

Posted October 10, 2019

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, October 16, 2019

6:00 p.m.

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

Petition #19-292-496
Residential/Jean Petrocchi
70 Fair Street
Pawtuxet Village

This Petition was continued from the September 30, 2019 meeting at the Commission's request so the Petitioner could explore additional options for the proposed replacement windows at the residence.

At the June 19, 2019 meeting, the Petitioner received approval to paint the exterior wood siding and trim, replace deteriorated trim in-kind, repair the existing porches, install Trex decking on the floor and replace the front rail system with balusters rails. At the July 17, 2019 meeting, the Petitioner received approval for repairs to the front and back stairs, which were in disrepair and unsafe.

As a continuation of the renovation project, the Petitioner is now seeking approval to replace existing windows. The Petitioner states that the exterior of the windows are of an original restored wood trim, which is a common design in the area. It is believed that at some point prior to the current owner purchasing the property, plastic window replacements were installed. Many of the windows do not operate, causing a safety and health concern for the Petitioner. Many of the windows do not lock, compounding the safety concerns.

The Petitioner proposes to maintain 100 percent the exterior design of the wood trim as well as interior trim but to replace the inoperable and unsightly interior sashes so they

operate. The Petitioner states that this will in no way affect the beauty of the work that has recently been completed.

The Warwick Historic Preservation Plan (p. 158) lists the residence as a Late Victorian, simple shingle-style in good condition. It is known as the Cyrus F. Baker House (ca 1900); 1 ½ story; cross-gable; vinyl siding; 2-bay façade, sidehall-plan cottage, with wrap porch (west and south) and cut away corner window under porch. Posts replaced and new fenestration added to the rear southeast corner of the house. It was constructed for Baker as his residence, or built for William E. Roward, who also built a similar house at 74 Fair Street as an investment and sold to Baker upon completion.

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 shall 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 #19-292-271
Robert and Karen Young/Residential
46 Bayside Avenue
Pawtuxet Village

At the September 30, 2019 meeting, the Petitioner sought, and received, approval to construct a 25'8" by 22' garage, which will be attached to the existing house, with the stipulation that the Petitioner return to receive approval for the garage door and two doorways. The Petitioner is now returning to seek those approvals.

The Warwick Historic Preservation Plan (p. 95) lists the residence, sited on a 5,944 sf lot, as constructed in the Late Victorian Style, constructed in the late 19th Century and possibly moved in 1920. It is a 2-1/2 story, flank-gable, clapboard, centerhall-plan, five-bay façade house, with two internal brick chimneys and central entrance under shed-roof open porch on early 20th Century paired posts. It notes that Bayside Avenue was created circa 1896. The residence does not appear on the 1917 map, but does appear here as site #10 in 1932. It may have been relocated to this site in conjunction with construction of Narragansett Parkway, which was completed in 1927.

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 shall 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 #19-293-559
Robert Morrissey/Residential
146 Post Road
Pawtuxet Village

At the September 30, 2019 meeting, the Petitioner received approval to rebuild front stairs on the existing residence. He is now seeking approval for proposed hand railings on the lower set of stairs at the front entrance as well as approval for the replacement of the three stairs and railings at the rear of the residence, with materials to match the main front staircase.

The Warwick Historic Preservation Plan (p. 173) lists the property as a one-family residential unit, in the Late Victorian/Queen Anne style, and in excellent condition. It was constructed circa 1920. The home is a 2 ½-story, end-gambrel, shingled, with one-story bays and screened porch on north and west sides.

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 shall 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 #19-292-502
Robert and Ann McCann/Residential
15 Bayside Avenue
Pawtuxet Village

This Petition was continued from the September 30, 2019 meeting, following a conceptual meeting with the Commission relative to proposed construction of a wood-framed, single-story addition, which will infill the space between the existing three-story dwelling and the existing two-story garage. The footprint size of the addition is 30 feet, 2 inches

deep (N-S) by 26 feet wide (E-W). The design intent is to specify matching and sympathetic materials to the extent possible, to emulate the existing shingle-style design.

The Warwick Historic Preservation Plan (p. 161) lists the property as the George E. Boyden House and Carriage House (ca 1895), a 2 ½ story, flared hip, clap and shingle, elaborate house in the Late Victorian/Queen Anne style, with complex cubical massing encircled by veranda on paired posts and situated on a waterfront lot. It also states that the home was constructed for George E. Boyden, apparently as a summer house, and was one of the first buildings constructed in the Bayview Avenue area. Boyden was treasurer of the Vesta Knitting Mills. From 1903-11, the property was owned by Alfred B. Pritkin, president of the A.B. Pritkin Machinery Company.

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 shall 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

1. Discussion on amendments to design standards for the Historic Districts.