

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

****** PLEASE NOTE CHANGE IN LOCATION DUE TO ANNEX CLOSURE ******

Wednesday, April 18, 2018

6:00 p.m.

City Hall Lower Level Conference Room
3275 Post Road
Warwick, Rhode Island 02886

Petition #17-273-246

Residential/WY Group, LLC

39 Greenwich Avenue & Tingley Street

Pontiac Village

At the October 18, 2017 meeting, the Petitioners received 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, with the stipulation that the Petitioners appear at a future meeting to present a cut sheet and further details of the windows, French doors and sidelites.

The Petitioners are now seeking approval of the proposed design and style of the windows, French doors and sidelites.

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 Preliminary Approval of a Major Subdivision from the Warwick Planning Board at its February 14, 2018 meeting.

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 #17-274-99

**Residential/Larry Amato
87 King Street
Pontiac Village**

This Petition was continued from the February 21, 2018 meeting.

The Petitioner is seeking approval to replace existing wooden front stair railings with new wooden railings with spindles, and to replace the existing wooden railings of the second-floor porch with railings with spindles in order to meet Building code. At the February 21 meeting, the Petitioner received approval to replace the existing windows with aluminum clad wood windows.

The City Tax Assessor's Property Card lists the residence as having been constructed circa 1885, and is a two-unit residential structure, with a gable roof and asbestos shingles. The "*Pontiac Village Survey: Building Integrity Map*," prepared in August 1994, lists the property as "vernacular with major alterations."

The Department offers the following Secretary of the Interior Standard 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.

Petition #17-292-344

**Residential/John Sommer
49 Remington Street
Pawtuxet Village**

At the February 21, 2018 meeting, Petitioner received approval for a number of projects related to the general rehabilitation and restoration of the residence, to include repairing/replacing the existing clapboards/shingles; replacing the existing windows with Anderson 400 Series windows; installing new overhead garage doors and replacing the roof.

The Commission continued a portion of the Petition, to install a new roof system, to allow the Petitioners time work with their architects to redesign the proposed roof system, to the March 21 meeting.

The Warwick Historic Preservation Plan (p. 120) lists the property as the Florence Risley Sisson House, circa 1909, a 2 ½- story, hip, vertical-plywood, simple sidehall-plan house, with a full

front turned post porch. Ms. Sisson was the original owner. The property also has a garage, circa early 20th Century; two-bay, hip, rock-faced, concrete block, with glazed rear swing doors.

The property is listed on the National Register of Historical Places, as part of this designation awarded to Pawtuxet Village.

The Department offers the following Secretary of the Interior Standard 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.

OTHER BUSINESS

- 1. Discussion/Adoption of additional standards of review, as follows, to address Rhode Island General Law Chapter 39-32, "Rhode Island Small Cell Siting Act," which allows for the siting of "small wireless facilities (SWTs)" in any zoning district, but provides for Historic District Commission review and approval:**
 - a. Freestanding and attached SWTs within the Pawtuxet, Pontiac, and Apponaug Historic Districts should be concealed, when practicable.
 - b. It is preferable not to locate any SWTs on a historic building or structure; however, any attached SWT shall not alter the character-defining features, distinctive construction methods or original historic materials of the building or structure.
 - c. Concealed attached or freestanding SWTs (such as, but not including, those located in chimneys, clock towers, light poles and flag poles), should be designed and sited in a way that is appropriate to the proposed location. For attached concealed SWTs, feed lines and antennas should be designed to match the façade, roof, wall or structure on which they are affixed to blend in with the existing design, color and texture to provide the least visually obtrusive profile.
 - d. Should a SWT not be concealed, freestanding SWTs should be screened, to the extent possible, by existing buildings or structures, to limit visibility from rights-of-way.
 - e. Non-concealed, roof-mounted SWTs shall be camouflaged within or behind existing architectural features to limit visibility from public rights-of-way, and stepped back from the façade to limit visual impact.
 - f. Non-concealed, attached SWTs shall be painted or shielded with materials similar to existing, in order to limit or screen the view of the SWT from public rights-of-way and keep design consistency with the existing structure.
 - g. Landscaping may be used as a screening method.
- 2. Discussion of Rhode Island General Laws affecting historic properties**
- 3. Approval of minutes of the January 17, 2018 meeting.**
- 4. Approval of minutes of the February 21, 2018 meeting.**