

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, July 21, 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

Call to Order

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

Petition No. 244-84-2021 A
Commercial
70 Centerville Road
Apponaug Village

The Applicant is requesting modifications to an existing commercial “fast food” commercial structure. The Applicant is requesting modifications to the entrance to include the addition of a wooden pergola, additional and modified lighting, and painting. The Applicant’s professionals have worked extensively with Planning Staff and have modified the plans to address concerns relative to materials, lighting style/type and character defining materials that fall within guidelines.

Planning Department Findings

The Planning Department finds that the commercial building is listed on the City’s Tax Records as a commercial food local” style, single-story building, constructed in 1983.

Secretary of the Interior Standard of Review

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

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.

City of Warwick (HDC) Design Guidelines

Be Mindful of Change in Use

- Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to the building and its site.

Preserve Character Defining Features:

- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.
- Match the original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone,

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.

Doors & Entrances:

- 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.

Major Alterations and Additions to Non-Contributing Buildings

Entrances:

- Recessed entries are typical of historic commercial buildings and similar elements may be used to define entrances to new buildings

Petition No. 244-84-2021 B

Commercial

70 Centerville Road

Apponaug Village

The Applicant is requesting wall and freestanding signage modifications an existing commercial “fast food” structure. The Applicant is requesting (2) two externally illuminated wall signs and (1) one externally illuminated, double-faced freestanding pylon sign. The Applicant’s professionals have worked extensively with Planning Staff and have modified the plans to address concerns regarding signage lighting, and style/type that fall within guidelines.

Planning Department Findings

The Planning Department finds that the commercial building is listed on the City’s Tax Records a “food local” style, single-story building, constructed in 1983.

Secretary of the Interior Standard of Review

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

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.

City of Warwick (HDC) Design Guidelines

Signs

- All signs should be designed in conformance with the City of Warwick sign ordinance Section 800. Included are size and location limitations as well as construction materials and illumination.
- Traditional wall-mounted and perpendicular (hanging) wooden signs are encouraged.
- Horizontal or perpendicular sign, character-defining architectural building details should not be obscured by the size and placement of the sign.

- Building signs should be illuminated with external indirect lighting rather than internal lighting through translucent panels. External lighting should be of low lumens and appropriately shielded so as to illuminate the sign, and building façade and adjacent pedestrian areas (if appropriate). All lighting shall be dark sky compliant.

Petition NO. 292-338-2021.
Pre-Application
Residential/Conceptual Review
36 Bank Street
Pawtuxet Village-National Register

The Applicant is before the Board for an informal conceptual review/concept request of an existing non-conforming two-family dwelling in the Pawtuxet Village District. The Applicant proposes to modify the existing roof-line to create small shed dormers.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 107) lists the structure, constructed in 1890, as the John E. and Dorcas M. Risley House, listed as a 2.5 story end gabled shingle, large, simply detailed Queen Anne apartment house with exposed rafter ends, small lites outlining the upper sash of the 2/2 windows and central entrance under small, hip-roof porch, with dentils and carved molding. The structure was constructed for John E. Risley as a rental investment property.

Secretary of the Interior Standard of Review

Standard No. 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.

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

Major Alterations & Addition to Contributing Buildings

Relationship to Main Building:

- Additions to existing buildings should be compatible with 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 and bay windows, as well as entire wings, room, or upper floors

- Additions of new wings or sections of buildings (upper floors included) should be smaller and secondary to the main sections of the building. They may have a stepped-down roof, lower ridge line, and/or be separated from the main section by a building hyphen. They can be built in a contemporary style, but must be respectful of the architectural quality (whether vernacular, plain, or high style) of the original historic building.
- Additions shall convey a similar architectural appearance to the main (historic) section of the building, but be differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as a change from clapboard to shingle
- Additions shall not give a false historical appearance unless they are designed as replacements for lost historical features based upon adequate historical documentation and are therefore considered as reconstructions or restorations.

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 a historic district.
- The main historic building form should always be more visually important in character than the addition. Additions should not appear to be out of scale with the original building.

Location:

- Set back additions from the main building facade so they will not alter the historic rhythm of building fronts in the area.
- Additions should always appear as secondary elements. This can be achieved by using building hyphens, step backs, and roof step downs.
- Plan new dormers on the rear or side portions of a roof rather than on the front.

Petition NO. 274-127-2021-A

Residential

126 King Street

Pontiac Village

The Applicant is requesting to replace the existing deteriorated aluminum siding with HardiePlank. The original application was received as a vinyl siding installation and the Applicant has worked extensively with Planning Staff to amend the application to a material that fell within guidelines.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as an “old style” 1.75 story, gable structure constructed in 1875. The property is the former Shirley Whitney property.

Secretary of the Interior Standard of Review

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

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.

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.

Petition NO. 274-127-2021-B

Residential

126 King Street

Pontiac Village

The Applicant is requesting to replace the existing front door. The Applicant has worked extensively with Planning Staff to amend the original application and is requesting a wooden door replacement.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City Tax Records as an “old style” 1.75 story, gable structure constructed in 1875. The property is the former Shirley Whitney property.

Secretary of the Interior Standard of Review

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

City of Warwick (HDC) Design Guidelines

Doors and Entrances:

- 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.

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.

Minimize Intervention, Repair Rather Than Replace:

- In the event replacement is necessary, the new material should match the historical material being replaced in design, texture, and other visual qualities.

Petition NO. 292-560-2021 A
Residential
37 South Fair Street
Pawtuxet Village-National Register

The Applicant's contractor was not aware that the property was located within the City's Historic District and began window installation prior to the Building Permit being issued. Planning and Building Staff were notified that the windows were being removed from the structure. The contractor's representative has been very responsive to the City's concerns and after the initial contact has worked with Planning Staff to address concerns regarding the installation of windows that did not meet the guidelines. The Contractor has provided an alternative window that will meet the guidelines.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 158) lists the structure, constructed in 1968, as the James A. Hazard House, a 2.5 story; flank gable; clapboard and shingle single-family dwelling; asymmetrical Garrison Colonial split-level ranch.

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. 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

City of Warwick (HDC) Design Guidelines

Preserve Character Defining Features:

- Avoid removing or altering any historic material or significant and authentic architectural features.

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.
- 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:

- Use of window types, sizes and proportions similar to the historic window designs in the district is encouraged. Aluminum clad, vinyl clad or PVC (resin) windows (sash, casing, trim) may be appropriate on a case by case basis for detached new buildings, provided they mimic historical window types and details in terms of size, window pane configurations, and muntin profile. These windows may have simulated divided lights instead of true divided lights.

Petition NO. 292-560-2021 B
Residential
37 South Fair Street
Pawtuxet Village-National Register

The Applicant is requesting to replace the existing front door and the addition of a portico. The Applicant has modified the original request to a wooden door that will meet the materials criterion.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 158) lists the structure, constructed in 1968, as the James A. Hazard House, a 2.5 story; flank gable; clapboard and shingle single-family dwelling; asymmetrical Garrison Colonial split-level ranch.

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.

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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. 9: New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

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.

Doors and Entrances:

- 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.
- 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:

- Use of window types, sizes and proportions similar to the historic window designs in the district is encouraged. Aluminum clad, vinyl clad or PVC (resin) windows (sash, casing, trim) may be appropriate on a case by case basis for detached new buildings, provided they mimic historical window types and details in terms of size, window pane configurations, and muntin profile. These windows may have simulated divided lights instead of true divided lights.

Petition No. 292-327-2021
Residential
7 Spring Garden Street
Pawtuxet Village-National Register

The Applicant is requesting a solar installation. The Applicant’s representative has worked with the Planning Staff to modify the original submission to address concerns regarding visibility from the street front and has submitted a modified plan, which shifts the solar panels further to the rear of the existing roofline.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 103) lists the structure, constructed in 1890, as the Henry R. Carr House, an Early Victorian-Simple 2-story; end gable, simple, side hall plan house with 1-story shed roof along east waterside elevation.

Secretary of the Interior Standard of Review-Solar Technology

Standard No. 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

Standard No. 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

Standard No. 3: 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. Installing the associated electric equipment in the basement is the preferred option.

Adjournment