

Posted July 24, 2020

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

### **MEETING NOTICE/AGENDA \*\*\* Rescheduled from July 15, 2020 \*\*\***

Date: July 29, 2020  
Time: 6:00 PM  
Topic: Via Zoom Virtual Meeting

You may access or participate in the meeting using the Zoom application on a smart device or on a PC via the Web at [zoom.us](https://zoom.us) and clicking on JOIN A MEETING in the upper right of the page.

**Webinar ID: 984 3183 7246**

Anyone wanting to participate via telephone only may call one of the following Toll Free numbers:

**877 853 5247 or 888 788 0099 or 833 548 0276 or 833 548 0282**

You will then need to punch in the **Webinar ID: 984 3183 7246**

While everyone joining the meeting will be muted, if at the appropriate time during the proceedings you wish to ask a question, you may: if using a smart phone or a PC – click on the “Raise Hand” icon. The meeting moderator will then ask for the participant having raised their hand to be unmuted. After the question, answer, and any further discussion, the participant will be muted again and will need to click on the Raise Hand icon or punch in \*9 to ask another question.

If phoning in, punch \*9 on the touchtone keypad. The moderator will indicate when it is your turn to comment/ask a question.

**Petition #20-274-233**  
**Gardiner Shattuck/Residential**  
**190 North Street**  
**Pontiac Village**

The Petitioner is seeking approval to install an 8.04kWh solar array on the subject residence. The proposed equipment is 24 all Black Q Cells 335s with Solaredge SE6000H-US (24 optimizers). All conduit runs are hidden within the walls of the building.

The Tax Assessor's property card for the residence lists it as a three-bedroom, 2 ½ bath, 1,316 sf ranch-style home constructed in 1971.

The Department offers the 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 #20-292-457**

**John McNamara/Residential  
45 South Fair Street  
Pawtuxet Village**

This Petition was continued from the February 19, 2020 meeting, which was the last meeting held prior to the COVID-19 pandemic. The Petitioner is proposing to install six (6) Renewal by Anderson double-hung windows – one on the first floor, and 5 on the second floor (three located on the front façade) to match existing. No structural work is proposed.

The Warwick Historic Preservation Plan (p. 142) lists the residence as the Frederick & Martha Lowe House, constructed circa 1930, a 1 ½ story, flank gable with vinyl siding, three-bay façade simple house, with a central entrance in a pedimented-gable

enclosed porch. The Plan also notes a garage, circa 1930, two-bay, end gable, shingle, with overhead door, rear.

The Department offers the 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 #20-244-141**

**Emily Chase and Stephen McMahon/Residential  
416 Arnold's Neck Drive  
Apponaug Village**

The Petitioners are seeking approval to install two (2) Renewal by Andersen gliding windows and one (1) patio door to match existing. No structural work is proposed.

The Tax Assessor's property card lists the residence as a vinyl-sided raised ranch, with a gable roof, constructed in 1993.

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 #20-245-271**

**Joe Sincerny/Commercial  
3087 Post Road  
Apponaug Village**

The Petitioner is seeking approval to strip two layers of siding off the building and install new James Hardie fiber cement board, and to trim windows, doors, rakes/fascia and soffits with PVC in the lower part of the building below the second floor. Exposure 5.25 cedar mill, and install sixteen (16) replacement windows with bronze exterior and white interior.

The project will entail stripping two layers of siding; installing a vapor barrier; installing James Hardie trim on soffits, fascia and rakes on lower level and windows on upper level; trimming all windows and doors with 4' 5/4 flat stock and sill nose to window; installing 5-inch exposure Hardie lap siding on lower portion of main building; and installing James Hardie shingles to match on the second level.

The Tax Assessor's property card lists the building as commercial/industrial, constructed circa 1915, clapboard, wood shingle with a gable-style roof.

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 #20-293-568**  
**Jason Nutini/Residential**  
**57 South Atlantic Avenue**  
**Pawtuxet Village**

The Petitioner is proposing the reconstruct the porch and restore shingle siding at the residence. The scope of work proposed includes: installing new, laminated veneer lumber engineered beam with medium density overlay (MDO) fascia board; installing a new, 4" three-piece cedar railing system with cedar Victorian balusters, new 6" Victorian cedar newel post, new 5.5" polyurethane porch support columns and installing new 1 x 4" Brazilian mahogany decking boards; replacing damaged siding with in-kind fiber cement siding; replacing octagonal cedar shingles with new to match existing gable on east and south sides; replacing south-facing porch columns, rails, and balusters to match front; and installing new, 8" raised panel polyurethane newel post. For the Commission's information, the Petitioner plans to paint the home in a traditional Victorian poly-chrome paint scheme.

The Warwick Historic Preservation Plan (p. 178) lists the residence as a residential, two-family dwelling in the Late Victorian Style, constructed circa 1900. It is known as the Harry B. Stockard House: 2 ½ story; cross-gable; single-and-pattern-shingle; double, centerhall-plan house, with entrance under a Queen Anne Porch with central pediment. One-story bays are at each corner under the porch. Harry Stockard was the first owner. In 1914-15, Albert J. Stockard, manager of the National Butter Store, was living there.

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.*