

Warwick Historic District Commission

Warwick City Hall

3275 Post Road

Warwick, Rhode Island 02886

Meeting Minutes

Monday, May 1, 2017

Warwick Planning Department

Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Donna Tobin, Chair

Ms. Ginny Leslie, Vice Chair

Mr. William McQuade

Mr. Maxwell Pounder

Mr. Barry O'Brien

Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting, which was rescheduled from its original April 19, 2017 date, was called to order by the Chairperson at 6:05 p.m.

Petition #17-292-320

Residential/Kelly Linn & Jason Roderick

51 Spring Garden Street

Pawtuxet Village

The Petitioner is seeking approval to install an 18' x 36' vinyl-lined, steel wall inground swimming pool to replace an above-ground pool. It will eventually have a concrete apron installed around the pool sides.

Ms. Linn was present and explained that the pool will replace a 27' diameter pool, which has been removed from the property. The new pool will be sited in the same location. She explained that, in order to keep to a projected construction deadline, she has already been working with the Building Department on the pool specifications and setbacks, and has been informed that all is in order.

There is already a six-foot white cedar privacy fence surrounding the area, and the property will be secured as required by code, and with additional locks on the fence.

Commissioner Leslie made a motion to approve Petition #17-292-320, citing Secretary of the Interior Standards for Rehabilitation Numbers 9 and 10. Commissioner Pratt seconded. All voted in favor, none

opposed.

Petition #17-274-141

New Construction of Residential Multi-Family

36-40 King Street/James and Barbara Bellini

Pontiac Village

The Petitioners met with the Commission in an advisory capacity during its February and March meetings relative to an initial proposal to construct a five-unit, multi-family residence on the subject property. The previous residence was heavily damaged by fire in January 2016, and was determined to be an involuntary demolition. The damaged multi-family was razed, and, with appropriate approvals, it has been determined by the Building Official that the same number of units could be rebuilt in different configurations elsewhere on the property, or within the existing building footprint. The Petitioners are proposing to construct two buildings: one duplex, millhouse-style in the front, facing the street and one triplex, millhouse-style building back in the lot behind the parking area, also facing the street.

The Petition had been continued in order for the Applicants to submit revised site plans showing additional details that were not included in the originals.

A previous item for discussion centered around the Petitioners' desire to install 1/1 windows, which remained unresolved. Commissioner Pounder said he had spent a half hour driving around the neighborhood prior to the meeting, and was satisfied with their argument that 1/1 is consistent with the rest of the area, as there are a variety of lite patterns evident throughout the neighborhood.

Discussion took place relative to several details, including mullions separating paired windows, headpieces, and cornerboards. The Commission felt that 5 14/ x 6 would be more in keeping with the character of the neighborhood than the proposed 1 x 6. Additional discussion centered around the siding material, and what the walkways would be made of. Commissioner Pounder said he felt asphalt lessened the character of historic districts. The Petitioners noted that they planned to use either concrete or pavers. Regarding stairs, cement stairs for the front of all buildings are planned, and likely for the back of the front building, as it is anticipated to be the same grade. Stairs in the rear of the back building will be constructed of wood or concrete, depending on the grade. It was noted that whether railings will be required by code has not been determined; if deemed necessary, the Petitioners will have to return before the Commission.

It was agreed that the small details that the Commissioners and the Petitioners worked out and agreed upon, along with the overall project, would help with the marketability of the property.

Commissioner Pounder made a motion to approve Petition #17-247-141, new construction of five (5) multi-family dwelling units, as presented within the submitted materials and site plans, and based upon information provided during the meeting, and that paired windows shall have 1 x 4 mullions between the windows; the window header shall be 1 x 6, no mitered corners; there shall be full-width sills as wide, or slightly wider, than the trim; the door header and termination should be similar or somewhat larger than the window trim; the corner boards should be 5 ¼ x 6, or have the appearance of 5 ¼ x 6; the clapboards shall be of a smooth Hardiboard material; and stairways, by code, that are higher than 30” above the grade must have a guardrail and handrails.

Further, the Commission also stipulated that plans for guardrails/handrails for stairs and/or decks shall be submitted to the HDC for separate review and approval and are hereby not shown or approved for construction, and that all sidewalks/walkways shall be concrete or pavers. It is understood that the driveway will be constructed of asphalt.

Commissioner Pounder seconded the motion. All voted in favor; none opposed. Secretary of the Interior Standards for Rehabilitation Numbers 9 and 10 were cited.

Petition #17-245-95

Commercial/KLS Realty LLC

1350 Greenwich Avenue

Apponaug Village

The Petitioner is seeking approval to install an externally illuminated pylon sign, the external illumination to be eight (8) gooseneck light fixtures and four (4) ground flood lights. The overall size of the sign is proposed to be 17'6" x 9'3". The base will be of aluminum with ½" Sintra "frame" painted to match the building fascia. The address will be ½" Routed black Sintra. The sign body will be 11" deep aluminum structure with .08 aluminum cladding painted to match the existing building trim.

Ms. Stephanie Poyant Moran was present. She explained the project, which would also include removing an existing, four-sided sign. The new sign will be placed perpendicular to the main road.

The square footage and height of the proposed sign versus the existing sign was discussed. Because the existing sign is four-sided, its square footage per side is much less than the square footage of each side of the proposed sign. Commissioners expressed concern that, although the proposed sign is shorter in height than the existing structure, it's too large, and feel its design does not blend in with the atmosphere and character of the Village as well as the existing sign. It was suggested that something similar to the existing kiosk would

be appropriate; the Petitioner replied that her client likely would not want a four sided sign. Other design elements, including stonework, were suggested as options. The Petitioner said the intent of the proposed design was the match the existing building. Discussion also took place relative to zoning regulations regarding to the maximum square footage allowed per side; the Petitioner said the design would be reduced to meet code.

Commissioner McQuade asked if, based on the comments, and Ms. Moran's client's desire to move forward as quickly as possible, she would be willing to prepare several alternate designs for the Commission's review similar to what they have designed for other historic districts. Ms. Moran said she would be happy to do so.

Commissioner Pratt made a motion to continue the Petition for two weeks, until the regular monthly meeting on May 17. Commissioner Leslie seconded. All voted in favor; none opposed.

Commissioner Pratt excused herself from the meeting at 7:02 p.m.

OTHER BUSINESS

Commissioner McQuade commented on the Commission's ongoing discussions regarding community outreach to those living within historic districts. He suggested that the Commission consider updating an informational pamphlet from the 1990s to provide to residents.

- Approval of minutes of August 17, 2016 meeting**

Held until the May 17, 2016 meeting due to lack of quorum of those present at the meeting.

- Approval of minutes of October 19, 2016 meeting**

Commissioner Leslie motioned to approve, seconded by Commissioner McQuade. All voted in favor; none opposed.

- Approval of minutes of February 15, 2017 meeting**

Commissioner McQuade made a motion to accept the minutes, seconded by Commissioner Leslie. All voted in favor; none opposed.

Commissioner McQuade made a motion to adjourn, seconded by Commissioner Pounder. All voted in favor; none opposed. The meeting adjourned at 7:10 p.m.

Warwick Historic District Commission

Warwick City Hall

3275 Post Road

Warwick, Rhode Island 02886

Meeting Minutes

Monday, May 17, 2017

Warwick Planning Department

Second Floor, City Hall Annex

The following Commission members were in attendance:

Ms. Donna Tobin, Chair

Ms. Ginny Leslie, Vice Chair

Mr. William McQuade

Mr. Maxwell Pounder

Mr. Barry O'Brien

The following Commissioner was absent:

Ms. Carol Pratt

The following staff member was present:

Sue Baker, Warwick Planning Department

The meeting was called to order by the Chairperson at 6:07 p.m.

Petition #17-245-95

Commercial/KLS Realty LLC

1350 Greenwich Avenue

Apponaug Village

The Petitioner was seeking approval to install an externally illuminated pylon sign, the external illumination to be eight (8) gooseneck light fixtures and four (4) ground flood lights. The overall size of the sign is proposed to be 17'6" x 9'3". The base will be of aluminum with 1/2" Sintra "frame" painted to match the building fascia. The address will be 1/2" routed black Sintra. The sign body will be 11" deep aluminum structure with .08 aluminum cladding painted to match the existing building trim.

The Petition was continued from the May 1 meeting in order for the Petitioner to prepare alternate designs to address Commissioners' concerns relative to the proposed sign, and to add architectural elements that would be more in keeping with the character of the village.

The Petitioner, Stephanie Poyant Moran, explained that all the new design options – stone base with decorative cap and posts, stone base with roof, and base with roof – include narrowing the width of the sign. The height is taller, but not taller than the existing sign. Discussion took place regarding the square footage allowed by zoning. The Petitioner said the sign will be adjusted to meet those requirements, although it is likely the project will still have to go to the Zoning Board for dimensional relief from the height.

The Commissioners' consensus was ultimately that of the three proposals, the option with the decorative cap and posts and stone base was the most preferable and in keeping with the character of the area.

Commissioner Pounder made a motion to approve Petition #17-245-95, with the stipulations that the design area shall be as had been determined by the Zoning Official. The Commission understands that will reduce the overall height of the sign; the body of the sign shall be increased to at least 18" thick so as to get more reveal between the columns and body; panels for the sign shall be recessed preferably a minimum of $\frac{3}{4}$ inch, similar to the "Country Crossing" sign photo presented by the Petitioner during testimony; The Apponaug Crossing letters may be raised; and approval of the submittal was anticipating that the sign will be reduced to comply with Zoning standards.

The Petitioner is to submit plans showing the revised dimensions of the sign to the Planning Department for review and approval, at which time a Certificate of Appropriateness will be issued.

Commissioner Leslie seconded the motion. All voted in favor; none were opposed.

Petition #17-245-061

Non-profit/Warwick Center for the Arts

3259 Post Road

Apponaug Village

Ms. Pam Unwin-Barkley was present on behalf of the Petitioner, The Warwick Center for the Arts (formerly the Warwick Museum of Art). She explained that they are seeking approval to install one (1) 48” x 48” sign to the rear corner of the building to help patrons locate the facility when they park in the rear lot. The Proposed sign is 1.5 sign foam panel with beveled edges, raised moldings, with a raised router carved logo.

Ms. Unwin-Barkley explained that the “W” on the sign was created as part of the museum’s rebranding and marketing effort to better reflect the programs and services it offers the community. They are hoping to have signage created to replace existing pole signs to better help motorists locate the building.

Commissioner McQuade made a motion to approve the Petition, seconded by Commissioner O'Brien. All voted in favor; none opposed. Secretary of the Interior Standard #9 was cited.

Petition #17-292-498

Residence/C. Kaspark

68 Spring Garden Street

Pawtuxet Village

The Petitioner is seeking approval to replace existing wooden garage doors, which have not been fully operational since the Petitioners purchased the house, with non-wood carriage doors with period-looking windows. The garage is set back approximately 60 (sixty) feet from the street.

Mr. Craig Kaspark was present for the Petition. He presented photos of the existing garage doors, some of which are covered in plywood,

and explained that the doors have deteriorated. The proposed replacements, he feels, will add not only to the value of the property but will benefit the neighborhood aesthetics. He is proposing insulated steel garage doors, with Colonial long panel windows, and decorative hardware. Discussion took place regarding the decorative hardware. The Commissioners felt that the look of the garage may be more appropriate without them, but if the Petitioner liked them there would be no objection. Mr. Kaspark said they will take those comments into consideration; it may be more affordable without the hardware.

Commissioner Leslie made a motion to approve Petition #17-292-498, with the suggestion that the garage doors could be installed with or without the ornamental hardware as presented in the materials submitted; the hardware is not required. Commissioner O'Brien seconded the motion. All voted in favor; none were opposed.

At this time, (7:25 p.m.), since the Petitioner for #17-245-90 had not yet arrived, and had not indicated that he would be unable to attend, Commissioner McQuade made a motion to continue the matter for a month. Commissioner Leslie seconded the motion. All voted in favor; none opposed.

OTHER BUSINESS

- **Approval of minutes of March 15, 2017 meeting**

Commissioner Leslie made a motion to accept the minutes as presented. Commissioner McQuade seconded. The motion passed, with 4 yesses and 1 abstention, as Commissioner O'Brien was not present for the meeting.

Commissioner Tobin raised the discussion of Commission review of doors and garage doors. Because not all garage doors require a permit, the Commission does not presently have the ability to review them as was once the case. She suggested that it be investigated if the Building Official and others would allow them to have purview over the design of the doors, if they do not specifically require they be wood.

At 7:34 p.m., Mr. Costa, the applicant for Petition #17-245-90, arrived. Commissioner McQuade made a motion to hear the petition; seconded by Commissioner Leslie. All voted in favor.

Petition #17-245-90

Residence/J. Costa

94 Spruce Street

Apponaug Village

The Petitioner is seeking approval to add an addition to the existing garage. The garage is detached, with wood siding.

The Petitioner explained he was proposing to construct a 10' x 31' addition on the rear of the garage for his son to use. The roof line of the addition would match the existing. An interior door would connect the new addition to the existing portion. A rolling door and a window will also be added. T111 will be used to match the existing siding.

Discussion took place relative to the proposed door. Mr. Costa said they would match the existing front doors; however, Commissioners noted that the proposed door does not have windows, so they are not matching. Mr. Costa explained that the new rolling door is shorter than the front ones, and was told that windows would break when the door was opened because of the configuration.

Discussion also took place relative to the new window on the addition. Commissioner Pounder expressed concern about the location as depicted on the plans; Mr. Costa reviewed the plan and noted that it showed the wrong placement. The window will be installed on the rear wall, not next to the rolling door, in order to provide cross ventilation.

Commissioner Pounder made mention of a house in the

neighborhood that was recently renovated, and shingles installed, and how it has added character to the neighborhood. He noted that T111 bears no relationship to anything historic and asked Mr. Costa if he would consider adding shingles to the more visible side of the garage. Mr. Costa said he was unwilling to do that. Commissioner Tobin said that T111 is not as appropriate as other materials. Mr. Costa noted that the garage was constructed in 1981, well before the area was designed as a historic District. Commissioner Leslie said she felt that shingles would be nice, but given that the rest of the structure is T111 she would not object to it being used.

Commissioner Leslie ultimately motioned to approve the Petition, with the window shown in the plans as being installed on the side to be moved to the rear wall. Commissioner McQuade seconded. The motion passed, 4-1, with Commissioner Pounder abstaining. Commissioner Tobin noted that she was voting to approve with some reluctance, as one of the goals of the Historic District and its Commission is to improve the overall historic character and appearance of the neighborhoods.

Commissioner McQuade voted to adjourn, seconded by Commissioner Pounder. All voted in favor; none opposed.

The meeting adjourned at 8:16 p.m.