

Posted: July 11, 2023

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

Meeting Agenda City of Warwick Historic District Commission

Date: Wednesday, July 19, 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:

Petition No. 274-275 **Residential** **15 West Street** **Pontiac Village**

Project Scope

The Property Owner purchased the property and was not aware that the property was within the Historic Overlay District Zoning and began work on the exterior; once the owner was made aware that the work required a permit and Historic Approval, work stopped and a permit submission was received for review and approval.

The Property Owner is proposing a new wood door and iron railing system.

Planning Department Findings

The Planning Department finds that the Warwick Tax Assessor lists the property as a two-story vinyl sided structure, hip roof, and asphalt shingles with a center chimney.

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.

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).

Petition No. 292-570
Residential
56 Remington Street
Pawtuxet Village-National Register

Project Scope

The Property Owner purposes to remove (9) nine existing windows to be replaced with Pella Lifestyle Wood Windows with exterior Aluminum Cladding. Proposed windows will NOT alter the existing opening sizes and will provide the same existing lite pattern with spacer bar.

Planning Department Findings

The City Historic Preservation Plan lists the property as a 1-story; flank-gable; shingle, ranch house, with plain off-center entrance and picture window, construction circa 1980.

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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.

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

The Applicant is before the Board for a solar installation and new electrical components to accommodate the solar installation. Applicant has modified the plans to accommodate the requirements relative to visibility. 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).

Review/Discussion Regarding Mill House Design Review

Mr. Carroll has provided Guidance on Mill House Design components.

CLG-Grant Update

Planning Staff will be providing an update on the timeline for printing of the Approved Guidelines and Homeowners Guide.

Adjournment