

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, March 15, 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. 291-30
Residential
25 Post Road
Pawtuxet Village-National Register

Project Scope

The Property Owner has updated the plans on the proposal 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 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).

Plat 292, Lot 324
23 Spring Garden Street
Pawtuxet Village

The Property Owner received a Notice of Unsafe Conditions from the City’s Building Official relative to an accessory structure located along 23 Spring Garden Street, specifically the “stable” as noted in the Warwick Historic Preservation Plan.

The Applicant has been before the Board to discuss options for the existing structure. The Applicant is before the Board for approval.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 112) lists the property as the Joseph McKeen House (ca 1890); a 1.5 story flank-gable; clapboard-and pattern shingle Queen Anne House; with a large central gabled dormer breaking the roof cornice, sidehall entrance under full open porch on delicate turned bulbous posts with small brackets on front (south) and east.

The structure of concern is listed as the stable (late 19th c.) 1.5 story; end-gable; shiplap; with loft door and sliding paneled door in north gable end.

Secretary of the Interior Standard of Review

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

City of Warwick (HDC) Design Guidelines

RETAIN HISTORIC ACCESSORY OR AUXILIARY BUILDINGS

- Historic accessory buildings can contribute to the overall character of the principal building. Their orientation, design, materials, and architectural details should be preserved. If repairs are needed, they should be made in-kind, using the same materials, or materials that are very similar to the originals.

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Petition No. 274-103

Residential-Solar

43 High Street

Pontiac Village

Project Scope

The Applicant is before the Board for a solar installation. There Applicant is requesting an installation on the rear roof of the existing structure/garage which has no visibility from the street.

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

Planning Department Findings

The City’s Tax Assessor has the property noted as a Ranch constructed in 1952.

Secretary of the Interior’s Standards-Solar Technology

- It is recommended to install a low-profile solar devised 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. 292-568
Residential-Solar
45 No. Fair Street
Pawtuxet Village-National Register

Project Scope

The Applicant is before the Board for a solar installation. There Applicant is requesting an installation on the rear roof of the existing structure which has no visibility from the street.

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

Planning Department Findings

The City's Tax Assessor has the property noted as a Raised Ranch constructed in 1970.

Secretary of the Interior's Standards-Solar Technology

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For Discussion
HDC Guidelines

**Goals for Repair, Renovation and Construction in the
Apponaug, Pawtuxet and Pontiac Historic Districts**

1. Preserve as unchanged as possible the old structures built before the middle twentieth century in their original settings and conditions; also maintain the fundamental harmony of the historic community by approving new structures and changes in old ones only when they will blend harmoniously with the traditions of the era before .
2. Preserve the historic character of the each historic district as a whole, including its pedestrian scale as well as its close and complementary pattern.
3. Preserve the integrity of the historic buildings that physically express the history of the City; encourage faithful maintenance and accurate restorations of historic structures; and, ensure that all additions to or alterations of historic buildings are compatible with the original building.
4. Make certain all new buildings are compatible with the buildings adjacent to them and contribute to the overall harmony of the street; and encourage new buildings that, while reflecting the traditions and character of historic buildings, are in themselves high quality designs for the area.
5. Encourage new development within each district to continue the traditions and fabric of the City, particularly with regard to its historic pattern, scale, streetside building alignment and pedestrian details. Foster a relatedness of character and 'sense of place' among all new buildings, based on traditional forms, so that they share a common identity and express their common heritage.

Adjournment