

# Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

**Meeting Minutes**  
**Wednesday, June 15, 2016**  
**Warwick Planning Department**  
**Second Floor, City Hall Annex**

The following Commission members were in attendance:

Ms. Donna Tobin, Chair  
Ms. Ginny Leslie, Vice Chair  
Mr. William McQuade  
Mr. Barry O'Brien  
Mr. Maxwell Pounder

The following Commission members were absent:

Ms. Jennifer Siciliano  
Ms. Carol Pratt

The following staff members were present:

Sue Baker, Warwick Planning Department  
Trish Reynolds, Warwick Planning Department

The meeting was called to order by the Chairperson at 6:02 p.m.

**Petition #16-231-06**  
**Stone Wall Alterations**  
**Cowesett Road**

The Petitioner is seeking approval to alter an existing stone wall to accommodate a 15' opening for drive access to a new lot, and construct double-tier, mortared endcaps, on concrete footing.

Angelo M. "Mike" Raimondi, PLS, president of Scituate Surveys, and landscape architect Megan Gardner, of Gardner + Gerrish Landscape Architects, were present for the petition.

It was explained that stones that are removed to make the wall opening will be used to construct piers on either side of the driveway in order to maintain the existing historical context and features of the wall. Endcaps will replicate what is existing on other portions of the wall. A barway gate will be removed, and stones removed to create the driveway will be used to fill in that space.

Commissioner Tobin noted that existing openings elsewhere along the wall appear to be smaller than the proposed 15' opening; Mr. Raimondi explained that the existing openings are smaller than the new driveway opening, and there are no plans to alter them. Ms. Reynolds noted that as part of the subdivision review process the City's fire marshal will review the plans to ensure they meet safety requirements; for many projects they prefer 20' openings, but work to get the dimensions down to something more reasonable for residential projects.

Commissioner Leslie motioned to approve the petition, citing Secretary of the Interior Standards for Rehabilitation Standard #9, with a stipulation that any excess stones resulting from the creation of the new wall opening shall be retained on-site and used to make any necessary future repairs to the wall.

Commissioner McQuade seconded the motion. All voted in favor; none opposed.

**Petition #16-291-39**  
**Residential**  
**121 Post Road**  
**Pawtuxet Village**

The Petitioner is seeking approval to replace an existing bow window in the front of the house with a similarly-styled bay window.

Petitioner Kelly Harrington explained that the house originally featured a front porch, which was removed when Post Road was widened sometime in the 1960s. The window was installed at that time, and is now drafty, leaking and causing mold problems in the interior of the residence. She is seeking to replace the window with a vinyl composite Pinnacle window, framed by New England Shoreline.

Commissioner Tobin noted that the Petitioner had received approval in 2013 to install Andersen vinyl clad wood windows in the residence, and the proposed one is a wood core with a composite. Commissioners expressed concern about the wood composite. Commissioner Tobin explained that they look for a wood window with "cladding."

Discussion ensued about the style of the windows and what was appropriate for the period of the residence. Commissioner Pounder recommended an Andersen 400 series window or something similar.

Ms. Harrington explained that she would not necessarily object if the Commission were to approve the Andersen 400 series model or similar but since she was not aware of what the price difference between that and the Pinnacle series was, asked if she could come back before the Commission if the Andersen model was too cost-prohibitive. Commissioner Tobin said that would be acceptable.

Commissioner Pounder motioned to approve Petition #16-291-39, citing Secretary of the Interior Standard for Rehabilitation #9. The window shall be an Anderson 400 series, or similar, double-hung angle bay window that is most similar to the projection of the

existing window; all windows shall be in a 2/1 lite pattern; the sides shall be double-hung; the middle of the window shall be solid, or two-double hung, or one-double hung, to fit the space; and all windows shall be vinyl-clad wood.

Commissioner Leslie seconded the motion. All voted in favor; none opposed.

**Petition #16-293-563**

**Residential**

**29 South Atlantic Avenue**

**Pawtuxet Village**

The Petitioners, Rick Mandile and Carleen Colburn, are seeking approval to make renovations to an exterior porch. The proposed project includes replacing existing piers at the front with new piers that are adequately sized to carry the existing structural load; removing existing circular porch columns and installing four new, equally spaced, square tapered columns; replacing the existing entry door with a new, architecturally appropriate wood door and sidelight; installing new cedar shingle siding on vertical surfaces to match and be painted to match the existing; and widening the existing concrete stairs to accommodate a new, wider entry.

Mr. Mandile explained that they recently purchased the home and would like to make the renovations to make it more historically and architecturally appropriate for a bungalow circa early 1900s.

Discussion took place regarding the proposed massing of the columns, the column design and the materials to be used for the stairs. Commissioner Pounder inquired whether they would be concrete or stone; Mr. Mandile replied he was uncertain at this time. Commissioners indicated they would not be opposed to concrete. Commissioner Leslie noted that that is the material of the existing stairs.

Commissioner Pounder motioned to approve the renovations to the exterior front porch as submitted, and recommended a preference of stone stairs, but that an alternative of concrete would be accepted. Secretary of the Interior Standards for Rehabilitation #2, #9, and #10 were cited. Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

**Petition #16-274-204**

**Pontiac Mill Water Tower**

**334 Knight Street**

**Pontiac Village**

This Petition has been continued from the February 17, 2106 meeting. Petitioner is seeking modifications to previously-approved Petition #10-274-180, 204; specifically, to swap three (3) panel antennas and add three (3) radios located behind the antennas.

Timothy Whelan, representing T-Mobile, and Michael Queenan, Esq., representing American Tower, were both present at the meeting. Mr. Whelan explained the project to the Commission. There would be no change in equipment size or location.

Mr. Whelan also noted the Commission's previously expressed concern that the water tower be painted. He explained that it had taken several months to sort the issue out among various parties but a resolution had been reached.

Ms. Reynolds informed the Commission that the developer of the Pontiac Mill property is investing roughly \$35 million in the project and plans to paint the tower.

She had received an email, dated June 15, 2016, from Larry Silverstein, President, Union Box Company, relative to the existing appearance of the water tower, which has been of concern to the Commission for several years now, dating to the prior mill ownership.

This email was considered by the Commission and factored into their deliberations as an additional finding, and reads as follows:

"Pursuant to our conversation on site at the Pontiac Mills project this past month, the developer, Union Mill LLC, will include the painting of the water tower as part of the projected work to be performed on the complex. The water tank painting will take place prior to the completion of the first phase of construction, scheduled for a fall 2017 finish date. Please feel free to contact our company if there are any questions or concerns regarding this scheduled work."

Ms. Reynolds also noted that Mr. Silverstein is working with NYLO Hotel relative to an easement the hotel has on the tower and is hopeful that issue will be resolved.

Commissioner Pounder made a motion to approve Petition #16-274-204, citing Secretary of the Interior's Standard #9, as presented, and with the Planning Department's Findings, as presented in the meeting agenda. Commissioner Leslie seconded. All voted in favor; none opposed. Commissioner Tobin thanked Mr. Whelan for his efforts to resolve the painting issue.

## **OTHER BUSINESS**

### **1.) Approval of meeting minutes:**

- **Wednesday, March 16, 2016**

Vote continued to the July 20, 2016 meeting

- **Wednesday, May 18, 2016**

Commissioners Tobin, Leslie, McQuade and O'Brien voted to approve the minutes, with Commissioner Pounder abstaining.

**MISCELLANEOUS**

Ms. Reynolds informed the Commission that she and Ms. Baker would be meeting with members of the Warwick Historical Society on June 22 to discuss the Society's interest in implementing a type of historic plaque program, which could complement the City's existing program.

Commissioner McQuade made a motion to adjourn the meeting. Commissioner Pounder seconded the motion. All voted in favor; none opposed. The meeting adjourned at 7:15 p.m.