



## Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

October 27, 1995

Mayor's Message to the City Council:

I herewith submit the Annual Report of the Providence Historic District Commission, summarizing the Commission's activities for 1994-1995.

Under the guidance of the Commission and its staff in the Department of Planning and Development, historic district zoning continues to be a valuable tool for protecting Providence's extraordinary historical, cultural, and architectural resources and neighborhoods. The results of their hard work are evident to the citizens of Providence and to all who visit or work in our City.

Sincerely,

Vincent A. Cianci, Jr.  
MAYOR

IN CITY COUNCIL  
NOV 2 1995  
READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.  
*Michael L. Clement* CLERK

JOHN F. PALMIERI

Director



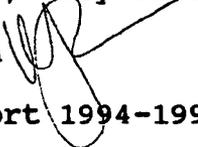
VINCENT A. CIANCI, JR.

Mayor

## Department of Planning and Development

*"Building Pride In Providence"*

### MEMORANDUM

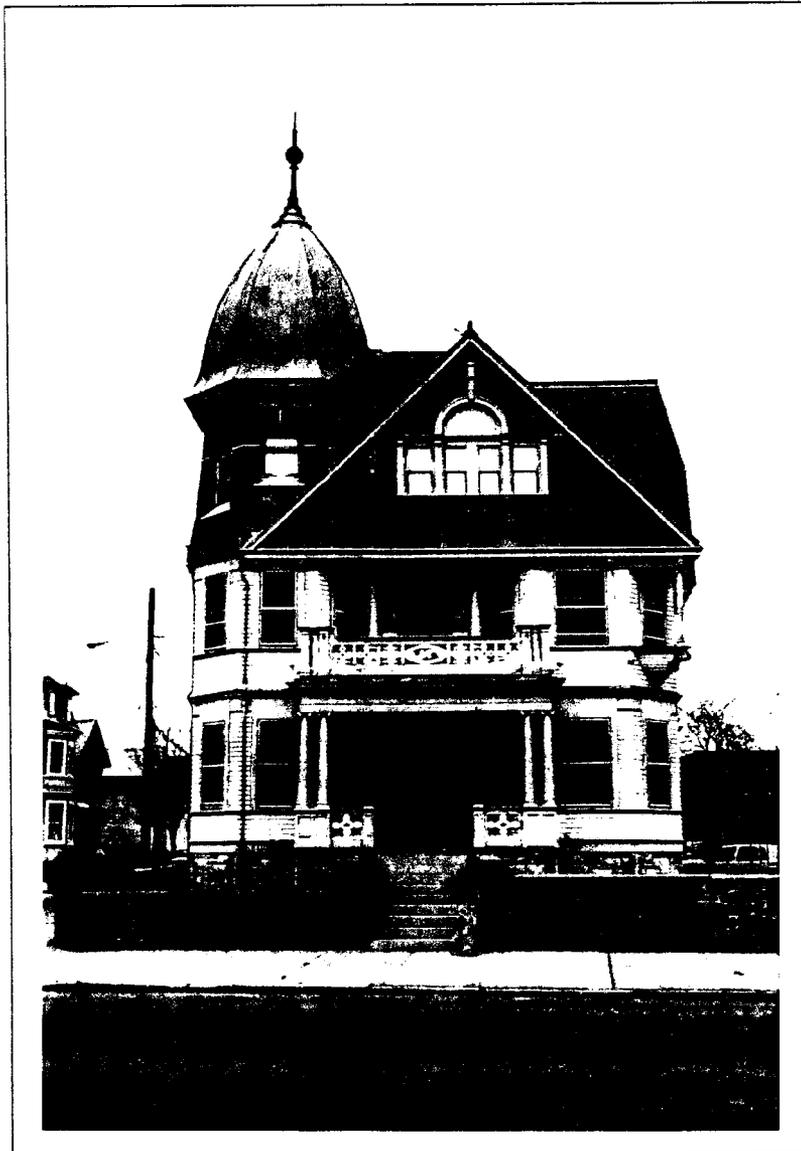
TO: Michael Clement, City Clerk  
FROM: Kathy Cavanaugh   
RE: HDC Annual Report 1994-1995  
DATE: October 31, 1995

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In response to your telephone call yesterday, attached please find an original Annual Report for the Providence Historic District Commission for 1994-1995.

**PROVIDENCE HISTORIC DISTRICT COMMISSION  
ANNUAL REPORT**

**OCTOBER 1, 1994 - SEPTEMBER 30, 1995**



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

JOHN F. PALMIERI

Director



VINCENT A. CIANCI, JR.

Mayor

## Department of Planning and Development

*"Building Pride In Providence"*

October 27, 1995

The Honorable Vincent A. Cianci, Jr.

Mayor

Providence City Hall

25 Dorrance Street

Providence, RI 02903

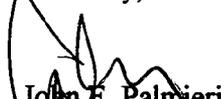
Dear Mayor Cianci,

I am pleased to present this 1994-1995 Annual Report of the Providence Historic District Commission, covering the period from October 1, 1994 through September 30, 1995. This report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation Commission and the National Park Service.

Providence currently has seven local historic districts in the Armory, Broadway, College Hill, Downtown, Northern Elmwood, Southern Elmwood, and Stimson Avenue neighborhoods. Over 1,500 properties are protected through historic district zoning, and in 1994-1995 over 200 applications for Certificates of Appropriateness were reviewed. Over 70% of these applications were reviewed by the Commission's professional staff, demonstrating the Commission's commitment to an efficient, reasonable and timely design review process.

Historic district zoning is the most powerful tool available to protect and preserve Providence's historic resources. Preservation activities help to make the city's neighborhoods and downtown attractive, viable places to live, work and visit; encourage new investment; and demonstrably add to the quality of life in Providence. The Department of Planning and Development, which supplies staff to the Commission, continues to support the Commission's efforts to ensure that historic preservation plays a significant role in the city planning process.

Sincerely,



John F. Palmieri  
Director



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House  
150 Benefit Street  
Providence, R.I. 02903 - 1209

PRESERVATION (401) 277 - 2678    HERITAGE (401) 277 - 2669    FAX (401) 277 - 2968    TDD (401) 277 - 3700

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

**OCTOBER 1, 1994 - SEPTEMBER 30, 1995**

DEADLINE FOR SUBMISSION: OCTOBER 27, 1995

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1994 through September 30, 1995. 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

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

Address: DEPT. OF PLANNING AND DEVELOPMENT

400 WESTMINSTER STREET, PROVIDENCE, RHODE ISLAND 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? YES  
IF YES, ATTACH a copy of the amendment.
2. Were procedural or design guidelines developed or amended? YES  
IF YES, ATTACH a copy of new or amended guidelines.
3. List the current design standards being used by the Commission.

PHDC STANDARDS AND GUIDELINES

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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>Demolitions</u>			[ATTACHED]		
<u>New Construction</u>					
<u>Relocations</u>					

7. Were any of these cases given automatic approval through expiration of the time limit for review? YES - 2
8. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards? NO  
IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted.
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. 4
- b. Was each vacancy filled within ninety days? NO
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? YES
- d. Please explain if you answered no to either of the two previous questions.

FRANCO BENEDEUCE RESIGNED HIS TERM IN FEBRUARY 1995. LISA WATT

ARDENTE WAS APPOINTED TO FILL OUT THE REMAINDER OF THIS TERM

IN JUNE 1995. MS. ARDENTE WAS REAPPOINTED TO A FULL THREE-YEAR

TERM IN SEPTEMBER 1995. THE REMAINING TWO VACANCIES ARE DUE TO  
(IN SEPT. 1995)

THE EXPIRATION OF TERMS OF MICHAEL EVERETT AND PAMELA ROBERTSON.\*

3. Meetings

Total number of meetings held: 14

4. Professional Training

List the RI Alliance 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 ATTACHMENT 6.

\*MR. EVERETT WAS REAPPOINTED IN OCTOBER 1995. THE REMAINING APPOINTMENT IS PENDING.

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.

HDC PHOTO SURVEY - COMPLETE

R.I. STATEWIDE PRESERVATION CONFERENCE - COMPLETE

MASONIC TEMPLE ENGINEERING STUDY - PENDING (DUE DATE JUNE 1996)

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 ON THE REGULAR MEETING AGENDA, POSTED  
IN ADVANCE.

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.

Tim C. Rosen  
Signature, Historic District Chairman

10-18-95  
Date

Vincenta Rancini  
Signature, Chief Elected Official

10-18-95  
Date

JOHN F. PALMIERI  
Director



VINCENT A. CIANCI, JR.  
Mayor

## Department of Planning and Development

*"Building Pride In Providence"*

October 27, 1995

Ms. Sharon Brokaw  
R.I. Historical Preservation Commission  
150 Benefit Street  
Providence, RI 02903

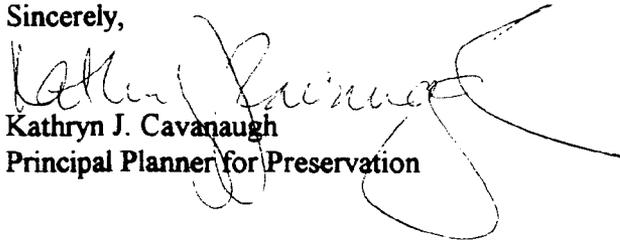
Dear Ms. Brokaw,

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, 1994 through September 30, 1995.

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.  
John F. Palmieri  
Thomas E. Deller, AICP  
Samuel J. Shamoon  
City Clerk  
City Council  
Commission Members

## **ATTACHMENTS**

1. **Project Summaries, Violation Summaries, and List of In-House Reviews, 10/1/94-9/30/95**
2. **Section 501 of Providence Zoning Ordinance (Chapter 1994-24, No. 365, amended 5/18/95)**
3. **PHDC Design Standards and Guidelines, Downtown District, as amended 6/25/95**
4. **Agendas and Minutes of PHDC Meetings, 10/1/94-9/30/95**
5. **Sample Approval Letter**
6. **PHDC Member and Staff Professional Training**
7. **Special Projects**
8. **PHDC Membership List and Meeting Attendance Record**

**ATTACHMENT 1**

**Project Summaries, Violation Summaries, and  
List of In-House Reviews, 10/1/94 through 9/30/95**

**PROJECT SUMMARIES - OCTOBER 1, 1994 through SEPTEMBER 30, 1995**

**Total Projects**

Total Applications Received:	209
Applications Reviewed by the PHDC: (Alterations, Demolitions, New Construction/Additions, Relocations)	61
Applications Reviewed In House by Staff: (Repairs, Replacements in Kind, Restorations, Minor Alterations)	148

**Breakdown By Results**

<b>Type of Project</b>	<b>Total</b>	<b>Approved</b>	<b>Denied</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Appealed</b>
In-House <sup>1</sup>	148	136	0	11	1	0
Alterations	50	37*	5	7	1	0
Demolitions	1	1	0	0	0	0
New Construction./Additions	3	3	0	0	0	0
Combinations <sup>2</sup>	7	7	0	0	0	0
Relocations	0	0	0	0	0	0
<b>TOTALS</b>	<b>209</b>	<b>184</b>	<b>5</b>	<b>18</b>	<b>2</b>	<b>0</b>

**Notes**

<sup>1</sup>In-House projects include repairs, replacements in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. Any application for multiple work items which was partly reviewed by staff and partly reviewed by the HDC is counted in the HDC categories only.

<sup>2</sup>Combinations includes applications for multiple work items in different categories (for example, alterations and new construction).

\*Includes two applications automatically approved because the HDC took no action within the statutory timeframe for making a decision.

**Breakdown by District**

<b>District</b>	<b>Totals</b>	<b>Approved</b>	<b>Denied</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Appealed</b>
Armory	9	7	0	2	0	0
Broadway	26	19	1	5	1	0
College Hill	129	117*	2	9	1	0
Downtown/Jewelry District	4	4	0	0	0	0
Northern Elmwood	12	10*	1	1	0	0
Southern Elmwood	23	21	1	1	0	0
Stimson Avenue	6	6	0	0	0	0
<b>TOTALS</b>	<b>209</b>	<b>184</b>	<b>5</b>	<b>18</b>	<b>2</b>	<b>0</b>

**Notes**

\*Includes one application automatically approved because the HDC took no action within the statutory timeframe for making a decision. Total applications automatically approved: 2.

**Total Applications Compared Over 5 Years**

	<u>Total</u>	<u>% Change</u>
1990-1991	122	+26%
1991-1992	168	+38%
1992-1993	224	+33%
1993-1994	238	+6.25%
1994-1995	209	-14%

## VIOLATIONS SUMMARY OCTOBER 1, 1994-SEPTEMBER 30, 1995

### Violations Cited By Type 1994-1995

Repairs/Replacements in Kind:	22
Alterations:	11
Fences/Site Improvements:	8
Signs:	8
New Construction/Additions:	<u>2</u>
<b>TOTAL:</b>	<b>51</b>

### Violations Cited By District 1994-1995

District	Cited	Change from 1993-1994	Resolved	Resolution Pending	Requested Enforcement
Armory	3	(0)	1	1	1
Broadway	15	(+10)	6	1	8
College Hill	14	(-2)	6	1	7
Downtown	0	(0)	0	0	0
Northern Elmwood	4	(+3)	3	0	1
Southern Elmwood	13	(+5)	3	0	10
Stimson Avenue	2	(+2)	2	0	0
<b>TOTALS</b>	<b>51</b>	<b>(-19)</b>	<b>21</b>	<b>3</b>	<b>27</b>

### Status of Violations Cited December 1991- September 1994

District	Cited	Resolved	Resolution Pending			Requested Enforcement		
			91-92	92-93	93-94	91-92	92-93	93-94
Armory	8	5	0	0	0	0	0	3
Broadway	23	13	2	0	2	2	1	3
College Hill	70	48	4	1	5	0	1	11
Downtown	11	9	0	1	0	0	1	0
Northern Elmwood	9	4	2	1	1	0	1	0
Southern Elmwood	30	14	3	2	1	2	1	7
Stimson Avenue	0	0	0	0	0	0	0	0
<b>TOTALS</b>	<b>151</b>	<b>93</b>	<b>11</b>	<b>5</b>	<b>9</b>	<b>4</b>	<b>5</b>	<b>24</b>

## LIST OF IN-HOUSE REVIEWS 10/1/94 through 9/30/95

### APPLICATIONS APPROVED

<b>Dist.</b>	<b>Address (Application #)</b>	<b>Scope of Work</b>
1) AR	46 Dexter St. (94.176)	repair/replace steeple roof in kind
2) AR	36 Chapin Ave. (95.46)	replace window hoods in kind
3) AR	91 Chapin Ave. (95.66)	general repairs
4) AR	49 Division St. (95.98)	repair porch
5) AR	82 Dexter St. (95.143)	repoint chimney, replace roof in kind
6) AR	20, 20-1/2 Dexter St. (95.124)	general repairs, pave driveway, remove fire escape (**)
7) BW	3 Bell St. (94.178)	repair roof
8) BW	401 Broadway (94.191)	restore clapboards
9) BW	40-42 Bainbridge Ave. (94.206)	repair porch, steps
10) BW	188 Broadway (94.211)	install awnings, HVAC
11) BW	140 Broadway (94.222)	replace windows and door in kind
12) BW	300 Broadway (95.11)	repair roof
13) BW	538 Broadway (95.23)	repair roof, masonry
14) BW	445 Broadway (95.32)	install pay telephone
15) BW	538 Broadway (95.47)	repair stained glass windows
16) BW	409 Broadway (95.116)	repair/replace porch in kind
17) BW	156-158 Broadway (95.133)	repair foundation
18) BW	426 Broadway (95.144)	install storm windows, 3rd floor
19) BW	517 Broadway (95.148)	replace roof
20) BW	191 Broadway (95.153)	repair/replace roof in kind
21) CH	38 Barnes St. (94.173)	remove porch trellis
22) CH	389 Benefit St. (94.175)	install storm windows, 3rd floor
23) CH	26-28 Arnold St. (94.177)	repair gutters
24) CH	72 Meeting St. (94.183)	repair roof, gutters, skylight
25) CH	389 Benefit St. (94.184)	install storm windows, 2nd floor
26) CH	55 Keene St. (94.185)	replace roof in kind
27) CH	21 John St. (94.190)	rebuild chimney, replace window sills in kind
28) CH	2 Thomas St. (94.192)	repair masonry
29) CH	251 Benefit St. (94.198)	repair fence

<b>Dist.</b>	<b>Address (Application #)</b>	<b>Scope of Work</b>
30) CH	222 South Water St. (94.200)	install sign
31) CH	55 Power St. (94.201)	repair porch roof
32) CH	84 Prospect St. (94.202)	repair roof
33) CH	67 Lloyd Ave. (94.207)	repair/replace sills in kind
34) CH	62 Prospect St., 59 Prospect St., 191-197 Benefit St., 156-170 Benefit St., 187 Benefit St., 14-20 Congdon St. (94.208)	install signs (RISD)
35) CH	18 Benefit St. (94.212)	install storm windows
36) CH	72 Meeting St. (94.213)	install storm windows
37) CH	62 Meeting St. (94.214)	install storm windows
38) CH	389 Benefit St. (94.215)	install storm windows
39) CH	22 Keene St. (94.223)	replace roof in kind
40) CH	11 Halsey St. (94.224)	repair roof, gutters
41) CH	135 Benefit St. (94.225)	replace roof in kind
42) CH	90 Keene St. (95.2)	repair porch railing
43) CH	26 Thayer St. (95.3)	repair roof
44) CH	9-11 Creighton St. (95.4)	pave driveway
45) CH	69 Lloyd Ave. (95.6)	install fence
46) CH	25 Benefit St. (95.12)	repair roof
47) CH	22 Cushing St. (95.13)	install chimney caps
48) CH	115 Williams St. (95.14)	install gutters
49) CH	31 Sheldon St. (95.20)	repair roof
50) CH	15 Sheldon St. (95.21)	repair/replace clapboards, trim in kind
51) CH	153 Bowen St. (95.22)	install fence and gate, pave driveway
52) CH	30 John St. (95.24)	repair roof
53) CH	29 Arnold St. (95.26)	repair roof
54) CH	164 Prospect St. (95.27)	install fence
55) CH	2 Hidden St. (95.28)	remove fence
56) CH	51 Barnes St. (95.29)	repair porch, shingles
57) CH	21 Meeting St. (95.30)	restore side entry, deck, steps; repair roof
58) CH	88 Williams St. (95.33)	repair roof
59) CH	23 Sheldon St. (95.34)	remove shingles, restore clapboards
60) CH	92 Keene St. (95.35)	repair front entry, steps

<b>Dist.</b>	<b>Address (Application #)</b>	<b>Scope of Work</b>
61) CH	40 North Court St. (95.36)	repair clapboards, sills
62) CH	65 Benefit St. (95.36)	install HVAC
63) CH	177-179 Power St. (95.43)	general rehab (**)
64) CH	164 Bowen St. (95.45)	install fence
65) CH	17 Lloyd Lane (95.50)	replace garage roof in kind, restore gutter
66) CH	71-73 Keene St. (95.51)	repair fire damage
67) CH	106 Prospect St. (95.52)	repoint chimney
68) CH	40 Bowen St. (95.54)	repair/replace clapboards, trim, masonry, steps
69) CH	115 Transit St. (95.55)	replace fence in kind, repair stone wall
70) CH	49 Benefit St. (95.58)	repair/replace siding, trim, gutters
71) CH	80 Sheldon St. (95.59)	replace awning in kind
72) CH	126 Power St. (95.60)	general repairs
73) CH	264 Bowen St. (95.61)	install storm windows
74) CH	17 Keene St. (95.62)	repair roof
75) CH	53 Transit St. (95.63)	replace roof in kind
76) CH	410 Benefit St. (95.64)	replace roof in kind
77) CH	33 Arnold St. (95.65)	replace soffit in kind
78) CH	29 Thayer St. (95.67)	restore iron railing
79) CH	22 Benefit St. (95.70)	repair trim elements
80) CH	30 John St. (95.72)	rebuild chimney
81) CH	28 South Court St. (95.74)	repoint and cap chimneys
82) CH	38 Barnes St. (95.75)	repair porch and steps
83) CH	96 Lloyd Ave. (95.76)	repair/replace porch steps in kind
84) CH	31 Pratt St. (95.82)	replace steps in kind
85) CH	101 Keene St. (95.83)	repair/replace front steps, railing in kind
86) CH	114 Brown St. (95.84)	replace house and garage roofs in kind
87) CH	102 Lloyd Ave. (95.85)	repair roof
88) CH	79 Williams St. (95.86)	replace porch in kind
89) CH	1-21 Prospect St. (95.87)	repair Van Wickle gates, piers
90) CH	62 Lloyd Ave. (95.90)	repair/replace front door hood in kind
91) CH	220-222 Olney St. (95.93)	restore dormers, repair porch
92) CH	33 Pratt St. (95.94)	replace retaining wall and steps
93) CH	89 Power St. (95.96)	general repairs

<b>Dist.</b>	<b>Address (Application #)</b>	<b>Scope of Work</b>
94) CH	125 Congdon St. (95.97)	general repairs, install storm windows
95) CH	17-19 Creighton St. (95.105)	replace shingles
96) CH	43-45 Halsey St. (95.106)	general repairs
97) CH	120 Brown St. (95.108)	repair roof, gutters
98) CH	188 Bowen St. (95.111)	repair/replace roof, trim; repoint chimney
99) CH	46 Sheldon St. (95.113)	install storm windows; restore 6/6 windows
100) CH	69 Waterman St. (95.114)	replace grates in kind; repair door
101) CH	6 Benevolent St. (95.115)	repair roof
102) CH	62 Prospect St. (95.117)	repair skylight; repointing
103) CH	14 John St. (95.119)	repair chimneys
104) CH	17 Keene St. (95.120)	repair/replace clapboards, trim
105) CH	40 North Court St. (95.122)	install HVAC
106) CH	104-106 Olney St. (95.129)	general repairs
107) CH	43 Barnes St. (95.132)	repair/replace side entry in kind
108) CH	29 Thayer St. (95.134)	repair gates and trim
109) CH	9 John St. (95.136)	repair roof (**)
110) CH	251 Benefit St. (95.138)	repair fence
111) CH	1 Prospect St. (95.141)	install lighting, modify trim
112) CH	223 Benefit St. (95.142)	install temporary walkway and steps
113) CH	90 Congdon St. (95.145)	replace roof in kind
114) CH	298 Hope St., 373 Thayer St. (95.152)	repair/replace clapboards in kind
115) DT	99 Chestnut St. (94.187)	install awnings and sign - Atomic Grille
116) DT	14 Imperial Place (95.39)	site improvements, landscaping
117) NE	38 Moore St. (94.204)	general rehabilitation
118) NE	66 Moore St. (95.7)	general rehabilitation (**)
119) NE	72 Whitmarsh St. (95.15)	replace roof, remove skylight
120) NE	98-100 Whitmarsh St. (95.95)	repair porch
121) NE	48 Whitmarsh St. (95.104)	repointing, repair foundation
122) NE	78-80 Princeton Ave. (95.137)	repair/replace steps in kind
123) SE	183-185 Adelaide Ave. (94.205)	general repairs/rehabilitation (**)
124) SE	236 Atlantic Ave. (94.220)	install fence
125) SE	228 Atlantic Ave. (95.1)	repair roof, foundation
126) SE	254 Adelaide Ave. (95.5)	general repairs

<b>Dist.</b>	<b>Address (Application #)</b>	<b>Scope of Work</b>
127) SE	143 Congress Ave. (95.10)	general rehabilitation (**)
128) SE	207 Lexington Ave. (95.31)	repair roof
129) SE	212-214 Lenox Ave. (95.68)	replace shingles in kind
130) SE	200 Congress Ave. (95.73)	repair chimney, replace roof in kind
131) SE	153 Ontario St. (95.89)	repair/replace shingles, trim in kind
132) SE	166 Ontario St. (95.107)	replace dormer windows in kind (**)
133) SE	222 Adelaide Ave. (95.109)	remove fire escapes; replace garage door, windows in kind
134) SE	228 Atlantic Ave. (95.110)	replace rear door in kind
135) SE	232 Adelaide Ave. (95.118)	repair garage, install new patio
136) SE	232 Adelaide Ave. (95.121)	repair garage, install new patio
137) SE	78 Melrose St. (95.123)	move fence
138) SE	187-189 Lenox Ave. (95.131)	repair/replace clapboards, windows, downspouts
139) ST	217 Hope St. (94.189)	site improvements
140) ST	20 Diman Place (94.194)	repair masonry
141) ST	36 Stimson Ave. (95.37)	repair/replace porch elements, shingles, trim
142) ST	2 Stimson Ave. (95.97)	general repairs

#### **PENDING APPLICATIONS**

143) AR	43-45 Chapin Ave. (94.221)	install fence
144) AR	1 Hollywood Road (95.135)	install shutters
145) BW	272 Broadway (94.171)	install shutters
146) BW	365 Broadway (95.92)	repair roof, install fence, patch driveway(**)
147) BW	390 Broadway (95.128)	install sign
148) CH	123 North Main St. (94.172)	install sign
149) CH	52 Sheldon St. (95.69)	replace gutters
150) CH	21, 24 Meeting St. (95.130)	replace/install signs
151) CH	22 Keene St. (95.147)	general repairs
152) CH	171 Congdon St. (95.149)	repair roof, replace gutters in kind
153) CH	12 Benevolent St. (95.150)	repair roof, masonry, restore balustrade (**)
154) CH	26 Thayer St. (95.151)	restore rear windows
155) NE	64 Princeton Ave. (95.109)	repair porch

\*\* - some items in the application were also reviewed by the HDC; these applications are counted in the overall totals for HDC reviews only.

**ATTACHMENT 2**

**Section 501 of the Providence Zoning Ordinance  
Chapter 1994-24, No. 365, effective June 27, 1994;  
amended May 18, 1995**

## ARTICLE V - SPECIAL ZONES

**Section 500 - Purpose:** The purpose of Special Zones is to establish overlay zoning districts, floating zones, and other special zones, as defined in this Ordinance.

**Section 501 - Historic District - Purpose:** Historic districts are overlay zoning districts which cover designated districts or structures in the City of Providence. The purposes of historic districts are to safeguard the heritage of the City by preserving designated districts and structures of historic or architectural value which reflect elements of Providence's cultural, social, economic, political, and architectural history; to stabilize and improve property values in such districts or designated structures; to maintain and foster civic beauty; to strengthen the local economy; and to promote the use of designated districts and structures for the education, pleasure and welfare of the citizens. An historic district may include properties associated with broad patterns, events, and/or people significant in local, state or national history; which embody the distinctive characteristics of a broad range of building types and architectural styles and which may possess high artistic value and/or represent the work of a master builder, architect, landscape architect or other designer; and which lack individual distinction but which add to the Historic District Zone's status as a significant and distinguishable sociocultural entity.

**501.1 - Historic District Commission - Membership:** The Historic District Commission, hereinafter known as the HDC, shall be appointed in accordance with Rhode Island General Laws, Chapter 45-24.1-3, as amended. [Ord. 1995-8]

- A) **Qualifications:** Members of the HDC shall have a demonstrated interest in historic preservation. The appointments may be drawn from but not be limited to the following professions and disciplines: American history, architectural history, landscape design, architecture, archaeology, preservation, law, real estate, planning or historic building contracting. Duly organized and existing preservation societies may present to the Mayor lists of qualified citizens to be considered for appointment.
- B) **Auxiliary Member:** The Mayor shall have the right to name an auxiliary member to the HDC in addition to the regular members, which auxiliary member shall sit as an active member, upon the request of the Chair when and if a regular member of the HDC is unable to serve at any meeting of the HDC.
- C) **Term:** Each member appointed by the Mayor shall serve for a three-year term in accordance with State law and shall be eligible for reappointment. Upon expiration of said term, appointed members shall not continue to serve unless reappointed.
- D) **Vacancy:** In the event of a vacancy on the HDC, the appointing authority shall make an interim appointment to fill the unexpired term(s) of such member(s). Vacancies shall be filled within ninety (90) days.
- E) **Organization:** The HDC shall include a Chair, appointed by the Mayor, and a Vice-Chair elected from its membership. The Department of Planning and Development shall assign staff to work with the HDC.

**501.2 - Conduct of Business:** The Chair shall preside over all HDC meetings and shall have the right to vote. The Vice-Chair shall, in the case of absence or disability of the

Chair, perform the duties of the Chair. All meetings of the HDC shall be open to the public and any person, organization or duly authorized representative shall be entitled to appear and be heard on any matter before the HDC reaches its decision.

- A) Record: The HDC shall keep a record of all resolutions, proceedings, findings, decisions and actions and such record shall be open to the public.
- B) Quorum: A quorum shall be necessary for business to be conducted before the HDC. A majority of the duly appointed members shall constitute a quorum.

501.3 - Powers and Duties of the HDC: The HDC shall have the following powers and duties:

- A) Regulate Development in Historic Districts: The HDC shall be authorized to regulate the alteration, repair, construction, demolition, removal of any exterior structure and/or appurtenance within any Historic District identified on the Providence Overlay Zoning District Maps of the Official Zoning Map adopted in accordance with this ordinance and identified by Section 102.
- B) Adoption of Rules: The HDC shall adopt and publish all rules and regulations necessary to carry out its functions under the provisions of this chapter.
- C) Adoption of Standards and Guidelines: The HDC shall adopt and publish standards and guidelines as necessary to inform historic district residents, property owners, and the general public of those criteria by which the HDC shall determine whether to issue a Certificate of Appropriateness. The standards and guidelines adopted for any district located in a D Zone shall take into account the commercial nature of the area, and the intent established in this ordinance. The HDC may adopt different standards and guidelines for any other district. The standards and guidelines shall insure that consideration is given to: the historic and architectural significance of the district, the structure and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans for both new and existing structures and appurtenances. The HDC may incorporate by reference in its rules and regulations such other standards as are appropriate, including, but not limited to the Standards and Guidelines for Rehabilitation adopted by the United States Secretary of the Interior. The HDC may from time to time amend its standards as reasonably necessary, and it shall publish all such amendments.
- D) Issue Certificate of Appropriateness: The HDC shall be authorized to issue Certificates of Appropriateness for projects that conform to the requirements of this Ordinance and the Standards and Guidelines adopted by the HDC. A Certificate of Appropriateness may be issued by the HDC indicating approval of plans for alteration, construction, repair, removal or demolition of a structure or appurtenances of a structure within an historic district. Appropriate for the purposes of passing upon an application for a Certificate of Appropriateness means not incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.
- E) Provide Advice to Other Agencies: In order to assist the City on matters of historic preservation, the HDC may provide its expertise and advice to agencies of city government as appropriate.

- F) Delegation of Authority: The HDC may delegate to the staff authority to issue a Certificate of Appropriateness in certain circumstances without a public hearing as defined in accordance with the Standards and Guidelines as adopted or by action of the HDC at a public hearing. The staff may not deny a Certificate of Appropriateness, but shall refer such action to the HDC for a hearing.
- G) Inspection of Work in Progress: The HDC may inspect work in progress after a Certificate of Appropriateness has been issued to insure that work is proceeding in accordance with the approval received. If the HDC finds that the work in progress does not conform with the Certificate of Appropriateness, the HDC shall advise the Director, who shall enforce the requirements of the Certificate of Appropriateness in accordance with Article VIII of this ordinance.

501.4 - Certificate of Appropriateness: Before a property owner commences construction, alteration, repair, removal or demolition of any existing structure or its appurtenances within an Historic District Overlay Zone, the owner must first apply for and receive a Certificate of Appropriateness from the HDC. A Certificate of Appropriateness is necessary whether or not state law or municipal ordinance requires that a building permit be obtained from the Department of Inspection and Standards for the work proposed.

- A) Application for Certificate of Appropriateness: The HDC shall require the owner to submit information which is reasonably necessary to evaluate the proposed construction, alteration, repair, removal or demolition including but not limited to plans and site plans, drawings and elevations, photographs, or other information.
- B) Hearing: The HDC shall hold a public hearing on an application for a Certificate of Appropriateness. Notice of such hearing shall be given to all abutting property owners, at least seven (7) days prior to the public meeting, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.
- C) Filing Fee: An application for a Certificate of Appropriateness shall be accompanied by a filing fee as set by the City Council which shall be deposited with the City Collector and no part of which shall be returned to the applicant.

501.5 - Standards and Guidelines: The HDC shall evaluate all applications in accordance with the criteria established in the Standards and Guidelines adopted in accordance with Section 501.3 of this ordinance. The HDC shall act only on exterior features of a structure and its appurtenances. In reviewing an application for a Certificate of Appropriateness, the HDC shall have the power to call in experts to aid in its deliberations, and may incorporate the conclusions of such experts in its decisions.

501.6 - Decisions of the HDC: All decisions of the HDC regarding the issuance of a Certificate of Appropriateness shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record. An application for a Certificate of Appropriateness may be approved, denied, or approved with amendment by the HDC. When denying an application for a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant. The HDC shall send a copy of the decision to the applicant and to the Director. The action taken by the HDC shall be binding on the Director. No application shall be denied by the HDC without a hearing.

- A) Reapplication: An application for the same petition shall not be heard by the HDC for the period of one year from the date the original petition was denied. The HDC shall have the right to waive this requirement for any petition if a majority of the HDC present at a meeting agree.
- B) Ordinary Maintenance: A Certificate of Appropriateness may be issued by the HDC without a public hearing for ordinary maintenance or repair of any structure within an historic district provided that such maintenance or repair does not result in any change of design, type of material, or appearance of the structure or its appurtenances. The HDC may delegate to the staff the authority to approve and issue Certificates of Appropriateness in such circumstances.

**501.7 - Failure of the HDC to Act:** The failure of the HDC to act within forty-five (45) days from the date of the filing of a completed application shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the HDC. In the event that the HDC shall make a written finding of fact within this forty five (45) day period that the circumstances of a particular application requires further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of filing a completed application within which to act upon such application. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing on an extension beyond this ninety (90) days.

**501.8 - Special Criteria for Demolition:** In order to preserve the historic fabric of the City, demolition of historic properties shall be discouraged. When reviewing an application for a Certificate of Appropriateness to demolish an historic structure or appurtenance, the HDC shall consider the following criteria, in addition to the provisions of the adopted Standards and Guidelines:

- A) Structures Valuable to the City: In the case of an application for demolition of any structure, appurtenance or a portion of a structure which the HDC deems so valuable to the City, the State or the nation, that the loss thereof will be a great loss to the City, the State or the nation, the HDC shall endeavor to work out with the owner an economically feasible plan for the preservation of such structure on its present site. The HDC shall issue a Certificate of Appropriateness only if the HDC is satisfied that the retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve such structure.
- B) Structures Valuable for the Period: In the case of an application for demolition of any structure, appurtenance or a portion of a structure deemed to be valuable for the period of architecture which it represents and its importance to the neighborhood within which it exists, the HDC shall issue a Certificate of Appropriateness only if the HDC finds that at least one of the following exists:
1. retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure on its present site to any purchaser willing to preserve such structure; or
  2. preservation of such structure is a deterrent to a major improvement program which will be of substantial benefit to the community; or

3. preservation of such structure would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure to any purchaser willing to preserve such structure; or
4. preservation of such structure would not be in the interest of the majority of the community.

**501.9 - Alternatives to Demolition:** The HDC shall assist the owner in identifying and evaluating alternatives to demolition, including sale of the structure on its present site. When considering an application to demolish a structure of historic or architectural value, in addition to any other criteria, the HDC shall consider the following:

- A) Whether there is a reasonable likelihood that some person or group other than the current owner is willing to purchase, move and preserve such structure; and
- B) Whether the owner has made continuing, bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure.

**501.10 - Avoiding Demolition Through Owner Neglect:** The City Council or its designee, in consultation with the HDC, may identify structures of historical or architectural value whose deteriorated physical condition endangers the preservation of such structure or its appurtenances. The Council or its designee shall publish standards for maintenance of properties within historic districts. Upon the petition of the HDC that a historic structure is so deteriorated that its preservation is endangered, the council or its designee may establish a reasonable time not less than thirty (30) days within which the owner must begin repairs. If the owner has not begun repairs within the allowed time, the Council or its designee shall hold a hearing at which the owner may appear and state his reasons for not commencing repairs. If the owner does not appear at the hearing or does not comply with the Council's or its designee's orders, the Council or its designee may cause the required repairs to be made at the expense of the City and cause a lien to be placed against the property for repayment. The HDC shall cooperate with and assist the City Council or its designee in exercising the provisions of this section.

**501.11 - Emergency Demolition:** In cases of fire, natural disaster or other event which causes the Director to order demolition immediately due to an imminent public safety hazard, the HDC may hold a special meeting with 48 hours notice, in accordance with the R.I. Open Meeting Law, to review an application for a Certificate of Appropriateness for demolition.

**501.12 - Appeals:** A person or persons jointly or severally aggrieved by a decision of the HDC shall have the right to appeal the decision to the Board, and a further right of appeal from the Board to the Supreme Court by writ of certiorari. The concurrent vote of four members of the Board shall be required for any decision upon said appeal. Said appeal shall be claimed within twenty (20) days following the issuance of a written determination by the HDC on any plan or petition submitted to it or any revisions thereof. When hearing appeals from HDC decisions, the Board shall not substitute its own judgement for that of the HDC, but must consider the issue upon the findings and record of the HDC. The Board shall not reverse an HDC decision except on a finding of prejudicial procedural error, clear error, or lack of support by the weight of the evidence in the record. The Board shall file a written decision explaining the basis of each decision for the record, and the Board shall send a copy of the decision to the applicant and to the HDC. The filing fee

and the filing procedure for an appeal of the decision of the HDC shall be the same as that for an appeal of the decision of the Director.

501.13 - Enforcement: This regulation shall be enforced in accordance with Article VIII of this Ordinance.

**Section 502 - Downcity District:** The purpose of the Downcity District is to encourage and direct development in the downtown to ensure that: new development is compatible with the existing historic building fabric and the historic character of downtown; historic structures are preserved, and design alterations are in keeping with historic character; development encourages day and night time activities that relate to the pedestrian and promote the arts, entertainment and housing; and that the goals of the Comprehensive Plan are achieved. The design of the exterior of all buildings, open spaces and all exterior physical improvements in the Downcity District shall be regulated and approved in accordance with the provisions of this Section.

502.1 - Downcity Design Review Committee (DRC): The Downcity Design Review Committee (DRC) is established to carry out the purpose of the Downcity District. All development in the District shall be reviewed and approved by the DRC in conformance with this section.

A) Powers and Duties of the DRC: The DRC shall have the following powers and duties:

1. Regulate Development in the Downcity District: The DRC shall be authorized to regulate all improvements on public and private land in the district including the construction, reconstruction, alteration, repair, demolition, removal, rehabilitation of the exterior of new and existing buildings and appurtenances except as otherwise provided in this ordinance.
  - a. Capital Center Special Development District: Any property located in the District that is also located in the Capital Center Special Development District established in accordance with 2-361 through 365 of the City Code of Ordinances, shall comply with the regulations herein pertaining to uses, height, signs, landscaping and parking. Properties in the Capital Center Special Development District shall be governed by the rules and regulations of the Capital Center Commission which it establishes from time to time pursuant to state law as well as the provisions of Section 504 of this Ordinance. Until such time as the Capital Center Special Development District ceases to exist, properties in that district shall otherwise be exempt from the review process of the DRC established under this Section 502. [Ord. 1995-8]
2. Waivers: Where specifically authorized by this Section, and in accordance with all requirements herein, the DRC may grant waivers that carry out the purpose of the Downcity District; are in harmony with the general purposes and intent of these regulations; and, are in accordance with the requirements of this Section. Waivers may be granted to those regulations governing parking garage uses, signs, parking lot landscaping, interior off-street loading, new construction, and demolition. In granting a waiver, the DRC may impose such conditions deemed necessary to carry out the purpose of this Section. [Ord. 1995-8]

### **ATTACHMENT 3**

#### **PHDC Standards and Guidelines for the Downtown District, as amended 6/25/95**

**NOTE: The 1995 amendments included new guidelines for barrier-free access (guidelines 41-46), for fire escapes (guideline 76), and for demolition (guidelines 89-97).  
These excerpts only are included here.**

## DOWNTOWN (JEWELRY) HISTORIC DISTRICT DESIGN GUIDELINES

### BARRIER-FREE ACCESS

The Americans with Disabilities Act (ADA) of 1990 and the Rhode Island Civil Rights of Individuals with Disabilities Act (R.I. General Laws 42-87) extend comprehensive civil rights to individuals with disabilities, and require that equal access be afforded to all citizens in all places of public accommodation, commercial facilities, and state and local governments. Although ADA exempts religious entities, private clubs, and private residences from compliance, R.I.G.L. 42-87 covers all entities in Rhode Island, exempting only private residences.

These laws require: 1) that all new public and commercial buildings and facilities be accessible; 2) that if existing elements, spaces or common areas are altered, then these shall be made readily accessible, consistent with the ADA Accessibility Guidelines (ADAAG); and 3) that all barriers to accessibility in existing buildings and facilities be removed, on an on going basis, when it is "readily achievable" to do so (that is, accomplished without much difficulty or expense). Generally, normal maintenance, re-roofing, painting, asbestos removal, and changes to mechanical and electrical systems do not trigger requirements for ADA and R.I.G.L. 42-87 compliance.

For more information about the ADA and R.I.G.L. 42-87 requirements, contact the Accessibility Coordinator of the R.I. Building Code Commission at 401-277-6320, or the Governor's Commission on the Handicapped at 401-277-3731. These agencies, along with the R.I. Historical Preservation Commission (401-277-2678), may also have review authority over accessibility improvements for properties in local historic districts. All of them encourage applicants to seek joint consultation and review whenever possible.

41. Exceptions for Historic Properties. While historic properties are not exempt from ADA, the law does recognize the national interest in preserving historic properties. ADA Accessibility Guidelines provide alternative minimum requirements for qualified historic structures, such as those listed on the National Register of Historic Places or located within designated local historic districts, that cannot be made physically accessible without threatening or destroying their historic significance. *These alternative requirements may only be used after consultation with the R.I. Historical Preservation Commission.* The alternative minimum requirements are:

- One accessible route must be provided from a site access point to an accessible entrance.
- One accessible entrance must be provided, preferably at a public entrance but possibly at a secondary, unlocked entrance. Directional and notification signage must be provided.
- Where toilets are provided, one unisex accessible toilet must be provided.
- Public spaces on the level of an accessible entrance must be accessible, and other public levels should be accessible wherever practical.
- Displays and written information should be located where they can be seen by a seated person.

If the RIHPC determines that even the alternative requirements will threaten or destroy the significance of a structure, then alternative methods of access may be used, including audio-visual materials and devices, and guided tours. This last exception is intended to be narrow and will apply only to a very small group of historic properties. Owners may initiate the consultation process by contacting RIHPC.

42. Design Guidelines. Exterior alterations to provide universal access to the site and to the structure will usually be reviewed by the PHDC at a public hearing. (Changes to paved surfaces are subject to staff review; installation of identification and directional signage identifying accessible parking spaces and entryways is exempt from review.) Interior alterations to provide access to the main floor, other floors, toilet facilities, drinking fountains and telephones are not reviewed by the PHDC unless they have exterior expression (such as an elevator tower). Owners contemplating making alterations to improve the accessibility of their properties should follow a three step process to identify and implement appropriate access solutions:

## DOWNTOWN (JEWELRY) HISTORIC DISTRICT DESIGN GUIDELINES

- a. **Identify the architectural materials, features and spaces that convey the historic significance of a property.** These may include: *construction materials*, such as brick, stone, or wood; *elements that clearly reflect the design intent* of the architect or builder, such as porticos, bay windows, balconies, stairs, porches, columns, gates, paving, and entryways; *decorative features* exhibiting a high level of craftsmanship, such as trim, carvings, moldings or applied ornament; and *associated landscape features*, such as driveways, walkways, berms, terraces, steps and green spaces.
  - b. **Evaluate the historic property for compliance with state and federal accessibility requirements (whichever is stricter should apply) before planning changes.** An "accessibility audit" should survey architectural barriers for persons with mobility, visual and hearing impairments.
  - c. **Evaluate the accessibility options using the PHDC General Standards (page 3) and the guidelines.** The ideal accessibility solution for a historic building is one which provides the highest level of access, is readily achievable, and does not threaten or destroy the property's historically significant materials, features and spaces. Each building's access problems must be studied and resolved on a case by case basis. If access to the primary entrance cannot be provided without threatening or destroying significant architectural feature, consider providing access at a well-lit, secure and well-maintained secondary entrance (especially one adjacent to an accessible parking area).
43. **Wheelchair ramps.** Consider locations which will have the least visual impact on the historic building and setting. On some buildings, ramps can be integrated into existing stairs or porches with little visual impact. Materials for ramps and railings should be compatible with the building: wooden ramps are often appropriate for frame buildings and converted residences, while concrete or brick ramps may be best for masonry buildings. Ramp and railing designs should be coordinated with existing elements wherever possible. Wooden ramp surfaces can be painted with a sanded paint for slip resistance. State code requires the slope of a wheelchair ramp to be at maximum 1:12, that is, to rise no more than one inch for every 12 inches in length; however, at sites where there is not enough space to accommodate a ramp with a 1:12 slope, ramps with a 1:6 slope are permitted for a run of up to 2 feet, which can overcome one or two steps. In some cases, altering grade levels to accommodate a very shallow ramp slope can alleviate the requirement for railings. Ramps can be concealed with landscaping.
44. **Wheelchair lifts.** Under ADA, wheelchair lifts are less preferable than ramps because they can require assistance to operate and may break down. Nonetheless, lifts may be considered where the site does not provide ample room for a ramp. Both vertical platform lifts (which work like elevators, for a distance of up to 7 feet) and incline lifts (which ride along rails attached to stair railings) require a 25 square foot level platform between the lift and the entryway, and therefore can be extremely intrusive, particularly on a primary entrance. In some cases a telescoping hydraulic lift, which maintains the platform at grade level when not in use, can be an inconspicuous solution.
45. **Entryways and Steps.** Where an existing door opening is too narrow to accommodate a wheelchair, consider installing offset door hinges to widen the opening. Installing an automatic door opener for a historic double door can create a suitably wide opening without requiring replacement of doors or enlargement of the opening itself. In some cases, replacing double leaf doors with a single leaf off-center door and fixed side panel and be acceptable. Alterations to door hardware, although exempt from review, should consider reversible solutions such as installing a lever handle over and existing round door knob. Where steps must be replaced to comply with ADAAG, try to maintain as much of the original historic appearance as possible, materials for new steps should replicated the original or to be compatible with other materials on the building.
46. **Paving.** Unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate, or accent materials) and asphalt will provide a hard, stable, regular and slip-resistant path of travel for disabled individuals. Original cobblestones should be reset rather than replaced with another material whenever possible. If a soft surface (such as loose gravel, crushed stone or shells, sand, or wet clay) is a historically accurate material for a driveway, consider using a bonding material to stabilize the surface rather than repaving in another materials. Parking areas may be striped and identified as needed for accessible parking spaces. Snow/ice melting equipment may be installed under paved areas.

## DOWNTOWN (JEWELRY) HISTORIC DISTRICT DESIGN GUIDELINES

74. Cameras. Security cameras should be located unobtrusively and should not cover or damage original features and details.
75. Lighting and Alarms. Lighting and alarm systems are preferred because they will not detract from the building facade.
76. Fire Escapes. Fire egress should be accomplished through interior fire stairs wherever possible. If exterior egress is required, fire escapes, balconies and ladders should be located on side or rear elevations. The location of new fire escapes on street facades, especially diagonal fire stairs, is strongly discouraged. Existing decorative fire escapes which contribute to the historic character of a building should be preserved. The removal of existing fire escapes which do not contribute to the historic character of a building and which are no longer required for egress is encouraged. Conversion of double hung windows to casement windows for egress, and enlargement of window openings to accommodate fire doors, are discouraged, especially on primary elevation. In many historic buildings, upper floor double hung windows are tall enough to permit egress to a fire escape through the raised bottom sash. Avoid installing fire door openings on primary elevations wherever possible.

### REAR AND SIDE WALLS

77. Rear Elevations. Improvement of rear entrances is encouraged to accommodate use of parking areas behind buildings. Rear facades may offer great potential for secondary entrances and display windows; however, the existing doors and window openings should retain their original size and shape. Rear entrances can be enhanced with signs, awnings, lighting and landscape features. Trash bins should be adequately screened and well kept. Chain link fences are not appropriate. Accent paving materials are encouraged to distinguish pedestrian areas from auto circulation zones and service areas.
78. Side Elevations. The side elevations of buildings are important features on downtown cross streets. Some are just as detailed as front facades and should be carefully preserved; many, however, are more plain. The original character of these sides should be respected when designing alterations, although more flexibility may be allowed. When developing new designs for sides of buildings, incorporate original openings when feasible. New materials should be compatible with original materials and with those of the front. Side walls may offer opportunities to use color and graphics, but should not be used for billboards.

## DOWNTOWN (JEWELRY) HISTORIC DISTRICT DESIGN GUIDELINES

### STANDARDS FOR DEMOLITION

#### GENERAL

89. Demolition is discouraged. The loss of a historic structure constitutes an irreplaceable loss to the City of Providence. In order to preserve the historic fabric of the city, demolition of historic or contributing structures or appurtenances, or the removal of a portion of a portion of a historic or contributing structure, is discouraged.
90. Definition of Historic or Contributing Structure. Historic or contributing structures or appurtenances include any structure or appurtenance that is 50 years old or older, or which reinforces the visual integrity or interpretability of the structure, street or district. In considering an application for Certificate of Appropriateness for demolition, the Commission shall make a finding of fact as to whether the structure or appurtenance is valuable to the city, the state or the nation; or whether it is valuable for the period of architecture which it represents.

#### CRITERIA TO ALLOW DEMOLITION

91. Structures or Appurtenances Deemed Valuable to the City, State or Nation. A Certificate of Appropriateness for demolition of a structure or appurtenance deemed by the PHDC to be valuable to the city, state or nation may be issued only if the PHDC is satisfied that the retention of such structure or appurtenance constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance. In such cases, the PHDC may require that the historic structure be recorded at the owner's expense according to documentation standards of the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER), for deposit with the PHDC.
92. Structures or Appurtenances Deemed Valuable for the Period or to the District. A Certificate of Appropriateness for demolition of a structure or appurtenance deemed by the PHDC to be valuable for the period of architecture which it represents and its importance to the district may be issued only if at least one of the following exists:
- a. Retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance on its present site to any purchaser willing to preserve such structure or appurtenance.
  - b. Preservation of such structure or appurtenance is a deterrent to a major improvement program which will be of substantial benefit to the community.
  - c. Preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance.
  - d. Preservation of such structure or appurtenance would not be in the interest of the majority of the community.
93. Seek Alternatives. The applicant and the PHDC have an affirmative obligation in good faith to attempt the sale of the property, to seek tenants for it, and to explore potential reuses. Before approving any application for demolition, the PHDC will work with the applicant to investigate alternatives to demolition, including:
- a. Sale of the structure on its present site;
  - b. Whether there is a reasonable likelihood that some person or group other than the owner is willing to purchase, move and preserve such structure;

## DOWNTOWN (JEWELRY) HISTORIC DISTRICT DESIGN GUIDELINES

- c. Whether the owner has made continuing bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure; and
  - d. Whether any public or quasi-public agencies have any potential use for the property, know of any potential users or purchasers for it. or have financial programs that could assist in the preservation of the structure.
94. **Demolition By Neglect.** Failure to maintain any structure or appurtenance within the district may be deemed to be demolition by neglect. In such cases, the property owner shall be notified of such determination and required to begin repairs within 30 days. Failure to comply with such order shall cause the City to make the required repairs and to place a lien against the property for recovery of expenses.
95. **Review of Application.** In reviewing the application for demolition, the PHDC shall consider the architectural quality of the existing building, regardless of condition; the historic value of the building; the feasibility of renovating and reusing the existing building; and, the quality of the new building to be constructed, if demolition is approved. It shall be the burden of the property owner to prove that there are no prudent nor feasible alternatives to demolition. In addition, the PHDC shall find that the following conditions are met:
- 1. The proposed reuse of the site is a permitted use for the D Zone.
  - 2. Plans for the new building to be constructed, once the original building is demolished, have been approved by the PHDC, fire marshal, Director and all other approvals are received. The PHDC shall review proposed new construction using standards herein.
  - 3. No interim use(s) shall be proposed for the parcel and construction of the new facility shall begin within ninety (90) days of demolition.
96. **Grant of Demolition.** If the PHDC authorizes the demolition of a building, the Director shall not issue a demolition permit until the applicant demonstrates to the PHDC adequate financial ability to demolish the existing structure and construct the new approved building. Prior to issuing the demolition permit, the Director shall record a lien on the land evidence records against the property limiting its use to the building which has been approved by the PHDC. Any change in plans will require a new application to the PHDC for approval.
97. **Emergency Demolition.** If a building presents a threat to safety, the Director may order its demolition without PHDC approval. However, the Director shall record a lien on the land evidence records against the property limiting its use to that which is permitted by the zoning ordinance.

**ATTACHMENT 4**

Agendas and Minutes of PHDC Meetings, 10/1/94 through 9/30/95

Tina C. Regan  
Chair

Vincent A. Cianci, Jr.  
Mayor



**PROVIDENCE HISTORIC DISTRICT COMMISSION**  
*"Preserving the Past for the Future"*

**NOTICE OF PUBLIC HEARING**

Monday, October 24, 1994  
3:30 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 September 26, 1994
- D. New Business
  - a) Historic District Designation Process  
CPC Hearing 9/21/94

4:00 PM

**E. Project Review**

- 1. 98 Congdon Street (College Hill) - review of skylights and deck remanded to PHDC by Zoning Board, 8/3/94
- 2. 157 Bowen Street (College Hill) (continued from 9/26/94) - site improvements, window replacement
- 3. 115 Williams Street (College Hill) (continued from 6/27/94) - replacement of wooden door surround with Fypon door surround
- 4. 48 Lloyd Avenue (College Hill) (work begun under building permit issued in error) - construction of addition on west elevation

5:00 PM

- 5. 135 Williams Street (College Hill) (violation) - roof repair

6. 384-386 Benefit Street (College Hill)  
(violation) - replacement of wood with metal windows

7. 445-447 Broadway (Broadway) - replacement of  
wooden with vinyl windows

8. 20 Bainbridge Avenue (Broadway) (violation) -  
replacement in kind of shingle siding

6:00 PM

9. 38 Moore Street (Northern Elmwood) -  
demolition of cinderblock garage

10. 16 Clarke Lane (College Hill) - exterior  
alterations, new deck and dormer

11. 132 Congress Avenue (Southern Elmwood)  
(continued from 9/26/94) - reconstruction of garage

F. Other Business

G. Adjournment - Projected Adjournment 7:30 pm

Applications are available for review on the 5th floor  
of the Department of Planning and Development by appointment  
prior to the hearing. The staff report will be available to  
the public at the hearing upon request.

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

## MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 24, 1994, in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Tina Regan, Cornelis deBoer, Clark Schoettle, Mildred Parrillo, Franco Beneduce, Robin Rao Ryan, Kenneth Schadegg

### Members Absent

Pamela Robertson, Antoinette Downing, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Michael Everett (term expired)

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel.

### Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

A motion was made by Mr. deBoer, seconded by Ms. Ryan, to accept the minutes of the meeting of 9/26/94, with the amendment that on page 3, the repeated name of Ms. Parrillo be deleted, and that of Mr. Beneduce substituted, on the vote regarding the railing at 57 Stimson Avenue. Mr. Beneduce's name was also to be added, on page 4, to the list of members voting on the alterations at 157 Bowen Street. The minutes were approved as amended.

### Other Business

The designation process for the creation of historic districts in the city was discussed. The City Plan Commission (CPC) is to formally adopt the designation process for the creation of historic districts in the city.

The installation of gas lines and meters on the exterior of all buildings in the city is to be carried out by the Providence Gas Company. This new policy may have negative effects on significant structures. The PHDC will

contact the Providence Gas Company to express its concerns about the effects of this new policy on structures in the districts. A meeting will be requested and a map of the districts will be sent to the Company.

#### Project Review

Project review began at 4:05 pm.

1) 98 Congdon Street (College Hill) - Karen Ellsworth, Esq, attorney representing Mr and Mrs Ernest Ardente, and Marilyn and Ernest Ardente, owners and applicants, appeared to discuss the matter remanded to the PHDC by the Zoning Board of Appeal on 8/3/94. The matters concerned the installation of skylights and the portion of the deck overhang on the north side of the property.

After the staff report was read into the record, Ms. Regan asked if any new information in support of the applicants appeal was to be presented. Ms. Ellsworth distributed a copy of a recent article from Early American Life that was oriented toward discussion of the appropriateness of skylight installation in historic buildings.

David Salvatore arrived at 4:13 pm.

Ms. Ellsworth stated that new evidence also consisted of new photographs submitted by the applicants of skylights installed on 9 other properties on Congdon Street, as well as the magazine article. She also referred to the skylight installed on the house to the south of the property, at 78 Congdon Street.

Ms. Ellsworth agreed to the hearing format. She proceeded to describe the skylights as installed, on the south and east roof faces, for light and ventilation of a new bathroom. The dimensions of the skylights were described, and it was claimed that they were not intrusive. The alternative to the skylights would have been a roof vent, which would have been visible from the street. Merlin DeConti (then Director, Department of Inspections and Standards) stated that code requirements required the skylight installation.

Ms. Ellsworth then addressed the issue of the deck overhang. She stated that the change in the deck and garage were part of the approved plans, and that during construction a retaining wall was built 3' from the property.

line. The lot is a narrow, legal, non-conforming lot. The work as completed was constructed to provide the turnaround needed for the driveway. The deck overhang extends 22" on the north side. To rectify the construction, the applicants would need to tear out and rebuild part of the garage roof. it is claimed by the applicant that the landscaping installed, with an evergreen planting, would mitigate the visual effect of the overhang. Since the planting screen has been installed, this is considered by the applicants to be the most appropriate solution to the problem.

Mrs. Ardente stated that the evergreens and a lilac were planted 2 years ago, according to an approved landscape plan.

Commission members then engaged in a discussion with Ms. Ellsworth and the applicants regarding the skylights as installed. Mr. deBoer asked if both of the skylights were necessary. Mrs. Ardente reviewed the measurements of the skylights, and Ms. Ellsworth replied that the requirements for height and ventilation called for both skylights. Mr. Beneduce asked about the number of baths in the house, and Mrs. Ardente replied that the house had 3 baths and a lavette. There was a discussion of the relative effect of the two skylights, of the ventilation issues, of the renovation and alterations of the house as a whole, of the approval of skylights on rear elevations, and of the measures that could be taken to remove at least one of the installed skylights. Mrs. Ardente stated that she felt it would be unreasonable for the PHDC to require that she break down the roof again after the work has been completed.

Mr. Salvatore stated that the PHDC has to make its determination based on its Standards and Guidelines. The applicant may see it as a hardship and burden to comply with the decision in terms of the interior layout of the bathroom or the property layout. it is not fair, however, to agree that the burden is not self-created. Ms. ellsworth agreed with Mr. Salvatore. She felt however, that it was not unreasonable for the PHDC to find that this bath on this house could remain. Mr. Beneduce felt that it is difficult to reverse a previous PHDC decision. Ms. Regan suggested that the applicants box in one of the two skylights, the one over the shower. There was a discussion of the measurements of the alterations, and the work required to remove one of the skylights.

The tape was stopped at 4:45 and was started again at 4:47 to allow the applicants to discuss the issue.

A compromise was discussed, where one skylight would be eliminated, the front skylight over the shower. Mrs. Ardente commented that the alteration would be very difficult to accept. There was a further discussion of the time frame required to complete any proposed alteration.

The deck was then discussed. Ms. Ellsworth stated that there had been granted a 7-1/2" variance for the deck overhang. There was no fire code requirement for the construction.

Mr. Schadegg made a motion to approve retention of the skylight on the south side of the roof, over the sink, citing Standards 7 and 8, asking the applicant to agree to amendment of the application to retain the skylight on the south side, the work to be completed within 30 days, and the roof to be repaired in kind. There was no second to the motion, and it was withdrawn.

Mr. deBoer then made a motion to approve retention of the skylight on the south side, with the applicant agreeing to amendment of the application, and the roof to be repaired in kind in the area of the eastern skylight, which is to be removed, citing Standards 7 and 8, with a building permit obtained and the work to be completed within a 6 month period. This was seconded by Mr. Beneduce. This motion was approved.

Members Voting - DeBoer, Regan, Beneduce, Schadegg, Schoettle, Ryan (6 yes) Abstain = Parrillo (1)

The issue of the deck overhang was then discussed. The extent of the overhang and the screening by plantings was discussed. Ms. Ellsworth suggested that the PHDC require that the planting be maintained. Ms. Ellsworth stated that she felt some PHDC members wished to punish the applicants for the violations. Ms. Regan stated that the PHDC would not respond to the comment. Mr. Salvatore asked if the applicants wished to introduce new evidence in regard to the plantings as mitigation.

Mr. deBoer felt that the Zoning Board's granting of a variance for the deck was a compelling argument for approval. Ms. Cavanaugh remarked that the Zoning Board's decision was based only on setback issues. Mr. deBoer felt that it was not worthwhile expending more time and effort in argument about the deck.

Mr. deBoer made a motion to accept the deck extension as constructed, with a 12" overhang and railing. Mr.

Beneduce reluctantly seconded the motion. The motion did not pass.

Members Voting: Regan, Beneduce, Parrillo, deBoer, Ryan, Schadeegg, Schoettle (yes = 5) (No = 2) (6 yes votes required for passage)

Mr. Schadeegg then made a motion to deny the extension of the deck, concurring with the previous PHDC denial, citing Standard 8. There was no second to the motion.

There was a discussion of the visual effect of the overhang, and of the fact that no approval formally voted upon could constitute no action on the part of the PHDC. Mr. Salvatore stated that the remand required that the PHDC act on the matter within 45 days from 10/25/94. If no action is taken, then the approval is automatic after 45 days.

Upon this consideration, Mr. Schoettle seconded Mr. Schadeegg's motion. Mr. Schadeegg restated the motion, which is to move the deck and railing back 12", referring to PHDC Resolution 90-19, denying approval of the deck extensions. The motion failed.

Members Voting: Ryan, Beneduce, Schadeegg, Regan, deBoer, Schoettle, Parrillo (yes = 3) (no = 4)

No action was taken on the application, and so automatic approval would take effect within 45 days.

2) 157 Bowen Street (College Hill) - Mr. Robert Ornstein, architect for the project, and Mr. Edward Burgess, owner and applicant, appeared to discuss the continuance of the application for site improvements and exterior alterations at 157 Bowen Street.

Mr. Beneduce departed at 5:30 pm.

Mr. Ornstein reviewed the results of a subcommittee meeting on the property on 10/5/94, attended by Mr. deBoer, Mr. Schoettle and Mr. Beneduce. The modifications to the kitchen addition agreed upon at the meeting were discussed and presented to the other PHDC members. The design of the proposed fence is the same as that proposed by the abutting owners of 153 Bowen Street, Peter and Susan Gill. The site plan had been revised, with the shed and parking area moved further back on the lot. The retaining wall was discussed. The exterior wall of the shed is to be constructed of noncombustible concrete. The windows on the dormer are to 1/1, the approved option.

The issue of the shed was discussed by Mr. Schoettle. The suggestion was to shift the shed 6", and/or run the fence up to the edge of the shed, covering the concrete wall on the side. Sheathing could also cover the shed wall.

Mr. Schoettle made a motion, seconded by Mr. deBoer, to approve the application as presented, citing Standards 8 and 9, with the provision that the east wall of the shed be sheathed with material matching the other walls of the shed, or the fence be extended to cover the shed wall.

Members Voting: Regan, deBoer, Parrillo, Schoettle, Schadeegg, Ryan

3) 115 Williams Street (College Hill) - Ms. Linda Carney appeared to discuss the proposal to replace the existing Greek Revival doorway on the south elevation of 115 Williams Street.

Ms. Carney stated that she would prefer to install a Fypon replacement doorway in a Greek Revival style. She would also be agreeable to replacing the louver shutter elements in the existing doorway with Fypon elements.

Ms. Regan told Ms. Carney that many people had looked at the doorway. Mr. Mack Woodward of the RIHPC had inspected the doorway, and was of the opinion that it should be saved. Mr. Bob Major also felt that the door was repairable and should be retained. The doorway is visible, and is on a corner house.

Mr. deBoer and Mr. Schoettle concurred with the doubts Mr. Major and Mr. Woodward had expressed about removal of the doorway. They, too, felt it was unique and warranted repair and restoration.

There was a discussion regarding the repairable nature of the doorway, and the uniqueness of the entry. On a motion by Ms. Ryan, seconded by Mr. Schadeegg, the Commission voted unanimously to deny the replacement of the doorway, citing Standards 1 and 2, with the applicant to consult with staff regarding repair of the existing doorway.

Members Voting: deBoer, Schoettle, Ryan, Parrillo, Regan, Schadeegg

4. 48 Lloyd Avenue (College Hill) - Ms. Deb Brayton, representing the owners, Mr. Andre Gerard of Mill City Construction, contractor, and Ms. Anne Grasso, designer for

the project, appeared to discuss the proposal to construct a new addition on the west elevation of the house. The work had been started with a building permit issued in error, without PHDC review or approval. Ms. Andrea Hunt Denby and Ms. Varda Lev, abutting property owners, appeared to comment on the addition.

Ms. Grasso gave a presentation of the rationale and design issues concerning the addition construction. Mr. Gerard stated that he was unaware of PHDC review, that the windows have been ordered for the addition, and that it would be a hardship to return them.

Ms. Regan asked Mr. Gerard if he was now aware of PHDC review, and stated that the situation was embarrassing to the PHDC, and that the permit process should guide the applicant to the PHDC before the permit is issued. Mr. Gerard stated that he has stopped work on the project, and that building had been secured.

Ms. Brayton spoke on behalf of the owners, stating that the new work could not be seen from the street, thought there was preliminary review of projects, and that the owners were not trying to circumvent the review process.

Ms. Lev expressed her concerns about the project, and expressed a negative opinion about the design. Ms. Denby also expressed concerns about not being informed of the project after having been informed of the driveway approved for the property in March of 1994. She was also concerned that the addition would be visible from her house if the existing 12-car garage was to be removed.

Ms. Grasso replied that the process was regrettable, and that the owners had no intent to be intrusive. Ms. Lev then expressed further objections to the project, as did Ms. Denby.

There was a discussion of the present condition of the addition, of the financial hardship suffered by Mr. Gerard due to delay and the materials ordered for the project. Due to these considerations, and the lack of a clear definition of the effect of the new addition on the existing building, the Commission decided to hold a special meeting on site on Wednesday, November 9, at 3:30 pm. No vote was taken on the application.

5. 135 Williams Street (College Hill) - Ms. Caroline Hunter, owner of the property, appeared to discuss the application for approval of roof repairs completed without a Certificate of Appropriateness. She stated that leaks were noted in the roof, and that the roof was replaced on the east side of the house. On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted.

Members Voting: Regan, Schoettle, deBoer, Schadegg,  
Ryan, Parrillo

6. 384-386 Benefit Street (College Hill) - Mr. Steven Giacobbi, applicant, appeared to discuss the application for approval of replacement metal window installation on the first floor of the property.

He stated that his family had owned the house for 30 years, and referred to a letter submitted with the application as a rationale for approval. He stated that he thought he was complying with PHDC guidelines by installing windows that did not narrow the glass size. He did not install vinyl windows as it closes down the opening. The model of metal window he selected allows the greatest amount of glass size. He stated that he has replaced 12 windows on the first floor. He stated, too, that he had received complaints from the tenants that the sash ropes were breaking, windows were cracked and that there were other problem with the original wooden windows.

There was a discussion of the configuration of the original and the replacement windows, and of the fact that the owner was not removing the existing storm windows. There was a discussion of the relative costs of replacement and repair of the windows. Mr. Giacobbi stated that the original windows had been discarded, and that the replacement would be acceptable as there had been no change to the window opening, although the weights and parting beads has been removed.

Mr. deBoer stated that he felt the installed metal replacement window was not a reasonable facsimile of the original window.

On a motion by Mr. deBoer, seconded by Ms. Regan, the Commission voted unanimously to deny approval for the replacement of the 12 windows, citing Standards 1 and 2.

Members Voting: Regan, Schoettle, deBoer, Ryan,  
Parrillo, Schadeegg

The windows are to be removed and replaced with wooden windows.

7. 445-447 Broadway (Broadway) - Mr. Ammar Sahli appeared to discuss his proposal to replace all existing wooden windows with vinyl windows.

He stated that the contractor he consulted informed him that the existing windows were in poor repair, and recommended vinyl replacement windows be installed. He stated that the storm windows will be retained, and the replacement windows would not be visible. He had received a loan from the PPHC for the window replacement, and as yet has not done any work to the existing windows. He stated that he could return the loan funds. Ms. Regan asked if the loan funds could be used for repair rather than replacement. Mr. Sahli replied that the windows could not be repaired. There was a discussion of the relative costs of replacement and repair.

Mr. deBoer commented that PHDC would not approve the installation of vinyl windows, but would approve repair, consistent with the Secretary of the Interior's standards. The loan would be sacrificed if the loan was granted by PPHC subject to PHDC approval. Mr. Schadeegg observed that there is a PPHC 20% additional restoration differential for loans to properties in historic districts.

On a motion by Mr. deBoer, seconded by Ms. Ryan, the Commission voted unanimously to deny the application for replacement of wood with vinyl windows, citing Standard 2.

Members Voting: Regan, Ryan, Parrillo, Schadeegg,  
Schoettle, deBoer

8. 20 Bainbridge Avenue (Broadway) - deferred to end of meeting, see below

9. 38 Moore Street (Northern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation appeared to discuss the application to demolish a deteriorated cinderblock garage to the rear of 38 Moore Street.

There was a discussion of the reasons for requesting approval for demolition, and Ms. Auger stated that the garage had been built between 1928 and 1937.

Mr. Schoettle made a motion, seconded by Ms. Ryan, to approve the application as submitted. Mr. Schadeegg abstained from the vote. As there was not enough members present to form a quorum for approval of the motion, the PHDC was considered to have taken no action on the application, and thus approval of the application would be automatically granted 45 days from the date of submission of a complete application.

10. 16 Clarke Lane (College Hill) - Mr. Peter Stemple appeared to give a presentation of the proposed alterations to the building, a carriage house converted to a residence.

He reviewed the project drawings, and stated that the most pressing work was repair of the sills due to problems with drainage and site grade. There was a discussion of the door alignment between levels, and of the restoration of the ABA bay structure of the former garage.

Mr. deBoer asked if the project had been reviewed with the building Inspector to clarify the issue of the legal use as a single family residence, and any possible zoning issues. Mr. Stemple replied that he had spoken to Peter Carnevale and Ramzi Loqa, and that a variance might be required regarding the fire ratings of the walls. The neighbors had been informed about the project. The plans call for retaining the cupola for venting, and vertical board siding, tongue and groove cedar, is proposed, which would weather naturally. Approval is sought for the overall scheme of the renovations.

Mr. deBoer again returned to the issue of legal use, and suggested that Mr. Loqa might see a change necessary in design as a result of review of the building use records. The parking for the building is provided by means of an easement with the owners of 370 Thayer Street, now a condominium. There was a discussion of the glazing proposed for the bays on the north elevation.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the application submitted, with the exception of the design of the north elevation, citing Standards 3, 8 and 9. The north elevation design is to be continued to a subsequent hearing.

Members Voting:           Regan, deBoer, Ryan, Schadeegg,  
Schoettle, Parrillo

11. 132 Congress Avenue (Southern Elmwood) - Mr. Peter Tavares, contractor, and Mr. Rafael Hernanidez, owner, appeared to discuss the application to rebuild the garage to the rear of 132 Congress Avenue. The application was continued from 9/26/94.

Mr. Tavares stated that the door to be installed is an embossed panel fiberglass door, without glazing. One door is being installed, with cinderblock infill in the second of 2 bays. There was a discussion of the possibility of installing a second door rather than the infilling the opening. There was a discussion of the possible necessity of the installation of a 4" column in the center of the two doors, and of the level of documentation necessary for the Building Inspector to approve the project.

On a motion by Ms. Ryan, seconded by Ms. Parrillo, the Commission voted unanimously to approve the application as submitted, citing Standards 8 and 9, with the provision that the second garage door be installed, design details to be reviewed by staff.

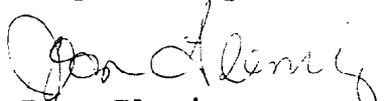
Members Voting: Ryan, Regan, Schoettle, Parrillo, Schadegg, deBoer

8. 20 Bainbridge Avenue (Broadway) - The application for approval of replacement in kind of exterior shingles, completed without a Certificate of Appropriateness, was unanimously approved, citing Standards 1 and 2.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Schadegg, Ryan

There being no further business, the meeting was adjourned at 8:03 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, November 21, 1994

3:30 p.m.

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE HEARING

### AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of October 24, 1994
- D. New Business
  - 1. Distribution of Annual Report
  - 2. 1995 RIHP&HC Preservation Awards Nominations
  - 3. 1995 Certified Local Government Grant Project Proposals

4:00 p.m.

### E. Project Review

1. 48 Lloyd Avenue (College Hill) - continued from 10/24/94. Construct addition on west elevation.

2. 125 Congdon Street (College Hill) - amend application for Certificate of Appropriateness approved 10/24/94 to include removal of chimney on east roof slope.

3. 134 Brown Street (College Hill) - Remove existing window and create new entranceway on Bowen Street (north) elevation, to provide second means of egress from 3rd floor.

4. 197 Congress Avenue (Southern Elmwood) - Work conducted without building permit or Certificate of Appropriateness: install 3 vinyl windows, 3rd floor.

(OVER)

5:00 p.m.

5. 67 Princeton Avenue (Northern Elmwood) - Work not in compliance with Certificate of Appropriateness issued 9/8/93: permanently remove balustrade from roof of front porch.

6. 272 Broadway (Broadway) - Work conducted without a Certificate of Appropriateness: replace steel windows in garage at rear with vinyl clad wood double hung sash, closing down window openings.

F. Other Business

G. Adjournment - Projected Adjournment 5:30 p.m.

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 (TDD 751-0203), 48 HOURS IN ADVANCE OF THE MEETING.

## MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 21, 1994, in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Tina Regan, Franco Beneduce, Cornelis deBoer, Kenneth Schadegg, Clark Schoettle, Pamela Robertson

### Members Absent

Antoinette Downing, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Robin Rao Ryan, Mildred Parrillo, Michael Everett (term expired)

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

### New Business

The distribution of the PHDC annual report to members was discussed by Kathy Cavanaugh. The number and distribution of violations was discussed, as was the relatively small increase in the number of applications. The 1995 RIHPC Preservation Awards nominations were also discussed, and Commission members were asked if they had any nominations to put forward. The funding deadline for CLG applications is 12/1/94. They will not apply for any projects this year. CLG grants had been granted in the past for the nominations of National Register Districts by PPS and the PHDC photo survey of historic districts.

### Other Business

As no quorum was present, the discussion of other business was moved forward. The new Providence Gas Company policy of installing new gas standpipes on and near all residential properties in the city was discussed. A letter has been sent to the Company, asking for a meeting to evaluate the policy in light of its negative effect on

historic properties and districts. The possibility of installing new meters inside buildings in districts was discussed as a mitigating measure.

#### Call to Order

The meeting was called to order at 4:25, Ms. Regan presiding. All testimony was sworn.

A motion was made by Mr. deBoer, seconded by Mr. Beneduce, to accept the minutes as amended. The amendments are, on page 4, an amplification of the reasons for PHDC acceptance of the deck extension on 98 Congdon Street, with the factors being the approval granted by the Zoning Board, the mitigating effect of plantings, and the sense that if the proposal was newly presented to the PHDC, it would be approved. On page 7, The phrase "... and surrounding area" is added to the last paragraph, between the words "building, and "the". The motion was approved.

#### Project Review

1) 48 Lloyd Avenue - Ms. Ann Grasso (designer), Mr. Andre Gerard (contractor), Ms. Andrea Denby (abutter), Ms. Varda Lev (abutter), and Ms. Alison Holm, (attorney for the applicants) appeared to discuss the alterations to the design of the kitchen addition on the west elevation.

After the staff report was read, Ms. Grasso presented the new plans submitted, developed in response to comments made at th site meeting on 11/9/94. Neither staff nor Commission members had an opportunity to review the plans prior to the hearing. Ms. Holm expressed the applicants' concern and regret about not attending the hearing. The revised plans show a flat rather than a peaked gable roof, and the siding has been eliminated, with only wood panelling on the exterior. The window casing reflects the existing. A French slider opens onto the deck. Lattice is to be installed. The bulkhead has been eliminated, and a new recessed stairwell is proposed, with a railing over the opening for safety. A drywell is to be installed. The elevation is correct in relation to the box bay.

Mr. deBoer commented that the revised design represented an improvement in the evolution of the project.

There was a discussion of the choice between what was termed Scheme A and Scheme B. Scheme A had a parapet roof with a water system incorporating scuppers. Scheme B had a series of arched panels.

Ms. Lev inquired as to the permitting process, as well to the zoning status of the project. She was told that John Pagliaro, the Building Inspector, had issued the permit. She expressed dismay that the addition occupies so much formerly open space, and felt that all available land should not be built on in the area. She disliked the design of the addition. Mrs. Denby expressed opposition to the presence of a deck, sliders and increased traffic in the area next to the house. She liked the revised roof design. She felt that an owner of a house in a historic area should not expect to make major alterations, but should maintain the house's existing condition.

Ms. Regan read into the record two letters from interested parties: 1) Ms. Jane Freeman, 62 Lloyd Avenue and 2) Dr. David Nichols, 101 Prospect Street.

There followed a discussion of the details of the proposed designs, A and B. Mr. Schoettle commented on the differences between the two, with parapet roof line rather than arches proposed, with two narrow panels used to fill the space. He inquired as to whether the stairs could be located down the side of the box bay, and whether the deck could be changed to a landing, with stairs running in another direction. The deck could be pushed back 6"-12", engaging the casing of the sliders rather than the corner board of the building, reducing the sense of the size of the deck. It would reduce the mass of the addition, and allow for planting, possibly of an evergreen suitable for a shaded spot. Ms. Lev commented that nothing had been seen to grow there.

Mr. Schadeegg observed that there was an issue with the sense of scale of the addition. There was a discussion of the previous subdivision of the original lot, and its severe compromise to the integrity of the property. Ms. Holm commented that the addition did not go beyond the lines of the existing building.

Ms. Jane Parker of 53 Lloyd Avenue asked if it was known for a fact that the proposed design was in compliance with zoning requirements. There was some discussion of the fact that the addition was to house a hot tub. It was observed that new addition had been called by several different names. It was the consensus that the internal use of the addition had no effect on its external appearance.

There was a discussion of the use of sliding glass doors, among Commission members and interested parties. Ms. Jordan Verner of Keene Street felt that the doors had a square and modern feel, not meshing with the design of the existing house. There was a preference for a window and door rather than double slider. A similar opinion was expressed by Mr. Alan Kopp of 12 Keene Street.

Mr. Schoettle stated that he also preferred a single door and window. The proposed door is a full light glassed door with a 6" wood frame. Mr. Schadeegg also suggested that swinging French doors might be more appropriate. Mr. deBoer asked if there was a reason for the installation of the double sliding door, and was told the reason was so as not to impede entry into the room itself. The use of a swing out door would be hazardous and not guaranteed by the manufacturer.

Mr. Schoettle made a motion to approve the construction with amendments to the application as submitted. He asked if the applicant would consent to a change in the configuration the deck and stairs, to run along the box bay, with the arches detail above the slider, on the north elevation, scheme B, modified to narrow panels, similar to panels on the other windows. The deck is to be set back, engaging the casing of the door rather than the corner of the new addition, and the detail of the brackets is to be modified, to be more simplified and contemporary, not duplicating the the original detail on the house. Details are delegated to staff for review.

Ms. Holm agreed to the changes on behalf of the applicants.

The motion to approve the addition with the amendments cited above, citing Standards 8 and 9, was seconded by Mr. deBoer, and was unanimously approved.

Members Voting:           Regan, deBoer, Beneduce, Robertson,  
Schoettle, Schadeegg

2)   125 Congdon Street (College Hill) - Ms. Sharon Ingendahl (owner) and Mr. Lane Meyer (architect), appeared to discuss the removal of one of the four chimneys on the property.

Mr. Meyer stated that while the chimney appears to be in the front of the house, it is actually in the rear, that it is not functional, not symmetrical, it is impossible to see it from the street and that the owners would like to see it go. In addition, the mortar is in poor repair.

Mr. deBoer commented that he was reluctant to see the chimney go, but there are four compelling reasons to remove it. The chimney can be deleted without negative effect on the building.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted, citing Standard 9.

Members Voting: deBoer, Regan, Schadegg, Schoettle, Robertson, Beneduce

3) 134 Brown Street (College Hill) - Mr. Steve Tortolani appeared to discuss his proposal to create a new entry on the north side of the house.

He stated that property was the third historic house he had owned, and that he wished to create the new entry as a main means of egress from the rental unit on the upper floor of the house. The path of travel now runs between the kitchen and laundry room, the two most likely origin points for a fire. The new entry would provide a more direct route outside. He stated that he needed a variance from the Zoning Board, as the new entry lies within 1' of the front property line.

Mr. deBoer asked if the tenancy within the building was legal, and was told that it was. The designer, Josh Nathanson, was looking at the interior layout in designing the entry. Mr. deBoer felt it was unfortunate to violate the integrity of the building, and wondered if the entry construction was the only solution to the problem of egress. Mr. Tortolani described again the problem and the proposed solution to egress issues. Mr. Schoettle felt that the installation of an internal sprinkler system would be a better solution. He was reluctant to approve a new entry without a specific requirement for it by the Fire Department. He suggested the installation of internal systems for security, such as a hard-wire smoke alarm, would be better advised than the construction of the new entry. Both Mr. deBoer and Mr. Schoettle expressed reluctance to approve the entry, as it would affect the appearance of the existing foundation, and felt that not all alternatives to

the alteration had been explored. They questioned whether the entry was really necessary.

On a motion by Mr. Schoettle, seconded by Mr. Beneduce, the Commission voted unanimously to deny the application as submitted, citing the Secretary of Interior's Standard 2, which equivalent to PHDC Standard 8.

Members Voting:       Regan, deBoer, Schoettle, Schadeegg,  
Robertson, Beneduce

Mr. Schoettle departed at 5:40 pm.

There was no quorum after the departure of Mr. Schoettle.

4)    197 Congress Avenue (Southern Elmwood) - As the applicants had left the meeting, no discussion of the application took place.

5)    67 Princeton Avenue (Northern Elmwood) - The applicant had left, so discussion was limited to the possibility of sale of the property in the near future. The Commission asked that Mr. Ramzi Loqa be requested to place a lien on the property.

6)    272 Broadway (Broadway) - Mr. John Voccola (owner) appeared to discuss the status of the property in terms of its zoning, and of his alterations to the building on the rear of the main house without a Certificate.

The rear building had contained 2 illegal units, and was to be converted to a single legal unit. The former owner, Mr. Pagliaro, Sr., got building materials from various sources, so the windows on the building were said not to be consistent. It was to be a 2 bedroom apartment for a single family. Mr. Voccola proposes to conduct soffit work, install new gutters and apply stucco to the surface of the cinderblock exterior walls.

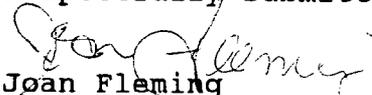
There was a discussion of the type of stucco to be used and the methods of application. Mr. deBoer suggested contacting the Camire Brothers of Pawtucket, known for reputable work. There was also a discussion of the windows as installed, and of the proposed fire escapes on the rear of the main building. Mr. Voccola was to review the planned fire escapes with the Fire Department .

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As no quorum was present, no vote could be taken on the application. A special meeting was to be planned for the first week in December to hear the applications not heard at the meeting.

There being no further business, the meeting was adjourned at 6:20 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 SPECIAL MEETING**

Monday, December 5, 1994  
3:30 p.m.  
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. Project Review

( Note: These applications are continued from the meeting of 11/21/94.)

1. 197 Congress Avenue (Southern Elmwood) - Work conducted without building permit or Certificate of Appropriateness, install 3 vinyl windows, 3rd floor
2. 67 Princeton Avenue (Northern Elmwood) - work not in compliance with Certificate of Appropriateness issued 9/8/93: permanently remove balustrade from roof of front porch.
3. 272 Broadway (Broadway) - work conducted without a Certificate of Appropriateness: replace steel windows in garage at rear with vinyl clad wood double hung sash, closing down window openings

4:15 pm

- D. Other Business

1) A representative of the Providence Gas Company will be present to discuss the policy of meter installation on the exterior of buildings.

PHDC special meeting agenda  
12/5/94  
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E. Adjournment - Projected Adjournment 5:00 p.m.

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 (TDD 751-0203), 48 HOURS IN ADVANCE OF THE MEETING.

## MINUTES

A special meeting of the Providence Historic District Commission was held on Monday, December 5, 1994, in the 4th floor Conference Room, Department of Planning and Development, 400 Westminister Street, Providence, RI 02903.

### Members Present

Franco Beneduce, Tina Regan, Mildred Parrillo, Councilwoman Rita Williams, Pamela Robertson, Councilwoman Patricia Nolan

### Members Absent

Antoinette Downing, Kenneth Schadeegg, Clark Schoettle, Michael Everett (term expired), Robin Rao Ryan

### Staff

Kathryn Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

### Call To Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

### Project Review

(These applications are continued from the meeting of 11/21/94)

1. 197 Congress Avenue (Southern Elmwood) (violation) - Mr. Rodolfo Vargas appeared to discuss the application for approval of three vinyl windows installed on the third floor of 197 Congress Avenue. Ms. Jacinta Pena also appeared but was not sworn until later in the meeting. Ms. Lynne Auger of the Elmwood Foundation appeared as an interested party.

Mr. Vargas stated that the third floor had not been used by the previous owner, and that water was coming into the third floor interior. He replaced the windows needed as soon as possible.

There was a discussion of the history of the applicants' contact with the PHDC, the timeframe for the window replacement, and the fact that the original window sash has disappeared from the property.

Ms. Auger stated that she did not want to set a precedent for the installation for inappropriate windows. She stated, too, that Ms. Pena had made but then cancelled appointments with the Elmwood Foundation regarding window replacement.

Mr. David Salvatore arrived at 3:55 pm.

There was a continuing discussion of the time frame for installation, with the closing on the property in May, 1994, and the installation of the windows between that time and 9/23/94. There was a discussion of the proposed installation of Newpro replacement windows, which is no longer being proposed, and the fact that Mr. Vargas' brother installed the windows himself.

On a motion by Councilwoman Williams, seconded by Mr. deBoer, the Commission voted unanimously the deny approval for installation of the windows, citing Standards 1 and 2. The applicant was granted 6 months to change the installed windows to wooden windows.

Members Voting: deBoer, Regan, Robertson, Williams, Beneduce, Parrillo

After the vote, Mr. Vargas objected to the decision. he stated that he would need a ten-year period, rather than the six months granted, to replace the windows. Ms. Pena was sworn in, and stated that the appointments with Ms. Auger were to complete the application for a Certificate. She stated that she was unaware of PHDC requirements for window replacement and installation, and had not received information in a timely manner. The record of contact as stated in the file was discussed. Ms. Pena stated that no building permit was required for the window installation. (Note: subsequent inquiry with the DIS on 12/6/94 showed that building permits are required for this type of work).

Mr. Salvatore informed the applicants that a violation stands against the property for the windows as installed, and explained the procedure for dealing with violations. Should the applicants wish to discuss the matter further, they were told that they could present their case to a judge in Housing Court if and when the case was heard. He felt that there was no further use in continuing the discussion.

2) 67 Princeton Avenue (Northern Elmwood) (violation)  
- Mr. Grafton Willey, attorney for the applicant, appeared to discuss the application for approval for permanent removal of the railing over the porch at 67 Princeton Avenue.

Mr. Willey described the ownership history of the property, and stated that Mrs. Good, the granddaughter of the original builder, died January 17, 1993, and her husband, a widower, moved out of the house. In January, 1994, the furnace failed and the pipes froze. The water and ice caused over \$127,000 worth of damage.

The damage was substantial to the interior of the house. Mr. Willey submitted photographs showing the water and ice on the furnishings and floors of the house.

He stated that the intent was to replace the balustrade, which was removed during painting in 1993 and discarded by the painter. The balusters are of a short and stubby design that cannot be replaced from stock. At this point, the replacement became less important than the interior repair needed for the house.

The present owners have no incentive to retain the house, or any interest in it. The estate has no assets to spend on improvements, and the estate wishes to sell the house, as the funds are not sufficient to maintain the elderly Mr. Good. Mr. Willey suggested that a similar balustrade was once over the front bay window, as one is still intact over the side bay.

Ms. Lynne Auger appeared to present an estimate of the cost of replacing the balustrade and repairing the porch roof from the prospective buyers of the property. They have expressed interest in replacing the railing. The funds would be put in escrow as part of the sales agreement. The amount presented is \$2,687.50. There was a discussion of the appraisal value of the house, (\$121,000) and the fact that the sale price was less than one half of that amount. Mr. Willey had a substantial file of insurance claims forms and information. Mr. Bob Mende would be available to do the work.

Mr. Salvatore and Mr. Willey discussed the placement and temporary removal of property liens, which could be done for the property under review.

On a motion by Mr. Beneduce, seconded by Ms. Robertson, the Commission voted unanimously to deny the appreciations submitted, citing Standards 2, 4 and 7. APR 1995 AS <

Members Voting: Beneduce, Regan, deBoer, Williams,  
Parrillo, Robertson

3. 272 Broadway (Broadway) (violation) - Mr. John Voccola appeared to discuss the alterations to the rental unit to the rear of the property, which had been begun without a Certificate of Appropriateness.

He stated that replacement windows used were metal rather than vinyl clad windows, and stated that the former owner had used older reused metal windows of variable sizes for use in the rental unit. The use of stucco to coat the exterior of the cinderblock area was discussed and a sample area had already been applied on one section of the cinderblock wall. The proposal is to paint the stucco the same color as the main house. It was suggested that it would be better to tint the stucco instead. The proposal, too was to cover only the cinderblock area with stucco. Mr. deBoer suggested that an alternate approach would be to cover all of the building, matching the color of the brick rather than that of the main house. He suggested the applicant examine the stucco work on the east side of 1 Congdon Street for an example of recent stucco application.

The applicant was advised to consult with staff in terms of the finish and molding for the stucco application. The applicant will need to appear before the Zoning Board to legalize his occupancy. Mr. Beneduce reminded the applicant again of the necessity of PHDC review before any work begins on the property.

On a motion by Mr. Beneduce, seconded by Ms. Parrillo, the Commission voted unanimously to approve the application as submitted citing Standard 8.

Members Voting: Beneduce, Parrillo, Regan, deBoer, Robertson, Williams

#### Other Business

Mr. Tom Gavula and Mr. William Mullin of the Providence Gas Company appeared to discuss the Commission's concerns regarding the installation of new exterior gas meters in the city's historic districts. They expressed a willingness to work with the PHDC, pledged complete cooperation, and were willing to comply with PHDC wishes to minimize the impact of the new installations.

Ms. Regan reviewed the events leading up to this meeting with the Providence Gas Company, beginning with a report of the installation of three outside meters on Hope

and Olney Streets. She remarked that the appearance of the meters was horrendous.

Mr. Gavula discussed the specific problems with the Chapin Avenue area's gas service, with low pressure and the need for new gas mains and services. The work done thus far is not part of a city-wide program, but is specific to that area. The Gas Company has talked to property owners in the area to determine meter locations. Access is difficult in some cases. Mr. Gavula stated that the Company would like to locate new meters on the outside of houses. It was a coincidence that the meters installed on Chapin Avenue were located within a historic district. The Company was unaware of Historic district zoning in the Armory District.

There was a discussion of the manner in which the Company works with the owner in terms of meter placement. For several reasons, inside meters are less desirable than exterior meters. The use of plantings to screen meters was discussed. There was a discussion, too, of the use of remote counters, with the meters inside the building, as used by the Water Supply Board. Mr. Gavula stated that the Company still needed access to the building for inspection of pipes and service to the meters. Gaining access to buildings is difficult. There was a further discussion of the use of remote readers, and the ease and speed of reading meters by this method. The new meters are to be installed in late 1995-1996.

The use of external meters is for ease of inspecting service pipes, as gaining access to such pipes inside buildings is difficult. The risk to external meters in terms of damage and tampering is considered to be less than that of inside meters. Ms. Regan asked if there was any way to improve the appearance of the new meters. Ms. Cavanaugh expressed concern over the visual impact of multiple meters. Mr. Gavula stated that the objective is to install a meter as close to the main gas main as possible, and that the Providence Fire Department requests that meters not be placed in the back of the property. The PFD can turn meters off but not on for safety reasons.

Councilwoman Patricia Nolan arrived at 5:05 pm.

In summary, Mr. Gavula and Mr. Mullin expressed a wish to set up communication with the PHDC in terms of meter location and mitigation measures such as planting screens. Ms. Regan asked about the issue of replacement of the sidewalks, and the replacement in kind (such as cement replaced with cement) of paving material. The existing asphalt patching is a temporary measure.

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There being no further business, the meeting was  
adjourned at 5:15 pm.

Respectfully submitted,

  
Joan Fleming  
Preservation Planner



## PROVIDENCE HISTORIC DISTRICT COMMISSION

*Preserving the Past for the Future*

### NOTICE OF PUBLIC MEETING

Monday, December 19, 1994

3:30 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE HEARING

### AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of November 21, 1994
- D. New Business
  - 1. Review of completed PHDC 1994 work program
  - 2. Draft work program for 1995
  - 3. Designations process adopted by CPC
- E. Project Review
  - 1. 7-9 Moore Street (Northern Elmwood) - demolition of deteriorated structure at order of Acting Director, DIS.
  - 2. 270 Elmwood Avenue (Northern Elmwood) (violation) - exterior masonry repairs.
  - 3. 290-392 South Main Street, Plantations Condominiums (College Hill) - resubmission of request for approval of shutters, denied 8/23/93.
  - 4. 67 Lloyd Avenue (College Hill) - exterior alterations, including windows, doors, chimney, and construction of dormers, as part of conversion of former carriage house to residential use.

4:30 pm

5. 463 Broadway (Broadway) - review installation of sign

6. 389 Benefit Street, Tully Bowen House (College Hill) - install storm windows

7. 156 Prospect Street (College Hill) (violation) - repair/replace in kind porch columns, balusters

F. Other Business

G. Adjournment - Projected Adjournment 5:30 pm.

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 (TDD 751-02030 48 HOURS IN ADVANCE OF THE MEETING.

## MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 19, 1994, in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Franco Beneduce, Tina Regan, Mildred Parrillo (alternate), Pamela Robertson, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Clark Schoettle, Cornelis deBoer, Michael Everett (reappointed), Kenneth Schadegg

### Members Absent

Antoinette Downing, Robin Rao Ryan

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

On a motion by Mr. deBoer, seconded by Councilwoman Williams, the minutes of the special meeting of 12/5/94 were unanimously approved.

### New Business

Ms. Cavanaugh reviewed the results of the PHDC 1994 work program. All tasks proposed for the year have been completed. They are a) applications and enforcement b) adoption of the Preservation Plan by CPC and City Council, and implementation of 3 recommendations including completion and distribution of HDC handbook, annual notice and brochure to 1,450 property owners, clarifications of designations process, adopted by CPC c) funding of one of two CLG applications, photo survey of districts (with PPS proceeding with NR nominations for 2 20th century districts), d) revisions of Standards and Guidelines, e) designation criteria drafted and adopted by CPC.

The work program for 1995 includes four tasks: 1) process applications for Certificates and contact DIS to initiate enforcement and track progress 2) implement Preservation Plan recommendations, including providing annual notice to property owners, devising signage program for local historic districts, 3) CLG grant projects, including completion of photo survey, and 2 subgrantee projects 4) seek legislative amendment removing the two General Assembly positions from HDC membership.

Ms. Robertson arrived at 3:50 pm.

Ms. Regan received a letter from Christopher Good of the West Broadway Neighborhood Association (WBNA), requesting a signage program for the Armory area.

Mr. Schoettle arrived at 3:55 pm.

#### Project Review

1) 7-9 Moore Street (Northern Elmwood) - Mr. Ramzi Loqa, Acting Director, Department of Inspections and Standards, the applicant, appeared on behalf of the owner of the property, Mr. Patrick Conley, who did not attend the meeting. Councilwoman Balbina Young and Ms. Lynne Auger of the Elmwood Foundation also appeared to discuss the application to demolish the property.

Mr. Loqa asked that the PHDC approve the request for demolition due to the poor condition of the building. The cost of rehabilitation would be more than 50% of the fair market value of the building.

There was a discussion of the confused ownership history of the building by the Kalian family and by Mr. Conley, and the calls by the residents to board up the building. There was a danger to local children, and of recurring fires in the building.

The adjacent building a 703 Broad Street, while also damaged by fire, was in better condition than 7-9 Moore Street, and could be repaired.

There is a distance of only 3-4' between the house at 7-9 Moore and 11-13 Moore Street. A fire at 7-9 Moore could spread to this building next door, which is densely occupied. There was a discussion of the possibility of court action, of code enforcement and the necessity for demolition.

Councilwoman Patricia Nolan asked if the city would seek to acquire the building by eminent domain, and if the city was to pay fair market value to the owner. Mr. Loqa replied that no money was to go to the owner. There was a further discussion of the sale and possible development of the property. There was also a question, raised by Councilwoman Nolan, of the treatment of the site following demolition.

Councilwoman Young stated that she would be in support of demolition. Councilwoman Nolan commented that the past and present owners of the property were not good landlords. Councilwoman Young stated that the community was under siege from drugs and arson and argued that the issues of insurance, drugs, danger to children, and quality of life issues lend support to the request for demolition. Four neighborhood meetings have been held about the property, and the community requests support for demolition in the light of the problems with drug dealing and fire danger. The loss of the building will help the neighborhood, and plans for the vacant land will be developed.

Ms. Regan then asked Ms. Lynne Auger of the Elmwood Foundation stated that the Foundation had a position on the application for demolition. Mr. Schadeegg stated that the continued presence of the building was a detriment to the neighborhood. Two fires had taken place in the adjacent building, and an alleged arsonist had been prevented by discovery from starting a third fire.

After a brief discussion, on a motion by Councilwoman Nolan, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application to demolish the building, citing section 501.8 of the zoning ordinance.

Members Voting: Regan, deBoer, Nolan, Schadeegg, Williams, Schoettle, Everett, Robertson, Parrillo (alternate)

Mr. Beneduce arrived at 4:07 pm.

2) 270 Elmwood Avenue (Northern Elmwood) - Ms. Paula Donovan of Dorcas Place Parent Literacy Center and Mr. J. Brooks of the Gilbane Building Company, a volunteer at Dorcas Place, appeared to discuss the masonry repair conducted on the property. The work included repair, removal of a sign, and the application of waterproofing and graffiti-stop coatings. The work had been

completed without a Certificate of Appropriateness, but no building permit was required.

They stated that the work had been done, and the waterproofing applied on the advice of the contractor and architect for the project. The waterproofing had been applied to two sides of the building only.

On a motion by Mr. deBoer, seconded by Mr. Everett, the application was unanimously approved as submitted, citing Standard 8.

Members Voting:       Regan, Williams, deBoer, Everett,  
Nolan, Schadegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate)

3)    290-392 South Main Street, Plantations  
Condominiums (College Hill) - Mr. Sean Coffey and Ms.  
Claudia Smith appeared to discuss the request for  
reconsideration of the denial of the installation of window  
shutters on two of four sections of the complex. The  
shutters had been denied as installed at the PHDC hearing of  
8/23/93.

Mr. Coffey stated that the buildings were non-contributing structures to the district, were originally built as Section 8 housing in the 1970's, and are now 75% owner occupied. The installation of the shutters was part of a capital improvement program that includes landscaping, security improvements, lighting and walkways. All these improvements are to be done within PHDC guidelines. He cited the cost of the shutters as \$10, 000. Removal of the shutters in compliance with the 1993 denial would require additional funds to remove the shutters and to repair the siding to its former condition. The applicants are seeking a compromise, which might include painting the shutters to reduce visibility. It was stated that the neighbors in nearby commercial properties felt that the shutters softened the appearance of the condominium buildings.

There was a realization that the shutters don't conform to PHDC guidelines, that the installation was a well-intentioned effort to upgrade the buildings, and the applicant requests that the shutters not be removed.

Ms. Smith, condominium board member, reviewed the planned and completed improvements to the property. They include new roofs, painting, walkways, and landscaping. The

property is 75% owner-occupied, with more than 1/2 the residents having been in the units since 1980. The removal of the shutters would be a hardship. The nearby merchants feel that they give a softer look to the facades. The buildings are not historic, and are suburban-type buildings built as Section 8 housing in the 1970's. There was no intent to circumvent PHDC guidelines, the installation of the shutters was done as the result of a misunderstanding, and the condominium association would appreciate an opportunity for reconsideration of the shutters.

There was a discussion as to whether the shutters were indeed shutters or could be considered decorative window treatments. All the shutters have been purchased, and they are custom made and colored.

Mr. Coffey stated that the association repaints the buildings on a regular basis, at least every four years. He suggests that the shutters could be removed and not reinstalled. The residents would prefer to put their resources into capital improvements. Ms. Nolan and Mr. Everett commented on the shutters as installed.

Mr. Coffey again suggested painting the shutters the same color as the building, but Mr. Beneduce observed that the paint on the shutters might peel, leaving a maintenance problem. Mr. Schadegg commented that the original builder might well have put up similar shutters. Ms. Robertson approved of the idea of maintaining the painting schedule and taking down the shutters at such time as the painting took place.

Mr. Everett made a motion, seconded by Ms. Williams, to uphold the denial of the shutter installation, citing Standard 5 and PHDC guidelines for shutters/blinds, with the provision that the shutters be allowed to stay on the buildings until the buildings are painted, at which time they are to be removed and not reinstalled, and no new shutters are to be installed. The motion was approved.

Members Voting:           Regan, Williams, deBoer, Everett,  
Nolan, Schadegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate) Yes = 9 No = 1

4) 67 Lloyd Avenue (College Hill) - Mr. Jeremy Scherer, applicant and owner, Mr. Stephen Litwin, attorney, and Ms. Mary Brewster, architect, appeared to discuss the renovations proposed for the building, in converting it from a vacant garage to a single family residence.

Mr. Scherer commented on the general intent of the renovations, to restore the building and convert it into a residence, about the attempt to approach the building with sensitivity, the use of new French doors on the south elevation, and the intent to keep the existing facade on the north elevation as close as possible to the original. The proposed dormers would preserve the existing gambrel roof profile as much as possible, and the cupola would be retained. The molding details and the eyebrow over the windows would be maintained. The alteration to the doors would be reversible changes with existing opening to be maintained.

Mr. deBoer asked about the design of the proposed garage doors on the north elevation, and whether they could be put on a track, sliding to the left. There was a discussion of the interior arrangements and their effect on the door opening, of the necessity of weatherstripping the doorway, and alternatives to the installation of overhead garage doors. The doors are presently in a state of disrepair, and it seems that the existing lights in the doors are not original. Ms. Brewster discussed the installation of new doors in the interest of a prospective buyer of the property. There was also a discussion of the distance from the front of the building to the street, and the parking being needed inside the building. Ms. Brewster stated that the 5-panel door proposed was the closest feasible alternative.

There was a discussion of the paving material proposed for the parking area on the north side. A list of neighbors who had reviewed and approved of these renovations was introduced into the record.

Mr. Schadeegg made a motion to accept the application as submitted. Mr. deBoer commented that he had reservations about the replacement of the existing garage doors. There was a discussion of the difficulties with the existing doors in terms of code, difficulty in opening, and heat loss. Mr. Scherer stated that he had investigated ways to retain and modify the existing doors, but could not find a way to make the doors operable and practical. The use of electric door openers for paired doors has found not to work, as they are not designed to handle the weight of doors such the existing doors on the building.

Mr. Scherer and Mr. Schoettle discussed options for the design of overhead doors, with the use of 4 panels, a panel break on the seams and other aspects of the door design.

Mr. Schoettle then seconded the application as submitted, with the request that more detail be provided on the design of the front overhead doors, citing Standards 1, 2, 8 and 9. The motion was unanimously approved.

Members Voting:       Regan, Williams, deBoer, Everett,  
Nolan, Schadegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate)

5.    463 Broadway (Broadway) - As the applicant had not appeared, the application was rescheduled until later in the hearing. The application is for installation of a freestanding sign in front of 463 Broadway. The original application was reviewed and approved with provisions in 1992, and the approval expired before the sign was installed.

6.    389 Benefit Street, Unit #5 (College Hill) - Ms. Audrey Galli, owner and applicant, Mr. Eugene Galli, designer and Mr. S. Mercurio, window fabricator, appeared to discuss the proposal to install storm windows with a metal arch on the top of the storm window frame.

Ms. Galli described the reasons for wishing to install the windows. The windows are a means of egress in case of emergency, and the lower sash needs to be opened. In case of fire or other emergency, she would need to break the window to get out of her unit. The unit is the only one in the building with arched windows.

The various sources of custom storm windows were discussed, and the search described for a suitable and safe window. Ms. Cavanaugh asked if the use of a window was a legal second means of egress, and was told that it was.

Mr. Galli again described the search for a suitable window, and Mr. deBoer commented that the applicant had evidently explored all options, and had not been able to find a source for a custom window that would be appropriate. The color of the storm window frame is to be customized. Mr. Schoettle, Ms. Cavanaugh, Ms. Regan and Mr. deBoer commented on the window design.

On a motion by Mr. deBoer, seconded by Mr. Beneduce, the Commission voted unanimously to approve the application as submitted, citing Standard 9.

Members Voting: Regan, Williams, deBoer, Everett,  
Nolan, Schadeegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate)

7) 156-158 Prospect Street (College Hill) - Ms. Margaret Devoe appeared to discuss her application for approval of repair/ replacement in kind on the porch of 156-158 Prospect Street. The work was completed without a Certificate of Appropriateness.

As the work was considered to be appropriate and acceptable, on a motion by Mr. Beneduce, seconded by Councilwoman Nolan, the Commission unanimously approved the application as submitted, citing Standards 1 and 2.

Members Voting: Regan, Williams, deBoer, Everett,  
Nolan, Schadeegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate)

6) 463 Broadway (Broadway) - The applicant did not appear by the end of the part of the meeting dedicated to project review. The Commission reviewed the application submitted, and on a motion by Mr. Beneduce, seconded by Councilwoman Nolan, the application for installation of the sign, as shown on a sketch dated 12/9/94, was unanimously approved, citing Standard 8.

Members Voting: Regan, Williams, deBoer, Everett,  
Nolan, Schadeegg, Robertson, Beneduce, Schoettle, Parrillo  
(alternate)

#### Other Business

1) Procedure for review of applications filed in response to notice to property owner of violation - The Commission discussed the option of allowing staff to approve applications for first-time violations if the work is in accord with PHDC guidelines.

2) Mr. Franco Beneduce is leaving the PHDC, as he is relocating to San Francisco. His last meeting will be on January 23, 1995.

There being no further business, the meeting was adjourned at 5:45 pm.

Respectfully submitted,

  
Joan Fleming  
Preservation Planner



**PROVIDENCE HISTORIC DISTRICT COMMISSION**  
*Preserving the Past for the Future*

**NOTICE OF PUBLIC MEETING**

Monday, January 23, 1995  
3:30 pm  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminster Street  
Providence, RI 02903

**APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE HEARING**

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of December 19, 1994
- D. New Business
- E. Project Review
  - 1. 180 Congdon Street (College Hill) - install fire escape on rear (west) elevation
  - 2. 48 Lloyd Avenue (College Hill) - reconsideration of design of rear deck, steps
- F. Other Business
  - 1. Election of Officers
  - 2. Review of National Register Nominations, Freeman Plat and Blackstone Realty Plat
- G. Adjournment - Projected Adjournment 5:00 PM

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. The staff report will be available to the public at the meeting upon request.

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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 (TDD 751-0203) 48 HOURS IN ADVANCE OF THE MEETING.

## MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 23, 1995, in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Franco Beneduce, Tina Regan, Pamela Robertson, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Cornelis deBoer, Kenneth Schadeegg, Robin Rao Ryan, Clark Schoettle

### Members Absent

Antoinette Downing, Mildred Parrillo

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

On a motion by Mr. Beneduce, seconded by Mr. deBoer, the minutes of the meeting of 12/19/94 were unanimously approved.

### New Business

The date and time of the 6th annual conference on the archaeology of the Narragansett Basin was discussed, as was the proposed draft revision to the Secretary of the Interior's "Historic Preservation Professional Qualifications Standards". If members wished to comment on the proposed revisions, they were free to forward comments to staff before the submission date of 2/15/95.

### Project Review

1. 180 Congdon Street ( College Hill) - Mr. Lindsey Ahlborg, of Perfecto Ironworks, the fire escape fabricator, Mr. Salvatore Moio, owner, and Ms. Louise Leonetti, property manager, appeared to discuss the proposal to install a fire escape on the second floor rear of 180 Congdon Street.

Mr. Schadegg asked the applicant about the number of units in the house, and was told that there were two occupied units. Mr. Schadegg confirmed that the applicants were to go to the Fire Marshal for plan review after PHDC review of the proposal. Mr. Beneduce asked if the possibility of an internal egress path had been explored, and was told that it had been. it was not feasible due to constraints on the available interior space.

Members commented that the proposed design was relatively unobtrusive. Councilwoman Nolan asked in the building was to be used solely for rental units or whether the owner would live there. Ms. Leonetti replied that it was to be used as a rental property.

Councilwoman Williams commented on the property's use as a two-family. Mr. Schadegg felt that the submission of the proposed design was the best job possible under the circumstances. The installation of the fire escape was also to be a reversible alteration to the building.

On a motion by Mr. Beneduce, seconded by Mr. Schadegg, citing Standard 8, the Commission voted to accept the application as submitted, with the provision that fire escape be painted white. Councilwoman Nolan commented that she would vote against the application as the owner of the property also owned buildings in Elmwood that were in poor condition.

Members Voting: Beneduce, Schoettle, Nolan,  
Schadegg, Regan, deBoer, Williams, Ryan

Yes = 7 No= 1

2) 48 Lloyd Avenue (College Hill) - Ms. Alison Holm, attorney for the applicants, Ms. Myrth York, applicant and owner, Ms. Ann Grasso, designer, and Ms. Andrea Hunt Denby, abutting neighbor, appeared to discuss two options (Scheme A and Scheme B) for the design of the deck and steps of the proposed western addition at 48 Lloyd Avenue.

Ms. Grasso described the functional and esthetic reasons for the request to use the design preferred by the applicant, Scheme A. She stated that the tie-in of the deck itself allows for more waterproof tie-in to the window, the effect on the landing, and the latticework. It would also allow for larger plantings. If the steps were to be facing north, (Scheme B) the bushes that could be planted would be smaller, to account for circulation. There would be more green with the implementation of the original design. The planting would provide a visual barrier to the north, but not as much of a barrier to the west. At present, with the large garage on the adjacent property, the view to the new deck would not be as noticeable. At some time in the future, however, the garage on the property to the west may be demolished.

Ms. Varda Lev of 15 Keene Street stated that the soil is poor in the west corner of 48 Lloyd, and that the former owner could not get anything to grow there.

Ms. Robertson arrived at 4:03 pm.

Ms. Grasso discussed the changes to the stairwell without the plantings issue. Ms. Regan asked if the plantings had been discussed with a landscape designer. Mr. Schoettle also discussed the issue of plantings, paving material and landscape. The prior approval of a parking spot was discussed, and the use of the parking area as an entrance into the property. Ms. Grasso stated that bluestone was to be used as the paving material for the step landing and for the entry into the basement.

Ms. Holm stated that the applicants planned to replace the existing fence and gate eventually. Mr. Beneduce and Ms. Holm discussed the setback and sideyard requirements, and the way in which the proposed plan complied with the 9' setback requirement.

Ms. Denby was unhappy with the way in which the windows for the addition were so easily approved, and brought up the issue of the former owner's use of the parking space. She wanted the PHDC to adhere to the previous approval and have the steps go sideways (to the north), rather than to the west. Ms. Grasso then reviewed the reasons for requesting that the alternate plan preferred by the applicant be approved. She stated that the western orientation would provide for a better tie-in, and that it is intended to be attractive. She felt it would be a reasonable alternative to the previously approved Scheme B.

Mr. deBoer commented that he felt that either alternative would be appropriate. He discussed the PHDC objections to the northern and western alternatives, and to the generation of traffic. He felt that either alternative looked good and that he could approved either alternative.

In some ways, the northern orientation is preferable, and he suggested a plan with the staircase down the middle of the deck, rather than against the house. The staircase could be centered on the door. From an esthetic point of view, the garage on the west could prohibit the view of the stairway, and it can be seen more easily form the north. Ms. Denby then stated that the addition can be seen from the west under any circumstances, and that it can be seen form her kitchen. Ms. Lev commented on the plantings, and stated that she minds that stairs less, and doesn't care where the stairs are placed. Ms. Grasso observed that with the preferred design, one more operable window could be installed.

Mr. Schoettle made a motion to approve the revision to the stairway as shown as Scheme A, as an acceptable alternative to the design specifications contained in Resolution 94-73, citing Standard 8. The motion was seconded by Mr. Beneduce, and unanimously approved.

Members Voting: Regan, Beneduce, Schoettle, Nolan, Williams, Schadegg, Robertson, Ryan, deBoer

#### Other Business

Election Of Officers - On a motion by Mr Schadegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to re-elect the current Vice Chair, Mr, Schoettle, and Deputy Vice-Chair, Mr. Everett, to a new term for 1995.

Members Voting: Regan, Beneduce, Schoettle, Nolan, Williams, Schadegg, Robertson, Ryan, deBoer

National Register Nominations - The Freeman Plat and Blackstone Realty Plat are being nominated to the National Register of Historic Places. After the members discussed the nominations, the PHDC unanimously voted, on a motion by Mr. deBoer and seconded by Councilwoman Williams, to support the nominations.

Members Voting: Regan, Beneduce, Schoettle, Nolan, Williams, Schadegg, Robertson, Ryan, deBoer

There was an informal discussion of the new design for the barn door at 67 Lloyd Avenue, of the modifications to the approved design for the replacement windows at the Colonial Apartments, and of the discrepancy between the approved and as-built condition of the new Feinstein HS. Mr. deBoer offered to review the 67 Lloyd Ave door, and to contact Mr. Lerner about the Colonial Apartments window design. The PHDC will ask the applicant to appear at a meeting to review the design changes to the Feinstein HS before approving a permanent Certificate of Occupancy for the building.

There being no further business, the meeting was adjourned at 4:50 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, February 27, 1995

3:30 pm

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE HEARING

### AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of January 23, 1995
- D. New Business
- E. Project Review
  - 1. 23 Sheldon Street (College Hill) - demolition of cinderblock garage
  - 2. 65 Benefit Street (College Hill) - expansion of existing dormers
  - 3. 1-15 Constitution Hill/ North Main Street (College Hill) - installation of vinyl siding on non-contributing condominium units
  - 4. 390 Broadway (Broadway) (violation) - restoration of window in recent door opening

5:00 PM

- 5. 544 Elmwood Avenue / Feinstein High School (Southern Elmwood) - Discuss and review work items differing from approved project plans

OVER

F. Other Business

1. 22 Keene Street (College Hill) (pre-application review) - demolition of garage, construction of new garage/roof deck addition, north elevation, landscaping)

G. Adjournment - Projected Adjournment 6:00 PM

Applications are available for review on the 5th Floor of the Department of Planning and Development by appointment prior to the meeting. The staff report will be available to the public at the meeting upon request.

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

## MINUTES

A meeting of the Providence Historic District Commission (PHDC) was held on Monday, February 27, 1995, in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Pamela Robertson, Cornelis deBoer, Clark Schoettle, Rita Williams, Tina Regan, Robin Rao Ryan, Mildred Parrillo, Patricia Nolan, Michael Everett

### Members Absent

Kenneth Schadeegg, Antoinette Downing, Franco Beneduce (resigned)

### Staff

Kathy Cavanaugh, Joan Fleming

### Call to Order

The meeting was called to order at 3:55, Ms. Regan presiding. All testimony was sworn.

### Minutes

On a motion by Councilwoman Williams, seconded by Ms. Parrillo, the minutes of the meeting of 2/13/95 were unanimously approved.

### New Business

No new business was conducted.

### Project Review

1) 23 Sheldon Street (College Hill) - Mr. Luigi Bianco appeared to discuss the application for demolition of a cinderblock garage at 23 Sheldon Street.

Mr. Bianco elaborated on the reasons for requesting the demolition, which includes the necessity of parking two vehicles and the concerns for safety cited in the engineer's

report. He stated that the current property owner considers the garage to be an asset to the property rather than a liability. In terms of site treatment, he described the retaining walls on either side of the remaining concrete slab, and the way that the site would have to be pitched back for water runoff and planting. He would also like to replicate the existing fence on the west side of the building in the new open space. The grade problems with the site will also need to be addressed.

The intent of the applicant is to restore the building, and if the sale of the property is completed, to return to the Commission with proposals for other alterations to the structures on the property.

Mr. deBoer commented on the width of the driveway, which is 17'4" from the wall to the property line, giving room for two cars. No landscape buffer is to be installed. but a 1' planting is proposed for either side of the parking area. There was a continuing discussion of the paving and the parking area.

Mr. Everett arrived at 4:05 pm.

The required 3' planting strip is not possible, due to constraints on the site area. Mr. Bianco stated that Mr. Ramzi Loqa informed him that the plan meets all sideyard parking requirements. The surface material is to be cobblestone, of a color similar to that of the retained concrete slab. They are to rest on top of the slab and continue on either side of the slab. Mr. Schoettle asked about the way in which the cobbles could settle, and about anticipated difficulties with the paving material.

There was a discussion of the problems involved in resolving the relationship between site grade and the windows of the house next door. Mr. Bianco stated that granite would be used to create a window well. He discussed, too, the possibility of removing the slab if conditions warrant it, and the use of a surveyed site plan, rather than a topographic survey.

Mr. Schoettle made a motion, seconded by Ms. Parrillo, to accept the application as submitted, citing section 501.8 of the Zoning Ordinance and PHDC guidelines for demolition. In response to a question by Ms. Robertson, Mr. Schoettle amended the motion to note that due to the noncontributing

nature of the structure, it was acceptable to allow the demolition to proceed. The landscaping was also approved, with details delegated to staff. The motion was unanimously approved.

Members Voting:       Regan, Schoettle, Parrillo,  
Robertson, deBoer, Ryan, Williams.

(Mr. Everett did not vote, not being present for the entire discussion of the application. )

Councilwoman Nolan arrived at 4:12 pm.

2)    65 Benefit Street (College Hill) - Mr. Charles Millard, contractor for the project, appeared as representative for the owners, who were not able to attend.

He discussed the interior layout of the upper floor of the house, and the dimensions of the rooms. Mr. deBoer asked whether the dormers were to be extended on both the north and south sides, and was told that they were.

There was a discussion of the design of the dormers, of their effect on the appearance of the house, and the two options for dormer extension, both with and without an additional window. The type of window proposed was discussed. The possibility of adding moldings in the course of future roof repair and the lack of gutters was also discussed.

Mr. deBoer made a motion to approve the application as submitted, employing the option of the double windows on both dormer extensions, citing Standards 8 and 9, with the request that owner consider improving the appearance of the dormer, submitting details for review. The motion was seconded by Mr. Everett, and was unanimously approved.

Members Voting:       Robertson, deBoer, Schoettle,  
Williams, Regan, Ryan, Parrillo, Everett, Nolan

3)    1-15 Constitution Hill (College Hill) - Ms. Carol Keefe and Mr. Robert Brown appeared to discuss the application for the installation of vinyl siding to the exterior of the condominium complex at 1-15- Constitution Hill.

Ms. Keefe stated that the owners of all 8 units were in agreement in wishing to install the siding. The paint on the

units does not last, possibly due to the effects of sun and traffic. The proposed siding would be the same color as the existing paint, and the appearance of the buildings would look exactly the same as present after the application.

Mr. deBoer commented that he would dispute the identification of the building as a non-contributing structure. He felt that the building can be considered a contributing structure to the College Hill Historic District for the following reasons: it is well designed, it is well proportioned, it is a good response to the site and environment, being a contemporary statement of historic elements, with an interesting play of light and shadow on its surface. He stated that the architect, Michael Ertel, who worked briefly in Providence in the 1970's. Mr. Everett concurred with this opinion of the building and also commented on the quality of the landscaping.

Councilwoman Nolan departed at 4:40 pm.

Mr. deBoer made a motion to designate the property as a contributing building to the College Hill Historic District on the basis of architectural consideration. The motion was seconded by Mr. Everett. The motion was approved.

Members Voting: Regan, Ryan, Schoettle, Robertson, Regan, deBoer, Williams, Everett

Yes = 7 No = 1

Ms. Keefe asked for clarification of the definition of contributing and non-contributing buildings.

Councilwoman Nolan returned at 4:45 pm.

Ms. Keefe expressed concern regarding the implications of the designation of the complex as a contributing building to the local historic district. Mr. Everett, Ms. Robertson and Mr. deBoer discussed the appropriateness of types of siding, the PHDC guidelines, and the possibility of replacing the existing wood siding with vinyl siding rather than placing the new siding over the original siding. There was a discussion of the necessity of repair of the underlying siding before any new siding was applied, and the thickness, layering and trim of the proposed siding.

Ms. Keefe expressed concern about the cost issues and the removal of the clapboard. Mr. Schoettle observed that it would be difficult to cap the edge of the roof and the cornerboards. Ms. Regan observed that there were

difficulties in resolving the change in plane when applying vinyl siding, and that the siding can fade, chip and crack, retaining smoke in a fire and holding in moisture, causing the underlying surface to rot.

Mr. Robert Brown, owner of 11 Constitution Hill, described the process of collecting information about the prices and options for surface of the units, including painting and the application of vinyl siding. He stated that the painted surface starts to crack and peel sooner than expected, and the use of vinyl is reluctantly considered as an alternative to paint. Due to the repeated paint failure, the owners now have a favorable estimate of siding. He wished to understand how the complex fit into a historic situation, as it was built in 1979. He appreciated the finer points of concern about siding installation and stated that he was aware of the variations in vinyl. The last type of vinyl inspected at Warwick Mall was of good quality. He stated that he would go back to the other condominium owners to report on the meeting, but that he needed to have a better understanding of the historic district status of the building.

Ms. Regan explained the way in which the building lies within the boundary of the College Hill Historic District, and that the building was not found to be contributing on the basis of its historic significance but its design. Mr. Everett suggested asking if the applicants would like a continuance of the application.

A continuance was agreed to by the applicant and the PHDC. Additional information would be sent to the applicant, including the NPS Preservation Brief #8 and the information on contributing buildings. A paint analysis was discussed. It was planned that the application would be continued to the meeting on 3/27/95.

Councilwoman Williams and Councilwoman Nolan departed at 4:50 pm.

4) 390 Broadway (Broadway) - Mr. James Lombardi appeared to discuss the application for approval of the alteration of a door to a window on the first floor of 390 Broadway. The doorway had been a window, and the alteration was a restoration to an original condition.

Ms. Regan described a dispute with the former owner of the house, and there was a brief discussion. Mr. Schoettle made a motion to approve the window restoration as

installed, citing Standard 3, seconded by Ms. Ryan. The motion was unanimously approved.

Members Voting: Regan, Ryan, Schoettle, deBoer, Everett, Robertson, Parrillo

Mr. Lombardi was informed that the proposed signage for the building was an item that could be reviewed by staff.

5) 544 Elmwood Avenue (Southern Elmwood) - Mr. Charles Nafie, architect, appeared to discuss the discrepancies between the as-built and approved condition of the Feinstein High School at 544 Elmwood Avenue.

The items numbered 4a-4g in a letter of 2/10/95 were discussed individually. Item 4a, the completion of the entry canopy, is to be completed in compliance with the drawing within a few weeks. Item 4b, the rooftop mechanicals, were of the same bulk as specified, and one unit was smaller than planned. Both were approved without a formal motion by consensus.

The installation of the chainlink fence along the parking areas on the Ontario and Lexington Street sides of the property, and the installation of decorative metal fencing along Elmwood Avenue was item 4c. Mr. Nafie described the reasons for the installation of chainlink rather than the decorative metal fencing approved. A stone wall was embedded below the surface, making the installation of the decorative fencing difficult. The decision was then made to move the fence to the front of the building, where it is now installed. The fence here would prevent students from walking on the grass. A green chainlink fence was installed on the rear (east) property line. There was a discussion of the constraints on the approved fence installation. Ms. Robertson asked if there was any written documentation of the inability to put the fence in the approved location. Mr. Nafie replied that he had notes to that effect from the general contractor. There was a discussion of the decision making process on the fence installation, and the degree to which Mr. Nafie was involved in the discussion.

Ms. Robertson asked if the abutting property owners had been given notice of the meeting, and was told that they had been. Mr. Everett commented on the way that a continuous planting had been planned along the fence, and that the

smaller shrubs planted would not provide adequate screening.

Mr. Nafie commented that the design of the landscaping had changed slightly due to grade differential. The parking pattern had also changed. Mr. Everett expressed a wish for

hedge along the rear fence. There was a discussion of the budgetary issues involved in the fencing.

Mr. Everett made a motion, seconded by Ms. Robertson, to approve the installation of the new green chainlink fence along the rear property line, with the provision that a hedge be planted along the fence line, to be privet or tallhedge. (All motions are based on Standards 4, 8 and 9, the basis of the previous approval). This was unanimously approved.

Members Voting: Regan, deBoer, Schoettle,  
Robertson, Ryan, Everett, Parrillo

There was a further discussion of the fencing. Mr. deBoer then made a motion to continue the existing line of the ornamental fence from the corner of Lexington and Elmwood Avenues to a point opposite the southeast corner of the building, so that the fencing will cover the entire side of the building. (This will require that the existing chain link fencing be removed.) The new ornamental fencing on the Elmwood Avenue side of the building is also approved. This motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle,  
Robertson, Ryan, Everett, Parrillo

Mr. Everett made a motion, seconded by Mr. deBoer, to approve as installed the balance of the chain link fencing, with the provision that a hedge of privet or tallhedge be installed. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle,  
Robertson, Ryan, Everett, Parrillo

In regard to item 4d, the hopper windows, Mr. Schoettle made a motion, seconded by Ms. Robertson, to approve the hopper windows as installed. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle,  
Robertson, Ryan, Everett, Parrillo

Mr. deBoer commended Mr. Nafie on the handling of the fenestration.

In regard to item 4e, the landscaping of the flagpole area, after a discussion of the landscaping and site constraints, Mr. Everett made a motion, seconded by Ms. Robertson, to approve the landscaping as constructed in the flagpole area. The motion was unanimously approved.

Members Voting:       Regan, deBoer, Ryan, Schoettle,  
Everett, Robertson, Parrillo

In regard to the louvers not built into the computer room on the north side, item 4f, and the existing sign, item 4g, Mr. Everett made a motion, seconded by Ms. Ryan, to approve conditions as existing, found currently on ht building. The motion was unanimously approved.

Members Voting:       Regan, deBoer, Ryan, Schoettle,  
Everett, Robertson, Parrillo

Mr. Nafie mentioned that there was a proposal to install additional signage on the building, with more lettering to be applied below the existing sign for the high school. The consensus of the PHDC was that additional signage in this area would not be appropriate and was discouraged.

#### Other Business

##### Pre - Application Review

1)   22 Keene Street (College Hill) - Mr. Douglas Brown, architect and Mr. Andrew Green, owner, appeared to discuss the proposed alterations to the property at 22 Keene Street. The proposal includes demolition of the existing cinderblock garage and the construction of a garage and roof deck on the north side of the property.

Mr. Brown stated that the garage was built in 1949, and reviewed the reasons for wishing to alter the property. The proposal is to replace the existing garage with an attached garage, so the owner would be able to use the backyard. The existing garage is visible form the street, the new attached garage would not be visible. There was a discussion of the existing grade, of the threshold elevation and the stone retaining walls. No variances are required for the proposed work.

There was a discussion of the detailing of the proposed project. Two components were discussed in detail, the rear stairway and the connector between the house and garage. Mr. Schoettle suggested elimination of the overhang, and there was discussion of notching out the section where the garage met the house. Mr. deBoer expressed the opinion that he had no trouble with the basic concept of the project, and felt it would make more efficient use of the backyard. There was further discussion of the north elevation of the house, specifically in regard to the existing kitchen window and the hood over the rear door.

Mr. Everett commented on the landscaping, and possible modifications to the proposed plans, with plans suggested for more lawn and less terrace, incorporating flowering trees. The use of annuals and small plants was discussed, with the use of moveable containers.

There was a discussion of the project schedule, and the possibility of condensing the review process. The significance of the existing garage was discussed, as was the existing line of large stones on the eastern property line.

There being no further business, the meeting was adjourned at 6:10 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, March 27, 1995  
3:30 pm  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminister Street  
Providence, RI 02903

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

**AGENDA**

- A. Call to Order
  - B. Roll Call
  - C. Minutes of the Meeting of February 27, 1995
  - D. New Business
  - E. Project Review
    - 1. 22 Keene Street (College Hill) - demolition of cinderblock garage and conceptual review of new garage addition
    - 2. 8 Sheldon Street (College Hill) - conceptual review of construction of new garage, structural alterations to house
    - 3. 183 Adelaide Avenue (Southern Elmwood) - installation of fire escape, reconstruction of side porch entry, installation of bulkhead
    - 4. 66 Moore Street (Northern Elmwood) - reconstruction of porch
- 5:00 pm
- 5. 143 Congress Avenue (Southern Elmwood) - exterior repairs including installation of vinyl windows, metal doors; claim of economic hardship

**OVER**

F. Other Business

- 1) Discussion of Contributing and Non-Contributing Structures in Historic Districts
- 2) Use of Proposed Information Sheet for Applicants
- 3) Revised Format for Staff Report and Recommendations

G. Adjournment - Projected Adjournment 6:00 pm

Applications are available for review on the 5th Floor of the Department of Planning and Development by appointment prior to the meeting. The staff report will be available to the public at the meeting upon request.

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

## MINUTES

A meeting of the Providence Historic District Commission (PHDC) was held on Monday, March 27, 1995 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Cornelis deBoer, Councilwoman Rita Williams, Tina Regan, Michael Everett, Clark Schoettle, Councilwoman Patricia Nolan, Kenneth Schadegg, Mildred Parrillo

### Members Absent

Antoinette Downing, Robin Rao Ryan, Pamela Robertson

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 3:52 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of the meeting of 2/27/95 were amended to include Michael Everett as present on 2/27/95 (page 1), to alter the description of the 23 Sheldon Street planting strip from 3" to 3' (page 2), and to include the approval of the site improvements, with details delegated to staff, in the description of the motion (page 3). On page 4, in relation to the review of the work at 1-15 Constitution Hill, the phrase "was a legendary figure" was deleted, and the opinion of Mr. Everett was clarified, amending the last sentence in paragraph 2, page 4 to read "Mr. Everett concurred with this opinion of the building, and also commented on the quality of the landscaping."

On a motion by Mr. deBoer, seconded by Mr. Everett, the minutes were unanimously approved as amended.

### Project Review

1) 22 Keene Street (College Hill) - Mr. Andrew Green and Mr. Steve Durkee, architect, appeared to discuss the demolition of a recent (1949) garage at the rear of the property and the construction of a new garage addition to be constructed on the north side of the house.

The garage was described as being in fair condition, but not useful to the present owners. A new set of plans was distributed. Mr. Durkee stated that it was his intent to bring a full set of construction drawings to the next PHDC meeting.

At the request of Mr. deBoer, Mr. Durkee reviewed the various aspects of the project. he described the landscaping plan, the alteration of the stone retaining wall, and the construction of the roof deck/garden on top of the new garage addition. The steps down to the landing were to be concrete or stone, and the decking and steps were to be redwood of mahogany. The siding of the addition was discussed, and details were to be provided at the next meeting.

There was a discussion of the 6" curb into the garage, the passage door and trash area, and the installation of a trench drain before the doors. The width of the drive was also discussed. On the north elevation, the brackets were echoed but not replicated on the overhang, with a different roof over the trash area, with a low slope shed roof. The practical advantage of the design was weather protection for the area. On the east elevation, the stairway with board siding would have a trellis installed on both sides.

Mr. Schadeegg asked why the stair was to be solid rather than the normal baluster design. He was told that the intent was to create a sculptural design, and the wall was to have a handrail inside. Vines of some kind would be planted to give it the appearance of a garden feature. The planters would be lined, and the deck would have open racks for pots. There was a further discussion of the details of the design of the railing.

In response to a question by Mr. deBoer, Mr. Durkee stated that the kitchen renovation and the other changes to the rear of the house would be done in phases, with the ultimate intent to improve the entire elevation.

Mr. deBoer then asked about the lighting proposed, and Mr. Durkee stated that there would be small recessed lighting for the garage, but the plans for lighting were not final for the deck.

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to approve the demolition of the garage, consistent with PHDC guidelines for demolition, specifically the guidelines for the demolition of non-contributing buildings.

Members Voting: Regan, deBoer, Nolan, Parrillo, Williams, Everett, Schadeegg, Schoettle.

In response to a question by Mr. deBoer, it was stated that the next step in the project will include a landscaping plan with grading, and fencing. The written approval of abutting property owners is to be included with the fencing proposal.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the PHDC voted unanimously to approve in concept the application as submitted, consistent with the recommendations a-f in the staff report, citing Standards 8 and 9.

Members Voting: Regan, deBoer, Nolan, Parrillo, Williams, Everett, Schadeegg, Schoettle.

2) 8 Sheldon Street (College Hill) - Mr. John Finch, owner, and Mr. Will Wetterland, architect, appeared to discuss the application for construction of a new garage and alterations to the main house at 8 Sheldon Street.

Both Mr. Wetterland and Mr. Finch disagreed with the staff report recommendations, and stated that they felt that the new roofline and other alterations were not imposing or looming, especially when viewed from street level. The porch was in scale with the present house, and the two-story massing of the chimney was appropriate. The proposed alterations would maintain the existing slope of the roof. The cupola was needed, as shown by the light flow into the interior, as per interior floor plans. The roof structure was consistent with those found on other historic houses on the East Side, and the dormers, too, were consistent with the style of the house. The design doesn't interfere or compete with the existing structure, and the sizes of the windows are compatible with the existing. There was a discussion of the compatibility of the existing flat roof of the addition with the balance of the house, and the way in which the proposed addition is more compatible and harmonious with the house.

There was a discussion, in response to a question by Mr. Schadeegg of the original elements of the house, and the history of restoration of the property.

The precedent for the use of brick and stone for the garage was discussed, as was the attempt to make the wall of the garage like that of the retaining wall.

Mr. Everett commented on the design of the garage, expressing some reservation about the use of a flat roof on the garage. Mr. Everett suggested the use of a gable, but was in favor of retaining the masonry wall material. Mr. Schoettle agreed that he was not in favor of the use of clapboard around the top of the garage, but also liked the use of masonry. Mr. deBoer agreed. After further discussion, Mr. Everett stated that the garage design was acceptable, with the alteration of the design of the roof.

Mr. deBoer stated that he felt that the expansion of the roof over the western addition was an improvement over the flat roof, and that the property would be enhanced with the alterations. He saw no problem with recreating forms to enlarge the house. Mr. Finch discussed problems with the interior layout of the house.

Councilwoman Nolan departed at 4:45 pm.

There was a discussion of the feasibility of bringing the chimney into the house, and its effect on the interior layout of the room.

Ms. Riva Leviton, an abutting property owner, commented on the design of the garage roof.

Mr. Everett discussed the way in which the chimney and cupola worked together. Ms. Williams commented on the way in which the new design was somewhat incompatible with the simplicity of the house. Mr. Schadeegg felt that the use of skylights would not be a good option.

Mr. Everett then discussed the use of landscaping and the chimney on the west side of the house, and was joined in the discussion by Ms. Leviton. Mr. Schoettle stated that he didn't like the cupola, discouraging the use of a feature that wouldn't have been on this size house. he also asked that the configuration of the size of the panes of the dormers be worked on, making it look more like an attic.

Mr. deBoer asked about the design of the new windows. Mr. Everett asked that the octagonal form of the cupola be altered. There was a further discussion of the roof structures, and the suggested modifications to the project.

On a motion by Mr. Everett, seconded by Mr. Schadegg, citing Standards 8 and 9, the PHDC gave conceptual approval to the design of the house and garage, with the provision that the gable/non-gable treatment of the garage, including the window treatment be amended, the use of the cupola or other feature on the roof is to be amended, the new chimney is to be pulled more into the interior of the house, the deck and retaining wall on the southwest side of the house are to be integrated into the stone walls on the balance of the property, recognizing their common character, the muntin configuration on the dormer and any roof treatment that may replace the proposed cupola will be consistent with the muntins on the existing windows and each other.

Members Voting: Regan, deBoer, Williams, Schoettle, Schadegg, Parrillo, Everett

Mr. Schadegg recused himself from the following applications, departing at 5:10 pm.

3) 183-185 Adelaide Avenue (Southern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation appeared to discuss the application for the installation of fire escapes, replacement of a recent entry with a bulkhead and rebuilding of side and rear porches.

There was a discussion of the feasibility of painting the fire escapes to match the siding of the house, and the way in which the fire escapes were designed to be hidden behind the side bays as much as possible. In response to a question by Mr. Schoettle, Ms. Auger discussed the location of the fire escapes. Councilwoman Williams asked if the property was to be owner occupied, and Ms. Auger replied that it was to be. There was a discussion of the reduction in the number of units in the house.

On a motion by Mr. deBoer, seconded by Councilwoman Williams, the PHDC voted unanimously to accept the application as submitted, citing Standards 4, 8 and 9, with the provision that the fire escapes be painted the same color as the building.

Members Voting: Regan, deBoer, Schoettle, Williams, Parrillo, Everett

4) 66 Moore Street (Northern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation and Mr. Steve Durkee, architect, appeared to discuss the rebuilding of the porch at 66 Moore Street.

There was a discussion of the use of the balusters to be used in the project. Mr. Durkee stated that the design submitted was an interior baluster, and an alternate design would be submitted for review. it was to be a 2" x 2" turned baluster.

On a motion by Mr. Everett, seconded by Mr. Schoettle, the PHDC unanimously approved the application as submitted, citing Standard 8, with details to be reviewed by staff.

Members Voting: deBoer, Regan, Everett, Schoettle.  
Parrillo, Williams

Mr. Schadegg returned at 5:30 pm.

Mr. David Salvatore, legal counsel, recused himself from the following application. He departed at 5:30 pm. Mr. John D'Amico from the Law Department appeared in his place.

5) 143-145 Congress Avenue (Southern Elmwood) - Mr. Irwin Becker and Mr. Richard Fuller of Elmwood Neighborhood Housing Services appeared to discuss the application for the installation of vinyl windows and metal doors, as well as other exterior repairs, at 143 Congress Avenue. The application was also for a claim of economic hardship.

Several residents of the neighborhood, including Phillip Kane, Peggy McCrea, Patty Weichert, Luke Driver and Shelly Tannenbaum appeared to comment on the application.

Additional information was submitted on regard to the financial data and a bid for the installation of wooden windows. It was stated that work on the house was 28% completed. The windows need to be installed as soon as possible to secure the building, so an alarm system can be installed.

Letter were read into the record from Lisa Grant of 131 Lexington Avenue, Megan McCain of 195 Lexington and Councilwoman Patricia Nolan of 230 Atlantic Avenue.

Ms. Auger of the Elmwood Foundation expressed concern about the high visibility of the house an its role in

anchoring the area. She expressed some concern about the financial data submitted, and noted that financial help may be available to the owner. Mr. Kane commented that the application, and asked if the owners had checked into the property and PHDC requirements in terms of renovation standards. He was concerned about exceptions being made to PHDC standards. Ms. Tannenbaum also expressed concern that the building be compatible with the neighborhood. Ms. Weichert supported the prior letters and comments. Mr. Kouris agreed with the sentiments of the other neighbors and stated the purchaser should have been educated about PHDC standards. Mr. Driver stated that he wished to see the house repaired and occupied, but also felt that repairs should be done according to PHDC guidelines.

Ms. Auger stated that the information regarding PHDC guidelines was available to the buyer.

Mr. Fuller and Mr. Becker then asked about the house itself, and stated that it was an anomaly in the district. There was a discussion of the remaining clapboard under the siding, and the number of units in the building. There was a discussion of the appearance of the building as shown in a 1970's photograph. The funding sources for rehabilitation were discussed.

Mr. Everett asked about the total impact on the building of proposed alterations, and the great loss of the building's character since the 1970's. Mr. Driver, Mr. Everett and Mr. Schadegg engaged in a discussion of the integrity of the building its context within the neighborhood.

Mr. Becker and Mr. Fuller discussed the history of the house and the installation of door and windows. There was a discussion of the types of windows that would be installed, and the effect of installation on the integrity of the property. Mr. Schadegg again brought up funding sources for the renovations. There was a discussion of economic hardship, and the fact that the hardship to be shown is on the property itself and not on the owner.

There was a discussion of the details of the hardship application financial data, and possible funding available.

There was a further discussion of the degree to which the purchaser was aware of PHDC guidelines and the necessity of compliance. There was a discussion of the ways in which the work on the building could be done to bring it into

compliance with PHDC guidelines. Several funding scenarios were also discussed.

A special meeting of the PHDC was to be held on Wednesday, April 12 at 4:00 in the DPD to continue discussion of the application. A meeting was to be held at ENHS to discuss the situation on April 5.

No action was taken on the application.

Councilwoman Williams departed at 6:50.

Kathy Cavanaugh discussed the proposed revision to the staff report, and the information sheet to be distributed to applicants. Ms. Regan expressed some reservations about the sheet, but Mr. deBoer felt that the use of qualifiers would soften the language.

On a motion by Ms. Regan, seconded by Mr. Everett, the meeting was adjourned at 7:00 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 SPECIAL MEETING**

Wednesday, April 12, 1995  
4:00 pm  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminister Street  
Providence, RI 02903

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

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Project Review

1. 143-145 Congress Avenue (Southern Elmwood) - exterior repair including installation of vinyl windows, metal doors; claim of economic hardship

Application continued from meeting of 3/27/95

- D. Other Business
- E. Adjournment - Projected Adjournment 5:30 pm.

The application is available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 (TDD 751-0203), 48 HOURS IN ADVANCE OF THE MEETING.**

## MINUTES

A special meeting of the Providence Historic District Commission (PHDC) was held on Wednesday, April 12, 1995 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

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

### Members Absent

Antoinette Downing, Robin Rao Ryan, Kenneth Schadegg, Councilwoman Patricia Nolan, Pamela Robertson

### Staff

Joan Fleming, Kathy Cavanaugh, Ms. Catherine E. Graziano, Legal Counsel

### Call to Order

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

### Project Review

1) 143-145 Congress Avenue (Southern Elmwood) - Ms. Ireen Fisher, owner, Mr. Irwin Becker and Mr. Richard Fuller of Elmwood Neighborhood Housing Services, Ms. Lynne Auger of the Elmwood Foundation, and Mr. Richard Fain, resident of Elmwood, appeared to continue the discussion of the application for the installation of vinyl windows and metal doors, as well as the claim of economic hardship.

An amended application was filed at the meeting, withdrawing the claim of economic hardship and altering the scope of work. The amended application was prepared by the Elmwood Foundation prior to the meeting.

There was a discussion regarding the withdrawal of the claim of economic hardship and the amendment of the scope of work on the application. Mr. Becker stated that the applicant was not eligible for Home Funds, but that grant money may be available under a lead abatement program. There was a discussion of the removal of the vinyl siding in

phases, and about the timing of the work. The supporting information regarding the claim of economic hardship was discussed in terms of completeness.

Due to a need for discussion among the parties involved, on a motion by Ms. Williams, seconded by Mr. Everett, the PHDC granted a brief recess at 4:25 pm.

The meeting resumed at 4:45 pm.

Ms. Auger described the series of meetings held to discuss the renovations to the house, and the funds available for the work. The amended scope of work submitted prior to the meeting was discussed. Mr. Becker stated that the lead abatement funds might be applied to the building, as the removal of the vinyl would uncover older lead painted surfaces on the exterior. A small amount of lead is expected to be present on the inside of the building. The phased removal of the siding would begin on the Melrose Street side, and the balance of the work would be finished as the house was occupied and income was received. Since the Home Funds would not be available, the project would take a longer time to complete.

Ms. Cavanaugh noted that the outstanding issue of the economic hardship claim required resolution. She asked that a clear statement be made of whether or not the economic hardship claim was to be retained. Mr. Schoettle noted that there was a definition of the claim of economic hardship. There was a discussion of the quid pro quo of the installation of vinyl windows on the building to allow the restoration of the clapboard siding.

Mr. Everett noted that the present placement of the windows on the house differs from the placement shown in the 1974 photograph. He felt that the restoration of porches and other elements was more important than the type of window installed.

Mr. Fuller described a compromise arrangement for the renovations. The porches would be restored, wooden doors would be installed, and the clapboard siding would be restored if funding was available. He noted that the windows should be installed as soon as possible, as windows needed to be in place before an alarm system could be installed, and work on the house could not continue without an alarm system.

Mr. deBoer noted that if the existing siding was removed, then the newly exposed openings would not match

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those now in place. He questioned whether the current or earlier window configuration would be used. Mr. Fuller observed that the integrity of the building had already been compromised. Mr. deBoer felt that as part of a phased restoration, the Melrose Street side should be the focus of the first phase of work.

Mr. Schoettle and Mr. Becker discussed the use of lead abatement funds for restoration of the clapboards on the Melrose Street elevation. Mr. Everett observed that it would be possible to remove the siding, restore the clapboards, put in street trees and restore the gable on the Melrose Street side of the house.

Mr. Becker stated that lead abatement loan committee at ENHS would be meeting the following week.

Ms. Regan asked about the status of the application. Mr. Becker asked that PHDC give approval to the present application and that a schedule for the phased work would be submitted. Ms. Regan again asked for a decision on the application. Mr. Fuller and Ms. Fisher stated that they were in agreement with the amended application submitted prior to the meeting.

Mr. Everett recommended that approval be given to Phase I of the renovation. Mr. Schoettle and Ms. Fisher discussed the details of the approved scope of work, which is an application to remove the siding from the Melrose Street side, restoring or replacing clapboards. The double windows shown in the 1974 photograph would be restored, but the 1/2 windows in place in the kitchen area would remain unchanged. The wood work would be funded with money from the lead grant. The installation of vinyl windows would be permitted, in a 1/1 configuration. Three extra 1/1 windows would be installed.

There was a discussion of the scheduling of the work and the availability of funding.

The approval of Phase I of work on the house was discussed. The wooden doors are to be the simplest available panelled doors, with details to be reviewed by staff.

Mr. Schoettle made a motion, seconded by Mr. Everett, and amended by Mr. deBoer, for conceptual approval of the entire application as amended at the meeting of 4/12/95. The approval is to specify approval of the first phase of work, which includes installation of wooden doors, 1/1 vinyl windows, removal of vinyl siding on the Melrose Street side and restoration of wooden siding, return of paired windows on the Melrose Street facade, and the retaining of the

existing 1/2 kitchen windows. All details are delegated to staff. The design details are to capture the flavor of the building as shown in the 1974 photograph rather than to replicate the original. The motion was made citing Standards 8 and 9, and was unanimously approved.

Members Voting:           Regan, deBoer, Schoettle, Everett,  
Williams, Parrillo

Ms. Fisher noted that this work is contingent upon the obtaining of lead abatement funding, and that the work would be brought back to the PHDC if the funding was not available. Mr. Becker agreed to work out a project schedule and submit it to the PHDC.

Mr. Fuller stated that there was conflict in the goals and perception of different residents on the neighborhood in terms of the goals and objectives of the preservation of buildings in the area. He raised issues of race, gentrification, and the problems relating to the creation of the Southern Elmwood Historic District. There was a discussion of the process of removing the Historic District zoning overlay. Mr. Everett raised the issue of evaluating work on buildings of low integrity, and the conservation of neighborhoods rather than individual buildings. There was a discussion of the procedure for distribution of information at public meetings.

On a motion by Mr. deBoer, seconded by Ms. Regan, the meeting was adjourned at 5:50 pm, there being no further business.

Respectfully submitted,

  
Joan Fleming  
Preservation Planner



## PROVIDENCE HISTORIC DISTRICT COMMISSION

*Preserving the Past for the Future*

### NOTICE OF PUBLIC MEETING

Monday, April 24, 1995

3:30 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 the Meeting of 3/27/95
  - D. New Business
  - E. Project Review
    - 1. 22 Keene Street (College Hill) - final review of new garage addition and landscaping plan
    - 2. 8 Sheldon Street (College Hill) - final review of construction of new garage, structural alterations to house.
    - 3. 23 Sheldon Street (College Hill) - alteration of window to door at 23 1/2 Sheldon Street
    - 4. 143 Meeting Street (College Hill) - alteration of garage door opening
- 5:00 pm
- 5. 177-179 Power Street (College Hill) - Exterior alterations including conversion of two rear dormers to 3rd story decks, rebuilding of rear steps and entries and enlarging of storage shed
  - 6. 178 Power Street (College Hill) - exterior alterations and landscaping plan.

7. 79 Prospect Street (College Hill) -  
installation of handrail on front entry

8. 103 Lloyd Avenue (College Hill) - rebuilding  
of rear entries

6:00 pm

F. Other Business

G. Adjournment - Projected Adjournment 6:30 PM

Applications are available for review on the 5th floor of  
the Department of Planning and Development by appointment  
prior to the hearing. The staff report will be available to  
the public at the hearing 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 THIS MEETING.**

## MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 24, 1995 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Cornelis deBoer, Clark Schoettle, Kenneth Schadegg, Mildred Parrillo, Tina Regan, Pamela Robertson

### Members Absent

Antoinette Downing, Robin Rao Ryan, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Michael Everett

### Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 3:55 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of the meeting of 3/27/95 were approved on a motion by Mr. deBoer, seconded by Ms. Parrillo.

### New Business

The National Trust's American Home Awards was discussed. Copies could be made available to members upon request.

### Project Review

1) 22 Keene Street (College Hill) - Mr. Steve Durkee, architect and Ms. Amy Green, owner, appeared to discuss the final review of the construction of a new garage addition with roof deck on the north side of the house.

Mr. Durkee discussed details of the landscaping, with the yard to be reseeded and the existing evergreens to be retained in the northeast corner. The possibility of the

moving the dogwood to the front of the house was discussed. The retaining walls were to be of different materials, stone or concrete, and the fencing is to subject top further design, with the design to be reviewed by staff with the written agreement of the abutting property owners. There is to be a new concrete driveway, with repaving to be done in concrete.

There was a discussion of the construction details of the gutters, and in reference to sheet 3, of the section through the wall and the siding details. Two sizes (6" and 8") of red cedar siding is to be used, with alternate courses with profiles cut into the boards. Three brackets are shown on each pier. The treatments for the side of the stair were discussed, as were the trellis over the siding that would allow ivy or other vines to grow. The green vegetation was considered to be more appealing than stepped concrete. There was a discussion of the interior of the deck with the bench, and the "Tyrolean" board railing. The finish is to be painted with the house, a brick red/brown. The windows are to be wood and the wooden doors are to be painted.

In response to a question by Mr. deBoer, Mr. Durkee stated that the deck itself is to be a natural finish, with the same material used for the stair tread and risers as for the deck.

Mr. Durkee also confirmed that there were no zoning issues or setback issues to be resolved before the project could proceed. Mr. deBoer commented that project looked good, and no further comments were made.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted, as per the staff recommendation, citing Standards 8 and 9.

Members Voting: deBoer, Regan, Schadegg, Robertson, Parrillo, Schoettle

2) 8 Sheldon Street (College Hill) - Mr. Will Wetterland, architect, and Mr. John Finch, owner, appeared to discuss the final review of the alterations to the house and construction of a new garage at 8 Sheldon Street. The design was given conceptual approval, with modifications suggested, at the PHDC meeting on 3/27/95.

They discussed the changes made to the proposed design, including the use of a hipped roof on the monitor, the change on the garage roof from a flat profile to a pitched

roof with dormer. The chimney was originally to be painted, and there was discussion of the chimney on a house on Congdon Street between Bowen and Jenckes that had a painted chimney on its east side.

Mr. Finch presented photos of the interior layout of the room, and expressed the preference for a fireplace that would be flush to the interior wall. The scale of the chimney was to be further studied. There was reference to a house between Lloyd Lane and Benefit Street that has a chimney with its angles against the plane of the house.

Mr. Salvatore arrived at 4:20 pm.

It was agreed that the design of the garage, monitor and dormer was acceptable. It was agreed that there would be latitude in consideration of the design of the chimney. Mr. deBoer suggested a simple setback, with the angles to reflect the angle of the roof. Mr. Wetterland suggested detailing of the brick to relieve the starkness of the proposed design. It was suggested that the scale of the chimney be broken down to make it more compatible with the pedestrian and human scale of the house on the west elevation. Landscaping was discussed. The details of the chimney design were to be reviewed by staff.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, citing Standards 8 and 9, the Commission voted unanimously to approve the final design as submitted, with the provision that the design of the chimney to be amended, with details to be reviewed by staff.

Members Voting:           Regan, deBoer, Schoettle, Parrillo,  
Robertson, Schadegg

3) 23-1/2 Sheldon Street (College Hill) - Mr. Luigi Bianco gave a presentation of the rationale for moving the entry of the 23-1/2 Sheldon Street from the west to north elevation, and to discuss the details of the restoration of the windows and siding.

Mr. Bianco began by stating the reasons for wishing to alter the location of the entry. The placement of the entry on the north would allow occupants to gain access to the building without entering the backyard of the main house at 23 Sheldon. After conducting some preliminary research, he was able to determine that the house was built before #29 Sheldon, and is the earliest (1790) of the three adjoining houses (23, 23-1/2 and 29 Sheldon). The center chimney (now

gone) had a front and back fireplace, and the stairs to the second floor ran on the north side of the building. Early maps show an alley (now gone) running from Sheldon to Wickenden Street through the property. The original entry could have been on the southern end of the building, where a deteriorated shed addition stood. The roof parapet on the north, too, was an addition, probably placed on the roof when the siding was applied over the clapboards. The application is to be amended to include the removal of the parapet and the restoration of the roof pitch.

The ongoing repair work on 23 Sheldon was introduced into the discussion. The kitchen of the house faces south, with a single window now located in a deteriorated wall. The house was built in 1810. The applicant has found that the sill is rotted, and the wall must be reframed. When the wall is rebuilt, he would like to install a second window to match the single window now in place.

The discussion returned to the work at 23-1/2 Sheldon. Mr. deBoer asked for a clarification of the degree of change to the existing grade, and was told that there would be a change of several feet, with steps down from the new parking area to the new entry. Mr. deBoer commented that new elements of the building may be discovered as the siding is removed. There was a discussion of the extent of removal of original materials from the interior, the condition of a bank of windows on the second floor, and the unapproved installation of 3 1/1 double glazed windows on the house. A new kitchen window had also been installed at #29 Sheldon Street. The siding is to be restored on the north side only as part of the present application.

Mr. Schoettle made a motion, citing Standards 3, 8 and 9, seconded by Ms. Robertson, to approve the proposed renovations to 23-1/2 Sheldon Street, with approval subject to finding any historical evidence that would contradict the type of work proposed. The parapet wall removal and roof restoration was approved, and the restoration work involving the fenestration of the eave on the west side was to be subject to review in response to a future application.

Members Voting: Regan, deBoer, Schadegg, Parrillo,  
Robertson, Schoettle

There was a return to the discussion of the repair and window work on the main house, and the urgent nature of the need for correction of the deterioration. The Commission could not formally vote on granting conceptual approval of the addition of the second window as an application for the

work had not been filed. The applicant will investigate the condition of the sill, use an impregnating consolidating solution, and reframe the wall where the single window is located. He will have the installation of the second window reviewed at a subsequent hearing of the Commission.

4. 143 Meeting Street ( College Hill) - Ms. Linda Cerce, owner, appeared to discuss the application to alter the door of a garage on the property by installing double French doors.

Mr. deBoer asked if the garage door was original, and he was told that it was not. The door is electrified and hard to open. It is not used as a garage, but as a storage area for sports equipment.

Mr. Schadeegg asked the applicant why a glass door was to be used, and was told that she had hibiscus plants that needed light, and the glass was needed as the building was to be devoted partly to greenhouse use.

Mr. deBoer asked about the use of brick on the steps, and about the interior of the garage, Ms. Cerce stated that there was a turntable inside the garage, that was to be covered with plywood.

Mr. Schoettle wondered if a bank of three French doors would look better than the double doors proposed. Mr. Schadeegg also stated that he approved of the way in which the applicant has reduced the space of the opening.

Mr. deBoer returned to the subject of the brick facing on the step. He commented that wood would not set well on concrete. He recommended the use of a stone or cement step rather than brick. Security was not a problem. He also recommended retaining the original frame around the opening. He also commented that Norman Isham may have been the designer of the house.

On a motion by Mr. Schadeegg, seconded by Mr Schoettle, citing Standards 8 and 9, the Commission voted unanimously to approve the application, with the provisions that the original casing material be retained, and the brick sill proposed be changed to one of stone or concrete.

Members Voting: Regan, Schoettle, deBoer, Schadeegg,  
Parrillo, Robertson

5) 177-179 Power Street ( College Hill) - Mr. Claude Goldstein, owner, appeared to discuss the exterior alterations and repairs proposed and partially completed at the property.

Mr. Goldstein stated that he was not aware that the house was within a Historic District when he began the exterior repairs. He has decided not to use vinyl replacement windows, despite being urged to do so by contractors. He feels that he has an intuitive feeling for the house. He wishes to use wooden replacement windows. The front of the house, the Power Street elevation, will remain in keeping with its existing condition. The rear stairways will have the balusters turned to match those of the front porch. The proposed enlargement of the shed in the rear will add to the neighborhood, as the tenants will be students with bicycles, as there is no parking for cars on the property. The new storage area will be weatherproof and secure, and won't be visible from the street. The new decks on the rear are designed to aid in the movement of furniture to the upper floors of the house. On the third floor, the slope of the mansard renders the new skylights practically invisible.

Mr. Schadegg asked if Mr. Goldstein had considered placing a deck in the central U-shaped area of the rear of the house. Mr. Goldstein replied that the location would be dark, and the windows and bath vents for the lower floors open into that area. He stated that he felt the proposed design reflects the architectural qualities of the house. He intends to rebuild two new dormers where the present dormers are located, incorporating the wood detailing of the existing dormers. He discussed the use of brackets and trusses, and the fact that a structural engineer has determined that a cantilever design would damage the house. The use of wood in the deck structure would require the use of massive 8" x 8" posts, where the steel proposed would be relatively slender in profile. Mr. Goldstein observed that the decks would be located in the rear of the house, that the design would not be in conflict with the District and that the bordering streets from which the decks would be visible were not in the District.

Mr. Schadegg noted that he hadn't considered the installation of new decks on his house as it would have been major change to the building. Mr. Schoettle concurred with the view that the construction of the decks and window would be a significant change to the building. He thought, too, a solution would be the construction of a deck in the central u-shaped area to the rear.

There followed a discussion of the separation between the apartments on the third floor, the dormer design, and the type of the proposed doors. Mr. Goldstein stated that the steel deck framework would be painted to match the color of the house. He stated again that he had a strong wish for the installation of the decks.

Mr. Schoettle commented on the steel beam that would extend out from the decks, and on the centering of the proposed doors.

There was an extended discussion of the interior arrangement of the house, the movement of furniture, and the project schedule.

Mr. Schadeegg made a motion to give conceptual approval to the two rear entries and the skylights, citing Standards 7, 8 and 9. The motion was seconded by Ms. Robertson and was unanimously approved.

Members Voting:           Regan, deBoer, Schadeegg, Schoettle,  
Parrillo, Robertson

Mr. Schoettle asked Mr. Goldstein about the dimension and orientation of the extended shed. Mr. Goldstein described the shed as having a rollup door, 4' wide, with the shed itself 8' wide. The shed door was drawn as a square opening. It was noted that there was a need to check on the dimensions of the shed. There was a further discussion of the type of doors to be used on the shed, and whether a rollup or board door would be more secure and easy to open.

Ms. Regan observed that the applicant should submit an accurate drawing of the door and do more investigating in terms of the decks, and that no decision would be made at this time. Mr. Goldstein commented that he felt that the present design was an elegant solution to several problems and that the new decks would be relatively unobtrusive.

The motion was amended by Ms. Robertson to give final approval to the skylights and rear entries, with the understanding that more accurate drawings of the shed would be submitted, and more study of the decks would be done. The revised plans would be reviewed at a subsequent meeting

Mr. Schoettle made some further remarks about the decks, noting that they were large, 8' x 12-14'. Mr. Goldstein agreed that they be scaled down, providing basic space and a system for moving furniture and appliances. The scale of the deck might be altered.

There was a further discussion of methods of moving furniture and pianos, and of the deck design.

6) 178 Power Street (College Hill) - Mr. Larry Walsh appeared to discuss the installation of shutters and the landscaping plan for 178 Power Street.

Mr. Walsh stated that the shutters would not be installed on the dormer on the front (south) elevation, and the application was to be amended to include the removal of aluminum siding and restoration of clapboards.

There followed a discussion of the site plans and details of the proposed landscaping.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, citing Standard 9, the plans for landscaping and installation of shutters were approved as submitted.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Schadegg, Robertson

7) 79 Prospect Street (College Hill) - Mr. Neil Johanessen, representing the owner, and Mr. George Martel, contractor, appeared to discuss the installation of a handrail on the front entry of 79 Prospect Street.

The proposed design was amended to include the installation of small dolphin in the corner of the rail nearest the house, and to change the design of the lowest stanchion. It was opinion of the Commission that the new stanchion suggested is too early for the house, and that the bottom stanchion should be of the plain design originally proposed.

The molding cap is to measure 2-1/4 rather than 2-3/4 of an inch.

On a motion by Mr. Schadegg, seconded by Ms. Robertson, the Commission voted unanimously to approve the design as originally submitted, with the addition of the decorative dolphin, citing Standards 9.

Members Voting: Regan, Schadegg, Schoettle, Robertson, Parrillo

8) 103 Lloyd Avenue (College Hill) - Mr. Greg Benik, owner, and Mr. Jeff Lambert, contractor, appeared to discuss the rebuilding of the rear decks and landscape improvements at 103 Lloyd Avenue

They agreed to the staff recommendations for modifications as contained in the staff report.

On a motion by Mr. Schadegg, seconded by Ms. Parrillo, citing Standards 8 and 9, the Commission voted unanimously to approve the application as submitted and amended as per the staff recommendation.

Members Voting: Regan, Parrillo, Schoettle,  
Schadegg, deBoer, Robertson

There being no further business, the Commission voted unanimously to adjourn at 6:40 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, May 22, 1995  
3:30 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 the Meeting of 4/24/95  
Minutes of the Special Meeting of 4/12/95
  - D. New Business
  - E. Project Review
    - 1. 177-179 Power Street (College Hill) -  
continued from 4/24/95, construction of decks and alteration  
of shed
    - 2. 50 Stimson Avenue (Stimson Avenue)  
(violation) - installation of fence
    - 3. 29 Elbow Street (Downtown) - approval for  
greenhouse built without permit, modification to deck
    - 4. 72 South Main Street (College Hill) -  
replacement of existing slate roof with asphalt shingles
- 5:00 pm
- 5. 544 Elmwood Avenue, Feinstein High School  
(Southern Elmwood) - installation of additional signage  
lettering

OVER

6. 222 Adelaide Avenue (Southern Elmwood) -  
installation of fence

7. 38 Moore Street (Northern Elmwood) -  
reconstruction of porch railing

5:45 pm

F. Other Business

1. Broadway Renaissance Group (Broadway) -  
presentation of banner project for the Broadway District

2. Adoption of Demolition, Economic Hardship and  
Barrier-Free Access and Fire Escapes Guidelines for Downtown  
District

3. Discussion of Application of Standards and  
Guidelines

G. Adjournment - Projected Adjournment 7:00 pm

Applications are available for review on the 5th Floor of  
the Department of Planning and Development by appointment  
prior to the hearing. The staff report will be available to  
the public at the hearing 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 THIS MEETING.

## MINUTES

A meeting of the Providence Historic District Commission (PHDC) was held on Monday, May 22, 1995, in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Cornelis deBoer, Tina Regan, Councilwoman Rita Williams, Clark Schoettle, Mildred Parrillo, Kenneth Schadegg, Michael Everett, Pamela Robertson

### Members Absent

Councilwoman Patricia Nolan, Robin Rao Ryan, Antoinette Downing

### Staff

Joan Fleming

### Call to Order

The meeting was called to order at 3:55 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

On a motion by Mr. deBoer, seconded by Ms. Parrillo, the minutes of the meeting of 4/24/95 were approved. On a motion by Councilwoman Williams, seconded by Mr. Schadegg, the minutes of the special meeting of 4/12/95 were approved.

### New Business

Ms. Regan announced that the Mayor had appointed Ms. Lisa Watt Ardenite to serve out Mr. Beneduce's term, until September 1, 1995. Ms. Ardenite lives at 660 Elmgrove Avenue, and is an attorney. Her resume was circulated to the members.

Rather than under Other Business, the issue of Adoption of Demolition, Economic Hardship and Barrier Free Access and Fire Escapes Guidelines for the Downtown District was discussed prior to Project Review.

There was a discussion of the degree to which the remaining section of the Downtown District conformed to the residential model of the other neighborhood districts. Its commercial character was cited as a reason to maintain different guidelines for the district. The district has a residential component, but the structures themselves are industrial and commercial in design and original function.

It was felt that the properties would be more appropriately treated if they were commercial real estate. The adoption of these guidelines in the Downtown Historic District was tabled pending further consideration.

#### Project Review

10 177-179 Power Street (College Hill) - Mr. Claude Goldstein appeared to discuss the revised designs for the third floor decks and expanded storage shed on the rear of 177-179 Power Street.

Mr. Goldstein stated that he may no longer require a zoning variance, as the posts for the deck have been eliminated from the deck design.

He agreed that the prior design was not appropriate, and addressed several design issues. The steel beam that projected from the deck has been altered to a retractable beam. A plate placed flush against the dormer will be the only evidence of the beam from the exterior.

Mr. deBoer commented that the revised design was an improvement over that originally presented. The section drawing did not show railing details, but Mr. Goldstein pointed out that the design was conceptual in nature. There was a discussion of the use of wooden brackets, of the detail below the second story window sill, and of the way in which the backer plate would be painted out.

Mr. Schoettle commented on the desirability of moving the deck support brackets to the outside of the deck, to the edges of the porch. There was further discussion of the railing or gate on the deck, and the way in which it reflected the design of the porch roof railing (now removed for repair). The intent is that all balusters on the porches are to be the same throughout the house.

Mr. Schadeegg made a motion to give conceptual approval to the deck design, citing Standards 7 and 9. seconded by Mr. deBoer. The recommendation was made that the porch support brackets be brought to the edge of the porch. This was unanimously approved.

Members Voting: Schadegg, Schoettle, Parrillo,  
Regan, Robertson, Williams, deBoer

The design of the expanded storage shed on the first floor was then discussed. Mr. Goldstein stated that the design was conceptual, and presented three options for the introduction of natural light into the shed. Option 1 had sidelights on the doorframe, option 2 had skylights on the shed roof, and option 3 had both skylights and sidelights.

On a motion by Mr. Schadegg, seconded by Ms. Robertson, the Commission voted unanimously to approve in concept the design of the roof windows (skylights) windows above the storage shed as shown as Option 2, citing Standards 7 and 9.

Members Voting: Schadegg, Schoettle, Parrillo,  
Regan, Robertson, Williams, deBoer

2) 50 Stimson Avenue (College Hill) - Mr. Jay Murray and Mr. Bradley Heerman appeared to discuss the installation of a fence at 50 Stimson Avenue. The fence had been installed without a Certificate of Appropriateness.

The applicants discussed the problem of students crossing the property top reach the adjacent Brown athletic fields. The repair of the fence was also discussed. In order for the fence to be moved, a tree would need to be cut down. The fence also screens a shed in its present location. It was observed that the original lattice work on the porch reflect that of the fence. The applicants do not wish to lose a crabapple tree that would have to be removed if the fence was moved.

Ms. Helen Gower of 54 Stimson Avenue stated that she felt hat the fence was an asset to the neighborhood, and that the design was beautiful.

After a brief discussion, on a motion by Mr. Schadegg, seconded by Ms. Williams, the Commission voted unanimously to approve the application as submitted, citing Standard 9.

Members Voting: Schadegg, Schoettle, Robertson,  
Parrillo, Williams, Regan, deBoer

3) 29 Elbow Street (Downtown) - Mr. Warren Purvis appeared to discuss the application for approval of an existing rooftop greenhouse and the proposed decking associated with it. The project requires variances from the Zoning and Building Boards of Review.

Mr. Purvis stated that a greenhouse had been built in the same location as the existing 5-6 years ago. The greenhouse lies on the roof of the single story building now occupied by Alias Stage.

In response to a question by Mr. deBoer, Mr. Purvis stated that he was the owner of the single story building as well as of 29 Elbow Street.

Mr. Purvis wishes to make interior alterations at 29 Elbow Street, and described how the greenhouse crosses over the property line between the buildings. He stated that Jack Renshaw would be the designer of the new associated decking for the existing greenhouse.

There followed a discussion of the lattice railing of the deck, of the possible proposed pergola structure, of the size of the proposed deck area, of the roof load on the single story building.

Mr. deBoer stated that he felt it would be possible to give conceptual approval to the project, but felt that the proposed deck pergola should be pushed back to align with the greenhouse. Mr. Purvis agreed with this suggestion.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the application in concept, citing Standards 8 and 9.

Members Voting:       Regan, deBoer, Schoettle, Schadeegg, Robertson, Parrillo, Williams

4)    72 South Main Street (College Hill) - As no applicant or representative was present at the scheduled time, the application was postponed until later in the meeting (see below).

5)    544 Elmwood Avenue (Southern Elmwood) - Mr. Ed Danbruch of the Feinstein Foundation and Ms. Margaretta Edwards of the Public Education Fund appeared to discuss the installation of additional signage at the Feinstein High School.

The location of the signage was clarified. It was to be installed on the opposite side of the Elmwood Street facade from the existing lettering identifying the school. While it was possible to place the lettering inside the school, it was the applicant's wish that the lettering be placed on the outside, where the message would have the most impact.

There was a discussion of the relationship of the new signage to the facade of the building, and the location of the lettering.

Mr. Schoettle made a motion, seconded by Mr. Schadegg, citing Standard 9, to approve the application as, providing that the slogan be installed on the right side of the building, with the bottom line lined up with the bottom lone of the window, the lettering be centered on the building, and the letters ASF be instaled on a line below the window sill to the right. The lettering is to read "TO BETTER ONE LIFE IS TO BETTER THE WORLD". The motion was unanimously approved.

Members Voting: Regain, deBoer, Schoettle, Schadegg, Williams, Parrillo, Robertson

Mr. Schadegg and Ms. Robertson departed at 5:20 pm. Mr. Everett arrived at 5:20 pm.

6) 222 Adelaide Avenue (Southern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation, applicant, and Mr. Adebowale Omisore, an abutting property owner, appeared to discuss the installation of a new fence along the property line between 222 and 218-216 Adelaide Avenue.

Ms. Auger described the design and extent of the fence, and stated that the installation of a transition section between the 4' to 6' section of the fencing was a possibility.

Mr. Omisore described the way in which a fence would create difficulties in parking for the units in his building. The building has 4 legal units, and any fencing installed in the proposed location will impede parking.

Mr. Schoettle and Ms. Regan asked to what extent the fencing would be a detriment to his property, and whether any legal easement was included in the deed. There was a discussion of the conducting of research to determine whether the drive was or had been a common drive, and the location of the property line in relation to the proposed fencing.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to table the discussion until such time as the boundary and easement issues were resolved.

Members Voting: Regan, Schoettle, Parrillo,  
Williams, deBoer, Everett

7) 38 Moore Street (Northern Elmwood) - Ms. Lynne Auger also appeared to discuss the rebuilding of the side porch at 38 Moore Street. She also introduced into the discussion the rebuilding of the front entry. The front entry design called for the creation of steps and landing in wood. The steps would be oriented to run parallel to the house.

There was a discussion of the possibility of rebuilding the steps in brick,, and whether the proposed steps should run at right angles to the house, going straight out to the sidewalk.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the rebuilding of the side porch as per plans submitted, citing Standards 3, 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Parrillo,  
Everett, Williams

In regards to the front porch, the amendment to the application showing the staircase to the side was discouraged, and the previous design, showing a staircase leading from the side walk to the front door, was preferred.

Mr. Schoettle made a motion, citing Standards 3,8 and 9, seconded by Mr. Everett, to approve the rebuilding of the front entry, with the provision that the application be amended to reflect the original design, and pending approval or granting of a variance by the Building Inspector

Members Voting: Regan, deBoer, Everett, Parrillo,  
Schoettle, Williams

#### Other Business

Broadway Banner Project - Mr. Richard Amato and Mr. Joseph DeCesare of the Broadway Renaissance Group appeared to discuss the installation of banners along the length of Broadway.

Mr. Amato described the history and goals of the group. The group has planted 150 trees along Broadway, and the next project planned is the installation of the banners. They would be placed along Broadway for ca. one mile, from the Civic Center to the Olneyville Bridge.

The banners would measure 2' x 5', and would be mounted on existing poles on the street. they would be two-color banners, with purple background and gold (not gilt) lettering, and would be two-sided. The fabric used would be a double thickness for deeper color, better than a sunbrella fabric. It would have a life expectancy of 5, perhaps 7 years.

Mr. Everett commented on the way in which banners in Hartford, CT had been completed bleached. The number of banners was discussed, and the way in which ca. 25-30 banners would be placed on light poles.

There was a further discussion of the placement of the banners on the street side of the pole, and whether individual signage was planned. The possibility of the development of a historic museum trail was discussed, and the merits of having fewer banners rather than many.

Mr. Amato commented that the installation of 24 banners in one miles was not too many. Ms. Regan, Mr. Everett and Mr. Amato discussed the way in which the banners would harmonize with the other elements on the street, the location of lettering on the top and bottom of the banner, and the use of banners in other cities. The degree to which the project was supported by property owners and tenants was also discussed. Ms. PARRILLO observed that the 2' wide signs would extend into the street, above the street signs, and, being 5' long, should be designed so they would be clear of trucks.

Mr. Arnold Robinson of the Providence Preservation Society appeared to discuss the ways in which the Broadway project was in accord with the larger Banner Trail project. The Banner Trail would be marked and described on 100,000 maps. The maps would be linked to banners that mark sites and trails in the city. Malcolm Gear is the project designer. In relation to the Banner Trail, those areas peripheral to the main routes, such as Federal Hill and Wickenden Street, are encouraged to mark themselves. These areas are not funded but are affiliated with the larger project. Mr. deBoer wondered how the Broadway Banners would fit into the Gear program in terms of size and color parameters.

Ms. Regan observed that Broadway is not necessarily a commercial street, and that the banner installation moves away from the history of the area. Mr. Amato stated that the banners are intended to encourage residents to do renovations and improve the quality of the housing stock. He described the way in which 272 Broadway, intended for professional

use, was being rented with a residential unit on the first floor.

Mr. deBoer and Mr. Everett departed at 6:20 pm. No quorum was present after this time, and no formal business could be conducted. (Note: No applicant or representative arrived to discuss the application for roof replacement at 72 South Main Street before this time. No formal motion was made and approved to continue the application before quorum was lost)

Mr. Amato stated that he felt the banners would create an environment that would encourage high quality tenants.

Mr. Schoettle discussed the way in the banners would be attached to tall metal poles, and the location of banners. There would be 60 poles in a mile, 30 poles per side of the street. The banners would be 200' apart on each side of the street, and would be installed 14' above the street, at the height of a second story level of a building.

Ms. Regan expressed a preference for a concentration of banner on either end of the street, and asked if the same type of project would be suitable for Benefit Street. She felt that the banner as proposed are a garish approach to marking the street. Mr. Amato replied that the banner are temporary, and may be garish, but are necessary to mark the street due to the present nature of the neighborhood. Ms. Regan felt that it was important to treat the area as a residential rather than commercial neighborhood. Mr. Amato observed that when some Victorian elements of the properties were first constructed, they may also have been considered to be in bad taste.

It was suggested that the banners be located on the two ends of Broadway. The discussion ended with a summary of the Group's goals, which included the planting of trees, the installation of banners and the installation of historic plaques and markers. The banner discussion was to be continued at a future meeting, with samples and further information submitted.

There being no further business, the meeting was adjourned at 6:45 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, June 26, 1995  
3:30 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 the Meeting of May 22, 1995
- D. New Business

1) Continuation of Discussion of Adoption of Demolition, Economic Hardship, Barrier-Free Access and Fire Escape Guidelines for the Downtown District

2) Date, Location and Topics for PHDC Annual Retreat

4:15 pm

E. Project Review

1. 177-179 Power Street (College Hill) - continued from 5/22/95, construction of decks and alteration of shed

2. 200 Congress Avenue (Southern Elmwood) - create new rear entry by changing window to door, constructing landing, steps, rail

3. 48 Lloyd Avenue (College Hill) - install new fencing

OVER

4. 312 South Main Street (College Hill) - conceptual review of elevator tower addition on south elevation, with alteration of steps, creation of new open space and garage on southwest elevation

5:30 pm

5. 40 North Court Street (College Hill) - install new skylights, relocate existing skylight

6. 113 Broadway (Broadway) - close window openings and install mural on 1-story section of Broadway Tire building

F. Other Business

1) Broadway Banner Project (Broadway) - discuss installation of fabric banners on light poles along entire length of Broadway District - all banners on public right of way

2) Pre-Application Review, Dorcas Place, 270 Elmwood Avenue (Northern Elmwood) - possible demolition of adjacent building at 280-284 Elmwood Avenue

6:30 pm

3) 210 Adelaide Avenue (Southern Elmwood) - discuss side entry as constructed

4) Discussion of Application of Standards and Guidelines

G. Adjournment - Projected Adjournment 7:15 pm

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 THIS MEETING.

## MINUTES

A meeting of the Providence Historic District Commission (PHDC) was held on Monday, June 26, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Tina Regan, Robin Rao Ryan, Cornelis deBoer, Michael Everett, Kenneth Schadeegg, Clark Schoettle, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Mildred Parrillo

### Members Absent

Antoinette Downing, Pamela Robertson, Lisa Watt Ardente

### Staff

Joan Fleming, Kathy Cavanaugh

### Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of the meeting of 5/22/95 were amended to change the work "windows" on Page 3, paragraph 2 to read "roof windows (skylights)" and "garage" to "storage shed", and on Page 6, on members voting on the front entry to 38 Moore Street, the duplication of Mr. Schoettle's name was eliminated and Mr. Everett name was added.

On a motion by Mr. Everett, seconded by Mr. deBoer, the minutes were approved as amended.

### New Business

There was a continuation of the discussion of the change in the Standards and Guidelines for the Downtown District. The possibility of an application for demolition of all or [part of the Phenix complex on Elm Street in that district was discussed. Ms. Cavanaugh observed that the present Downtown guidelines only contain the criteria for

demolition as they are stated in the Zoning Ordinance, and not the more detailed criteria in the Standards applied to other Districts.

While there is not a great deal of concern about the standards for fire escape, barrier-free access, etc, there is concern about those regarding economic hardship. The members did not wish to examine extensive financial statements regarding commercial property in evaluating applications for demolition.

Councilwoman Williams arrived at 3:55 pm.

Mr. Everett wished to be assured that every avenue had been explored as an alternative to demolition, an discussed the student project examining the Elm Street structures, and the possible breakdowns of the subdivision n of the property.

Ms. Parrillo arrived at 4:00 pm.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the PHDC voted unanimously to adopt the Downcity District Design Review Committee (DRC) demolition standards as contained in Section 502.5 of the Zoning Ordinance, and included adoption of the PHDC Standards for Fire escapes and barrier Free Access that apply to all other Districts.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Williams, Everett, Ryan

Abstain: Parrillo, (as she was not present for the discussion)

#### Annual Retreat

The possible locations for the Annual Retreat included Whispering Pines at the URI Alton Jones Campus, the Providence Art Club Board room, and the Ewing Building on The RISD campus. The possible costs of the locations were discussed. Agenda topics could include the time of scheduled meetings. A memo would be sent to members confirming the date, (tentatively 7/17/95), location, time and topics of the retreat. Mr. Everett would contact staff about the RISD facility.

Councilwoman Nolan arrived at 4:15 pm.

#### Project Review

1) 177-179 Power Street (College Hill) - As the applicant hadn't arrived, the application was postponed.

2) 200 Congress Avenue (Southern Elmwood) - Mr. John Abbatemateo, owner, and Darek Gorzewski, contractor, appeared to discuss the construction of a new rear entry at 200 Congress Avenue.

They agreed to the changes suggested in the staff report to the proposed entry, which included the use of a material other than pressure-treated wood, and changes in the spacing of the balusters.

Mr. Everett asked if the landing would be more useful if it was wider, but the owner replied that the present design was the one best suited to their needs. Councilwoman Williams confirmed that the entry would be used only for access into the house.

On a motion by Mr. Everett, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as modified, citing Standards 7, 8 and 9.

Members Voting: Regan, Ryan, deBoer, Everett, Schadegg, Schoettle, Williams, Parrillo, Nolan

1) 177-179 Power Street (College Hill) - As Mr. Claude Goldstein, owner, had appeared to discuss the final design the rear decks, the application was reviewed.

There was a discussion of the 2 x 8 nailer shown on project plans, and the structural analysis that required the increased support for the balloon frame in terms of supporting the new decks. Mr. deBoer suggested it be treated as a decorative element, and Mr. Goldstein replied that it would be beveled and treated with copper flashing, and would be painted out to match the clapboards.

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the review of the final design of the storage shed was delegated to staff, and the final design of the decks was approved, citing Standards 9.

Members Voting: Regan, Ryan, deBoer, Everett, Schadegg, Schoettle, Williams, Parrillo, Nolan

3) 48 Lloyd Avenue (College Hill) - Mr. Joseph Plante, landscape designer, and Ms. Andrea Hunt Denby, an abutting owner, appeared to discuss the proposal to install

new fencing along the east, north and west sides of the property.

There was a discussion of the location of property lines, of the location of existing fencing, of the way in which the new fence would be installed around the stone posts on the west property line, of the current condition of the stone posts, of the relative possibility of an iron or wooden fence having been located on the west side of the property. Mr. Schoettle suggested that the fence could be an earlier Colonial fence that predated both houses, as it resembled the fence at the 18th century Whitman Farm in Elmhurst.

There was a further discussion of the property line, and Ms. Denby commented that she would prefer a lower fence than the one proposed, as she was concerned about visibility from her driveway. Mr. Plante and Ms. Denby had a discussion about the meetings and conversations they had regarding the fence.

Mr. Everett commented on the rhythm of the stone posts, and wondered about splitting the wooden posts and inserting the into the stone. Mr. plante commented in response on the juxtaposition of materials and his reluctance to drill into the stone posts.

Mr. Schadeegg departed at 4:50 pm.

Mr. deBoer and Mr. Everett continued to comment on the rhythm of the wooden and stone posts, with Mr. Everett expressing a concern that the stone posts would be obscured by the new fence, in a manner at cross purposes with the rustic quality of the existing posts.

Ms. Denby commented on the 42" section of fence to the edge of the garage, and. Mr. Schoettle stated that he was not concerned about the height of the fence, but concerns were raised about the structural stability of the transition section between the 72" and 42" sections of fencing. The discussion then focussed on the fencing proposed for the section of fence on t southern end of the west side, between the ornate stone terminal post and the Denby garage.

Councilwoman Nolan and Councilwoman Williams departed at 5:00 pm.

There was a further discussion of the details of the fence design and the degree to which abutting owners may comment on proposed fencing.

On a motion by Mr. Schoettle, seconded by Mr. Everett, citing Standard 9, the PHDC voted to approve the fence design, with the exception of the fence located within the first five posts and 4 bays on the west side of the property, with the design of this section continued to the next scheduled meeting.

Members Voting:           Regan, deBoer, Ryan, Everett,  
Schoettle, Parrillo

The issue of the brick-paved parking space on the west side of the house was then introduced into the discussion. The space had been approved with provisions in March, 1993, but the former owner had not adhered to the provisions for approval. Mr. Plante requested that the bricks be reset as existing,

Mr. deBoer made a motion to approve the resetting, replicating the existing condition, seconded by Ms. Ryan, but as two members (Regan, Schoettle) voted against the motion, it failed. Mr. deBoer then withdrew the motion.

Mr. Plante then continued the discussion of the plans for the repair of the space. Mr. Everett suggested that the plans for the whole southwestern part of the property be redrawn to resolve these difficulties, and suggested that the review of the parking area surfacing be reviewed by staff. The use of a brick surface with a central division of bluestone or cobble was suggested as an acceptable treatment. The Commission agreed to defer review of the space to staff.

40   312 South Main Street (College Hill) - Mr. Steve Phillips, architect, Mr. R. Williams, attorney, and Mr. Anthony Brosco, owner appeared to discuss the proposal to construct an elevator tower and alter the brownstone steps on the south elevation of 312 South Main Street.

Mr. Phillips reviewed the plans for the property that had been proposed in the past. He described the reasons Mr. Brosco had for proposing the alterations, as access was needed by the disabled to upper floors of the building.

At the request of Mr. deBoer, Mr. Phillips gave an overview of the plans for the building.

The use and configuration of the street level open space was discussed, as was its possible use as a parking area. The primary use of the area is to be as a handicapped access into the building, and there is a questions as to how much space could be allocated for vehicle parking.

The various options for elevator locations were discussed, including those on the east and north elevations. The installation of an interior elevator was discussed, and the way in which it might result in the loss of interior fabric. There are no communicating stairs between the ground floor and upper stories of the building. The possible construction of a connector bridge between the building and the Plantations Condominium Association parking area was not possible, as the Association would not grant permission for the access.

The use of an interior elevator, the use of a chairlift, the construction of a tunnel for access to the elevator, and other options were discussed. The Commission members were not comfortable with the proposal to remove a large segment of the brownstone steps, but would consider a minimal cut to provide access to the elevator.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted to continue the application to a subsequent meeting.

Members Voting:           Regan, Ryan, deBoer, Everett,  
Schoettle, Parrillo

5)   40 North Court Street (College Hill) - Mr. Bill Masse, contractor and Dr. Stephen Zinner, owner, appeared to discuss the installation of three new skylights ands the replacement of an existing skylight at 40 North Court Street. They stated that they would prefer to install the three skylights rather two.

The interior appearance of the upper story of the house was discussed, and it was stated that the Building Inspector suggested that the windows be enlarged. The windows are not to be used as emergency egress. Mr. deBoer stated that he felt that two skylights would be better than three, with the skylights to be located between the rafters. The methods of insulation and venting as well as the gutters were discussed.

On a motion by Mr. Everett, seconded by Mr. deBoer, the installation of the skylights was approved, citing Standards 7, 8 and 9, with the provision that the number of skylights

be reduced to two, that they be located 6' on each side of the roof, location dependent upon rafter spacing, and that a subcommittee of Mr. deBoer and Ms. Regan review the size of the skylights in the field.

Members Voting: Regan, Ryan, deBoer, Everett,  
Schoettle, Parrillo

6. 113 Broadway (Broadway) - Mr. Richard Carlone, representing the owner, and Mr. Richard Amato of the Broadway Renaissance Group appeared to discuss the painting of a mural on the east and north elevation of the 1-story addition to the building. The window openings will be closed up while the mural is in place.

The design of the mural is to be based on old postcards of the area. It is a highly visible gateway building, and the mural will serve to enhance the area in the opinion of Mr. Carlone and Mr. Amato. The mural will be painted in sepia tones, not the polychrome design presented with the application.

On a motion by Mr. Schoettle, seconded by Ms. Parrillo, the mural was approved, citing Standards 8 and 9, with the provision that it be painted in sepia tones.

Members Voting: Regan, Ryan, deBoer, Everett,  
Schoettle, Parrillo

#### Other Business

Mr. Richard Amato of the Broadway Renaissance Group appeared to continue the discussion of the installation of banners along the length of the Broadway District.

The banners' lettering and fabric, and their compatibility with others to be installed in the city were discussed. The elimination of the banners from the area east of Broadway, within the DOWNCITY area, was suggested. It was determined that the actual number of banners to be installed was 22, placed in staggered locations, 11 on each side of the street. The effect on the streetscape and the height of the installation, the responsibility for removal when needed and the goals of the installation were discussed.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the PHDC voted to support the installation, with the recommendation that the banners not be installed east of I-95, that they not interfere with other elements of the streetscape that the Broadway Renaissance Group be

responsible for removal of banners when needed, and that funding for removal be available.

Members Voting: Ryan, Everett, Schoettle, Parrillo, deBoer

Abstain: Regan

2) 210 Adelaide Avenue (Southern Elmwood) - Ms. Vicki Hoegan, owner, and Mr. Don Skinner, contractor, appeared to discuss the partially completed side entry of the house. The work had been begun without a Certificate of Appropriateness,

The work was approved with the provision that the screws be sunk, the risers be filled in, lattice be installed under the steps, trim be installed along the side of the steps, and the entry be painted as soon as possible.

The front metal door installed in violation may be removed and replaced with a panelled wooden door with four lights, model 2034 in the page of models submitted for review.

Ms. Regan departed at 7:15 pm, and Mr. Schoettle served as Acting Chair.

9) Dorcas Place, 270 Elmwood Avenue (Northern Elmwood) - Several representatives (Mary Reilly, rsm, Ms. Paula Donovan, Mr. Norton Salk) of the Dorcas Place Parent Literacy Center appeared to discuss the option for acquisition and possible demolition of the adjacent building at 280 Elmwood avenue. Ms. Lynne Auger of the Elmwood Foundation also appeared to comment on the proposals.

Ms. Donovan stated that the Center has not yet acquired the building. She describe the problems the Center had experienced with the building, and with the fire that had consumed much of the upper floors of the building. The Center wishes to make maximum use of its space, and wishes to have a secure perimeter as well as have space available for expansion.

There was a discussion of the plans for landscape and parking, and the extent to which the building contributes to the Northern Elmwood Historic District.

There was also a discussion of the possible fencing, access to the property, and the possible reuse of the building for other purposes. The difficulties of bringing

the building into compliance with building and ADA code were discussed. A large capital campaign would be required for the renovation.

Ms. Auger stated that the Elmwood Foundation would not take a position at the present time, as neighborhood comment had not been made.

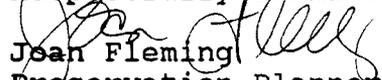
The time frame for the possible new construction on the site would be between 2 and 10 years.

Mr. Schoettle asked about the possibility of extending the existing one story Dorcas Place Building, and of the ways to complement the existing surrounding structure such as the Knight Memorial Library. The integrity of the building and the fabric of the neighborhood were discussed, as were possible problems with the disruption that would be caused by new construction. The waiting list for students at the Center was discussed, as were possible purchase prices for the building.

A structural engineering report had not yet been prepared for the building, as the Center did not wish to incur expenses for analysis if the demolition had no possibility of approval by the PHDC. Mr. Schoettle commented that he would be open to a proposal for demolition, if it would not be feasible to reuse the building. The context of the building and the impact of new construction on the neighborhood were discussed. Ms. Cavanaugh reviewed the PHDC criteria for demolition as it relates to benefits to the community.

There being no further business, the meeting was adjourned at 7:35 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, July 24, 1995  
3:30 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 the Meeting of June 26, 1995
- D. New Business
  - 1) Update on Annual Retreat  
4:00 pm
- E. Project Review
  - 1) 312 South Main Street (College Hill) - continuation of conceptual review of elevator tower on south elevation and alteration of brownstone steps
  - 2) 48 Lloyd Avenue (College Hill) - continuation of installation of new fencing
  - 3) 103 Parade Street (Armory) (violation) - construct shed
  - 4) 66 Moore Street (Northern Elmwood) - (violation) exterior alterations, including installation of fence, alteration of entry steps, and changing door to window on rear

OVER

5:00 pm

- 5) 100 Lloyd Avenue (College Hill) (violation) - rebuilding of rear entry
- 6) 201 Broadway (Broadway) - construct handicapped ramp on rear, install railings on porch
- 7) 59 Williams Street (College Hill) - install two skylights, enlarge window opening on rear (south) elevation
- 8) 296 Angell Street (Stimson Avenue) - paint interior of previously unpainted masonry arches

6:00 pm

- 9) 119 Benefit Street (College Hill) - remove one of two chimneys

F. Other Business

G. Adjournment - Projected Adjournment 6:30 pm

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the meeting. 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 THIS MEETING.

## MINUTES

A meeting of the Providence Historic District Commission (PHDC) was held on Monday, July 24, 1995 in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminister Street, Providence, RI 02903.

### Members Present

Tina Regan, Cornelis deBoer, Pamela Robertson, Clark Schoettle, Kenneth Schadegg, Mildred Parrillo, Lisa Watt Ardente (appointed, not yet sworn in)

### Members Absent

Michael Everett, Robin Rao Ryan, Councilwoman Patricia Nolan, Antoinette Downing

### Staff

Joan Fleming, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 4:03 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of 6/26/95 were amended to include Mildred Parrillo in the list of members present. On a motion by Mr. deBoer, seconded by Mr. Schadegg, the minutes were approved as amended.

### New Business

The status of the Annual Retreat was discussed, with the consensus of the members being that the meeting should be held in September rather than August. Two possible sites were suggested as meeting sites, the Providence Journal boardroom and the new RISD museum, since they appeared to be handicapped-accessible. The availability and suitability of these sites would be investigated. Ms. Robertson stated that shoe would not be available in the last two weeks of September.

### Project Review

1) 312 South Main Street (College Hill) - Mr. Anthony Brosco, owner, appeared to continue the discussion of the construction of the elevator tower and alteration of the brownstone steps at 312 South Main Street. The discussion had begun at the meeting of 6/26/95.

Mr. Brosco reviewed the plans for the project. Ms. Regan asked if any new information was to be presented, and whether any members had looked closely at the building. She commented that the project was a major undertaking. Mr. Brosco submitted a letter addressed to a tenant in the building from an insurance agent that stated that the steps were in a hazardous condition, and the steps and walk needed attention.

There was a review of the work proposed. Ms. Regan asked if an engineering study had been done to determine if the work proposed was feasible. Mr. Brosco felt that the architect's design would serve as an engineering study.

Mr. deBoer suggested that the reduction of the width of the proposed passage be made, with a 5' passage constructed to the lower level of the building, cutting down on the length of the steps, but trying to preserve as much of the feature as possible. The desire for vehicular access and the need for the elevator were discussed.

Mr. deBoer stated that he had no problem with the concept of an elevator in that location, and that the idea proposed was a compromise solution to the problem. The 15-20' steps would be cut down by 5', and it would be possible to walk in to the elevator access area. The existing terrace would be reconstructed, and there would be pedestrian access. A skylight could be installed approximately halfway down the length of the corridor to create a more habitable space. Ms. Regan commented that it was the Commission's expectation that the revised plans for the alterations would be presented at the meeting of 7/24/95.

Mr. deBoer marked and annotated the plan to incorporate the comments made.

It was the consensus of the Commission that the matter would be continued until revised plans, reflecting these comments, were developed and submitted.

2) 48 Lloyd Avenue (College Hill) - Mr. Joseph Plante, designer, and Ms. Myrth York and Mr. David Green, owners, appeared to discuss the plans for installing a fence at 48 Lloyd Avenue. The application was continued from 6/28/95.

Due to dispute over the design of the fence, the parties involved, Mrs. Denby, the abutter on the west and her legal counsel, had met on the morning of 7/24/95 to reach an agreement. The issues had been resolved at that meeting, and Mrs. Denby raised no objection to a fence at that location.

There was discussion of the termination point of the fence, the installation of a gate for access, the transition between the higher wooden fence approved on 6/28/95, and the installation of a wrought iron fence similar to that in place on the Denby property. The cost of the installation of a metal fence was discussed, as was the location of the property line, as determined by a recent survey by Waterman Engineering.

Mr. deBoer commented that the design of the fence was moving in the right direction, and was a clean and elegant solution to design problems. The suggestion was made that the metal fence not have the arched design elements of the Denby fence. The fence is to be taken to the end of the driveway, and a gate installed at the end of the west bay of the house. There was a discussion of the relationship between the posts and the new fencing, the possibility of removing two or three of the stone posts, and the installation of the approved wooden fence on the west side of the stone posts. The option of the installation of a board fence along the drive and the planting of a hedge was discussed.

Mr. Schoettle made a motion, citing Standard 9, to approve a wood fence terminating at the corner of the bay window of the west side of the house, and installing a gate at that position, amend the application to approve a wood fence to be built on the west side of the granite posts, not engaging the posts, approve removal of three granite posts flanking the driveway, approve a metal fence along the length of the drive, with design to be approved by staff or as an alternative, install a board fence no higher than the front stone post, which is not to have a decorative lattice top, but is to have a cap only, and is to butt into the posts where the gate would be installed. There was a discussion of the way in which the gate would serve as a transition point, and the way in which they would be treated as two separate fences. The motion was seconded by Mr. Schadeegg, and was unanimously approved.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Robertson, Schadeegg

3) 103 Parade Street (Armory) - Mr. Miguel Suffran, owner and applicant, appeared to discuss the construction of a shed on the rear property line of 103 Parade Street. The shed had been partially constructed without a Certificate.

The shed design was altered from its original dimensions, reduced in size at the recommendation of the Building Department. It shed was to be 4' from the property lines, and the possibility was discussed of turning the building so as be parallel rather than perpendicular to Parade Street.

On a inquiry from Mr. Schadegg, Mr. Suffran stated that the plans had been purchased from Grossmans. He also stated that he was ready to paint the house. The roof shingles of the building were to be gray.

Mr. Schadegg made a motion, seconded by Ms. Robertson, to approve the application as submitted. Ms. Regan intended to abstain, but when it was clarified that the PPS Revolving Fund, of which she is a board member, is not yet involved in funding the work on the property, the abstention was withdrawn. The motion was then unanimously approved.

Members Voting: Regan, Schadegg, Schoettle, deBoer, Parrillo, Robertson

Ms. Lisa Watt Ardente arrived at 5:10 pm.

4) 66 Moore Street (Northern Elmwood) - Mr. Steve Durkee, architect, Ms. Lynne Auger of the Elmwood Foundation, Ms. Barbara Thornton of PPHC, owner, appeared to discuss the alterations to 66 Moore Street completed without a Certificate of Appropriateness.

Mr. Durkee described the work done on the house, stating the original rear steps to the house had been removed by the contractor, a new entry constructed, a fence installed, and steps were built parallel rather than perpendicular to the house. The porch was drawn in plan only on project plans, and as built, cannot be seen from the street. The entry was rejected by the building inspector as it had no footings and was not in compliance with code. A new entry was then built. The new entry was described as unattractive but hidden. Plans were submitted for the new entry.

Several measures were suggested to mitigate the effect of the new entry, including softening the profile with a

router, installing closed risers, using fir decking and treads.

Ms. Auger stated that work was ongoing on the site as of the day of the meeting, and the contractor had been authorized to proceed by the PPHC.

There was a discussion of the modifications suggested, and the way in which the proposed design resembled other secondary porches built in Elmwood.

Ms. Barbara Thornton of PPHC discussed the proposed alterations to the porch, and described the way the sonotubes were installed by a different contractor. She clarified the location of the alteration of the porch door to a window, showing that the former door was directly opposite the existing porch door, and was a porch entry, not a structural entry into the house.

The prospective owners of the house, Mr. Kevin Valentine and Mr. Dennis Delario of 19 Sarah Street, were sworn in but had no specific comment on the proposed work.

Ms. Regan and Mr. Durkee discussed the approval of the existing and proposed work on the house, and Ms. Thornton stated that she was unaware of the PHDC review requirements for some work items. Mr. deBoer asked if consideration had been given to enclosing the railing with beaded siding as is installed on the porch.

Mr. deBoer made a motion to approve the concept of introducing beaded board siding on the side of the railings, enclosing it completely, along two sides of the railing, with details to be reviewed by staff, with approval also given to the alteration to the porch openings, citing Standard 9.

After a brief discussion of the approval process required for the fence installation, Mr. Schoettle made a motion, seconded by Mr. Schadeegg, citing Standard 9, to approve the fence as installed.

Both motions were unanimously approved.

Members Voting: Regan, deBoer, Schadeegg, Schoettle, Parrillo, Robertson

For the record, it was clarified that the existing bulkhead had not been removed, as had been thought.

7) 59 Williams Street (College Hill) Due to time constraints, the application was rescheduled, and was heard before that for 100 Lloyd Avenue and 201 Broadway.

Mr. Allen Pipkin, applicant, and Ms. Ann Pipkin, prospective owner, appeared to discuss the installation of skylights and the enlarging of the window opening on the rear, south elevation of 59 Williams Street.

Photos were submitted and discussed showing the interior domed ceiling of the house. There was discussion of the relation of the ceiling and the exterior roof. The possibility of the interior space having at one time been one large room was proposed, possibly its use as a ballroom. The introduction of light into the rooms and the removal of the dropped ceiling was discussed.

The use of a bow window on the first floor was considered to be less appropriate than a bank of windows, perhaps a bank of triple 6/6 windows that would reflect the proportions of the original windows.

In concept, there was little objection to the use of skylights on the south elevation. There was a discussion of height of the domed ceiling, and the possibility of using interior lights to illuminate the dome and restoring the plaster ceiling.

On a motion by Mr. deBoer, seconded by Ms. Robertson, citing Standards 7, 8 and 9, the Commission voted to approve in concept the application for alterations to the south wall, to accommodate an increase in window size, with the possible installation of one or two skylights on the south side of the house. The final design would be brought back to the PHDC for review.

Members Voting:       Regan, deBoer, Parrillo, Robertson,  
Schoettle, Schadegg

5) 100 Lloyd Avenue (College Hill) - Mr. Stephen Metcalf appeared to discuss the as-built condition and possible modifications to the rebuilt rear entry of 100 Lloyd Avenue. The entry had been rebuilt without a Certificate or a building permit.

There was discussion of the former appearance of the entry, and way in which the orientation of the steps had been rotated 90 degrees. The desire for a trellis feature

was discussed, as was the railing treatment. Two new colored renderings were submitted for discussion and review of revised designs for the entry.

Mr. Metcalf stated that he had not yet discussed the feature with the Building Inspector. There was a discussion of code compliance issues.

Mr. deBoer commented that the revisions were a good start and were in the right direction. He felt that vertical balusters should wrap around the deck, and should be installed in the railing system. The conflict among the design elements of the staircase was discussed.

Ms. Regan wondered if Mr. Metcalf if he was aware that he was in a historic district.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, citing Standards 8 and 9, the Commission voted unanimously to approve all elements of the rebuilt entry but the steps and railings, with balusters to be installed around all deck openings and lattice to be inserted under the deck. Details were to be reviewed by staff, and the design was to be reviewed by the building Inspector for compliance with code

Members Voting: Schoettle, deBoer, Robertson,  
Parrillo, Schadegg, Regan

6) 201 Broadway (Broadway) - Dr. Joseph DeCesare appeared to discuss the proposal to construct and handicapped-accessible ramp into his medical office.

He described the necessity for the ramp, and the alternative designs that had been considered. The design proposed was considered the most appropriate and least obtrusive.

The porch would be surrounded by railing and the existing planters would be removed. The granite step on the north elevation would be moved 3' and the dryer vent would be relocated.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the application was approved as submitted, citing Standards 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Schadegg,  
Parrillo, Robertson

8) 296 Angell Street (Stimson Avenue) - Mr. Warren Jagger, representing the Central Congregational Church, appeared to discuss the proposal to apply paint to the unpainted gray brick infilled arches of the transept of the church.

He reviewed the financial constraints on alternative treatments, and color photographs on old postcards were examined that shows the roof vaults prior to infill in the 1940's-1950's. The various alterative ways of painting over the inappropriate gray brick were discussed.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, citing Standard 9, the Commission voted unanimously to approve the painting of the arches, with the provision that the PHDC examine a sample of the painted area prior to application on the arches.

Members Voting: Robertson, Schoettle, Regan,  
deBoer, Parrillo, Schadeegg

After the approval, details of the application of paint were discussed, as was the possible use of cementitious paint, and stucco covering.

9) 119 Benefit Street (College Hill) - As no representative appeared for the application, the Commission agreed to continue the application to the meeting of 8/28/95.

As there was no further business, the meeting was adjourned at 6:45 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, August 28, 1995**  
**3:30 p.m.**  
**4th Floor Conference Room**  
**Dept. 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 the Meeting of July 24, 1995
  - D. New Business
    - 1) Schedule Annual PHDC Retreat
    - 2) Report on Banner Trail Pre-Application Discussion  
(Special Meeting August 22, 1995)
  - E. Project Review
    - 1) **119 Benefit Street** (College Hill) - continued from 7/95: remove a chimney.
    - 2) **23 Sheldon Street** (College Hill) - continued from 4/95: replace one window with two new windows on the rear (south) elevation of the main house.
    - 3) **64 Princeton Avenue** (Northern Elmwood) - install vinyl replacement windows (violation).
    - 4) **144-146 Melrose Street** (Southern Elmwood) - install chain link fence (violation).
- 4:30 p.m.
- 5) **20 and 20-1/2 Dexter Street** (Armory) - install wheelchair ramp at front entrance and eliminate rear (Groton St.) entrance to 20-1/2 Dexter; review staff approval of fire escape removal at 20 Dexter.

6) **14 Basset Street** (Downtown/Jewelry) - replace garage door with storefront entryway; replace windows; install skylight.

7) **91 Prospect Street** (College Hill) - conceptual review: build addition on top of garage at rear (Bowen Street), install 6-foot perimeter fence with gates.

F. Other Business

1) **30 Pratt Street** (College Hill) - pre-application review: construct subsurface garage.

G. Adjournment - Projected Adjournment 6:00 p.m.

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. 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 (PHDC) was held on Monday, August 28, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Tina Regan, Cornelis deBoer, Clark Schoettle, Mildred Parrillo, Michael Everett, Kenneth Schadegg, Pamela Robertson, Lisa Ardente

### Members Absent

Antoinette Downing, Robin Ryan, Councilwoman Rita Williams, Councilwoman Patricia Nolan

### Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

### Call to Order

The meeting was called to order at 3:55 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of the meeting of 7/24/95 were approved as submitted, on a motion by Ms. Robertson, seconded by Mr. Schadegg.

### New Business

1) The scheduling of the annual retreat was discussed, as was the necessity for holding the meeting at a handicapped accessible location. Mr. James Hall of RISD was mentioned as a person to contact regarding the availability of meeting space. It was decided that the retreat would be held on October 25, at 4:00 pm, at a location to be determined.

2) Ms. Cavanaugh gave an update on the status of the Providence Banner Trail. The project, sponsored by the Providence Foundation, is intended to increase the visibility of important sites in the city. The installation

of banners is to go through the regulatory process with both the DRC and PHDC. The results of the joint meeting held on 8/22/95 were described, as were the main issues discussed. They included the installation of banners on poles rather than on building, the review on a case-by-case basis or as an inclusive project, and concerns about methods of attachment to buildings and the size and long-term maintenance of banners. The issue of consistency in the height and size of the banners was raised, as was the relationship of the size of the banners to the scale of the facade. Mr. Baudoin of the Providence Foundation was to incorporate these comments into planning for the project, and DPD staff would meet on 8/29/95 to discuss the project. A joint special meeting would be held for final review, and the 65 sites for the banners was mentioned. The timetable for the installation was said to be ASAP, and 30 property owners and organizations were said to be interested in the banner installation. Mr. Everett inquired as to funding sources, and was told that Mr. Baudoin was attempting to find funding sources for those who could not afford banners. Mr. Everett also commented on the map, and the inconsistency in marking the location of individual sites within institutions. Mr. deBoer also commented on the need for the use of the map in identifying cultural sites, and additional comment followed on identification of streets and the banner project on Broadway. The date for the special meeting to review the proposal has yet to be determined.

#### Project Review

1) 119 Benefit Street (College Hill) - The application was to have been reviewed on 7/24/95, but was continued to this meeting. As the applicant had not appeared at this meeting, Ms. Robertson made a motion, seconded by Mr. Schoettle, to continue to the next meeting. Before a vote was taken, Mr. Schadeegg made a motion to approve the removal of the chimney, with the provision that adequate documentation of the chimney be made prior to its removal, and that the brick from the removed chimney be used in the restoration of the second chimney that is to remain, citing Standards 8 and 9. Mr. deBoer commented that he could find no evidence of parging on the chimney, as he had discussed at one time with the applicant. The motion was seconded by Ms. Robertson and unanimously approved.

Members Voting: Regan, deBoer, Parrillo, Schadeegg, Ardente, Robertson, Schoettle, Everett

2) 23 Sheldon Street (College Hill) - Mr. Luigi Bianco appeared to discuss the installation of a second

window on the first floor, south, rear elevation of 23 Sheldon Street. The window had been discussed and continued from the meeting of 4/95.

Mr. Bianco described the necessity for repairs to the rear wall of the house, and the problems of a former owner's illegal subdivision and alteration of the property that have been discovered. There was a discussion of the cost of window repair and restoration, and of the variations in the configuration of the windows on the house. Mr. Bianco stated that the goal was to have a wide and low window, given the availability of Brosco sash, respecting the muntin dimensions of the windows. A discussion of the interior and its relationship with the proposed windows, the option of other window configurations, and the continued repair of the house were discussed.

On a motion by Mr. Everett, seconded by Ms. Robertson, the Commission voted unanimously to approve the application as submitted, citing Standards 7,8 and 9.

Members Voting: Regan, deBoer, Parillo, Schadegg, Robertson, Schoettle, Everett, Ardente

3) 64 Princeton Avenue (Northern Elmwood) - As the applicant was unable to appear, and had requested a continuation to the next meeting on 9/18/95, the Commission unanimously agreed, on a motion by Mr. Schadegg, seconded by Mr. Everett, to continue the application to the meeting of 9/18/95.

Members Voting: Regan, deBoer, Parrillo, Schadegg, Robertson, Schoettle, Everett, Ardente

4) 144-146 Melrose Avenue (Southern Elmwood) - Mr. Francisco Cabrera, owner, appeared to discuss the installation of a Chain-link fence along the perimeter of the property, which had been completed without a Certificate.

Mr. Cabrera stated that he was concerned about security, and that he had small children, and that a bike had recently been stolen from the property. He did not mind modifying the fence as installed to bring it into compliance with PHDC guidelines.

There was a discussion of the types of measures that could be taken to modify the fence. Mr. Everett suggested that a hedge be planted in front of the fence. The installation of sections of board fencing, using the existing poles, was suggested, as was retaining the brick

piers. Placing boards over the existing chain link fence was also suggested.

On a motion by Mr. Schadeegg, seconded by Mr. Schoettle, the Commission Voted unanimously, citing Standards 8 and 9, to approve the fence with the following changes: The chainlink gates are to be painted black, a fence of similar height to that of the existing fence be installed to replace the existing chainlink, constructed of wooden boards and a simple cap, with detail to be reviewed by staff. As a alternate option, the chain link may be retained, with a solid board fence to cover the existing fence. The alterations and modifications are to be completed by January 1, 1996.

Members Voting: Regan, deBoer, Schadeegg, Robertson, Schoettle, Parrillo, Ardenite, Everett

5) 20-201/2 Dexter Street (Armory) - Mr. Dana Newbrook, architect, and Ms. Lisa Jaggi, representing the owner, appeared to discuss the proposed handicapped-access ramp and the closing of the rear door opening at 20-1/2 Dexter Street, as well as the staff approval of the removal of a fire escape at 20 Dexter Street.

They discussed the goals of the project, which is upgrading the property and creating a unit for handicapped tenants, bringing the property into compliance with code. The removal of the fire escape was described, as it was unsafe, with a wooden structure that had destroyed the underlying roof. A second means of egress had been provided by interior improvements.

It was the consensus of the Commissioners that the removal of the fire escape was acceptable and could be reviewed by staff as a restoration.

There were comments on the proposed fencing design for the handicapped ramp. The details of the railing were discussed, as was the angle of the railing.

Mr. Schoettle made a motion to approve the proposed ramp at 20 1/2 Dexter Street with modifications; that the railing not be triangular in layout, but follow the width of the ramp, and is to come forward at the entrance steps, so as to make the fence and the rail for the ramp one and the same. After some discussion, prior to seconding, the motion was amended to delete the iron fence on the side of the building opposite to the ramp, with the ramp rail to be of iron, installed on one side of the building only. The motion

was made citing Standards 7, 8 and 9, and was seconded by Mr. Schadegg.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Robertson, Everett, Ardente, Schadegg

The closing of the Groton Street doorway of the building was Then discussed. the removal of the door is proposed as it is a safety hazard and is no longer needed due to kitchen redesign. The City owns a small section of the property, a 1-1/2' section of the street. Mr. Salvatore advised them about the partial abandonment of the street, as was done with the Providence Performing Arts Center on Pine Street.

Ms. Ardente departed at 5:20 pm.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the removal of the door, citing Standards 7, 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Everett, Schadegg, Robertson.

6) 14 Bassett Street (Downtown) - Mr. Jack Renshaw, architect and Mr. Richard Hibbard, prospective tenant, appeared to discuss the alteration of the building prior to occupancy by a therapeutic massage studio.

Mr. Renshaw reviewed the proposed alterations, installing a new doorway in the existing masonry opening, and replacing the existing windows with slightly larger metal windows. The new windows were to be installed in the interests of energy conservation and are to have muntins of a design consistent with the industrial windows on other buildings in the District.

The skylight proposed is a pyramid shape of traditional type, not visible from the sidewalk, but visible from the adjacent parking lot. The window finish is to be a dark brown anodized aluminum.

There was a discussion of the window and door systems, of the color scheme chosen, of the time pressure on the project, and of the possible future installation of salvaged columns and the construction of a pergola on the front of the building.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standard 8.

Members Voting: deBoer, Regan, Parrillo, Schadeegg, Robertson, Everett, Schoettle

7) 91 Prospect Street (College Hill) - Mr. Friedrich St. Florian, architect, and Ms. Deborah Zaki, owner, appeared to discuss the proposal for conceptual approval of a security fence and a rooftop addition to the garage.

There was a discussion of the review required by the city fence viewer, and of the objections to the fence registered to the fence by an abutting owner, Mr. Glendon Elliot of 147 Bowen Street. There was a discussion of the way in which a 4-1/2' fence along the common border would be less obtrusive than that proposed. Ms. Zaki observed that the heights of the fence of the adjacent Brown property was higher than the proposed fence, and that multiple properties had 6' fencing. There was a discussion of the conversation with Mr. Elliot, and of the planting of a hedge of hemlocks on Bowen Street. The hemlocks would be higher than the proposed fence. The fence would be set back 3' from the property line as a courtesy to the neighbors. There was a dispute as to whether the fence viewer had or had not given approval for the fence. There was another discussion of the heights of neighboring fences.

Mr. Schadeegg observed that there were two issues to consider, that of the streetscape and privacy issues. Mr. St Florian agreed, and stated that the fence would be set back 4' from the property line, with a mature hedge planted, and the fence on the inside of the hedge. There then followed a discussion of security and other issues.

Mr. Everett commented on the elaborateness of the scroll work on the gates, and Mr. Schadeegg expressed the opinion that the design of the fencing was appropriate to the property and the street. Mr. deBoer commented on the proportions and scale of the gate, on the perspective view of the house, and of the concern, shared with Mr. Everett, that fence will diminish the visual impact of the house. Mr. St. Florian felt that on the contrary, the gate is a proud and beautiful new feature of the property, and contributes to the neighborhood. Its monumental character is important.

Mr. St. Florian, architect of the house, observed that the new work is an opportunity to revisit the house and soften its angularity. There was a comment on the degree to which the drive area could be seen from 147 Bowen Street.

Mr. Schoettle made a motion, seconded by Mr. Everett, citing Standards 8 and 9, to approve the fence design as submitted, contingent on the approval of the fence viewer. Before a vote, the motion was amended to require that the height of the approved fence be consistent with that of the brick post of the Brown University gate to the south, the post nearest the sidewalk.

There followed a discussion of the gates. Ms. Regan commented on the elaborateness of the gate and its scrollwork, and felt that it spoke another language from that of the house. Mr. Schoettle commented that he would be more concerned if the architect was not that same as the original designer of the house. Mr. Schadeegg agreed with Ms. Regan, but felt the gates were not powerful enough to diminish the house. There was some continuing discussion prior to the vote.

Members Voting:       Regan, deBoer, Schadeegg, Parrillo,  
Robertson, Schoettle, Everett

Yes = 6, No = 1

Following the votes. there was again a discussion of the fence viewer approval, and the necessity of meeting with her and confirming the legal status of the height and location of the fence proposed.

The discussion then turned to the issues of the windows on the addition, and the possible installation of shutters on the fourth side of the house. The use of a Pella window system, with simulated divided lights and double insulated glazing was discussed, as was the use of a set of French doors for backyard access. Mr. deBoer asked if the use of rusticated pilasters as were on the monitor had been considered, and Mr. St. Florian discussed the evolution of his thinking and design philosophy over the last 15 years, the accessibility of the roof, and the height of the monitor.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the commission voted unanimously to grant conceptual approval of the design of the addition, citing Standards 8 and 9.

Members Voting:       Regan, deBoer, Parrillo, Schadeegg,  
Robertson, Schoettle, Everett

Other Business

Pre-Application Review

1) 30 Pratt Street (College Hill) - Mr. Michael Paradiso of 30 Pratt Street appeared to discuss the possibility of constructing a subsurface garage on the south side of the property. He that day had obtained from Wil Yoder drawings of possible designs for the garage. Mr. Paradiso mentioned that several nearby houses had such features, and was concerned about the feasibility of construction on the hill. He stated that the idea was inspired by the necessity for repair of the existing retaining wall, a very expensive project. He also cited vandalism on Pratt Street presenting a danger to his car.

Other similar work was discussed, on Pratt and Olney Streets. It was the consensus of the Commission that there was no objection to proceeding with design of the garage.

There being no further business, the meeting was adjourned at 6:30 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, September 18, 1995  
3:30 PM  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminister Street  
Providence, RI 02903

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

**AGENDA**

- A. Call To Order
- B. Roll Call
- C. Minutes of the Meeting of 8/28/95
- D. New Business
- E. Project Review
  - 1) 64 Princeton Avenue (Northern Elmwood) - continued from 8/28/95, install vinyl replacement windows (violation)
  - 2) 91 Prospect Street (College Hill) - conceptual approval granted 8/28/95, final review of installation of fence and construction of addition
  - 3) 51 Sheldon Street (College Hill) - replace roof slates on south and north elevations with asphalt shingles
  - 4) 150 Benefit Street (College Hill) - renew approval granted 1/30/92 for construction of handicapped ramp, landing, bollards, rehangng door and removing glass vault in sidewalk at east entrance to the building

4:30 PM

OVER

5) 9 John Street (College Hill) - install two skylights on east roof slope

6) 166 Ontario Street (Southern Elmwood) - install two skylights on rear elevation

F. Other Business

1) Providence Banner Trail - Update on proposed installation of banners on multiple sites in Districts

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. 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 (PHDC) was held on Monday, September 18, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### Members Present

Tina Regan, Cornelis deBoer, Clark Schoettle, Kenneth Schadegg, Robin Ryan, Councilwoman Patricia Nolan. Michael Everett was present, but did not vote, as his term expired as of September 1, 1995, and he is awaiting reappointment.

### Members Absent

Antoinette Downing, Mildred Parrillo, Councilwoman Rita Williams (The terms of Lisa Ardente and Pamela Robertson also expired as of September 1, 1995 and they are awaiting reappointment. They did not attend the meeting)

### Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore

### Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

### Minutes

The minutes of the meeting of 8/28/95 were unanimously approved as submitted, with the provision that typographic errors be corrected, on a motion by Mr. Schadegg, seconded by Mr. deBoer.

### New Business

1) Ms. Cavanaugh asked that members refer to the staff report in making finding of fact, and that members be careful in making motions and findings.

2) Ms. Cavanaugh mentioned that the RISD would be holding two public meetings to discuss its master plan in the Market house on 9/20/95. from 9-12 and from 2-5 pm.

3) Ms. Cavanaugh also mentioned that the PHDC Annual Report would be due for completion at the end of October. Any member who had participated in conferences and other activities relating to preservation should forward this information for inclusion in the annual report.

4) A conference called Preservation Goes Public is to be held in Northampton, MA on November 4, sponsored by Historic Massachusetts. Information is available to members upon request.

#### Project Review

1) 64 Princeton Avenue (Northern Elmwood) - Ms. Angelia Gbai appeared to discuss the installation of several vinyl replacement windows on the first floor of 64 Princeton Avenue.

Ms. Gbai stated that she wasn't aware of PHDC review of the windows, that she had attempted to have the windows repaired without success, and that the new windows are free of the air leaks of the older windows.

There was a discussion of the number of windows that had been replaced, and of the configuration of the windows. It was made clear that she was not seeking to replace any additional windows. Ms. Regan asked what had happened to the old windows, and was told that they had been removed by the window installer. It was observed that she replaced the smallest windows and that the older storm windows were still in place over the new windows.

Mr. Schoettle noted that the applicant has applied to the PPS Revolving Fund for funding for repair of the front porch of the house. He observed that the PHDC doesn't wish to approve the window replacement, but will not take any action on the application. After 45 days from the date of the completed application, the approval of the work will become automatic. Ms. Gbai was reminded that any further alterations will require PHDC review.

Councilwoman Patricia Nolan arrived at 4:20 pm.

At the end of the discussion, it was decided that the PHDC would take no action, and approval would be automatically granted after the 45 day period.

2) 91 Prospect Street (College Hill) - Mrs. Zaki, the owner, Mr. Freidrich St. Florian, architect, and Mr. Glen Elliott of 147 Bowen Street, an abutter, appeared to discuss the proposal for an addition on the roof of an existing

garage and the installation of a 6' security fence with gates. The fence was approved and the addition given conceptual approval at the meeting of 8/28/95.

Mr. St. Florian described the results of a meeting with Joan Badway, the Fence Viewer, Mrs. Zaki and Mr. Elliott where the disputed differences in height of the eastern section of fencing were discussed. The fence is to be set back 3' from the property line, with a hemlock hedge delineating the boundary. The slope of the ground would affect the perceived height of the fence. No agreement about the height of the fence was reached at the meeting.

Ms. Zaki presented documentation of the presence of other high fences in the area. A series of photographs of the fences were examined.

There was a continuing discussion of the position of the fence viewer and the agreement between the two owners. It is the position of the fence viewer that fences along a common boundary are to be kept to the 4-1/2 feet allowed by ordinance, and this is the position supported by Mr. Elliott.

Mr. Schadeegg observed that the fence was approved as submitted at the last PHDC meeting on 8/28/95. There was further discussion of the 6' fence height and the height of fences throughout the neighborhood. Mr. Schoettle asked if the fence viewer had approved the height of the fence, and was told that in fact she had not approved it. Mr. Elliott stated that he had no objection to the other section of fencing proposed, but stated that the law was clear about how high a fence could be. He stated, too that he had discussed the matter with Ms. Badway that day (9/18/95). Mr. St. Florian stated then that the PHDC had approved the design at the last meeting. Mr. Everett observed that it wasn't clear whether the regulations applied to a fence only the property line. He wondered about how the regulation would apply to a fence 3' from the property line. Ms. Regan observed that the decision had been made by the PHDC on the design, and it was advised that the applicants apply for a variance and /or obtain legal counsel on the matter.

The discussion then moved to the details of the addition, which was given conceptual approval on 8/28/95. Mr. deBoer commented on the final design of the window. The application was unanimously approved as submitted, citing Standards 8 and 9.

Members Voting: deBoer, Schoettle, Schadeegg, Nolan,  
Ryan, Regan

2) 51 Sheldon Street, Sheldon Street Church (College Hill) - Mr. Horace Craig, Ms. Naomi Craig, Mr. Fonze, Mr. Archibald, and Mr. Gordon, appeared to represent the church, as did Mr. Corona, the roofing contractor.

Mr. Craig stated that he was under the impression that the church was located in Fox Point rather than College Hill. He discussed the repair work done on the roof ca. 1970, when the slate roof was replaced with asphalt shingles. He stated, too that the asphalt shingles were in good condition and that it would be impossible for the church to raise the money for slate roofing.

Mr. Salvatore arrives at 4:45 pm.

Ms. Regan asked for comments on the proposal. Mr. Schadeegg asked why a shingle type that replicated the appearance of shakes rather than one replicating slates was selected, and asked if the applicant was aware that GAF makes a shingle that imitates slate. There was a discussion as to whether the shingle chosen should imitate the existing slate or the asphalt shingles on the main section of the roof.

Mr. Craig described how he had attempted to repair the slate roof with Lexonite without success, and emphasized the necessity of repair. Mr. deBoer commented that the north side was the worst, and wondered whether it was necessary to replace the slate on the south side as well. A discussion followed of the cost of repair rather than replacement. Mrs. Craig mentioned the history of the church and its financial constraints.

There was a continuing discussion of the possible retention of the 2 gable end as slate roofs. The members asked if it was possible to get a second opinion on the condition of the roof from a roofer experienced in the repair of slate roofs. It was recommended that the church contact Todd Dumas (T.A. Dumas and Eric Jansen (Apollo Roofing) for inspection of the roof.

Mr. Schadeegg made a motion, citing Standard 2, and seconded by Ms. Nolan, to approve the application as submitted, contingent upon verification that the repair of the slate roof is economically unfeasible, with two opinions to be obtained that repair is impossible. The cost of repair is not to exceed that of replacing the slate roof with asphalt shingles. The motion was unanimously approved.

Members Voting: deBoer, Regan, Schoettle, Schadeegg,  
Nolan, Ryan

4) 150 Benefit Street (College Hill) - Mr. Ted Sanderson of the RIHPC appeared to discuss the renewal of approval of the installation of a handicapped accessible ramp and alteration to the entry of the Old State House. The project was approved in 1992, and it has taken this long to get the bond funding approved for the project. Bids are to be awarded soon.

The project is the same as was approved in 1992. There was a discussion of the history of the project and some suggested changes to the design reviewed. The installation of edging on the concrete ramp on the Benefit Street sidewalk was discussed, as was the installation of a third bollard in light of the state building code. Mr. Sanderson asked that the PHDC reconsider the design issue of the bollards, and approve the reproduction of the bollards on the west side of the building. He mentioned that the RIHPC is also planning to rebuild the fence on the perimeter of the property.

The issues of the approval of the reproduction bollard and the repair of the existing sidewalk on the parade, the repair of the brownstone stairs and handrails, and the brownstone trim around the doors.

After Ms. Regan asked for comments, Mr. deBoer commented on the revisiting of the older proposal, and the change in grade of the sidewalk up to the front door. Mr. Sanderson described how Fred Love and staff architects had studied the issue, and found that the slope would not work well, and the problem with city and state involvement with the sidewalk work. There was a further discussion of the metal on the ramp, and the bluestone on the slab and border.

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the PHDC voted unanimously to reapprove the 1992 application, permitting the use of the reproduction bollard as originally submitted.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Ryan, Nolan

5) 9 John Street (College Hill) - Ms. Regina Partridge, the prospective owner, and Mr. John McArdle, contractor, appeared to discuss the installation of two new skylights on the east roof slope of 9 John Street.

After examination of the plans submitted, Mr. Schoettle made a motion, seconded by Mr. Schadeegg, citing Standards 7,

8 and 9, to approve the application as submitted. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Ryan, Nolan

6) 166 Ontario Street (Southern Elmwood) - Mr. John Evans, Owner, appeared to discuss the application to install two new skylights on the third floor, rear elevation of 166 Ontario Street.

After a brief discussion of the visibility of the skylights and examination of the plans, Mr. Schadeegg, seconded by Ms. Nolan, made a motion to approve the application as submitted, citing Standards 7, 8 and 9. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Ryan, Nolan

#### Other Business

1) 123 Pratt Street (College Hill) - Mr. Peter Fermino, a prospective new owner of the shell and lot of the uncompleted house on 123 Pratt Street, appeared to discuss possible changes to the approved color and railing scheme of the house.

The work is to be done as soon as possible, as the exterior stucco must be applied this season, before November 1, on the advice of the architect, Mr. Donnelly. Mr. Fermino would like to change the color of the exterior to a blue and grey scheme, and simplify the design of the railings. He discussed the creation of figurative murals on the building.

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the PHDC voted unanimously to allow staff to approve the final color of the stucco and the design of the metal railings.

Members Voting: Regan, DeBoer, Schadeegg, Schoettle, Ryan, Nolan

2) Providence Banner Trail - Ms. Cavanaugh began the discussion of the proposed installation of 7 banners in the Historic Districts. She discussed the idea of installing the banners on street light poles, which would not be feasible on Benefit Street due to the low height of the poles, and the fact that they were not designed for such an attachment. Banners, then, would most likely be installed on buildings.

There followed a discussion of the feasibility of installing banners on special poles design for that specific purpose.

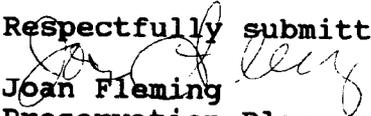
It was stated that the Providence Foundation would be the applicant for the project. Ms. Cavanaugh asked that members comment on the proposed guidelines for the banner installation, addressing technical installation issues. There was a discussion of the degree to which the PHDC would rather not see any banners installed on buildings. Ms. Cavanaugh mentioned that banner were actually signs, and that zoning issues were involved, with variances required for allowable sign size.

Ms. Ryan commented that a denial of any banner installation on structures would be too much a departure for the previously held PHDC position on the banners. There was a continuing discussion of the use of street poles for the banners, of variations on banner sizes, and analogies with flags on flagpoles.

Ms. Cavanaugh suggested dropping the installation on any but downtown buildings. The use of temporary rather than permanent banners was discussed. Ms. Ryan commented that the installation approve would vary form building to building. Ms. Cavanaugh asked again that comments be made about the proposed installation guidelines.

As the date of the next DRC meeting was to be on October 2, this would not be sufficient time for the applicant prepare the documentation, a so it was planned that the application would be heard at a special joint PHDC/ DRC meeting at the regularly scheduled PHDC meeting of October 23, 1995.

There being no further business, the meeting was adjourned at 6:10 pm.

Respectfully submitted,  
  
Joan Fleming  
Preservation Planner

**ATTACHMENT 5**

Sample Approval Letter



**PROVIDENCE HISTORIC DISTRICT COMMISSION**

*Preserving the Past for the Future*

July 7, 1995

**APPLICANT/OWNER**

**Stephen H. Zinner, MD**  
40 North Court Street  
Providence, RI 02903

**RESOLUTION 95-28**  
**Application 95.79**

**WHEREAS**, the applicant, Dr. Stephen Zinner, applied to the Providence Historic District Commission for a Certificate of Appropriateness for installation of three new skylights and replacement of an existing skylight on the north roof slope of 40 North Court Street, Plat 10, Lot 84; and

**WHEREAS**, the Commission held a hearing on the matter on June 26, 1995, at which time testimony was heard from Dr. Stephen Zinner, owner, Mr. Bill Masse, contractor, 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. 40 North Court Street is a contributing building to the College Hill Historic District, and has architectural and historic significance.
2. The work proposed consists of the replacement in kind of the asphalt shingle roof, with installation of three new skylights and replacement of an existing skylight on the north, rear, roof slope.
3. The work as proposed and modified is not incongruous with the structure, its appurtenances, or the surrounding historic district.
4. The work is consistent with PHDC Standards 7, 8 and 9, in the following ways:

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a) The work is to be reviewed more stringently where historical architectural features are determined to contribute to the property or district.

b) The new work will not destroy historic materials that characterize the property, the new work may be distinguished from the old, and is compatible with the massing, size, scale and architectural features of the property and surrounding neighborhood.

c) The work will be done in such a way that if removed in the future, the essential form and integrity of the structure and site will 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:

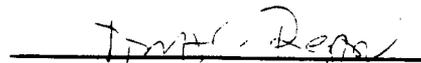
i. The number of skylights is to be reduced from three to two.

ii. The skylights are to be sized and relocated during a subcommittee meeting on site, with subcommittee members to be Mr. deBoer and Ms. Regan.

iii. All project details are to be reviewed by staff. Any changes to the project are to 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 revised plans are to be submitted to be stamped and signed (one copy goes to the building department, one to the applicant, and one to the PHDC files).

When the revised drawings are approved, stamped and signed, the Certificate and a copy of accompanying documentation may be claimed from the Department of Inspections and Standards, 190 Dyer Street, Providence. The approval is valid for six months from the date of the Resolution.



Tina C. Regan, Chair

cc: Mr. Ramzi Loqa  
Mr. David Salvatore  
Dr. Stephen Zinner  
Mr. Bill Masse

**ATTACHMENT 6**

**PHDC Member and Staff Professional Training**

## **PHDC MEMBER AND STAFF PROFESSIONAL TRAINING**

1994 National Trust for Historic Preservation Annual Conference - Boston, MA (October)

Commission Members: Tina Regan, Clark Schoettle

Staff: Thom Deller (speaker), Kathy Cavanaugh (tour guide), Joan Fleming

Legal Counsel: David Salvatore

1995 CORE Workshops - Cranston, RI (January-February)

Staff: Kathy Cavanaugh (speaker)

1995 R.I. Statewide Preservation Conference - Providence, RI (April)

Commission Members: Cornelis deBoer (speaker, tour guide), Antoinette Downing,  
Michael Everett (speaker), Tina Regan, Clark Schoettle (speaker, tour guide)

Staff: Thom Deller (tour guide), Kathy Cavanaugh (tour guide), Joan Fleming

Legal Counsel: David Salvatore

1995 *Technology and Conservation* magazine conference on Fire Safety for Museums - Boston

Commission Member: Cornelis deBoer

**ATTACHMENT 7**

**Special Projects**

## **SPECIAL PROJECTS**

The PHDC and staff worked on the following special projects during 1994-1995:

### **PHDC**

- 1) Adopted revised design guidelines for demolition, barrier-free access and fire escapes, for the Downtown Historic District.
- 2) Reviewed and commented on amendments to City's zoning ordinance.
- 3) Submitted legislation to the General Assembly proposing the elimination of two HDC positions appointed by the Speaker of the House and the Senate Majority Leader. These positions have remained vacant for several years despite numerous requests for appointments. The legislation died in committee in the 1995 session.
- 4) Reviewed and endorsed the nomination of two historic districts to the National Register of Historic Places: the Freeman Plat Historic District and the Blackstone Realty Plat Historic District. Both were listed in June 1995.
- 5) Advisory review of installation of banners in the College Hill and Downtown/Jewelry Historic Districts (Banner Trail project) and the Broadway Historic District (Broadway Renaissance).

### **Staff**

- 6) Mailed annual notice to approximately 1,300 property owners informing them about the purposes and regulations of historic district zoning in March 1995.
- 7) Prepared guidelines and procedures for designating new local historic district overlay zones, adopted by the City Plan Commission in November 1994.
- 8) Spoke at a panel session on comprehensive planning and guided a walking tour of the College Hill neighborhood during the National Trust for Historic Preservation's annual conference in Boston in October 1994.
- 9) Spoke at a workshop on due process and defensible decisionmaking during the 1995 CORE training program for RI historic district commissions in February 1995.
- 10) Served on the conference planning committee and guided a walking tour of Downcity for the 1995 statewide preservation conference, held in Providence in April 1995. The conference was funded by a Certified Local Government grant.
- 11) Completed a photographic survey of the Armory, Broadway, College Hill, Downtown, Northern Elmwood, and Stimson Avenue Historic Districts (Southern Elmwood was photographed in 1991). The survey was funded by a Certified Local Government grant.

**ATTACHMENT 8**

**PHDC Membership List and Meeting Attendance Record**

**PHDC MEMBERSHIP LIST AND REGULAR MEETING ATTENDANCE RECORD**  
**10/1/94 through 9/30/95**

The PHDC held 12 regular meetings and 2 special meetings over the past year. Both special meetings were required due to loss of quorum at the preceding regular meeting.

<u>Name</u>	<u>Meetings Attended</u>	<u>Resume On File</u>	<u>Discipline (NPS Standards)</u>
Tina Regan - Chair	12 reg., 2 sp.	Yes	
Clark Schoettle - Vice Chair	12 reg, 1 sp.	Yes	History
Michael Everett - Deputy V. Ch. (term expired 9/95)	6 reg., 1 sp.	Yes	Landscape Arch.
Lisa Watt Ardente (appointed 6/95; reappointed 9/95)	2 reg.	Attached	Law
Franco Beneduce (resigned 2/95)	4 reg., 1 sp.	Yes	
Cornelis deBoer	12 reg., 1 sp.	Yes	Architecture
Antoinette Downing	0	Yes	Arch. History
Mildred Parillo - Alternate	9 reg., 2 sp.	Yes	
Pamela Robertson (term expired 9/95)	8 reg., 1 sp.	Yes	Law
Robin Rao Ryan	5 reg.	Yes	
Kenneth Schadegg	11 reg.	Yes	
Councilwoman Patricia Nolan	6 reg., 1 sp.	Yes	
Councilwoman Rita Williams	6 reg., 2 sp.	Yes	
<u>Staff</u>			
Kathryn Cavanaugh	10 reg., 2 sp.	Yes	Preservation Planning
Joan Fleming	12 reg., 2 sp.	Yes	Archeology
Thomas Deller, AICP	0	Yes	Urban Planning
Samuel Shamoon	0	No	Urban Planning
<u>Legal Counsel</u>			
David Salvatore	9 reg., 2 sp.	No	Law

LISA WATT ARDENTE  
660 Elm Grove Avenue  
Providence, Rhode Island 02906

#### EDUCATION

NEW ENGLAND SCHOOL OF LAW  
Boston, Massachusetts  
Juris Doctorate awarded in June 1988.

WELLESLEY COLLEGE  
Wellesley, Massachusetts  
Bachelor of Arts awarded in May, 1985. Double major in Greek and Latin.

#### PROFESSIONAL EXPERIENCE

LISA WATT ARDENTE, Attorney at law  
Providence, Rhode Island 02903  
Private practice concentrating in civil and criminal litigation and family law. 1988-1995.

#### CITIZENS ENERGY CORPORATION

Boston, Massachusetts  
Developed position of legal intern, reviewed contracts, negotiated contracts and acted as a liaison between the Natural Gas Supply Company and the Federal Energy Regulatory Commission. 1986-1988.

#### PROFESSIONAL ASSOCIATIONS

Rhode Island Bar Association, American Bar Association

#### COMMUNITY INVOLVEMENT

Member of the Children's Museum of Rhode Island Council, Friend's of Art of the Rhode Island School of Design, Finance Committee of the Handicraft Club and board member of the Gordon School Community Association.