

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA Wednesday, October 18, 2017

6:00 p.m.

Planning Department Conference Room
City Hall Annex, Second Floor

Petition #17-247-141

**Residential/James and Barbara Bellini
36-40 King Street
Pontiac Village**

The Petitioner is seeking modification to a previous approval relative to new construction at the subject property. The Petitioner is seeking to construct 10' x 10' pressure-treated decks on the rear of a triplex presently under construction. The frame, decking, rails, newel posts and balusters are all to be of pressure-treated wood.

The Planning Department offers the following findings:

1. The prior residence on the property was heavily damaged by fire in January, 2016, and was declared to be an involuntary demolition and razed. The property was subsequently purchased by the Petitioners.
2. The Petitioners first appeared before the Commission at its February 15, 2017 meeting relative to a proposal to construct a 5-unit, multi-family residence on the subject property.
3. The Petitioners met again with the Commission at its March 15, 2017 meeting, and again at its May 1, 2017 meeting to discuss modifications to the original proposal as well as design, materials, and siting of the proposed new units.
4. At the May 1, 2017 meeting, the Commission granted approval to construct two new multi-family dwellings at the property; one duplex, mill-style building in the front 30' off 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.
5. During the course of discussions at the Commission meetings, it was noted that the grade of the rear portion of the property in relation to construction had not yet been determined, and that either concrete stairs or decks would be constructed on the rear portion of the units.

6. A stipulation included as part of the May 1, 2017 approval stated that:

"Plans for guardrails/handrails for stairs and/or decks shall be submitted to the HDC for separate review and approval and are hereby not shown or approved for construction."

7. The site plans that were approved at the May 1, 2017 meeting depicted cast concrete stairs at the rear of the triplex.

8. The Petitioners are requesting to change the rear cement stairs on the triplex building depicted in the approved plans to wood decks with stairs to grade, due to the topography of the lot dropping off in the rear behind the rear building. Materials will be of pressure-treated wood.

The Department further 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 #17-273-246

Residential/WY Group, LLC

39 Greenwich Avenue & Tingley Street

Pontiac Village

The Petitioner is seeking approval to construct a new, two-story, 36' x 28' wood frame, single-family home with a two-car garage on property to be created by subdividing an existing lot identified as 39 Greenwich Avenue.

Details of the proposed residence are as follows:

1. Front entrance porch to have a hip roof with crown moldings, supported by two (2) 6" x 6" wood columns with decorative wood bases, and front stairs of cast concrete.
2. The front entrance door will be of wood; with six panels with two (2) glass/panel sidelights and 1" x 8" wood trim casings.

3. The rear door will be a 72" x 80" Jeld-Wen French steel patio door with 15 lite, primed and painted.
4. Windows to be Anderson 200 series, wood, double-hung with a 6/1 lite pattern.
5. Trim around the windows to be 1" x 6" wood casings.
6. Corners, soffit, bargeboards and fascia boards will be 1" x 8" wood, primed and painted.
7. Siding will be ½" x 6" cedar clapboard, primed and painted.
8. Rear deck to be made out of 2" x 12" floor joist with 2" x 6" wood decking and 2" x 4" guardrails with 2" x 2" balusters, supported by three (3) 4" x 4" wood columns. All wood will be pressure treated.

The Department notes, for the Commission's information, that paving will be asphalt and that landscaping will include shrubs to be planted along both front and right of the property, and some existing trees will be preserved. Grass will be planted throughout the premises of the property.

The Department offers the following findings:

1. That the subject lot will be created by the subdivision of one (1) lot totaling 18,442 square feet, with an existing single-family dwelling, to create two (2) lots; one (1) new conforming 9,192 square-foot lot, with an existing single family dwelling, and the new 9,250 square foot lot for development of the Petitioner's proposed single-family dwelling; and,
2. That the project has received Master Plan Approval of a Major Subdivision from the Warwick Planning Board at its June 14, 2017 meeting; and,
3. That the Petitioner has previously appeared before the Commission at its November 2016 and January 2017 meetings, for approvals for new windows and new rear deck/sliding doors, respectively, for the existing single-family dwelling at 39 Greenwich Avenue, and the Petitioner worked cooperatively with the Commission throughout the process to address their concerns.

The Department further 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.

OTHER BUSINESS

- **Approval of minutes of the August 16, 2017 meeting**
- **Approval of minutes of the September 20, 2017 meeting**