

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

### MEETING NOTICE/AGENDA Wednesday, November 16, 2016

6:00 p.m.

Planning Department, City Hall Annex, Second Floor

**Petition #16-273-246**  
**Residential**  
**39 Greenwich Avenue**  
**Pontiac Village**

The Petitioner's application seeks approval for painting of exterior walls, replacement of the roof, repair or replacement of windows, and repair of damaged shingles and clapboard. At the October 19, 2016 meeting, at which the Commission voted to continue the Petition, the Petition was amended to include construction of a deck and replacement of a sliding door that will lead to the deck.

#### **Planning Department Recommendation**

*The property, constructed circa 1930, is an Old-Style, single-family, gabled residence. It is listed in good condition in the August 1994 "Pontiac Village Survey: Building Integrity Map" and is considered a contributing structure.*

*The Planning Department notes that the Petitioner has listed the full scope of work on the original application. The Petitioner has already received, from the Planning Department, administrative approval to repair and/or replace, in-kind, damaged shingles and clapboard and to remove existing roof shingles and install new roof shingles on the existing building. Painting of exterior walls is permitted without administrative or Historic District Commission approval.*

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 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 #16-292-341**

**Residential**

**55 Remington Street**

**Pawtuxet Village**

The Petitioner is seeking approval to replace existing windows within the residence.

**Planning Department Recommendation**

*The multi-family residence, constructed circa 1880, is in the Late Victorian Style. The Warwick Historic Preservation Plan (p. 119) lists it as a 2 1/2 –story, end-gable, with asbestos shingles, and narrow, 3-bay façade sidehall-plan house, with two gable dormers breaking eaves on the east, 1-story front bay, and simple entrance. It is located directly adjacent to The Pawtuxet Armory, constructed in 1843.*

*The Planning Department notes that the Petitioner received, from the Planning Department, administrative approval, in a May 27, 2016 letter, to remove existing roof shingles, install, in-kind, new roof shingles and remove existing synthetic siding and repair and paint the clapboard beneath on the existing building.*

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 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 #16-292-494**

**Commercial**

**62 Post Road**

**Pawtuxet Village**

This Petition has been continued from the September 21, 2016 meeting.

For the October 19, 2016 meeting, the Petitioner had requested that the Petition be continued until the November 16, 2016 meeting in order to further investigate options as suggested during the September 21 meeting. The original Petition was for approval for the removal and replacement of four (4) windows with Anderson 400 Series double-hung windows, flat stock with square trim, and grids between glass in a 4/4 lite pattern. At the September meeting, a Commissioner requested that installation of garage doors also be added to the Petition.

### **Planning Department Recommendation**

*The property, listed in the Warwick Historic Preservation Plan (page 157), dates from circa 1920s, and is a one-story commercial building; originally flat roofed, now with a false mansard; concrete-block covered with vertical board siding on façade. Built as an auto garage and has been "much modified," with four-bays with overhead doors open to Post Road. It is listed in good condition in the plan and is, as part of Pawtuxet Village, listed on the National Register of Historic Places.*

The Planning Department notes that the Petitioner has already installed the windows and garage doors without prior review by the Historic District Commission and is presenting the Petition for consideration and approval.

The Department further notes that, Section 311.3 (A) of the Municipal Zoning Code, "Certificate of appropriateness required" states, in part, that "in applying for a certificate of appropriateness, a property owner must comply with application procedures as established by the commission pursuant to G.L. 1956 , 45-24.1-1 et seq., as amended, and the provisions of this ordinance. A certificate of appropriateness is necessary only if a building permit is required for such construction, alteration, repair, removal, or demolition."

The Department further notes that, according to the Rhode Island Historical Preservation Commission, "Application for a building permit [for properties within a historic district] activates the review process.

It is also noted that building regulations do not require a building permit for installation of garage doors.

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 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 for Advisory Opinion #16-274-141**

**Residential Multi-Family**

**36-40 King Street**

**Pontiac Village**

The Petitioner is seeking an advisory opinion relative to the demolition of a multi-family residence at 36-40 King Street, which was heavily damaged by fire earlier this year.

**Planning Department Recommendation**

*The property is listed on the Warwick Tax Assessor's database as a five-family residence constructed in 1875, asphalt shingle roof, gable roof, and clapboard exterior. It is considered to be a contributing structure in the neighborhood.*

The property is zoned Residential A-7, and is a legal non-conforming five (5) unit apartment building. The Building Official has advised the property owner that if such a building or structure is involuntarily demolished, destroyed, or damaged, it may be repaired or rebuild to the same size and dimension as previously existed (ref. Warwick Code of Ordinances, Section 403.8 Demolition).

**OTHER BUSINESS**

- **Approval of minutes of August 17, 2016 meeting**
- **Approval of minutes of September 21, 2016 meeting**