

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

Meeting Agenda City of Warwick Historic District Commission

Date: Wednesday, January 18, 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. 245-242
Residential
22 Oak Street
Apponaug Village

Project Scope

The Applicant was before the Board at the October and November meetings for the construction of an attached garage; the Property Owner has taken recommendations from the Board and has modified the plans. The Applicant is proposing the use of fiber-cement board, wood windows, wood structure doors, and wood garage doors.

Planning Department Findings

The City's Tax Assessor has the property noted as a 1.75 story, gable Cape constructed in 1952.

Secretary of the Interior Standard of Review

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. 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.

City of Warwick (HDC) Design Guidelines

RELATIONSHIP TO MAIN BUILDING

- Additions to existing buildings should be compatible with the size, scale, fenestration (size and rhythm), material finish, and character of the main building and its setting of adjacent historical buildings.
- Additions can include porches, as well as entire wings, rooms, or upper floors.

ARTFUL DESIGN CHARACTER

- Wherever possible, new additions or alterations to buildings should not obscure or confuse the essential form and character of the original building. The rhythm of door and window openings and proportions shall be retained.
- Avoid new additions or alterations that would hinder the ability of the building or its setting to represent the authentic design character of the area in which the building is located in an historic district.

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.

Petition No. 291-30

Residential

25 Post Road

Pawtuxet Village-National Register

Project Scope

The Property Owner is proposing to upgrade the exterior rear access to the property; all modifications are to the Concrete Masonry Unit (CMU). The proposal will remove the existing lattice from the CMU structure to create a larger opening for additional doorway access to the rear of the property; the existing wood deck will be removed and replaced with a singular Brownstone step at both new wood doors. Alterations to the CMU will include replacing the rubber roof, adding a new wood Fascia and a new canopy with asphalt shingles and gutters.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 89) lists the property as the Christopher Rhodes House a 2.5-story; flank-gable; clapboard-and-shingle; 5-bay-façade Federal period house; with two massive internal chimneys, pedimented fanlight doorway with Ionic pilasters.

Christopher Rhodes (1776-1861) was a descendant of Zachariah Rhode, one of the early settlers of Pawtuxet.

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.

RETAIN HISTORIC ACCESSORY OR AUXILIARY BUILDINGS

- An accessory building that has deteriorated beyond repair should be replaced with a design and materials that are compatible with the principal structure in siting, scale, and the arrangement of windows and doors.

DOORS AND ENTRANCES

- 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.

- Preserve, and restore if possible, original doors and doorway enframements, which contribute to the historical character. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of new materials matching the design character of the original.
- Replacement doors, if required, should visually match the historic doors in configuration (if the design is known).

ROOFING AND GUTTER SYSTEMS, FASCIA AND SOFFIT

- Preserve the character of original roofing materials whenever possible. Where they currently exist, wood-shingled roofs should be replaced with wood shingles, and slate roofs should be replaced with slate or synthetic slate, if possible. Asphalt shingles are appropriate as replacement in-kind for existing asphalt-shingled roofs.
- Exposed gutters should be half-round, and downspouts should be round, especially on buildings constructed prior to the introduction of ogee (K-Style) gutters (circa 1940).

Petition No. 274-71
Residential-Solar
5 Central Street
Pontiac Village

Project Scope

The Applicant is before the Board for a solar installation. There was an unpermitted installation that was removed and the Applicant is before the Board for reinstallation. The Property is located on the corner of North Street and Central Street-corner lot; the Applicant's Representative has located the panels in a manner as to not be visible from the roadways.

The proposed conduit will need to be addressed/moved to address visibility from North Street.

Planning Department Findings

The City's Tax Assessor has the property noted as a 1.75 story, gable Cape constructed in 1945.

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. 292-328 **Residential-Solar** **96 Narragansett Parkway** **Pawtuxet Village-National Register**

Project Scope

The Applicant is before the Board for a solar installation. The Property is located on the corner of Narragansett Parkway and Remington Street-corner lot; the Applicant is requesting to be heard regarding installation with panels/conduit visible from the Remington Street.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 114) lists the property as a 2-story; flank-gable; Garrison Colonial split-level; with off-center entry.

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).

PRE-APPLICATION

Petition No. 292-548

Residential

95 Narragansett Parkway

Pawtuxet Village-National Register

Project Scope

The Applicant is before the Board for a Pre-Application. The Applicant proposes the demolition of an existing shed and the proposal of an 848 square foot two-car garage with a workshop and a half bath.

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.

Adjournment