

Warwick Historic District Commission

3275 Post Road
Warwick, Rhode Island 02886

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

Date: Thursday, March 30, 2023
Time: 7:30 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. 291-30
Residential
25 Post Road
Pawtuxet Village-National Register

Project Scope

The Property Owner has updated the plans on the proposal to upgrade the exterior rear access to the property; all modifications are to the Concrete Masonry Unit (CMU). The proposal will remove the existing lattice from the CMU structure to create a larger opening for additional doorway access to the rear of the property; the existing wood deck will be removed and replaced with a singular Brownstone step at both new wood doors. Alterations to the CMU will include replacing the rubber roof, adding a new wood Fascia with asphalt shingles and gutters.

Planning Department Findings

The Planning Department finds that the Warwick Historic Preservation Plan (p. 89) lists the property as the Christopher Rhodes House a 2.5-story; flank-gable; clapboard-and-shingle; 5-bay-façade Federal period house; with two massive internal chimneys, pedimented fanlight doorway with Ionic pilasters.

Christopher Rhodes (1776-1861) was a descendant of Zachariah Rhode, one of the early settlers of Pawtuxet.

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.

RETAIN HISTORIC ACCESSORY OR AUXILIARY BUILDINGS

- An accessory building that has deteriorated beyond repair should be replaced with a design and materials that are compatible with the principal structure in siting, scale, and the arrangement of windows and doors.

DOORS AND ENTRANCES

- 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.
- Preserve, and restore if possible, original doors and doorway enframements, which contribute to the historical character. Where historic doors are deteriorated beyond repair, they may be replaced in-kind, or constructed of new materials matching the design character of the original.
- Replacement doors, if required, should visually match the historic doors in configuration (if the design is known).

ROOFING AND GUTTER SYSTEMS, FASCIA AND SOFFIT

- Preserve the character of original roofing materials whenever possible. Where they currently exist, wood-shingled roofs should be replaced with wood shingles, and slate roofs should be replaced with slate or synthetic slate, if possible. Asphalt shingles are appropriate as replacement in-kind for existing asphalt-shingled roofs.
- Exposed gutters should be half-round, and downspouts should be round, especially on buildings constructed prior to the introduction of ogee (K-Style) gutters (circa 1940).

Adjournment