

Posted: September 18, 2023

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Wednesday, September 20, 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:

Petition No. 245-0061
City Hall Plaza
3275 Post Road
Apponaug Village-National Register

The City is requesting approval for the installation/improvements to the Warwick Municipal Complex/City Hall Plaza property. The City is proposing a 12,000 square foot outdoor ice rink, which includes a small supporting building, hardscape and landscaping improvements, and new parking configuration.

Planning Department Findings

The City's Historic Preservation Plan (pgs. 43 & 44) lists the property as Warwick Municipal Complex-William and Son Architects, (circa 1893) a 2.5 story, mansard-roofed brick block with hipped end pavilions, a tetra-style Ionic entrance porch, and 4-story central clock tower with a domed wooden belfry. An eclectic structure combining decorative details from Colonial, Federal, and contemporary 19th century sources. The property also includes the Henry Warner Budlong Memorial Library and the Armory.

Secretary of the Interior's Standards

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. 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.

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

MAJOR ALTERATIONS AND ADDITIONS TO CONTRIBUTING BUILDINGS

New Construction and Additions

- New additions and building should incorporate design elements, scale, massing, and building materials that are sympathetic to the existing historical buildings nearby. Applied design elements should be avoided, while window and door openings should be well organized and balanced. Simplicity in design is preferred over complexity. Rhyming with and blending in with the historical context is preferred over incompatibility and contrast. Flexibility in design treatments may be granted for rear additions or new construction not seen from the public way.
- In general, new buildings should be harmonious in form, material, siting, and scale with the established character of the immediate neighborhood and should not present a false historical appearance.

Windows

- Use of window types, sizes and proportions similar to the historic window designs in the district is encouraged. Aluminum clad windows (sash, casing, trim) may be appropriate on a case by case basis for detached new buildings, provided they mimic historical window types and details in terms of size, window pane configurations, and muntin profile. These windows shall have permanent muntins, or simulated divided lights with fixed exterior and fixed interior muntins.

- Facades on commercial buildings should not be blank or solid; windows are an important element in the pedestrian streetscape and shall be an important part of a new building's façade design expressing the storefront character of the street if commercial use is desired.

Request for Audience before the Historic District Commission

Dexter Hofhines would like to share ideas regarding amendments to the Guidelines, specifically relative to Solar.

Adjournment