

Posted: March 15, 2024

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

Meeting Agenda City of Warwick Historic District Commission

Date: Wednesday, March 20, 2024
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. 292-342
Residential
51 Remington Street
Pawtuxet Village-National Register

Project Scope-Phase 1 Modifications

The Applicant is before the Board for the first phase of modifications/improvements to the existing structure, which shall include, but may not be limited to: replacement of (6) six windows, trim, and siding.

Planning Department Findings

The Warwick Historic Preservation Plan, page 119 notes the property as a 2.5-story; cross-gable; clapboard; L-plan-house; with 1.5-story projecting front gable ell. One entrance located in angle of ell and second entrance under the shed-roof, turned post-porch on east elevation. Molded caps over 2/2 windows.

Secretary of the Interior's 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.

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.

PRE-APPLICATION
Residential
7 Spring Garden Street
Pawtuxet Village-National Register

Project Scope

The Applicant is before the Board for a pre-application initial review. The applicant is proposing an addition to the existing structure.

Planning Department Findings

The National Park Service-National Register of Historic Place Inventory Sheets, Section No. 7, Page 7.75i, page 83, notes the property as a (ca 1890) 2-story; end-gable; shingle; simple, sidehall-plan house; with 1-story shed roof-east waterside elevation. Possibly constructed for Henry H. Carr.

PRE-APPLICATION
Residential
9 Post Road
Pawtuxet Village-National Register

Project Scope

The Applicant is before the Board for a pre-application initial review. The applicant is proposing a 12-unit residential complex at the site of the former Hunter's Garage.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 89) lists the structure as a non-descript style commercial garage, constructed ca. 1930, a one-story, flat, brick-and-frame utilitarian garage building that has been altered several times. It is located on the site of a blacksmith shop that was in business from the mid-19th century to the early 20th century and owned by Henry L. Johnson. This building was believed to have been erected by Frederick O. Bishop.

Adjournment