

Posted: September 14, 2015

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

Wednesday, September 16, 2015

6:00 pm, Planning Department

PLANNING DEPARTMENT OFFICE

Petition #15-274-086
Single family dwelling
8 Central Street
Pontiac Village

This Petition was continued from the August meeting.

Install vinyl siding. This building is not considered to be a contributing structure within the District, constructed circa 1949, and is a Cape style dwelling.

Staff Report

This building is a single family dwelling located at the northern portion of the Pontiac Historic District, at the corner of North and Central Streets. It is not considered to be a contributing structure within the District, constructed in 1949 at the beginning of the era of suburban development in the City.

The Applicant is looking to install a shingle style vinyl siding in order to reduce future maintenance on the dwelling. According to Preservation Brief #8, Aluminum and Vinyl Siding of Historic Buildings, subtitled, The Appropriateness of Substitute Materials for Resurfacing Historic Wood Frame Buildings, issued by the US Department of the Interior, the Secretary of the Interior's Standards and accompanying Guidelines never recommend resurfacing frame buildings with any new material that does not duplicate the historic material because of the strong potential of altering the character of the historic building. However, the appropriate preservation decision on the use of substitute material in the rehabilitation of a historic building must always center on 2 principal concerns:

1. The possible damage or destruction of historic materials; and,

2. The possible negative impact on the historic character of historic district or setting in which the building is located.

In the block on Central Street, where this dwelling is located, there are 13 single and multi-family dwellings. Of the 13 dwelling, there are 10 dwellings that are considered to be contributing structures. Of these 10 contributing structures, 7 have been substantially altered, 5 with the addition of vinyl (or asbestos) siding.

The Planning Department finds that, at this time, the subject parcel is not considered to be a contributing, historic building, and is located within in an area where the majority of the contributing structures have been substantially and inappropriately altered.

In review of the Petition, the Commission should also consider if the change of material replicates the appearance and quality of the original siding, and the treatment of the window and door trim.