

Posted August 10, 2017

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

### **MEETING NOTICE/AGENDA Wednesday, August 16, 2017**

6:00 p.m.

Planning Department Conference Room  
City Hall Annex, Second Floor

**Petition #17-244-126**  
**Residential/Kevin Flynn**  
**3410 Post Road**  
**Apponaug Village**

The Petitioner was seeking approval to install six (6) vinyl replacement windows to replace existing vinyl windows, with the same 1/1 lite pattern, and to install one (1) replacement patio door in the rear.

At the July 19 meeting, the Historic District Commission voted to continue the Petition in order to allow the applicant to explore other window options. On July 20<sup>th</sup>, the Petitioner sent a letter officially withdrawing the Petition.

**Petition #17-244-105**  
**Commercial**  
**Katie Schibler Conn/Majada Properties**  
**3351 Post Road**  
**Apponaug Village**

The Petitioner is seeking approval to install three (3) new windows: two (2) attic, one (1) on the rear of the second floor, all vinyl clad wood, in a 12/12 lite pattern to match windows installed in 2010, and to replace a front exterior door, which is not visible from the outside.

The Petitioner also notes that they plan to scrape and paint trim and siding, replace a handful of fascia board and several clapboards. Color to match existing.

The Planning Department notes that:

1. The building is known as The Tide Mill, circa 1710, one of, if not the, oldest commercial buildings in the City and believed originally built as a grist mill to sell corn. "The Walking Tour of Historic Apponaug Village," published by the City in the

1990s, notes the rear of the building was made into two stories ca. 1800, and alterations were made to allow for staircases and two chimneys. It was owned by E. L. Budlong in 1870 and used as a residence. It was used as a restaurant from 1940-1986.

2. It is considered a contributing structure in the Village.
3. On October 27, 2010, the former property owners received approval to replace twelve (12) existing windows, which were not original to the building, with vinyl clad wood windows, in the same 12/12 lite pattern as the existing windows, as a replacement in-kind.

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.*

**Petition #17-244-105**

**Commercial/Pawtucket Credit Union**

**3319 Post Road**

**Apponaug Village**

The Petitioner is seeking approval to re-install a sign, which had been approved as to style and size, but without the brick base posts that had been approved as part of the original design.

The Department offers the following findings:

1. In 2005, the Commission approved a petition for the construction of a new bank building on the site, with Stipulation #3 that all signage must be reviewed by the Historic District Commission when complete.
2. In 2006, the Commission approved an externally-illuminated, four-sided pylon sign cube, with brick columns at the base of the sign posts. It was understood by the parties involved that the sign would be temporarily removed when work on the state Department of Transportation's construction of the Apponaug Bypass Project began near the premises.
3. The sign was removed and stored during construction. With work now substantially complete, the Petitioner is seeking approval to re-install the sign, but without the brick bases that were part of the original approval of the sign.
4. The sign will not be installed at its original location, as that portion of the parcel was taken by the state for construction. The Petitioner must also receive approval from the Zoning Board of Review for dimensional relief (for setback).

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.*

#### **OTHER BUSINESS**

- **Approval of minutes of July 19, 2017 meeting**