

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

**MEETING NOTICE/AGENDA**  
**Wednesday, August 17, 2016**  
6:00 p.m.

Planning Department, City Hall Annex, Second Floor

**Petition #16-292-494**  
**Commercial**  
**62 Post Road**  
**Pawtuxet Village**

The Petitioner is seeking 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.

**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 without prior review by the Historic District Commission and is presenting the Petition for consideration and 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 #16-291-39**  
**Residential**  
**121 Post Road**  
**Pawtuxet Village**

The Petition was continued from the July 20, 2016 meeting.

**Planning Department Staff Report**

*As had been discussed with the Petitioner's attorney at the July meeting, the Commission was willing to continue to work with the Petitioners to ensure selection of a window that was affordable and also in keeping with Secretary of the Interior Standards for Rehabilitation.*

*The Commission voted to continue the Petition, with the understanding that, prior to the August 17 meeting, if the Petitioners found a window that met the stipulations approved at the June 15, 2016 meeting, the window could be approved administratively, so that the project could proceed as soon as possible. These stipulations were as follows:*

- a) The window shall be an Anderson 400 series or similar, double-hung angle bay window that is most similar to the projection of the existing window.*
- b) All windows shall be in a 2/1 lite pattern.*
- c) The sides shall be double-hung.*
- d) The middle of the window shall be solid, or two-double hung, or one-double hung, to fit the space.*
- e) All windows shall be vinyl-clad wood.*

*On Thursday, July 21, the Planning Department received via email specifications for the installation of a Pella ProLine, 3-Wide Double Hung, Angle Bay 45 Degree, 94 x 60.5, White window. The proposal was reviewed and it was determined that they meet the stipulations approved by the Commission in June. The Petitioners were informed of this decision via email and U.S. mail on July 26.*

**OTHER BUSINESS**

- 1.) Approval of meeting minutes:  
    Wednesday, March 16, 2016  
    Wednesday, June 15, 2016**

- 2.) Discussion of standards for installation of solar panels within historic districts**