

# **Warwick Historic District Commission**

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**Warwick City Hall**

**3275 Post Road**

**Warwick, Rhode Island 02886**

**Meeting Minutes**

**Wednesday, October 18, 2017**

**Warwick Planning Department**

**Second Floor, City Hall Annex**

**The following Commission members were in attendance:**

**Ms. Donna Tobin, Chair**

**Ms. Carol Pratt**

**Mr. Michael Carroll**

**Mr. Barry O'Brien**

**Mr. Bill McQuade**

**The following Commissioners were absent:**

**Ms. Ginny Leslie, Vice Chair**

**Mr. Maxwell Pounder**

**The following staff member was present:**

**Sue Baker, Warwick Planning Department**

**Commissioner Tobin called the meeting to order at 6:03 p.m.**

**Petition #17-247-141**

**Residential/James and Barbara Bellini**

**36-40 King Street**

**Pontiac Village**

**The Petitioner is seeking modification to a previous approval relative to new construction at the subject property. The Petitioner is seeking to construct 10' x 10' pressure-treated decks on the rear of a triplex presently under construction, rather than the previously-approved cast concrete stairs at the rear of the structure. The frame, decking, rails, newel posts and balusters are all to be of pressure-treated wood.**

**Mr. Bellini explained that there are a good number of trees and vegetation at the rear of the property and they would therefore prefer to keep the grade of the land in its existing condition. Therefore, they are seeking approval to construct the second-floor decks, with stairs leading down.**

**Discussion took place relative to the design of the balusters; Commissioner Carroll suggested they are too modern. Further discussion ensued. Mr. Bellini presented the Commission with a rendering of a style that was more in keeping with the character of the area. The rendering was entered into the record as "Exhibit A." Discussion also took place relative to whether lattice would be installed. Mr. Bellini noted that the decks would not be visible from**

**the street. Commissioner Tobin did not feel that was something that the Commission could require, and Commissioner McQuade noted that some residents might decide to add lattice themselves, if they decided to use the area beneath the deck for storage.**

**There being no further discussion, Commissioner made a motion to approve Petition #17-274-141 as amended, with the design of the balusters and rail as depicted in “Exhibit A,” and the frame, decking, rails, newel posts and balusters all to be of pressure-treated wood, with the staircases extending from the deck. Commissioner Pratt seconded the motion. All voted in favor; none opposed.**

**Petition #17-273-246**

**Residential/WY Group, LLC**

**39 Greenwich Avenue & Tingley Street**

**Pontiac Village**

**The Petitioners are seeking approval to construct a new, two-story, 36’ x 28’ wood frame, single-family home with a two-car garage on property to be created by subdividing an existing lot identified as 39 Greenwich Avenue.**

**The Petitioners, Sam Wong and Jose Suarez, explained that they were proposing to build a two-floor, Victorian-style home, with clapboards, Pella windows, with a 6/1 lite pattern, and rear French doors, of wood.**

**The garage doors would be of aluminum, and the front entrance door of the home would be of wood, with six panels with two glass/panel sidelites and 1" x 8" wood trim casings. The front entrance porch would have a hip roof with crown moldings, supported by two columns with decorative wood bases, and front stairs of cast concrete.**

**Discussion took place regarding the design of the window lites and the design of the front door panels. Commissioners would like to see more details relative to the windows that are being proposed. Commissioner Tobin said that, based on the overall discussion, the Commission liked the general design, the use of clapboard shingles, the proposed wide window frames and sills. The general design and concept are very appealing; the details of the windows are the concern.**

**After further discussion, it was agreed that the project could be approved, as long as the Petitioners agreed to appear at a future meeting to present a cut sheet and further details of the windows, French doors and sidelites.**

**Commissioner McQuade motioned to approve the plans for the project, with the caveat that the Petitioners will come back with specifics for the windows, the sidelites on the front door, the French doors, and the front porch rails. Seconded by Commissioner Pratt. All voted in favor; none opposed.**

## **OTHER BUSINESS**

- **Approval of minutes of the August 16, 2017 meeting – continued until the November 15, 2017 meeting.**
- **Approval of minutes of the September 20, 2017 meeting – continued until the November 15, 2017 meeting.**

**Commissioner Pratt made a motion to adjourn, seconded by Commissioner McQuade. All voted in favor; none opposed. The meeting adjourned at 6:57 p.m.**