

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Meeting Minutes Wednesday, March 18, 2015 Warwick City Hall Planning Department

The following Commission members and staff were in attendance:

Ms. Donna Tobin, Chair
Ms. Ginny Leslie, Vice Chair
Mr. William McQuade
Ms. Jennifer Siciliano
Ms. Carol Pratt

The following Commission members were absent:

Mr. Maxwell Pounder
Mr. Barry O'Brien

The following staff members were present:

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

The meeting was called to order by the Chairperson at 6:05 p.m.

Petition #15-355-188

162 Payton Avenue

Alterations to stone wall

Create openings in existing stone wall for a proposed four (4) lot subdivision.

The Petitioner, Mr. Ronald Chofay, owner of North End Realty, was present to explain his project to the Commission.

He plans to subdivide the subject property and construct four, single-family residential homes. He explained that there is no dimensional relief needed, as they meet or exceed the City's requirements. He provided copies of the plans for the Commission to review.

The Planning Department has recommended 18-foot driveway openings for the development, which is the minimum to meet parking requirements. This is smaller than they typically do, but they are going to follow the Department's recommendation. The Petitioner explained that the property fronts Park and Payton Avenues, and that over time the Payton Avenue side wall has sustained some damage. Two existing wall

openings will be used for driveway openings. Some portion of the wall may have to be moved.

On the other side, they will have two freshly cut end caps that will be repaired in like or similar fashion. Stones from the breaks may be able to be salvaged for the end caps, and it is likely that materials from the Park Avenue side of the wall can be used to repair Payton.

Discussion took place relative to the age of the home (built circa 1870s) and that numerous additions were made over time.

The Petitioner explained that there are specifications relative to the installation of utility lines and that during construction portions of the wall will have to be demolished and will then be put back together.

Discussion took place relative to which endcaps will be used as a model for the newly constructed ones. Commissioner McQuade inquired whether they would be fashioned to look like existing ones. The Petitioner said he did not envision big end caps like that, and they may even be even with the wall.

Commissioner Tobin said to do that would be changing the character of the wall. She noted that part of the reason the Commission has purview over the walls is to help ensure the character of the wall and to encourage that the character of walls will be maintained. Her preference would be for the wall's appearance and material to be matched to existing appearance and that using existing stones would be ideal. The Petitioner said that he has done that with other projects and it has worked out well. He indicated that the walls would be a good selling feature and there should be enough on-site material to make end caps and repair some of the existing stones.

Of the four openings, the same stone there will be put back, with driveway ends to be constructed like the ones depicted in the photos provided at the meeting that were labeled "end cap." Additional discussion ensued relative to entrances. Commissioner Leslie noted that a curve to a portion of the wall was a distinctive feature and felt it should be preserved. The Petitioner said he could move the driveway to accommodate that request.

Commissioner Leslie motioned to approve 15-355-188 on Payton Avenue for alterations to the stone walls on Payton and Park Avenues:

On Park Avenue, two new openings will be created; 18 feet in between as per the survey of the plat and each will have an endcap similar to others in the wall identified on Payton. There will be four endcaps there.

On Payton Avenue, there will also be two openings. The one on Lot one will be 18 feet with end posts. The one on Lot 2 will be 18 feet. The curved section of the wall will remain with its endcap and the endcap on the easterly side will be moved and then connected to the existing stone wall, towards the property, with the end cap to match the one across the driveway from it.

Stones removed from other openings, or matched with like materials, will be used to repair the walls.

Commissioner Leslie then amended the motion to include that temporary demolition of sections of the walls will be allowed for construction of water, gas, and sewer (all utility) lines and shall be repaired to look as much as possible to their exiting appearance prior to demolition.

Commissioner Pratt seconded the motion as amended. The motion passed unanimously, with five in favor and none opposed. A copy of the marked photo depicting the endcaps was given to the Petitioner for reference.

OTHER BUSINESS

- **Review of Design Standards**

Ms. Reynolds noted that she had spoken with Commissioner Pounder, who had done significant research on windows and planned to attend the meeting. Ms. Reynolds suggested continuing the discussion until the next meeting, as windows are one of the biggest issues relative to design standards.

Commissioner McQuade motioned to continue the discussion until the April 15, 2015 meeting. The motion passed unanimously.

Ms. Reynolds is to email links to the Commissioners that show good examples of standards. It is anticipated that the review process will take between six to eight months to complete.

- **Review and approval of minutes of February 18, 2015 Meeting**

The vote was continued due to the lack of a quorum; Commissioners Pratt and Sicilliano were not present at the February meeting and would have to abstain.

It was noted, however, that there was an error. The word "Pawtuxet" should be changed to "Pawtucket" in relation to the Piezoni's petition; that correction will be made.

Commissioner McQuade motioned to adjourn the meeting. Commissioner Leslie seconded the motion, which passed unanimously.

The meeting concluded at 6:50 p.m.