

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, January 16, 2019

6:00 p.m.

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

Petition #19-292-465
Stone Wall Alterations
69 Fair Street
House of Hope CDC

The Petitioner states that three sections of historic stone retaining walls on the subject property, which run along Fair Street and South Fair Street, are bulging outward and are in need of repair.

The proposed scope of work for the project includes:

- The removal of a triple-trunked maple tree at the corner of Fair and South Fair Streets
- Filling and leveling low ground section on the Fair Street edge and brining the soil level up to cover about halfway on the topmost stone
- Repairing three sections where stones have moved (Fair Street/South Fair Street corner), left of stairs and approximately halfway from stairs to the driveway at 57 Fair Street

The Department notes the following facts for the Commission's consideration:

1. The Petitioner, a non-profit agency, purchased the property in 2012 to create ten apartments
2. Substantial renovations (a \$2.5 million project) on the subject building were completed in part with the benefit of state Historic Tax Credits
3. The building was originally constructed circa 1820 as an exhibition hall for the Rhode Island Society for the Encouragement of Domestic Industry and converted into a private residence for R. Rhodes in 1848
4. The property is considered a contributing resource in the Pawtuxet Village Historic District, which is listed on the National Register of Historic Places

5. The Petitioner has consulted with the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) and has received guidance on how to repair the stone walls
6. The new mortar will match the existing mortar in terms of color, texture and composition
7. Stones will be reused where feasible
8. Any new stones will match the type and color of existing stones as closely as possible
9. Weep holes will be provided to permit better drainage through the wall
10. In a letter Dated 11 October 2018, the RIHPHC advised the City that it has concluded that the project will have no adverse effect on historic properties

The Department also 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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

The Department further notes that:

- 1.) The City's stone walls are tangible links to the City's colonial agrarian past and, as such, hold a unique historic significance for the City.
- 2.) The City's stone walls are continuously threatened by both private and public development and need to be protected.

OTHER BUSINESS

- 1. Discussion of stating findings in actions on applications**
- 2. Approval of meeting minutes**