

Posted November 12, 2020

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

When: Wednesday, November 18, 2020
Time: 6:00 PM

Please click the link below to join the webinar:
<https://us02web.zoom.us/j/83620263035?pwd=RW9xL1JiUUdXK2dJVDhuSVlyWGtzZz09>
Passcode: 178306

Or iPhone one-tap :

US: +13126266799,,83620263035#,,,,,0#,,178306# or +19292056099,,83620263035#,,,,,0#,,178306#

Or Telephone:

Dial:

833 548 0282 (Toll Free)
or 877 853 5247 (Toll Free)
or 888 788 0099 (Toll Free)
or 833 548 0276 (Toll Free)

Webinar ID: 836 2026 3035
Passcode: 178306

Petition #20-292-488

Residential/Juliet & Rogelio Garcia
39 Fair Street
Pawtuxet Village

This Petition was continued from the October 28, 2020 meeting.

The Petitioners are seeking approval to replace windows in the downstairs front rental unit of the house, facing Fair Street, which are broken and need to be renewed. The footprint and lite pattern of all windows will stay the same as existing. The windows will be white to match all windows in the house. The Petitioners are proposing to use Pella (R) 850 Series windows.

The Warwick Historic Preservation Plan (p. 154) lists the residence as the John S. Grant House (1919): 2 ½-story, end gable; shingle, plain centerhall-plan house, with 1-story, flat-roof ell on north side and 2/2, horizontal-muntin windows in the Late Victorian – Colonial Revival style, residential/multi-family in excellent condition. Grant was the first owner.

The Department offers the following Secretary of the Interior Standards for Rehabilitation, as found in Chapter 6.9 of the City's Comprehensive Plan, for the Commission's consideration:

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 #20-244-81

**Commercial/Chess Properties, Inc.
100 Centerville Road
Apponaug Village**

The Petitioners are seeking approval to fabricate and install a freestanding, ground-level monument sign to replace the pylon sign that was removed by the state Department of Transportation during the Apponaug Circulator project. The double-sided monument box is proposed to be 60" x 84" with a box depth of 12".

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Petition #20-274-145

**Residential/Thomas Records
14 King Street
Pontiac Village**

The Petitioners are seeking approval to install 20 solar roof panels, AC 6.09, DC 6.40, on the subject property.

The Tax Assessor's property card lists the residence as a two-story, 1,210 sf structure, in the Old Style, constructed in 1925.

The Department offers the Secretary of the Interior Standards for Rehabilitation, as found in Chapter 6.9 of the City's Comprehensive Plan for the Commission's consideration:

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The Department also offers the following information from The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings relative to Solar Technology:

- 1. 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*
- 2. It is recommended to install a solar device on a historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible*
- 3. Installing solar roof panels horizontally – flat or parallel to the roof – to reduce visibility is recommended*

Additionally, installing the associated electric equipment in the basement is the preferred option. If this is not viable, the equipment should be screened from view by landscape or fencing.

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

The existing building is known as "Hunter's Garage," a one-story masonry and steel framed building with a footprint of 75' x 60' (4,500sf). The Petitioners are proposing to preserve and restructure the existing building to accommodate a multi-use, three-story building, with a restaurant and tenant space on the first floor, and one- and two-bedroom apartments on the second and third floors. A new parking lot will offer 26 spaces, with two handicapped accessible. The Petitioners are proposing four (4) units on each new floor, for a total of eight (8). A shared, 740sf roof deck is proposed. The four one-bedroom units are proposed at 650sf, and the four two-bedroom units are proposed to be 1,000sf. A 1,960sf restaurant will have seating for 113 patrons, including 15 bar seats, as well as seating on the new deck and terrace, with access from the street-front and

back. Tenant space will be approximately 1,021sf, with access from the street-front and parking lot.

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.

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NEW BUSINESS

1. Update on design guidelines.