

# Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

## **Meeting Minutes Wednesday, May 20, 2015 Warwick City Hall Planning Department**

The following Commission members and staff were in attendance:

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

The following Commission members were absent:

Ms. Donna Tobin, Chair  
Ms. Jennifer Sicilliano

The following staff members were present:

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

The meeting was called to order by Commissioner McQuade at 6 p.m. as Commissioner Leslie was not present at the opening of the meeting.

### **Petition #15-292-446**

#### **67 South Fair Street**

Single Family Dwelling  
Pawtuxet Village Historic District

The petition was to install replacement windows on all elevations. The windows have been installed without the proper authorization and approvals.

Commissioner McQuade explained to the Petitioners, Annette Purro and Pauline Patchis, that because only four commissioners were present, a vote would have to be unanimous to be approved and, if the petition were rejected, the applicants would be unable to appear before the commission for a year.

Ms. Purro read a statement into the record in which she explained that she and Ms. Patchis have lived in Warwick since 1978 and owned their present home on South Fair Street since 1982, choosing the area for its historic qualities, charm and quaintness. She explained that they would never knowingly do anything to detract from their property

and were unaware that proper procedures may not have been followed until they received a Notice of Violation from the City.

She explained that the new windows were replacing replacement windows that had been installed in 1988. Custom Built Windows was the contractor they selected because of their experience and the fact they are a local company. They had not been informed prior to window installation that they would need a permit or would need to seek approvals.

She presented side-by-side photos of the old and new windows as well as photos of their home taken in 2007 and 2015 to show that the windows were virtually indistinguishable from each other and that the new windows did not alter the appearance of the home.

Commissioner Leslie arrived at the meeting and read the recommendations of the Planning Department, which included three stipulations, into the record.

The stipulations were as follows:

1. *That the property owner shall apply for approval for any future exterior work on the building.*
2. *That the Historic District Commission shall notify the Building Department of the resolution of this issue.*
3. *That the appropriate fine shall be levied against the contractor by the Warwick Building Department.*

Commissioner McQuade noted that, although the applicants did not try to circumvent the process, the first stipulation was meant to safeguard any future improvements to the property. It was explained that approvals are not needed for painting.

Commissioner Pounder noted that the structure of the frame was better than that of most vinyl structures but noted that the muntin bars do not have a profile on the outside of the glass. He said that the fact that the windows in question are replacement windows replacing replacement windows complicated the issue.

In answer to Commissioner Pounder's question, Ms. Reynolds explained that by City regulations the windows were grandfathered in.

Commissioner Pounder suggested that in this case the petition could be approved but that it was not setting a precedent for future applications.

Commissioner McQuade made a motion to approve the petition, with approval to include the three stipulations recommended by the Planning Department. This motion also stated that it does not represent a precedent of the Warwick Historic District Commission because the petitioner is replacing an already replaced window and this therefore does not set a precedent.

Commissioner Pratt seconded the motion. The motion passed 5-0; there were no objections.

Mr. Joseph Mercurio, owner of Custom Built Windows, addressed the Commission and apologized. He said the oversight was not intentional as he had been installing these types of windows for 35 years, and had an application with him and payment for the project. Ms. Reynolds said there might be additional fines levied by the Building Department. She would check with them and get back to Mr. Mercurio with what is required of the company.

### **Review of Design Standards**

The review of standards was continued to the next meeting due to the fact that two Commissioners were not present and additional information needed to be gathered.

Commissioner McQuade made a motion to adjourn. Commissioner Pratt seconded the motion. The motion passed unanimously, 5-0.

The meeting was adjourned at 6:45 p.m.