

Posted: March 14, 2014

Warwick Historic District Commission

Warwick City Hall

3275 Post Road

Warwick, Rhode Island 02886

MEETING NOTICE/AGENDA

Wednesday, March 19, 2014

6:00 pm, City Hall Annex

Department of City Plan

Petition #14-292-350

Residential/Single Family Dwelling

25 Remington

Pawtuxet Village

This Petition was continued to the April meeting.

Replace existing decking with composite decking. Replace existing railings in kind.

Planning Staff Report

This building is considered to be a contributing structure in within the District, constructed, circa 1900 for Albert S. Daggett. It is a two story, irregular cross gable, shingled house, with complex roof massing, and a side hall entrance under glazed wrap around porch. This is one of several houses built by Daggett and possible served as his residence. It is considered to be an early Victorian style house. In April of 2007, the Commission approved a Petition for a 700sf +/- addition to the building

The Petitioner is requesting approval for replacement/repair work to the front deck. The Petition is requesting to replace the front deck with a wood composite decking,, and the hand rail in kind. The Planning Department finds that the installation of the decking does not affect the historic resource; and the hand rail is considered to be a replacement in kind, which does not affect the material or appearance of the hand rail.

The Planning Department submits for the Commission's consideration, the following Secretary of the Interior's Standard:

#6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color texture and other visual qualities an, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Petition #14-292-309

Residential/Multi-Family Dwelling

30 Fair Street

Pawtuxet Village

No new information was submitted for this Petition.

Install 49 vinyl replacement windows.

Petition #14-244-097,099B and C

Commercial

Cumberland Farms

3327, 3335 Post Road

Apponaug Village

At the February 19, 2014 meeting, this Petition was separated into 3 parts, parts B and C were continued to the March meeting. Part A, for the demolition of the existing buildings was approved at the February 19, 2014 meeting.

Construct new convenience store and fuel pumps, with associated signage.

Planning Staff Report

The Petitioner is proposing to demolish all buildings and

appurtenances on both lots 97 and 99. Lot 97 is the site of a former gas station with an existing one story brick building and a canopy for fuel pumps. Lot 99 is the site of a one story masonry (concrete block) building currently used by three business, two separate service uses and a restaurant.

The Petitioner is proposing to merge lots 97 and 99 for the construction of a 4,513 sf convenience store, a canopy for fuel pumps, and associated signage.

This site is located at the intersection of Post and Centerville Roads, also known as Apponaug Four Corners, and an area that has long served as the gateway to Apponaug Village. This parcel is in close proximity the area along Post Road which was rezoned in 2011 to Village zoning in order to revitalize economic development in Apponaug Village. The new zoning encourages a mix of uses and traditional Main Street development and is subject to design standards.

In addition, the Rhode Island Department of Transportation will begin construction of the \$33.6 million dollar Apponaug Bypass Long Term Improvement Project in the Spring of 2014, transforming the congested, outmoded circulator system into a dramatically more efficient, safer, accessible and sustainable facility allowing the Cit of Warwick and the State of Rhode Island to realize the long term revitalization goals for the area.

The construction of the Apponaug Bypass will include a dedicated bicycle lane and bicycle tolerant shoulders, along with sidewalks, crosswalks and other pedestrian amenities. As part of the current Comprehensive Plan process, the City is working towards creating a pedestrian and bicycle network throughout the City, leading to walkable streets and multimodal options.

This project will also be heard by the Warwick Planning Board as a Major Land Development/Subdivision project. Any changes to the site plan or building that are made as part of the Planning Board review process, shall be reviewed by the Historic District Commission.

Building Demolition (Part A)

The building demolition was approved at the February 19, 2014 meeting.

The buildings on these sites are not considered to be contributing structures within the District.

New Building Construction (Part B)

Any new construction shall maintain a hard street edge, be compatible in mass, size, scale and with the characteristics features present in the historic area. It should also encourage and support pedestrian and bicycle access and provide a sense of occupation and street life for the site.

The Petitioner is proposing the construction of a new 4.513sf convenience store and canopy. The exterior of the convenience store will be cultured stone veneer and vinyl siding on the top. The canopy will measure 40'x83' and will be constructed of cultured stone and vinyl.

The Planning Department submits for the Commission's consideration, the following Secretary of the Interior's Standard:

#9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

Signage (Part C)

The signage as proposed is internally illuminated.

Petition #14-292-465

Multifamily

House of Hope

69 Fair Street

Pawtuxet Village

Review of changes to previously approved design. These changes

were made as part of Rhode Island Historic Preservation and Heritage Commission's administration of the Historic Tax Credit program.

OTHER BUSINESS

Review and approval of February 19, 2014 minutes.