

# **WARREN VOLUNTARY HISTORIC DISTRICT COMMITTEE**

**Minutes of January 28, 2014 Meeting**

**Warren Town Hall, basement level**

**7:30 pm**

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

**Attendees: BG (Ret.) Richard J. Valente, Edward J. Theberge, Steven Thompson, Eileen Collins**

**Absentees: Patricia Read and John Sheridan**

**Location: Warren Youth Center, Warren Town Hall**

**1 - Meeting called to order at 7:35 p.m.**

**2 – New/Review Applicants**

**a. New – Nancy Faria**

**154 Child St. – Ms. Faria was present to describe the project which consists of**

**preparation, labor and materials to paint her house.**

**Labor costs are estimated at \$5,650 and materials at \$1,400 for a total \$7,050.**

**The committee had no questions.**

**Mr. Theberge made a motion to approve the project as submitted, seconded by Ms. Collins and passed unanimously.**

**b. Final Approval – Thomas and Jill Culora**

**976 Main St. – The applicant was present to describe the painting project which consisted of paint and labor for a total cost of \$7,810.23. Because no paid invoice or cancelled check was presented, Mr. Thompson made a motion to approve the project pending submission of a paid receipt or cancelled check. His motion was seconded by Ms. Collins and passed unanimously.**

**c. Final Approval – Steven Thompson and Nicholas Heywood**

**51 Broad St. – Mr. Thompson recused himself as a member of the committee. He presented the completed project which consisted of stabilizing a side porch and stabilizing the footings on outbuildings. The total cost was \$6,200, \$500 less than the original estimate. Mr. Theberge made a motion to approve, seconded by Ms. Collins and passed unanimously.**

**3 – Review of Minutes**

**a. October 15, 2013 Regular Meeting**

**b. November 19, 2013 Regular Meeting**

**Mr. Theberge made a motion to approve the minutes, seconded by Ms. Collins and passed unanimously**

## **4 – New Business**

### **a. Recommendations/Improvement Advice – Julia Bush**

**426 Main St.**

**Mr. and Mrs. Bush were present to ask the opinion of committee members. They displayed old photographs of the downtown corner building as well as current photos, renderings of what they propose for renovations (in particular re-siding) and a photograph of a building on Main Street already re-sided.**

**The committee studied the photographs and asked questions. Ms. Collins explained that while the siding was allowable it would not qualify for historic tax credits. She encouraged the couple to consider an alternative to siding that would be more appropriate and in keeping with the original/historic architecture.**

### **b. Request for Planning Board Recommendation**

**Tav-Vino Restaurant**

**267 Water St.**

**Attorney Robert Healey represented the owner of the restaurant. The project consists of a second floor deck and landing at the building's southern side. A staircase is also planned.**

**Mr. Healey explained that owner Paul D. Bullock is seeking a recommendation to the Planning Board (compliance with Zoning Ordinance), and the Planning Board in turn will provide an opinion to the Zoning Board which will consider granting a Special Use Permit for the construction.**

**Ms. Collins recused herself as an abutter and Mr. Thompson recused himself as he is a member of the Planning Board.**

**Chairman Valente and Vice-Chairman Theberge studied the plans and offered no objection. However, although the meeting was convened with a quorum, the two recusals constituted lack of a quorum. However, after considerable discussion, Mr. Valente and Mr. Theberge voted to recommend the project to the Planning Board.**

**c. Building Official Referral: James Carter**

**492 Water St.**

**Mr. Carter is seeking a building permit to raise the roof and install a new roof that would be 30 ft., rather than 28 feet high. He also plans to install a dormer. He will maintain the same overhang. The house was built circa 1922.**

**The committee and Mr. Carter discussed the history of the architecture of the house which has undergone changes over the years.**

**Mr. Theberge made a motion to approve Mr. Carter's request for a building permit to install a new roof, seconded by Mr. Collins and passed unanimously.**

**d. Discussion: Sale of the Jamiel House (Miller Abbott House, 1789)**

**Nicholas Heywood gave committee members a document detailing the history of the house which was recently sold to a developer.**

**The committee discussed a course of action to try to maintain the**

property's historic architecture. It was decided to send a letter inviting the developer to a WVHDC meeting to acquaint him with the tax credits program.

**e. Tourister Mill Application Review**

A draft of plans for the mill complex was reviewed. It was suggested to send a letter to the owners inviting them to the committee's next meeting on February 25.

A motion to that effect was made by Mr. Thompson, seconded by Mr. Theberge and passed unanimously.

**5 - Old Business**

**a. Financial report**

**b. Status Report**

Both reports were tabled until the next meeting.

**c. Hiram Jamiel property at Baker and Main Streets**

There has been no response from the Solicitor regarding a letter the WVHDC sent asking him if the committee has any recourse regarding the deteriorating condition of the historic property. The item will be placed on next month's agenda for further discussion.

**6 - Adjournment**

Mr. Theberge made a motion to adjourn the meeting seconded by Ms. Collins.

The meeting was adjourned.