

Posted September 14, 2018

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, September 19, 2018

6:00 p.m.

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

Petition #18-245-94
3123 Post Road
Commercial
Apponaug Village

This Petition was continued from the August 15, 2018 meeting. The Petitioner is seeking approval to remove plywood that is presently boarding up an attached porch on the building and to install replacement windows, to match existing windows, which the Petitioner estimates have been in place for at least two decades, and siding. The Petitioner recently received approval to replace the roof in-kind.

The Tax Assessor's Property Card lists the building as having been constructed in approximately 1900 and consisting of 7,404 sf, with asphalt shingle roof, clapboards and a gable-style roof. The property is not listed in the Warwick Historic Preservation Plan.

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.

Petition #18-246-231
Commercial/Dean Passaretta
One Centerville Road
Apponaug Village

This Petition was continued from the August 15, 2018 meeting. The Petitioner is seeking approval to install two small (no larger than 3' x 7' maximum) wall signs, one over the main entrance of the restaurant, and one on the building façade facing Post Road, as well as exterior lighting to illuminate the signs. The name of the restaurant, V'anda, will be cut out of the metal signs. They are also seeking to install an interior neon, non-flashing sign in the window.

The Tax Assessor's property card lists the one-story structure as having been constructed in 1961 and consisting of 3,188 sf. In the mid- and late 20th century the building was used by S&S Pharmacy and later, Warwick Prescription Drugs. The space was most recently utilized as a restaurant, and, prior to that, as a retail store selling seafood products. Another retail entity presently occupies the other portion of the building. The property is not listed in the Warwick Historic Preservation Plan and is not considered a significantly contributing structure within the district.

The parcel abuts the Apponaug Company property, former home to mills and a key component in the industrial history of Apponaug village, which flourished as an industrial center producing uniforms in the Civil War and fine synthetic fabrics into the twentieth century. Apponaug's industrial base attracted families that serve as the strength of the community.

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Petition #18-292-342
Residential
51 Remington Street
Pawtuxet Village

The Petitioner is seeking approval to install new windows, Anderson A series, composed of wood with a fiberglass composite exterior, at the residence. For the Commission's information, the Petitioner also proposes to repair/replace damaged siding in kind.

The Warwick Historic Preservation Plan (p. 119) lists the residence as a Late Greek-Revival, Early Victorian, two-family structure constructed circa 1880s. It is a 2 ½ story, cross-gable clapboard, L-plan house with 1 12/s story projecting front gable ell. One entrance is located in the angle of ell and the second entrance under shed-roof, with turned-post porch on the east elevation featuring molded caps over 2/2 dhs windows. It is listed in good condition and is on the National Register of Historic Places as part of the designation afforded Pawtuxet Village.

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Petition #18-292-393

Commercial/Laurie O'Rourke

23 Peck Lane

Pawtuxet Village

The Petitioner is proposing to remove and replace the main front doors of the restaurant with like-kind doors with historic features as well as panic bars, safety spring safety spring hardware and fire-rated components to conform to building codes.

The structure was formerly home to the Gaspee Lounge. The Warwick Historic Preservation Plan (p.130) lists it as the George H. Arnold House Building, constructed circa 1880s; a 2 ½ story, flared-mansard, stucco-plywood-sheathing and -shingle. With second empire house with gable dormers, bracketed cornice and remaining upper portion of two front bays which may have flanked the original entry. The first floor, had been altered and new entries and windows added for use as a bar in the Gaspee Lounge. It is listed in good condition and is on the National Register of Historic Places as part of the larger Pawtuxet Village designation.

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Petition #18-292-393

Commercial/Steve Beaman

334 Knight Street/Pontiac Mills

Building 11, Suite 100

Pontiac Village

The Petitioner is seeking approval to install one (1) double-sided, 96"H x 39"W x 1 ½" perimeter frame blade sign advertising "Studio B Salon," fabricated with .063 aluminum face welded inset ¾" from frame. The sign will be mounted to the brick exterior wall, and illuminated externally with two (2) gooseneck lights.

The Pontiac Mills, established in 1820, has been on the National Register of Historic Places since 1972. It is presently undergoing a rehabilitation and renovation into mixed use of commercial and residential properties. The state Division of Taxation has approved \$5M in state historic tax credits, which, together with a Tax Stabilization Agreement with the City of Warwick, has enabled the \$35M project to come to fruition.

The proposed sign has been sent to the Rhode Island Heritage and Preservation for review.

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Petition #18-292-433

Residential/Leigh Revens

42 South Fair Street

Pawtuxet Village

The Petitioner is seeking approval to raze the existing residence and build a new one in a similar style. The Petitioner states that the property has been deemed beyond repair by the Warwick Building Inspector due to substantial deterioration of the foundation and major damage to the roof. The Petitioner also proposes to subdivide the existing lot in order to build a second residence (also in line with the character of other houses on the street) on the left side of the lot.

The Warwick Historic Preservation Plan (p. 133) lists as the Henry & Georgia A. Williams House (ca 1890), a 1 ½ story, cross-gable, shingle Queen Anne sidehall-plan cottage with bay window and open shed-roof porch with turned posts and sawn brackets. The Williams were the original owners. It is included on the National Register of Historic Places as part of the larger designation bestowed on Pawtuxet Village.

In an email dated Friday, September 14, 2018, the Building Inspector, Alfred DeCorte, has advised the Planning Department that he has inspected the building and found that the structural integrity has been compromised to the extent that the structure needs to be razed.

The Petitioner is appearing before this month to review proposed plans for the residence with the Commission and gain their input into the proposed style and design; no vote will be taken at this meeting. It is noted that the Historic District Commission does not have jurisdiction over the Petitioner's ability to subdivide the lot. That review and determination shall be made by the Planning Department Administrative Officer.

OTHER BUSINESS

- 1. Approval of minutes of the February 21, 2018 meeting.**
- 2. Approval of minutes of the June 20, 2018 meeting.**
- 3. Discussion of the existing and future character of Pawtuxet Village, specifically Fair, South Fair and North Fair streets and surrounding neighborhood.**