

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

November 2, 1998
Mr. Michael Clement
City Clerk
Providence City Hall

Dear Mr. Clement:

Enclosed with this letter is the Annual Report of the Providence Historic District Commission (PHDC) for 1997-1998. The report summarizes the PHDC's activities for the year October 1, 1997 to September 30, 1998. We are pleased to forward the following:

- 1) A copy to be sent to the Mayor
- 2) Fifteen (15) copies to be sent to each member of the City Council
- 3) An original copy for your files

No action is needed by the City Council on this report.

Should you have any further questions regarding the report, please call at your earliest convenience.

Sincerely,

Joan Fleming
PHDC staff

IN CITY COUNCIL
NOV 19 1998

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael R. Clement
CLERK

PROVIDENCE HISTORIC DISTRICT COMMISSION

ANNUAL REPORT

OCTOBER 1, 1997 – SEPTEMBER 30, 1998



109 Princeton Avenue, Northern Elmwood Historic District

**Certified Local Government Program
City of Providence
Department of Planning and Development
400 Westminster Street
Providence, RI 02903**

JOHN F. PALMIERI
Director



VINCENT A. CIANCI JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

October 22, 1998

Mayor Vincent A. Cianci, Jr.
Providence City Hall
25 Dorrance Street
Providence, RI 02903

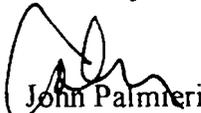
Dear Mayor Cianci,

I am pleased to present this 1997-1998 Annual Report of the Providence Historic District Commission, covering the period from October 1, 1997 through September 30, 1998. 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 all seven of Providence's local historic districts, of which there are more than 1,500 properties located. During 1997-1998, the Commission reviewed 186 applications for Certificates of Appropriateness, all within the statutory time frame mandated by the Zoning Ordinance. The Commission's professional staff approved over 70% of those applications received, demonstrating the Commission's timely and efficient review process. In addition, the number of violations this year are down 36% from last year, and more than 40% of those cited have been dismissed.

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 planning process.

Sincerely,


John Palmieri
Director

cc: Providence City Council
City Clerk
Rhode Island Historical Preservation Commission
Historic District Commission Members

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

October 22, 1998

Ms. Sharon Brokaw
Rhode Island Historical Preservation &
Heritage Commission
150 Benefit Street
Providence, RI 02903

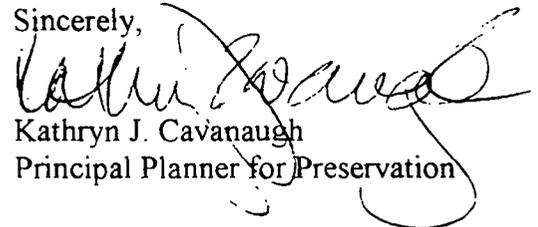
Dear Sharon,

Attached please find two copies (one bound, one unbound) of the Annual Report of the Providence Historic District Commission, as required by your office in fulfillment of our obligations under the Certified Local Government Program.

The report summarizes the activities of the PHDC for the fiscal year October 1, 1997 through September 30, 1998.

If any further information is needed, please do not hesitate to contact me.

Sincerely,



Kathryn J. Cavanaugh
Principal Planner for Preservation

cc: Mayor Vincent A. Cianci, Jr.
Providence City Council
City Clerk
Historic District Commission Members

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 1, 1997 - SEPTEMBER 30, 1998

DEADLINE FOR SUBMISSION: OCTOBER 30, 1998

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1997 through September 30, 1998. Many of the answers require a "yes" or "no" answer or a brief statement. Continue your answers on additional pages if necessary. The forms may be handwritten or typed. Please check carefully to see that all required attachments are returned with this report.

Name of Certified Local Government: CITY OF PROVIDENCE, RHODE ISLAND

Name of Contact Person: KATHRYN J. CAVANAUGH, PRINCIPAL PLANNER FOR PRESERVATION

Address: DEPARTMENT OF PLANNING & DEVELOPMENT

400 WESTMINSTER STREET

PROVIDENCE, RI 02903

Telephone Number: (401) 351-4300

CRITERIA # 1

LOCAL GOVERNMENTS MUST ENFORCE LOCAL LEGISLATION FOR THE DESIGNATION AND PROTECTION OF HISTORIC PROPERTIES.

1. Was the ordinance amended? NO
IF YES, ATTACH a copy of the amendment.

2. Were procedural or design guidelines developed or amended? NO
IF YES, ATTACH a copy of new or amended guidelines.

3. List the current design standards being used by the Commission.
P.H.D.C. STANDARDS AND GUIDELINES (1/24/94, amended 3/24/97)

4. ATTACH minutes of all meetings for the year.
5. ATTACH a sample approval letter to an applicant.
6. Summarize the types of projects and their disposition on this chart:

<u>Type of Project</u>	<u>Total</u>	<u>Approved</u>	<u>Denied</u>	<u>Pending</u>	<u>Appealed</u>
<u>Alterations</u>	<u>[SEE ATTACHED]</u>				
<u>Demolitions</u>					
<u>New Construction</u>					
<u>Relocations</u>					

7. Were any of these cases given automatic approval through expiration of the time limit for review? NO

8. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?
IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted. NO

9. Was the district enlarged? NO
IF YES, ATTACH a copy of the revised district map.

10. Were any new Historic Districts added? NO
IF YES, attach a copy of the district map(s).

11. Were any new properties designated? NO
IF YES, ATTACH a list of the properties and addresses.

CRITERIA #2

LOCAL GOVERNMENTS MUST HAVE ESTABLISHED AN ADEQUATE AND QUALIFIED HISTORIC DISTRICT COMMISSION.

1. Membership

- a. The RIHPHC's most up-to-date list of your commission's members and contact person is attached. Please make any additions or corrections to the personnel sheet. Note the number of meetings attended by each member. ATTACH the list to the report.
- b. If the list notes that a resume is not on file with the RIHPHC, ATTACH a copy of the missing resume(s).
- c. ATTACH a resume for each new name added to the list.

2. Vacancies

- a. Total number of vacancies during the year. 5
- b. Was each vacancy filled within ninety days? NO
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? N/A
- d. Please explain if you answered no to either of the two previous questions.

PAMELA ROBERTSON (TERM TO EXPIRE 9/1/98) RESIGNED 12/97.

ROBIN RAO RYAN (TERM TO EXPIRE 9/1/00) RESIGNED 2/98.

MILDRED PARRILLO (FORMER ALTERNATE MEMBER) ELEVATED TO REGULAR MEMBER STATUS

ON 10/97 REPLACING ANTIONETTE DOWNING (MADE MEMBER EMERITUS). TWO REMAINING

VACANCIES DUE TO EXPIRED TERMS OF LISA ARDENTE AND MICHAEL EVERETT.

3. Meetings

Total number of meetings held: 16

4. Professional Training

List any meetings, informational meetings, conferences and workshops related to historic preservation attended by members of your commission. Include the name of the meeting and the name(s) of the member(s) who attended.

[SEE ATTACHED]

CRITERIA #3

LOCAL GOVERNMENTS MUST MAINTAIN A SYSTEM FOR THE SURVEY AND INVENTORY OF HISTORIC PROPERTIES.

1. Has any survey work been done? NO
- a. If yes, how many properties have been surveyed? _____
- PLEASE NOTE: If survey work has been conducted during the year, the RIHPHC survey staff will be asked to answer the following questions about your survey. (You do not need to answer these questions.)
- b. Has the RIHPHC had an opportunity to participate in the supervision of the work?
- c. Was the survey work recorded on RIHPHC forms?
- d. Does the work meet the Secretary of the Interior's Standards?
- e. Did the RIHPHC receive duplicate forms, maps and photo negatives within sixty days of the completion of the work?

CRITERIA #4

LOCAL GOVERNMENTS MUST SATISFACTORILY PERFORM THE RESPONSIBILITIES DELEGATED TO THEM UNDER THE ACT.

1. National Register
- a. Did you evaluate the National Register eligibility of any properties? NO
- b. Did you prepare any National Register forms? NO
- c. Did you review and comment on any National Register nominations sent to you by the RIHPHC? YES

PLEASE NOTE: If the RIHPHC requested the CLG to review a National Register nomination, the RIHPHC staff will comment on whether the CLG responded within the allotted time period.

2. CLG Grant-In-Aid
- a. List any grant-in-aid projects completed or currently in progress. Briefly describe the current status.

"ILLUSTRATIONS FOR PROVIDENCE HISTORIC DISTRICT COMMISSION

DESIGN GUIDELINES" - in progress

"ELMHURST SURVEY OF HISTORIC RESOURCES"- in progress

"NOMINATION OF R.I. DINERS/NATIONAL REGISTER" - in progress

CRITERIA #5

LOCAL GOVERNMENTS MUST PROVIDE ADEQUATE PARTICIPATION IN THE LOCAL HISTORIC PRESERVATION PROGRAMS, INCLUDING THE PROCESS OF RECOMMENDING PROPERTIES FOR THE NATIONAL REGISTER.

1. Public Participation

- a. Are all records publicly accessible? YES
- b. Are notices of meetings published or posted in advance? YES
- c. Briefly describe how the public is given the opportunity to comment on National Register nominations.

NR NOMINATIONS ARE LISTED AS AN AGENDA ITEM ON THE HDC'S REGULAR

MEETING AGENDA, POSTED 7 DAYS IN ADVANCE IN THE CITY CLERK'S OFFICE.

2. Assurances

- a. 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 RHODE ISLAND (1976, 1982, 1984).
- b. HISTORIC DISTRICT COMMISSION MEMBERS ARE IN COMPLIANCE WITH THE CONFLICT OF INTEREST LAW, TITLE 36, CHAPTER 14, RI GENERAL LAWS, WHICH REQUIRE THAT EACH MEMBER FILE A YEARLY FINANCIAL STATEMENT WITH THE CONFLICT OF INTEREST COMMISSION AND THAT THEY REFRAIN FROM CERTAIN PROHIBITED ACTIVITIES INCLUDING OFFICIAL CONDUCT WHICH COULD RESULT IN PERSONAL FINANCIAL GAIN.
- c. I HEREBY CERTIFY THAT THE HISTORIC DISTRICT COMMISSION CONTINUES TO MEET THE REQUIREMENTS FOR CERTIFICATION IN ACCORDANCE WITH THE RHODE ISLAND CERTIFIED LOCAL GOVERNMENTS PROGRAM REGULATIONS, AS AMENDED.

Pina O. Reagan
Signature, Historic District Chairman

10-26-98
Date

Wm. D. Crain
Signature, Chief Elected Official

10/31/98
Date

ATTACHMENTS

- 1. Project Summaries, Violation Summaries, List of In-House Reviews and Pending Projects, October 1, 1997 through September 30, 1998.**
- 2. Agendas and Minutes of PHDC Meetings, October 1, 1997 through September 30, 1998.**
- 3. Sample Approval Letter**
- 4. PHDC Member and Staff Professional Training**
- 5. Special Projects**
- 6. PHDC Membership List and Meeting Attendance Record**

ATTACHMENT 1

**Project Summaries, Violation Summaries, List of In-House Review and Pending Projects,
October 1, 1997 through September 30, 1998**

PROJECT SUMMARIES - OCTOBER 1, 1997 through SEPTEMBER 30, 1998

Summary of Projects

Total Applications Reviewed: 186

Applications Reviewed by HDC: 53
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 133
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type

Project Type	Totals	Approved	Denied	Pending ³	Withdrawn	Appealed
In-House ¹	133	121	0	12	0	0
Alterations	47	36	0	8	3	0
Demolition	3	1	2	0	0	0
New Construction	1	1	0	0	0	0
Combinations ²	2	0	0	1	0	1
Relocation	0	0	0	0	0	0
TOTALS	186	159	2	21	3	1

Notes

¹In-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. All In-House projects are reviewed by staff on behalf of the HDC; no public meeting is required.

²Combinations category includes applications for multiple work items in different categories (e.g. demolition and new construction).

³Pending includes applications that are either incomplete or that are complete and the review is ongoing.

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	10	10	0	0	0	0
Broadway	18	13	0	5	0	0
College Hill	128	110	2	13	2	1
Downtown/Jewelry	5	5	0	0	0	0
North Elmwood	4	4	0	0	0	0
South Elmwood	18	14	0	3	1	0
Stimson Avenue	3	3	0	0	0	0
TOTALS	186	159	2	21	3	1

Total applications Compared Over Five Years

	<u>Total</u>	<u>%Change</u>
1993-1994	238	+6.25%
1994-1995	209	-14%
1995-1996	265	+21%
1996-1997	220	-19%
1997-1998	186	-15%

VIOLATIONS SUMMARY - OCTOBER 1, 1997 through SEPTEMBER 30, 1998

Violations Cited By Type, 1997-1998

Repairs/ Replacements in Kind	9
Alterations	14
Fences/Site Improvements	5
Signs	7
New Construction/Additions	0
Demolition	0

TOTAL 35

Violations Cited By District, 1997-1998

Violations (failure to obtain a Certificate of Appropriateness, or to perform work in accordance with a Certificate) are down 36% over last year. More than 40% of the violations cited this year have already been dismissed.

Decreases were noted in all districts but Broadway, where the number increased by 33% from last year. College Hill and Broadway had the greatest number of violations, followed closely by Southern Elmwood. No violations were cited in either Downtown/ Jewelry or Stimson Avenue.

District	Cited	Resolved	Resolution Pending ¹	Requested Enforcement ²	Change in Citations from 1996-97
Armory	2	0	0	2	-3
Broadway	12	4	3	5	-3
College Hill	11	7	2	2	-10
Downtown	0	0	0	0	0
N. Elmwood	1	0	0	1	-2
S. Elmwood	9	4	0	5	-8
Stimson	0	0	0	0	0
TOTALS	35	15	5	15	-20

¹ "Resolution Pending" indicates those violations for which property owners have filed an application for a Certificate of Appropriateness, and the application is either incomplete or undergoing review.

² "Requested Enforcement" indicates those violations where the property owner has failed to respond to an initial notice from the PHDC or has failed to correct the violation as directed by the PHDC

NOTES

Status of Violations Cited 1991-1997

The PHDC has maintained a record log of violations since 12/1/91. Of the violations cited over the past seven years, excluding those cited in the previous table for 1997-1998, 86 remain outstanding. 37 of those cited in 1996-1997 have been resolved. Of the remaining outstanding violations, 31 have applications for Certificates on file and are working toward dismissal of the violation. Staff has requested enforcement through the Department of Inspection and Standards for the remaining 55 violation cases where the property owner has failed to contact the PHDC in the interest of resolving the violation

District	Cited	Resolved	Resolution Pending		Requested Enforcement	
			91-96	96-97	91-96	96-97
Armory	21	11	3	2	3	2
Broadway	60	32	5	3	16	4
College Hill	135	114	9	0	12	1
Downtown	12	12	0	0	0	0
N. Elmwood	26	20	1	1	5	0
S. Elmwood	68	47	6	1	9	4
Stimson Ave	2	2	0	0	0	0
Subtotals			24	7	44	11
TOTALS	324	238	31		55	

LIST OF IN-HOUSE APPROVALS - OCTOBER 1, 1997 through SEPTEMBER 30, 1998

The following applications for Certificate of Appropriateness have all been reviewed and approved by staff within 45 days of receipt of a complete application.

Address	Appl.#	Scope of Work
ARMORY		
64 Chapin Ave.	97.178	repair/replace porches, siding, trim
10 Parade St.	97.199	repair slate roof
52 Chapin Ave.	98.9	repair/replace in kind clapboards, trim, gutters & downspouts, masonry
15 Hollywood Rd.	98.30	replace roof shingles, modify fence
82 Dexter St.	98.95	renewal of application #97.9
12-14 Dexter St.	98.122	replace windows, clapboards, porch elements
58 Dexter St.	98.133	install new metal gutters and downspouts
31-41 Parade St.	98.145	repair roof
BROADWAY		
102 Kenyon St.	97.170	repair gutters
399 Broadway	97.197	install canopy for gas station (renewal of exp. approval)
451 Broadway	97.205	repair gate and re-anchor post
172 Broadway	98.3	install sign
257 Broadway	98.25	replace in kind fascia and moldings on eaves
340 Broadway	98.37	replace in kind front portico and stairs
497 Broadway	98.38	replace in kind 4 skylights
402 Broadway	98.87	repair roof; replace in kind shingles
280 Broadway	98.110	replace in kind stockade fence
335 Broadway	98.112	repair roof
500-504 Broadway	98.116	replace in kind storm windows
148-150 Broadway	98.118	exterior repair/replacement in kind/restoration
COLLEGE HILL		
2 Hidden St.	97.169	repair/replace in kind fence
280 Benefit St.	97.174	repave brick driveway
220-222 Olney St.	97.175	reline gutters, repair downspouts
125 Prospect St.	97.176	install brick and Bluestone steps
345 S. Main St.	97.179	re-letter sign for Amicus Restaurant
139-141 Transit St.	97.185	repair gutter
188 Benefit St.	97.186	repair Brownstone wall
170 Brown St.	97.187	install new roofing on porch
125 Congdon St.	97.189	replace shingle siding
344 Benefit St.	97.190	replace in kind soffit and gutter

Address	Appl.#	Scope of Work
40 Sheldon St.	97.193	restore window
42-44 Court St.	97.195	repair/replace in kind asphalt shingle roof
17-19 Creighton St.	97.196	install storm windows; repair roof shingles
118 Benefit St.	97.200	replace roof shingles
35 Pratt St.	97.202	install timber and brick stairway
37 Pratt St.	97.203	install timber and brick stairway; install brick driveway
155 Power St.	97.204	repair roof, front porch; remove chain link fence
125 Congdon St.	97.206	repair/replace in kind copper roof, gutters, downspouts
25 Benefit St.	97.207	replace in kind asphalt shingle roof
23 Benefit St.	97.208	install cedar board fence for trash enclosure
104 Bowen St.	97.209	install metal handrail on entry steps
350 & 378-382 Benefit St.	98.4	replace in kind fence
125 Prospect St.	98.6	install metal railing on ext. stairs
276 Angell St.	98.14	repair brickwork, roofs, windows; conduct site imp.
120 Transit St.	98.15	replace gutters
171 Power St.	98.19	renewal of application #97.46
92 Williams St.	98.20	replace in kind fence
9-11 Thomas St.	98.21	repair/replace in kind storefront elements
28 Cushing St.	98.24	repair/replace in kind masonry
92 Williams St.	98.28	repair/replace in kind clapboards, watertable
24 Cushing St.	98.31	renewal of application #97.64
178-184 Bowen St.	98.39	replace in kind roofing system
125 N. Main St.	98.43	replace canvas awning
154 Congdon St.	98.44	replace driveway with brick and cobblestone
9 Hidden St.	98.48	replace storm door
60 Barnes St.	98.49	replace greenhouse window panel
43 Barnes St.	98.51	replace shingle siding as needed
34 Arnold St.	98.52	rebuild/restore side porch
19-21 S. Court St.	98.53	replace in kind clapboards, friezeboards; rebuild porch, window frames
61 Benefit St.	98.58	replace in kind sills, joists, framing, clapboards
168 Bowen St.	98.59	replace driveway with concrete; install A/C unit
246 Hope St.	98.60	repair/replace in kind shingle siding
298 Hope St.	98.61	replace in kind cedar clapboards
388 Benefit St.	98.62	rebuild concrete wall; pave driveway
350 S. Main St.	98.65	repair/replace in kind asphalt roof; siding, trim
117-119 Hope St.	98.69	repair/replace in kind porch decking and roof
27 Halsey St.	98.73	repair asphalt shingle roof
52 Lloyd Ave.	98.76	repair/replace in kind deck, roof shingles, gutters; repave driveway
88 Williams St.	98.77	repair dormers, siding, gutters, trim
145 Meeting St.	98.84	repair/replace in kind porch details
23 Halsey St.	98.85	repave driveway and sidewalk
19 Barnes St.	98.86	install fence

Address	Appl.#	Scope of Work
68 Transit St.	98.88	repair/replace in kind siding, trim as needed
420 Benefit St.	98.90	repair/replace in kind clapboards as needed
37 Barnes St.	98.92	repair/replace in kind shingle siding, trim, gutters, shingle roof
164 Prospect St.	98.93	replace shingles on porch roof; install downspouts; repair gutter
127 Lloyd Ave.	98.96	replace roof shingles
107 Halsey St.	98.97	repair shingles, porch columns
65 Prospect St.	98.98	repair/replace in kind side entry, asphalt shingles
31 John St.	98.99	replace in kind asphalt roof shingles
51 Barnes St.	98.100	repair/replace in kind gutters, soffits as needed
89 Angell St.	98.102	site improvements incl. paving, retaining walls
88 Williams St.	98.113	repair roof
142 Prospect St.	98.120	repair/replace in kind asphalt roof, porch element
94 Benefit St.	98.124	masonry repair (foundation)
320 S. Main St.	98.125	repair/replace in kind 2 windows, clapboards, trim
2 George St.	98.127	site improvements
187 Benefit St.	98.128	replace in kind asphalt roof
253 S. Main St.	98.129	install awning for J.W. Riker real estate
26 Congdon St.	98.130	install fence
30 Sheldon St.	98.131	repair/replace in kind wood, masonry
149 Prospect St.	98.134	replace in kind roof
66 Benefit St.	98.135	replace all windows
91 Williams St.	98.136	repair masonry
132 Benefit St.	98.139	repair prior to painting
6 Benevolent St.	98.141	repair roof
21 Meeting St.	98.144	repair roof
28 Creighton St.	98.146	repair porch, clapboards
DOWNTOWN/JEWELRY DISTRICT		
15 Hospital St.	98.82	install storm windows, gutters
NORTHERN ELMWOOD		
292 Elmwood Ave.	97.172	repair asphalt shingle roof
61-63 Moore St.	97.182	install wood windows; repair/replace in kind porch, gutters, downspouts; repave driveway
63 Princeton Ave.	98.17	replace in kind column capitals
93 Moore St.	98.140	replace in kind asphalt shingle roof
SOUTHERN ELMWOOD		
149 Congress Ave.	97.201	replace in kind fence, asphalt shingle roof; repair porch

Address	Appl.#	Scope of Work
143 Congress Ave.	98.5	site improvements
169-171 Congress Ave.	98.34	replace in kind asphalt shingle roof
215-217 Lenox Ave.	98.35	repair/replace in kind porch elements, gutter, soffit
230 Atlantic Ave.	98.36	install fence
520 Elmwood Ave.	98.45	replace signage for Hospital Trust Bank
151 Melrose St.	98.46	install section of new fencing
225 Adelaide Ave.	98.64	repair/replace in kind rear entry steps, deck railing
209-211 Congress Ave.	98.66	replace in kind shingles, trim, roof shingles as needed
176 Ontario St.	98.89	replace in kind porch posts, handrails
231 Lenox Ave.	98.111	repair/replace in kind fence, roof shingles, gutters, downspouts, trim
200 Lexington Ave.	98.132	install fence on w. property line
180 Ontario St.	98.142	renewal of appl. # 97.110
STIMSON AVENUE		
67 Stimson Ave.	98.63	Install fence on s. side of property
70 Stimson Ave.	98.67	replace driveway; remove fence, railroad ties; install cobble edging

LIST OF PENDING APPLICATIONS – OCTOBER 1, 1997 through SEPTEMBER 30, 1998

The following applications for Certificate of Appropriateness have been submitted to the PHDC but no determination has yet been made because the application is incomplete or because the review is ongoing of a completed application.

<u>Address (Application #)</u>	<u>Scope of Work</u>	<u>Reviewed By</u>	<u>Reason Why Pending</u>
BROADWAY			
358 Broadway (97.171)	install free-standing sign (violation)	staff	incomplete
371 Broadway (98.33)	renovate porch, install new sign	PHDC	incomplete
480 Broadway (98.114)	install sign (violation)	staff	ongoing
335 Broadway (98.115)	sign modifications (violation)	staff	incomplete
222 Broadway (98.123)	install wall sign (violation)	staff	incomplete
COLLEGE HILL			
100 Lloyd Ave. (97.180)	install fence	staff	incomplete
42 Pratt St. (97.183)	create parking area	PHDC	ongoing
312 S. Main St. (97.192)	install sign	staff	incomplete
80 Brown St., 100 & 106 Angell St. (98.10)	demolition, new construction, renovation, site improvements	PHDC	ongoing
43 Keene St. (98.16)	replace wood gutters	staff	incomplete
246 Hope St. (98.22)	re-letter sign (violation)	staff	incomplete
73 Benefit St. (98.23)	demolition, new construction	PHDC	ongoing
107 Prospect St. (98.55)	construct bay window, alter rear entry	PHDC	ongoing
11 Halsey St. (98.105)	repair/replace in kind asphalt roof, dormer siding	staff	incomplete
214 Bowen St. (98.106)	repair/replace in kind asphalt roof	staff	incomplete
274 Benefit St. (98.108)	install A/C unit	staff	incomplete
245-247 S. Main St., 250 S. Water St. (98.138)	install duct for restaurant	PHDC	ongoing
50 John St. (98.143)	repair roof	staff	incomplete
SOUTHERN ELMWOOD			
153 Ontario St. (97.181)	install support columns	staff	incomplete
204-206 Lexington Ave. (97.198)	repair porch, doors; site improvements; replace windows	PHDC	incomplete
185 Congress Ave. (98.119)	install replacement windows	PHDC	incomplete

ATTACHMENT 2

Agendas and Minutes of PHDC Meetings October 1, 1997 through September 30, 1998

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, October 27, 1997
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 9/22/97
- D. New Business
 - A) Complete Plans for Annual Retreat
- E. Project Review
 - 1) **29-31 Elbow Street (Jewelry) (#97.173)** - Construct roof deck with railings and pergola
 - 2) **42 Dexter Street (Armory) (#97.184)** - Install two skylights
 - 3) **72 South Main Street (College Hill) (#97.165)** - Create new window opening, south elevation
 - 4) **71-73 Olney Street (College Hill) (# 97.155)** - Rebuild 3 stories of porches; approved in concept, 9/22/97

OVER

5:00 pm

- 5) **99 Power Street (College Hill) (#97.145)** - Remove greenhouse and cement walls, as part of site improvement project, and replace all windows
- 6) **55 Power Street (College Hill) (#97.177)** - Construct conservatory on rear, south, elevation
- 7) **12 George Street (College Hill) (#97.103)** - Create 2 new parking spaces (final review) and construct rear porches (conceptual review)
- 8) **42 Pratt Street (College Hill) (#97.183)** - Create off-street parking area in front yard, Pratt Street elevation

6:00 pm

- 9) **141 Prospect Street (College Hill) (#97.157)** - Enlarge paved area on Creighton Street as part of site improvement program, which includes fencing, parking and retaining walls

F. Other Business

G. Adjournment - Projected Adjournment 7:00 pm

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 27, 1997, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Michael Everett, Councilwoman Rita Williams, Mildred Parrillo, Clark Schoettle

Members Absent: Luis Vargas, Councilwoman Patricia Nolan, Lisa Ardente, Robin Rao Ryan, Pamela Robertson, Antoinette Downing, Ex-Officio

Staff Present: Joan Fleming, Christopher Ise

New Business

Ms. Fleming made two announcements:

a) The Annual Retreat is scheduled for Wednesday, November 12, 1997. Possible meeting locations were discussed.

b) The joint special meeting of the Downcity District Design Review Committee and the Providence Historic District Commission regarding the proposed Kennedy Plaza Skating Rink is scheduled for Tuesday, October 28, 1997 at 4:30 PM.

A subcommittee was created for the Fain Residence at 48 Congdon Street and a site visit was arranged for Thursday, October 30 at 2:00 PM.

Call to Order: The meeting was called to order at 4:45 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of Previous Meeting: On a motion by Mr. deBoer, seconded by Mr. Everett, the minutes of the meeting of 9/22/97 were amended to include Tina Regan and Clark Schoettle among those present and to eliminate one of Lisa Ardente's name which was listed twice in the members present. The minutes were unanimously approved as amended.

Project Review

1) 29 Elbow Street (Downtown/Jewelry) – Mr. Clifford Renshaw, architect, appeared to discuss the proposal to install a rooftop terrace on 29 and 31 Elbow Street. Mr. Renshaw stated that the roof of 31 Elbow Street (Alias Stage) needs to be reinforced in order to support the terrace and that an engineering plan is in the process of being developed. The plans were presented and Mr. Renshaw explained that the owner prefers the gabled roofs because they reflect the design of the dormers on 29 Elbow Street and that the tall lattice wall on the west side is for privacy. The building at 29 Elbow Street presently houses an office on the 1st floor and

apartments on the 2nd & 3rd floors. He added that the owner intends to merge the lots for building purposes

Mr. Everett made a motion to approve the design, citing Standard 8, with the suggestion to modify the rooftop terrace by incorporating a broken pediment into the design. The motion was seconded by Councilwoman Williams. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

2) 42 Dexter Street (Armory) - Mr. Steve Durkee, architect, appeared to discuss the proposal to install two skylights, measuring 3'x 4', at 42 Dexter Street. Mr. Durkee added that while they intend to install the north skylight, the south skylight may not be installed.

A motion was made by Mr. deBoer to approve the application as submitted, citing Standard 8. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

3) 72 South Main Street (College Hill) – Mr. Thomas Goddard, representing the owner, appeared to discuss the proposal to create a new window opening on the first floor, south elevation of 72 South Main Street. Mr. Goddard stated that the proposal to install a window came from a request by the tenant who intends to use the space for an office. There was a brief discussion regarding the owners intent to remove the existing fire safety ladder in order to install the new window.

On a motion made by Mr. deBoer, seconded by Mr. Everett, the application was approved as submitted, citing Standard 8. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

4) 71-73 Olney Street (College Hill) – Mr. Laurance Jones, designer, appeared to discuss the proposal to rebuild three stories of porches on the north elevation of 71-73 Olney Street. Mr. Jones began by stating that he is currently updating detailed drawings for the proposed porches. There was a brief discussion regarding the condition of the existing porches and some of the details in the proposed design. Mr. Jones added that he plans to include aluminum gutters and 42" high railings in the design.

Mr. Schoettle made a motion, seconded by Councilwoman Williams, to approve the rebuilding of the porches, citing Standard 3, with the requirement that detailed drawings be submitted to staff for review. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

5) 99 Power Street (College Hill) – Mr. Paul St. Amand, contractor, Ms. Sarah Dowling, attorney, and Mr. Michael Joukowsky, representing EMJ Realty, appeared to discuss the proposal for exterior alterations, including the removal of a greenhouse and cement wall on the south elevation, installation of air conditioning condensers and replacement of all windows at 99 Power Street.

Ms. Fleming commented that she had inspected the condition of the windows during a site visit to 99 Power Street on Thursday, October 27.

Mr. St. Amand began by stating that due to the deteriorated condition of the windows, it is the owner's intent to replace all the windows at 99 Power Street. A window taken from the house was presented and was followed by a discussion regarding its condition and muntin size. Two examples of replacement windows, a Horner window with a 1¼" muntin and a Pozzi window with a ¾" muntin, were presented. The members felt that neither of the windows were acceptable replacements and that some of the existing windows could be repaired. Mr. deBoer suggested that a simulated divided light window be used where replacement is necessary and to install storm windows over windows that can be repaired. It was also recommended that the contractor investigate new hardware for the porch windows to retain their casement operation. Ms. Regan commented that the window plan needs to be reexamined taking into account the recommendations made by the members.

Mr. St. Amand added that the building will need six A/C condenser units instead of the four units originally proposed due to the increase in the number of bedrooms in the house. These units are to be placed on the Thayer Street side.

A decision was made to divide the motion into three separate categories:

The first motion was made by Mr. Everett, seconded by Mr. deBoer, to agree to a continuance for the window treatment. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle. Upon mutual agreement of the applicant and the PHDC, the review is continued to a subsequent meeting.

The second motion was made by Mr. deBoer, seconded by Councilwoman Williams, to approve the removal of the greenhouse and associated site improvements. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

The third motion was made by Mr. deBoer, seconded by Mr. Everett, to approve the location for the condenser units on the Thayer Street side of the building with the provision that the condensers be well screened with plantings. The motion was unanimously approved by members Regan, deBoer, Everett, Williams, Parrillo, and Schoettle.

6) 55 Power Street (College Hill) – Mr. Jim Rooney and Mr. Paul Dietel, representing Brown University, and Mr. Steven Lerner, architect, appeared to discuss the proposal to construct a new conservatory on the south elevation of 55 Power Street.

Mr. Rooney read a brief statement to the PHDC regarding the University's proposal to construct a conservatory at the President's House at 55 Power Street.

Mr. Lerner described the structure as an English style glazed conservatory, which would meet the University's requirements for an indoor location for functions. While the conservatory will be

fabricated by one of several firms specializing in such work, the design can be customized. The applicant is seeking final approval for the construction.

The specific materials to be used in the construction and the color scheme of the structure were discussed. Mr. Everett commented that he wished that the terrace were larger, as the space between the end of the structure and the terrace walls may be too small. The applicants concurred with this suggestion, and stated that the design of the walls would be reexamined.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, citing Standards 7, 8 and 9, the application was approved by members Schoettle, Regan, deBoer, Williams, Everett and Parrillo

7) 12 George Street (College Hill) - Mr. John Pagliaro, designer, appeared with Ms. Alice Miles, one of three owners, to discuss the proposed increase in the area of parking and the construction of an addition on the north elevation of 12 George Street. The project had required a zoning variance, which has been obtained.

Mr. Pagliaro stated that the intent of the proposed parking plan was to provide parking for occupants of building, and to allow the owners to control the use of the lot. There were offers being entertained to purchase the entire property, but at this time the owners would prefer to delay construction of the addition and concentrate on the parking issue. Five spaces now exist on the property, and two additional spaces are proposed. Of the seven spaces, 4 would be set aside for the present owners. Mr. Pagliaro, in response to a question by Mr. deBoer, stated that a survey of the property would not be needed, and that the plan had been approved by Ms. Irene Testa.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the portion of the application relating to the parking plan was approved, citing Standards 7 and 9, by members deBoer, Schoettle, Everett, Williams, Parrillo, and Regan. Review of the portion of the application relating to the construction of the addition was postponed by mutual agreement.

8) 42 Pratt Street (College Hill) - Mr. Thomas Lopardo, owner and applicant, Mr. Paul Jones, his attorney, Mr. Thomas Souls, engineer, and Mr. Charles Wharton, Ms. Joyce Wharton, Mr. Clavert Groton, abutting neighbors, appeared to discuss the proposal to create a parking area on the Pratt Street elevation of 42 Pratt Street.

Letters were entered into the record from concerned neighbors regarding the proposal. The consensus of the comments was that while there was no objection to the concept of creating the parking area, the location of the spaces should be modified so as to be more in keeping with the character of the site and building.

Mr. Souls and Mr. Schoettle discussed the engineering of the wall, and the creation of a 3' buffer along the property line. Mr. Lopardo described his tenants and the need for parking spaces on the property. Mr. Wharton stated that while he supported the concept of creating additional spaces on the property, he was concerned about the project's impact on the northern wall of his house at 44

Pratt Street, an old and significance building.. He stated that he had had an opportunity to discuss these issues with Mr. Lopardo prior to purchase of the property.

There followed a discussion of the drainage of the lot, concerns about destabilizing the structural foundations, and the cost of the relocation of gas and water lines on the property. Mr. Groton made the point that the current proposal should be modified to make the parking area fit in with the character of the building, and gain expressed concern about the drainage, as his property lies below and directly across from 42 Pratt Street. He is not opposed to paving, but would like to see care taken with the project. Mr. Souls and Mr. Lopardo responded that the site was dry, and that no new runoff would be anticipated as part of the new paving area. The setback and buffer requirements were again mentioned.

Mr. Everett observed that the issues of hydrology, esthetics, and parking remained unresolved. If the parking spaces were more centered, with two positions placed north of the gas lines, this might alleviate the hydrology problem.

It was agreed that the matter would be continued and referred to a subcommittee of members, who would meet on site and review a revised plan that would address the concerns of hydrology, economics and landscaping raised at the meeting. Mr. deBoer commented that the treatment of the existing staircase be made part of the proposed revised plan.

On a motion by Mr. Everett, based on the conversation cited above, the PHDC agreed to create a subcommittee, to meet within two weeks of 10/27/97, to review, with authority to approve, a revised proposal for parking. The date and time of the meeting would be conveyed to interested parties and abutting neighbors. The motion was seconded by Mr. Schoettle, and approved by members Schoettle, Regan, deBoer, Everett, Parrillo and Williams.

9) 141 Prospect Street (College Hill) - Mr. Paul Pawlowski, designer, and Mr. Michael Boyer, abutter, appeared to discuss the proposed site improvements, fencing, and the creation of an enlarged parking area on the Creighton Street side of 141 Prospect Street.

Mr. Pawlowski described the reason for requesting the additional parking as being the conflicting work schedules of the occupants of the house, and the difficulties in the present parking arrangements. The surface of the parking area on the street is to be cobbled. He also described the legal issues involving the new curbcuts required. A new pair of granite curbstones is required on the eastern property line to comply with city regulations. Mr. Boyer commented that he was not in favor of the installation of a new stone curb between the two driveways. He asked several additional questions regarding the trees that would be removed and the street that would remain. In response to his question, Mr. Pawlowski stated that their common fence would be repaired as part of the project.

Mr. Everett stated that he was not opposed to the use of gravel in the paths. After a brief discussion of the height of the curb, and the slope of the apron, Mr. Everett made a motion, seconded by Mr. deBoer, to approve the application as submitted, citing Standard 8, which was approved by members deBoer. Schoettle, Everett, Williams, Parrillo, and Regan.

PHDC Minutes

10/27/97

6

Following the vote, Mr. Pawlowski asked that the members consider the issue of the installation of a handrail on the front steps of the house, as required by the Building Inspector. He stated that a variance may be required for the railing.

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,

Joan Fleming
Preservation Planner

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

November 4, 1997

NOTICE OF SPECIAL MEETING

ANNUAL RETREAT

WEDNESDAY, NOVEMBER 12, 1997
5:00 PM TO 7:00 PM

OLD STATE HOUSE, 150 BENEFIT STREET
1ST FLOOR
PROVIDENCE

AGENDA

1. Call to Order and Roll Call
2. Annual Report for October 1996 through September 1997 - Distribution and Discussion
3. Work Program for 1997 - Status
4. Issues for Discussion :
 - a) Reevaluation of documentation requirements
 - b) Design guidelines for rebuilding of porches
 - c) PHDC policy re: complete replacement of siding
 - d) PHDC policy regarding zoning variances
5. Other Business
6. Adjournment: Projected Adjournment 7: 00 PM

THIS MEETING IS OPEN AND ACCESSIBLE TO THE PUBLIC. THOSE IN NEED OF INTERPRETER SERVICES SHOULD CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 (TDD 751-0203), 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

The annual retreat of the Providence Historic District Commission was held on Wednesday, November 12, 1997, in the 1st floor meeting room of the Old State House, 150 Benefit Street, Providence, RI, 02903. The meeting was open to the public.

Members Present: Tina Regan, Luis Vargas, Clark Schoettle, Cornelis deBoer, Councilwoman Patricia Nolan

Members Absent: Mildred Parrillo, Lisa Ardente, Councilwoman Rita Williams, Pamela Robertson, Michael Everett, Robin Rao Ryan, Antoinette Downing (Ex-Officio)

Staff Present: Joan Fleming, Kathy Cavanaugh, Christopher Ise

Call to Order: The meeting was called to order at 5:30 PM, Ms. Regan presiding.

Annual Report for 1996-1997

The Annual Report was distributed and discussed. Ms. Cavanaugh commented that the Report is also distributed to the Mayor, members of the City Council, the RIHP&HC, and the City Clerk.

Councilwoman Nolan arrived at 5:45 PM

Councilwoman Nolan noted that Southern Elmwood Historic District should not be listed as South Elmwood in the Annual Report. Mr. deBoer commented that the Department of Inspection & Standards should have a better sign identifying the Providence Historic District Commission and suggested putting PHDC brochures at the counter. This might make individuals applying for building permits more aware of the need for review of exterior work on property in the District.

Work Program for 1996-1997

The update on the compliance of violations were discussed. It was noted that in the past year, the number of violations has declined, representing an improved record of compliance with Historic District zoning. A sample letter, drafted by staff, was presented and is intended for property owners who have been issued a violation notice, but who have not yet responded. The members felt the letter should be sent out within 30 days as suggested by staff.

There was a discussion regarding the current lead paint guidelines. A possibility of revising the guidelines is still being explored pending the result of ongoing research on lead abatement methods.

The visual design guide prototype put together by staff was presented. This was created to assist applicants in submitting the type of documentation that the PHDC needs for a complete application. Mr. Vargas commented that the examples shown in the prototype were done by an

11/12/97

2

architect or design professional and added that this may discourage applicants who may not be able to afford the services of a design professional. It was suggested that a list of resources be created that includes architects, architecture students, designers, etc. willing to offer their services pro-bono. This would enable the applicant to submit the acceptable level of documentation needed for PHDC review

Other issues on the agenda were discussed. For PHDC policy regarding the complete replacement of siding, it was agreed that it should be reviewed on a case by case basis and that if more than 50% of the clapboards have to be replaced that it go to the commission for review at a monthly meeting. Mr. Schoettle suggested that the guidelines for clapboard replacement in kind recommend replacement with quarter-sawn clapboards.

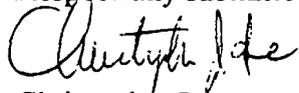
Councilwoman Nolan commented that the PHDC application fee be reinstated. It was advised that this issue be discussed at the PHDC meeting on 11/24/97.

For PHDC policy regarding zoning variances, it was suggested that zoning language be included in the resolution letter. It was also suggested that an informational sheet be developed for applicants that lists other agencies or persons that should be contacted before a project is started.

Mr. deBoer asked if the staff report could be sent to the applicants prior to the meeting. Staff replied that the staff report is not ready when the meeting notice is mailed. The meeting notice states that the staff report will be available to the public at the meeting upon request.

There being no further business, the meeting was adjourned at 7:45 PM.

Respectfully submitted,



Christopher Ise

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, November 24, 1997
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 10/27/97

D. New Business

1) Proposed Construction of New Skating Rink, Kennedy Plaza -
Advisory Comment to be provided to Downcity District Design Review
Committee (DRC) regarding granting of Waiver for Demolition for bus
shelters/ticket booths

2) Nomination to National Register of Historic Places - Blackstone Park
Plat, Historic District bounded on east by Seekonk River, on south by South
Angell Street, on west by Butler Ave., Blackstone Boulevard, and Grotto Ave, on
north by President and Laurel Ave.

E. Project Review

OVER

1) 86-110 South Main Street (College Hill) (#97. 136) - Conceptual review of exterior alterations, construction of barrier-free improvements, demolition of archway, rear additions and carriage house, construction of addition on east elevation as part of renovation of the Old Stone Bank and Benoni Cooke House for Brown University's Haffenreffer Museum

2) 109 Benefit Street (College Hill) (#97.158) - Final review of construction of elevator tower, north elevation. Conceptual approval granted 9/22/97

3) 225-227 Broadway (Broadway) (#97.194) - Remove existing metal entry canopy and construct wooden portico and columns

F. Other Business

G. Adjournment - Projected Adjournment 6:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 24, 1997, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Mildred Parrillo, Luis Vargas, Lisa Ardente, Michael Everett, Tina Regan, Clark Schoettle, Cornelis deBoer, Councilwoman Patricia Nolan

Members Absent: Robin Rao Ryan, Pamela Robertson, Councilwoman Rita Williams, Antoinette Downing (ex-officio)

Staff Present: Thomas Deller, Kathy Cavanaugh, Joan Fleming, Christopher Ise

Call to Order: The meeting was called to order at 4:12 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of Previous Meeting: On a motion by Mr. deBoer, seconded by Mr. Schoettle, the minutes of the meeting of 10/27/97 were approved as submitted.

Councilwoman Nolan and Ms. Parrillo arrived at 4:15 PM.

New Business

1) Proposed Construction of New Skating Rink, Kennedy Plaza – Following the reading of the staff report, Councilwoman Nolan stated that she felt that the Downcity Review Committee (DRC) should be bound by the PHDC decision regarding demolition, and the zoning ordinance should be amended accordingly. Mr. Guy Abelson, DRC Chair, attended the meeting.

Mr. Bob McMahon, of the Providence Parks Department, presented the plans for the proposed skating rink and discussed the demolition program. Demolition is to include the removal of the bus shelters (built in 1985), light poles and one small set of granite bleachers. The bricks and light standards will be reused and the two larger sets of granite bleachers are to remain. Mr. McMahon added that it would not be feasible to reuse the existing bus shelters because of their method of construction. The ice rink will be used for skating from mid-October to the first week in April with roller skating/blading in the summer. The railings encircling the rink are intended to keep pedestrian traffic off the skating area, and the rink will have a dasherboard system.

Mr. deBoer inquired about zoning issues involved in the project. Mr. McMahon replied that the Parks Department is applying to the DRC for a waiver. Councilwoman Nolan commented that elevations of the proposed pavilion should have been brought to the present meeting as requested by the PHDC and DRC at a previous meeting on the matter. Mr. McMahon stated that the proposed building is still undergoing design revisions. Councilwoman Nolan asked if the project would be brought back to the PHDC. Mr. Deller answered that the PHDC needs to vote on the project now to meet the construction date. There was a brief discussion on whether or not to

vote on the demolition at this meeting and Councilwoman Nolan reiterated that the elevation drawings were promised to the PHDC. Ms. Regan asked if the PHDC felt comfortable about moving along with the vote on the demolition. Councilwoman Nolan stated that the PHDC decision regarding the demolition should be contingent upon seeing the elevations.

Mr. Deller discussed the two portals beneath Union Station which will be transferred to the Parks Department and will be for public use. Mr. Everett asked why the east approach is to remain a road, suggesting that closing the street would pull the park together. He added that the PHDC is seeing the project in pieces. Mr. Deller replied that the circulation study on Kennedy Plaza is not finished and therefore the road is to remain in use by RIPTA until the study is completed. Councilwoman Nolan remarked that the project is on a fast track and that the City Council still has questions regarding the proposal. Mr. Schoettle inquired about the control of the east approach. Mr. Deller replied that although it is a city street, RIPTA has control of the street and can decide whether or not to continue to use it. Ms. Regan commented that it is hard to look at this proposal without looking at an entire plan for Kennedy Plaza.

On a motion made by Ms. Ardente, seconded by Mr. deBoer, the PHDC vote to approve the proposal for demolition citing the three criteria specified in the staff report of 11/24/97 with the provision that the PHDC review additional materials relating to proposed rink. The motion was unanimously approved by members Regan, Everett, Ardente, Nolan, deBoer, Schoettle, Vargas and Parrillo.

Ms. Cavanaugh announced a joint meeting of the PHDC and the DRC for the proposed skating rink at the next DRC meeting, scheduled for 12/8/97.

2) Nomination to National Register of Historic Places – Blackstone Park Plat

Mr. Schoettle made a motion to support the nomination. The motion was seconded by Councilwoman Nolan and unanimously supported by members Regan, Everett, Ardente, Nolan, deBoer, Schoettle, Vargas and Parrillo.

Councilwoman Nolan departed at 4:55 PM.

Project Review

1) **86-110 South Main Street** – Mr. James Rooney, Ms. Christine Heenan and Ms. Carol Wooten, representing Brown University, and Ms. Ann Beha, architect, appeared to discuss the proposal for exterior alterations, construction of barrier-free improvements, demolition of archway, rear additions and carriage house, and construction of an addition on the east elevation as part of the renovation of the Old Stone Bank and Benoni Cooke House for Brown University's Haffenreffer Museum, at 86 and 110 South Main Street.

Mr. Rooney began by reading a statement issued by the University regarding the progress of the project and stated that he is pleased to present the updated plans. He reviewed five undertakings by Brown that had been conducted since the PHDC meeting of 8/25/97. He stated that the

University decided to postpone conceptual approval until they were able to do an internal project review, taking into account neighbor input. The University also hired a RISD woodworker to build a model of the site, talked with the abutters, and conducted an acoustical study of the site. Mr. Rooney stated that after internal review of the museum's needs, the third floor of the museum addition needs to be retained in order to provide ample space to house the museum collection. The museum would have no satellite locations and would have appropriate climate controls. Brown intends to create a landscaped buffer zone between the addition and the abutting property owners and has hired Dimeo as the pre-construction manager.

Ms. Beha presented the elevations and plans showing the modified design of the addition and described the seven items that had been changed since the last meeting. The changes include an increased setback of the addition from 12'-6" to 18 feet from the base of the dome, lowering height of the addition by 3 feet (by removing parapet wall and lowering ceiling height), adding windows to the north elevation, decreasing south setback 4 feet to allow view of the carriage house, retaining the existing chimney (still under study), and an accessible entry on the north elevation (located on Brown property, with no exterior lift). Mr. Rooney noted that the northeast brick wall is still under study. The addition is to be constructed of brick with granite banding, connected to the Old Stone Bank Building with a recessed connector, a granite entry on the south elevation, and a metal seam roof, dull gray in color.

Mr. Schoettle commented that he liked the use of granite on the south entry and the way it relates to the Old Stone Bank Building. Mr. Everett inquired about the grade change of the driveway and suggested excavating to check for cobbles. Ms. Beha stated that there is a build-up of 8"-10" of asphalt over the driveway that has to be removed. Mr. Everett expressed concerns about the possible use of the courtyard for parking, as had taken place in the courtyard of RISD's Market House.

Mr. deBoer asked if the abutter to the north has been approached regarding the use of the staircase and the gate on the north side of the property. Mr. Rooney stated that they have discussed with the neighbor issues such as entry into the building and use of the gateway. These are still under discussion.

Mr. W. MacKenzie Woodward, of the Rhode Island Historic Preservation & Heritage Commission, gave expert testimony regarding the historical and architectural significance of the features proposed for the demolition, the brick addition, the remnant of the carriage house, and the archway. He reviewed the history of these site elements. He concluded that the state finds very little architectural and historical significance in the present Old Stone Bank Building addition in regards to the entire complex. He noted that the archway was built sometime between 1918-1926, and the door hoods on the carriage houses were added in 1937. There is no clear pictorial evidence of the carriage house doors. Mr. Woodward stated for the record his title and qualifications as an expert witness.

After this testimony was closed, Ms. Regan asked for public comment.

Ms. Christine Heenan stated, on behalf of Mr. Al Klyberg of the Rhode Island Historical Society, that RIHS supports the Haffenreffer Museum project as part of the Museum Mile.

Mr. Dan Baudouin, of the Providence Foundation, stated that the proposed site is an appropriate location for the museum and that the Foundation supports the project in concept.

Mr. Kent Millard, of the Providence Preservation Society (PPS), thanked Brown for cooperating in the design process and added that the project is moving in the right direction. He noted two areas that still concern PPS, one being museum parking and the second being the program for the carriage houses.

Mr. Thomas Goddard, of the Warwick Land Co., stated that the Warwick Land Co. is in favor of the museum. He noted that he had made written comment on the project as per a letter to Brown dated 8/27/97 and responded to by Brown as per a letter dated 9/11/97. However, there are still issues he has unresolved with the plans that presented at the meeting. He remarked that the addition will affect his building at 50 South Main St. and the alleyway between the buildings. He noted that other unresolved issues include easements, concerns with the undermining of his building during construction, and the sheer brick wall with no relief on the north elevation. He added that he would prefer to see a design smaller in size. He supported the principle of the creation of the museum, but felt his concerns were not addressed by the present design.

There was a discussion regarding the proximity of the addition to Mr. Goddard's building. In response to a question by Mr. deBoer, Ms. Beha replied that the addition is set back 6'9" from Mr. Goddard's property line. Mr. deBoer suggested moving the addition to the south. He also commented that the exterior cellar stairway in the alleyway is in the way of egress and there would have to be access to Mr. Goddard's property. Mr. deBoer also felt it was redundant to create another opening in the balustrade for access to the handicap entrance. Mr. Goddard stated there is the possibility of an easement; however, that issue is being privately discussed. Mr. deBoer expressed reluctance to approve an alteration to the stone railing on the front of the Old Stone Bank.

Ms. Claire Giannamore, of 280 Benefit Street, voiced her concerns regarding the east elevation of the addition, which directly abuts her property. She stated that she had been to all the meetings concerning the Haffenreffer project and yet does not have a clear understanding of what the east elevation of the addition will look like when built. Ms. Beha presented the plan of the east elevation. Mr. Rooney commented that Brown is willing to do a landscaped buffer zone between the addition and Ms. Giannamore's property. Ms. Giannamore stated that she would prefer a structure that was smaller and lower, as she bought her house for the view. There followed a discussion of the view of the dome from her vantage point.

Mr. David Tien, of 282 Benefit Street, expressed his concerns about the proposal and the effect the addition will have on the houses surrounding the building. He is concerned about the scale of the building and the way it will effect the parklike atmosphere of the abutting properties.

Although Brown has offered to create a buffer zone with trees, Mr. Tien felt that it is not enough, and that the real issue is the size and scale of the addition.

A discussion followed regarding the possibility of reducing the addition by one story. Mr. Everett inquired about the possibility of reducing the height by one story and extending the building closer to the east property line. Mr. Rooney replied that Brown extensively reviewed that plan, but there were concerns regarding the buffer zone of trees, retaining walls, and building footprint, and most importantly, square footage. He added it is not possible to locate the 3rd floor elsewhere and that the museum collection and operation necessitates the proposed size and scale.

Ms. Beha, showing a cross section of the addition and the structures on Benefit Street, commented that the 3rd story of the addition is similar to the height of a one-story building when shown in relation to the grade of the property directly behind the addition. She added that it would be possible to backfill the space between the building and property line on the east in order to be able to plant higher for better screening with trees.

Discussion continued as to whether it was possible to remove the 3rd floor by moving the structure back toward the property line. Ms. Beha stated that moving the addition back is not a trade-off for the 3rd floor.

The discussion then focused on the handicapped entrance on the north elevation. Ms. Beha stated that they still need to work with the abutter in gaining an easement in the alleyway. In regards to the proposal to remove a portion of the balustrade, she commented that handicapped museum goers should be able to move freely into the alley and that the existing gate acts as a barrier. Mr. Everett asked if it is possible to have handicapped accessibility through the driveway. Ms. Beha replied that an approximately 70' long ramp would be needed, cut into the slope of the driveway, which would make it look like a "bowling alley" and added it would result in cutting into some highly significant rooms on the south side of the building.

In response to an inquiry by Mr. deBoer, Ms. Beha replied that they are considering restoring the missing balustrade on the Benoni Cooke House in order to balance it with the Joseph Brown House.

In response to Ms. Regan's comment that the PHDC would like to see the complex with the landscaping plan, Ms. Wooten asked if the landscaping plan could be presented in the final review.

At this time, the PHDC voted on the application.

Ms. Cavanaugh read the staff recommendations and findings of fact for the motion for the approval of demolition, as contained in the revised staff recommendations of 11/24/97. Mr. Everett made a motion, seconded by Mr. Schoettle, to approve the demolition in concept, which includes the demolition of the buff brick addition, the red brick archway, the northernmost carriage house and the wooden garage aprons. The final review of the request for approval of the demolition will take place at a subsequent meeting of the PHDC, where review will be condensed to a single meeting. The conceptual approval does not include that of the handicapped accessible entrance on the north elevation. The motion was unanimously approved by members Regan, Everett, Ardente, deBoer, Schoettle, Vargas and Parrillo.

Mr. Rooney reiterated that 3 floors are necessary for the museum addition and requested conceptual approval at this time.

Ms. Cavanaugh then read the findings of fact for the new construction. Mr. Everett expressed some reservations regarding the massing, size and scale of the new addition. Mr. deBoer stated that he was not comfortable with the height of the north elevation and suggested that the addition be set back 6' feet to the south. Ms. Beha stated that the museum needs certain requirements for operability and growth and, in concept, the shell of the addition serves those needs.

Mr. Vargas supported the University's request for conceptual approval and stated that he felt that Brown has made a good faith effort in addressing the concerns of the abutters. He stated, too, that he did not completely understand the objections on the part of the abutter to the north.

The discussion continued regarding the museum's space requirements. Mr. Shepard Krech, professor at Brown's Anthropology Department, commented on the museum collection requirements, and affirmed that they were met by the proposed the design of the building.

Mr. deBoer made a motion to approve the design of the new addition in concept, accepting the staff's recommendations, stating that the building meets zoning requirements, and suggested the applicant consider altering the proposed design of the north elevation to minimize the effects on the adjacent property at 50 South Main Street. The motion was seconded by Mr. Schoettle and unanimously approved by members Regan, Everett, Ardente, deBoer, Schoettle, Vargas and Parrillo.

2) **109 Benefit Street** – Mr. Clifford Renshaw, architect, appeared to discuss the final review of the construction of the elevator tower on the rear of 109 Benefit Street.

There was a brief discussion regarding the relationship between the roof of the house and the elevator tower. Mr. Renshaw confirmed that there have been no changes made to the design since conceptual approval was granted.

On a motion by Mr. Schoettle, citing Standards 8 and 9, seconded by Ms. Regan, the application was approved as submitted. The motion was unanimously approved by members Regan, Everett, Ardente, deBoer, Schoettle, Vargas and Parrillo.

3) **225-227 Broadway** – Ms. Magri Penaherrera, designer, appeared to discuss the proposal to remove the existing metal canopy and construct a wooden portico and columns on Broadway elevation.

Mr. deBoer commented that the column design of the portico was too classical in design and suggested changing the column to a more appropriate design for the building. Mr. deBoer presented examples of similar porticos from the period. contemporary with that of the building, dating to 1868 and 1875.

PHDC Minutes

11/24/97

7

On a motion by Mr. deBoer, citing Standard 8 seconded by Mr. Everett, the application was approved in concept, on the condition that the suggested modifications be made to the portico. The motion was unanimously approved by members Regan, Everett, Ardente, deBoer, Schoettle, Vargas and Parrillo.

There being no further business, the meeting was adjourned at 8:10 PM.

Respectfully submitted,



Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, December 15, 1997
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 11/24/97 and Special Meeting 11/12/97
- D. New Business
 - 1) **PHDC Calendar of Meetings for 1998**
 - 2) **25 Division Street** - Contributing Structure to Broadway - Armory National Register Historic District - Advisory Review by PHDC of relocation of property, which is located outside the boundary of the local Armory Historic District
- E. Project Review
 - 1) **99 Power Street (College Hill) (97.145)** - Replacement of windows.
Continued from meeting of 10/27/97
- F. Other Business
 - 1) Pre-Application Review

OVER

a) Hillel Foundation Facility, 80 Brown and 106 Angell Streets, College Hill

Proposed Renovations, including alterations, demolition and construction of new additions

G. Adjournment - Projected Adjournment 6:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 15, 1997, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Councilwoman Rita Williams, Clark Schoettle, Luis Vargas

Members Absent: Councilwoman Patricia Nolan, Lisa Ardente, Robin Rao Ryan, Pamela Robertson, Michael Everett, Antoinette Downing, (Ex-Officio)

Staff Present: Kathy Cavanaugh, Joan Fleming, Christopher Ise

Call to Order: The meeting was called to order at 4:40 PM, Ms. Regan presiding; all testimony was sworn. Note: A quorum of members was not present for the meeting.

New Business

- 1) **Meeting Calendar for 1998** - The calendar of meetings for 1998 was included with the meeting package. All members present had received them.
- 2) **25 Division Street, Contributing Structure to the Broadway-Armory National Register Historic District**

Mr. Schoettle made a brief presentation regarding the proposal to relocate the structure from its present location on a small lot on the corner of Powhatan and Division Streets to a larger lot at 32 Hammond Street. The relocation and renovation of the house will be partially funded with HOME funds. As this is a Federal program, the RIHP&HC is required to review the proposal to determine the degree to which the relocation of the structure would have an adverse effect on the District. The RIHP&HC asked the PHDC as well as the neighborhood association, to comment on the project, as the PHDC represents the Certified Local Government (CLG).

Mr. Schoettle stated that the moving of the structure would have an adverse affect in that it would disturb the existing building. It was his understanding that the RIHPC would find that the while there was an adverse affect, it would be acceptable to relocate the structure as it would be moved within the boundaries of the District. The rationale for moving the structure is based in part on the small size of the lot on which it is currently situated, which is an impediment to its viability as an occupied dwelling. The plan for house calls for its relocation onto a now-vacant corner lot, which would then have a viable structure located within its lot lines, essentially holding the corner.

Ms. Anastasia Williams, the owner of 25 Division Street and the vacant lot at 32 Hammond Street, and prospective occupant of the house in its new location, also appeared to describe her request for assistance in moving the house from the PPS Revolving Fund. Mr. Schoettle stated that he had been reluctant to move the house for its original location, but has come to endorse the

project. The history of the house has been one of successive bankruptcy and foreclosure in the last 12 years, indicating that in its present location, on an unusually small lot, there is difficulty in maintaining a stable ownership. Ms. Regan also noted that the West Broadway neighborhood Association was, as she understood, supportive of the project. She also had reservations regarding the moving of the house, but upon consideration of the circumstances had come to support the proposal, as it appeared to represent the best chance for the long-term survival of the house. Mr. Schoettle noted that the house in its present location is similar to others along Division Street, as a second house built adjacent to an earlier house for rental income, like the house at 49 Division, moved with PHDC approval from the rear of 68 Dexter Street. One advantage of the proposed relocation, too, would be the provision of additional backyard and parking area for the house next to that proposed for relocation, 35 Hammond Street, now owned by the Armory Revival Company.

When moved, the house would be placed so as to match the setback of the others on the street and face onto Hammond Street. Parking would be provided for two cars on the Hammond Street lot, with a mature tree in the center of the lot retained during the relocation.

The PHDC members present agreed that the proposal to relocate the structure at 25 Division Street to the lot at 32 Hammond Street was be an acceptable adverse impact to the National Register district, as both houses at 25 Division and at 35 Hammond Street would benefit from the relocation.

Project Review

1) **99 Power Street (College Hill)** - Ms. Sarah Dowling, attorney for the owner, and Mr. Paul St. Amand, contractor, appeared to discuss the continued review of the proposal to replace windows at 99 Power Street as part of a renovation program. The review had been continued from the meeting of 10/28/97.

The proposal had been amended on 12/5/97 to repair/replace in kind as needed all windows but those of the sunporch on the second floor of the house. The present proposal for the sunporch calls for the use of new casement windows that would replicate the existing large, multipane single-glazed windows on the sunporch.

Mr. St. Amand reviewed the existing condition of the sunporch windows. The existing windows open inward, and can't be weatherstripped properly. The new casement windows would differ from the existing only by creating an additional sill line to account for the measurement in the bottom of the window.

The members present discussed the option of using either single-pane or insulating glass in the new windows. Single-glazed units would be set farther back in the frame. If the existing windows were reused, exterior screens would be needed, which would block the exterior view of the windows. Mr. deBoer expressed a preference for the use of single glazing with true-divided-light windows, with interior screening and appropriate hardware for proper operation.

As the use of such replacement windows may be reviewed by staff, no vote was required on the application, and further review delegated to staff.

Other Business

1) **Resignation of Pamela Robertson** - Ms. Regan read a letter from Ms. Robertson, tendering her resignation from the PHDC. Ms. Robertson stated that her schedule made it difficult to attend meetings of the PHDC; and with regret, she could no longer serve as a member the PHDC after December 31, 1997.

Ms. Cavanaugh asked the members present to consider potential members for the PHDC who would be able to serve in Ms. Robertson's place.

2) **Pre-Application Review**

a) **Hillel Foundation Facility, 80 Brown and 106 Angell Streets, College Hill**

Mr. deBoer recused himself from the PHDC's discussion as he is serving as a consulting architect for the project and was to make a presentation to the PHDC as part of the pre-application review.

Mr. deBoer, and Mr. Fred Babcock, architect, and Rabbi Alan Flam of Hillel appeared to discuss the proposal to conduct a major renovation of the Hillel facility, presently located at 80 Brown Street and 106 Angell Street.

Rabbi Flam reviewed the history of Hillel as a campus service organization for Jewish students attending Brown University and RISD. He has served as Executive Director for 15 years. He described the present level of programming, and the variety of demands on the existing facility space, which was alleviated somewhat by the recent acquisition of 106 Angell Street. Hillel facilities have expanded in many educational institutions, including Tufts, Dartmouth and Columbia.

Mr. deBoer stated that he had originally had reservations regarding the expansion plan, noting that the existing site is extremely small, and it is lovely as it is. He had explored the opportunities for expansion on the existing property, noting that the larger facilities are a permitted use in an R-1 zone. The proposed expansion plan now calls for the acquisition of a third property, the house at 100 Angell Street. It is presently used as a 5-unit apartment house with an illegal unit.

In the first version of the expansion plan, with only two lots incorporated into a single entity, the entire garden area to the rear of 106 Angell Street would have been covered by a structure, with a 20' strip for parking and a 10' setback in the rear; the garden would be gone and the facades of the existing buildings covered with new additions. The present scheme calls for the use of the third building.

The changes to the existing structures consist of the removal of the 1967 stair addition on the south facade of Froebel Hall, which was built at the same time as the roof trusses were installed. The 1927 porch addition on the east side of 106 Angell Street would also be eliminated. The rear additions to the first and second stories of 100 Angell Street would also be removed. Mr. deBoer stated that it was difficult to find information regarding the earlier appearance of the structures. A photograph, dated 1909, and showing a backyard view of the structures, was submitted for inspection, as was a postcard view of 106 Angell Street ca. 1906. A photograph of Froebel Hall was also incorporated into the facilities study prepared for Hillel. In response to a question by Mr. Schoettle, it was confirmed that the evidence suggests that the corner of Brown and Angell Streets had been open space before 1878.

Ms. Regan asked if the community had been involved in the discussion of the project plans. Mr. Flam replies that the abutters had been invited to a meeting at Hillel on January 15, 1998, but that no formal presentation had yet been made to the neighboring property owners. In response to Ms. Regan's question regarding the project's timeframe, Mr. deBoer replied that the Zoning Board of Review, which would review an application for variances for parking, setbacks and lot coverage, would set a date in 3 to 5 months to be heard. Rabbi Flam noted that the acquisition of 100 Angell Street was far along in terms of negotiations with the current owner.

Mr. Babcock noted that he was an 'out of town expert' on the renovation of Hillel facilities, having spent the last five years involved in Hillel projects throughout the country. He stated that he was grateful for Mr. deBoer's involvement and reviewed some of the challenges and issues inherent in this major project. The preliminary sketches were examined in a discussion of the concept of the creation of a new entrance on the corner of Angell and Brown Streets, with a terrace space above the entry. The porch of Froebel Hall, on both Olive and Brown Streets, may be treated either as an open porch, or as a clapboard wall with windows. The final design would be developed in regard to interior space requirements.

The new addition to the rear of 100 Angell Street was described as a kitchen facility with other functions, such as a dining facility for 200 people, with worship space on the upper level, providing views into the courtyard.

Mr. Schoettle commented that another option for the porch treatment would be the creation of a glass window wall, replacing the porch with an expanse of glass. He also expressed concern about the proposed treatment of the corner. He asked if an option had been considered for the construction of a new structure that would have massing similar to that of 106 Angell Street, as it would fit with the spacing of the structures on the streetline and would hold the corner. This would represent an opportunity to construct a modern signature building. This would be a bolder step, and would have a greater impact upon Froebel Hall.

Mr. deBoer commented on the difficulty of designing a building that would meet Hillel's space requirements; and expressed concern that the old side of Froebel Hall would be buried with a new, larger structure. He noted that the option of construction of a larger corner structure had been considered when the proposed new construction was confined to two lots, where new buildings were confined to the corner to the garden area.

Mr. Ben Sisto, representing the owner of the building at 100 Angell Street, appeared to stated that an agreement had been reached regarding the purchase of the property. He had owned the property for several years. He commended Hillel for being good neighbors. He had discussed the project plans with them, and supported the proposed renovation plan.

Ms. Regan stated that she felt that the project was exciting, and that the corner had long been a garden spot in the community. Mr. deBoer described the attempt to create enough set and landscape buffer to maintain a planting bed and garden spot, with plants placed along the top of the wall. Rabbi Flam noted the concern about a clear definition for an entry, and the option of creating a 2 story building, and one on the required setback. He felt it would be desirable to retain the terrace on the corner.

Ms. Regan asked for comment and direction for the applicant.

Councilwoman Williams commented that issues of parking and access could be a concern to the neighborhood. Rabbi Flam noted in response that most students traveled to Hillel on foot, and that they had access to the Brown parking lot across the street after regular hours.

Ms. Regan asked about the height of the rear addition to 100 Angell Street, and was told that the design called for keeping the height in line with the eave line of the existing house, with the first floor at the same elevation as Froebel Hall. One story would be added for worship space. The eave is that same as the projecting ell of the Schilling house to the west of 100 Angell Street. Mr. Vargas commented that he though the proposed design was successful, as it exposes the other buildings, is inviting and attractive; he had little objection to the entrance, as it was neither imposing nor pretentious. He felt some concern about the porch reconstruction and the treatment of the windows, but in general he was pleased with the plan.

Mr. Schoettle expressed concern that the site not be "sanitized" too much, and that it not read as an institution. He is concerned about the entry connecting with the buildings, so that it looked less like a connector. He wished to retain the individuality of the buildings, with each to have individual character. He asked if the entry could be pulled out to the corner. There was a discussion of the option of creating stairs from the streetline to the terrace. The setback and stairway could be a code issue. Mr. deBoer mentioned the option of creating an entry pavilion with a gazebo effect, and the possible use of a low railing. The entry design as presented picks up elements of Froebel Hall. Mr. Sisto commented that there could be problems with vandalism and unauthorized access if a stairway were built from the street to the terrace.

Mr. Schoettle commented again that it was important to hold the corner, and that a plaza on the corner weakens the intersection. Rabbi Flam noted that there is a 15' setback requirement for the intersection. Mr. Babcock discussed the use of the wings in relation to zoning issues. Mr. Vargas supported the design in that it did not mimic that of other buildings. The use of low walls for student seating and the creation of a boundary was discussed.

Ms. Regan addressed the issue of the continuation of the review process, in terms of the applicant's return to the PHDC for conceptual review, and in specific relation to the demolition issue. Should the applicant wish to ask for a waiver of the PHDC's documentation requirements for demolition, such a request should be put in writing.

There being no further business, the meeting was adjourned at 6:25 PM.

Respectfully submitted,


Joan Fleming
Preservation Planner

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, January 26, 1998
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meetings of 12/15/97, 11/24/97 and Special Meeting 11/12/97

D. New Business

1) Annual Election of Officers

E. Project Review

1) **95 Keene Street (College Hill) (# 97. 82) (violation)** - Rebuild railing on 2nd floor rear deck; existing railing constructed without Certificate

2) **22 Creighton Street (College Hill) (# 98.1)** - rebuild side entry, install new storage/garden shed, replace fence in kind, install new sections of metal railings on entry steps

3) **104 Bowen Street (College Hill) (# 97. 209)** - Install railing on granite entry steps

4) **9 Lloyd Lane, (garage to rear of 93 Congdon Street)(College Hill) (# 98.2)** - replace wooden garage doors with metal doors

F. Other Business

OVER

G. Adjournment - Projected Adjournment 6:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 26, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Councilwoman Rita Williams, Cornelis deBoer, Lisa Ardente, Clark Schoettle, Councilwoman Patricia Nolan, Michael Everett

Members Absent: Robin Rao Ryan, Luis Vargas, Mildred Parrillo, Antoinette Downing (Ex-Officio) (Note: Pamela Robertson had resigned from the PHDC as of 12/31/97).

Staff Present: Joan Fleming, Christopher Ise

Call to Order: The meeting was called to order at 4:20 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of Previous Meetings: On a motion by Mr. deBoer, seconded by Councilwoman Nolan, the minutes of the Annual Retreat on 11/12/97 were approved as submitted. On a motion by Mr. deBoer, seconded by Mr. Everett, the minutes of the meeting of 11/24/97 were approved as submitted. On a motion by Councilwoman Williams, seconded by Mr. deBoer, the minutes of the meeting of 12/15/97 were approved as submitted.

New Business

1) Annual Election of Officers - Mr. Schoettle currently serves as Vice Chair, and Mr. Everett as Deputy Vice Chair. Councilwoman Williams made a motion, seconded by Mr. deBoer, to reelect Mr. Schoettle and Mr. Everett to their respective offices. This motion was unanimously approved.

Project Review

1) 95 Keene Street (College Hill) - Mr. Nick Paciorek, contractor, appeared to discuss the proposal to rebuild the existing rear, second floor deck railing on the house. This railing had been installed without a Certificate or building permit.

Mr. Paciorek stated that the existing railing posts, excluding the posts closest to the house, will be re-anchored and wrapped with cedar. The top rail is to be 3' off the deck. Mr. Schoettle suggested that the bottom rail of the railing system be raised 2 to 3 inches from the porch decking to prevent the accumulation of snow and leaves.

On a motion made by Mr. Schoettle citing Standard 8, seconded by Mr. Everett, the application was approved with the condition that the bottom rail be raised 2 to 3 inches from the bottom of the porch decking. The motion was unanimously approved by members Regan, Williams, deBoer, Ardente, Schoettle, Nolan and Everett.

2) 22 Creighton Street, (College Hill) – Ms. Antoinette Breed, designer, and Ms. Patricia O’Hara, owner, appeared to discuss the proposal to rebuild a side entry, install a new storage shed, replace in kind a fence, and install new sections of metal railings on the front entry steps.

Ms. Breed began by stating that the new storage shed is a temporary building, anchored to the ground with concrete posts, measuring approx. 120 sq. ft. Ms. Regan suggested the elimination of the exterior shutters. There was a brief discussion regarding the pitch of the shed roof as shown in the plan. Ms. Breed stated that the existing door does not meet code requirements and a 3’ door is required. Ms. Breed added that the basement level is presently used as guest quarters.

A motion was made by Councilwoman Nolan to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Councilwoman Williams and unanimously approved by members Regan, Williams, deBoer, Ardente, Schoettle, Nolan and Everett.

3) 104 Bowen Street (College Hill) – Mr. Thomas Goddard, applicant/owner, appeared to discuss the proposal to install railings on the granite entry steps on Bowen Street.

Councilwoman Nolan departed at 4:45 PM.

Mr. Goddard stated that the proposed handrails are for safety concerns and added that he may install an iron fence along the top of the granite wall sometime in the future. There is evidence of a previous fence in the existing stonework. There was a brief discussion about the original fence that had been removed, however, no documentation of the fence could be found. Mr. deBoer questioned how the proposed railing system would tie into a restored fence. He suggested looking at other types of railing systems in the neighborhood. Photographs of railing systems at 115 Bowen Street and 119 Congdon Street were presented for examples.

Mr. deBoer suggested simplifying the proposed design by using a single handrail on either side of the steps with 1” to 1¼” square posts embedded into the steps, with no intermediate balusters. Mr. deBoer added that new code may require a top handrail no wider than 1½”.

On a motion made by Mr. deBoer, citing Standard 8, the application was approved in concept on the condition that two handrails are to be installed on either side of the granite steps using three stanchions per handrail with no intermediate balusters, and that the handrails are to be installed inside the cheek walls and follow the line of the walls. The motion was seconded by Mr. Everett and unanimously approved by members Regan, Williams, deBoer, Ardente, Schoettle and Everett.

4) 9 Lloyd Lane (College Hill) – Mr. Robert Parsons, applicant, appeared to discuss the proposal to replace wooden garage doors with new garage doors.

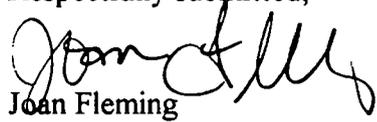
Mr. Parsons stated that he is concerned with possibility of vandalism if windows are installed in the new garage doors. Mr. deBoer felt that windows are not needed and suggested painting the replacement doors a dark color. Mr. Parsons went on to say that 6” must be added to each side of the center frame in order to accommodate a 19’ 6” wide metal door. He added that he had

explored the option of installing a column in the center of the opening and installing two smaller doors, however he found this would increase the cost of the project.

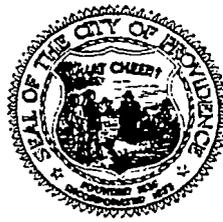
A motion was made by Mr. Schoettle, seconded by Councilwoman Williams, to approve the application as submitted, with the condition that the windows be eliminated in the design of the doors and that the doors be painted a dark matte color. The motion was made citing Standard 9 and unanimously approved by members Regan, Williams, deBoer, Ardente, Schoettle and Everett.

There being no further business, the meeting was adjourned at 5:20 PM.

Respectfully submitted, ·

A handwritten signature in black ink, appearing to read "Joan Fleming". The signature is written in a cursive style with a large initial "J".

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, February 23, 1998
4:00 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 1/26/98

D. New Business

E. Project Review

1) 80 Brown Street, 120 Angell Street, Hillel House (College Hill) (#98.10) -
Conceptual review of demolition, new construction, renovations, site improvements as
part of expansion program of Hillel facility

5:00 PM

2) 120 Congdon Street (College Hill) (#98.8) - Extend existing parking area,
relocate fence and gate, create new exterior stairway, enlarge rear deck, alter existing
deck railing

3) 75 North Main Street, First Baptist Church (College Hill) (#98.11) - Create
new handicapped-accessible entry on north elevation

OVER

4) 219 Benefit Street, University Club (College Hill) (#98.12) - Conceptual review of exterior alterations as part of renovation project, including alterations to stairways, windows and doors, including doorway on primary, western elevation for handicapped accessibility, addition to roofline, south elevation, addition to kitchen roof to house mechanical equipment, and installation of electrical transformer and pad

6:00 PM

5) 116 Elm Street, Phoenix Iron Works (Jewelry District) (#98.7) - Demolish brick elements of industrial complex and create open surface parking area

F. Other Business

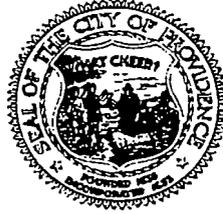
1) Pre-Application Review - 15 John Street (College Hill) - Construct new single family dwelling

G. Adjournment - Projected Adjournment 8:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE

THE PHDC MEETING SCHEDULED FOR 2/23/98 HAS BEEN POSTPONED. THE MEETING WILL NOT BE HELD ON THIS DATE.

THE TENTATIVE DATE OF THE RESCHEDULED MEETING IS MARCH 2, 1998. THE DATE WILL BE CONFIRMED IN A SUBSEQUENT NOTICE

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF SPECIAL MEETING

(Rescheduled from 2/23/98)

Monday, March 2, 1998

4:00 PM

4th Floor Conference Room

Department of Planning and Development

400 Westminster Street

Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 1/26/98

D. New Business

E. Project Review

- 1) **219 Benefit Street, University Club (College Hill) (#98.12)** - Conceptual review of exterior alterations as part of renovation project, including alterations to stairways, windows and doors, including doorway on primary, western elevation for handicapped accessibility, addition to roofline, south elevation, addition to kitchen roof to house mechanical equipment, and installation of electrical transformer and pad

4:30 PM

- 2) **80 Brown Street, 120 Angell Street, Hillel House (College Hill) (#98.10)** - Conceptual review of demolition, new construction, renovations, site improvements as part of expansion program of Hillel facility

OVER

5:30 PM

- 3) **120 Congdon Street (College Hill) (#98.8)** - Extend existing parking area, relocate fence and gate, create new exterior stairway, enlarge rear deck, alter existing deck railing
- 4) **75 North Main Street, First Baptist Church (College Hill) (#98.11)** - Create new handicapped-accessible entry on north elevation

6:00 PM

- 5) **116 Elm Street, Phoenix Iron Works (Jewelry District) (#98.7)** - Demolish brick elements of industrial complex and create open surface parking area

F. Other Business

- 1) Pre-Application Review - **15 John Street (College Hill)** - Construct new single family dwelling

G. Adjournment - Projected Adjournment 8:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 2, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Lisa Ardente, Mildred Parrillo, Councilwoman Rita Williams, Michael Everett, Luis Vargas

Members Absent: Councilwoman Patricia Nolan, Clark Schoettle, Antoinette Downing (Ex-Officio) (Note: Robin Rao Ryan had resigned from the PHDC as of 2/27/98)

Staff Present: Joan Fleming, Kathy Cavanaugh, Christopher Ise, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:10 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Previous Meeting: On a motion by Councilwoman Williams, seconded by Mr. deBoer, the minutes of the meeting of 1/26/98 were unanimously approved as submitted.

New Business

1) Ms. Cavanaugh announced that the city is the recipient of a CLG grant which will be used for creating illustrated design guidelines for the PHDC. She added that the RIHP&HC also received a grant for a survey of the Elmhurst neighborhood, as did the RIHS for the American Diner Project.

2) Ms. Regan read a letter by Robin Rao Ryan announcing her resignation from the PHDC.

3) Ms. Cavanaugh stated that at the present time there are two vacancies on the PHDC. She asked members to let staff know of anyone interested in serving on the Commission.

Project Review

1) 219 Benefit Street, University Club (College Hill) – Mr. William Kite, representing the University Club, appeared to discuss the proposal to conduct exterior alterations as part of a renovation project to include alterations to stairways, windows and doors, including doorway on primary, western elevation for handicapped accessibility, addition to roofline, south elevation, addition to kitchen roof to house mechanical equipment, and installation of electrical transformer and pad.

Mr. Kite stated that the renovation program is designed to address safety and function issues. He presented a site plan identifying the areas where alterations are proposed. He began with the west elevation showing the modifications to the existing doorway for a new handicap accessible entrance. On the east elevation an existing window is to be replaced with a door for a required emergency egress. The south side connector entrance will include adding a bracketed canopy and reworking the existing platform for improved accessibility to service three levels of the

building. A new lead coated copper standing seam roof will also be installed. Alterations will include a reorganization of the interior and the expansion of the squash court by 30" to meet the requirements for squash standards. The relocated kitchen exhaust ducts and mechanicals will be hidden from view behind chimney forms and grill work.

David Salvatore arrived at 4:35 PM.

The transformer and pad will be located on the east side of the property. Mr. Kite added that it may be moved closer to the building, which is subject to approval by Narragansett Electric. A line of landscaping will screen the transformer. On the south elevation an existing casement window will be replaced with a new window and two new double hung windows will be installed. A/C units will be removed and infilled with brick recessed 1/2". Mr. Everett stated that the flagstone walkway and chain link fencing on Frazier Terrace should be improved and suggested that Mr. Kite consult RISD, the owner of the terrace area.

Mr. Everett made a motion to approve the application as submitted, citing Standards 8 and 9, with the provision that the transformer be screened with plantings. The motion was seconded by Mr. deBoer and unanimously approved by members Regan, Ardente, Parrillo, Everett, deBoer, Vargas and Williams.

2) 80 Brown Street, 100 and 106 Angell Street, Hillel House (College Hill) – Mr. Cornelis deBoer, architect, and Rabbi Alan Flam appeared to discuss the proposed demolition, new construction, renovations, and site improvements as part of the expansion program of the Hillel facility.

Ms. Regan asked that any audience members wishing to comment on the application after the presentation by Mr. deBoer to state their name and be sworn in. Participants included Ed Bishop, William Landry, Matthew Shilling, Yvonne Shilling, William Touret, Ada Mogazzel, Elaine Carroll, Thomas Bennett, Thomas Riggs, Virginia Riggs and William Black.

Mr. deBoer, presenting the application on behalf of Hillel House and Fred Babcock, recused himself from the PHDC as he is the architect for the project. Mr. Salvatore stated that this is in accord with an Ethics Commission ruling.

Mr. deBoer presented the floor plans, elevations and perspective rendering and discussed the interior layout and proposed uses of the facility expansion. He stated that the existing facility is 17,000 sq. ft. and that the proposed facility will be 27,800 sq. ft. In response to a question by Mr. Everett, Mr. deBoer replied that the geology of the site has not yet been addressed.

At this time testimony was heard from abutting property owners.

Mr. William Landry of Blish and Cavanagh, representing residents of Olive Street, objected to the scale and scope of the project, adding that the applicants failed to explore design alternatives. He recommended that a model be presented. He noted that the project was subject to review by the Zoning Board.

Ms. Yvonne Shilling expressed concern with the massing of the proposed addition, adding that she would like to see a model of the complex.

Mr. William Touret commented that the proposed structure would be an industrial/service type facility not conducive to the neighborhood and was concerned with the possibility of future expansion of the facility.

Mr. Matthew Shilling expressed concern regarding the visual effect of the proposed addition.

Ms. Ada Mogazzel stated her concerns with traffic and parking as a result of the expansion. She commented that adding that the connector between 100 and 106 Angell Street would ruin the character of the houses.

Mr. Thomas Bennett remarked that the addition will be a massive structure that will block his view.

Mr. Edward Bishop suggested that the proposed addition be reduced by one story, adding that the massing is out of scale with Olive Street.

Ms. Virginia Riggs expressed her concerns with increased traffic on Olive Street.

Ms. Elaine Carroll commented that she would like to see a model and was concerned about losing views and light as a result of the addition.

After testimony was heard, Ms. Regan read a letter submitted by the Providence Preservation Society stating their concerns with parking, the proposed corner building, and the kitchen/dining facility.

Mr. deBoer stated that while they had explored the possibility of constructing a larger structure on the corner of Brown and Angell Street before acquiring the 100 Angell Street property, locating new facilities on that corner was not feasible. He added that a larger building in that location would obstruct Froebel Hall. There was a brief discussion concerning the possibility of locating the kitchen in the basement level.

Ms. Ardente suggested that a model of the complex be submitted.

Councilwoman Williams was concerned with the parking allotment proposed for the facility, adding that the large addition reduces the amount of parking spaces.

Mr. Everett felt that the program for the facility is too extensive. He suggested a reduction of the program and a continuance of the review of the application, recommending that street elevations and a model be submitted. Rabbi Flam agreed with the suggestions and the continuation of the review.

Ms. Ardente made a motion, seconded by Councilwoman Williams, to continue the conceptual review at a subsequent meeting. The motion was unanimously approved by members Regan, Ardente, Parrillo, Everett, Vargas and Williams.

3) 120 Congdon Street (College Hill) – Mrs. Louise Mauran, owner, and Mr. Samuel Cate, architect, appeared to discuss the proposal to extend the parking area, relocate fence and gate, construct new stairway, enlarge existing deck, and alter existing deck railing.

Mr. Cate stated that the proposed changes to the rear deck have no effect on the street elevation, and requested that the design of the railing be retained, which calls for the removal of alternate balusters on the existing railings for better visibility of the view to the west. The swinging railing sections are proposed for a better view of the State House. He added that a zoning variance may be required if the project does not meet side yard requirements.

Mrs. Mauran read a note by Mr. Devin Barry, neighbor, endorsing the project.

Ms. Fleming read a letter by Mr. Phillip Reiger, abutter, supporting the proposal.

Mr. Everett made a motion, citing Standards 8 and 9, to approve the application with the conditions (#1 and #2) listed in the findings of fact. The motion was seconded by Ms. Ardente and unanimously approved by members Regan, Ardente, Parrillo, Everett, deBoer, Vargas and Williams.

4) 75 North Main Street, First Baptist Church (College Hill) – Mr. Jim Wynn, applicant, appeared to discuss the proposal to create new handicapped-accessible entry on the north elevation of the Church.

Mr. Wynn stated that the previous handicapped-accessible entry plan for the church was impractical, eliminating too many parking spaces. The proposed handicapped entrance door will replace a small window and an existing exterior stairway will be eliminated. The door will swing out onto a platform. He added that the gate shown on the plan is to be eliminated and a newel post will be installed at the corner of the fence. Mr. deBoer suggested the use of a tinted aggregate on the platform.

On a motion made by Mr. deBoer the application was approved as submitted, citing Standard 8 and 9. Mr. deBoer recommended that the design details be clarified including the elimination of the gate, the continuous design of the railing enclosing the platform, and the use of a tinted aggregate on the platform. The motion was seconded by Mr. Everett and unanimously approved by members Regan, Ardente, Parrillo, Everett, deBoer, Vargas and Williams.

5) 116 Elm Street, Phoenix Iron Works (Jewelry District) – Mr. David Patrick, applicant, appeared to discuss the proposal to demolish brick buildings of the industrial complex and create parking area.

Mr. Partick stated that the intent is to rehabilitate the stone building and brick staitower, adding that approval of the demolition of the remaining brick buildings of the complex would enable the

applicants to plan the renovation of the stone building. Mr. Patrick briefly described the existing conditions and disrepair of the brick buildings.

In response to a question regarding the possibility of off-site parking for the complex, Mr. Patrick replied that with the Coro Center garage at capacity and residential parking across the street, off-site parking was not a viable option. He added that he had received two proposals to purchase the buildings and that both included the demolition of the entire complex.

Ms. Regan commented that the HDC will need additional information in order to review the proposal. Mr. Patrick stated that conceptual drawings of the rehabilitated structures are available and would be submitted to the HDC.

Mr. Ken Orenstein of Ninety Elm Street Realty expressed his satisfaction and optimism with the plan, adding that the building in its present condition is an eyesore.

A motion was made by Ms. Ardenite that the application is incomplete and requires additional study before a decision can be made, and that the PHDC extends the review period for this application to a minimum of 90 days from the date the application was submitted, or at least until April 26, 1998. Additional material that needs to be submitted includes financial data, demolition alternatives, and new construction specifications and drawings. The motion was seconded by Councilwoman Williams and unanimously approved by members Regan, Ardenite, Parrillo, Everett, deBoer, Vargas and Williams.

Other Business

1) Pre-Application Review – 15 John Street (College Hill) – Ms. Sylvia Cuneo and Mr. Jacques Bellemare, applicants, appeared to discuss the proposal to construct a new single family dwelling. Copies of a revised design, submitted on 3/2/98, were presented to the HDC.

Mr. Bellemare stated the design philosophy for the new dwelling. He stressed that the intent of the design is to maintain the historic character of the neighborhood.

Mr. Everett expressed his concerns regarding the proposed design. He suggested that the design details of the primary, John Street façade be made more robust, and that the symmetry of the window pattern be reexamined and made more compatible with the interior layout.

Mr. deBoer commented that where there are no windows shown on the elevation drawings, the use of an infilled window or a louver is suggested to balance the fenestration pattern. He also suggested that the setback be amended to bring the house closer to the John Street property line, aligning more closely with the balance of the houses on the street. The stone posts on the John Street elevation may not be visually compatible with the masonry façade of the new building, and it was suggested that they be moved or relocated to another part of the property. A recommendation was made that street elevations be drawn to scale, showing houses on either side. Ms. Regan stated that a model is not needed.

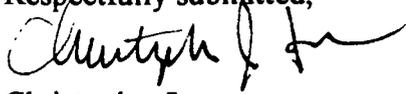
There being no further business, the meeting was adjourned at 8:00 PM.

PHDC Minutes

3/2/98

6

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christopher Ise", with a stylized flourish extending to the right.

Christopher Ise

HDC Staff

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, March 23, 1998
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 3/2/98
- D. New Business
- E. Project Review
 - 1) **15 John Street (College Hill) (#98.13)** - Construct new single family dwelling; conceptual review following pre-application review on 3/2/98
 - 2) **175-185 Benefit Street, Colonial Apartments (College Hill) (#98.26)** - Infill alcoves, stairwells and doorways, remove fire escapes, replace doors with windows, modify courtyard handrails, rebuild retaining walls as part of interior renovation plan
 - 3) **63 Prospect Street (College Hill) (#98.18)** - Construct conservatory addition on north elevation; conceptual review
 - 4) **100 Prospect Street (College Hill) (#98.29)** - Replace windows, construct new stairway, remove chimney

OVER

5:00 PM

- 5) 26 Halsey Street (College Hill) (#98.27) - Alter windows and door of existing rear addition on north elevation, construct deck and new stairway**

F. Other Business

- 1) Pre-Application Review - 107 Prospect Street - Construct deck and addition, alter doorway and exterior stairway location on northwest, Keene Street street frontage**

G. Adjournment - Projected Adjournment 8:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 23, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Cornelis deBoer, Councilwoman Rita Williams, Tina Regan, Mildred Parrillo, Michael Everett

Members Absent: Councilwoman Patricia Nolan, Lisa Ardente, Clark Schoettle, Luis Vargas, Antoinette Downing (Ex-Officio)

Staff Present: Joan Fleming, Christopher Ise

Call to Order: The meeting was called to order at 4:35 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Previous Meeting: Mr. deBoer made a motion to accept the minutes of the meeting of 3/2/98 with the provision that his name be deleted from the members voting on the application for 80 Brown Street & 120 Angell Street, Hillel House. The motion was seconded by Councilwoman Williams and unanimously approved by members deBoer, Williams, Regan, Parrillo and Everett.

Pre-Application Review

1) **107 Prospect Street (College Hill)** – Mr. Johannes Jespersen and Mrs. Jody Jespersen, owners, and Mr. Edward Berube, contractor, appeared to discuss the proposal to construct a deck and addition, and to alter a doorway and exterior stairway on the rear of 107 Prospect Street.

Mr. Berube discussed the preliminary plans for the project, adding that an architect is currently working on project plans. It was suggested that the design of the bay addition be simplified by reducing the number of French doors. Mr. Everett suggested that the number of doors be reduced on the basement level, and that the main door be centered between the two columns, in keeping with the symmetry of the window on the second floor. A suggestion was made to make the columns supporting the deck more in keeping with the character of the property and that the proposed deck railing system match the existing porch railing on the rear of 107 Prospect Street. Mr. deBoer requested that scaled plans and elevations, showing the entire rear elevation, be submitted. The members present were receptive to the concept of the alterations.

Project Review

1) **175-185 Benefit Street, Colonial Apartments (College Hill)** – Ms. Shawn McGuinness, architect representing Cutler Associates, Mr. Brian James and Mr. Paul Mullen appeared to discuss the proposal for exterior alterations including infilling alcoves, stairwells and

doorways, removing fire escapes, replacing doors with windows, modifying courtyard handrails, and rebuilding retaining walls at 175-185 Benefit Street.

Elevations were presented to the PHDC. Ms. McGuinness stated that the existing handrails in the courtyard area need to be replaced in order to meet code requirements. Mr. deBoer suggested that the design of the proposed handrails mimic the existing piperail design with the end post at the termination of the railing with no return. Ms. McGuinness added that the proposed guardrails to be mounted on top of the brick wall in the courtyard will only be done if required by code.

Ms. McGuinness stated that the plan is to gut the interior of the building, requiring modification and elimination of emergency egresses and fire escapes. She described the work to be done on each elevation which included filling in stairwell openings and existing doors with brick, spandrel glass and stucco, and the removal of fire escapes. Mr. Mullen added that none of the exterior stairwells presently meet code. Mr. deBoer suggested that the proposed stucco panels surrounding the door on the south elevation be replaced with spandrel glass. Ms. McGuinness presented a sample of spandrel glass and vision glass, one of which will be used in the project. The members present liked the spandrel glass for its non-reflective quality.

Mr. deBoer made a motion to approve the application as submitted, citing Standards 8 and 9, with the suggestion that the design of the handrails mimic the existing piperail design with the end post at the termination of the railing with no return, and to introduce spandrel glass on the door surrounds on the south side, eliminating the stucco panels. The motion was seconded by Councilwoman Williams and unanimously approved by members deBoer, Williams, Regan, Parrillo and Everett.

2) 63 Prospect Street (College Hill) - Mr. George R. Knight and Mrs. Melinda H. Knight, owners, and Ms. Ann Brandon Lichtenfels, designer, appeared to discuss the proposal to construct a new conservatory on the north elevation of 63 Prospect Street.

Mrs. Knight stated that the conservatory is needed to increase interior space in the existing dining and entry area where a spiral staircase is located. She added that they will be seeking a zoning variance for setbacks. Mr. deBoer commented that the proposed arched windows on the conservatory looked too Victorian. He suggested the removal of the arched windows in favor of rectangular windows, and the elimination of the roof cresting.

A motion was made by Mr. Everett to approve the application as submitted, citing Standards 8 and 9, with the provision that no Certificate be issued until a zoning variance is granted, the arched windows are to be changed to rectangular windows, and the decorative roof cresting is to be eliminated. The motion was seconded by Mr. deBoer and unanimously approved by members deBoer, Williams, Regan, Parrillo and Everett.

3) 100 Prospect Street (College Hill) - Mr. Steve McGovern, architect representing Durkee and Brown, appeared to discuss exterior alterations to include replacing windows, constructing a new stairway, and removing a chimney at 100 Prospect Street.

Mr. McGovern stated that the removal of the chimney is necessary due to structural problems, adding that the chimney services only one firebox on the first level, has no foundation, and is resting on the floor beams. Removal of the chimney stack would allow a better circulation plan for the interior layout of the west ell. Mr. McGovern noted that there is evidence of the original porch steps where the proposed new steps are to be located. In response to a question by Mr. deBoer, Mr. McGovern replied that the proposed windows are Marvin, single glazed to match the existing windows on the house, and that the proposed triple window on the south elevation matches an existing window on the rear elevation.

On a motion made by Mr. deBoer, seconded by Councilwoman Williams, the application was approved as submitted, citing Standards 8 and 9. The motion unanimously approved by members deBoer, Williams, Regan, Parrillo and Everett.

4) **26 Halsey Street (College Hill)** – Mr. Nick Paciorek, contractor. Mr. Hans Stahl, owner, and Mr. Patrick Meagan appeared to discuss exterior alterations to include altering windows and doors on the rear addition, and construction of a deck and new stairway on the north elevation of 26 Halsey Street.

Mr. Nick Paciorek noted that the side door on the house has a transom and that the owner wishes to have a transom above the proposed French door on the rear elevation. He added that the new windows in the kitchen area are Marvin, true divided light and will not have storm windows. A brief discussion regarding the proposed door followed. Mr. deBoer asked if the applicant had considered swinging doors as opposed to the proposed sliding doors, adding that swinging doors would be more appropriate. He did not encourage the installation of the transom and suggested a taller, 7' single light door with a 6" wood frame. Mr. deBoer questioned the proposed railing system which is a stock system railing. Mr. Everett suggested that the new railings borrow details from the front and side railings in order to make it more compatible with the rest of the house.

Mr. Everett made a motion, citing Standards 8 and 9, to approve the application with the condition that the revised details on the proposed rear railing system be reviewed by staff and that the proposed double doors are to be swinging, single light doors with no transom. The motion was seconded by Councilwoman Williams and unanimously approved by members deBoer, Williams, Regan, Parrillo and Everett.

5) **15 John Street (College Hill)** – Mr. Jacques Bellemare and Ms. Sylvia Cuneo, applicants, appeared to discuss the construction of a new single family dwelling on the vacant lot at 15 John Street.

The members present expressed concerns regarding the conceptual design for the new construction. The concerns related to the manner in which the interior layout affected the proposed exterior facade, and the degree to which the interior layout drawings related to the exterior elevations, specifically the relation to the number and size of window openings and architectural details.

PHDC Minutes

3/23/98

4

The PHDC members present strongly suggested that to resolve the issues raised, the services of an architectural consultant, preferably one with experience relating to project design in historic districts, be consulted to analyze the project plans. As a result of this analysis, the PHDC would anticipate that the project plans would be amended in regard to accuracy, details, and integration of interior and exterior project plans.

There being no further business, the meeting was adjourned at 7:50 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Christopher J. Ise", written in a cursive style.

Christopher J. Ise
PHDC Staff

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

Monday, April 27, 1998, 4:00 PM

4th Floor Conference Room, Department of Planning and Development,
400 Westminster Street, Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING
AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 3/23/98
- D. New Business
- E. Project Review

- 1) **15 John Street (College Hill) (#98. 13)** - Construct new single family dwelling; conceptual review continued from 3/23/98
- 2) **48 Congdon Street (College Hill) (#98. 41)** - Reconsideration of approved design of addition, incorporating greenhouse and exterior spiral staircase.
- 3) **55 Power Street (College Hill) (#98.42)** - Construct temporary storage shed on eastern property line

6:00 PM

- 4) **18 Imperial Place (Jewelry) (#98.40)** - Conceptual review of exterior alterations including changing window to door, and installing awning
- 5) **116 Elm Street, Phoenix Iron Works (Jewelry District) (#98.7)** - Demolish brick elements of industrial complex and create open surface parking area. Continued from 3/2/98
- 6) **80 Brown Street, 120 Angell Street, Hillel House (College Hill) (#98.10)** - Conceptual review of demolition, new construction, renovations, site improvements as part of expansion program of Hillel facility. Continued from meeting of 3/2/98
- 7) **73 Benefit Street (College Hill) (#98.23)** - Demolish and rebuild in kind 2-story frame dwelling

- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING.

TINA C. REGAN
Chair



VINCENT A. CIANCI, JR.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

April 27, 1998

NOTICE

The following applications will not be subject to review at today's Providence Historic District Commission meeting:

**55 POWER STREET
&
80 BROWN STREET, 120 ANGELL STREET
HILLEL HOUSE**

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 27, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Councilwoman Rita Williams, Mildred Parrillo, Michael Everett, Clark Schoettle

Members Absent: Luis Vargas, Lisa Ardente, Councilwoman Patricia Nolan, Antoinette Downing (Ex-Officio)

Staff Present: Sam Shamon, Joan Fleming, Christopher Ise, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:15 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Previous Meeting: On a motion made by Ms. Parrillo, seconded by Councilwoman Williams, the minutes of the meeting of 3/23/98 were approved as submitted and unanimously approved by members Regan, deBoer, Williams, Parrillo and Everett.

Project Review

1) **15 John Street (College Hill)** – Mr. Jacques Bellemare and Ms. Sylvia Cuneo, applicants, appeared to discuss the proposal to construct a new single family dwelling on the vacant lot at 15 John Street. Mr. Warren Ducharme, architect, Mr. David Riganese, draftsman, Mr. Jim Dolan, contractor, Ms. Betty Drayton, Dr. & Mrs. Sadovnikoff, and Mr. & Mrs. Weinstein also appeared to discuss the proposal.

Mr. Bellemare distributed a set of plans to the members identifying the most recent design changes.

Mr. Schoettle arrived at 4:20 PM.

In response to a question by Mr. deBoer, Mr. Bellemare stated that the setbacks are in accord with zoning. Mr. Everett commented that the addition of more windows improves the window alignment. Mr. deBoer stated that the main cornice line, which is to be fabricated of Fypon, is not a complete entablature. He added that sections through the north and south porticos would need to be submitted for further review. He also suggested that the architect introduce a break in the wall on the east elevation.

At this time, Mr. Ducharme presented brick samples for the exterior. Two brick choices, Cushwa [Lexington] and Glen-Gery [52DD], were preferred by the members. Mr. deBoer suggested a field mock-up with mortar samples.

There was a brief discussion regarding the 2nd story window over the front portico on the north elevation. Mr. deBoer asked that the applicant consider an alternative window design such as a

palladian or triple window alleviate the amount of wall space on either side of the single window.

Mr. deBoer made a motion to approve the application in concept, citing Standard 8, with the provision that the details of the main cornice, porticos on the north and south elevations, and brick selection is to be reviewed by staff and subcommittee. He suggested that the applicant introduce a break in the east wall elevation to define the gable end portion of the structure. The motion was seconded by Councilwoman Williams and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett and Schoettle.

David Salvatore arrived at 4:50 PM.

At this time a subcommittee was chosen and is to include members deBoer, Schoettle and Regan.

2) **48 Congdon Street (College Hill)** – Ms. Elaine Fain, owner, and Mr. Steve Lerner, architect, appeared for reconsideration of the approved design of the addition to include the greenhouse and exterior spiral staircase at 48 Congdon Street.

Mr. Lerner began by stating that the PHDC had previously granted conceptual approval of the greenhouse and staircase. The items had been omitted from the plans prior to final design review for budgetary reasons. Mr. Lerner presented a plan showing the approved addition incorporating the greenhouse and spiral staircase. He added that the staircase, which would serve as an exterior stair between the two terraces, cantilevered over the terrace so as not obstruct views from the first floor windows. Mr. deBoer commented that the staircase was too prominent and competed with the house. A brief discussion regarding possibility of relocating the staircase to another elevation followed.

Mr. Schoettle felt that the greenhouse was not compatible with the massing and scale of the house. He added that omitting it during the final review process made the approval of the final design more unanimous. Ms. Edith Rathbun, an interested neighbor, commented that she was delighted when the greenhouse was deleted from the plans, adding that the greenhouse would be an eyesore. Councilwoman Williams expressed reservations about the greenhouse.

Ms. Fain asked the HDC for suggestions regarding the proposal. Mr. Schoettle suggested that the architect try to incorporate the greenhouse into the first floor level.

Mr. Everett suggested that the applicants withdraw the application at this time. Mr. deBoer recommended that the applicants reconsider an exterior staircase after the addition is constructed. Mr. Lerner asked that a subcommittee look at the addition during construction over the summer months. He stated that they might come back to the HDC for an exterior stair.

The applicants decided to withdraw the application.

Mr. Everett departed at 5:55 PM.

3) **18 Imperial Place (Jewelry District)** – Mr. Terry Simitzis, applicant, and Mr. Steven Oliver appeared to discuss exterior alterations to include changing a window to a door and installing an awning on the west elevation of 18 Imperial Place.

Mr. Simitzis stated that the proposed doorway will allow access off the street, directly into the gallery space. The present entrance is either through the main door or in the rear of the building. Mr. Schoettle commented that the proposed awning may compete with the main entrance. He suggested eliminating the awning and using a projecting sign in its place to mark the entrance into the studios. Mr. Simitzis stated that he will be meeting with the condominium association board on May 6, 1998 to discuss the proposal. Mr. deBoer suggested an all glass door with glass sidelights.

On a motion made by Mr. Schoettle, citing Standards 8 and 9, the application was approved in concept, contingent on approval of the condominium association, with the provision that the awning be eliminated and a projecting sign installed. The upper sash of the altered window is to be maintained and the entry is to be as transparent as possible. The motion was seconded by Mr. deBoer and unanimously approved by members Regan, deBoer, Williams, Parrillo and Schoettle.

Mr. Everett returned at 6:30 PM.

4) **116 Elm Street (College Hill)** – Mr. David Patrick, applicant, appeared to discuss the proposal to demolish brick elements of the industrial complex and create an open surface parking area.

Mr. Patrick stated that the applicants cannot find a practical use for the infill buildings and that retaining the corner building creates a negative return when figured into the cost analysis. He added that the existing foundry building is to be rehabilitated for office space. Mr. Patrick stated that it would be impossible to renovate the building without demolishing some elements of the complex. He commented that the creation of on-site parking is required due to the lack of parking available on adjacent properties. A brief discussion regarding zoning requirements for parking followed.

Ms. Parrillo departed at 6:50 PM.

Schematic drawings of the rehabbed building were presented.

In response to a question by Mr. deBoer, the building will contain class B office space with the possibility of multiple tenants. Mr. deBoer suggested retaining the corner building and constructing a parking deck. Mr. Patrick stated that the applicant's intent is to rehabilitate the stone building and install a brick and wrought iron wall surrounding the proposed parking lot.

Mr. Shamon stated that the applicant has not presented sufficient documentation of efforts to market the site and has not submitted any demolition alternatives. Mr. Patrick stated that the Phenix Iron Foundry Building is a prominent building known nationwide. Mr. deBoer stated that circumstances change and the property will most likely increase in value.

A six week extension was granted to the applicant to submit the required documentation that the PHDC needs to find the application complete.

5) **73 Benefit Street (College Hill)** – Mr. John Pagliaro, applicant, appeared to discuss the proposal to demolish and rebuild in kind a 2-story frame dwelling.

Mr. Shamoon discussed the relevant portions of section 202 of the Zoning Ordinance.

Mr. deBoer began by stating that the existing building is a structurally a disaster. Mr. Pagliaro stated that there are currently 5 units in 71 Benefit St. and 2 units in the rear building at 73 Benefit St. The building at 73 Benefit St. is to be replaced with a one family dwelling. Mr. deBoer commented that he would not approve of the demolition without a building proposed for the site. Mr. Schoettle stated that the rebuilding of the structure is contingent upon zoning.

At this time, Councilwoman Williams made a motion, seconded by Mr. Everett, to accept the application as complete and to continue the review at a subsequent meeting. The motion was approved by members Williams, deBoer and Everett, and not approved by members Regan and Schoettle. The motion failed.

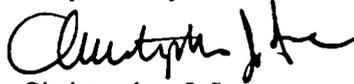
A brief discussion regarding the completeness of the application followed. Ms. Regan suggested that the applicant obtain a letter from the building inspector ordering the demolition of the structure.

Mr. Salvatore suggested that the PHDC vote again to find that the application complete and that the structure is a contributing structure, since the applicant has fulfilled the required documentation.

Mr. Everett made a motion to accepts the staff's findings of fact and to continue the review process at a subsequent meeting, with the provision that the PHDC vote is not used to prejudice the Zoning Board. The motion was seconded by Mr. deBoer and unanimously approved by Regan, deBoer, Williams, Everett and Schoettle.

There being no further business, the meeting was adjourned at 8:15 PM.

Respectfully submitted,



Christopher J. Ise
PHDC Staff

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

Monday, May 18, 1998, 4:00 PM

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

**APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING
AGENDA**

- A. Call to Order
 - B. Roll Call
 - C. Minutes of Meeting of 4/27/98
 - D. New Business
 - E. Project Review
- 1) **80 Brown Street, 120 Angell Street, Hillel House (College Hill) (98.10)** - Conceptual review of demolition, new construction, renovations, site improvements, as part of expansion program of Hillel facility. Continued from meeting of 3/2/98
 - 2) **73 Benefit Street (College Hill) (98.23)** - Demolish and rebuild in kind 2-story frame dwelling. Continued from meeting of 4/27/98
 - 3) **152 Congdon Street (College Hill) (98.54)** - Install skylights, create deck on porch roof, west elevation
 - 4) **28 Cushing Street (College Hill) (98.50)** - Change window to door, remove attached rear shed, replace with deck and steps
 - 5) **102 Pratt Street (College Hill) (98.47) (violation)** - Install landscape timbers and planting boxes on south side of property
 - 6) **135 Pratt Street (College Hill) (98.57)** - Extend existing rear deck 5' to north as part of repair program
 - 7) **47 Barnes Street (College Hill) (98.32)** - Rebuild and enlarge rear entry. Conceptual review
 - 8) **107 Prospect Street (College Hill) (98.55)** - alter rear entry, creating new bay and deck, changing window to door. Conceptual review
 - 9) **216 Olney Street (College Hill) (98.56)** - Enlarge window openings on three elevations, 1st floor, change 2nd floor opening to French door with railing, remove brick parapet on north elevation, scrubcoat brick
 - 10) **116 Elm Street, Phoenix Iron Works (Jewelry District) (98.7)** - Demolish brick elements of industrial complex and create open surface parking area. Continued from 4/27/98
- F. Other Business
 - G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 18, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Councilwoman Rita Williams, Mildred Parrillo, Michael Everett, Clark Schoettle, Luis Vargas

Members Absent: Lisa Ardente, Councilwoman Patricia Nolan, Antoinette Downing (Ex-Officio)

Staff Present: Sam Shamoon, Joan Fleming, Kathy Cavanaugh, Christopher Ise, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:15 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Previous Meeting: On a motion made by Mr. Schoettle, seconded by Ms. Parrillo, the minutes of the meeting of 4/27/98 were approved as submitted and unanimously approved by members Regan, deBoer, Schoettle, Parrillo, Everett and Vargas.

Project Review

1) 80 Brown, 100 and 106 Angell Streets, Hillel Foundation Facility (College Hill) - Rabbi Alan Flam, Mr. Cornelis deBoer, architect, Mr. Fred Babcock, architect, and Mr. Carl Freedman, attorney for the Hillel Foundation, appeared to discuss the proposal for selected demolition, alterations of the existing structures, site improvements and construction of several new additions to accommodate an expansion of Hillel House. Revised project plans, elevations, sections and massing model were presented.

Mr. deBoer recused himself from the PHDC as he is one of the architects for the project, noting that he submitted a letter at the pre-application meeting.

Rabbi Flam remarked that Hillel is a non-profit, religious organization, independent of any affiliation with Brown University or the Rhode Island School of Design, that has been serving the community for over 20 years. He added that Hillel has listened to the neighbors concerns regarding the use of the kitchen, and have decided to eliminate the daily meal preparation. Meals are to be served only on Sabbath and Jewish holy days and not on a daily basis.

Mr. Salvatore arrived at 4:30 PM.

Mr. deBoer stated the objective of the project is to maintain the exterior elevations of Froebel Hall, a Stone & Carpenter building constructed in 1878, and the two structures on Angell Street, built in 1798, and to preserve the open space on the corner of Angell and Brown Streets. The additions are to be deferential to the other buildings in height and setback. The primary, singular

entrance is to be on the corner of Brown and Angell Streets, with the other entrances used for egress only.

Mr. deBoer, referencing the model, showed the evolution of the addition and described the revisions to the building. The most recent design changes include the elimination of the stairway at the rear of the worship space and a reduction in the size of the kitchen area located in the addition. He added that other alternative designs were considered including the construction of a taller structure on the corner of Brown and Angell Streets, however, the interior configuration did not work for the project. He commented that a taller corner building would be detrimental to the existing structures. Mr. deBoer stated that 10 new on-site parking spaces and streetscape improvements to Olive Street including the installation of brick pavers (to reduce the amount of asphalt), installation of a new fence, and landscaping is part of the proposal.

Mr. Babcock commented that they have accomplished their goals by moving the massing of the new addition back and have taken better advantage of the grade change and presented a rendering showing the scale of the new addition relative to the surrounding elements. Mr. deBoer added that the new addition echoes the scale of the existing structures and presented elevations to the audience.

Mr. deBoer addressed the demolition components of the project. He presented a demolition plan identifying the structures that need to be demolished. In response to a question by Mr. Schoettle, Mr. deBoer responded that they are requesting a waiver for demolition at this meeting.

Ms. Regan read letters submitted to the PHDC by Mr. Edwin Sherman of 22 Cushing Street, Ms. Antoinette Breed of 7 Cushing Street, Ms. Elizabeth Selle of 100 Meeting Street, and Ms. Sydney Knisel of 38 Congdon Street. All letters expressed reservations regarding the Hillel project.

At this time, Ms. Regan asked for public comment.

Mr. Kent Millard, Assistant Director of the Providence Preservation Society (PPS), complimented the Hillel organization on their design efforts and stated that Hillel met with the PPS Architectural Review Committee in February and has since made a number of improvements to the project. He encouraged Hillel to continue the discussion with the neighbors. Mr. Millard expressed concern with the size of the addition in its proposed location and suggested that the architects investigate relocating the facility to a larger corner building.

Ms. Kristen Rogers Sullivan, Attorney from Blish & Cavanagh representing William Landry, objected to the size, scale, and mass of the project. She added that the addition is an intensification of an overburdened site.

Ms. Edith Rathbun agreed with the letters and previous comments, adding that the project is an encroachment on a residential neighborhood.

Ms. Antoinette Breed read a portion of Section 501 of the City's Zoning Ordinance stating the mission of the PHDC. She added that Olive Street will not hold as a residential area if more

institutional buildings are permitted in the neighborhood. Ms. Breed objected to the project and asked that the PHDC not approve it.

Mr. William Touret recommended that the PHDC impose the strictest possible standards for the area. He objected to the proposed addition and kitchen facilities and asked that the PHDC deny the application.

Mr. Thomas Riggs expressed concern regarding the walkway on Olive Street being used as a parking area.

Ms. Ada Mogayzel stated that she is in agreement with all of the objections to the project and called the addition too big.

Ms. Eileen Rosenberg Black questioned the need for the kitchen and presented a photograph of the Hillel facility dumpster overflowing with trash. Mr. Black asked if the kitchen could be relocated to the corner.

Mr. Matthew Shilling expressed his dissatisfaction with the addition and kitchen facility.

Mr. Shamon clarified that the Hillel is deemed as a religious organization and not as an institution. Mr. Salvatore stated that the PHDC is only concerned with the design aspect of the project and not zoning issues.

Mr. Schoettle suggested that the applicant and the neighbors discuss the plans further.

Mr. Everett stated that he was impressed with the design changes and is convinced that a larger building should not be located on the corner. He added that the bridging between the brick buildings be lowered, that the hexagonal form of the skylight competes with the details on Froebel Hall, and that the zig-zag connector needs improvement.

In response to a question by Mr. Vargas, Mr. deBoer stated that the decision not to place the addition in the garden area was to preserve open space between the buildings. Mr. Vargas wasn't convinced that the garden couldn't be sacrificed for the new building.

Mr. Schoettle commented that he was troubled with the rooflines on the addition and the connector between the buildings.

Ms. Regan asked if there had been a discussion with the neighbors regarding the proposal. A brief discussion followed regarding the number of meetings between the two groups. Mr. Touret stated that he had met with Mr. deBoer and Mr. Landry and suggested that a larger corner building be investigated. He was told that a building on the corner wasn't feasible. Mr. Freedman commented that the removal of the kitchen was a significant change in the project and that the architects have made an honest attempt to meet the concerns of all interested parties.

Councilwoman commented that the proposed addition is a massive building and thought there had been more communication between the applicant and the neighbors. She added that Hillel is pursuing their goals to the detriment of the neighborhood.

Mr. Thomas Bennett was concerned that the demolition portion of the project was not generating any comment from the PHDC.

Rabbi Flam stated that he felt they had addressed the concerns expressed at the prior meeting including the elimination of the kitchen and a reduction in the massing.

Mr. Schoettle remarked that he was troubled with the glass connector and cupola. Mr. Babcock replied that they could revisit the plan and make some changes to the design. Mr. Everett commented that he would like to see the addition moved east, resulting in a smaller garden area, and suggested that the applicants request a continuance. Councilwoman Williams stated that the garden benefits Hillel and not the neighborhood. Ms. Parrillo inquired about the possibility of using some of the existing additions on the rear of 100 Angell Street incorporated into the new design.

Ms. Regan stated that the applicants need to keep an open dialogue with the neighborhood.

Ms. Cavanaugh reiterated the three modifications that the PHDC suggested. They include an exploration of the possibility of reusing the existing ells to the rear of 100 Angell Street, an alternative design that involves moving the addition to the east, and at least one additional meeting to take place between Hillel and the neighborhood residents.

Mr. deBoer announced that he is arranging a meeting with the College Hill Neighborhood Association and extended the invitation to the neighborhood.

Rabbi Flam agreed to continue the conceptual review at a subsequent meeting.

Mr. deBoer expressed his concerns with the project, adding that moving the building to the east might not resolve some of the concerns and issues raised at the meeting. He stated that they will investigate reducing the volume of the addition and moving the kitchen off Olive Street. Mr. Schoettle suggested making the revised design more residential in scale.

Ms. Regan stated for the record that the applicants have agreed to come back to the next meeting on June 22, 1998.

2) 73 Benefit Street (College Hill) – Mr. John Pagliaro, applicant, appeared to discuss the proposal to demolish 2 story frame building and reconstruct a new building that essentially replicates the existing building. He added that 95% of the building is deteriorated and cannot be salvaged.

Mr. Stanley Weiss, owner of 75 Benefit Street, expressed his concerns with the reconstruction of the building which is in close proximity to his parking area at 75 Benefit Street.

Mr. Shamoon stated that, according to the City's Zoning Ordinance, when two buildings are on one lot and one is voluntarily demolished, that building cannot be rebuilt.

There was a brief discussion regarding the ability to repair the building. Mr. Pagliaro reiterated that they are not physically able to restore the structure and that most of it cannot be salvaged. Ms. Regan added that the building inspector needs to order the building be demolished. Some members present felt that the building could be salvaged and that demolition might not be necessary.

Mr. Everett made a motion to approve the demolition with the condition that the Zoning Board grants a variance for the reconstruction. When a variance has been granted, a Certificate will be issued for the demolition. The motion was seconded by Ms. Parrillo and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

Mr. Schoettle added that the PHDC should see the final plans for reconstruction prior to the demolition.

3) 152 Congdon Street (College Hill) – Mr. Ken Ryan, applicant, appeared to discuss the proposal to install 5 skylights on north and south rooflines, and to construct a deck with railing on roof of 2nd story porch. He added that there will be no noticeable change to the exterior and that the work proposed is part of a plan to make the 3rd story a townhouse.

On a motion made by Mr. Schoettle, seconded by Mr. Everett, the application was approved as submitted, citing Standard 8. The motion was seconded by Ms. Parrillo and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

4) 28 Cushing Street (College Hill) – Mr. Neal Kaplan, contractor, and Ms. Irene Poignant, owner, appeared to discuss the proposal to change a window to a door, and to remove an attached rear shed and replace with deck and steps.

In response to staff's recommendation in the staff report, Mr. Kaplan stated that the second post, which had been included in the design for symmetry, can be eliminated. Mr. Schoettle suggested removal of the top step.

Mr. Schoettle made a motion, citing Standards 8 and 9, to approve the application with the condition that the 2nd post and top stair be eliminated from the plans and that ½ of a post be engaged to the side of the bulkhead. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

5) 102 Pratt Street (College Hill) – Mr. Andrew B. Hunter, applicant, and Mr. David Josephson, owner, appeared to seek approval for the construction of a timber landscaping feature with planting beds on the southern side of the property.

Mr. Everett identified the work as a sculptural landscape feature and made a motion to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Councilwoman Williams and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

6) 135 Pratt Street (College Hill) – Ms. Elaine Casey, contractor, appeared to discuss the work proposed as part of a repair project. The proposal is that the existing deck on the rear, west elevation be extended an additional 5' to the north, to align with the north wall of the house.

Ms. Casey inquired about the PHDC Guidelines for pressure treated wood. Mr. deBoer replied that the wood should be tested for moisture content.

On a motion made by Mr. deBoer, seconded by Mr. Everett, the application was approved as submitted, citing Standards 8 and 9. The motion was unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

7) 47 Barnes Street (College Hill) – Mr. Dwight Heath, owner, appeared to discuss the proposal to rebuild and enlarge a rear entry. Mr. Heath stated that he had fulfilled the documentation requirements, adding that his contractor, Mr. Ricketts, suggested more professional drawings.

Mr. Everett requested that more detailed drawings be submitted and suggested that the application be approved in concept.

Mr. Schoettle stated that it would be possible to approve items 1-3 of staff's recommendations with further information for item 4 to be submitted. He added that the railing balusters should be spaced no greater than 4".

A motion was made by Mr. Everett to approve the application in concept with the condition that detailed drawings be submitted, citing Standards 8 and 9. The motion was seconded by Mr. Vargas and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

8) 107 Prospect Street (College Hill) – Mrs. Jody Jespersen, owner, appeared to discuss the proposal to construct a bay with deck on the east elevation, and to relocate the rear entry. Mrs. Jespersen referred to the conceptual drawings presented and stated that she is in the process of getting architectural drawings together.

Ms. Elizabeth Wheeler, owner of 105 Prospect Street, expressed concern with the bay window and deck addition, adding that the work would disrupt the symmetry of the east elevation and change the line of the house. She supported the restoration of the rear entry.

Mr. Robert Lev, owner of 15 Keene Street, opposed the deck addition because the work violates the property.

Ms. Regan read a letter by Mrs. Corrine Rae, of 2 Keene Street, who objected to the proposed work.

There was a brief discussion regarding the intended use of the bay window and deck. Mrs. Jespersen stated that the bay window will increase light and space in the kitchen area.

Mr. Schoettle encouraged that applicant to relocate the rear entry to its original location. Mr. deBoer stated that there is no compelling argument in adding the bay window. Mr. Schoettle remarked that the building is so symmetrical and significant that he is not in favor of the bay addition. Ms. Regan suggested that the applicant rethink the proposal.

Mr. Vargas stated that it would be difficult to approve the alterations, adding that it will destroy the historic fabric of the building.

Mr. Schoettle made a motion to approve the relocation of the door to the side and restore the window, and to not approve the bay window and deck., citing Standard 8. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Williams, Parrillo, Everett, Schoettle and Vargas.

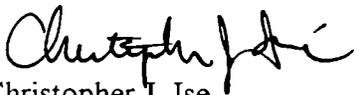
9) 216 Olney Street (College Hill) – Mr. Ron Wood, architect, appeared to discuss the proposal to enlarge five 1st floor window openings on south, east and west elevations, change two 2nd floor openings on east and west sides of the building to French doors with railings, scrubcoat brick, and remove brick parapet wall on north side (rear) of the building. Mr. Wood disagreed with the staff's recommendation to deny the window alterations, as the building is a carriage house and has undergone subsequent renovations.

There was a brief discussion regarding the proportions of the window openings. Mr. Wood stated that the existing stone sills are to be reset after the alterations are made. Councilwoman Williams stated her dislike of thermopane windows. Mr. deBoer suggested that an energy panel would be preferred.

Mr. Schoettle made a motion, seconded by Mr. Everett, to approve the application as submitted, citing Standard 8. The motion was approved by members deBoer, Williams, Parrillo, Everett, Schoettle and Vargas. Ms. Regan voted no.

There being no further business, the meeting was adjourned at 9:00 PM.

Respectfully submitted,



Christopher J. Ise
Staff

NOTICE OF SPECIAL MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION

THURSDAY, JUNE 4, 1998

8:30-10:30 AM

4th floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

8:30-8:40 AM

1) WORKING SESSION TO APPOINT SUBCOMMITTEE TO DISCUSS
DESIGN OPTIONS FOR HILLEL FACILITY, 80 BROWN STREET, 106 AND
100 ANGELL STREET, APPLICATION 98.10

This meeting is to create a subcommittee that will work with the applicants on design
modifications. No discussion of design options will occur at the meeting.

8:40-10:30 AM

2) REVIEW OF APPLICATIONS FOR EMERGENCY DEMOLITION OF
61-63, 65-67 AND 69-71 BOWEN STREETS, APPLICATIONS 98.70, 98.71
AND 98.72

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF
INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE
AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A special meeting of the Providence Historic District Commission was held in the 4th floor conference room of the Department of Planning and Development, 400 Westminster Street on Thursday, June 4, 1998.

Members Present: Tina Regan, Cornelis deBoer, Clark Schoettle, Lisa Ardente, Michael Everett, Councilwoman Patricia Nolan, Mildred Parillo

Members Absent: Luis Vargas, Councilwoman Rita Williams

Staff Present: Kathy Cavanaugh, Joan Fleming, Samuel Shamoon, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 8:40 AM, Ms. Regan presiding. All testimony was sworn.

Items of Business

1) 80 Brown Street, 100 and 106 Angell Streets, Hillel House

Working Session to Appoint Subcommittee to Discuss Design Options

The purpose of this portion of the meeting was to form a subcommittee that would work with the applicant in modifying the project design.

In response to questions by interested neighbors in regard to procedural issues, Ms. Cavanaugh stated that a written summary of the subcommittee would be produced, that the subcommittee could meet at a special meeting upon 48 Hours notice, that public comment would not be taken at the subcommittee meeting, as it was a working session between the applicant and subcommittee. Mr. Schoettle noted that the purpose of the subcommittee was to bring a recommendation back to the PHDC. It was made clear that the lack of public comment at the subcommittee would not waive any rights to object at a public meeting. No interested parties, but PHDC members only, were to be part of the subcommittee.

The schedule and timing of meetings between Hillel and the abutting neighbors was discussed. A general meeting with the neighbors is planned for 6/10/98, and individual meetings are being arranged between direct abutters and Hillel. It was noted that some residents leave Providence during the summer months, and that this should be taken into consideration during scheduling. It was also noted that the project is subject to review by the Zoning Board, and that the variance hearing had not yet been scheduled.

The projected date and time of the subcommittee meeting was at 8:30 AM on 6/11/98 at the Hillel property, Brown Street entrance.

On a motion by Ms. Ardente, seconded by Ms. Regan, a subcommittee composed of members Regan, Ardente, Everett, Schoettle and Parrillo was formed, to meet at the above time and place.

The discussion of the subcommittee ended and the review of the demolition proposal began at 8:55 AM.

2) Review of Applications for Emergency Demolition of 65-67 ad 69-71 Bowen Streets, Applications 98.70, 98.71 and 98.72

Mr. William Landry, attorney for the applicant, and Mr. Frank Mauran, representing the owner, appeared to discuss the applications for emergency demolition of the above properties, following a fire on May 25, 1998.

Ms. Cavanaugh reviewed the procedure for making a decision on the applications. Mr. Ed Paxson, representing Mr. Ramzi Loqa, Director of the Department of Inspection and Standards, was asked for additional information regarding the condition of the buildings.

Mr. Landry stated that he had brought to the meeting a check for \$360 for the application fees for the structures, and submitted additional photographs. He reviewed the relevant sections of the zoning ordinance and respectfully suggested that the applicant had fulfilled the documentation requirements.

Mr. Paxson stated that he had visited the site personally on Tuesday, May 26 and on June 4, prior to the meeting. He stated that the buildings had further deteriorated, and he referred to copies of Mr. Loqa's letters ordering immediate demolition of the three buildings. He referred specifically to the westerly building, 61-63 Bowen, noting that it was partially demolished, unsafe, and that only some walls remain intact. There was discussion of the identification of each structure in the photographs provided by the applicant. The members requested that clearer photos be provided of each building.

Mr. Paxson confirmed that no building permit would be issued for repair of these buildings, and that no site visits should be made by members due to the unsafe condition of the buildings.

Comment was taken from interested parties.

Mr. Kent Millard of the Providence Preservation Society (PPS) expressed frustration at the condition of the properties, was glad there was no loss of life or other property as a result of the fire, but was hopeful that there would now be some resolution regarding the disposition of the buildings. He noted that PPS was holding a meeting at the same time as the PHDC meeting to discuss the status of the properties.

Councilwoman Patricia Nolan arrived at 9:05 AM.

Minutes

6/4/98

3

She stated that she agreed with the recommendation that 61-63 come down, as it posed a danger to people in adjacent properties, but that she disagreed about the status of the other properties. She stated that the damage to the other subject properties differed from that of 61-63, and that they could be boarded. She recommended that another engineer verify the condition of the structures. She felt that a 30 day period should be granted before a final decision was reached on the applications. to determine if the buildings were beyond repair. She felt that the 'economic means' portions of the zoning ordinance requirement was not proven, at needs to be looked at more clearly. She noted that developers have come forward to purchase the properties, and that there may be a reasonable alternative to demolition. It was noted, too, that the buildings have remained in a poor state of repair for 10 years, and additional time was needed for resolution.

In response to Councilwoman Nolan's observation regarding the city's condemnation, Mr. Shamoon stated that an ordinance had been drafted for filing to the City Council. Councilwoman Nolan stated that she would oppose nay action that would grant a profit to the owner. It was observed that the Providence Redevelopment Authority (PRA) could acquire the property, and that the PHDC could direct the PRA to do so.

Mr. Mauran observed that he was not profiting from ownership and demolition of the properties, but that he thought he was doing a public service by acquiring them for defoliant. The fire has prompted him to act. The demolition would also serve to provide parking for 19 Benefit Street, which is now landlocked.

Councilwoman Nolan, after a brief continuation of the discussion, asked that Mr. Shamoon act on the Ordinance as soon as possible.

Ms. Margaret Walsh of 135 Pratt Street stated that demolition and construction of new buildings would enhance the area.

Mr. Barry Fain, president of the College Hill Neighborhood Association, stated that he had polled 7-8 people in the group, and found that none wanted them to stay. The consensus from his point of view was that it would be difficult to fins support for keeping them. Ms. Regan asked if the comments were directed toward the condition or significance of the buildings, and Mr. Fain replies that there was little understanding of any historic value for the buildings.

Arnold Robinson of PPS stated that he was glad to hear the the owner had filed applications with the PHDC for demolition that the there was a discussion of acquisition of the property by the PRA.

Mr. Landry commented on the proposal as it relates to the three damaged buildings, and the concern about a lack of technical support, and referred to Mr. Loqa's letter. He expressed concern about the safety of the buildings, liability, and additional waiting time for demolition.

Mr. Everett, Mr. deBoer and Mr. Paxson discussed conflicting regulations, the damage to the buildings, and their structural stability. Councilwoman Nolan noted that no detailed descriptions

of the structural condition of the buildings had been submitted, and that the PHDC should hold off on making a decision until more information was provided regarding the condition of the buildings. Mr. Everett observed that the building has deteriorated, but that evidence was needed that fire has further damaged the building. The PHDC could not be cavalier in making the decision, and that it was obligated to take a closer look at the proposal.

Mr. Paxson stated that no one should enter the buildings to inspect them at this time. He stated that he was sensitive to historic properties and was disappointed that it was necessary to order demolition.

A letter from Mr. and Mrs. Chace of Congdon Street and a petition signed by 17 residents of nearby properties, opposing the preservation and supporting the demolition of the properties were read into the record.

Ms. Cavanaugh noted that the submissions refer to the condition and lack of maintenance of the structures, and that any building not maintained would be in a similar condition.

After a brief discussion, a motion was made by Mr. Everett, seconded by Ms. Arden, the PHDC voted to accept the recommendations as items number 1, 2 and 3 in the staff report, with Mr. deBoer amending the motion to confine the findings to 61-63 Bowen Street only. Before a vote was taken, Ms. Cavanaugh observed that in reference to the testimony given the 1988 decision on the demolition, all six structures were found to be significant as a consistent and coherent grouping along a single streetscape.

Mr. Mauran stated the significance would be diminished with the removal of a single building and that structures were not well built. He noted problems with parking, plowing and other issues, and repeated that his intention was to perform a public service by demolishing the buildings. He noted that it was more expensive to demolish the middle structure alone, as it must be demolished by hand.

A vote was then taken on the motion, with the significance established for all three buildings, as approved by members Regan Schoettle, Arden, deBoer, Everett, Regan and Nolan, followed by a second motion by Mr. Schoettle, seconded by Mr. Everett, to approve the demolition of 61-63 Bowen Street, consistent with Section 501.8 of the Zoning Ordinance, and approved by members Regan Schoettle, Arden, deBoer, Everett, Regan and Nolan.

In regard to the review of the demolition of the remaining buildings, Mr. Paxson stated that he had a tape-recorded report on the condition of the buildings, and time frame was needed for continuing review. Mr. Landry noted the urgency of the situation,

Mr. Salvatore arrived at 9:50 AM.

He asked if Mr. Paxson would grant a building permit for repairs, and Mr. Paxson stated that it would not. There followed a discussion of the sufficiency of documentation requirements, and the need to clarify the demolition order by Mr. Loqa.

Minutes

6/4/98

5

Ms. Regan suggested the the PHDC meet gain the following week, with an outside party to hire an engineer to give a second opinion regarding the structural condition of the buildings. Councilwoman Nolan asked the applicant prove an engineering report, as Mr. Loqa's report was not compelling enough. Councilwoman Nolan noted that 800 buildings in the city are safety hazards. Mr. Salvatore stated that securing the site was the owner's responsibility. Mr. Schoettle asked that photographic documentation of the interiors be provided, and the contractor could take the photographs. Mr. Robinson stated that PPS would arrange for a structural engineer to examine the buildings, and provide comment on their potential for rehabilitation.

Ms. Ardente made a motion to continue the review of the two remaining applications, for 65-76 and 69-71 Bowen Streets, until June 16, at which time the PHDC wished to see additional photographic documentation of the interiors and with the understanding that the owner would allow the engineer engaged by PPS to enter and examine the building. Councilwoman Nolan seconded the motion with the provision that the city secure the building. Mr. Paxson noted that securing buildings could be a problem.

Before was the vote was taken, Mr. Everett departed at 10:00 AM.

Following a brief discussion, the above motion was approved by members Regan Schoettle, Ardente, deBoer, Regan and Nolan.

There being no further business, the meeting was adjourned at 10:15 AM.

Respectfully submitted,



Joan Fleming
Preservation Planner

NOTICE OF SPECIAL MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION

TUESDAY, JUNE 16, 1998

8:30-10:30 AM

4th floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

**REVIEW OF APPLICATIONS FOR EMERGENCY DEMOLITION OF 65-
67 AND 69-71 BOWEN STREETS, APPLICATIONS 98.71 AND 98.72,
CONTINUED FROM SPECIAL MEETING OF JUNE 4, 1998**

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF
INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE
AT 421-7740 OR 751-0203 (TDD) 8 HOURS IN ADVANCE OF THE MEETING

MINUTES

A special meeting of the Providence Historic District Commission was held in the 4th floor conference room of the Department of Planning and Development, 400 Westminster Street on Tuesday, June 16, 1998. The meeting was a continuation of the special meeting on the matter held on 6/4/98, at which time demolition of 61-63 Bowen Street was approved.

Members Present: Tina Regan, Cornelis deBoer, Clark Schoettle, Lisa Ardente, Michael Everett, Councilwoman Patricia Nolan, Luis Vargas, Mildred Parrillo

Members Absent: Councilwoman Rita Williams

Staff Present: Kathy Cavanaugh, Joan Fleming, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 8:40 AM, Ms. Regan presiding. All testimony was sworn.

Review of Applications for Emergency Demolition of 65-67 and 69-71 Bowen Streets, Applications 98.71 and 98.72

Mr. William Landry, attorney for the applicant, and Mr. Frank Mauran, representing the owner, appeared to discuss the applications for emergency demolition of the above properties, following a fire on May 25, 1998. Emergency demolition of 61-63 Bowen Street was approved on 6/4/98. At that time, the PHDC had asked for additional information regarding the structural condition of the buildings affected by the fire including interior photographs and a second opinion regarding their condition. This information was to be brought to the meeting in 6/16/98.

Mr. Ramzi Loqa, Director of the Department of Inspection and Standards, was asked for additional information regarding the condition of the buildings. He reviewed the circumstances surrounding the fire, and that there was agreement regarding the necessity for demolishing 61-63 Bowen Street, but that there were questions regarding the additional two buildings.

Mr. Loqa cited the reasons for finding that the buildings were a public hazard, in relation to the provisions of the RI State Building Code, Section 124. He cited the criteria for finding that a structure is safe, including the fact that a building has remained vacant more than 80 days, that it has structural weakness, that it has debris on the premises.

Ms. Parrillo arrives at 8:45 AM.

He described 69 Bowen Street as heavily charred, with water damage, dry-rot and in a neglected condition. He noted the length of vacancy, and the twisting of studs as well as the bowing of the west wall due to neglect. He stated that the Fire Department has stated that it would not enter the buildings again, and that boarding would not be effective, as the owner was unwilling to fix the buildings and that initiating action against the owner in Housing Court could take up to three

years. He was concerned that in the interval there would be additional trespassing and danger to neighboring properties. He chose the order to demolish as a way of removing the hazard.

Councilwoman Nolan arrived at 8:50 AM.

In response to a question by Ms. Regan, Mr. Loqa stated that the Building Inspector bore the burden of liability should additional damage occur, and cited a precedent to that effect in the city of Detroit. Councilwoman Nolan noted that the City Solicitor would defend him in the case of such a situation occurring

Mr. Schoettle noted that the buildings have stood empty for years, and why had the buildings not been referred to Housing Court in 1996? Mr. Loqa replies the referral to court was not the answer as in all likelihood the judge would only order the building to be demolished, as 71 have been with bond funds. There followed a discussion of the action against one of the buildings in housing court, and the postponement of action against the owner. The initiation of court action against the three remaining properties was also discussed.

Councilwoman Nolan commented that the city's treatment of the situation was enabling Mr. Mauran to be a slum landlord, and that there are many buildings in the same condition in her area of Elmwood. She was concerned that by residents asking that the buildings be demolished, that this would amount to condoning such action.

Mr. Everett observed that in reference to criteria to allow demolition in Section 124 of the state code, the buildings were condemnable before the fire. Ms. Regan asked Mr. Loqa if he would have condemned them before the fire and he stated that he was not sure, but that the fire coupled with the structural problems and debris would compound the problem.

Mr. Everett observed that the fire had done varying degrees of damage, and that demolition of 65 and 69 Bowen was problematic, adding that twelve years ago the buildings were typical triple deckers, and that the major problem facing the buildings was a systematic and calculated abandonment.

Mr. Landry stated that he felt that the applicant had fulfilled the documentation requirements for emergency demolition, and that comments regarding financial issues and neglect were not part of the statutory criteria, and asked that the review move forward. He explained the problems encountered with access and insurance coverage with Mr. Wil Yoder, the structural engineer that had been engaged by PPS to examine the building and report to the PHDC. As a result of these problems, Mr. Yoder had not examined the buildings.

Ms. Ruth Griffin of 119 Benefit Street stated that she had called 911 on the day of the fire, and cited long-standing problems with vermin, trespassing, etc., stating that she felt that the building were ugly and that she did not feel safe living next to the properties.

Mr. Arnold Robinson of PPS stated that the group had been in discussion regarding the properties, and had agreed to pay for the services of an engineer to study the condition of the

buildings. He referred to the problems involved in insurance and release, and gaining access to the building, as well as to the inspection by the Department of Inspection and Standards. He stated that PPS had sponsored a meeting for its members to comment on the proposal to demolish the buildings.

Mr. Robinson noted that PPS serves both as a leader for historic preservation as well as a membership group. After a flyer was sent to 150 people, a meeting was held with over 70 in attendance. The overwhelming majority of those who spoke at the meeting were in favor of demolition. PPS has taken a position not to oppose demolition. A letter was submitted into the record to that effect

Mr. Ray Rickman of 19 Pratt Street also submitted a letter to the PHDC opposing the demolition proposal. He noted that those attending the PPS meeting were there by invitation, that there was no real public notice of the meeting, and that others may be interested in preservation rather than demolition of the structures. He noted that one individual stated that he wanted the buildings to burn and delayed calling 911 for that reason. He stated that the present condition of the buildings represented the creation of a planned slum, and that the situation was unique in the country. He felt that the community was supporting a slumlord. He noted that the buildings could be boarded from cellar to attic, and that the present condition of the buildings represented demolition by neglect. He felt that the present generation had no right to destroy these buildings, and that this is one of the most

Mr. Stephen Gordon, an attorney, cited the 1988 decision by the PHDC to deny demolition of the structures, the court's upholding of the decision in response to an appeal, and stated that he felt that the PHDC's position was correct. He felt that the present application asks that the PHDC sanction the owner's neglect of the buildings since 1988. He was disturbed that there may be people willing to buy and preserve the buildings, providing an alternative to demolition. He cited the history and significance of the buildings, and stated that there were methods by which the city could preserve the buildings. He asked that the PHDC not approve demolition.

Mr. Ted Morse of Wheaton Street disagreed with Mr. Gordon's position on the matter. He cited the poor condition of the buildings, their lack of significance and ugly appearance as reasons to demolish the structures. He saw the buildings as a blight on the landscape, and would be pleased to see them removed. He felt that the previous speakers had made false sociological comments, and that as a neighbor closest to the buildings, he wished to them torn down, or boarded up and unrepaired.

Mr. Salvatore appeared at 9:30 AM.

Ms. Phyllis Chace of 78 Congdon Street stated that she had built a new house next to Prospect Terrace, and that she felt it was beautiful and fit in with the neighborhood. She was one of those attending the PPS meeting. She stated that she did not like the buildings 10 years ago, and that would be undesirable buildings as there is no parking for the properties, and that they would house only transients rather than families. She felt that students would not make good neighbors. She also felt that Mr. Rickman had misquoted one of the speakers at the PPS meeting in regard to

the 911 call on the day of the fire. She stated again that she felt the buildings were unattractive and did not enhance the area.

Mr. Richard Chaffee of Humboldt Avenue commented on the proposed demolition, after citing his qualifications as an architectural historian. He cited the abstract problem of conservation, and stated that the perception of beauty was subjective, and that in his opinion 3-deckers are beautiful. He questioned whether preservation stopped change to a neighborhood. He had no objection to the thought that the buildings could be demolished, and that something more appropriate be built there, with more parking created

Mr. Rickman then stated that there were many 3-deckers in the area, 8 on Benefit Street and 9 on Pratt, Halsey and Jenckes Streets, that the units were occupied by professionals, and that 3-deckers were a normal part of College Hill. Many Colonial and Federal Houses are small and awkward; Mr. Rickman did not address the condition of the buildings.

Ms. Griffin of 119 Benefit Street asked that the PHDC consider the safety of people in the neighborhood in making its decision.

Me. Schoettle observed that a similar group of buildings was proposed for demolition on the northern end of Benefit Street, and that public opinion changes. He felt that the PHDC was held hostage by PDN, and that the owner was doing a disservice to the community. He noted that the PHDC could not act on the buildings in a proactive manner.

Mr. Loqa stated that there had been a discussion of the city taking over the property, consideration of the initiation of demolition proceedings.

Mr. Vargas asked if there had been any activism on the part of the neighbors to correct the problems in the buildings. Ms. Griffin replied that there were 8 occupants, four owner-occupants and four renters, and that she had often called police to the properties, and had contacted the Mayor's Office. Mr. Vargas commended her for her actions.

Councilwoman Nolan stated that she had seldom been confronted with the level of elitism she had heard, and was disappointed with the Planning Department and PPS in this matter. She felt that the PPS board should take a stand opposing the demolition. She stated that she would not vote to approve demolition. She did not wish to see the owner profit by condemnation proceedings.

Mr. Everett addressed various options for the treatment of the properties, such as leaving the upper and lower buildings along the streetline. He noted that he would favor the city taking all the properties, and still felt that there was not enough evidence to suggest that the buildings could not be rebuilt. He felt it was the right thing to keep the buildings, acknowledging that there were problems with parking, density and timeliness, and the PHDC did not have enough grounds to approve demolition. He favored boarding the properties and the city's acquisition. He also felt an attachment to the buildings, and noted that students were in a transitional stage in life, and evolved into citizens.

PHDC Minutes

6/16/98

5

Ms. Regan stated that she was a Providence native who cared about the city and these properties, and was disturbed by the comments made and by the appearance of a conspiracy to facilitate the demolition of the buildings. She felt that she could vote for the demolition of the two buildings affected by the fire, but with great reluctance.

Councilwoman Nolan made a motion to deny the applications submitted, which was seconded by Mr. Everett. Prior to the vote, Mr. deBoer asked about the implications of denial and Mr. Salvatore cited a prior Housing Court decision. Councilwoman Nolan cited the staff report and the Zoning Ordinance, finding that the applications failed to meet the requirements set forth in Section 501.8, with Mr. Everett seconding the motion again with the above citations. Members Regan, Schoettle, Everett, deBoer, Parrillo, Nolan and Vargas approved the motion.

Mr. Loqa stated that he would now have to consider how to proceed in regard to the properties. Councilwoman Nolan again stated that she would favor the city's initiating condemnation proceedings against the properties.

There being no further business, the meeting was adjourned at 10:00 AM.

Respectfully submitted,

Joan Fleming
Preservation Planner

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

Monday, June 22, 1998, 4:00 PM

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

**APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING
AGENDA**

**Note: 80 Brown Street, 100 and 106 Angell Streets, Hillel Facility, subcommittee to meet
3:30 PM in 4th Floor Conference Room**

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 5/18/98 and Special Meeting of 6/4/98
- D. New Business
 - a) **107 Prospect Street (College Hill)** - pre-application review of proposal to construct bay on eastern, rear, elevation
- E. Project Review
 - 1) **80 Brown Street, 120 Angell Street, Hillel House (College Hill) (98.10)** - Report of Subcommittee and Conceptual Review of demolition, new construction, renovations, site improvements, as part of expansion program of Hillel facility. Continued from meeting of 3/2/98, and studied by subcommittee
 - 2) **99-101 North Main Street (College Hill) (98. 83)** - Conceptual review of demolition, new construction; request renewal of approval for demolition, as per Resolutions 96-33 and 96-46
 - 3) **246 Hope Street (College Hill) (98.75)** - Remove and relocate fire escapes
 - 4) **72 Chapin Avenue (Armory) (98. 78)** - Rebuild entry on rear, south elevation
 - 5) **14 Barnes Street (College Hill) (98. 80)** - Install 3 skylights
 - 6) **55 Power Street (College Hill) (98.74)** - Install new fencing, entry handrails, enlarge existing garden shed
 - 7) **48 Congdon Street (College Hill) (98.79)** - Reconsideration of approved design of addition, adding new greenhouse and exterior spiral staircase
 - 8) **15 Hospital Street (Jewelry District) (98. 81)** - alter window/door openings, infill window surrounds with EIFS
 - 9) **116 Elm Street, Phoenix Iron Works (Jewelry District) (98.7)** - Demolish brick elements of industrial complex and create open surface parking area. Continued from 4/27/98
- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 22, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Mildred Parrillo, Michael Everett, Clark Schoettle, Luis Vargas, Councilwoman Rita Williams

Members Absent: Lisa Ardente, Councilwoman Patricia Nolan, Antoinette Downing (Ex-Officio)

Staff Present: Joan Fleming, Christopher Ise

Subcommittee Meeting

A subcommittee meeting for the Hillel House project at 80 Brown Street, 100 & 106 Angell Street was held prior to the regular meeting. Mr. deBoer recused himself from the matter as he is the project architect. Subcommittee members Clark Schoettle, Tina Regan, Michael Everett and Mildred Parrillo participated in the discussion. Luis Vargas did not participate as he is not a subcommittee member.

Mr. deBoer informed the members about the most recent design changes. He stated that the lightwell has been eliminated from the plan and the that garden area is to extend to the rear of 106 Angell Street. He added that they have engaged the services of a landscape architecture firm for the site. In response to a question by Mr. Schoettle, Mr. deBoer stated that a flat roof is proposed for the connector addition between the buildings. The first floor plan was presented. The roofline of the new addition is to be equal in height to that of the cornice line of 100 Angell Street. Mr. deBoer added that the 2-story brick ell is to be incorporated into the design of the new addition. The plan for the trash enclosure has not been finalized. Ms. Parrillo remarked that the design of the new addition has improved.

Regular Meeting

Call to Order: The meeting was called to order at 4:00 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Meeting of 5/18/98 and the Special Meeting of 6/4/98: On a motion made by Mr. Schoettle, the minutes of the meeting of 5/18/98 were approved as submitted, and the minutes of the special meeting of 6/4/98 were amended to include Mildred Parrillo as a member present. The motion was seconded by Ms. Parrillo and approved by members Regan, deBoer, Schoettle, Parrillo, Everett and Vargas.

Ms. Fleming announced that the pre-application review for 107 Prospect Street has been postponed to the next HDC meeting at the request of Mr. Andrew Teitz, Esq., representative for the applicants.

Project Review

1) 80 Brown, 100 and 106 Angell Streets, Hillel Foundation Facility (College Hill) - Rabbi Alan Flam, Mr. Cornelis deBoer and Mr. Fred Babcock, architects, appeared to discuss the proposal for selected demolition, alterations of the existing structures, site improvements and construction of several new additions to accommodate an expansion of Hillel House.

Rabbi Flam thanked the HDC for the opportunity to discuss the project at a subcommittee meeting. He remarked that the revised plan incorporates the ells to the rear of 100 Angell Street into the design, and the massing of the new addition has been moved to the east. He noted that Hillel has had meetings with the neighbors and the College Hill Neighborhood Association where design options were discussed. Rabbi Flam read a letter by PPS supporting the revised design.

Councilwoman Williams arrived at 4:10 PM..

Rabbi Flam stated that the revised plans address the concerns expressed by the neighbors. The kitchen proposed to be located on Olive Street has been relocated to the basement of 106 Angell Street, thus eliminating any type of service/deliveries. The size of the addition has been reduced by locating the first floor underground, resulting in a smaller one story addition. He added that the character of Olive Street will be retained by emphasizing landscape improvements. In response to HDC comments, the brick portion of the ells will be integrated into the design, only the clapboard portions are to be demolished. With the mass of the building reduced, it was not necessary to consider moving the addition into the garden area. The center is to be dedicated to two young people who were killed in a plane crash on Block Island.

Mr. Babcock stated that new sketches presented were conceptual in nature. He emphasized that light is an important component in the design and the objective is to bring it into the lower levels. Mr. deBoer suggested that the proposed stairway shown in the sketch be moved slightly to the south to allow more light into the lower levels.

At this time, Ms. Regan asked for public comment.

Ms. Ilana Streit, a junior at Brown University, expressed her support for the Hillel project.

Mr. James Rooney, representing Brown University, conveyed Brown's support of the project, stating he was impressed with the way Hillel addressed the concerns of the neighbors.

Ms. Antoinette Breed, a concerned neighbor, expressed her concerns with the project including the proposed zoning changes and the architecture of the new addition, and asked if there were any engineering specifications for the underground portion of the project.

Mr. William Touret, an abutter, expressed several concerns regarding the demolition portion of the application, design of the new building, and zoning issues.

Mr. deBoer stated that they plan on landscaping the parking area with as much greenery as possible. The HVAC requirements will have to be reevaluated since some of the facilities have been moved below ground.

Mr. Everett commented that he sees the project, particularly with the landscaping plan, moving in the right direction, and expressed his satisfaction with the massing of the new addition and the use of the fence motif on terrace and back fence.

In response to a question by Mr. Vargas, Mr. deBoer stated that parking plan includes 10 parking spaces. The service entrance is to be located on Angell Street.

Councilwoman Williams stated that she was pleased with the greenspace and the service entrance relocated to Angell Street. Ms. Parrillo stated that the architects have made great improvements.

At this time Matthew Shilling, an abutter, read a letter by a former tenant of 94 Angell Street who protested the project.

There was a brief discussion regarding the service area on Angell Street.

Mr. Schoettle made a motion to approve the application in concept, citing Standard 8, with the provision that the review of the demolition be condensed to a single meeting, and that the conceptual approval contingent on the applicants obtaining the required zoning variances. The motion was seconded by Mr. Everett and unanimously approved by members Regan, Schoettle, Vargas, Parrillo, Williams and Everett.

2) 99-101 North Main Street (College Hill) – Mr. Robert Dupre, applicant, and Mr. William Kite, architect, appeared to discuss the proposal to demolish a 1-story addition and construct a new addition on the south side of the building, as part of the renovation plan for the existing 4-story Pilgrim Mills building.

Mr. Dupre explained the extent of the damage from a fire in 1991 and the proposal to demolish the former Bluepoint Restaurant building and construct a new 4-story addition. The plan calls for a commercial restaurant on the first level and seven residential condominium units on the upper floors. Mr. William Kite, the architect for the previous renovation project in 1996, has been hired for the project. A color rendering of the south elevation was presented. The structural damage to the garage is to be repaired and the garage roof is to be flat. A section of the roof is to be cut down 4' to accommodate a rooftop garden for one of the units. Mr. Dupre stated that he has been in contact with the neighbors regarding the project.

Mr. Ira Rakatansky, an abutter, expressed concern about his view being obstructed. Mr. Dupre stressed that Mr. Rakatansky's view will not be obstructed.

Mr. Dupre stated that the surface material on the east elevation is to be Dryvit. The south elevation is to be brick and Dryvit to read as new construction. The original storefront is to be restored.

There was a brief discussion regarding the setback of the lobby and the walkway of the new addition. Mr. Schoettle suggested that lobby not be recessed. Mr. Dupre stated that 11 parking spaces will be provided and are working with the state in developing a parking plan for the railroad embankment.

Mr. Everett expressed his concerns regarding the proposed balconies on the new addition and requested to see perspective drawings of the building. Mr. deBoer requested to look at the floor plans. Mr. Kite stated that they are seeking a variance for one means of egress and one stairway may be eliminated. A brief discussion followed regarding the trash system for the proposed restaurant. Mr. Dupre stated that they working with a restaurant designer in developing a state of the art trash system.

In response to a question by Mr. deBoer, Mr. Kite stated that a section of the garage roof is being removed in order to allow for a garden area. The existing wall is to remain along Shakespeare's Head.

Mr. Schoettle made a motion, seconded by Mr. Everett, to approve the renewal of the demolition. The motion was unanimously approved by members Regan, deBoer, Schoettle, Vargas, Parrillo, Williams and Everett.

Mr. Rakatansky expressed his concerns regarding the proposed restaurant. He suggested flat roof monitors for the garage.

Mr. Barry Fain, an abutter, was supportive of the project, yet expressed some concerns regarding restaurant on-street parking.

Mr. Dupre stated that the proposed restaurant will seat 150 people and be approximately 4,500 sq. ft.

Mr. Kite discussed the exterior materials proposed for the new addition. The stucco finish is to differentiate the new building from the original building, noting that he did not want to see the addition be all brick. Mr. Schoettle commented that the proposed windows on the addition should maintain the rhythm of the windows on the main building. Mr. deBoer stated that Dryvit, when used properly, can be a suitable material. Mr. Everett reiterated that the HDC will need to see perspectives or a model.

On a motion made by Mr. Everett, seconded by Councilwoman Williams, approved the construction of the addition in concept, citing Standards 8 and 9. The motion was unanimously approved by members Regan, deBoer, Schoettle, Vargas, Parrillo, Williams and Everett.

Michael Everett departed at 5:50 PM.

3) 246 Hope Street (College Hill) – Mr. Peter Scotti, applicant, appeared to discuss the proposal to remove and relocate fire escapes from the front to the rear elevation.

Mr. Scotti stated that he is in the process of renovating the property. He added that the fire escape must be located off the bedroom. The property contains two residential units and an office on the first level. There was a brief discussion regarding the need for the fire escape and the safety issues involved. Mr. Scotti stated that code requires a second means of egress and that he would rather relocate the fire escape than the alternative plan which would involve enclosing the original main staircase.

A motion was made by Councilwoman Williams, citing Standards 8 and 9, to approve the application as submitted, with the provision that the fire escape be painted the same color to match the building. The motion was seconded by Ms. Parrillo and unanimously approved by members Regan, deBoer, Schoettle, Vargas, Parrillo and Williams.

4) 72 Chapin Avenue (Armory) – Mr. Edward Bourget and Ms. Alexandra Smith-Bourget, applicants, appeared to discuss the proposal to rebuild and enlarge a rear entry stairway.

Mr. Bourget stated that the existing porch is in bad condition and is not original to the house. The intent is to enlarge the back porch to approx. 8' x 8' using mahogany or red cedar. The 1 3/8" x 1 3/8" balusters are to be 4" on center. Two options were submitted.

Mr. Schoettle made a motion, citing Standards 8 and 9, to approve the application as submitted with the preference for the simpler of the two options. The motion was seconded by Councilwoman Williams and unanimously approved by members Regan, deBoer, Schoettle, Vargas, Parrillo and Williams.

5) 14 Barnes Street (College Hill) – Mr. Irwin Gallagher, representing the owner, appeared to discuss the proposal to install three skylights on the east and west rooflines.

Mr. Gallagher stated that the skylights are needed to provide more light and air to the third floor apartment.

Mr. Schoettle made a motion to approve the installation of two skylights labeled #2 and #3 on the plan, with the exception of the skylight labeled #1 proposed for the southern section of the eastern roof slope, citing Standard 8. The motion was seconded by Mr. deBoer and unanimously approved by members Regan, deBoer, Schoettle, Vargas, Parrillo and Williams.

Councilwoman Williams departed at 6:30 PM.

6) 55 Power Street (College Hill) – Mr. Paul Dietel, representing Brown University, and Mr. Steven Lerner, architect, appeared to discuss the proposal to replace fencing, rebuild and repoint stone wall, repair existing shed and construct 10'x16' brick addition to gardener's shed, and install metal handrails on front entry steps.

Mr. Lerner stated that the storage shed will be used to store furniture from the interior of the house when large functions are held. The handrails on the front steps were installed for people who need assistance. Mr. Schoettle suggested that the new fence be painted dark green.

A discussion regarding the rebuilding of the stone wall followed. Mr. deBoer identified drainage problems with the current wall. Mr. Lerner stated that a catch basin is to be installed on the east side of the shed.

On a motion made by Mr. Schoettle, seconded by Mr. Vargas, the application was approved as submitted, citing Standards 8 and 9. The motion was unanimously approved by members Regan, deBoer, Schoettle, Vargas, and Parrillo.

7) 48 Congdon Street (College Hill) – Mr. Barry Fain and Ms. Elaine Fain, applicants, and Mr. Steven Lerner, architect, appeared to discuss the proposal to amend a previously approved design of an addition on the southwest corner of the house. A model was presented.

Mr. Lerner stated that he did not agree with the staff report and that the PHDC had granted conceptual approval to the preliminary project which included the greenhouse and exterior circular stairway. He asked that the PHDC be consistent and review the present proposal which reintroduces these elements. Mr. Schoettle stated that the applicant had changed the design and final approval was granted based on the elimination of these elements. Ms. Regan added that the approved plans did not include the greenhouse. Mr. deBoer acknowledged Mr. Lerner's comments and suggested that the PHDC review at the elements that were eliminated.

Ms. Edith Rathbun, a concerned abutter, stated her objections to the greenhouse.

There was a discussion regarding the external spiral staircase. Mr. Lerner added that that stairway ties the two terraces together. Mr. deBoer preferred the spiral staircase that was shown on the model and identified as the staircase option south of the trellis.

Mr. Schoettle stated that the issue is not with the stairway, but with the greenhouse. Both Mr. Schoettle and Mr. deBoer agreed that the PHDC might consider a proposal that included an actual second story instead of the greenhouse. Ms. Fain also agreed that a second story would better integrate the structure.

Mr. deBoer made a motion, citing Standard 8, to approve the non-cantilevered version of the external spiral staircase. The motion was seconded by Mr. Vargas and unanimously approved by members Regan, deBoer, Schoettle, Vargas, and Parrillo.

Mr. Lerner requested to withdraw the portion of the application relating to the greenhouse and that the subcommittee review the plans for a second story addition. The members present agreed to this request.

8) 15 Hospital Street (Jewelry) – Mr. Merlin DeConti and Mr. David Varone, representing Johnson and Wales University, appeared to discuss the proposal to alter window and door openings, and to infill window surrounds with EiFS.

Mr. DeConti explained that the window and door alterations are needed for an interior upgrade for the dormitory. The new window surrounds will be painted dark green to match the existing windows. Mr. Schoettle stated that it is important to maintain the reveal where the EiFS panels

are to be installed. Mr. Varone stated that there will be a 4" reveal. The skylights, which were added to the application and not listed on the agenda, will be reviewed at a subsequent meeting.

On a motion made by Mr. deBoer, seconded by Ms. Parrillo, the application was approved as submitted, citing Standard 8. The motion was unanimously approved by members Regan, deBoer, Schoettle, Vargas, and Parrillo.

9) 115 Elm Street (Jewelry) – Mr. Timothy Fay and Mr. David Patrick, representing Gladstone Associates, appeared to discuss the proposal to demolish all brick structures on the block abutting Phenix Ironworks, except for the stair tower adjacent to the original stone structure, create an open parking area adjacent to the stone structure, and repair and renovate the stone building.

Mr. Fay stated that the plan includes starting the demolition and immediately repairing the roof of the stone structure. A rendering of the complex was presented.

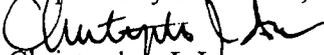
Mr. deBoer, while reviewing the proposal, commented that the proposed window treatment is inappropriate and that the new windows should replicate the existing windows in muntin configuration and dimensions. He added that that the proposed clerestory seems to be raised. Mr. deBoer requested clearer drawings of the section through the roof showing existing and proposed conditions. He stressed that the interior ceiling height should not interfere with the windows and that the entire height of the window should be utilized. Mr. deBoer urged the applicants to bring forward some historical documentation showing what the building looked like in the past.

At this time, Ms. Fleming read a letter by the Rhode Island Historical Preservation Commission which stated that they are not aware of any further structural analysis done on the buildings slated for demolition. A brief discussion followed regarding the possibility of using tax credits for rehabilitation of the complex. The applicants stated that they do not intend to pursue tax credits at the present time. A letter by the Providence Preservation Society was read into the record.

Mr. deBoer made a motion, seconded by Mr. Schoettle, to approve the application as submitted, noting that all structures are to be demolished except the stone building and the brick stair tower, with the condition that the applicants come back to the HDC in a timely manner with a rehabilitation plan taking into account the comments made on the rehabilitation plan as submitted. Mr. deBoer, referencing the demolition plan, identified buildings C, D and the chimney are to be demolished. The motion was unanimously approved by members Regan, deBoer, Schoettle, Vargas, and Parrillo.

There being no further business, the meeting was adjourned at 8:30 PM.

Respectfully submitted,


Christopher J. Ise
Staff

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

Monday, July 27, 1998, 4:00 PM

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

**APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING
AGENDA**

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 6/22/98
- D. New Business
 - a) **107 Prospect Street (College Hill)** - Pre-application review of proposal to construct bay on eastern, rear, elevation
 - b) **144 Dyer Street** - Application for Waiver for demolition of building, referred to PHDC by DRC for review and recommendation
- E. Project Review
 - 1) **15 Hospital Street (Jewelry District) (98. 81)** - Install 4 skylights
 - 2) **116 Elm Street, Phoenix Iron Works (Jewelry District) (98.7)** - Conduct renovations of stone mill building, including alterations to existing windows and roof, construction of lobby structure, creation of entry on Imperial Place
 - 3) **68 South Main Street (College Hill) (98. 107)** - Replace existing dormers on east and west elevations, remove and redesign fire escapes, create new door opening
 - 4) **73 Benefit Street (College Hill) (98. 10)** - Review of design of new structure to replace structure to be demolished, and install retaining wall; continued from 5/18/98
 - 5) **87 Williams Street (College Hill) (98. 104)** - Alter rear dormers
 - 6) **53 Stimson Avenue (Stimson Avenue) (98. 103)** - Conceptual review of installation of fence, alteration of windows
 - 7) **204-206 Lexington Avenue (S. Elmwood) (97. 198)** - Conduct alterations to porch
 - 8) **179 Ontario Street (S. Elmwood) (98. 91)** - Construct retaining wall on street frontage
 - 9) **222 Adelaide Avenue (S. Elmwood) (98. 94)** - Move and extend fence on east property line
 - 10) **1 Benefit Street (College Hill) (98. 101)** - Conceptual review of creation of parking area on rear, east side of property
- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

NOTICE

The Providence Historic District Commission meeting
scheduled for Monday, July 27, 1998 at 4:00 PM
has been canceled and rescheduled for
Wednesday, August 5, 1998 at 4:00 PM.

**NOTICE OF RESCHEDULED PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

**Wednesday, August 5, 1998,
(rescheduled from Monday, July 27, 1998)**

4:00 PM

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

**APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING
AGENDA**

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 6/22/98
- D. New Business
 - a) **107 Prospect Street (College Hill)** - Pre-application review of proposal to construct bay on eastern, rear, elevation
 - b) **144 Dyer Street** - Application for Waiver for demolition of building, referred to PHDC by DRC for review and recommendation
- E. Project Review
 - 1) **15 Hospital Street (Jewelry District) (98. 81)** - Install 4 skylights
 - 2) **116 Elm Street, Phoenix Iron Works (Jewelry District) (98.7)** - Conduct renovations of stone mill building, including alterations to existing windows and roof, construction of lobby structure, creation of entry on Imperial Place
 - 3) **68 South Main Street (College Hill) (98. 107)** - Replace existing dormers on east and west elevations, remove and redesign fire escapes, create new door opening
 - 4) **73 Benefit Street (College Hill) (98. 10)** - Review of design of new structure to replace structure to be demolished, and install retaining wall; continued from 5/18/98
 - 5) **87 Williams Street (College Hill) (98. 104)** - Alter rear dormers
 - 6) **53 Stimson Avenue (Stimson Avenue) (98. 103)** - Conceptual review of installation of fence, alteration of windows
 - 7) **204-206 Lexington Avenue (S. Elmwood) (97. 198)** - Conduct alterations to porch
 - 8) **179 Ontario Street (S. Elmwood) (98. 91)** - Construct retaining wall on street frontage
 - 9) **222 Adelaide Avenue (S. Elmwood) (98. 94)** - Move and extend fence on east property line
 - 10) **1 Benefit Street (College Hill) (98. 101)** - Conceptual review of creation of parking area on rear, east side of property
- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Wednesday, August 5, 1998, rescheduled from Monday, July 27, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Michael Everett, Luis Vargas, Lisa Ardente, Clark Schoettle

Members Absent: Councilwoman Rita Williams, Councilwoman Patricia Nolan, Mildred Parrillo

Staff Present: Joan Fleming, Christopher Ise, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:18 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Meeting of 6/22/98: On a motion by Mr. deBoer, seconded by Mr. Vargas, the minutes of the meeting of 6/22/98 were approved as submitted by members Regan, Schoettle, deBoer, Vargas, Everett and Ardente.

New Business

a) Pella Window Sample - Two samples of Pella replacement windows, one of which was the Architect Series, were shown to members present at the request of the firm's representative. It was the consensus of the members present that the windows may be approved under certain conditions, such as new construction, for use on District properties, but would not be a universally accepted substitute for replacement in kind windows.

b) Pre-application Review, 107 Prospect Street (College Hill): Ms. Jody Jespersen and Mr. Johannes Jespersen, and their Attorney, Mr. Andrew Teitz, appeared for a pre-application review of a proposal to construct bay on the east elevation of the property and install an iron fence.

Ms. Varda Lev of 15 Keene Street and Ms. Elizabeth Wheeler of 105 Prospect Street and 12 Benevolent Street appeared to comment on the proposal.

Mr. Teitz reviewed the drawings submitted with the letter, which shows the proposed bay. He noted that the bay, an angled bay with outswinging doors, is not intended to copy the design of the existing bays on the western elevation of the house. Mr. Teitz added that the house was not originally built with a symmetrical façade, as discovered in the foundation. The proposed fence is to be wrought iron. The previously proposed deck has been eliminated from the plan as it was not keeping in character with the house. He stated that the purpose of the bay is to make the kitchen more functional, increase the dining area and providing more light.

In response to a question by Mr. deBoer regarding the accuracy of the drawings, Mrs. Jespersen stated that they were drawn to scale. Mr. deBoer commented that he was not comfortable with

the way the drawings were rendered. Mr. Everett compared the proposed bay windows to the original double windows and suggested that original windows be retained in a smaller bay addition that is in line with the windows on the second floor. Mr. deBoer stated that he is at odds with the bay addition and that it is difficult to work with drawings that are not in scale.

At this time, public comment was heard. Ms. Wheeler expressed her concerns regarding the proposed bay addition. Ms. Lev was in agreement with Ms. Wheeler, echoing similar concerns.

Mr. Schoettle arrived at 4:45

Mr. deBoer stated it would be difficult to imagine a bay window that would work and hoped that the applicant would rethink the proposal.

c) 144 Dyer Street - Application for Waiver for demolition of building, referred to PHDC by DRC for review and recommendation.

Mr. Peter Lacouture, representing Narragansett Electric, and Mr. Robert Sheridan, manager of District Engineering for Narragansett Electric, appeared to discuss the proposal to demolish structure at 144 Dyer Street and create open surface parking lot. The matter was referred to PHDC for review and recommendation.

Mr. Sheridan cited his expertise and credentials, as a Manager for the company, and described the facilities and history of the use of the building. It has been used as source of power for trolleys and elevators, but was no longer needed for this function. After a description of the ducts and banks, he stated that the company plans only to retain the site as a utility property, with post-demolition plans confined to use as a parking lot until such time as it may be needed in the future.

Mr. deBoer inquired about the interior space and the possibility of using the building as a museum or mothballing the building until a viable use is needed. Mr. Sheridan reiterated that the site is more valuable than the building and Narragansett Electric needs to retain the site in order to have access to the ducts. A brief discussion followed regarding the accessibility of the ducts and the possibility of relocating them to another site.

Mr. deBoer stated that he would be reluctant to see the building demolished. Mr. Everett commented that the building is a visible outline that marks the former wharf area and is one of the last remaining buildings in that area. He added that when the I-195 relocation is completed, the building may present an opportunity for reuse. He stated that he would not want to see the building demolished. Mr. Schoettle stated that, according to the report submitted with the application, the building has not lost its architectural quality and is still sound. He recommended that the building be stabilized and mothballed.

Mr. Kent Millard, from the Providence Preservation Society, suggested that Narragansett Electric consider reusing the building in the future, particularly after the relocation of I-195. He added that the building could be reused while keeping access to the ducts, possibly with a long-term lease or easement.

Mr. Everett made a recommendation to the DRC that a waiver for demolition not be granted based on the architectural quality of the building. The recommendation was seconded by Mr. deBoer and unanimously approved by members Regan, deBoer, Everett, Vargas and Ardente. Mr. Schoettle abstained from the vote as he is a member of the DRC.

Project Review

1) 15 Hospital Street (Jewelry District) – Mr. David Varone, representing Johnson and Wales University, appeared to discuss the proposal to install 4 skylights on the roof of the building.

Mr. Varone stated that while the previous proposal was for domed skylights, the amended scope of work calls for the installation of prism-shaped skylights that reflect the design of others in the District.

On a motion made by Mr. deBoer, seconded by Mr. Schoettle, the application was approved as submitted, citing Standard 8. The motion was unanimously approved by members Regan, deBoer, Everett, Vargas, and Schoettle. Ms. Ardente was not present during the discussion on this application and did not vote.

2) 116 Elm Street (Jewelry District) – Mr. David Patrick, representing Gladstone Associates, and Mr. James Thomas, architect, appeared to discuss the proposal to conduct renovations to the stone mill building, including alterations to the existing roof and windows, and construction of a lobby structure. A model of complex, showing the proposed addition and alterations to the building, and revised plans were presented at the meeting.

Mr. Thomas stated that the proposed replacement windows are to be aluminum with one inch insulated glass. The inoperable window will have the appearance of being double hung by dividing the window in two with a wide horizontal meeting rail. The proposed muntin configuration is to be 20/20 on the first floor, 16/16 on the second floor, and single hung window on the third story. He explained that the roof sheathing is rotted and requires replacement and the trusses need to be repaired. The plan is to eliminate every other top chord, allowing a 16' opening suitable for an office configuration on the third story. The current roofline will be extended to lower the interior sill height to 3'. He added that these changes are necessary to make the third story a rentable and usable space. Mr. Thomas stated that the interior ceilings are to be set back from the windows, allowing the retention of the full window openings. The three arched openings on the north and south sides of the building are to be infilled with a center panel of glass, with smaller panels surrounding the glass on the first and second stories.

A new, recessed entry with a marquee is proposed for the west elevation, providing access to the parking garage across the street. A new vestibule is to be constructed on the east elevation, giving the building a primary entrance identity while creating a weather lock. In response to a question by Mr. deBoer, Mr. Thomas stated that the marquee design for the Imperial Place entry is to reflect the stone and timber materials of the building. Mr. Schoettle suggested something more industrial in style.

There was a discussion regarding the proposed arched windows. The windows are to be recessed 30" at the back of the opening. The divider between the arched windows is due to the limitations of the glass manufacturer. A 1" insulated low E clear glass is proposed.

In response to a question by Mr. deBoer, Mr. Thomas stated that they are proposing to replicate the 5/8" muntin for the sash windows. Mr. deBoer asked about the feasibility of setting the lower sash back to create a shadow line, giving the window the appearance of having an upper and lower sash.

A brief discussion regarding the masonry of the building followed. Mr. Thomas approximated that between 20-40% of the exterior sandstone on the building needs to be replaced. In response to a question regarding the new roof, Mr. Thomas stated that they intend to replicate the existing dormer eaves and rake. He added that the tower connector needs to be studied further.

Mr. Patrick stated that the focus of the project has been on the demolition, window and roof plan. Their goal is to proceed with the exterior repair of the building before winter. They plan to develop an interior program after these items have been addressed.

At this time, Mr. Kent Millard, of the Providence Preservation Society, expressed his satisfaction with the proposal and stated that the project is headed in the right direction.

Mr. Schoettle suggested that the material for the proposed vestibule be differentiated from the main building. Mr. Everett suggested the use of cut stone instead of the ashlar masonry. There was a brief discussion regarding the roof plan. The majority of the members had no objection to the proposed roof modifications. It was suggested that a sample window be installed and that the architect work on the arched windows.

Mr. Schoettle made a motion, citing Standard 8, to approve the roof work and conceptually approve all other proposed work. The motion was seconded by Mr. Everett and unanimously approved by members Regan, Ardente, deBoer, Everett, Vargas, and Schoettle.

3) 68 South Main Street (College Hill) – Mr. Cornelis deBoer, architect, and Mr. James Twaddell, applicant, appeared to discuss the proposal to replace existing dormers on east and west elevations, remove and redesign fire escapes, and create a new door opening.

Mr. deBoer recused himself as he is the project architect and presented the plans. He stated that proposed dormer on the west elevation is to extend beyond the existing dormers approximately 1/2 window on either side and will follow the geometry of the windows on the lower floors. The bank of windows is to maximize the amount of light into the space. There was a brief discussion regarding the proposed fire escape on the east elevation.

On a motion made by Mr. Everett, citing Standard 8, the application was approved in concept, with the provision that all required variances be obtained before a Certificate is issued. The motion was seconded by Ms. Ardente and unanimously approved by members Regan, Ardente,

Everett, Vargas, and Schoettle. The motion was amended to include the replacement of a skylight on the east roof ridge.

4) 204-206 Lexington Avenue (South Elmwood) – Ms. Renee McClain, applicant, appeared to discuss the proposal to conduct alterations to a porch during replacement.

Ms. McClain stated that she has developed a plan for complete reconstruction of the porch with a more appropriate design, based on other porches on properties in the District. The porch columns would be retained and restored. The work is to include reconstructing the railing posts and steps. Ms. Fleming recommended that the rails and posts not be constructed of pressure-treated wood.

Mr. Schoettle made a motion to approve the work proposed, citing Standard 8, with the condition that all project details are to be submitted to staff for review and approval. The motion was seconded by Ms. Ardente and unanimously approved by members Regan, deBoer, Ardente, Everett, Vargas, and Schoettle.

5) 73 Benefit Street (College Hill) – Mr. John Pagliaro, applicant, appeared to discuss the proposal to reconstruct a new building that replicates the existing building.

Mr. deBoer inquired as to whether the building had been measured vertically and horizontally, adding that the proportions were not indicated accurately on the plans presented. Ms. Regan stressed the importance that everything be measured correctly, adding that the PHDC cannot go forward without the proper building dimensions. She suggested that Mr. Pagliaro measure the building and come back to the Commission.

At this time, Mr. Pagliaro requested approval for the foundation. He added that he would submit measured drawings.

Mr. deBoer made a motion to conditionally approve the construction of the foundation that conforms to the footprint of the existing house and the construction of the retaining wall as designed by an engineer, with the provision that the applicant resubmit drawings reflecting the existing conditions, fenestration and other openings that define the building. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Ardente, Everett, Vargas, and Schoettle.

6) 87 Williams Street (College Hill) – Ms. Susan Spirito, designer, appeared to discuss the proposal to remove and replace dormers on the south, rear, elevation.

Ms. Spirito briefly described the proposed work. She added that one of the two existing dormers on the rear elevation is possibly not original to the house, having been added to bring light to the top of the stair leading to the third floor.

On a motion made by Mr. Schoettle, seconded by Mr. deBoer, the application was approved as submitted, citing Standards 8 and 9. The motion was unanimously approved by members Regan, deBoer, Ardente, Everett, Vargas, and Schoettle.

7) 53 Stimson Avenue (Stimson Avenue) – Mr. Scott Martin and Ms. Tanya Martin, applicants, appeared to discuss the proposal to install fence, alter window on north elevation, and replace recent bay window with French door on south elevation.

The applicants, prospective owners of the property, requested that the PHDC conduct a conceptual review of the proposed work prior to completing the purchase of the property.

Mr. Schoettle made a motion to conceptually approve the application, citing Standards 8 and 9. Final design approval was delegated to staff. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Ardente, Everett, Vargas, and Schoettle.

8) 179 Ontario Street (South Elmwood) – Ms. Fleming announced that the application for 179 Ontario Street has been withdrawn at the request of the owner.

9) 222 Adelaide Avenue (South Elmwood) – Mr. Robert Cloutier and Mr. Richard Brimmer, applicants, appeared to discuss the proposal to relocate and extend fence on the eastern property line.

Mr. Don DeSantis of 232 Adelaide Avenue and Mr. Adebowale Omisore of 216 Adelaide Avenue appeared to comment on the proposal.

The applicants stated that they have had continuing problems with encroachment and parking by the tenants of 216 Adelaide, and had a survey done that shows that the property line of 222 Adelaide lies 3' closer to 216 Adelaide than was thought, and wished to relocate the fence along the actual property line. Mr. Omisore expressed concern regarding the applicant's survey. It was suggested by the members that Mr. Omisore have his property surveyed.

Mr. Vargas adopted the motion, stated by Mr. Salvatore, to approve the fence extension parallel to Adelaide Avenue to that distance required to close off the property to the location of the property line. The fence is to be located on the owner's side of the property line. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Ardente, Everett, Vargas, and Schoettle.

10) 1 Benefit Street (College Hill) – Ms. Fleming announced that the applicant, Mr. Puckett, requested that the application be postponed to the next PHDC meeting scheduled for August 24, 1998.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,


Christopher J. Ise
Staff

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION**

Monday, August 24, 1998

4:00 PM

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 8/5/98
- D. New Business
 - a) **CLG Grant, PHDC Handbook Illustration** - Update and discussion
 - b) **197 Fountain Street (Police and Fire Headquarters)** - Application for Waiver for demolition of building, referred to PHDC by DRC for review and recommendation
- E. Project Review
 - 1) **1 Benefit Street (College Hill) (98. 101)** - Conceptual review of creation of parking area on rear, east side of property
 - 2) **153 Bowen Street (College Hill) (98. 117)** - Enlarge kitchen by 5' x 7' on 1st floor, rebuild deck railings, on 2nd floor, rear south elevation
 - 3) **54 Barnes Street (College Hill) (98. 121)** - Alter kitchen windows on east elevation, enlarge kitchen by 6.5' x 3.5', construct new dormers, change window to door and construct steps on rear, north elevation
 - 4) **12 George Street (College Hill) (98. 109)** - Infill 3 windows, alter 4 windows on ell, north elevation
 - 5) **116 Elm Street, Phoenix Iron Works (Jewelry District) (98.7)** - Continuation from 8/5/98 of plan to conduct renovations of stone mill building, including alterations to existing windows, arched openings, construction of lobby structure, creation of entry on Imperial Place
 - 6) **73 Benefit Street (College Hill) (98. 10)** - Review of design of new structure to replace structure to be demolished, continued from 8/5/98
 - 7) **99-101 North Main Street (College Hill) (98. 83)** - Final review of construction of addition on south elevation
- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, August 24, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Michael Everett, Luis Vargas, Clark Schoettle, Councilwoman Rita Williams, Mildred Parrillo

Members Absent: Councilwoman Patricia Nolan, Lisa Ardente

Staff Present: Kathy Cavanaugh, Christopher Ise, Sam Shamon, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:10 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the Meeting of 8/5/98: Mr. deBoer made a motion to amend the minutes of the meeting of 8/5/98 to include the clarification of the proposed design for the arched windows and the proposed door (west elevation) for 116 Elm Street, to add Mr. deBoer to the motion for 116 Elm Street, and to specify that the motion for 73 Benefit Street was conditionally approved. The motion to amend the minutes was seconded by Councilwoman Williams, and approved by members Williams, Regan, deBoer, Vargas, and Everett.

New Business

1) CLG Grant, PHDC Handbook, Illustrations - The illustrator selected for the project, Joshua Safdie, along with Eric Carlson, made a brief presentation regarding the status of the project, and asked for comment by the members present. Mr. Safdie stated that two drafts would be submitted. Mr. Everett recommended that the drafts be submitted as quickly as possible to allow for revisions. Mr. Safdie asked if it was possible to work with the PHDC in developing drawings for the handbook. Ms. Cavanaugh offered to arrange a working meeting with the PHDC with select members sometime after Labor Day. Ms. Regan suggested that sample drawings be presented at the next PHDC meeting.

Ms. Parrillo arrived at 4:20 PM.

2) 197 Fountain Street (Police and Fire Headquarters) – Mr. Joslin Stewart and Mr. Roger Stein, representing Jung/Brannen Architects, appeared to request a Waiver of DRC Regulations for proposal to demolish structure at 197 Fountain Street, with construction of hotel as post-demolition site treatment. At its meeting on 8/3/98, the DRC voted to refer the application to the PHDC for discussion at its next regular meeting on August 24, 1998, as required by Section 502.5, b of the Zoning Ordinance.

Mr. Stein explained the proposal to demolish the building for the construction of the new hotel. Both the Building Inspector and the State Fire Marshal inspected the building and found

numerous code violations and fire safety code deficiencies. He stated that the building would be prohibitively expensive to reuse and upgrade as part of the proposed hotel complex, adding that they had looked at the feasibility of reusing the existing structure. Mr. Stein presented a schematic plan showing how the existing support columns of the station would not work with the underground parking plan or guest room configuration. He explained that some elements of the existing building would be saved, noting that the existing municipal courtroom would be dismantled and reassembled in the new police and fire headquarters, and that carved stone elements over the windows and doors would be reused in the interior of the new hotel.

Mr. Stewart presented the design of the new hotel proposed for the site. The intent is to make the site more accessible to the public, and to create a gateway to the downtown. The public would have more access to the hotel via entrances on Greene and Fountain Streets. The hotel's atrium space is designed to connect the interior with the exterior, thus increasing public activity at the outdoor plaza in LaSalle Square. In response to a question regarding parking for the hotel, there are to be two levels of parking below grade for a total of approximately 110 parking spaces.

Mr. Salvatore and Mr. Schoettle arrived at 4:40 PM.

There was a brief discussion regarding the location of the automobile drop-off to be located on Broadway. Mr. Everett expressed concern regarding the interaction between pedestrian and automobile traffic in that area. Mr. Stein explained that locating the automobile drop off on any other street would disrupt residential traffic and LaSalle Square. He added that Broadway is the least disruptive location. Mr. Stein noted that they are providing a 6' setback at the top of the second level of the building to create a more pedestrian level. The first floor will have clear glass retail frontages.

Ms. Regan asked if anyone in the audience had any comments regarding the proposal to demolish the Police and Fire Headquarters. There was no public comment. At this time, Mr. deBoer made a motion to recommend to DRC the demolition of the Police and Fire Headquarters. The motion was seconded by Councilwoman Williams and approved by members deBoer, Everett, Vargas, Williams and Parrillo. Regan and Schoettle abstained from voting as they are members of the DRC.

Project Review

1) 1 Benefit Street (College Hill) – Mr. Tim Puckett, applicant, appeared to discuss the proposal to create a 30' x 40' parking area on the east side of the property. He explained that early in the process he was somewhat confused regarding parking regulations and zoning issues. He added that he had originally had proposed six parking spaces, but after the neighbors expressed concern regarding the amount of parking and the loss of the greenspace, he scaled it down to three spaces. The parking area is to be only used by the tenants of 1 Benefit Street. Mr. Puckett stated that he has a contract on hold with his future tenants because he needs to provide parking.

Mr. Everett felt that there is more parking area proposed than necessary. Mr. Puckett explained that he has been in contact with Mr. Ed Paxson at Building Inspection and what is shown on the

plan is required according to zoning. He added that Mr. Paxson requires that one of the spaces be a handicapped space. Mr. Puckett agreed that he would like to keep the parking area as small as possible. A discussion followed regarding the proposed handicapped space. Most of the members felt that the handicapped space was not necessary. Councilwoman Williams suggested that Mr. Puckett speak to his City Councilman to see if it is possible to designate a space on the street for handicapped parking.

At this time, public comment was heard. Ms. Toby Ayers and Mr. Donald Keefer, of 5 Burrs Lane, and Mr. Arthur Abrahms, of 3 Burrs Lane, commented on the proposal.

Ms. Ayers expressed her disapproval of the proposed parking plan due to strong neighborhood opposition, and requested that the PHDC not approve the parking plan.

Mr. Abrahms was concerned with adding more parking in the area, referring to the 23 car parking lot. He added that if the parking area is approved, it should be located directly behind the structure at 1 Benefit St.

Mr. Don Keefer stated that a parking area is reversible and agreed that the parking should be moved closer to the house at 1 Benefit St. He endorsed the modified plan and felt it was a reasonable compromise.

A brief discussion followed regarding the large 23 car parking lot in the neighborhood. The abutters felt that the neighborhood is adversely affected by this parking lot and are leery to see more parking created.

The discussion then turned to the details of the proposed parking plan. Mr. deBoer suggested the use of perforated pavers that would allow grass to grow over the surface. Councilwoman Williams asked Mr. Puckett if it would be possible to relocate the parking area behind 1 Benefit St. Mr. Puckett stated that he had spoken with James T. Morris from the Department of Public Works regarding the curb cut for the lot. Mr. Morris recommended that the parking area be located on the east side of the lot where the grade is level. Mr. Puckett felt that this is more suitable because the hedges will screen the parking area. In response to a question by Mr. Schoettle, Mr. Puckett stated that a 15' wide driveway off the street is necessary due to the handicapped space requirement.

Mr. Schoettle made a motion to conceptually approve the application with the condition that the applicant work with the staff to determine the possibility of eliminating the handicapped space and relocating it to the street, reducing the driveway entrance from 15' to 10', and that the parking lot surface be constructed of a material other than asphalt. Staff would be able to approve the paving material. The motion was seconded by Mr. deBoer and unanimously approved by members Regan, Schoettle, deBoer, Vargas, Parrillo, Williams and Everett.

2) 153 Bowen Street (College Hill) – Ms. Susan Gill, applicant, appeared to discuss the proposal to enlarge the kitchen by 5' x 7' on first floor and to rebuild deck railings to comply with code requirements on 2nd floor on the south, rear, elevation

Ms. Gill stated that the work proposed consists of expanding the eating area of the kitchen to provide more space. She added that extending the wall further east interferes with the bulkhead and the interior configuration of the dining room. On the 2nd floor deck, the existing railing would be removed and replaced. A discussion regarding the deck followed. Some of the members present made the observation that the interaction between the proposed alteration and the existing 2nd floor deck was awkward. Ms. Gill was asked if removing the deck had been considered. Ms. Gill stated that the deck would need to be rebuilt as a result of the expansion. Mr. Schoettle suggested cutting the deck back to the line of the house. It was the consensus of the members that the proposal should be amended by either removing the deck and adding a shed roof to the extension or by pulling the deck back to the line of the house and rebuilding the supports.

Ms. Regan recommended that the applicant consult with the architect regarding a new design based on the comments made by the members and continued the matter to a subsequent meeting.

3) 54 Barnes Street (College Hill) – Mr. Samuel Frank, applicant, appeared to discuss the proposal to alter the kitchen windows on east elevation, enlarge the kitchen by 18 square feet, alter the window to a door with steps, and construct 2 new dormers.

Mr. Frank stated that the work proposed is confined primarily to the northern, rear elevation, and is intended to bring in more light and air and provide more space to the interior. The dormers proposed for the 3rd floor are for a new work space. Mr. deBoer inquired about the accuracy of the drawings. Mr. Frank responded that the vertical dimensions were correct, however he would submit revised drawings to staff.

Public comment was heard from Ms. Theresa Papio, of 52 Barnes Street. Ms. Papio expressed her support for the project.

Mr. deBoer felt that the proposal could be conceptually approved, but was concerned regarding the detailing on the dormers. Mr. Frank replied that the goal was to keep the detailing simple. Mr. deBoer suggested that the new dormers have a similar level of quality to that of the existing dormers.

On a motion made by Mr. deBoer, seconded by Councilwoman Williams, the application was approved as submitted, citing Standards 8 and 9, with final plans to be reviewed by staff. The motion was unanimously approved by members Regan, Schoettle, deBoer, Vargas, Parrillo, Williams and Everett.

Mr. Schoettle departed at 6:25 PM.

4) 12 George Street (College Hill) – Mr. Richard Palumbo, contractor, and Mr. Scott McGuirl, owner, appeared to discuss the proposal to remove existing windows on the 2nd and 3rd floor of the rear ell, north elevation.

Mr. Palumbo stated that they would like to remove 3 windows on the smaller rear ell and 2 windows on the 3rd floor of the larger ell. There was a discussion regarding the reason for infilling the windows. He added that eliminating these windows provides more usable interior space.

There was a brief discussion regarding the stucco restoration and the 4 blocked windows on the south elevation that had been discovered when the stucco had been removed.

Ms. Pat Caine, of 18 George Street, commented on the proposal. She stated that she was not concerned with the removal of the windows on the rear elevation, however, she would like to address the mechanical equipment at another time.

A brief discussion followed regarding the method of infilling the windows on the rear. Mr. deBoer suggested options in order to avoid the appearance of creating a blank façade. He recommended restoring the window on the 2nd floor of the north elevation and possibly forgoing the 3rd floor windows on the large ell.

Mr. deBoer made a motion, citing Standard 8, to approve the application with the condition that the 3 windows on the 2nd floor of the projecting bay be restored. The 3rd floor windows on the large ell are to be removed. The motion was seconded by Mr. Everett and unanimously approved by members Regan, deBoer, Vargas, Parrillo, Williams and Everett.

In response to a question by Mr. Palumbo, Ms. Regan stated that staff would be able to review exterior condensers.

5) 116 Elm Street (Jewelry District) - Mr. Michael Pierce, architect representing Ganteaume and McMullen, Inc., and Mr. Kyle Lloyd, of Banks Building Co., appeared to discuss the window replacement plan for the Phenix Iron Works Building.

Two window samples of metal replacement windows from different manufacturers were presented. One was a fixed window with a divider and the other was a fixed window that replicated a double hung window. Mr. deBoer inquired as to whether the applicants had considered an operable window. He also suggested a finer muntin than what was shown. Mr. deBoer recommended that new aluminum windows match the existing windows in terms of muntin size and meeting rail.

Mr. Pierce also presented a rendering showing the arched openings on either end of the building infilled with a similar type fixed window with muntins proposed for the remainder of the building. Mr. deBoer asked if solid doors had been considered. Mr. Pierce stated that the plan has been to incorporate as much glazing as possible into the design. Some of the members felt that there should be less glazing. Mr. deBoer inquired about the possibility of locating the entrance doors at the ends of the building. Mr. Pierce stated they have designated the entrance next to the tower to make the entrance more identifiable. A discussion followed regarding other design options for the arched openings.

Mr. Pierce stated that the primary focus of the project at this time is to get an appropriate window ordered for the building. Mr. deBoer recommended that the existing windows be replicated to match the existing. He commented that complete sections of the existing window and the proposed window need to be submitted. He stated that it would be difficult for the PHDC to make a decision without these drawings. Mr. Lloyd stated that both manufacturers of the sample windows have field measured the existing windows, however shop drawings wouldn't be

produced until the order for the windows are placed. Mr. Pierce added that the two window manufacturers are an option. Mr. deBoer stated that the PHDC would be cautious in approving a window type without reviewing section drawings. He added that the PHDC would consider the double hung window option. Mr. Pierce stated that he would have the manufacturer develop shop drawings.

Ms. Regan recommended that the applicant submit the drawings to staff for approval and to continue the other items to a subsequent meeting.

6) 73 Benefit Street (College Hill) – The application was not discussed because the applicant did not attend the meeting.

7) 99-101 North Main Street (College Hill) – Mr. B.J. Dupre, applicant, and Mr. William Kite, architect, appeared to discuss to discuss the proposal to construct a new addition on the south and east side of the building, as part of a program of renovation and conversion to residential/commercial use. The program is to include restoration of the existing 4-story masonry building's storefronts, windows, and brickwork.

Floor plans, elevations and a perspective rendering were presented. Mr. Kite stated that the new addition is set back slightly from the main building and reads as its own building. The interior layout has not changed since the previous meeting. The 7 residential units will have a separate entrance from the restaurant. The base of the addition will have a pre-weathered copper storefront and the upper floors will have a soft brick color that compliments the main building.

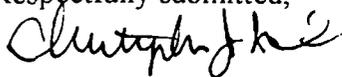
There was a discussion regarding the east elevation. Mr. Kite reassured the PHDC that elevation is not as flat as it appears on the elevation. They are proposing a synthetic stucco, similar to dryvit, that will be a warm gray color. Mr. deBoer commented that the project is moving in the right direction.

Mr. Everett made a motion, citing Standard 8, to approve the construction of the new addition. The motion was seconded by Mr. deBoer and unanimously approved by members Regan, deBoer, Vargas, Parrillo, Williams and Everett.

Mr. Dupre informed the PHDC that the Armory Revival Company is in the process of purchasing the Lovett Building on the corner of Thomas Street and North Main Street. As part of the financing, the bank is requiring a "For Lease" sign on the building. He stated that the exterior sign would be temporary.

There being no further business, the meeting was adjourned at 8:25 PM.

Respectfully submitted,



Christopher J. Ise

**NOTICE OF PUBLIC MEETING
CITY OF PROVIDENCE
PROVIDENCE HISTORIC DISTRICT COMMISSION
Monday, September 28, 1998
4:00 PM**

4th Floor Conference Room, Department of Planning and Development
400 Westminster Street, Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 8/24/98
- D. New Business
 - a) **Discuss Annual Retreat**
- E. Project Review
 - 1) **153 Bowen Street (College Hill) (98. 117)** - Enlarge kitchen by 5' x 7' on 1st floor, remove deck on 2nd floor, change door to window on rear, south elevation. Continued from 8/24/98
 - 2) **25 Bowen Street (College Hill) (98. 137)** - Alter entry on north elevation, construct new sunroom on northeast corner of house
 - 3) **12-14 Pratt Street (College Hill) (98. 126)** - Install 3 skylights; work completed by former owner without Certificate
 - 4) **250 South Water Street (College Hill) (98. 138)** - Install ductwork for restaurant kitchen on west elevation
 - 5) **73 Benefit Street (College Hill) (98. 10)** - Review of design of new structure to replace structure to be demolished, continued from 8/24/98
- F. Other Business
- G. Adjournment - Projected Adjournment 8:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street, Providence, RI. The staff report and recommendations will be available to the public at the meeting and upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) 48 HOURS IN ADVANCE OF THE MEETING

Posted 9/18/98

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 28, 1998, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Tina Regan, Cornelis deBoer, Luis Vargas, Mildred Parrillo (Lisa Ardente also attended but did not vote as her term had expired and she had not been reappointed). The quorum for the meeting was four members.

Members Absent: Councilwoman Patricia Nolan, Councilwoman Rita Williams, Clark Schoettle

Staff Present: Kathy Cavanaugh, Christopher Ise, Joan Fleming, David Salvatore (legal Counsel)

Call to Order: The meeting was called to order at 4:10 PM, Ms. Regan presiding. All testimony was sworn.

Minutes of the meeting of 8/24/98: On a motion by Mr. deBoer, seconded by Mr. Vargas, the minutes of the meeting of 8/24/98 was unanimously approved as submitted.

New Business

a) Annual Retreat - The PHDC annual retreat is normally held in November, and the members discussed possible dates in the week before Thanksgiving, tentatively November 17 and 18th. The retreat is to be a joint meeting with the DRC. Plans can be finalized at the October meeting.

b) CLG Grant, Update - The results of the meeting with Joshua Safdie and Eric Carlsen on 9/15/98 were described briefly, with the list of illustrations proposed to follow the present outlines of PHDC Standards and Guidelines.

Ms. Ardente arrived at 4:20 PM.

Project Review

1) 153 BOWEN STREET (COLLEGE HILL) - Ms. Mary Brewster, architect, appeared to discuss the revised plans for the enlarged kitchen and the removal of the second floor deck, as continued from the meeting of 8/24/98. The proposal is to enlarge kitchen by 5' x 7' on first floor, remove second floor deck, and replace door with window, both work items on south, rear, elevation

The existing set of double doors would be removed and replaced with a window in storage on the property. The small windows on the first floor would be removed and replaced with larger

windows. The trim band would be carried across to the new section of roofing, and the kitchen roof would be shingled in wood. The brackets would remain on the second floor. The slope of the new roof is as close as possible to the existing roofline. There was no evidence found for a predecessor for the deck that is to be removed.

On a motion by Mr. deBoer, and seconded by Ms. Parrillo, the motion was approved unanimously to approve the application as amended, citing Standards 8 and 9, by members Parrillo, Regan, Vargas and deBoer.

2) 25 Bowen Street (College Hill) - Ms. Brewster remained, as the architect for this property as well as the preceding, and was joined by Ms. Ruth Mullen, owner, to discuss the application to alter the entry on the north elevation, and construct new sunroom on northeast corner of house.

On the north elevation, the plan is to change the existing entry with unadorned transom and sidelights to a more ornate portico entry, removing the existing metal canopy and steps, replacing the steps with granite and bluestone and replacing the glazing of the sidelights and transom. The new portico would provide an ice and snow cover for the entry. The moldings are to be simple, as there is not a great deal of fine detail on the house.

On the corner, the plan is to construct a new sunroom on the north side of the pitched-roof, 1-story shed on the east side of the house. The room is to be ca. 15' x 13', and it could have been larger, but the designer was reluctant to have it extend beyond 3' from the northern line of the house.

There was a discussion of the evolution and development of the property, which replaced a large brick structure, which was torn down in the 1960's-1970's, in 1982. The structural elements would be wooden MDO panels and pilasters intended to match the columns of the new portico. All new wood would be painted. Mr. deBoer observed that the column capitals were out of scale, and Ms. Brewster noted that they were drawn in error, and that amended drawings would be submitted that showed the correct proportions.

On a motion by Mr. deBoer, and seconded by Mr. Vargas, the motion was approved unanimously to approve the application as amended, citing Standards 8 and 9, by members Parrillo, Regan, Vargas and deBoer. Staff may review the revised column detail.

3) 12-14 Pratt Street (College Hill) - Mr. Luis Resendes, the new owner of the property, appeared to seek approval for the installation of three skylights installed by the previous owner without PHDC review.

Mr. Resendes had purchased the property from Mr. Michael Schubert, the former owner. He noted that the building inspector had discovered their installation without a permit, among other issues not in compliance with code, and that he was attempting to legalize all conditions on the property.

Mr. deBoer observed that given the height of the rooflines and the perspective from the street, the skylights were minimally visible.

On a motion by Mr. deBoer, and seconded by Mr. Vargas, the motion was approved unanimously to approve the application as submitted, citing Standard 8, by members Parrillo, Regan, Vargas and deBoer.

4) 250 South Water Street, rear of 245-257 South Main Street (College Hill) - Mr. Maurice Collins, president of a corporation attempting to open a restaurant on the property, appeared to discuss the proposal to install round metal duct for exhaust, servicing the kitchen for a new restaurant. The duct will extend from the 1st to the 3rd floor, attached to the northwest corner of the building, facing South Water Street.

An upgrade is required to meet code and obtain a permit for the renovations. The proposal is brought to the PHDC as the only feasible alternative for the installation of code-complying ductwork.

Mr. Collins describe the type of restaurant planned, as a tavern on the whole first floor of the building. It would have a commercial kitchen. The options for venting the kitchen are limited, with the staff concerned that the installation of the ductwork will be highly visible from the South Water Street side of the building, as well as from the west bank of the Providence River. The options for venting the chimney involve moving the kitchen internally, placing a new flue on the interior, and placing the flue on the exterior. He described how the preferable option in terms of the visual effect on the building, that of venting internally into the existing chimney, cannot be done for several reasons including high cost, loss of the character of the existing chimney, and the need to disrupt other tenants in the building. Placing the piping on the northern side of the building would be difficult, as the piping would get hot, and may be hazardous to passersby.

The option of attaching the flue to the outside of the building on the west elevation, within a masonry enclosure in the form of a chimney, was discussed as an alternative treatment for the venting system. Ms. Regan commented that the PHDC was enthusiastic about the reuse of the space as a restaurant, and that venting would be acceptable with the installation of the chimney enclosure. The PHDC could continue the application review pending discussion between the applicant and owner regarding the expense of the installation of an exterior chimney, or the PHDC could grant approval of the installation of an exterior vent with the condition that the cladding be installed, with a motion to approve or to continue.

Mr. Salvatore arrived at 5:35 PM.

The PHDC directed staff to issue a letter to the applicant, copied to the owner, and that the application was continued at the agreement of the applicant and the PHDC, with the options for installation consisting of the use of an interior flue or an exterior vent inside a brick chimney. Mr. Vargas asked if the PHDC could consider a third option, which would bring the vent through the interior of the first floor, and an exterior vent on the north side. After some further discussion, Mr. deBoer stated that in his opinion the best option was the creation of an interior flue, and the

second an exterior duct with brick cladding, located between the first and second set of windows on the west elevation, to be encased in brick to match the existing brick on the building.

The applicant was to explore these two options as any other would not be feasible. Mr. Salvatore suggested that the owner be present at the next meeting on October 26, to which the application was continued, on motion by Mr. deBoer, seconded by Mr. Vargas, and approved by members deBoer, Vargas, Regan and Parrillo.

5) 73 BENEFIT STREET (COLLEGE HILL) - Mr. John Pagliaro appeared to discuss the proposal to reconstruct a new building that essentially replicates the existing building. following demolition.

It was brought to the attention of the PHDC that the building had been demolished without a Certificate an expressed great concern over this . Mr. Pagliaro stated that he had measured the building. and it was observed that all elevations would need to be submitted for new construction to be approved.

Mr. Salvatore suggested that the PHDC should vote as to whether the application was complete. Mr. deBoer suggested that a water table be placed on the house. Mr. Pagliaro stated that the house had no overhang at the cornice, and proposed replicating the cornice of 79 Benefit Street, directly to the south. This would, however, be the replication of a building other than the one demolished and proposed for replacement.

Ms. Regan observed that the PHDC could not make a decision without seeing a full set of plans for the building. Mr. Salvatore stated that the application appeared to be incomplete, but that the PHDC is not giving a checklist of requirements. Ms. Regan stated that design details such as gable louvers, need to be shown on project plans. Mr. deBoer stated that he would need to see details of the railing on the entry steps, but Mr. Pagliaro stated that railings were not required for steps under 30" high.

Mr. deBoer then commented that the drawings showed only vague detailing, but that he felt that the drawings were close enough to completion that staff would be able to review the drawings. Mr. Salvatore stated that the PHDC should see the final plans. While he stated, too, that an architect's stamp may be required on the drawings, Mr. Pagliaro stated that such a stamp was not required by the city. Mr. Vargas stated that he supported Ms. Regan's position regarding the drawings. Mr. deBoer stated that that appear to be discrepancies in he drawings, and the they need to have a title block showing date, drawings number, property address and date. Mr. Salvatore stated that the building inspector would need a certain quality of drawings to approve a permit.

Mr. deBoer made a motion, seconded by Mr. Vargas, and approved by members Regan, deBoer, Vargas and Parrillo, to continue the application to a subsequent meeting, as it was not complete, and that the applicant was to come back to the PHDC with plans showing exterior elevations of all four sides of the building, as the west side only has been submitted, and with a

recommendation that a water table be introduced, and that details of the doors, eaves, jet, typical window details and specifications of the flashings of the windows be provided.

There being no further business, the meeting was adjourned at 6:25 PM.

Respectfully submitted,

Joan Fleming
Preservation Planner

ATTACHMENT 3

Sample Approval Letter



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

June 30, 1998

APPLICANT/OWNER

Edward Bourget
Alexandra Smith-Bourget
72 Chapin Avenue
Providence, RI 02909

RESOLUTION 98-27 Application 98.78

WHEREAS, the applicants, Mr. Edward Bourget and Ms. Alexandra Smith-Bourget, applied to the Providence Historic District Commission for a Certificate of Appropriateness for exterior alterations to include rebuilding and enlarging a rear porch and steps on the rear of 72 Chapin Avenue, Plat 36, Lot 174; and

WHEREAS, the Commission held hearings on the matter on June 22, 1998 at which time testimony was heard from Mr. Edward Bourget and Ms. Alexandra Smith-Bourget, owners, and other interested parties; 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 makes the following findings of fact:

1. 72 Chapin Avenue is a contributing building to the Armory Historic District, and has architectural and historic significance.
2. The alterations as proposed consist of rebuilding and enlarging an existing rear porch and steps on the rear of 72 Chapin Avenue.
3. The alterations as proposed and modified are not incongruous with the structure, its appurtenances, and the surrounding historic district.
4. The exterior alterations are consistent with PHDC Standards 8 and 9 in the following ways:

- a) The alterations will not destroy historic materials that characterize the property, and are compatible with the massing, size scale and architectural features of the property and district.
- b) The alterations will be done in such a manner that if removed in the future, the essential form and integrity of the structure and site would be unimpaired.

Based upon the above findings of fact, the Commission determines that the exterior alterations are appropriate, and hereby approves the application for a Certificate of Appropriateness, with the following conditions:

- i. All project details are to be reviewed by staff. Any changes to the project shall be submitted for review before work begins.

A copy of the documentation submitted for the execution of the work described herein is hereby made a part of this Resolution. Three copies of the plans have been submitted to be stamped and signed (one goes to the applicant, one to the Building Department, and one to the PHDC files)

As the final drawings have been approved, stamped and signed, the Certificate and a stamped copy of accompanying documentation may be claimed from the Department of Inspections and Standards, 190 Dyer Street, when applying for a building permit. The approval is valid for six months from the date of the Resolution.

Tina C. Regan
Tina C. Regan, Chair

cc: Mr. Ramzi Loqa
Mr. David Salvatore, Esq.

ATTACHMENT 4

**PHDC Member and Staff Professional Training, October 1, 1997 through September 30,
1998**

PHDC MEMBER AND STAFF PROFESSIONAL TRAINING
October 1997-September 1998

1997 National Trust for Historic Preservation Conference, Santa Fe New Mexico (October, 1997)

Commission Members: Clark Schoettle, Michael Everett

Staff: Kathryn Cavanaugh

1998 Restoration and Renovation Conference, Boston, MA (March, 1998)

Commission Member: Tina Regan

Staff: Joan Fleming

1998 RESTORE Preservation Conference, Boston, MA (March, 1998)

Commission Member: Tina Regan

1998 AIA Historic Resources Conference, Nantucket, MA (August, 1998)

Commission Member: Cornelis deBoer

1998 CORE Historic District Commission Training Workshops, RI (April, 1997)

Staff: Kathryn Cavanaugh (Speaker)

1998 "Preservation Begins at Home: Maintaining Community Character", Statewide Conference, RIHP&HC and Roger Williams University, Bristol, RI (April 1998)

Staff: Kathryn Cavanaugh, Joan Fleming, Christopher Ise

Commission Members: Tina Regan, Clark Schoettle

1998 National Alliance of Preservation Commissions and American Planning Association, "Short Course for Preservation and Planning Commissions", Boston, MA, (April 1998)

Staff: Joan Fleming

1998 American Planning Association National Conference, Boston, MA (April 1998)

Staff: Kathy Cavanaugh (Speaker)

ATTACHMENT 5

**Special Projects
October 1, 1997 through September 30, 1998**

SPECIAL PROJECTS

The PHDC and its staff worked on the following special projects during 1997-1998:

PHDC

1. **National Register Nomination:** Reviewed and endorsed the nomination of the Blackstone Park Plat to the National Register of Historic Places
2. **Annual Retreat:** Developed a work program for the upcoming year, and discussed policy issues of importance to the PHDC, including enforcement procedure for violations and documentation requirements for applications for Certificates of Appropriateness, development of a visual guide for applicants
3. **Conference Speakers:** Cornelis deBoer spoke at the AIA Historic Resources Committee, at a conference entitled "Bringing Preservation to the Community Ms. Regan served on a panel conducting a mock HDC meeting at the CORE workshop.

Staff

1. **Annual notice:** mailed over 1700 postcards to property owners in the seven local historic districts, reminding them of the requirements of historic district zoning
2. **Public Speaking:** Kathryn Cavanaugh spoke at a workshop on due process and defensible decision making for HDC's, during the 1998 CORE statewide training program for RI historic district commissions, participated in a training program for the Block Island Historic District Commission, and conducted tours of Providence's historic resources during the APA National Planning Conference.

ATTACHMENT 6

**PHDC Membership List and Meeting Attendance Record
October 1, 1997 through September 30, 1998**

PHDC MEMBERSHIP LIST AND MEETING ATTENDANCE RECORD
October 1, 1997 through September 30, 1998

The PHDC held 12 regular meetings and 4 special meetings over the past year

Name	Appointment Status	Meetings Attended	Resume On File	Discipline (NPS Standards)
Tina C. Regan (Chair)	Reappointed 9/97	12 reg., 4 spec.	Yes	
Lisa W. Ardente	Term Expired 9/98	5 reg., 2 spec.	Yes	Law
Cornelis deBoer		12 reg., 3 spec	Yes	Architecture
Antoinette Downing	Appointed Emeritus 12/96	0	Yes	Arch. History
Michael Everett (Deputy V. Chair)	Term Expired 9/98	10 reg., 2 spec.	Yes	Landscape Arch.
Councilwoman Patricia Nolan		2 reg., 4 spec.	Yes	
Mildred Parrillo		9 reg., 3 spec.	Yes	
Pamela Robertson	Resigned 12/97	0 reg., 1 spec	Yes	Law
Robin R. Ryan	Resigned 2/98	0 reg., 0 spec	Yes	
Luis Vargas	Reappointed 9/97	8 reg., 2 spec.	Yes	
Clark Schoettle (Vice Chair)		9 reg., 4 spec.	Yes	History
Councilwoman Rita Williams		9 reg., 1 spec	Yes	
<u>Staff</u>				
Kathryn Cavanaugh		8 reg. 4 spec	Yes	Preservation Planning
Joan Fleming		11 reg., 4 spec	Yes	Archaeology
Christopher Ise		12 reg, 3 spec.	Yes	Historic Preservation
Thomas Deller, AICP		1 reg., 1 spec	Yes	Urban Planning
David Salvatore (Counsel)		8 reg., 2 spec.	Yes	Law