

VILLAGE OF WARWICK
ARCHITECTURAL AND HISTORIC REVIEW BOARD
AUGUST 6, 2020

The monthly meeting of the Village of Warwick Architectural and Historic Review Board was held on Tuesday, August 11, 2015. Present were: Michael Bertolini, Jane Glazman, Robert Skallerup and Matt Finn. Others present were: Hazelynn & Patrick Corcoran. Others present: Neil DeMarino.

37 HIGH STREET

NEW CONSTRUCTION

MR. & MRS. CORCORAN

Mr. DeMarino submitted a copy of the unapproved minutes from the February 18, 2020 Zoning Board of Appeals to Mr. Bertolini.

Mr. Bertolini – Is there going to be a basement?

Mr. Corcoran – Yes.

Mr. Bertolini – It says here that you were not going to have a basement.

Mr. Corcoran – We did not intend to at first but we decided to have a basement.

Secretary – They are allowed to have a basement. The variance they received was an area variance for the setbacks for the front, sides and rear yard setbacks which they are complying with in their design.

Ms. Glazman – What will the basement be used for?

Mr. Corcoran – The utilities for the home and storage.

Mr. Bertolini – What type of roof are you proposing?

Ms. Corcoran – Architectural shingles, black or gray maybe.

Mr. Bertolini – The plan shows a metal roof.

Ms. Corcoran – Yes, but we changed it to architectural shingles.

Mr. Skallerup – Is there an attic?

Mr. Corcoran – Yes but for duct work only.

Mr. Skallerup – This is a 3 story house, what about fire protection?

Mr. Corcoran – We are installing a sprinkler system.

Mr. Bertolini – Are these black metal windows?

Ms. Corcoran – No, it is a type of PVC but it looks like old steel.

Mr. Skallerup – Is it painted black?

Mr. Corcoran – No, it is black extruded PVC.

Mr. Skallerup – I like that they have the divided window lights.

Ms. Glazman – The house just seems too big for the lot.

Ms. Corcoran – We have 5 children.

Mr. Bertolini – Is there off-street parking? I don't see a garage,

Mr. Corcoran – We will park in the driveway.

Mr. Bertolini – What will be in the backyard, is there grass?

Mr. Corcoran – There will be grass, it is a small backyard but we will have grass and landscaping,

Mr. Bertolini – What about the front yard and parking? How much yard do you have?

Mr. Corcoran – There will be grass in the front yard too and we are parking on the driveway along the side of the house.

Secretary – The property received a variance to construct a single family residence with a front yard of 16.6+- ft. with steps, 23.7+-ft. back/rear yard including steps, 1 side has 5+-ft. to the property line and the other side has 10+-ft. and that is where the driveway will go and that is where he will park. There is no parking allowed in the front yard.

Mr. Bertolini – The windows should be either 4 over 4 or 2 over 2 white wood framed windows. What about the front door?

Ms. Corcoran – A double wood door.

Mr. Bertolini – What are these lintel made of ?

Ms. Corcoran – Limestone or Bluestone.

Mr. Skallerup – Are the windows double-hung?

Mr. Corcoran – They are made to look double-hung but they tilt and turn.

Mr. Bertolini – What are the cornices?

Mr. Corcoran – Wood painted black to match the windows.

Mr. Bertolini – Is the projected roof shingled?

Ms. Corcoran – Yes.

Mr. Bertolini – This design just doesn't fit the neighborhood, it is looks contemporary in between 18th & 19th century buildings. It just will not look right.

Mr. Skallerup – What we need to see is a landscaping plan, it could help soften the look.

Ms. Corcoran – What about shutters?

Mr. Bertolini – No shutters, but we would like to see what type of trees or shrubs you will be planting.

Mr. Corcoran – There is a big tree in the backyard but I think it may be rotten and have to be taken down.

After more discussion the Board and the applicant agreed to the following:

Body – Clapboard or Hardie Board – pastel color to be determined

Windows – Wood or woodlike – White

Frontdoor – Double wooden

Trim – to be determined

On Monday, August 10, 2020 the applicant submitted a rendering and landscaping plan to the ARB with the following:

