

Posted February 14, 2020

Warwick Historic District Commission

Warwick City Hall
3275 Post Road
Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, February 19, 2020

6:00 p.m.

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

Petition #20-246-218-C

Petition #20-246-218-D

Commercial/AAA Northeast

65 Centerville Road

Apponaug Village

Petition #20-246-218-C was continued from the January 15, 2020 meeting following discussion with the Commission. The Petitioners are seeking approval to install new intake and exhaust louvers in existing masonry openings. The initial proposal was to install 5 louvers on the east side of the building and one on the south side. The Petitioners have revised their plan to instead install all six louvers on the east side of the building.

Petition #20-246-218-D is a new petition. The Petitioners are proposing to install a new exterior steel and wood entry canopy on the west façade and to install new exterior "AAA" signage.

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, to replace the roofing systems, and to install solar panels on the roof.

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:

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 #20-292-457
John McNamara/Residential
45 South Fair Street
Pawtuxet Village

The Petitioner is seeking approval to install six Renewal by Anderson replacement windows. There are no structural changes proposed.

The Warwick Historic Preservation Plan (p. 142) lists the residence as the Frederick & Martha Lowe House, constructed circa 1930, a 1 ½ story, flank gable with vinyl siding, a three-bay façade simple house, with central entrance in pedimented-gable enclosed porch. The Plan also notes a garage, circa 1930, two-bay, end gable, shingle, with overhead door, rear.

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:

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 #20-245-28
Scott LeDuc, Rose Gallotello/Residential
50 Colonial Avenue
Apponaug Village

The petitioner is seeking approval to install a roof-mounted solar array consisting of 10 (ten) 3.0 kw DC on the south facing roof of the residence.

The Tax Assessor's Office lists the residence as a 1 ½ story, two-unit, vinyl-sided residential structure constructed circa 1875.

It is not listed in the Warwick Historic Preservation Plan.

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

The Petition was continued from the November 20, 2019 and January 15, 2020 meetings 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 #20-292-310
Paul Lavallee/Residential
20 Spring Garden Street
Pawtuxet Village

This Petition was continued from the January 15, 2020 meeting. 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.

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 #20-245-95
National Sign/Heather Dudko/Commercial
1350 Greenwich Avenue
Apponaug Village

The Petitioner is seeking approval to replace the existing exterior sign with a 57 sf sign with internally illuminated channel letters.

The subject property is zoned General Business with a Historic overlay. The Tax Assessor's Office lists the building as being constructed in 1983 and consisting of 17,760 sf, commercial/industrial in a strip retail style, with concrete/cinderblock/clapboard 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.

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

This Petition was continued from the January 15, 2020 meeting, after discussion with the Commission, in order for the Petitioners to revise their initial design proposal to renovate the existing Dunkin' Donuts. Following the discussion, the Petitioners have revised the exterior design of the building to fit the more residential character of the neighborhood. This was to be accomplished specifically by removing the existing DD monolith and replacing it with a decorated gable end. The new design has also taken into consideration the Commission's request that the Petitioners reduce the amount of modern or commercial features on the building, including the straightening of the existing mansard, reduction of contrasting colors (specifically the charcoal).

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.

OTHER BUSINESS

- 1. Follow up informational/conceptual discussion with ALBACO, LLC, relative to potential renovation/reuse to the Hunter's Garage property, Pawtuxet Village, 9 Post Road, which was recently purchased by ALBACO, LLC (Assessor's Plat 291, Lot 32). The parcel is zoned General Business; abutting parcels are zoned Open Space and Office.**
- 2. Discussion of creation and publication of design standards relative to Commissioner Carroll's recent conversation with the state Rhode Island Historical Preservation and Heritage Commission.**