

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA Wednesday, March 16, 2016

6:00 p.m.

Planning Department, City Hall Annex

Petition #16-292-428

Residential

52 South Fair Street

Pawtuxet Village

Petitioner is seeking approval to construct a storage barn on an existing foundation upon which a board-and-batten "boat house" once existed.

Planning Department Recommendation

The residence on the property is listed on the Tax Assessor's database as having been constructed in 1992 and is a wood-shingle, gabled, Cape-style residence with asphalt shingles.

The Planning Department offers the following Standards of Review for the Commission's consideration:

9.) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features 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 #16-274-221

Residential/Two-Family

172/174 King Street

Pontiac Village

Petitioner is seeking to remove 10 (ten) existing 2/1 windows on the second floor of the dwelling and replace them with new, vinyl, 2/1 windows to match the first-floor

windows. The applicant has noted that the size of the window will not change, and all existing wood trim and moldings will remain the same.

The residence, constructed in 1900, is a 1.75-story, wood-shingled gabled duplex. It is listed in the Village Survey Map as having been significantly altered.

The Planning Department offers the following Standards of Review for the Commission's consideration:

9.) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Petition #16-296-712
Stone Wall Alterations
Pettaconsett Avenue

The Petitioner is seeking approval to make a 22-foot driveway opening in a stone wall.

The Planning Department offers the following Secretary of Interior's Standards for the Commission's consideration:

- 1.) A property shall be used for its historic purpose or placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
- 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.) That the City's stone walls are continuously threatened by both private and public development and need to be protected.*

Petition #16-274-204
Pontiac Mill Water Tower
334 Knight Street
Pontiac Village

This Petition has been continued from the February 17, 2106 meeting.

Petitioner is seeking modifications to previously-approved Petition #10-274-180, 204; specifically, to swap three (3) panel antennas and add three (3) radios located behind the antennas.

The Planning Department offers the following from the 2006 International Building Code for the Commission's consideration:

Section 3401.2 Maintenance

Buildings and structures, and parts thereof, shall be maintained in a safe and sanitary condition. Devices or safeguards which are required by this code shall be maintained in conformance with the code edition under which installed. The owner or the owner's designated agent shall be responsible for the maintenance of buildings and structures. To determine compliance with this subsection, the building official shall have the authority to require a building or structure to be reinspected. The requirements of this chapter shall not provide the basis for removal or abrogation of fire protection and safety systems and devices in existing structures.

OTHER BUSINESS

1.) Approval of meeting minutes:

- **Wednesday, May 20, 2015**
- **Wednesday, June 17, 2015**
- **Wednesday, December 16, 2015**