

**Warwick Historic District Commission**

3275 Post Road  
Warwick, Rhode Island 02886

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

Date: Wednesday, May 25, 2021

Time: 6:00 p.m.

Location: Via Zoom Virtual Meeting  
<https://us04web.zoom.us/j/75366669047?pwd=NnpPeTgrNWFBcU5rdTNRNUlrd20yUT09>  
Passcode: D3tsj3

or

Via Phone  
(All Toll Free) 833 548 0282 or 877 853 5247 or 888 788 0099 or  
833 548 0276  
Webinar ID: 753 6666 9047  
Passcode: D3tsj3

**Call to Order**

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

**CONTINUATION of MAY 19, 2021 Meeting**  
**Petition No. 21-244-96**  
**Commercial**  
**20 Centerville Road**  
**Apponaug Village**

The Applicant is seeking to replace all the windows of the former school building, constructed in 1910.

The Applicant presented his project at the May 19, 2021 regularly scheduled meeting; at the request of the Board the Applicant will be providing additional information/details to the Board.

**Planning Department Finding**

The Planning Department finds that the structure was constructed in 1910 as a school building, which transferred to private ownership and is not being used as an office building. The structure is a contributing structure in the Apponaug Historic District, constructed in 1910 which consists of a two-story Brick/Mason building.

The Applicant has coordinated with Planning Staff and is presenting custom windows that are in-line with the “Sawtooth” building. New Storefront windows will be Dark Bronze Aluminum Frames set in existing openings.

### **Secretary of the Interior Standard of Review**

Standard No. 1: A property shall be used for its 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.

### **City of Warwick (HDC) Design Guidelines**

- 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.
- 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.

### **Adjournment**