

Posted January 10, 2020

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, January 15, 2020

6:00 p.m.

City Hall Lower Level Conference Room
3275 Post Road
Warwick, Rhode Island 02886

Petition #20-292-388-01

**Adrian and Christianne Beaulieu/Residential
36 Narragansett Parkway, Unit 1
Pawtuxet Village**

The Petitioner is seeking approval to add an electric generator to their home unit. The generator will be powered by natural gas, with intake on that side of the unit and yard. The Petitioner states that the unit is about the same size as two existing AC units that were installed when the condominium was first built. The yard is screened by cedar hedges on both the Emmons Avenue and Narragansett Parkway sides of the property.

The residence is part of a condominium complex constructed in 2004, according to the Tax Assessor's database. It is a 1,734 sf, two-story unit with a gable roof and asphalt shingles.

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 #20-246-218
Commercial/AAA Northeast
65 Centerville Road
Apponaug Village

The Petitioners are seeking approval to install new intake and exhaust louvers in existing masonry openings to serve the proposed new HVAC system for the building, and to install new, low-profile solar panels on the sawtooth roof, to run parallel with the roof angle.

The "sawtooth" building is considered a contributing structure within Apponaug Village, with a deep connection to the City's rich history and the hardworking mill employees who helped to shape our community. The mill dates to the early 1900s, and the sawtooth was one of the surviving buildings following a fire that destroyed much of the mill complex.

As part of ongoing restoration efforts, the Petitioners previously received approval to replace existing damaged windows and doors and to replace the roofing systems.

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

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.

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 #20-274-237
William Stover/Residential
158 North Street
Pontiac Village

The petitioner is seeking approval to install 31, 9.765kw solar panels on the roof of the residence. They will not exceed the roof peak, but will add 6" to the roof height.

The Tax Assessor's Office lists the residence as a one-story, ranch-style house with a gable roof and vinyl siding, constructed in 1966. The structure is not considered a contributing building within the Pontiac Village district.

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

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.

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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 #19-239-18
SPRO II, Inc.
c/o Gary Famiglietti, Carpionato Group
777 Cowesett Road
Stone Wall Alterations

This Petition is continued from the November 20, 2019 meeting. The Applicant is seeking approval to construct a 24-foot wide entrance and exit access driveway from Hardig Road for the above-mentioned property to allow residents easier access to and from the property to Hardig Road.

The construction will require the removal of approximately 55 feet of an existing stone wall; however, the stones are proposed to be reused on site to line both sides of the new entrance for approximately 27 feet on each side, as shown in plans submitted to the Department. The relocated wall construction will match that of the original wall construction.

The Sparrows Point II and III apartment complex is a project-based Section 8 Development designed for the elderly (62 years of age and older) and/or persons with disabilities under 62 years of age. Sparrows II consists of 151 apartments. One hundred thirty five are one bedroom and there are 16 two bedroom apartments. Sparrows III consists of 176 apartments, including 157 one-bedroom units and 19 two-bedroom apartments. Both facilities were constructed in the 1980s, according to records from the Tax Assessor's database.

The Department notes that the Applicant has been working in conjunction with the Planning Department and the Engineering Division of the Department of Public Works. Both have indicated that they have no issues with the scope of work proposed.

The Department also 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:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alterations of features and spaces that characterize a property shall be avoided.

The Department further notes that:

- 1.) The City's stone walls are tangible links to the City's colonial agrarian past and, as such, hold a unique historic significance for the City.
- 2.) The City's stone walls are continuously threatened by both private and public development and need to be protected.

Petition #19-245-175
Suzanne A. Chasse/Residential
65 Pleasant Street
Apponaug Village

The Petition was continued from the November 20, 2019 meeting in order to give the applicant time to explore different design options to meet their needs. The Applicant was initially seeking approval to construct an addition of an enclosed exterior staircase to the basement. Its entry will be located on the south side of the house with the door facing the street. The structure will then wrap around to the west side of the building and descend to the basement doorway.

The Tax Assessor's property card lists the property as a 648 sf, one-story, cottage-style residence with a hip roof structure and vinyl-sided exterior walls.

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.

10.) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Petition #20-245-95
Dan's Management Company, LLC/Commercial
1346 (aka 1350) Greenwich Avenue
Apponaug Village

The Petitioner is seeking approval to renovate the existing Dunkin' Donuts. The exterior is proposed to have some new finishes at the parapet/fascia, and painting along the remainder of the building with new signs. For the Commission's information, the interior will have new millwork, new furniture, new finishes, and existing equipment relocation with some new pieces of equipment. Lighting may be upgraded to LED, if not already. The existing use and occupancy shall remain the same.

The Tax Assessor's Office lists the one-story, 1,867 sf building as commercial/industrial, in good condition with concrete/cinderblock walls and a flat roof. The building, constructed in 1984, is not considered a contributing structure in the district.

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 #20-292-310
Paul Lavallee/Residential
20 Spring Garden Street
Pawtuxet Village

The Petitioner proposes to rebuild the existing, failing porch (approximately 40' x 30') to sound, aesthetically pleasing condition. Contractor will adhere to existing dimensions and proposes no change to the existing square footage. The contractor will utilize existing brick piers on existing footings, providing reinforced 4" concrete at below grade (approximately 40"), then tuck point and parge brick at above grade points, finally dressing all above grade areas in stone veneer. Piers capped with blue stone (8' OC) serve as an anchored base for pressure-treated porch deck. New composite, colonial columns will be utilized, keeping existing decorative post brackets. Existing mahogany railings are to be reset. Exposed outside joists are proposed to be trimmed with AZEK.

The Warwick Historic Preservation Plan (p. 106) lists the residence as the George S. Carr House, circa 1890, a 1 ½ story, cross-gable, vinyl sided, two-bay, sidehall-plan house, with turned-post and bracketed Queen Anne porch on front (north) and east. George S. Carr was the original owner.

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OTHER BUSINESS

1. Approval of minutes