

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA Wednesday, February 15, 2017

6:00 p.m.

Planning Department, City Hall Annex, Second Floor

Petition #17-274-204

SPRINT/American Tower Company

Pontiac Mill, Water tower

334 Knight Street

Pontiac Village

The Petitioner is seeking approval for the installation of equipment, including three antennas, three mini BTS (RRH), and associated cabling, and to remove existing antennas. The Petitioner also proposes to relocate ground equipment onto a proposed elevated ten-foot (10') steel frame, and to remove an existing generator, leaving space for a future generator on the proposed steel frame. Ground equipment lease area dimensions are to remain the same.

Planning Department Report

The Department notes that SPRINT received prior approval for this proposed project at the Commission's September 17, 2014 meeting (Petition #14-274-204). The project ultimately was delayed, and municipal approvals expired. The Petitioner is therefore back before the Commission for approval.

The only difference between the current Petition and the previously-approved one is that the proposed technology is more current, and the prior Petition sought to remove a generator and replace it with a new one. At this time, the Petitioner does not see the need for a generator at the present time, but is reserving the right with the management company for future installation.

The Petitioner has also submitted a Letter of Authorization from the property owner's representative, allowing them to move forward with the application.

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 #17-216-01
Stone Wall Alterations
923 Division Street

The Petitioner is seeking approval to open a small section of an existing stone wall to create an opening for a new driveway, with all stone to be relocated on site. The existing lot is 20.81 acres, located in the City of Warwick and the Town of East Greenwich, and is proposed to be subdivided into two lots, one consisting of 18.44 acres and the other consisting of 2.37 acres, upon which a new residence will be constructed.

Two existing residences, listed on the Tax Assessor's database as having been constructed in 1737 and 1875, as well as several outbuildings, will remain on the 18.44 acre parcel.

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 #16-274-141, Advisory Opinion
Reconstruction of Residential Multi-Family
36-40 King Street
Pontiac Village

The Petitioner is seeking an advisory opinion from the Commission relative to an initial proposal to construct a 5-unit, multi-family residence on the subject property.

At its November 2016 meeting, the Commission was informed by the property owner at the time, Mr. Cliff Carlson, that the previous residence was heavily damaged by fire in January 2016, and it was subsequently determined that the property, zoned Residential A-7, was a legal, non-conforming five (5) unit apartment building. It was further determined by the Building Official that the damage was significant enough as to be considered an involuntary demolition. The Building Official determined, and the Commission concurred, that the damaged residence could be razed, and, with appropriate approvals, the same number of units could be rebuilt in different configurations elsewhere on the property, or within the existing building footprint.

Mr. Carlson subsequently demolished the residence, and recently sold the property. The new property owner has prepared proposed drawings and materials list for a new residence on the property.

OTHER BUSINESS

- **Approval of minutes of August 17, 2016 meeting**
- **Approval of minutes of October 19, 2016 meeting**
- **Approval of minutes of January 18, 2017 meeting**