

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, May 19, 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:

CONTINUATION OF INFORMAL MEETING
Petition #20-291-31 &32
Commercial/ALBA Co., LLC
Nine Post Road
Pawtuxet Village

The Applicant is before the Board for an informal review of a revised plan for the “Hunter’s Garage” Project. The existing building is a one-story masonry and steel framed building with a footprint of approximately 75’ x 60’ (4,500sf). The Applicant had hoped to preserve and restructure the existing building to accommodate a multi-use, three-story building, with a restaurant and bank tenant on the first floor, and one- and two-bedroom apartments on the second and third floors. A new parking lot will offer 30 spaces, with two handicapped accessible.

The Applicant is proposing four (4) two bedroom units and four (4) one bedroom units for a total of eight (8) units, with a shared roof deck. Additionally, the Applicant is proposing a restaurant with seating for 113 indoor seats (15 bar seats), and 78 outdoor seats; and an additional 995 square Bank Tenant space.

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.

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.

Petition NO. 21-293-0564
Residential
33 South Atlantic Avenue
Pawtuxet Village-National Register

The Applicant has taken the recommendations of the Board and has presented a wood door that more closely meets the original design and is hereby requesting to replace the existing front elevation door, including frame, design to include glass opening.

Planning Department Findings

The Planning Department finds that the existing single-family dwelling is listed in the City of Warwick Historic Survey as a 2.5 story Greek revival, flank-gable, clapboard; 5 bay-façade, center-hall-plan Italianate house; with bracketed entry hood and molded window caps, constructed in the 1880's.

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. 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.

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 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 will 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 feature
- Original character-defining materials and details that contribute to the historic significance of the structure should be preserved whenever possible

Minimize Intervention, Repair Rather Than Replace:

- Repair deteriorated historic architectural features rather than replace them, whenever possible.

Petition #21-292-22-Unit B-1
Residential
99 Post Road
Pawtuxet Village National District

The Applicant is requesting the installation of (6) six vinyl windows.

Planning Department Findings

The Planning Department finds and the City of Warwick Historic Survey notes that the existing condominiums were constructed in the (1980's); prior to National Register status, the construction was approved based on the consistency with the surrounding area. The units are 2-story; flank gable, clapboard and shingle; groups of (6) six 4-6 unit condominium buildings; with two different types incorporating Neoclassical design elements.

Prior permitted window replacements have been aluminum/vinyl clad wood base windows.

Secretary of the Interior Standard of Review

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:

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

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.

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.

Petition NO. 21-245-95-Side Door/Ramp Access

Commercial

1350 Greenwich Avenue

Apponaug Village

The Applicant is requesting to replace an existing 3070 door and replace with a 6070 door, with an access ramp. A new business “Rooms to Grow” has moved into the building and will require the receipt of goods that cannot be accommodated by the existing door access.

Planning Department Finding

The Planning Department finds that the structure was constructed in 1983 as a commercial building which has visual aesthetic and active frontage along Greenwich Avenue and Veterans Memorial Parkway. The structure is a single story clapboard building with a flat roof.

The Applicant has coordinated with Planning Staff and has modified their plans to address Staff concerns.

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.

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

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

- 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.

Petition NO. 21-245-95-Rooms to Grow Signage

Commercial

1350 Greenwich Avenue

Apponaug Village

The Applicant is requesting the installation of (2) two externally illuminated 30"h x 14'-5"w single faced aluminum pan signs with painted .080 aluminum faces and raised acrylic lettering on Mansard with custom steel brackets. A new business “Rooms to Grow” has moved into the building and will require signage on the building. The tenant is on the corner with frontage along Greenwich Avenue and Veterans Memorial Parkway and therefore is allowed two-signs, one on each front.

Planning Department Finding

The Planning Department finds that the structure was constructed in 1983 as a commercial building which has visual aesthetic and active frontage along Greenwich Avenue and Veterans Memorial Parkway. The structure is a single story clapboard building with a flat roof.

The Applicant has coordinated with Planning Staff and has modified their plans to address Staff concerns regarding muted tones and design. The tenant is on the corner with frontage along Greenwich Avenue and Veterans Memorial Parkway and therefore is allowed (2) two-signs, (1) one on each front.

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.

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

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

- 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.
- Whether a horizontal or perpendicular sign, character-defining architectural building details should not be obscured by the size and placement of the sign.
- All wall-mounted and hanging signs should be constructed of wood or a wood-substitute material that conveys the look and feel of wood to the satisfaction of the WHDC.
- 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.

Adjournment