

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, October 17, 2018

6:00 p.m.

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

Petition #18-292-548

**95 Narragansett Parkway
Residential/Czabanowski
Pawtuxet Village**

The Petitioner is seeking approval to remove an existing, rotted front porch measuring approximately 35' x 10', enclosed with storm windows and a flat roof, and to remove the existing front steps and brick footings, which are falling apart.

The Petitioner proposes to dig and install new cement footings 42" in the ground and to build a new open porch measuring roughly 35' x 10' with rails and a flat roof using the same footprint as the existing porch.

The deck will be framed with 2" x 10" pressure-treated materials, decking will be 5/4" pressure-treated decking. All new rails will be pressure treated with 4" x 6" posts to hold up beam and roof. Roof and beams will be framed with 2" x 10" hem fir with 5/8" plywood for roof and a Carlisle rubber roof to be installed over plywood. All hangers and brackets will be used on construction of porch and porch will be built to Warwick codes.

The Petitioner has stated that the porch that was original to the house was not enclosed and that renovations will restore the residence more in line with its original appearance.

The Warwick Historic Preservation Plan (p. 168) lists the house as constructed in 1900, in the Late Victorian-Queen Anne style, a one-family residential structure. It is further listed as "two-story, flank-gable, clapboard-and-pattern shingle, centerhall-plan house, with large central gable dormer breaking roof cornice, full Colonial Revival porch (now enclosed) and molded and bracketed window caps."

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 #18-292-548

3123 Post Road

Commercial

Apponaug Village

This Petition was continued from the September 19, 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 #18-292-342

Residential

51 Remington Street

Pawtuxet Village

This Petition was continued from the September 19, 2018 meeting. 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.

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 #18-292-393

**Commercial/Laurie O'Rourke
23 Peck Lane
Pawtuxet Village**

The Petition was continued from the September 19, 2018 meeting. 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.

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 #18-292-433

**Residential/Leigh Revens
42 South Fair Street
Pawtuxet Village**

The Petitioner proposing 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 met with the Commission at the September 19, 2018 meeting to review proposed plans for the residence with the Commission and gain their input into the proposed style and design and has submitted revised plans in accordance with the Commission's recommendations.

The Petitioner is also to submit a copy of her structural engineer's report attesting to the deteriorated condition of the existing structure.

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.

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:

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.

The Department would request that, if the Commission approves the Petition, a stipulation be included that the Petitioner take extensive photos of the exterior and interior of the property prior to its demolition and that the photos be submitted both in hard copy and digital formats so that there is memorialization of the existing residence in the City's files.

OTHER BUSINESS

- 1. Approval of minutes of the February 21, 2018 meeting.**
- 2. Approval of minutes of the June 20, 2018 meeting.**