

Posted: November 13, 2023

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, November 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:

CONTINUATION
Petition No. 273-471
Residential
35 Greenwich Avenue
Pontiac Village

Project Scope

There was a new wood door and stair/landing with railing installed without receiving a building permit. The Applicant is before the Board for approval of the installed wood door and landing and rail system.

Planning Department Findings

The City's Tax Assessor has the property noted as a 1.25 story Cape with vinyl siding constructed circa 1930.

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.

City of Warwick (HDC) Design Guidelines

DOORS AND ENTRANCES

- Maintain the historical character and orientation of the building entrance(s).

PORCHES AND STEPS

- Railings should have a molded cap and balusters inserted between a top and bottom rail; pressure treated wood should not be used for railing balusters because of its tendency to warp and twist. Nosing profiles on original stair treads should be retained.

Petition No. 292-21

Residential

127 Post Road (Rear of 131 Post)

Pawtuxet Village-National Register

Project Scope

The Applicant is proposing an outbuilding to be used as an art studio for the rear structure (127 Post Road). The property consists of two residential structures on one lot.

Planning Department Findings

The National Park Service-National Register of Historic Place Inventory Sheets, Section No. 7, Page 7.64i, page 47 & 48, notes the property as the Henry L. Johnson House (ca 1870) 1.5-story; cross-gable; clapboard; L-shape cottage with entrance in angle under turned-post porch. The structure is located in the rear of the Henry L. Johnson House, 131 Post Road, the structure may have originally been an outbuilding later converted to residential use.

131 Post Road is noted at the Henry L. Johnson House (ca 1862-1870) 1.5-story; slate-flank-gable; clapboard; 5-bay-facade, centerhall-plan, early bracketed cottage; with bracketed trim on gable dormers, roof cornice, and entry hood and molded window caps. A1-story, flank-gable wing with bracketed eaves and porches in front and rear extends east.

Petition No. 292-313

Residential

10 Spring Garden

Pawtuxet Village-National Register

Project Scope

The Property Owners coordinated with a contractor to start the process for work to be completed on their home; during this process they were made aware that there was a significant structural deficit and the Building Official's Office ordered an emergency repair permit. The property owner is before the Board for a small dormer, new doors, replacement/repair of existing deck, windows, and cedar siding.

Planning Department Findings

The City Historic Preservation Plan, page 108, notes the property as the Scott C. Burlingame House (1894); 2-story; cross-gable; shingle; simple L-plan house; with sidehall entrance in end-gable section. Constructed for Scott C. Burlingame, possibly as a rental investment.

Zoning Ordinance Amendments

Ordinance Amendments before the City Council.

Materials Discussion

Timberous Trex decking no longer available
Discussion regarding clad windows
Approved alterations related to National Register Properties

Adjournment