

# **WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE**

**September 28, 2010 Regular Meeting**

**Warren Town Hall, 2nd Floor**

**7:00 pm**

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

**Attendees: Edward J. Theberge, Janet O'Brien, Chris Fuller, Patricia Read and John DaSilva**

**Also in attendance – Trafford Kane and Alyn Carlson from Trafford's Restaurant;**

**School Street property owner Wendy Farr and contractor**

**Tom Fairchild**

**Absentees: BG (Ret.) Richard J. Valente and Eileen Collins**

**Location: Planning Board Conference Room, 2nd floor, Warren Town Hall**

**1 - Meeting called to order at 7:04 p.m.**

**2 – New/Review Applicants**

**(a) Review Proposed Sign**

**Trafford's Restaurant, 285 Water Street**

**Mr. Kane and Ms. Carlson presented the proposed design for the new restaurant. The sign measures 3 X 4, is made of wood and is based**

on a 100 year-old image from the historical Providence Special Collections, they said. Mr. Kane explained they must appear before the Zoning Board for a variance because the sign is larger than allowed.

Mr. DaSilva made a motion to heartily recommend the design of the sign as presented and send a recommendation to the Zoning Board. Mr. Fuller seconded the motion which passed unanimously. The committee asked the secretary to address the letter to Chairman Ben Ferrazzano and send a copy to the Building Official.

**(b) Wendy Farr – Final Review**

**15 School Street**

Ms. Farr explained that the final cost of the project was more than had been initially approved in November, 2009, because structural improvements had to be made. The approval was for \$17,400 and the final amount is \$21, 508.

The committee reviewed the documents and found that in several cases there were estimates rather than receipts or cancelled checks. Mr. Fairchild said he would furnish the committee with cancelled checks and Ms. Farr will bring them to the secretary at Town Hall.

Mr. Fuller made a motion to approve the full project cost of \$21,508 contingent on the receipt of the cancelled checks for the amounts listed and a summary and explanation as to what portion of each check reflects an approved amount.

**Ms. Read seconded the motion which passed unanimously. Final approval vote will be at next month's meeting (October, 2010) after the checks are received.**

### **3- Review of Minutes**

#### **a. August 24, 2010**

**The committee asked for a correction to a spelling error on page 1. After the correction was noted, Mr. DaSilva made a motion to accept the minutes, with a second from Mr. Fuller. The motion passed.**

### **4 - Old Business**

#### **a. Financial Report**

**Mr. DaSilva reported that expenses to date in the 2010-2011 Fiscal Year are \$280, with future commitments under \$1,210.**

#### **b. Status Report**

**No changes to the status report since last month.**

**Mr. DaSilva said he has met with Town Planner Caroline Wells regarding the Web site. He**

**said if she merely moves the WVHDC site to the Town's Web site "we will no longer**

**have our own site." However for \$85 annually the site could**

remain separate.

Mr. DaSilva suggested keeping the current maintenance company which costs \$90 per quarter until such time as Ms. Wells takes over. He also suggested paying the \$85 fee.

Because the item was not on the agenda, no vote was taken. The question of the Web site will be placed on next month's agenda for a vote.

## **5 - New Business**

The committee discussed the future of the former Liberty Street School which, if the Council approves the bid, will become the property of Brito Construction.

The Brito plan calls for 20 luxury units which would entail building an addition to the existing structure.

Mr. Theberge reminded the committee that the last time they were consulted about the school was at the request of the state Historic Preservation and Heritage Commission. At that time the East Bay Community Development Corporation had intended to purchase the property for elderly housing.

He said he believes that the state will ask the WVHDC to look at plans for the Brito project.

**Mr. Fuller said he would like to look at any protective covenants concerning retaining the building's historical features.**

## **6 - Adjournment**

**Mr. DaSilva made a motion to adjourn, seconded by Mr. Fuller and passed unanimously.**

**The meeting adjourned at 8:26 p.m.**