



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

November 24, 2025

Honorable Rachel Miller, Council President  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Dear Council President Miller,

I am pleased to present this 2024-2025 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2024, through September 30, 2025. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's eight local historic districts, of which there are more than 2,600 properties listed. 6.8% of Providence's land area falls within a local historic district. The Providence Landmarks District by itself covers 2.9% of the city. During 2024-2025, the Planning Department received 225 applications for Certificates of Appropriateness. The Commission reviewed 23 applications, with 202 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process. This is a significant increase in reviews, even considering with last year's increase. This is due to two factors: 1) the HDC's application process has been integrated into the Department of Inspection & Standards permitting process for some time and more applications are reviewed where in the past the HDC may not have been notified that work was commencing that needed approval; Second, the Commission substantially changed their Standards and Guidelines in November 2024, allowing for more matters to be reviewed and approved at a staff level. This accounts for the dramatic change in applications reviewed and approved by the staff.

The Department of Planning and Development proudly supports the Historic District Commission's role in protecting Providence's historic resources, while ensuring that historic preservation plays a significant role in the City's planning process.

Sincerely,

  
Joseph I. Mulligan III, Director

cc: Providence City Council  
City Clerk

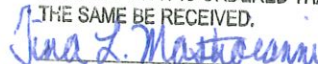
JM/jm

NOV 24 2025 10:30

IN CITY COUNCIL

DEC 04 2025

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

 CLERK

DEPARTMENT OF PLANNING & DEVELOPMENT

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | WWW.PROVIDENCERI.GOV/PLANNING

## Rhode Island Historical Preservation & Heritage Commission Certified Local Government Annual Report Form


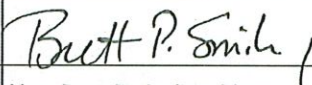
CLG Contact Information					
Reporting Period:	October 1, 2024 - September 30, 2025		Town/City of:	Providence	
Name of Contact Person:	Jason Martin, Preservation Planner		Address:	Dept of Planning & Developmant, 444 Westminster St, Ste 3A, Providence, RI 02903	
Phone Number:	401.680.8517		Email Address:	jmartin@providenceri.gov	
<b>CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.</b>					
1. Was the HDC's enabling legislation amended?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	<b>If YES, ATTACH</b> a copy of the amendment.
2. Were procedural or design guidelines developed or amended?			<input checked="" type="radio"/> Yes	<input type="radio"/> No	<b>If YES, ATTACH</b> a copy of new or amended guidelines.
3. What are the current design standards in use by the HDC? (Name document(s) if applicable.)			S&G Armory, Broadway, College Hill, North Elmwood, PLD - Residential, Power-Cooke, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; PHDC Rules & Regulations		
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		see	attached	
	New Construction				
	Relocations				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	<b>If YES, ATTACH</b> an explanation of how the case was reviewed and why an exception was permitted
7. Were any districts enlarged?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	<b>If YES, ATTACH</b> a copy of the revised district map and indicate how many historic properties were added.
8. Were any new Historic Districts added?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	<b>If YES, ATTACH</b> a copy of the district map(s).
9. Were any new properties designated?			<input checked="" type="radio"/> Yes	<input type="radio"/> No	<b>If YES, ATTACH</b> a list of the properties and addresses.
<b>CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.</b>					
1. Commission Membership: List Commission members, dates of appointment and expiration, and, as applicable, their qualifications in a preservation-related field:					
Name	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	
		see	attached		



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<b>CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act.</b>					
<b>1. Did you evaluate the National Register eligibility of any properties?</b>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<b>2. Did you prepare any National Register forms?</b>	<input type="radio"/> Yes	<input checked="" type="radio"/> No
<b>3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?</b>			<input checked="" type="radio"/> Yes	<input type="radio"/> No	
<b>4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:</b>	23-CLG-05 "Neutaconkanut Hill National Register Nomination" was awarded and is reached its final phase, with a nomination ready to be considered. This grant is a "pass-through" and is being administered by the sub-grantee, the Neutaconkanut Hill Conservancy. 23-CLG-07 "National Register Nomination for Elmwood Christian Church/Impact Center Providence AG" has been rescinded due to fire at the property.				
<b>CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.</b>					
<b>1. Are all records including meeting minutes publicly accessible?</b>	<input checked="" type="radio"/> Yes	<input type="radio"/> No	<b>2. Are notices of public meetings published or posted in advance?</b>	<input checked="" type="radio"/> Yes	<input type="radio"/> No
<b>3. Briefly describe how the public is given opportunity to comment on National Register nominations:</b>	Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and the lobby of 444 Westminster Street.				
<b>NARRATIVE:</b>					
<b>1. Provide a brief narrative of the HDC's notable activities or accomplishments for FFY 2025.</b>					
<ul style="list-style-type: none"> <li>• Providence has eight Local Historic Districts, containing a total of approximately 2,600 properties.</li> <li>• This CLG years the Commission and its staff have reviewed 225 applications (23 by the Commission, 202 by Staff). This is the largest number of applications reviewed since 1996-7. This is a significant increase in reviews, even considering with last year's increase. This is due to two factors: 1) the HDC's application process has been integrated into the Dept of Inspection &amp; Standards permitting process for some time and more applications are reviewed where in the past the HDC may not have been notified that work was commencing that needed approval; Second, the Commission substantially changed the Standards and Guidelines in Nov 2024, allowing for more matters to be reviewed and approved at a staff level. This accounts for the dramatic change in applications reviewed and approved by the staff.</li> <li>• The Commission amended its Standards &amp; Guidelines at the November 23, 2025 meeting. They can be found here: <a href="https://www.providenceri.gov/wp-content/uploads/2017/05/Planning-PHDC_StandardsGuidelines2.pdf">https://www.providenceri.gov/wp-content/uploads/2017/05/Planning-PHDC_StandardsGuidelines2.pdf</a></li> <li>• The Commission's Standards &amp; Guidelines and Rules &amp; Regulations are currently being reformatted and redesigned for clarity, brevity and ease of use. This process is expected to be completed in early 2026. There may also be an opportunity to translate both documents into Spanish.</li> <li>• Meetings are a "hybrid" with the Commission Members and staff being present. Applicants and the public have the option to be physically present or to participate via Zoom. Staff reports and related materials for agenda items are available on the Commission's website. There is also an archive of past meeting's materials.</li> <li>• In the past CLG year the City's Preservation Planner has conducted 87 environmental reviews in coordination with a Memorandum of Agreement with the RI Historical Preservation and Heritage Commission, allowing for Federally funded projects to be efficiently reviewed and approved. The Preservation Planner in conjunction with RIHPHC were able to rewrite a more comprehensive Memorandum of Agreement to continue this process until 2030.</li> <li>• The City's Preservation Planner has coordinated multiple projects at City-owned properties with the RI Historical Preservation and Heritage Commission, particularly with the Parks Department, primarily in Roger Williams Park, listed on the National Register of Historic Places.</li> </ul>					

**Rhode Island Historical Preservation & Heritage Commission  
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Assurances			
<p>I hereby certify:</p> <ol style="list-style-type: none"> <li>I. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island.</li> <li>II. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island.</li> <li>III. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town/City and the Rhode Island Historical Preservation &amp; Heritage Commission.</li> </ol>			
Signature of Historic District Chairman		Date	November 12, 2025
Printed/typed name	Ryan Haggerty, Chair		
Signature of Chief Elected Official		Date	11/25/25
Printed/typed name	Hon. Brett P. Smiley, Mayor		

**ATTACHMENTS CHECKLIST**

Check to confirm required materials are provided electronically with this report:

<input checked="" type="checkbox"/>	Attachment A: Sample approval letter to an applicant.
<input checked="" type="checkbox"/>	Attachment B: Resumes for any new commission members.
<input checked="" type="checkbox"/>	Any additional attachments required per answers on page 1 of this report; e.g. maps of amended districts, lists of newly designated properties, etc.

## PROJECT SUMMARIES - OCTOBER 1, 2024, through SEPTEMBER 30, 2025

### Summary of Projects<sup>1</sup>

Total Applications Reviewed:	225
Applications Reviewed by HDC: (Alterations, Demolition, New Construction, Relocation)	23
Applications Reviewed by Staff: (Repairs, Replacements in Kind, Restorations, Minor Alterations)	202

### Breakdown by Project Type

Project Type	Totals	Approved	Denied	Pending <sup>2</sup>	Withdrawn	Appealed
In-House <sup>3</sup>	176	176	0	0	0	0
Alterations	44	40	0	4	0	0
Demolitions	1	1	0	0	0	0
New Construction	4	3	0	1	0	0
Relocations	0	0	0	0	0	0
<b>TOTALS</b>	<b>225</b>	<b>220</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 87 Federally subsidized projects. A sample approval letter and spreadsheet have been attached.

<sup>1</sup> Some applications might cover two types (i.e.: repairs & sign). This would account for any discrepancy in the number of applications by type and number of total applications reviewed.

<sup>2</sup> Pending includes applications that are either incomplete or that are complete, and the review is ongoing by either the Commission or Staff.

<sup>3</sup> In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations, including solar. They also include Major Alterations such as window replacements and alterations to non-primary elevations as designated in the Standards & Guidelines. All in-house projects are reviewed by Staff.

**PROJECT SUMMARIES - OCTOBER 1, 2024, through SEPTEMBER 30, 2025**

**Breakdown by District**

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	12	12	0	0	0	0
Armory (expansion)	17	17	0	0	0	0
Broadway	20	20	0	0	0	0
College Hill	127	125	0	2	0	0
North Elmwood	13	13	0	0	0	0
Power-Cooke	15	15	0	0	0	0
PLD <sup>1</sup> - ICBD	2	1	0	1	0	0
PLD - Residential	7	6	0	1	0	0
South Elmwood	8	7	0	1	0	0
Stimson Avenue	4	4	0	0	0	0
<b>TOTALS</b>	<b>225</b>	<b>220</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>

**Total applications compared from October 1996-September 2025:**

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) <sup>2</sup> [29%] <sup>3</sup>	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
2018-2019	164	38 (1) [23%]	128 (1) [77%]
2019-2020	144	40 (1) [28%]	104 (1) [72%]
2020-2021	152	45 [30%]	107 [70%]
2021-2022	157	55 [32%]	107 [68%]
2022-2023	149	49 [32%]	100 [68%]
2023-2024	209	50 [24%]	159 [76%]
2024-2024	225	23 [10%]	202 [90%]
<b>29-year total</b>	<b>5013</b>	<b>1267 [25%]</b>	<b>3769 [75%]</b>
<b>29-year average</b>	<b>173</b>	<b>44 [26%]</b>	<b>130 [74%]</b>

<sup>1</sup> The Providence Landmark District (PLD) was created by Ordinance in Dec. 2014. The PLD is an expansion of the non-contiguous district concept created by the establishment of the Industrial & Commercial Buildings District in 2002. The PLD is divided into two classes: Residential and Industrial & Commercial Buildings.

<sup>2</sup> Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)]. There were no such applications this period.

<sup>3</sup> Represents percentage of total applications reviewed by PHDC or Staff.

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Providence HDC AppLog-CLG2024-25

SUBMITTED	ACCEPTED	APP#	FY	CLG	DISTRICT	PLAT/LOT	ADDRESS	CAT	SCOPE OF WORK	I/C	HEARING	RES	PERMIT	COMMENT	RESULT
10/15/24	10/15/24	24.137	77	4	CH	160343	8 Arnold St	MAJ	construction of a new first floor bay window extending from the rear ell addition	C	10/28/24	24-42			A
10/15/24	10/15/24	24.138	78	5	ARx	360019	36-38 Willow St	MIN RIK	Installation of 38 solar panels to the north and south slopes of the gable-end roof; RIK: strip/re-roof	C	10/28/24	24-43	SOL-24-341 ROOF-24-928		A
10/15/24	10/15/24	24.139	79	6	ARx	360147	16 Carol Ct	MIN	Installation of 24 solar panels to the south slope of the gable-end roof	C	10/28/24	24-44	SOL-24-344		A
10/15/24	10/15/24	24.140	80	7	ARx	360301	19 Blanco Ct	MIN	Installation of 13 solar panels to the roof slopes	C	10/28/24	24-45	SOL-24-345		A
10/15/24	10/15/24	24.141	81	8	AR	320227	40 Dexter St	MIN	Installation of 15 solar panels to the hip roof	C	10/28/24	24-46	SOL-24-347		A
10/15/24	10/15/24	24.142	82	9	ARx	360203	88 Hudson St	MIN	Installation of 39 solar panels to the mansard roof	C	10/28/24	24-47			A
10/15/24	10/15/24	24.143	83	10	AR	360168	117 Parade St	MIN	Installation of 19 solar panels to the mansard roof	C	10/28/24	24-48	SOL-24-343		A
10/15/24	10/15/24	24.144	84	11	NE	440176	109 Princeton Ave	MIN RIK	Installation of 30 solar panels to the east slope of the gable-end roof; strip/re-roof	C	10/28/24	24-49	SOL-24-379 ROOF-24-929		A
11/12/24	11/12/24	24.157	92	19	CH	160081	312 South Main St	MIN	cladding of the existing brownstone step's treads with bluestone treads	C	11/25/24 01/27/25	25-03		continued; 01/27: continued; 02/24: bifurcated; stairs: approved; portico continued	A
10/02/24	10/02/24	24.181	74	1	CH	160436	32 Sheldon St	RIK	Replace Soffit and Fascia	I			BLDG-24-1338		A
10/08/24	10/08/24	24.182	75	2	PC	140062	181 Governor St	RIK	Reroof in kind, overlay existing EDPM that is failing with TPO	I			ROOF-24-823		A
10/09/24	10/09/24	24.183	76	3	NE	440216	58 Whitmarsh St	RIK	We have some trim that is rotted that needs replacing we are replacing with identical like for like, a garage door needs some repair to existing door, some shingle replacement like for like, window sill faces were rotted so replace those like for like. White Deck Boards Rotted Like for Like.	I			BLDG-24-1368		A
10/18/24	10/18/24	24.184	85	12	SE	520543	157 Adelaide Ave	RIK	replace existing roofing with architectural shingles	I			ROOF-24-851		A
10/21/24	10/21/24	24.185	86	13	SE	520321	183 Lexington Ave	RIK	remove the existing wood gutter and instal new pvc face board, instal new aluminum gutter 5"	I			ROOF-24-858		A
10/22/24	10/22/24	24.185	87	14	NE	440126	69 Moore St	RIK	replace existing roofing with architectural shingles	I			ROOF-24-870		A
10/31/24	10/31/24	24.187	88	15	NE	440132	41 Moore St	MAJ	Install a 96x80 glass sliding door at rear of house and a 36x80 regular door at left rear of house	I	STAFF		DOOR-24-70		A
11/04/24	11/04/24	24.188	89	16	CH	160033	321 South Main St	RIK	Remove Existing roof system and Install 2.5" insulation due to low flashing heights, Mechanically Fasten 60 mil TPO, 0.040 Aluminum edge metal.	I			ROOF-24-899		A
11/04/24	11/04/24	24.189	90	17	PLD-RES	390456	32 Elmgrove Ave	MAJ	Replace existing windows with Pella Heritage Series, to match existing fenestration	I	STAFF		WNDW-24-253		A
11/07/24	11/07/24	24.190	91	18	CH	90172	35 Benefit St	RIK	Strip and re-roof front and rear flat main roofs	I			ROOF-24-923		A
11/12/24	12/09/24	24.191	93	20	SE	520414	166 Congress Ave	MIN	28 solar panels to cross gable roof	I	STAFF		SOL-24-362		A
11/12/24	11/12/24	24.192	94	21	CH	100544	40 Bowen St	RIK	replace existing roofing with architectural shingles	I			ROOF-24-934		A
11/13/24	11/13/24	24.193	95	22	BW	280247	271 Broadway	RIK	second floor porch, replacing damaged wood and floor planks were needed	I			BLDG-24-1576		A
11/15/24	11/15/24	24.194	96	23	BW	330010	387 Broadway	RIK	Install Andersen 400 series replacement windows. No change to openings	I	STAFF		WNDW-24-262		A
11/16/24	11/16/24	24.195	97	24	CH	160347	74 Transit St	RIK	replace existing roofing with architectural shingles	I			ROOF-24-944		A
11/18/24	11/18/24	24.196	98	25	CH	160337	20 Arnold St	MIN	Installing a two branch box six-zone heat pump system.	I			MECH-24-1284		A
11/19/24	11/19/24	24.197	99	26	AR	320224	64 Dexter St	RIK	remove the old roof and install a new roof in the main house and 2 back porches and new lead in 2 chimneys	I			ROOF-24-950		A
11/21/24	11/21/24	24.198	100	27	CH	160289	21 John St	MIN	Install (2) 2.5-Ton Condensing Units each rated at 30K BTU, Install (4) High Wall Units each rated at 09K BTU, install 09K BTU Mirror Unit, Install 18K BTU High Wall Unit, Install 09K BTU Floor Console Unit	I			MECH-24-1307		A
11/24/24	11/24/24	24.199	101	28	CH	90382	14 Barnes St	RIK	replace existing roofing with architectural shingles	I			ROOF-24-962		A
11/27/24	11/27/24	24.200	102	29	CH	100204	28 South Court St	MAJ	replacing 15 windows; Pella	I	STAFF		WNDW-24-267		A
11/27/24	11/27/24	24.201	103	30	CH	130222	305 Brook St	RIK	remove and replace posts on back of the home.	I			BLDG-24-1642		A
12/04/24	12/04/24	24.202	105	32	NE	440123	77-79 Moore St	RIK	Repair worn out roof shingles in porch, Repair broken window glass and missing window screens	I			ROOF-24-987		A
12/02/24	12/02/24	24.203	104	31	CH	160351	98 Transit St	RIK	removing existing clapboards, repairing sheathing and installing new clapboards that will match exactly the dimensions and material of existing.	I			SIDE-24-254		A
12/20/24	12/20/24	24.204	106	33	CH	160403	95 Transit St	RIK	replace existing roofing with architectural shingles	I			ROOF-24-1001		A
12/26/24	12/26/24	24.205	107	34	CH	100627	7 Jenckes St	MIN	install 17 solar panels to gable end roof	I	STAFF		SOL-24-401		A
12/30/24	12/30/24	24.206	108	35	CH	160231	113 Williams St	RIK MIN	replace existing roofing with architectural shingles; Amended 01/28/25: MIN: installation of HVAC condensers	I			ROOF-24-1006; ELEC-25-143		A
01/09/25	01/09/25	25.001	111	38	BW	330324	445 Broadway	MAJ	replace one window with a wooden door and transom, east elevation, first floor	I	STAFF			Hornby	A
01/09/25	01/09/25	25.002	112	39	PLD-ICBD	270029	301 Harris Ave	MAJ	Installation of new fenestration and awnings	I	STAFF			Union	A
01/06/25	01/06/25	25.003	109	36	CH	90406	104 Olney St	RIK	replacing rotted cedar shingles with new ones; replace existing roofing with architectural shingles	I			SIDE-25-25		A
01/08/25	01/08/25	25.004	110	37	PC	130279	224 George St	MIN	Remove 2 existing rooftop unit on the residence and replace with new	I			MECH-25-24		A
01/13/25	01/13/25	25.005	113	40	CH	100691	88 Congdon St	MAJ	Removal of existing windows and installation of Pella insulated windows	I	STAFF		WNDW-24-12		A
01/13/25	01/13/25	25.006	114	41	CH	120465	235 Benefit St	MAJ	modification of a window to a door for ADA access and site improvements to include construction of ramps within the existing landscape	C	01/27/25	25-01	MECH-25-402	RISD	A
01/13/25	01/13/25	25.007	115	42	CH	160655	115 Transit St	MAJ RIK	removal of an existing gable dormer and the construction of a shed dormer to the rear slope of the gable roof	C	01/27/25	25-02			A
01/29/25	01/29/25	25.008	116	43	CH	100364	120 Brown St	REST	Repainting the exterior of home & Install Cladding Dormers	I			BLDG-25-118		A
01/28/25	01/29/25	25.009	117	44	CH	90165	15 Olney St	RIK	Unit 1: Replace one existing exterior door in-kind.	I			DOOR-25-11		A

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Providence HDC AppLog-CLG2024-25

01/29/25	01/29/25	25.010	118	45	CH	130011	173 Lloyd Ave	RIK	replace existing roofing with architectural shingles	I				ROOF-25-54		A
01/30/25	01/30/25	25.011	119	46	SE	520041	90 Melrose St	RIK	rebuild porch stairs, replace column and roof. Repair damaged trim and clapboards, as per PRF scope-of-work dated 09/12/24	I						A
01/30/25	01/30/25	25.012	120	47	ARx	350515	55 Sycamore St	MIN	Installation of operable shutters and hardware	I						A
01/31/25	01/31/25	25.013	121	48	PC	130177	72 East Manning St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-56		A
02/03/25	02/03/25	25.014	122	49	CH	100637	63 Prospect St	RIK	replacement of bay window, with new bay window; Pella	I	STAFF			WNDW-25-28		A
02/03/25	02/03/25	25.015	123	50	CH	170239	175 Power St	RIK MIN	A new permeable driveway with Treo concrete pavers with cobblestone surround; Existing deck and stair will be completely renovated within the same footprint with new decking, deck framing, handrails, 6'privacy panel. The space below will have a new deck +/- 5" above grade to better use the area below the deck as a family area and play space; Dry laid porous stone patio, small play pergola in back yard; East fence in disrepair and gate will be replaced with a new 6' fence and gate for privacy.	I				BLDG-25-317		A
02/04/25	02/04/25	25.016	124	51	ARx	320065	74 Harrison St	MAJ	Construct new wooden deck with railings next to private entrance to condominium apartment. 8 feet wide perpendicular to building. About 12 feet long at longest dimension. Supported by the house and 3 new footings. Shape of deck is a partial extension of a 5-sided projection from the main octagonal structure in keeping with the architectural spirit of this distinctive house. Railings and lattice enclosure of crawl space will be identical to decks and terraces of other condominium units and in keeping with historical style of other buildings in the district. New structure will be painted to match the house	I	STAFF			BLDG-25-479		A
02/05/25	02/05/25	25.017	125	52	NE	440220	68 Whitmarsh St	MAJ	replace existing windows with insulated windows as per submitted documentation.	I	STAFF			WNDW-25-61	RIH	A
02/06/25	02/06/25	25.018	126	53	ST	110128	33 Stimson Ave	RIK	replace existing door as per submitted documentation.	I				DOOR-24-11		A
02/07/25	02/07/25	25.019	127	54	NE	440221	72 Whitmarsh St	RIK REST	replace existing roofing with architectural shingles; remove existing damaged vinyl siding to determine if original wood shingles can be repaired and painted	I				ROOF-26-64 SIDE-25-15		A
02/10/25	02/10/25	25.020	128	55	CH	90152	10 Pratt St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-65		A
02/10/25	02/10/25	25.021	129	56	CH	90616	138 Prospect St	NC	new construction of a single-family house	C	02/24/25 04/28/25 05/19/25	25-04			conceptual; zoning; 4/28: continued, no quorum; 5/19: final	A
02/10/25	02/10/25	25.022	130	57	CH	100472	80-82 Keene St	MAJ	removal of the existing slate roof and the installation of an architectural shingle roof	C	02/24/25	25-05	ROOF-25-114			A
02/10/25	02/10/25	25.023	131	58	CH	90587	3 Hidden St	MAJ	modification and enclosure of the front porch to create a mudroom	C	02/24/25 03/24/25 04/28/25	25-06 25-09			no show; 3/24: continued; 4/28: final	A
02/10/25	02/10/25	25.024	132	59	SE	490544	149 Congress Ave	MIN MAJ	installation of six skylights and 36 solar panels to the cross-gable roof	C	02/24/25 03/24/25 04/28/25				no show; 3/24: continued, awaiting applicant	P
02/14/25	02/14/25	25.025	134	61	SE	490055	201 Congress Ave	MAJ	Installation of 25 Anderson400 replacement units	I	STAFF			WNDW-25-32		A
02/10/25	02/10/25	25.025	133	60	CH	100255	64 Angell St	NC RIK REST	new construction of a single-family house on the northeast portion of the parcel; rehabilitation/restoration of main residence (BLDG-25-502)	C	2/24/2025	25-10	BLDG-25-502		continued; 4/28: conceptual	P
02/19/25	02/19/25	25.026	135	62	CH	100057	3 Jenckes St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-77		A
02/26/25	02/26/25	25.027	136	63	CH	90169	7 Halsey St	MIN	installation of 17 solar panels to the south (rear) slope of gable end roof as per submitted documentation.	I	STAFF			SOL-25-65		A
02/26/25	02/26/25	25.028	137	64	NE	440221	72 Whitmarsh St	DEMO	demolition of detached single-bay garage deemed unsafe by DIS	I				RAZE-25-9		A
03/03/25	03/03/25	25.029	138	65	ARx	360293	24 Wood St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-94		A
03/06/25	03/06/25	25.030	139	66	CH	90135	5 Hidden St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-107		A
03/06/25	03/19/25	25.031	140	67	NE	440215	52 Whitmarsh St	MIN	Installation of 15 solar panels to the rear slopes of the roof	I	STAFF			SOL-25-354		A
03/07/25	03/07/25	25.032	141	68	BW	350513	515 Broadway	RIK	replace existing roofing with architectural shingles	I				ROOF-25-108		A
03/10/25	03/10/25	25.033	142	69	PLD-RES	160514	203 South Main St	MAJ	removal of an existing gable dormer and the construction of a five-window shed dormer to the rear (east) roof slope	C	03/24/25				continued;	P
03/10/25	03/10/25	25.034	143	70	AR	360208	96 Chapin Ave	MAJ	removal of existing windows and installation of insulated windows	C	03/24/25	25-07				A
03/10/25	03/10/25	25.035	144	71	CH	100455	89 Keene St	RIK	replace existing one-bay garage with new one-bay garage on existing slab.	I				BLDG-25-1022		A
03/13/25	03/13/25	25.036	145	72	CH	160529	420 Benefit St	RIK	repairs to gas line/meter; remove existing and install New 2-Ton Condensing Unit rated at 24K BTU, Install 1.5-Ton Condensing Unit rated at 18K BTU, Install 07K BTU High Wall Unit, Install (4) High Wall Units each rated at 09K BTU	I				MECH-25-281 MECH-25-302		A
03/13/25	03/13/25	25.037	146	73	CH	120460	1 Charlesfield Ct	MIN	Install 15 solar panels to the gable end roof	I	STAFF			SOL-25-87		A
03/18/25	03/18/25	25.038	147	74	CH	160401	101 Transit St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-131		A
03/24/25	03/24/25	25.039	148	75	CH	160643	23 Arnold St	MIN	construction of pergola as per submitted plans	I				BLDG-25-346	Site Specific	A
03/24/25	03/24/25	25.040	149	76	CH	100231	2 Cushing St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-147		A
03/24/25	03/24/25	25.041	150	77	CH	100343	28 Cushing St	MIN	Installation of 3 zone hyper heat system and all necessary duct work and accessories	I				MECH-25-334		A
03/25/25	03/25/25	25.042	151	78	CH	100690	62 Lloyd Ave	RIK	Replacement of the existing AC with a Trane Resolute Heat Pump basement and exterior at side of house where existing equipment is located	I				MECH-25-337		A
03/25/25	03/25/25	25.043	152	79	CH	170249	155 Power St	RIK	Replace Furnace and A/C System Basement and back yard	I				MECH-25-336		A
03/27/25	03/27/25	25.044	153	80	ST	110022	40 Stimson Ave	RIK	Front gable second floor siding replace and replace some of the rotten fascia	I				SIDE-25-38		A
03/28/25	03/28/25	25.045	154	81	CH	160364	154 Brook St	RIK	replace existing roofing with architectural shingles	I				ROOF-25-161		A

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03/31/25	03/31/25	25.046	155	82	CH	30203	4 Benefit St	RIK	replace existing roofing with architectural shingles									ROOF-25-166			A
03/31/25	03/31/25	25.047	156	83	BW	330010	387 Broadway	MIN	Installation of 5-24k multi zone mini split heat pumps; Installation of 43 solar panels to low, hip-roof (flat)									MECH-25-341 SOL-25-141			A
04/01/25	04/01/25	25.048	157	84	CH	30220	40 Benefit St	RIK	Replace existing Coil/Condenser and reconnect to existing system.									MECH-25-367			A
04/03/25	04/03/25	25.049	158	85	AR	360199	93 Chapin Ave	MIN	Install a 3.5 tone hvac system for 3rd.fl.									MECH-25-366			A
04/03/25	04/03/25	25.050	159	86	PLD-RES	730560	957 North Main St	RIK	Freestanding Main ID sign, parking sign, display sign carved PVC with aluminum painted posts, LEDS									BLDG-25-444			A
04/04/25	04/04/25	25.051	160	87	PC	130185	199 Hope St	RIK	Freestanding Signs, Wayfinding sign, Display sign package with carved pvc with aluminum mounting, brackets and painted poles.									BLDG-25-443			A
04/08/25	04/08/25	25.052	161	88	BW	350583	10 Bainbridge St	RIK	replace existing roofing with architectural shingles									ROOF-25-187			A
04/08/25	04/08/25	25.053	162	89	ARx	350138	1516-1518 Westminster St	RIK	replace existing roofing with architectural shingles									ROOF-25-194			A
04/09/25	04/09/25	25.054	163	90	BW	280259	15 Pallas St	MIN	Install a 4 ton LG Red ducted heat pump into each dwelling.									MECH-25-395			A
04/09/25	04/11/25	25.055	164	91	CH	90291	89 Halsey St	MAJ	Installation of 3 skylights; 4 replacement windows, third floor, as per plans dated 01/27/25, stamped and approved 04/11/25. Windows to be approved by Staff once selection has been submitted and finalized			STAFF						BLDG-25-462	tbd windows		A
04/10/25	04/10/25	25.056	165	92	CH	120328	279 Benefit St	RIK	replace existing roofing with architectural shingles									ROOF-25-203			A
04/10/25	04/10/25	25.057	166	93	CH	90549	26 Halsey St	RIK	replace existing roofing with architectural shingles									ROOF-25-201			A
04/14/25	04/14/25	25.058	167	94	PC	130080	25 Cooke St	RIK	Replacing chimney flashing and 4 down spouts, remove existing trough gutter liners around entire roof, if necessary insulation in the trough. New rubber roofing in the troughs. Install 6 new lead coated copper wall spill out scuppers.									ROOF-25-207			A
04/15/25	04/15/25	25.059	168	95	CH	160115	392 Benefit St	RIK	REBUILD CHIMNEY FROM THE ROOFLINE IN KIND W SAME/LIKE MATERIALS									BLDG-25-497	Israel		A
04/14/25	04/14/25	25.060	169	96	CH	160201	66 Williams St	NC	Repairs to balustrade; Construction of detached two-car garage with modification to wall along Copley Lane for vehicular access			04/28/25	25-11					BLDG-25-512	DBVW		A
04/16/25	04/16/25	25.061	170	97	BW	320602	434 Broadway	MAJ	Replacement of approx 18 windows with Anderson 400 Series Woodwright double-hung windows, with muntins to match existing wood sash, 3rd floor			STAFF						WNDW-25-64	Armory Prop		A
04/17/25	04/17/25	25.062	171	98	PLD-RES	170628	83 Hope St	RIK	Rubber roof to flat section on right side of property. (5 sq)									ROOF-25-218			A
04/25/25	04/25/25	25.063	172	99	CH	160097	362 Benefit St	MIN	Installing a Mitsubishi heat pump system									MECH-25-458			A
04/25/25	04/25/25	25.064	173	100	CH	160630	28 Planet St	RIK	remove existing decking and rails, replace with composite decking and rails- no structural replacement or work									BLDG-25-532			A
04/28/25	04/28/25	25.065	174	101	CH	100416	127 Lloyd Ave	RIK	replace existing roofing with architectural shingles									ROOF-25-549			A
04/30/25	04/30/25	25.066	175	102	CH	90338	9 Creighton St	RIK	patch/rik rotted clapboards and trim as needed; replace existing roofing with architectural shingles; REPAIR/REPLACE IN KIND, WITH LIKE MATERIALS PER HDC GUIDELINES THE DECKING, RAILS AND TRIM ON FRONT PORCH.									SIDE-25-74 ROOF-25-252 BLDG-25-799	Casale		A
05/02/25	05/03/25	25.067	176	103	CH	160517	334 South Water St	MIN	Installation of a chimney system for a pizza oven									MECH-25-474			A
05/07/25	05/07/25	25.068	177	104	CH	100041	163 North Main	MIN RIK	Install 24x36" MDO sign per attached drawings; replace existing roofing in-kind									BLDG-25-594 ROOF-25-740			A
05/07/25	05/07/25	25.069	178	105	CH	120249	21 Prospect St	RIK	Exterior improvements to the existing walking paths, extending the path between the University hall and Manning hall, and removing and resetting the front entrance steps.									BLDG-25-506	aka 1 Prosepect St; Manning Hall		A
05/08/25	05/08/25	25.070	179	106	CH	100074	2 Meeting St	MIN	Install 1.5T Minisplit system with 2 ceiling cassettes and all necessary accessories									MECH-25-513	PPD		A
05/08/25	05/08/25	25.071	180	107	AR	320193	25 Hollywood Rd	RIK REST	repairs to porch as needed; removal of existing metal railing; installation, restoration to wood railings												A
05/09/25	05/09/25	25.072	181	108	CH	100503	19 Barnes St	RIK	replace existing roofing with architectural shingles									ROOF-25-273			A
05/14/25	05/14/25	25.073	182	109	CH	160346	68 Transit St	RIK	Replacing two existing cooling only systems, and replacing one existing ductless cooling only system.									MECH-25-544			A
05/14/25	05/14/25	25.074	183	110	CH	90556	47 Pratt St	MIN	nstall Two-Zone Ducted and Two-Zone Ductless Heat Pumps									MECH-25-543			A
05/15/25	05/15/25	25.075	184	111	CH	160134	414 Benefit St	MAJ	removal of existing single-pane windows and installation of replacement windows as per submitted documentation			STAFF						WNDW-25-79	United 9600		A
05/19/25	05/19/25	25.076	185	112	ARx	360014	62 Willow St	MAJ	removal of existing single-pane windows and installation of replacement windows as per submitted documentation			STAFF						WNDW-25-83	Anderson400		A
05/20/25	05/20/25	25.077	186	113	ARx	360047	35 Wood St	MIN	Install Heat pump									MECH-25-575			A
05/23/25	05/23/25	25.078	187	114	BW	330630	425 Broadway	RIK	Strip and re-roof existing front porch with rubber membrane roofing. Dimensions: approx. 30 ft x 7 ft. No structural work. No change to exterior appearance or design.									ROOF-25-303			A
05/28/25	05/28/25	25.079	188	115	CH	160249	34 John St	RIK	replace existing roofing with architectural shingles									ROOF-25-306			A
05/28/25	05/28/25	25.080	189	116	CH	160074	326 Benefit St	RIK	install 4-Ten Condensing Unit rated at 48K BTU to Replace Existing;									MECH-25-592			A
05/28/25	05/28/25	25.081	190	117	CH	100703	2 Thomas St	MIN	removing existing shed awnings and install box awnings									BLDG-25-694			A
05/29/25	05/29/25	25.082	191	118	ST	110013	314 Angel St	MIN	one single zoned mitsubishi ducted heat pump with venting. All electrical work done by others.									MECH-25-595			A
06/02/25	06/02/25	25.083	192	119	AR	320193	25 Hollywood Rd	RIK	repairs to front porch									BLDG-25-737			A
06/03/25	06/03/25	25.084	193	120	CH	100147	83-85 Benefit St	RIK	clapboard and trim repairs, replacement as necessary									SIDE-25-108			A
06/03/25	06/03/25	25.085	194	121	CH	160409	405 Benefit St	MIN	Install 2 zone ductless mini split									MECH-25-622			A
06/04/25	06/04/25	25.086	195	122	CH	160239	383 Benefit St	MIN	Installing Two Ducted Heat Pumps In Bulling #3									MECH-25-623			A
06/04/25	06/04/25	25.087	196	123	CH	160605	230 South Main St	RIK	replace existing windows in-kind to match existing									WNDW-25-99	Unit 39		A
06/04/25	06/04/25	25.088	197	124	CH	100683	109 Benefit St	MIN	INSTALLATION OF 1- 2.5 TON (30K BTU) DUCTED HEAT PUMP FOR MASTER BEDROOM & BATH									MECH-25-634			A

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06/04/25	06/04/25	25.089	198	125	CH	100650	118 Benefit St	RIK	Upgrade heat pump for new kitchen/bedroom				MECH-25-633		A
06/04/25	06/04/25	25.090	199	126	CH	320244	78 Dexter St	RIK	Remove existing rolled roof. Install new EPDM roofing to manufacture specifications				ROOF-25-335		A
06/04/25	06/04/25	25.091	200	127	CH	100082	136 Benefit St	RIK	Remove and replace clapboard				SIDE-25-110	Gerry Puleo	A
06/11/25	06/11/25	25.092	201	128	CH	30226	50 Benefit St	RIK	strip and re roof rubber roof to code				ROOF-25-358		A
06/11/25	06/11/25	25.093	202	129	CH	100196	162 Pratt St	RIK	strip roof to wood decking, apply new roofing system.				ROOF-25-362		A
06/12/25	06/12/25	25.094	203	130	CH	100683	109 Benefit St	REST	restoration of breezeway door/window system				BLDG-25-776	JP	A
06/16/25	06/16/25	25.095	204	131	CH	90339	13 Creighton St	MAJ	Installation of one Anderson400 Insulated replacement unit, 3rd floor		STAFF		WNDW-25-123		A
06/16/25	06/16/25	25.096	205	132	CH	90556	47 Pratt St	RIK	Replacing windows as per submitted documentation. Replacing two patio doors (bedroom)		STAFF		WNDW-25-122		A
06/18/25	06/16/25	25.097	206	133	BW	350492	60 Balnbridge Ave	MIN	RIK: replace bathroom glazing; MIN: changes to parking, as per submitted plans				BLDG-25-814		A
06/24/25	06/24/25	25.098	207	134	CH	160137	424 Benefit St	MAJ	installation of skylight to rear roof slope		STAFF		BLDG-25-818		A
06/24/25	06/24/25	25.099	208	135	PLD-RES	40107	57 Brownell St	MAJ	Installation of 51 existing windows with Anderson composite windows, fenestration to match, as per submitted documentation		STAFF				A
06/24/25	06/24/25	25.100	209	136	PC	130175	66 Cooke St	RIK	REMOVE AND REPLACE A/C EQUIPMENT FOR ONE SYSTEM WITH HEAT PUMP EQUIPMENT. RECONNECT DUCTWORK, CONTROL WIRING, REFRIGERANT AND DRAIN PIPING.				MECH-25-691		A
06/25/25	06/25/25	25.101	210	137	CH	100430	24 South Court St	RIK	replace existing storm windows with new Point 1 storm windows						A
06/25/25	06/25/25	25.102	211	138	CH	30516	15 Constitution Hill	RIK	replace existing concrete retaining wall as per submitted documentation						A
06/25/25	06/25/25	25.103	212	139	PC	130023	107 Benevolent St	MIN	Installation of fencing at driveway as per submitted documentation						A
06/25/25	06/25/25	25.104	213	140	CH	100611	8 Cushing St	MAJ	modifications to fenestration as per submitted plans		STAFF				A
06/25/25	06/25/25	25.105	214	141	CH	100712	11 Thomas St	RIK	spot cut and point and replace approx 100 bricks					Jon Israel	A
06/26/25	06/26/25	25.106	215	142	PC	130298	157 Hope St	MIN	Installation of a 12'x19' inground swimming pool with ASTM Standard retractable cover				BLDG-25-866		A
06/26/25	06/26/25	25.107	216	143	PC	130190	61 Cooke St	RIK	strip flat roofing sections down to decking. install plywood layover to existing decking. install ISO insulation board and new EPDM roofing system				ROOF-25-406		A
06/26/25	06/26/25	25.108	217	144	BW	280021	194 Broadway	RIK	Removed existing shingles ( 3 tab) down to the decking and replaced any damaged wood as needed. Installed new Certainteed Landmark pros (50-year architectural asphalt shingles). All work is to Rhode Island building code. (23 square) remove and replace rubber roof system, Approx 7 Sq to manufactures' Specifications, Carlisle or Weather Bond Roofing Systems				ROOF-25-401		A
06/30/25	06/30/25	25.109	218	145	CH	100431	102 Lloyd Ave	MAJ	replace existing windows with Pella Reserve to match existing		STAFF		WNDW-25-98		A
06/30/25	06/30/25	25.110	219	146	CH	30463	52 Benefit St	MIN	Installation of metal railing at front steps						A
06/30/25	06/30/25	25.111	220	147	CH	160198	89 Power St	MAJ MIN RIK	Window replacement of deteriorated wood DH windows and aluminum storms with new windows (proposing Marvin 'Ultimate Insert' series aluminum clad exterior wood windows with 5/8" simulated divided lights matching current patterns, exterior color 'Sierra White' to match existing yellowish cream trim paint), maintaining existing trim in-place where possible, replicating existing trim in other locations. Raise sill height of (4) windows in kitchen area by approximately 8" to accommodate kitchen cabinets / counters. Refurbishment of unique three-sash stairwell window and unique bow window in living room. Relocate basement access door from side to rear. Demolish non-original screen porch at rear of house and replace with new stone steps from existing trench door down to new stone terrace at grade.		STAFF		BLDG-25-989	Jonathan Chambers	A
06/30/25	06/30/25	25.112	221	148	CH	100407	79 Lloyd Ave	MAJ	replace existing windows with United 9600 windows to match existing fenestration, as per submitted documentation.		STAFF			Kevin Diamond	A
06/30/25	06/30/25	25.113	222	149	CH	120236	251 Benefit St	RIK MIN	Four (replacement) wood windows will be replaced in kind on the south elevation of the 1979 Platner addition; Three existing wood sills will be filled, restored, then clad with aluminum flashing on the south elevation of the 1914 Isham addition; Water flow will be diverted and collected with a new gutter on the adjacent Atheneum Row townhouse. The current water flow from the roof of the townhouse is the source of the rot on the Platner windows.				WNDW-25-136	Peter Lofgren	A
06/30/25	06/30/25	25.114	223	150	CH	120461	261 Benefit St	MIN	install New 2-Ton Condensing Unit rated at 24K BTU, Install 24K BTU Fan Coil				MECH-25-710		A
07/01/25	07/01/25	25.115	1	151	CH	90291	89 Halsey St	MIN	Installation of a 9,000BTU Cooper and Hunter mini split unit on the 3rd floor of a 112x8 room.				MECH-25-724		A
07/07/25	07/07/25	25.116	2	152	BW	280196	289 Broadway	RIK	replace refrigerant, piping, condensers, hydro air and sheet metal				MECH-25-731		A
07/08/25	07/08/25	25.117	3	153	ARx	320341	120 Bridgman St	RIK	2 sq wood siding. Replacement and paint the house;				SIDE-25-133	Henri Solares	A
07/08/25	07/08/25	25.118	4	154	CH	120428	219 Benefit St	RIK	In kind replacement of 2 sections of roof. see attached photo for section detail. approx. 20sq of asphalt shingles. 10sq EPDM				ROOF-25-426		A
07/08/25	07/08/25	25.119	5	155	BW	281054	256-262 Broadway	MIN	Install heat pumps in 10 apartment units.				MECH-25-735		A
07/08/25	07/08/25	25.120	6	156	SE	490547	197 Congress Ave	RIK	Repair flashing at exterior roof line				BLDG-25-898		A
07/09/25	07/09/25	25.121	7	157	PC	130177	72 Manning St	MAJ	Installation of 11 Pella replacement windows as per submitted documentaion		STAFF		WNDW-25-140	Unit2	A

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07/09/25	07/09/25	25.122	8	158	PLD-RES	390456	32 Elmgrove Ave	RIK	Removal of painted decking on covered porch. Current decking to be replaced with Red Balau 5/4"x6" exterior grade decking. Existing stairs to be replaced in-kind. Framing, railings and posts to remain - in-kind repairs to be made as needed with appropriate exterior grade products. Overall square footage for deck: 332.	I			BLDG-25-895		A
07/14/25	07/14/25	25.123	9	159	BW	320148	444 Broadway	RIK	Remove existing shingles and install new asphalt shingles on main house. Approximately 21 squares	I			ROOF-25-437		A
07/14/25	07/14/25	25.124	10	160	CH	100182	97 Congdon St	MIN	Installation of 27 solar panels as per submitted plan "RI_Nathaniel_Jellinek_-_MS170288_FINAL_DESIGN_Wed_Jul_9_2025_16-16-20.pdf"	I	STAFF		SOL-25-214		A
07/14/25	07/14/25	25.125	11	161	ARx	360111	90 Willow St	RIK	in kind replacement of existing roof. Strip roof to decking, install new roofing system. REMOVE AND REPLACE GAS FURNACE ALONG WITH A/C CONDENSING UNIT AND DX COOLING COIL. RECONNECT FLUE, DUCTWORK, REFRIGERANT & DRAIN PIPING, GAS PIPING AND CONTROL WIRING.	I			ROOF-25-442		A
07/15/25	07/15/25	25.126	12	162	ARx	320261	88 Harrison St	RIK		I			MECH-25-769		A
07/16/25	07/16/25	25.127	13	163	AR	360038	111 Chapin Ave	RIK	change clap board on one side of the house	I			BLDG-25-955		A
07/14/25	07/14/25	25.128	14	164	PLD-ICBD	290443	361 West Fountain St	MAJ	the addition of three additional stories to the existing building	C	07/28/25		conceptual		P
07/14/25	07/14/25	25.129	15	165	CH	130283	20 Cooke St	NC	construction of an approx. 455 sq. ft., one-story, detached, accessory dwelling unit	C	07/28/25				A
07/14/25	07/14/25	25.130	16	166	CH	160152	66 Power St	MAJ MIN RIK	removal of a window and the construction of a new residential entrance, west elevation; a new ADA compliant entrance, north elevation; construction of a colonnade and roof deck, with removal of two windows and introduction of doors to access roof deck, east elevation; and the construction of a new double vehicular access gate off Charlesfield Street; repairs to property as needed	C	07/28/25		continued;		P
07/21/25	07/21/25	25.131	17	167	BW	350275	538-540 Broadway	MIN	install 8 wall mount mini split heat pumps with two outside units; 3 interior units on the first floor. 5 interior units on the second floor. one outdoor unit on east and west side of the building.	I			MECH-25-791		A
07/21/25	07/21/25	25.132	18	168	CH	100158	120 Congdon St	RIK	REMOVE AND REPLACE A/C CONDENSING UNIT AND AIR HANDLER. REPLACE WITH LIKE SIZE AND CAPACITY. RECONNECT REFRIGERATOR & DRAIN PIPING, SUPPLY & RETURN DUCTWORK AND CONTROL WIRING.	I			MECH-25-790		A
07/23/25	07/23/25	25.133	19	169	PC	130121	177 George St	MIN	Installation of 28 solar panels as per submitted plans	I	STAFF		SOL-25-258		A
07/23/25	07/23/25	25.134	20	170	CH	100008	58 Meeting St	MAJ	installation of replacement windows as per submitted documentation	I	STAFF		WNDW-25-152	United 9600	A
07/23/25	07/23/25	25.135	21	171	CH	100712	10-11 Thomas St	RIK	Replacing condenser and ac unit	I			MECH-25-802		A
07/23/25	07/23/25	25.136	22	172	PC	130177	72 Manning St	MIN	nstall 142,000 btu Mitsubishi multi zone ductless system: The heat pump will be installed on the Governor st. side of the house servicing 2-9K and 2-12k indoor wall units	I			MECH-25-803	Unit 1	A
07/23/25	07/23/25	25.137	23	173	CH	100701	165 Pratt St	RIK	Replacing Condenser and AC unit	I			MECH-25-801		A
07/24/25	07/24/25	25.138	24	174	CH	160364	154 Brook St	MIN	Installation of condenser and AC unit	I			MECH-25-804		A
07/25/25	07/25/25	25.139	25	175	CH	100202	145-147 Benefit St	RIK	REPLACE EXISTING EQUIPMENT WITH (1) CARRIER 3 TON OUTSIDE AC CONDENSER AND (1) SPACEPAK (3) TON AIR HANDLER AND RECONNECT.	I			MECH-25-811	Unit B	A
07/28/25	07/28/25	25.140	26	176	ARx	350564	42 Oak St	MAJ RIK MIN	reduce window openings, two total, one on each of the side elevations; carpentry repairs as needed; installation of metal railings first floor porch	I	STAFF		BLDG-24-217	frittata	A
07/28/25	07/28/25	25.141	27	177	CH	100491	12 Keene St	MAJ	Replace windows with Marvin units as per submitted PWAP	I	STAFF		WND-25-163	Raymond Richards	A
07/30/25	07/30/25	25.142	28	178	BW	350492	60 Bainbridge Ave	MIN	Install two forced air heating systems and gas pipe with condensers	I			MECH-25-826		A
08/04/25	08/04/25	25.143	29	179	CH	90311	23 Pratt St	MAJ	replacement of 1st and 3rd floor windows with United 9600 as per submitted documentation.	I	STAFF			United 9600	A
08/04/25	05/04/25	25.144	158	113	BW	280038	222 Broadway	MAJ	repair/replace existing 2nd floor windows with Trimline as per submitted documentation (see 23.084)	I	STAFF			Trimline	A
08/05/25	08/05/25	25.145	31	181	NE	440099	76 Moore St	RIK	replace damaged wood parts with new wood, on the exterior of the house and completely paint the exterior of the house.	I			SIDE-25-162		A
08/06/25	08/06/25	25.146	32	182	CH	160652	59 John St	RIK	Strip and Re-Roof	I			ROOF-25-505		A
08/07/25	08/07/25	25.147	33	183	ARx	320555	45-47 Hammond St	RIK	Remove existing deck, dig new footings and build new deck 10x12, as per submitted plans.	I			BLDG-25-1075		A
08/12/25	08/12/25	25.148	34	184	PC	130253	121 Benevolent St	RIK	Remove and replace 2.5 square rubber roofing material	I			ROOF-25-512		A
08/12/25	08/12/25	25.149	35	185	PC	170563	8 Cooke St	RIK	remove and repair the brick facade that is pulling away from the house	I			BLDG-25-1082		A
08/13/25	08/13/25	25.150	36	186	CH	90581	7 Hidden St	RIK	Strip and reroof 14 sqs / clean deck / chimney flashing / skilight replacement	I			BLDG-25-1086		A
08/14/25	08/14/25	25.151	37	187	CH	160411	12 Sheldon St	MAJ	Installation of 21 replacement 9600 United windows into existing openings. No change to openings.	I	STAFF		WNDW-25-175	Venture; United 9600	A
08/14/25	08/14/25	25.152	38	188	CH	100484	10 Cushing St	RIK	remove and replace roofing in kind	I			ROOF-25-519		A
08/18/25	08/18/25	25.153	39	189	CH	120479	12 George St	RIK	REMOVE AND REPLACE A/C CONDENSING UNIT AND AIR HANDLER.	I			MECH-25-890		A
08/18/25	08/18/25	25.154	40	190	CH	160457	31 Sheldon St	RIK	Street facing Left side, Street facing Right side Not touching Far-right unit; strip roof to decking, install new roofing system approx. 23 sq	I			ROOF-25-528		A
08/20/25	08/20/25	25.155	41	191	CH	100205	129 Benefit St	RIK	replace AC condenser	I			MECH-25-905		A
08/20/25	08/20/25	25.156	42	192	AR	350190	59 Parade St	RIK	Replace the floor under the two front porch 1st and second floor and also replac rails; prep-for-paint	I			BLDG-25-1084		A
08/20/25	08/20/25	25.157	43	193	BW	350491	44 Bainbridge Ave	MIN	install mini-splits and condenser	I			MECH-25-908		A
08/20/25	08/20/25	25.158	44	194	CH	160605	230 South Main St	RIK	Replacing four windows	I			WNDW-25-194	Unit 2; Renewal	A

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08/21/25	08/21/25	25.159	45	195	CH	160033	321 South Main St	MIN	Remove existing non illuminated lettering and install new non illuminated lettering	I			BLDG-25-1083		A
08/27/25	08/27/25	25.160	46	196	NE	440098	72 Moore St	MIN	Installation of 4 panels to existing solar array, as per submitted plan dated 08/25/25, stamped and approved 08/27/25	I	STAFF		SOL-25-298		A
08/27/25	08/27/25	25.161	47	197	PLD-RES	390456	32 Elmgrove Ave	MAJ	Replace existing nine windows with Pella Heritage Series, to match existing fenestration	I	STAFF		WNDW-25-199		A
08/28/25	08/28/25	25.162	48	198	CH	160198	89 Power St	MIN	installation of mini-splits and condenser	I			MECH-25-946		A
08/28/25	08/28/25	25.163	49	199	NE	440184	71 Princeton Ave	RIK	remove and replace roofing in kind	I			ROOF-25-555		A
09/02/25	09/02/25	25.164	50	200	SE	520159	144 Lexington Ave	RIK	Remove 15 existing windows and replace with 15 new windows	I			WNDW-25-192		A
09/03/25	09/03/25	25.165	51	201	CH	100698	77 Benefit St	RIK	install 2 - Trane electric systems	I			MECH-25-978		A
09/03/25	09/03/25	25.166	52	202	CH	90201	148 Prospect St	MIN	INSTALL (2) MITSUBISHI 30,000 BTU HEAT PUMP CONDENSING UNITS WSTANDS- INSTALL (2) MITSUBISHI 24,000 BTU HIGH WALL HEAD WITH CONDENSATE PUMPS(1ST/2ND FLOOR FRONT ROOMS) -INSTALL (2) MITSUBISHI 6,000 BTU HIGH WALL HEADS(1ST/2ND FLOOR REAR BEDROOMS)	I			MECH-25-974		A
09/04/25	09/04/25	25.167	53	203	BW	280864	335 Broadway	RIK	Turret asphalt replacement only, stip to decking and install new roofing system	I			ROOF-25-572		A
09/08/25	09/08/25	25.168	54	204	ARx	350177	73 Willow St	MIN	Install two new 24K BTU Condenser located on the rear side of the home Purchase and install one new 12K BTU head in living room located on the first story on the right of the home. install one new 7K BTU head in bedroom room located on the first story on the back left of the home. install one new 7K BTU head in bedroom room located on the first story on the front left of the home. install one new 12K BTU head in living room located on the second story on the right of the home. install one new 7K BTU head in bedroom room located on the second story on the back left of the home. install one new 7K BTU head in bedroom room located on the second story on the front left of the home.	I			MECH-25-995		A
09/08/25	09/08/25	25.169	55	205	CH	100079	21 Meeting St	REST RIK MIN	Restoration, Repairs/Replacement In-Kind and Minor Alterations as per submitted scope-of-work dated 08/27/25	I					A
09/09/25	09/09/25	25.170	56	206	PC	130177	72 Manning St	MAJ	Install 9 Pella replacement windows as per submitted documentation	I	STAFF		WNDW-25-140		A
09/09/25	09/09/25	25.171	57	207	CH	160145	410 South Main ST	MIN	Furnish and Install new VRF System and associated refrigeration and condensate pipe.	I			MECH-25-1000		A
09/09/25	09/09/25	25.172	58	208	CH	100165	54 Pratt St	RIK	remove and replace roofing in kind	I			ROOF-25-589		A
09/10/25	09/10/25	25.173	59	209	CH	100493	2 Keene St	RIK	Replace (In-kind equipment): install 2.5-Ton Condensing Unit rated at 30K BTU, Install (2) 07K BTU High Wall Units, install (2) 12K BTU High Wall Units	I			MECH-25-1011		A
09/15/25	09/15/25	25.174	60	210	CH	160453	57 Sheldon St	MIN	installation of new Bryant mini split and condenser.	I			MECH-25-1024		A
09/15/25	09/15/25	25.175	61	211	CH	160152	66 Power St	MAJ	as part of the repair/rehabilitation of the "cow barn" the modification of the roof to be increased by approximately one foot; Carriage House: north elevation: the removal of a window, second floor and the removal of a window, first floor, with the window removed from the second floor installed on the first floor	C	09/29/25				A
09/15/25	09/15/25	25.176	62	212	AR	320220	82 Dexter St	MAJ	modifications as part of renovations to third floor as per submitted scope-of-work and plans dated 09/18/25, stamped and approved 10/10/25	I	STAFF			Monika Kraemer; MVN	A
09/16/25	09/16/25	25.177	63	213	CH	90366	166 Prospect St	MIN	installation of 17 solar panels to hip of mansard roof, as per submitted documentation	I	STAFF		SOL-25-318		A
09/16/25	09/16/25	25.178	64	214	ARx	360001	18 Wood St	MAJ	repalce three windows, rear elevation, first floor, as per submitted documentation	I	STAFF		WNDW-25-219	Renewal Anderson	A
09/16/25	09/16/25	25.179	65	215	CH	120156	97 Angell St	MAJ	Installation of replacement windows; conversion of windows to doors; rear balconies/decks; removal of 1970s era enclosure at front door; rear entry stairs modified for code; Several currently closed/removed" windows will be re-opened and one such window will be converted to a coordinating exterior door to service the rooftop deck over carport; New carport attached to the carriage house via rooftop deck that will be accessible from the second story of the carriage house via window converted to a door. repairs and restoration to both buildings as per submitted scope-of-work and submitted plans dated 01/15/25, stamped and approved 10/06/25.	I	STAFF				A
09/16/25	09/16/25	25.180	66	216	CH	160571	81 Power St	MAJ	Installation of new historically appropriate windows, and the replacement of the existing roof with new cedar shakes. In addition, the design proposes to connect the existing detached garage to the main house with a modest mudroom and porch addition. The trim, details, and proportions of this new connection will be designed to match the existing	I	STAFF			JP Couture	A
09/18/25	09/18/25	25.181	67	217	NE	440152	40 Princeton Ave	RIK	rebuilding the top portions of both chimneys and repointing beneath that point going down to the roofline. Chimneys will be rebuilt to the same size and specifications, brick color and design as the originals.	I			BLDG-25-1295		A
09/18/25	09/18/25	25.182	68	218	CH	130107	260 Bowen St	RIK	remove and replace roofing in kind	I			ROOF-25-607		A
09/22/25	09/22/25	25.183	69	219	ST	110022	40 Stimson Ave	RIK	replace all the siding and fascia including trims and some of the crown molding	I			SIDE-25-216		A
09/22/25	09/22/25	25.184	70	220	BW	350275	538 Broadway	MIN	install two indoor and one outdoor mini split unit, rear of church	I			MECH-25-1060		A
09/22/25	09/25/25	25.185	71	221	CH	100437	107 Prospect St	MIN RIK	installation of 14 solar panels to the flat o the mansard roof, as per submitted documentation; Partial roof replacement - Remove existing layers, inspect decking & replace if needed. Install proper underlayment, install new EPDM membrane.	I			SOL-25-334 ROOF-25-623		A

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09/24/25	09/24/25	25.186	72	222	CH	160614	203 South Main St	MIN	Install new ductless multizone units on 4 floors in existing building. Refrigeration piping down to new condensers on ground level.	I			MECH-25-1069		A
09/29/25	09/29/25	25.187	73	223	AR	360049	103 Parade St	RIK	strip an re-roof flat EPDM	I			ROOF-25-564		A
09/29/25	09/29/25	25.188	74	224	CH	90250	159 Prospect St	MAJ	removal of existng windows and installation of United 9600 series windows as per submitted PWAP	I	STAFF			Lance Bay; United 9600	A
09/29/25	09/29/25	25.189	75	225	AR	360198	97 Chapin Ave	RIK	Strip and re-rood 3 sqs of asphalt shingles in the front porch in kind. Replace siding in kind as needed about 2 sqs, replace four columns in kind on the front porch	I			BLDG-25-1319		A



## Providence Historic District Commission

Brett P. Smiley  
Mayor

June 2, 2025

APPLICANT/OWNER  
Touchdown Realty  
319 Main Street  
North Kingstown, RI 02914

**RESOLUTION 25-08**  
**Application 22.030**

WHEREAS, the applicant, Touchdown Realty, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 126 Adelaide Avenue, Plat 52, Lot 351, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on April 28, 2025, with the following members present: Haggerty, Sanderson, Arce, Brennan, Dotson, Fernandez and Verity; and

WHEREAS, Mr. Tom Clayton applicant, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 126 Adelaide Ave is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District-Residential, having been recognized as a contributing structure to the Elmwood National Register Historic District.
2. The application for Major Alterations is considered complete.
3. The work as proposed consists of Major Alterations and includes and includes requesting permission for the painting of the stone exterior.
4. At the 08/22/22 meeting the applicant received final approval for the rehabilitation of the structure into residential apartments with the modification of the roofline, addition of dormers and the introduction/removal of fenestration and doors. A sub-committee was formed to review construction details. The applicant contacted staff to discuss the potential painting/staining of the building due to issues with the condition of the stone and repointing, which is producing an uneven appearance. Staff stated that the Standards do not allow for painting of unpainted masonry. If the applicant wished to explore, Staff recommend doing a few discrete samples with different colors on the building and having the sub-committee convene to look at the samples and make a recommendation; the applicant agreed to this. Unfortunately, there was a miscommunication between the applicant and painters and portions of the building have now been painted/stained black. Staff contacted the applicant and requested no further work be done and would schedule matter before full Commission. Applicant agreed. At the 05/20/24 meeting the applicant submitted the following to Staff via email and provided additional information at the meeting:

"Jay, please see photos of the current state of unpainted stone and mortar @ 126 Adelaide. As you can see, the stone and mortar are still very much in distress even after being treated, and re-mortared. After being neglected for decades and uncared for, the stone needed extensive work, far beyond anything we imagined nor budgeted for. Water was seeping into the building due to compromised areas on the stone, cracks etc., and failed mortar in countless areas. Well before esthetics, stopping the water from penetrating the interior was our top priority, and a different task to say the least. Once water leaks were mitigated (large expense), we then realized just how bad the condition of the stone was overall, with massive amounts of discoloration, previous make-shift mortar jobs, and algae build up scattered throughout. The above issues alone sparked the thought to unify the stone with paint.

When we spoke last you asked me to look at "natural colors" for the paint. I did have renderings created with various shades of grey to match the deep taupe cedar stain, and I can say with honesty - that nothing compares to the black obsidian paint, which has worked like magic unifying the stone and will dramatically highlight the revived stained-glass windows surrounding the building as well. For clarity, the style of the building is Gothic and calls for a deep exterior. Black is a natural color. Whether it is obsidian, basalt, or the many black gemstones you can find scattered throughout our planet, there isn't a more complete natural color I'd rather use on the stone @ 126 Adelaide Avenue than black. When I researched the metaphysical meaning of the Obsidian Black, I found that it is known for protection & healing. I saw this as alignment, as the previous usage as a church had the same underlying purpose - to protect & heal. I was happy to find that not only were their active churches with black exteriors as shown in the attached photos, but I was also able to find that a family converted a historic church and used the same color concept - black painted masonry body with a wood exterior door. It goes to show how appealing this color concept is.

In closing I have attached a handful of historic restoration project Touchdown has designed and completed with our architect Dave Sisson. I share this info for 2 reasons A.) give you a glimpse into our design style, and B.) though only a few are shown in links below - I'd like to make you aware that we have converted SEVERAL deeply distressed historic buildings throughout the state, transforming them from long forgotten structures into award winning/magazine featured statement pieces I say the above not to boast, but more to show how dedicated we are to our design work at Touchdown, delivering original recreations that gleam authenticity. We spend the time researching the era and time period each historic structure originated, then merging it with bold, modern concepts that breathe new life into these structures - gracefully combining our ideas with history itself. You will notice every one of our historic restorations is black in some form or fashion."

The Commission had the following comments: there was a discussion reading the type of paint? Was it possible to remove? Applicant stated was a masonry/latex mix. Unsure if can be removed. Given nature of some of the stone, could be difficult. Should be restoring character in an historic district, matching mortar, maybe apply a clear coat. Concern by the Commission over painting the masonry and the effect on the overall building, creating a more homogenous surface, which no longer allows the character and the depth of the stone. Paint is not a solution for deteriorating masonry and can lead to further problems, exacerbating the situation. Discussion was held and agreed that a special meeting on-site to evaluate solutions would be best step forward. The applicant agreed.

On 06/06/24 a special meeting was held on-site, with members Haggerty, Sanderson, Dotson, Fontecchlo, Verity and Wilson attending along with Staff and the applicant. At the meeting the members present were able to view the surfaces that had been painted. Chair Haggerty noted that it was striking, color is a lot, existing conditions are not optimal and have doubts paint can be removed. Member Fontecchlo suggested to try removing paint from a 4'x4' area, even if all doesn't come off, would allow for variation in the stone. Member Verity stated lost character, uniformity of paint does not allow for variation that the stone provided. Member Wilson stated that the black color is too strong, masks inherent quality of stone, curious if can be removed, try a small area, but has doubts. Vice-Chair Sanderson suggested walnut blasting might work if done properly. Asked if Commission has purview over mortar? Staff responded yes. Mr. Clayton stated his intent was to paint building (see minutes of 05/20/24 meeting for more background). Staff stated

that he is misinterpreting the Standard. Conversation became escalatory, Chair Haggerty gained order. Discussion ensued for next steps: applicant is to try to remove paint from both the smoother, ashlar and the rougher stone areas, with Staff and the Commission to return to view samples and decide on next steps. The applicant agreed. Ms. Dotson made the motion, Mr. Fontecchio seconded, the motion passed unanimously.

At the 11/25/24 meeting the applicant appeared before the Commission. After discussion it was suggested that the painted masonry on the stone, which is primarily on the front façade, be allowed to be kept. The Commission and the applicant agreed to have the subcommittee review what portion of the building had/had not been painted and would decide on further treatment of the unpainted surfaces. The Commission delegated to staff to coordinate and approve a final color for the masonry that is/would be painted.

The applicant has attempted to remove the painted surfaces. Pictures and videos were provided to Staff who also conducted site visits to inspect the samples. Attempts were made using three separate chemical systems, including a method recommended to Staff by the RIHPHC; with walnut abrasion methods; and has consulted a reputable mason, Jon Israel, who has concluded that: "After making a site visit and meeting with the owner and his foreman at 126 Adelaide Ave in Providence to view the painted masonry. I have determined that the paint will not fully come off the stone. It was my understanding that the owner initially used a paint removal product suggested by his paint rep. That didn't work and the owner and his foreman also shared that the city had given some paint removal suggestions. Including walnut shells and heavy-duty stripper by Proso, all of which didn't work. After reviewing all three of these paint removal methods, which were all methods I would have used as well, I found no evidence that the paint would in fact fully come off of the masonry. I expressed to the owner that painting masonry would not be my first choice. However, in the case for 126 Adelaide Ave, with years of poor maintenance and many different repointing attempts, it is my professional opinion that a coat of paint suitable for masonry would be the best option from where we stand today. I have extended my masonry services to the owner moving forward, so in the event they face masonry issues another project, I can provide guidance earlier in the process."

4. Staff's opinion is that the masonry, where painted, should be repainted in an acceptable color. However, all unpainted masonry, which is the majority of the surfaces, should not be painted and treated with a proper clear coating as needed for protection.
5. After discussion with the applicant regarding options, the applicant agreed to amend the application to repaint the existing masonry in the submitted color and to apply a clear coat to the existing unpainted masonry.
6. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
7. The Commission's Standard for REPAIRS, IN-KIND REPLACEMENT AND RESTORATION, MASONRY, state that "Masonry that has not previously been painted should not be painted unless deterioration has progressed so far that a protective surface coating is needed. In such cases, use a breathable masonry paint in a color consistent with the natural masonry". The work as amended is in accord with PHDC Standards 4 & 8 as follows: minimal alteration of the building, structure, site or environment shall be made (Standard 4), and the proposal as submitted does not destroy the historic character of the property or the district and is aesthetically incompatible with the property and district and will have an adverse effect on the property and district (Standard 8).
8. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as submitted by the Applicant is appropriate. Upon motion made by Dr. Lund, seconded by Ms. Sharma, the Commission unanimously voted (5 to 0) to grant approval of the proposal as amended, to paint the previously painted masonry a compatible color with the remaining unpainted masonry to be treated with a proper clear coating

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06/02/2025

as needed for protection, is appropriate having, having a size, scale and form that, while diminishing the historic character, will not create an adverse effect to the property or the district, as the masonry has deteriorated to a where a protective coat is needed, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.

NOW, THEREFORE, BE IT RESOLVED that the application for Major Alterations as described in the above findings of fact **IS APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

  
\_\_\_\_\_  
Ryan Haggerty  
Chair



**CITY OF PROVIDENCE**  
**MAYOR BRETT P. SMILEY**

**MEMORANDUM**

Date: August 22, 2025  
To: Xiomara Gonsalves, Senior Compliance Officer  
From: Jason Martin, Preservation Planner  
Subject: 1316 Broad Street, AP 58, Lot 801, PCL-Washington Park Library

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The property located at 1316 Broad Street, AP 58, Lot 801, PCL-Washington Park Library, is an historic resource, deemed eligible for listing on the National Register of Historic Places. The replacement and installation of new fire alarm system is categorically exempt from review and will have no adverse effect on the historic resource. No further review is required.

- No historic property affected  
 No adverse effect on historic resources  
 Potentially adverse effect

These comments are in accordance with the Programmatic Agreement between the RIHPHC and the City of Providence allowing for the review of environmental reviews for Federally-subsidized projects in Providence.

Certified Local Government Annual Report Form  
MoA Environmentals Log

SUBMITTED	REVIEWED	ADDRESS	PIN	NR	LHD	SCOPE	AGENCY	PROGRAM	RESULT	NOTE
08/19/25	08/19/25	64 Applegate Lane	540916	NO	NO	roof replacement	HHS	CDBG	NHP	
08/19/25	08/19/25	1 Louisa St	480110	NO	NO	rest room reno; remove underground oil tank	HHS	CDBG	NHP	
08/19/25	08/19/25	9 Courtland St	330138	NO	NO	new playground	HHS	CDBG	NHP	
08/19/25	08/19/25	134 Mathewson St	250349	DTNRHD	DDRC	improve air quality in a basement bathroom	HHS	CDBG	NAE	Mathewson St Church
08/19/25	08/19/25	90 Ives St	170493	NO	NO	sprinklers	HHS	CDBG	NHP	
08/19/25	08/19/25	645 Elmwood Ave	520559	NO	NO	signage on sidewalk	HHS	CDBG	NHP	
08/19/25	08/19/25	23 Detroit Ave	530241	NO	NO	signage on sidewalk	HHS	CDBG	NHP	
08/19/25	08/19/25	640 Broad St	450910	NO	NO	signage on sidewalk	HHS	CDBG	NHP	
08/19/25	08/19/25	232 Valley St	650332	NO	NO	trash cans/waste stations	HHS	CDBG	NHP	Donigan Park
08/19/25	08/19/25	1 Wallace St	1040693	NO	NO	trash cans/waste stations	HHS	CDBG	NHP	James Ahern Park
08/19/25	08/19/25	220 Clarence St	1040128	NO	NO	trash cans/waste stations	HHS	CDBG	NHP	Olneyville Playground
08/19/25	08/19/25	50 Aleppo St	630326	NO	NO	trash cans/waste stations	HHS	CDBG	NHP	Riverside Park
08/19/25	08/19/25	24 Douglas Ave	680732	NRE	NO	signage on sidewalk	HHS	CDBG	NAE	Sons of Jacob Synagogue
08/19/25	08/19/25	Ward 14 trashcans		NO	NO	trash cans, assorted sites	HHS	CDBG	NHP	
08/19/25	08/19/25	600 Broad St	450906	Wesletan Ave NRHD	NO	IT Media Lab and Entrepreneurship Center Build Out	HHS	CDBG	NHP	Service Station, c1950
08/19/25	08/19/25	177 Barbara St	1140220	NO	NO	Mold Remediation in the Bathroom & Basement, ASHRAE Bathroom Exhaust Fan Installation, Pest Control for Mice & Cockroaches, and potential oil tank replacement	GHHI	CDBG	NHP	
08/19/25	08/19/25	266 Indiana Ave	810089	NO	NO	Mold Remediation in the Bathroom & Basement, ASHRAE Bathroom Exhaust Fan Installation, Bathtub Leak Repair, and Back Door Step Repair	GHHI	CDBG	NHP	
08/19/25	08/19/25	279 Killingly St	1150171	NO	NO	Mold Remediation in the Basement, Soot Cleanup throughout the 2nd Floor, Bathroom Leak Repairs, Carpet Replacement, and Kitchen Ceiling Repair	GHHI	CDBG	NHP	
08/19/25	08/19/25	325 Niagara St	600196	NO	NO	heating system and fence replacement project	HHS	CDBG	NHP	
08/19/25	08/19/25	622 Elmwood Ave	520226	NRE	SELHD	emergency generator replacement project; ADA ramp	HHS	CDBG		
08/19/25	08/19/25	100 Atwells Ave	260374	NO	NO	emergency generator replacement project	HHS	CDBG	NHP	
08/19/25	08/19/25	9 Thomas P. Spann Way	700538	NO	NO	Sunset Village Safety and Security Improvement- Door Replacement Project	HHS	CDBG	NHP	
08/19/25	08/19/25	100 Broad St	240022	NO	NO	Emergency Generator Replacement Project	HHS	CDBG	NHP	
08/20/25	08/20/25	125 Babcock St	590679	NO	NO	Mold Remediation in the Bathroom, Pest/Rodent Control, Bathroom Vanity/Medicine Cabinet Replacement, ASHRAE Bathroom Exhaust Fan Installation, Interior & Exterior Lead Hazard Reduction Intervention Work	GHHI	CDBG	NHP	
08/20/25	08/20/25	190 Gallup St	530084	NO	NO	Mold Remediation in the Bathroom, ASHRAE Bathroom Exhaust Fan Installation, Toilet Leak Repair, Bathroom Floor Replacement, Pest Control, Kitchen Sink Repair, Kitchen Sink Counter Replacement, Carpet Removal/Replacement, Ceiling Repair	GHHI	CDBG	NHP	
08/20/25	08/20/25	26 Opper St	710085	NO	NO	Mold Remediation in the Attic and Bathroom, ASHRAE Bathroom Exhaust Fan Installation, Bathtub Repairs, Kitchen Sink Leak Repair, Washing Machine Drainage Repair, and Interior & Exterior Lead Hazard Reduction Intervention Work	GHHI	CDBG	NHP	Unit 1
08/20/25	08/20/25	26 Opper St	710085	NO	NO	Mold Remediation in the Bathroom, ASHRAE Bathroom Exhaust Fan Installation, Bathtub Wall Repair, Boiler Repair, Interior & Exterior Lead Hazard Reduction Intervention Work	GHHI	CDBG	NHP	Unit 2
08/20/25	08/20/25	63 Standish Ave	1160685	NO	NO	Mold Remediation in the Bathrooms, Pest/Mice Control, ASHRAE Bathroom Fan Installation, Repair Ceiling in Child's Room, Faucet Leak Repair, Boiler Replacement, and Interior & Exterior Lead Hazard Reduction Intervention Wor	GHHI	CDBG	NHP	

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MoA Environmentals Log

08/20/25	08/20/25	30 Whitney Street	880088	NO	NO	Mold Remediation in Dining Room & Master Bedroom, Fascia Board Repair, Roof Flashing Repair, ASHRAE Bathroom Exhaust Fan, Chimney Repair, Pipe Fitting Replacement, Support Beam Repair, Shower Replacement, and Hardwood Floor Repair	GHHI	CDBG	NHP	
08/20/25	08/20/25	91 Oakwood Ave	940337	NO	NO	Mold Remediation in 1st Floor Bathroom & Basement, Pest/Rodent Control, Asbestos Remediation in Basement, Drop Ceiling Replacement, Broken Tile Replacement in Dining Rooms, Smoke/Carbon Monoxide Alarm Installation, ASHRAE Bathroom Exhaust Fan	GHHI	CDBG	NHP	
08/20/25	08/20/25	56 Naples Ave	850357	NO	NO	Oil Tank Replacement, Pest/Rodent Control, Boiler Replacement, Mold Remediation, Foundation Repair, Asbestos Remediation, ASHRAE Bathroom Exhaust Fan, Front Steps Repair	GHHI	CDBG	NHP	
08/20/25	08/20/25	30 Lecia Dr	1110058	NO	NO	Mold Remediation in Basement Bathroom, Bathroom Exhaust Fan Replacement, Sump Pump Repair, Shower Leak Repair, Bedroom Wall Leak Repair, Pest Control for Mice	GHHI	CDBG	NHP	
08/20/25	08/20/25	15 Lyndhurst Ave		NO	NO	Mold Remediation, ASHRAE Bathroom Exhaust Fan Replacement, Basement Foundation Leak Fix/Seal Crack, Stair Railing Repair	GHHI	CDBG	NHP	
08/20/25	08/20/25	223 Ohio Ave	870152	NO	NO	Mold Remediation, Pest/Rodent Control, Repair Copper Water Lines, ASHRAE Bathroom Exhaust Fan Replacement, Boiler Replacement	GHHI	CDBG	NHP	
08/20/25	08/20/25	1263 Smith St	1220540	NO	NO	Radon Mitigation System Installation, Radiator Replacement, Pest/Mice Control, ASHRAE Exhaust Fan Installation, Stair Repair/Replacement, Hot Water Tank Leak Repair, Stair Railing Replacement	GHHI	CDBG	NHP	
08/20/25	08/20/25	181 Glenbridge Ave	1130227	NRE	NO	Moisture Mark Remediation/Potential Roof Leak, Smoke Detector Installation, Lead-Based Paint Hazards in Basement, 5 Window Replacement	GHHI	CDBG	NAE	Merino Ave School, 1880
08/22/25	08/22/25	PHA Scattered Sites		NO	NO		HHS	CDBG	NHP	
08/22/25	08/22/25	1085 Chalkstone Ave	840468	NO	NO	renovations due to water damage consisting of, flooring replacement, wallboards, ceiling tiles in the hallways, reception area, closets, exam room, corridor, storage area, dining room, game room, waiting room and corridor	HHS	CDBG	NHP	
08/22/25	08/22/25	1316 Broad St	580801	NRE	NO	replacement and installation of new fire alarm system	HHS	CDBG	NAE	
08/22/25	08/22/25	393 Broad St	300505	NR; Elmwood	PLD-ICBD	Phase III of historical windows and restoration of glass panes on the 4th floor and on the stair well tower	HHS	CDBG	NAE	
08/22/25	08/22/25	126 Mawney St	430558	NO	NO	Asbestos Remediation, Mold Remediation in the Attic, Pest/Rodent Control, Tile Floor Repair, ASHRAE Bathroom Exhaust Fan Replacement, Bedroom Wall Leak	GHHI	CDBG	NHP	
08/22/25	08/22/25	62 Ashmont St	480051	NO	NO	Oil Tank Replacement, Pest Control, ASHRAE Bathroom Exhaust Fan Installation, Bathroom Repairs, Furnace Exhaust Repair, Dryer Vent Exhaust Repair/Replacement	GHHI	CDBG	NHP	
08/27/25	08/27/25	404 Dexter St	430663	NO	NO	Installation of granite benches and trash receptacles	HHS	CDBG	NHP	Bucklin Park
09/03/25	09/03/25	152 Linwood Ave	430898	NO	NO	replace gutters and downspouts, repair structural defects, replace broken windows and to install smoke and carbon monoxide detectors	HHS	CDBG	NHP	
09/03/25	09/03/25	81 Appleton St	620572	NO	NO	Flashing Repair around Chimney and a Bay Window, Mold Remediation and Treatment, and Wet/Moldy Drywall Removal & Replacement	GHHI	CDBG	NHP	
09/03/25	09/03/25	79 Andern St	650558	NO	NO	Mold Remediation, Pest/Rodent Control, Gutter Replacement, Drywall Repair, Kitchen Sink Leak Repair, ASHRAE Bathroom Exhaust Fan Installation, and Broken Tile Replacement	GHHI	CDBG	NHP	
09/08/25	09/08/25	140 Regent Ave	650187	NO	NO	Bench replacement	HHS	CDBG	NHP	James O'Brien (Regent Ave) Park
09/12/25	09/12/25	17 Wealth Ave	650208	NO	NO	Mold Remediation in the Basement & Bathroom Ceiling, ASHRAE Exhaust Fan Installation, Pest Control, and Frayed Asbestos Mitigation in Basemen	GHHI	CDBG	NHP	

**Certified Local Government Annual Report Form  
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09/17/25	09/17/25	122 Wallace St	1040234	NO	NO	Mold Remediation, Pest/Rodent Control, Gutter Repair, Roof Leak Repair, Drywall Repair, ASHRAE Bathroom Exhaust Fan, and Interior & Exterior Lead Hazard Reduction Work	GHHI	CDBG	NHP
09/17/25	09/17/25	187 Whitmarsh St	440509	NO	NO	Knot & Tube Wiring Removal, ASHRAE Bathroom Exhaust Fan Installation, Boiler Fitting Replacement, Cast Iron Sewage Drain Pipe Replacement	GHHI	CDBG	NHP
09/17/25	09/17/25	200 Roosevelt St	1080344	NO	NO	Knot & Tube Wiring Removal, ASHRAE Bathroom Exhaust Fan Installation, Kitchen Hood Vent Installation, Pest Control, Stair Repair in the Basement, Boiler Fitting Replacement, Mold Removal & Drywall Replacement	GHHI	CDBG	NHP
09/17/25	09/17/25	127-129 Althea St	310400	NO	NO	Mold Remediation, ASHRAE Bathroom Exhaust Fan Installation, Asbestos Remediation in the Basement, Knot & Tube Wiring Removal	GHHI	CDBG	NHP
09/25/25	09/25/25	47 Ida St	1070035	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	50 Merino St	1120030	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	66 Merino St	1120027	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	70 Merino St	1120026	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	98 Merino St	1120019	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	99 Merino St	1070589	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/25/25	09/25/25	102-104 Merino St	1120018	NO	NO	Ward 7 sidewalks	HHS	CDBG	NHP
09/26/25	09/26/25	193 Roosevelt St	1080322	NO	NO	Stabilize exterior and interior paint hazards and to replace basement windows and a window in the staircase; replace downspouts, replace broken windows and to install smoke and carbon monoxide detectors	HHS	CDBG	NHP

**Certified Local Government Annual Report Form  
Providence 2024-25 Criterion #2**

Name	Position	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	Notes
Ryan Haggerty	Regular Member, Chair	9/2023	9/2026	Architect	rhaggerty@vision3architects.com	
Edward Sanderson	Regular Member, Vice Chair	9/2022	9/2025	Preservationist	tedsanderson625@gmail.com	
Catherine Lund	Regular Member, Deputy Vice Chair	9/2024	9/2027	Preservationist	clund@city-kitty.com	
Matthew Brennan	Regular Member, DDRRC Appointee	10/9/2024	9/2027	Contractor	mattybrennan15@yahoo.com	replaced Glen Fontecchio
Julissa Arce	Regular Member	10/8/2024	9/2028	Lawyer	julissaarce912@gmail.com	reappointed 9/19/25; original term was as replacement for Tina Regan
Angela Bay	Regular Member	6/10/2025	9/2026	Architect	Abay4@mac.com	replaced Rachel Dotson
Rachel Dotson	Regular Member	10/2022	5/2025	Realtor	rdotson@residentialproperties.com	resigned; appointed to City Plan Commission
Pabel Fernandez	Auxiliary Member	9/2023	9/2026	Landscape Architect	pabel.fernandez01@gmail.com	
Neal Kaplan	Regular Member	10/2022	10/2024	Contractor	neal@nealestatellc.com	resigned
Sumi Mukoyama	Regular Member	3/24/2025	9/2028	Preservationist	sumimukoyama@gmail.com	reappointed 9/19/25; original term was as replacement for Neal Kaplan
Sagree Sharma	Regular Member	10/9/2024	9/2027	Planner	sagree@alum.mit.edu	replaced Victoria Wilson-Barnes
James Verity	Regular Member	9/2023	9/2026	Preservationist	jveritydesign@gmail.com	
John Gonsalves	City Council Member	9/2024	9/2027	Councilor	info@johnforward1.com	appt runs with term

	Oct 28-Oct	Nov 25-Nov	Jan 27-Jan	Feb 24-Feb	Mar 24-Feb	Apr 28-Apr	May 19-May	Jul 28-Jul	Sep 29-Sep	Total
Rhaggerty	1	1	1	1	1	1	0	0	1	7
Rdotson	1	1	0	0	1	0	resigned			3
Mbrennan	1	1	1	1	1	1	1	1	0	8
Ssharma	1	0	1	1	0	1	1	0	1	6
Esanderson	1	1	1	1	1	1	1	1	1	9
Clund	1	0	0	1	0	1	1	0	0	4
Jverity	1	0	1	1	1	0	0	1	1	6
Jarce	1	1	0	1	1	1	0	1	1	7
Jgonsalves	0	0	0	0	0	0	0	0	0	0
Smukoyama				1		1	1	1	0	4
Pfernandez	1	1	1	0	1	0	1	1	1	7
Abay								1	1	
Jmartin	1	1	1	1	1	1	1	1	1	9
Lsimon	1	1	1	1	1	1	1	0	1	8
Sgarner	1	0	1	0	1	1	1	0	1	6
MDiSanto	0	1	0	1	0	0	0	1	0	3

# Julissa Arce

Providence, Rhode Island | 413-310-8312 | [linkedin.com/in/julissaarce17/](https://www.linkedin.com/in/julissaarce17/) | [julissaarce912@gmail.com](mailto:julissaarce912@gmail.com)

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## EDUCATION

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**Roger Williams University School of Law, Bristol, RI** May 2023

*Juris Doctor, Three Plus Three Program, magna cum laude*

GPA: 3.53/4.00

Rank: 30/171

Honors: 2021 Moot Court Esther Clark Competition Best Brief and Semi-Finalist; CALI Award for highest grade in Legal Practice II; Leadership Scholarship; 2021 SBA Member of the Year

Activities: Student Bar Association Executive Vice President 2021-2022, 2022-2023; Legal Writing Tutor

**Roger Williams University, Bristol, RI** May 2021

*Gabelli School of Business, Bachelor of Science in Business Law, magna cum laude*

GPA: 3.83/4.00

Honors: Intercultural Leadership Ambassador Program Scholarship; Dean's List Fall 2017-Spring 2020; Beta Gamma Sigma; Third Place 100-Level Writing Contest

Activities: Math Tutor for College Algebra and Finite Mathematics

## LEGAL EXPERIENCE

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**Conley Law & Associates, Providence, RI** November 2023 - Present

*Associate Attorney*

Assist with identifying legal problems and legal strategy for litigation. Conduct legal research and draft pleadings and motions regarding right of ways, collective bargaining agreements, land use, education, civil procedure, employment and other matters. Review case files. Appear in court for various hearings. Attend municipal public meetings as acting solicitor for various town councils and/or planning and zoning boards. Work closely with municipal and private clients. Assist with managing matters at the municipal level and draft ordinances. Present before various municipal planning and zoning boards regarding new Rhode Island state law changes regarding subdivisions and the revised Zoning Enabling Act. Represent developers and landowners in all aspects of zoning from zone ordinance amendment petitions in Providence, to applications for variances and land developments from inception to conclusion. Review and research ordinances and codes from various municipalities. Manage daily workload and case files.

**Conley Law & Associates, Providence, RI** January 2023 - November 2023

*Law Clerk*

**Business Start-Up Clinic (RWU School of Law), Providence, RI** January 2023 - May 2023

*Student Practitioner*

Interviewed client to determine key facts. Answered client questions regarding entity formation, tax exempt status for a 501(c)(6) nonprofit, and a trademark's spectrum of distinctiveness. Conduct various trademark searches on USPTO Trademark Electronic Search System (TESS). Prepare IRS 1024 form for tax exemption status for a 501(c)(6) nonprofit organization. Draft initial bylaws for a 501(c)(6) nonprofit organization. Brainstormed and collaborated with classmates to issue spot during case rounds. Refined client interviewing and counseling skills. Kept files/ Manage feedback from

supervising attorney. Foundational understanding of intellectual property, entity formation, and marketing. Prepare presentations to entrepreneurs on contract drafting.

**International Game Technology PLC, Providence, RI**

August 2022 - November 2022

*Corporate Counsel Extern*

Did due diligence by reviewing and comparing assignment and ownership provisions of supplier agreements that will be contributed to a joint venture. Conducted legal research on Family Medical Leave Act (FMLA), procurement laws in differing jurisdictions, licensing schemes within a state's lottery division, and states' corresponding Freedom of Information Act (FOIA) provisions. Drafted memorandum regarding risk management and liquidated damages provisions across different domestic agreements. Drafted license and print agreements for different intellectual property matters.

**Chisholm Chisholm & Kilpatrick, Providence, RI**

May 2022 - August 2022

*Summer Associate*

Reviewed clients' medical records to gather evidence for their disability claim. Conducted legal research. Drafted memorandums to submit to opposing counsel for out-of-court settlement negotiations. Attended pre-briefing conferences with opposing counsel. Drafted an appellate brief on client matters. Submit online appeal filings. Attended various trainings and all-team meetings.

**Roger Williams University School of Law, Bristol, RI**

August 2021 - December 2021

*Teaching Assistant*

Conducted weekly review sessions to ensure students understood the prevalent Criminal Law doctrines. Monitored and recorded attendance and class participation using Google slides and Bridges software. Attended each class and recorded class notes. Drafted sample-exam essay responses. Graded quizzes and provided individualized feedback to each student.

**Rhode Island Center for Justice, Providence, RI**

June 2021 - August 2021

*Legal Intern*

Drafted public comments to the Public Utilities Commission regarding the suspension of service terminations during the COVID-19 emergency. Cite checked, formatted, and proofread a First Circuit reply brief. Conducted housing client intake and worked directly with low-income individuals. Drafted answers for evictions for other than non-payment. Attended court hearings. Conducted research for and contributed to the landlord and tenant law handbook.

**Pine Tree Legal Assistance, Portland, ME (Remote)**

January 2021

*Alternative Winter Break Volunteer (One Week Program)*

Drafted a settlement agreement template in eviction matters to be used as a resource for volunteer attorneys. Attended eviction law training sessions. Conducted research and KeyCited documents for an eviction law manual.

## COMMUNITY INVOLVEMENT

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### **Federal Hill House, Providence, RI**

*Board of Directors, Board member*

November 2023 - Present

Attend bi-monthly board meetings. Serve on the Governance Committee and attend bi-monthly meetings. Review and evaluate the board's prevailing best practices in the not-for-profit field, provide strategic oversight of the organization's programs and services. Assist, provide guidance and advice the Executive Director on major objectives and goals. Brainstorm various and diverse ways to respond to the community needs in order to implement and sustain relevant and impactful programs.

### **Hilltop Academy, West Suffield, Ct (Remote)**

*Board of Trustees, Trustee*

November 2023 - Present

Attend bi-monthly board meetings. Serve on the Fundraising Committee and attend bi-monthly meetings. Ensure all components of the school are in alignment with its vision and mission, providing a means for checks and balances relative to operations, programming, sources of revenue and expenditures. Leverage connections and resources to develop collective action to fully achieve the organization's mission. Conduct strategic and organizational planning.

### **Restoration Worship Ministries, Providence RI**

*Summerfest Outreach Volunteer*

August 2023

Aid in community outreach. Donate free backpacks and school supplies and raffle off five Chromebooks to families and children in the neighborhood at the annual outreach event.

### **Neighborhood Health Plan of Rhode Island, Providence RI**

August 2022

*Volunteer*

Aid in community outreach. Donate free backpacks and school supplies to families and children in the neighborhood.

### **Providence Rescue Mission, Providence, RI**

December 2022

*Volunteer*

Packaged food for giving away in boxes and maintained orderliness of the food bank area. Handed out food to the people in the community. Stored food in inventory.

### **Send Relief, Guaynabo, Puerto Rico**

March 2019

*Volunteer*

Aid in re-building housing, structural walls, rooftops, floors etc. at differing sites to assist in recovering from Hurricane Maria. Donate food to affected families.

ANGELA M. BAY

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## EXPERIENCE

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Bay + Bay Architects,  
118 North Main Street, Providence, RI 02903  
401.274.2221  
<https://bayandbay.net>

- Design Partner 1993-Present

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## EDUCATION

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Rhode Island School of Design

- Bachelor of Fine Arts 1988
- Bachelor of Architecture 1989

Harvard Graduate School of Design

- Masters of Urban Design 1992

# MATTHEW C BRENNAN

105 Ardmore Ave | Providence, RI 02908 | (401) 451-7929 | Mattybrennan15@yahoo.com

## OBJECTIVE

Secure a challenging leadership position by applying creative problem solving and experience in managing people with an established company to achieve optimum utilization of its resources and maximize profits.

## SKILLS & ABILITIES

- Experienced people manager and sound decision maker with the ability to problem solve and lead team to accomplish goals of an organization. Promote a teamwork attitude through collaboration to deliver top notch results and ensure client satisfaction.

## EXPERIENCE

### **General Foreman, Annese Construction Inc.**

March 2021-Present

*Providence, RI*

*Oversee the day-to-day operations of multiple construction sites ranging from remodeling to new home/light commercial construction. Coordinate with vendors for material orders and delivery. Coordinate with multiple subcontractors regarding scheduling and inspect quality and accuracy of work performed. Communicate with clients to ensure they're informed of the next steps in the construction process as well as verify satisfaction of work completed to date.*

### **Project Manager, Starlite Building Services**

April 2019-March 2021

*Boston, MA*

*Plan and oversee the building process of various construction projects from start to finish. Duties included building and staying within the budget, retrieving the necessary permits to construct in certain communities and communicating the client's and GC's goals for certain projects to the subcontractors and construction tradesmen. Collaborate with engineers, architects and other workers in the same project. Choose subcontractors and delegate their responsibilities. Responsible for any delays, emergencies and problems that can arise. Comply with safety and building codes as well as legal requirements. Report project progress and budget to client. Explain contract and technical matters to others in a clear manner. Prepare budget and cost estimates, along with work timetables*

**Regional Operations Manager, Harvey Building Products** Oct 2018 – April 2019

Waltham, MA

- Work with key members of company to design and implement Lean Daily Management philosophy and drive Continuous Improvement mindset. Oversee 140 team members in 10 branches throughout RI, CT, NY and MA. Drive branch goals and identify gaps in KPI. Work with branch management team to create RCCM and close gaps. Report directly to SVP of Distributed Products with action plans to meet and exceed revenue and EBITDA goals. Coach, train, and develop staff. Identify key staff for growth and development in order to build talent bench. Coach staff to increase efficiency and identify and eliminate waste whenever possible.

**Branch Manager, Harvey Building Products** Nov 2017 - Sep 2018

West Bridgewater, MA

- Oversee all aspects of day to day operation of a high volume Branch in an established, traditional territory. Responsible to drive sales and gain market share in a traditional market for the company. Hire, train and coach staff. Establish stock policy to maximize profit and capture sales. Develop strong customer relationships to secure future business. Lead staff by example to create a cohesive team focused on the goal of growing top line sales. Oversee a staff of 18 team members in the office and warehouse as well as a fleet of 7 trucks.

**Territory Manager, Harvey Building Products** May 2017 - Nov 2017

Dartmouth, MA

- Responsible to service established customer accounts in assigned territory as well as identify new sales opportunities to capture market share. Work closely with branch staff and vendor reps to develop and qualify leads. Establish customer relationships to secure future and ongoing sales.

**Operations Manager-Andersen, Harvey Building Products** Dec 2016 - May 2017

Waltham, MA

- Manage the implementation of a company Andersen initiative from the operational perspective. Develop and train staff in conjunction with vendor partners to increase wallet share in the Andersen market. Work with IT to integrate changes in ordering process and educate staff regarding the new procedures. Identify opportunity to increase sales and react accordingly to drive sales.

**Branch Manager, Harvey Building Products**

Lincoln, RI

- Oversee all aspects of day to day operation of a Central Branch. Operate 2 "Shuttle" trucks in order to transfer material within zone to fulfill stock and customer sold material. Responsible to drive sales and gain market share in a

traditional market for the company. Hire and train staff and create stock policy to maximize profit and capture sales. Develop strong customer relationships to secure future business. Lead staff by example to create a cohesive team focused on the goal of growing top line sales. Oversee a staff of 22 team members in the office and warehouse as well as a fleet of 9 trucks.

**Branch Manager, Harvey Building Products**

Mar 2008 - Oct 2012

*New London, CT*

- Oversee all aspects of the day to day operation of the newly opened branch. Responsible to drive sales and gain market share in a newly established territory. Hire and train staff and create stock policy to maximize profit and capture sales. Develop strong customer relationships to secure future business. Lead staff by example to create a cohesive team focused on the goal of growing top line sales and exceed sales goal in first year. Oversee a staff of 10 team members in the office and warehouse as well as a fleet of 3 trucks.

**Warehouse Supervisor, Harvey Building Products**

Sep 2002 – Mar 2008

*Braintree, MA*

- Responsible for all incoming and outgoing inventory. Oversee 12-15 warehouse and driver staff and develop and train as necessary. Ensure customer orders are fulfilled quickly and accurately to ensure an exceptional customer experience.

**Class B Driver, Harvey Building Products**

Nov 2000 – Sep 2002

*Braintree, MA*

- Responsible to deliver material to customer's jobsites in a safe and accurate manner. Load material and plan most efficient delivery routes taking into account delivery commitments and traffic patterns.

EDUCATION

**Westfield State College – Westfield, MA – B.S. Criminal Justice**

REFERENCES

AVAILABLE UPON REQUEST

# SUMI MUKOYAMA

RETAIL MEDIA PROFESSIONAL

## CONTACT

(847) 722-4716  
sumimukoyama@gmail.com  
Providence, RI

## EDUCATION

Cornell University  
B.A. with Distinction in  
All Subjects  
Major: English

## SKILLS

Microsoft, G Suite  
Salesforce, Tableau  
Retail Media Tech Platforms

## WORK EXPERIENCE

### PĒQ

*VP of Partnerships, 2024-Present*

Developed new sales process and sales materials before attending GroceryShop 2024; secured 25+ discovery calls with CPG brands and potential RMN partners within 2x months of joining; created GTM strategy to be the measurement partner of choice with RMNs; rewrote website copy to streamline Pēq's value proposition

### CVS Media Exchange - CMX

*Industry Manager of Beauty/Personal Care, 2023-2024*  
*Director of Partnership Management, 2022-2023*

2023: Led 7-person sales team to close \$21MM (40% of total sales) from clients in the Beauty and Personal Care categories including L'Oreal, P&G, Unilever, Beiersdorf, Revlon, and Church & Dwight

2022: Led 8-person sales team to close \$17MM in 6 months, hitting our annual goal of \$35.7MM

Cultivated internal cross-functional team partnerships with marketing, operations, product, creative, analytics and business intelligence to enhance overall offering and customer experience

### COMMERCEIQ

*(formerly Boomerang Commerce)*

*Director of Partnerships, 2021-2022*

Managed all retail media partnerships for CIO; secured API access with 2x new partners; spearheaded PR and blogs announcing partnerships with 4x new companies; led Amazon Advertising QBRs to ensure access to future beta opportunities

### ADVANTAGE UNIFIED COMMERCE

*(formerly Beekeeper Marketing)*

*Senior Director of Advertising Alliances, 2019-2020*  
*Senior Director of Marketing, 2016-2019*

Built the 18-person media team from the ground up; developed new revenue streams for Beekeeper Marketing focused on RMN activations; acted as internal Amazon/digital strategy expert for external pitches

### AMAZON ADVERTISING

*(formerly Amazon Media Group)*

*Account Executive, 2015-2016*

Oversaw largest budget within ISO CPG; recognized as 1 of 3 AEs in the entire organization to achieve 100% coverage

### PREVIOUS WORK EXPERIENCE

*14 years of national cable advertising sales and digital programmatic sales in Chicago*

Additional details available upon request

## SAGREE SHARMA

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## PRACTICE

### STATE OF RHODE ISLAND Pandemic Recovery Office

2018 - present  
2022 - present

#### CAPITAL PROJECTS FUND ADMINISTRATOR

Grant administrator for U.S. Treasury's ARPA Coronavirus Capital Projects Fund. Responsible for developing and implementing grant program that invests capital funds in eligible municipalities to build or renovate community learning centers.

Primary liaison for U.S. Treasury responsible for ensuring compliance with all grant management and monitoring requirements.

## EDUCATION

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MASSACHUSETTS INSTITUTE  
OF TECHNOLOGY  
Master of City Planning - 2007

UNIVERSITY OF MUMBAI  
Bachelor of Architecture - 2002

### Division of Capital Asset Management & Maintenance

2018 - 2022

#### INTERIM DIVISION DIRECTOR

Division leader managing 100+ employees and annual budget of over \$100 million.

#### CHIEF OF STRATEGIC PLANNING, EVALUATION & MONITORING

Chief of Staff and CFO.

Project lead for Statewide real estate efficiency and space utilization masterplan. Strategic advisor to division director on core organizational goals and portfolio plans.

As division CFO, responsible for agency-wide performance and financial decisions.

### DPI - Design for Public Interest

2013 - 2016

#### PRINCIPAL

##### Hough Health Impact Assessment (HIA)

Robert Wood Johnson Foundation funded project for the City of Cleveland.

Lead urbanist creating evidence-based policy and community-driven design to deliver an innovative and extensive HIA for the Hough neighborhood in Cleveland, OH. Created an engaging community outreach process through visual storytelling that is now a 'best practice' for other HIAs.

##### Healthy Living Design Guidelines & Checklist

Senior Designer and Urbanist developing healthy living design guidelines for the Hough neighborhood in Cleveland, OH. Created a guidelines' framework and communication material to scale up the work citywide.

## CONTACT

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t: 1-973.518.1211  
e: [sagree@alum.mit.edu](mailto:sagree@alum.mit.edu)

**CLEVELAND URBAN DESIGN COLLABORATIVE** 2011 - 2013  
**Kent State University**

**SNR. PLANNER & URBAN DESIGNER**

Transportation for Livable Communities Initiative (TLCI)

Miles Ave. Streetscape  
Kinsman Road

Masterplanning

North Canton Masterplan  
Chardon Community Charrette

Design Advocacy

Chi-Land - Winning video entry for Van Alen Ideas Competition, NY

**ARUP** 2008 - 2010

**URBAN DESIGNER . PROJECT MANAGER**

Long Island 2035 Comprehensive Sustainability Plan  
Hunts Pt Food Distribution Center - Food-safety white paper for NYCEDC  
Lower Manhattan Street Management Framework - Implementation strategies for PLANYC  
Destiny Eco-city - Clinton Climate Initiative recognized Eco-city for Pugliese Group

**KEY DESIGNS** 2004-2005

**CREATIVE PARTNER . SNR. ARCHITECT**

**ANAND ZAVERI ARCHITECTS** 2002-2004

**ARCHITECT . JNR. DESIGNER**

**MEMBERSHIPS, COMMISSIONS & BOARDS**

**CLEVELAND, OH**

Cleveland East Design Review Committee 2013 - 2014  
Euclid Corridor Design Review Committee 2013 - 2015

**NEW YORK, NY**

Municipal Art Society of New York 2008 - 2010

**CITYWORKS FELLOWSHIP**

2018-2019

**DOWNCITY DESIGN**

Collaboratively developed a design competition for a new public project along the Providence Riverwalk exploring approaches to creative placemaking, and testing new ways to increase public engagement in the design of public spaces.

**ROBERT WOOD JOHNSON FOUNDATION GRANT**

2013 - 2016

**'HEALTH IN ALL POLICY' TRAINING AND CAPACITY BUILDING**

Client: Cleveland City Planning Commission

Conducted training workshops with HIA aspirants and City Planning staff to infuse the consideration of 'health' and 'equity' in all policy. Designed materials and templates to enable attendees to conduct desktop HIAs and embed HIA methodology in all CCPC projects.

**RESEARCH AND DATA VISUALIZATION**

Clients: PhD Candidates at Case Western Reserve University

Developed templates and guidelines to help researchers express complex data and scientific ideas visually.

Designed award-winning posters for management researchers to communicate their work and its impact to a broader audience.

Coached researchers on creative storytelling and data visualization.

**TEACHING**

**PROVIDENCE COLLEGE SCHOOL OF BUSINESS**

2017 - 19

LECTURER

Design Thinking for Marketing & Org Management

Undergraduate course

Visual Storytelling

Undergraduate course

**KENT STATE UNIVERSITY**

2011 - 13

DESIGN INSTRUCTOR & ADVISOR

Urban Land Institute Urban Design Competition

Annual student design competition - graduate level

Urban Systems: an introduction to urban design theory

Graduate seminar

Put-in-bay Design Charrette

Graduate urban design charrette

**ILLINOIS INSTITUTE OF TECHNOLOGY, Chicago**

2009 - 10

STUDIO LIAISON, ADVISOR

Remaking of Mumbai

Graduate design studio