

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, June 15, 2016

6:00 p.m.

Warwick City Hall, Lower Level Conference Room

Petition #16-231-06
Stone Wall Alterations
Cowesett Road

The Petitioner is seeking approval to alter an existing stone wall to accommodate a 15' opening for driveway access to a new lot, and construct double-tier, mortared stone wall endcaps, on concrete footing.

The Planning 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:

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

Petition #16-291-39

Residential

121 Post Road

Pawtuxet Village

The Petitioner is seeking approval to replace an existing bay window in the front of the house with a similarly-styled bay window. In the application, the Petitioner has noted that the existing window has rotted and is leaking, and the window is not original to the house.

Planning Department Recommendation

As noted in the 1994 Warwick Historic Preservation Plan survey (p. 90), the residence is a 2.5-story, hip, shingle, two-bay, sidehall-plan house, in the Late Victorian style, with 2/1 sash windows, a central hip dormer, small hip entry porch on wrought iron supports, with a new façade bow window. It is listed in the survey as being in good condition.

The Planning Department offers the following Secretary of the Interior Standard 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 #16-293-563

Residential

29 South Atlantic Avenue

Pawtuxet Village

The Petitioner is seeking approval to make renovations to an exterior porch. The proposed project includes replacing existing piers at the front with new piers that are adequately sized to carry the existing structural load; remove existing circular porch columns and install four new, equally spaced, square tapered columns; replace the existing entry door with a new, architecturally appropriate wood door and sidelight; install new cedar shingle siding on vertical surfaces to match and be painted to match the existing; and widen the existing concrete stairs to accommodate a new, wider entry.

Planning Department Recommendation

As noted in the 1994 Warwick Historic Preservation Plan survey (p. 175), this residence is the Calvin B. Wickham House (ca. 1914), a 1.5-story, hip, shingle,

sidehall-plan bungalow, with hip dormers and recessed, glassed-in entrance porch. Mr. Wickham was the first owner. The garage, circa 1914, is one-bay, end-gable, frame, rear.

The Planning 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:

2.) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

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 #16-274-204
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 findings:

1. The Pontiac Mills is on the National Register of Historic Places and holds a significant place in the City's heritage and history.
2. The water tower is sited on a portion of the land that has been "condoed." The NYLO Hotel holds an easement on the property. American Tower has in place an agreement, made with the prior mill owner, to lease the water tower but is not responsible for its maintenance or taxes associated with the parcel.
3. The Mill property is undergoing a \$35-million revitalization project that will include mixed uses within the existing Mill buildings. Significant aesthetic improvements are part of the proposed project development.
4. In December 1999, the Warwick Zoning Board of Review authorized the water tower to be used for telecommunications facilities.
5. Since that time, the Warwick Historic District Commission (WHDC) has approved several petitions seeking the installation of telecommunications devices on the water tower.

6. Most recently, the WHDC approved, in September 2014, the installation of three (3) additional antennae, three (3) lines of hybridflex cable, and three (3) remote radio heads, on the water tower, as well as the removal of an existing ground cabinet and Wimax antennae and associated cable, and the replacement of an existing generator with a new generator, relocation of the ground equipment onto a newly constructed and elevated 10' steel platform, citing Secretary of the Interior's Standard #9.
7. Petitioner is seeking modifications to a previously-approved Petition, #10-274-180, 204; specifically, to swap three (3) panel antennas and add three (3) radios located behind the antennas.
8. United States Statutes Title 47. TELECOMMUNICATIONS Chapter 13. PUBLIC SAFETY COMMUNICATIONS AND ELECTROMAGNETIC SPECTRUM AUCTIONS Subchapter IV. SPECTRUM AUCTION AUTHORITY Current through P.L. 114-150 § 1455. States:

"Wireless facilities deployment

(a) Facility modifications

- (1) Notwithstanding section 704 of the Telecommunications Act of 1996 (Public Law 104-104) or any other provision of law, a State or local government may not deny, and shall approve, any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station.

(2) Eligible facilities request

For purposes of this subsection, the term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves

- (A) collocation of new transmission equipment;
- (B) removal of transmission equipment; or
- (C) replacement of transmission equipment."

OTHER BUSINESS

1.) Approval of meeting minutes:

- **Wednesday, March 16, 2016**
- **Wednesday, May 18, 2016**