

WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE

Minutes of July 28, 2009 Meeting

Warren Town Hall, 2nd Floor

7:00 pm

www.wvhdc.org

**Attendees: Edward J. Theberge, Chris Fuller, Patricia Read, BG (Ret.)
Richard J. Valente, Eileen Collins and John DaSilva**

Absent: Janet O'Brien

Location: Town Council Chambers, Warren Town Hall

1. Meeting called to order at 7:09 p.m.

2. New/Review Applicants

a. Review – Alexander Scott

30 State Street

**Mr. Scott presented proof of payments and final photographs of
the**

**improvements to his State Street home, chiefly replacement/repairs
of windows and sashes.**

**The project was initially approved for \$4,500, but the final figure was
\$4,365.**

Gen. Valente made a motion, seconded by Ms. Read, to

approve the amount

and send the paperwork to the Tax Assessor for historic tax credits.

The

motion passed unanimously.

b. Review – David S. Weed

23 Bridge Street

Mr. Weed was not present. He had submitted his paperwork for finalization of

the roof replacement/repair project beforehand, but had omitted photographs of

the completed work. Mr. Theberge made a motion to approve the final amount

of \$6,750 and send the paperwork to the Tax Assessor for credits contingent upon

receipt of photographs. Motion seconded by Ms. Read and approved unanimously. Secretary was directed to contact Mr. Weed regarding the

photographs.

c. Review – Julie Blount

11 Wheaton Street.

Ms. Blount told the committee her project was not yet ready for final review but would be in a couple months.

d. New Application – Julie Blount

11 Wheaton Street

Ms. Blount presented a new application for the removal/replacement of damaged clapboards for \$9,500. Mr. Theberge made a motion to approve, seconded by Ms. Collins. Motion to approve passed.

Mr. Fuller broached the subject which had been discussed at last month's meeting as to whether Ms. Blount had "maxed out" her tax credits which are 20% of the property owner's tax bill over seven years – revolving.

Mr. Theberge advised Ms. Blount to discuss the matter with the Tax Assessor.

e. New Application – Laurent Dallaire

44 State Street

Mr. Dallaire, who was not present, had submitted his application beforehand and had discussed it with General Valente. The project consists of removal/replacement of deteriorated clapboards, scrape/sand siding and trim; repair doors and windows, repair foundations for a total \$20,000. General Valente told the committee the project would be a "multi-effort" as Mr. Dallaire is doing the work himself and the amount was for materials only.

Mr. Theberge made a motion to approve, seconded by Mr. DaSilva. Motion passed.

f. New Application – Raymond Payson and Marcia Blount

14 Washington Street

Mr. Payson described the project which consists of exterior paint

preparation, painting, repair/replacement of clapboards and pre-pointing the foundation for \$33,700. However, he had neglected to include or bring written estimates and was asked to deliver them to the secretary at his earliest convenience.

As had been the case with Julie Blount, the issue of “maxed out” credits was discussed. Mr. DaSilva pointed out that, as in the case with Ms. Blount, even if the committee approved the full amount of the project, the amount in tax credits would be determined by the Assessor according to her records. Mr. Payson was told to discuss this with the Assessor.

Mr. Theberge made a motion to approve, seconded by Ms. Collins. Motion was unanimous.

3. New Business

a. The committee heard a presentation by John O’Hearne of O’Hearne Associates Architects, regarding the proposed renovations and addition to the former Liberty Street School. Mr. O’Hearne said he was advised to present the very preliminary plans to the WVHDC on the advice of the Rhode Island Historical Preservation & Heritage Commission.

The Town of Warren had sold the school to the East Bay Community Development Corp., of Bristol, for affordable elderly housing. Mr. O’Hearne said the developer is now applying for grants, chiefly HUD 202.

There will be eight (8) apartment units in the existing structure with twelve (12) more in the addition. In order to make the project “work” twenty (20) units are needed, he said. Twenty-one (21) parking spaces are planned.

Because of the size of the project the site is “difficult” even with the acquisition of land from abutters. There are also challenges to be met with building and fire codes, he said.

Mr. Theberge asked if the plan had gone before the Town’s Planning or Zoning Board yet. Mr. O’Hearne said no. But there are historic restrictions on the project, he said.

Much of the discussion focused on the addition, in particular the glassed-in portion which connects the two buildings. Mr. O’Hearne said that the glassed-in section would house bedrooms, not an atrium or lobby, as it would appear. That plan drew some negative comments from committee members.

In answer to the question, Mr. O’Hearne said the trees in front of the existing structure would be preserved, the masonry will be hand re-pointed. Although he said he was unsure, in all likelihood windows will be aluminum to conform to HUD standards.

Rather than install new doors, Mr. DaSilva suggested restoring the existing doors. Mr. O’Hearne said that would be possible. He told the

committee his firm was attempting to conform to HUD standards as well as state preservation standards.

As the design portion of the project moves forward, the committee will compile recommendations to send to O’Hearne Associates. They will listen to the recording of the presentation to come up with the letter, said Gen. Valente.

When asked for a date of completion, Mr. O’Hearne said possibly 2012. Much hinges on funding.

3. Review of Minutes

The Minutes of the June 23, 2009 were reviewed. Mr. Theberge made a motion to accept the Minutes, seconded by Ms. Read. The motion passed unanimously.

4. Old Business

a. Financial Report

Mr. DaSilva presented the FY 2008-2009 Final Report (ended 6/30/09). The WVHDC spent \$2,430.94 over the fiscal year, with \$69.00 remaining. The committee voted unanimously to accept the final budget report. The new budget for FY 2009-12010 is \$3,000.

b. Status Report

Mr. DaSilva also presented the Status Report which consisted of open projects.

c. Standards & Guidelines

Mr. Fuller reported on the Standards & Guidelines Workshop. He said the sub-committee will submit the revision at the August 25 meeting. He said the committee was able to eliminate quite a bit of duplicated material. He also said he will mail the new version to members prior to the meeting.

5. Other

Ms. Read said the Minimum Housing Committee would like to compose a booklet. She asked if that committee should meet with the WVHDC as the Liberty Street School project concerns both groups. General Valente asked her to have the Minimum Housing Committee representative call hm.

Ms. Collins said she had read that Azek is an appropriate material according to the Secretary of the Interior's standards. In Arlington, Va., Azek is allowed for additions and new construction, but not restoration. She said she found the article informative as the committee deals with applicants' use of Azek material.

6. Adjournment

Mr. Theberge made a motion to adjourn, seconded by Ms. Collins. The meeting is adjourned at 9:00 p.m.

The next regular meeting is Tuesday, August 25, 2009.