

Posted November 15, 2019
Amended Posted November 18, 2019

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

AMENDED MEETING NOTICE/AGENDA

Wednesday, November 20, 2019

6:00 p.m.

City Hall Lower Level Conference Room

3275 Post Road

Warwick, Rhode Island 02886

Petition #19-239-18

SPRO II, Inc.

c/o Gary Famiglietti, Carpionato Group

777 Cowesett Road

Stone Wall Alterations

The Applicant is seeking approval to construct a 24-foot wide entrance and exit access driveway from Hardig Road for the above-mentioned property to allow residents easier access to and from the property to Hardig Road.

The construction will require the removal of approximately 55 feet of an existing stone wall; however, the stones are proposed to be reused on site to line both sides of the new entrance for approximately 27 feet on each side, as shown in plans submitted to the Department. The relocated wall construction will match that of the original wall construction.

The Sparrows Point II and III apartment complex is a project-based Section 8 Development designed for the elderly (62 years of age and older) and/or persons with disabilities under 62 years of age. Sparrows II consists of 151 apartments. One hundred thirty five are one bedroom and there are 16 two bedroom apartments. Sparrows III consists of 176 apartments, including 157 one-bedroom units and 19 two-bedroom apartments. Both facilities were constructed in the 1980s, according to records from the Tax Assessor's database.

The Department notes that the Applicant has been working in conjunction with the Planning Department and the Engineering Division of the Department of Public Works. Both have indicated that they have no issues with the scope of work proposed.

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.

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

This Petition was continued from the October 16, 2019 meeting, following a conceptual meeting with the Commission on September 30, 2019 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.*

Petition #19-245-175

Suzanne A. Chasse/Residential

65 Pleasant Street

Apponaug Village

The Applicant is seeking approval to construct an addition of an enclosed exterior staircase to the basement. Its entry will be located on the south side of the house with the door facing the street. The structure will then wrap around to the west side of the building and descend to the basement doorway.

The Tax Assessor's property card lists the property as a 648 sf, one-story, cottage-style residence with a hip roof structure and vinyl-sided exterior walls.

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 #19-274-240
Sunrun Installation Services/Residential
84 Greenwich Avenue
Pontiac Village

The Applicant is seeking approval to install an interconnected rooftop PV system. Two design options are being submitted for the Commission's consideration:

Design A – PV modules on the front and rear of the home/24 (330w) LG Panels 7.92 KW DC

Design B – PV modules on the rear of the home only, not visible from the public way/14 (330w) LG Panels 4.62 KW DC

The Warwick Tax Assessor's database lists the residence as having been constructed in 1967, a ranch-style, vinyl-sided gable-roof structure. It is not considered a contributing structure within the historic district.

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.

The Department also offers the following information from The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings relative to Solar Technology:

1. It is recommended to install a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right-of-way; for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right-of-way
2. It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible
3. Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended

Additionally, installing the associated electric equipment in the basement is the preferred option. If this is not viable, the equipment should be screened from view by landscape or fencing.

Petition #19-244-8
Salvatore Petrilli/Residential
97 Drum Rock Avenue
Stone Wall Alterations

The Applicant is seeking approval to remove approximately 10' feet on the left side of Zircon Street to allow access for construction of two new, three-bedroom residences.

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:

3. 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:

- 3.) 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.
- 4.) The City's stone walls are continuously threatened by both private and public development and need to be protected.

OTHER BUSINESS

Continuation of discussion of design standards within the Districts.