

Posted April 26, 2017

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

### **RESCHEDULED MEETING NOTICE/AGENDA MONDAY, MAY 1, 2017**

6:00 p.m.

Planning Department Conference Room  
City Hall Annex, Second Floor

#### **Petition #17-292-320**

**Residential/Kelly Linn & Jason Roderick  
51 Spring Garden Street  
Pawtuxet Village**

The Petitioner is seeking approval to install an 18' x 36' vinyl-lined, steel wall inground swimming pool to replace an existing, above ground pool that is 27' in diameter. The pool will be installed in the same location as the existing pool and will eventually have a concrete apron installed around the pool sides. An existing fence surrounding the property's perimeter will remain.

#### **Planning Department Recommendation**

The Property is listed in the Warwick Historic Preservation Plan (p. 111) as a Late Victorian-style, one-family residence, constructed circa 1900: a 1 ½-story, shingle, flank-gable, with central gabled dormer recessed into the roof slope, off center entrance under full, open porch on turned and bracketed posts. It was possibly built for Josiah and Ruth King. It also lists a garage (before 1922), a one-bay, end-gable, single; with replaced or covered swing doors.

The Preservation plan notes that it is in good condition. The property is on the National Register of Historic Places as part of the larger Pawtuxet Village.

The Department offers the following Secretary of the Interior Standards for Rehabilitation, as found in Chapter 6.9 of the City's Comprehensive Plan, for the Commission's consideration:

*9.) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.*

*10.) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Petition #17-274-141**

**New Construction of Residential Multi-Family  
36-40 King Street/James and Barbara Bellini  
Pontiac Village**

The Petitioners met with the Commission in an advisory capacity during its February and March meetings relative to an initial proposal to construct a 5-unit, multi-family residence on the subject property. The previous residence was heavily damaged by fire in January 2016, and was determined to be an involuntary demolition. The damaged multi-family has been razed, and, with appropriate approvals, it has been determined by the Building Official that the same number of units could be rebuilt in different configurations elsewhere on the property, or within the existing building footprint.

The Petitioners are proposing to construct two buildings: one duplex, mill-style in the front 30' from the street, and one triplex, mill-style building back in the lot behind the parking area approximately 160' back from the street, also facing the street. The buildings will include decorative roofs over the front doors with a corbel/bracket style support. Corner boards and trim of plain design, and 1" x 4". Siding is proposed to be smooth finish 6" exposure/revel cement board clapboard with a water table trim, 1" x 8". Windows are proposed to be a vinyl-clad wood, double hung. The Petitioners are proposing a 1/1 lite pattern.

Trim around the windows would be 1" x 4" of the cement board product, or pine. The buildings will also include architectural style roof shingles, painted fiberglass doors and front stairs of cast concrete, the rear of concrete or pressure treated wood. Paving will be asphalt, with walks provided to parking areas and front doors. Landscape screening will provide privacy for residents and neighbors, with the remainder of the rear lot to be cleared of debris and brush to allow it to return to a natural state.

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*10.) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

**Petition #17-245-95**  
**Commercial/KLS Realty LLC**  
**1350 Greenwich Avenue**  
**Apponaug Village**

The Petitioner is seeking approval to install an externally illuminated pylon sign, the external illumination to be eight (8) gooseneck light fixtures and four (4) ground flood lights. The overall size of the sign is proposed to be 17'6" x 9'3". The base will be of aluminum with ½" Sintra "frame" painted to match the building fascia. The address will be ½" Routed black Sintra. The sign body will be 11" deep aluminum structure with .08 aluminum cladding painted to match the existing building trim.

The Department offers the following Secretary of the Interior Standards for Rehabilitation, as found in Chapter 6.9 of the City's Comprehensive Plan, for the Commission's consideration:

*9.) New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.*

The Department also notes the following:

1). The property is zoned General Business with the Historic District overlay. Section 800, and specifically, Section 806.3 of the Zoning Ordinance states that the area of a freestanding sign shall be a maximum of 80 per side, not to exceed 160 square feet. The maximum height allowed is 15 feet.

As presented in the application, the proposed sign, at 17'6" high and 100.88 square feet, would also need approval from the Zoning Board of Review.

2). LED/electronic message board and internally illuminated signs are prohibited.

**OTHER BUSINESS**

- **Approval of minutes of August 17, 2016 meeting**
- **Approval of minutes of October 19, 2016 meeting**
- **Approval of minutes of February 15, 2017 meeting**