: Project total is \$19,180. Under original approved amount. Asked for motion to accept. Motion by PR, 2nd by JT, passed unanimously. Will be officially voted on at 6/28/07 meeting.**

**Valente: Welcomed Delio Simao. Paul Verissimo, Contractor represented Mr. Simao. Reviewed pictures and plans. Explained wants to take off roof and replace with hip roof. Remove siding and change door.**

**Theberge: His concern is that these changes are not bringing structure back to historic nature.**

**Read: Suggested he contact John Chaney at the Town Library for old photographs.**

**Valente: Explained that what is being done will visually improve the building, but our charge here is to encourage historic restoration and we don't know what the roof was. Requested that research be done by property owner to determine what the structure looked like historically and then to come back to the Committee. We need more information to work with.**

**Verissimo: Asked for guidance on what to do if he can not find pictures.**

**Treat: Emphasized that the property owner can make whatever changes he wants, but the owner would not get the tax benefit.**

**Valente: If you can come back with something which showed us historically what the building looked like and show that you are working back to that appearance, then we can certainly work with that.**

**Valente: Requested they be placed on agenda for next month.**

**Read: Observed that the addition of dormers was a prelude to adding another story.**

**Valente: Welcomed Paul Stockford**

**Stockford: Explained status of his project. Chimney, roof and gutters are done. After windows are approved, will remove aluminum siding and see what needs to be done. Requested approval of \$7,698.15 for windows.**

**Valente: Asked for pictures**

**Stockford: Will bring pictures to Thursday's meeting.**

**Valente: Asked for motion to approved amount of \$7,698.15. Motion by ET, 2nd by PR, approved unanimously subject to presentation of pictures.**

**Will be officially voted on at 6/28/07 meeting.**

**Valente: Asked for a motion to approve the Minutes of the 05/29/07 meeting.**

**Motion made by (EC), seconded by (JT) and approved unanimously as amended. Will be officially voted on at 6/28/07 meeting.**

**DaSilva: Financial Report up in the air subject to approvals. Assumption for future committed funds is based on expenditures that he will go through. As of 06/26/07, two expenses hit - \$100.00 for secretarial stipend, \$123.70 for supplies which were incurred last month and will hit the ledger this month.. Year to Date expenses at \$1509.91. Future expenses which will hit our report between now and the end of the month.**

**Expenses:**

- 1.) Secretary Stipend for \$100**
- 2.) \$247.23 postage for brochure mailing (\$0.41 x 603)**
- 3.) \$11.96 for labels for mailing**
- 4.) \$360.00 brochure printing from Tap Printing**
- 5.) \$587.25 promotional 3 month ad in Warren Times**
- 6.) \$90 Lakeville Computer. Invoice #4927 is for 10/1/06. Invoice was approved but not paid in October. Invoice was stapled to the back of**

**the Secretary Stipend and never paid.**

**Theberge: Would like to make a proposal to see if the Committee would consider another \$100 stipend for the secretary because of work done to get the Committee up to date and completing work beyond what is expected of a secretary.**

**Valente: Motion to approve additional stipend. Motion by ET, 2nd by PR and approved unanimously.**

**DaSilva: Will revise stipend to from \$100 to \$200 for Thursday.**

**DaSilva: If we approve all those on Thursday, which would leave \$441.15 in budget.**

**Valente: Will not be at meeting on Thursday.**

**DaSilva: Asked if Ed could sign as Vice Chair.**

**Theberge: As long as everyone is in agreement.**

**Read: Thought that was what the Vice Chair can do.**

**Valente: Asked for update on Status Report**

**Ramos: No changes since last meeting.**

**Valente: Received a call from Louise Ornstein questioning when tax credit would take effect. Advised would show up 8/1/07. Reviewed file. Approved on 9/29/06 so he correctly advised her. Requested Ramos send a letter to her advising her of this.**

**Valente: Let's leave the Demolition Ordinance and come back to it. Get the other business out of the way.**

**Valente: Asked Ed for an update on Brochure Mailing.**

**Theberge: All set. John has mailing information.**

**DaSilva: Labels ready to go. We need to get stamps.**

**Theberge: Will stop by Town Hall tomorrow and finalize what we can do with postage and envelopes.**

**Valente: Let's move on to new business**

**Theberge: Need to select dates for 3 newspaper postings. Do we want to do one over the next three months or do three in a row?.**

**What is the timing?**

**Read: This is when people are looking at their houses.**

**Theberge: Today being the 26th, next Tuesday is the week of the 4th, so let's do week after – 10th, 17th and 24th.**

**Theberge: Reviewed suggested changes to ad:**

**...providing your residence or commercial property is at least 100 years old or your property is located within the historic district.**

**First heading should read:**

**...Do you plan to start work on the exterior of your historic residence or commercial property?**

**And then just drop off the verbiage regarding the state tax credit information.**

**Valente: Requested website update**

**DaSilva: Waiting for brochure to be completed. Now that he has it, he will go through the captioning and have website updated.**

**Valente: Any correspondence?**

**Ramos: Nothing received. Did review correspondence mailed out by the Committee. Noted that Michelle Maher recommended that if letters are sent out and we feel that litigation may result, cc Fausto and Michael Abruzzi on letters.**

**DaSilva: Recused himself from discussing Virginia McGee letter.**

**Valente: Anything else?**

**Ramos: Distributed Thursday night's agenda**

**Read: Wanted to mention 3 articles:**

**1.) 6/13/07 article pertaining to RI Hist. Preservation Tax Credit and mention of "when has a single law had such a positive impact on the life of a city..."**

**2.) 6/21/07 article pertaining to Condo Market doldrums and RI slumping condo market.**

**3.) Met Life publication regarding Home Improvement Scams.**

**Valente: Asked if Home Improvement Scam article could be placed on our website.**

**Ramos: Received articles from (PR) to put in file.**

**Read: Asked if we should have a list of reference materials/contractors compatible with historic restoration projects.**

**DaSilva: After much discussion amongst the group, felt that since we represent the Town, we really can't do this due to liability issues.**

**Valente: Last item, demolition ordinance**

**Theberge: Reviewed the issues discussed in prior meetings:**

- 1. what the existing ordinance is**
- 2. transition from restoration to demolition**
- 3. definition of demolition**
- 4. outline penalties.**

**Valente: Summed up the conversation by stating, the points to address are:**

- include all properties 100 + years old outside the district**
- major issue is alteration versus demolition. Same review process needs to be in place for major alterations as there is for requesting a demolition permit.**

**Requested ET create a draft for next month's meeting.**

**Theberge: Will do, and will speak with the Town Planner and get back to the Committee next month.**

**Valente: Requested a motion to adjourn. Motion by ET, 2nd by JT and passed unanimously at 9:35pm**

**posted 7/31/07**