

Posted: October 16, 2023

**Warwick Historic District Commission**

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3275 Post Road  
Warwick, Rhode Island 02886

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

Date: Wednesday, October 18, 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. 244-125  
Residential  
3404 Post Road  
Apponaug Village-National Register**

**Project Scope**

The Applicant has taken the recommendations from the Board is requesting to replace (19) nineteen windows, 14 double-hung, 5 casement and (2) doors, both doors and windows proposed are Harvey Majesty with exterior Aluminum Cladding. The Applicant has provided revised cut-sheets for the Board's review and recommendation/approval.

**Planning Department Findings**

The City Historic Preservation Plan, page 47, has minimal information regarding the property. The structure is on the National Register of Historic Places. The structure is a colonial style building with a simple pitched roof. It is of significant age, constructed circa 1750, noted as the oldest structure in Apponaug.

**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.

#### **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.

## **DOORS**

- 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
- 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.
- Replacement doors, if required, should visually match the historic doors in configuration (if the design is known).

**Petition No. 292-331**  
**Residential**  
**20 Fair Street**  
**Pawtuxet Village-National Register**

**Project Scope**

In March of 2023 there was a structure fire that made the property uninhabitable. The property owner has coordinated with Historic Staff and is proposing to correct the structure modifications to more closely meet the historic construction/layout.

The Applicant is proposing 11 window on the first and second floor 2/2, which includes the addition of one new window for a half bathroom, and two windows for the addition of a dormer to the northern elevation to add required height. Additionally the Applicant is proposing to remove the enclosure and open the porch, thereby returning the primary access to the front elevation of the structure. The vinyl siding will be removed and replaced with cedar shakes and posts and railing shall be wood.

The Board shall coordinate gutter systems with the property owner.

### **Planning Department Findings**

The City Historic Preservation Plan, page 105, notes the property as the Rachel M. Smith House, 1.5 story end gable, vinyl siding; small side hall-plan Queen Anne Cottage with shed dormer (south) and 2/2 dhs windows. Full, turned-post entry porch, now enclosed with entry moved to the north side of porch. Constructed by Rachel M. Smith who also owned 27 Bank Street, circa 1896.

### **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. 5:** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

**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 differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

#### **PRESERVE CHARACTER DEFINING FEATURES**

- Avoid removing or altering any historic material or significant and authentic architectural features.

- Original character-defining materials and details that contribute to the historic significance of the building or structure should be preserved whenever feasible.
- Rehabilitation work should not destroy the distinguishing character of the building and its setting.
- 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.

### **INCLUDE THE REPLACEMENT OF MISSING PORTIONS OF AN ARCHITECTURAL FEATURE IN REPAIR ACTIVITIES**

- Match the original construction material. A missing wooden feature should be replaced with wood. A missing stone feature should be replaced with stone. A substitute (in-kind) material may be acceptable on a case by case basis if the form and design of the substitute conveys the same visual appearance of the original and the feature is hard to access and prone to water damage, weathering, and rot.
- Replacement of missing architectural features should be based upon historical documentation to produce accurate duplications of the original style and character.
- In replacing newer, non-historical materials or elements that have been substituted for original material, the design of the replacement work and materials should be substantiated by physical and/or pictorial evidence of original materials whenever feasible. If documentation of original design does not exist, a new compatible design may be used.

### **SIDING**

- Use materials similar to those employed historically in terms of size, shape, and texture.
- Choose wood siding that most closely matches the shape, size, profile, and texture of the historic wood siding when seeking to repair or replace wood siding. Often historic wood siding is underneath synthetic siding (such as aluminum, asbestos, or vinyl) and it can be used as a guide.

### **ROOFING AND GUTTER SYSTEMS, FASCIA AND SOFFIT**

- Exposed gutters should be half-round, and downspouts should be round, especially on building constructed prior to the introduction of ogee (K style) gutters (circa 1940).

### **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.
- 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.

## **DOORS AND ENTRANCES**

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

## **PORCHES AND STEPS**

- Historic porches are character-defining and every effort should be made to preserve them. Original materials, configurations, designs and dimensions should be retained. 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.
- Porches should not be enclosed unless the applicant has a compelling justification. Otherwise deteriorated porches should be retained, repaired, or restored to their historical appearance whenever possible, including porch steps, decking, posts, balustrades, brackets and roofs.

Building code-required balustrade alterations should be accomplished with the least change possible. Rail height may be increased with a simple horizontal pole.

### **RELATIONSHIP TO MAIN BUILDING**

- Additions to existing buildings should be compatible with the size, scale, fenestration (size and rhythm), material finish, and character of the main building and its setting of adjacent historical buildings.
- Additions can include porches, as well as entire wings, rooms, or upper floors.
- Additions of new wings or sections of buildings (upper floors included) should be smaller and secondary to the main sections of the building. They may have a stepped-down roof, lower ridge line, and/or be separated from the main section by a building hyphen or connecting link. They can be built in a contemporary style, but must be respectful of the architectural quality (whether vernacular, plain, or high style) of the original historic building.
- Additions shall convey a similar architectural appearance to the main (historic) section of the building, but be differentiated from it by means of simplified building design, plainer trim, simpler roof lines, and possibly a subtle change in cladding such as a change from clapboard to shingle.

### **MATERIALS**

- Removal of existing artificial siding and restoration of original wall surfaces is encouraged.

**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**

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### **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. 274-22**

##### **Residential**

##### **101 North Street**

##### **Pontiac Village**

#### **Project Scope**

The Applicant is before the Board for a rooftop solar installation. The Applicant is requesting an installation on the rear roof of the existing structure/garage. The Applicant has moved/removed panels to address visibility concerns from the roadway/public way.

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

#### **Planning Department Findings**

The City's Tax Assessor has the property noted as a single story Raised Ranch with vinyl siding constructed circa 1973.

#### **Secretary of the Interior's Standards-Solar Technology**

- It is recommended to install a low-profile solar device 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.



- 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).

### **Guide to Property Owners**

Ms. Leslie would like to discuss the Guide to Property Owners.

### **Plaque Program**

Staff would like to discuss future guidelines for the plaque/incentive program (s).

### **Adjournment**