

Posted: August 10, 2023

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, August 16, 2023
Time: 6:00 p.m.
Location: City Hall Annex-Sawtooth Building
65 Centerville 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:

CONTINUANCE
Petition No. 292-344
Residential-Solar
49 Remington Street
Pawtuxet Village-National Register

The application is a continuation from the regularly scheduled July meeting. The Applicant has revised the plans to address concerns from the Board, for the solar installation and new electrical components to accommodate the solar installation. Applicant is also requesting to modify/replace the electrical main breaker to accommodate the new solar system.

The proposed conduit/junction boxes shall not be visible from the street. Applicant shall provide details regarding any tree removal.

Planning Department Findings

The City's Historic Preservation Plan lists the property as the Florence Risley Sisson House (circa 1909). The original structure was demolished and reconstructed in 2018, with the approval of the Historic District Commission.

Secretary of the Interior's Standards-Solar Technology

- It is recommended to install a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right-of-way; for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right-of-way
- It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible
- Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended

City of Warwick (HDC) Design Guidelines

- Screen service equipment, including solar panels, wind turbines, satellite dishes, and trash containers from public view.
- The visual impact of mechanical and electrical equipment including, but *not* limited to telecommunications devices, satellite dishes, solar panels, and air handling units should be minimized. These devices may be better located on the ground in screened locations.
- Satellite dish use is strongly discouraged in visible areas. If a dish must be placed in view, it should be screened with fencing and/or plantings. If roof placement is needed, the dish must be small and located on a rear or side section of roof not visible from a public way. Solar panels on roofs may be appropriate if they are not noticeable from the street at ground level.
- Roof locations for mechanical and electrical equipment including wind generators and solar panels are generally not appropriate unless they are visually unnoticeable at ground level or can be screened from view.-(Including Conduit).

Petition No. 292-320 & 321
Residential
51 Spring Garden Street
Pawtuxet Village-National Register

Project Scope

The Applicant has received notification from an abutter that a bump-out to the rear of the existing garage/shed is encroaching onto their property and they have asked the Applicant to remove the encroachment. The Applicant is before the Board for the removal/demolition of the noted bump-out.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 111) lists the property as the Josiah and Ruth King House (ca 1890); a 1.5 story flank-gable; shingle house: with central gabled dormer recessed into roof slope, off-center entrance and full open porch on turned and bracketed posts.

Petition No. 244-125
Residential
3404 Post Road
Apponaug Village-National Register

Project Scope

The Applicant is requesting to replace (15) fifteen windows and (2) two doors, both doors and windows proposed are Pella Lifestyle Wood with exterior Aluminum Cladding. Proposed windows will NOT alter the existing opening sizes. The property constructed approximately 1750 currently has varying lite-patterns, primarily 6/6. The historical photos of the structure (National Register Images) note 2/2 lite-pattern. The Applicant has provided cut-sheets in both patterns for the Board's review and recommendation/approval.

Planning Department Findings

The City Historic Preservation Plan, page 47, has minimal information regarding the property. The structure is on the National Register of Historic Places. The structure is a colonial style building with a simple pitched roof. It is of significant age, constructed circa 1750, noted as the oldest structure in Apponaug.

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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. 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.

City of Warwick (HDC) Design Guidelines

PRESERVE CHARACTER DEFINING FEATURES

- 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.

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 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.

DOORS

- Maintain the historical character and orientation of the building entrance(s).
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building
- The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.
- Replacement doors, if required, should visually match the historic doors in configuration (if the design is known).

Petition No. 274-86

Residential

8 Central Street

Pontiac Village

Project Scope

The Applicant is requesting the replacement of (2) two windows with Harvey Majesty Wood Windows with a 6/6 lite-pattern; the proposed windows will NOT alter the existing opening sizes.

Planning Department Findings

At the drafting of this Agenda, the City's GIS System was down for maintenance. The structure is a Cape style structure fronting on two street and was constructed in 1949.

Secretary of the Interior Standard of Review

Standard No. 1: A property shall be used for its intended historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

City of Warwick (HDC) Design Guidelines

WINDOWS

- 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 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.

Guide to Property Owners/CLG-Grant Update

Planning Staff will provide copy of the “Guide to Property Owners”.

Adjournment