

**Warwick Historic District Commission**

3275 Post Road  
Warwick, Rhode Island 02886

**Meeting Agenda  
City of Warwick  
Historic District Commission**

Date: Wednesday, August 17, 2022

Time: 6:00 p.m.

Location: Buttonwoods Annex  
3027 West Shore Road  
Warwick, RI 02886

**Call to Order**

Review and Approval of Meeting Minutes

Discussion and/or Action, and/or Vote will be taken on the following items:

**Petition No. 292-548**  
**Residential**  
**95 Narragansett Parkway**  
**Pawtuxet Village**

The Property Owners have been working to repair the existing structure since their 2021 purchase and are currently before the Board to repair existing wood columns and wood plinths. Repair wood sills. Replace existing gray aluminum improperly functioning storm windows with Pella 450 series, matching the style of the original windows on the upper level of the house. The existing wood front entry door of the porch is remaining. Restore and paint the front porch by repairing as much of the original material as possible, replacing the windows to meet Historical Commission guidelines, and installing cedar clapboard that matches the house to be historically accurate.

**Planning Department Findings**

The Planning Department finds that the Warwick Historic Preservation Plan (p. 168) lists the property as a 2-story; flank-gable; clapboard-and-pattern-shingle; centerhall-plan house with large central gable dormer breaking the roof cornice; full Colonial Revival Porch (now enclosed); and molded and bracketed window caps.

**Secretary of the Interior Standard of Review**

**Standard No. 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

**Standard No. 3:** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

**Standard No. 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Standard No. 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**Standard No. 6:** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

### **City of Warwick (HDC) Design Guidelines**

#### **PRESERVE CHARACTER DEFINING FEATURES**

- Avoid removing or altering any historic material or significant and authentic architectural features.
- Original character-defining materials and details that contribute to the historic significance of the building or structure should be preserved whenever feasible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.
- Examples of historically significant architectural features are building cladding materials (decorative wood shingles, wooden clapboards); wooden doors, doorways and porches; wooden window frames, sash, and window trim; masonry walls and features; eave brackets, gable barge boards, and decorative railings and trim; as well as brick and stone chimneys. Other significant elements may be the overall building form, roof shape and materials, and finish.

#### **MINIMIZE INTERVENTION, REPAIR RATHER THAN REPLACE**

- Repair deteriorated historic architectural features rather than replace them wherever possible.
- Patch, piece-in, splice, consolidate, or otherwise repair the existing historic exterior material, using recognized preservation methods whenever possible.

#### **INCLUDE THE REPLACEMENT OF MISSING PORTIONS OF AN ARCHITECTURAL FEATURE IN REPAIR ACTIVITIES**

- Match the original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone., A substitute (in-kind) material may be acceptable on a case by case basis if the form and design of the substitute conveys the same visual appearance of the original and the feature is hard to access and prone to water damage, weathering, and rot.

- Use methods that minimize damage to the original materials when disassembly of a historic element is necessary for its rehabilitation, or when a historical feature needs to be moved to be saved, repaired, or rebuilt.
- Always devise methods of replacing the disassembled historic materials in their original configuration. It is very easy to lose materials during a project.
- Replacement of missing architectural features should be based upon historical documentation to produce accurate duplications of the original style and character.
- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.
- In replacing newer, non-historical materials or elements that have been substituted for original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials whenever feasible. If documentation of original design does not exist, a new compatible design may be used.
- Use building materials similar to those employed historically, although hard-to-maintain architectural features, such as roof brackets and trim moldings on upper floors may be reproduced in approved durable composite materials as in paragraph h. below.
- If alternate composite materials or other substitute materials are allowed to be used, the materials should be applied as individual components in the traditional method and they should match the original in appearance including texture, profile, pattern, and weather surface.
- Where reconstruction of an element, detail or feature is impossible because of a lack of historical evidence, a new design that relates to the building in general size, scale, and material may be considered. Use design elements that reflect the building's style for replacement of features where insufficient documentation exists to reconstruct more accurately original design details

## **WINDOWS**

- The number, location, size and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass and unusual shapes, should be retained and preserved wherever possible.
- If an interior ceiling must be dropped below the height of a window, provide a setback in the ceiling design to allow the full height of the window opening to be preserved.
- Retain, repair, and maintain historic windows and storefronts, if at all possible. These are usually built of far better materials (including wood) than today's replacement windows, and actually provide a better pay back (when repaired, weather-stripped, and provided with storm windows) than replacement windows. This is largely due to the fact that with storm windows, historic wooden windows provide nearly the same insulating value, and replacement windows, regardless of product manufacturer, are very expensive to purchase and install.

- If storm windows are used, they should not obscure original window proportions. Triple-track wood or aluminum storm windows are usually acceptable because they provide adequate insulation, help owners retain original window sash and casings, and are easily reversible. New replacement storm windows may be added to the interior or the exterior to provide weather-proofing and insulation matching that obtained by double glazing or insulated window units, provided they are sufficiently ventilated to prevent moisture build on the inside. Fabric storm panels may be approved provided they are hung rather than roll-up.
- Where replacement of severely deteriorated historic window sash is warranted, replacement sash matching the original single-glazed sash is the preferred treatment. This will not require costly removal of the original window casings or storm windows. Replacement in-kind of the window sash with new sash and rehabbed jambs is preferred over replacement of the entire window unit. This alternative retains the original window opening, casing, and exterior trim. Replacing historic window sash may be appropriate provided the condition of the existing historic window sash is beyond repair and the replacements meet, as closely as possible, the historic window sash dimensions. A detailed evaluation of the state of deterioration of the historic windows along with detailed product information and a window sash sample must be provided for an evaluation of the appropriateness of such a request.
- Where entire replacement of window casing and window sash is proven by the applicant to be warranted due to extreme weathering and subsequent severe deterioration of the historic window sash, jambs, sills, and casings, or if replacement of non-historic windows and casings in place on the building (including non-historic storefront windows) is desired, such replacement window units may be appropriate if the historic dimensional character is replicated, including the window trim, sash dimensions, glass size, muntin bar width and reveal, exterior putty bevel, and rail and style dimensions. The replacement windows (units) may have simulated divided lights (if appropriate) and have thermal glazing. Also of importance is duplicating the appropriate reveal of the window unit from the exterior wall plane, including the dimension and rake of the window sill. This guideline is also to be followed for the addition of any new windows on a historic building or its additions. The placement of any new windows must be documented by historical evidence and be in scale, dimension, and rhythm with the existing historical window placement on the building.

## **PORCHES AND STEPS**

- Historic porches are character-defining and every effort should be made to preserve them. Original materials, configurations, designs and dimensions should be retained. Railings should have a molded cap and balusters inserted between a top and bottom rail; pressure treated wood should not be used for railing balusters because of its tendency to warp and twist. Nosing profiles on original stair treads should be retained.
- Porches should not be enclosed unless the applicant has a compelling justification. Otherwise deteriorated porches should be retained, repaired, or restored to their historical appearance whenever possible, including porch steps, decking, posts, balustrades, brackets and roofs. Building code-required balustrade alterations should be accomplished with the least change possible. Rail height may be increased with a simple horizontal pole.

- Where enclosure of a historic porch is warranted, porch floors, balustrades, post or column supports, brackets, and other features should be retained with the enclosure constructed largely of glass or screen panels mounted behind these features in the traditional method of constructing a porch enclosure. The new enclosure walls of wood and glass, and/or screens should be removable and should be reversible, allowing the original porch details to be preserved, including the original exterior wall and fenestration of the building within the porch.

## **STORM/SCREEN WINDOWS AND DOORS**

- Wood, painted aluminum or anodized aluminum may be considered.
- Glass should be clear; glass is preferable to acrylic, which may scratch and discolor over time.
- Frame colors should match those of the window trim.
- Storm windows should have narrow perimeter framing, and the meeting rails between upper and lower panels should align with the meeting rails of the primary sash.
- Windows with stained glass, leaded glass, curved glass or unusual shapes or materials may require special custom treatments in order to preserve the window and its unique visual qualities.

**Petition No. 291-50**  
**Residential**  
**141 Post Road**  
**Pawtuxet Village-National Register**

### **Project Scope**

The Applicant is before the Board regarding windows; requesting two-sky lights in the existing garage, to provide light that was lost by the required removed of the existing windows, due to fire rating and the replacement of the existing basement windows.

### **Planning Department Findings**

The Planning Department finds that the Warwick Historic Preservation Plan (p. 91) lists the property as an early Mansard Bracketed Victorian; circa 1798; the Col. William Rhodes House; a 2.5 story; hip; clapboard; 5-bay facade, central-entrance Federal Period house; with four paired end chimneys, slayed window lintels, and projecting gable portico over fanlighted entry. William Rhodes, together with his brother Christopher Rhodes were co-founders of C & W Manufacturing Company, a textile firm and the Pawtuxet Bank. He had this house built as his residence. Shed, early-mid 20<sup>th</sup>; 1 story; hip; clapboard

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**Standard No. 4:** Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

**Standard No. 10:** New additions and adjacent or related new construction shall 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.

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### **Design Guidelines**

Discussion and action on schedule for completing the design guidelines and related documents

### **Adjournment**