

Posted: January 15, 2021

## Warwick Historic District Commission

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Warwick City Hall  
3275 Post Road  
Warwick, Rhode Island 02886

### Meeting Agenda City of Warwick Historic District Commission

Date: Wednesday, January 20, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting  
<https://us02web.zoom.us/j/83620263035?pwd=RW9xL1JiUUdXK2dJVDhuSVlyWGtzZz09>  
Passcode: 178306

or

Via Phone  
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or  
833 548 0276  
Webinar ID: 836 2026 3035  
Passcode: 178306

A vote will be taken on the following items:

**Petition No. 20-274-170**  
**Residential**  
**88 Reed Street**  
**Pontiac Village**

This is a continuation of the August 24, 2020 on-site meeting; the Applicant has taken the recommendation of the Board and has modified his application and plans, as follows:

- Remove existing vinyl windows and replace with 2/1 Andersen 400 Wood Clad Windows
- Install new exterior doors
- Install new 5” wood clapboard on entire house
- Install new primed pine 1xtrim and details to match existing trim
- Install new pressure treated decks/stairs, as needed
- Repair and repoint chimney and brick foundation, as needed

### **Planning Department Findings**

The Tax Assessor's property card lists the residence as a 1.75-story duplex, with a gable roof and wood shingles, constructed circa 1875. The structure has been used as an unpermitted (4) four-unit structure and is being returned to the legally established (2) two-unit with modifications to the interior and exterior structure.

### **Planning Department Recommendation**

The Planning Department offers the following Secretary of the Interior Standards of Review, 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.*

*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 No. 20-274-145**

#### **Residential** **14 King Street** **Pontiac Village**

This is a continuation of the November 18, 2020, regularly scheduled meeting. The Applicant has taken the recommendation of the Board and has submitted a modified plan, which shifts the solar panels further to the rear of the existing roofline.

### **Planning Department Findings**

The Tax Assessor's property card lists the residence as a two-story, 1,210 sf structure, in the Old Style, constructed in 1925.

### **Planning Department Recommendation**

The Department offers the 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, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the historic integrity of the property and its environment.*

The Department finds the following information from The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings relative to Solar Technology to be relevant to the application before the Board:

- 1. 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*
- 2. 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*
- 3. Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended*

Additionally, installing the associated electric equipment in the basement is the preferred option. If this is not viable, the equipment should be screened from view by landscape or fencing.

A vote will not be taken on the following item:

#### **Planning Staff Guidance**

Planning Staff is seeking guidance regarding a request for information regarding a door replacement on a property located in the Pontiac Village-25 High Street.