

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 2002-7

No. 137

**AN ORDINANCE** AMENDING THE CITY, OF PROVIDENCE ZONING ORDINANCE CHAPTER 1994-24 No. 365, APPROVED JUNE 27, 1994, AS AMENDED, BY ADDING LANGUAGE TO SECTION 501 HISTORIC DISTRICT; BY AMENDING 501.4B; BY ADDING A NEW SECTION 501.14 AND BY AMENDING SECTION 103 – OFFICIAL ZONING MAP, AS AMENDED AS FOLLOWS.

*Approved* March 12, 2002

***Be it ordained by the City of Providence:***

Section 1. Article V – Special Zones shall be amended by changing Section 501, as follows

“Section 501 – Historic District – Purpose: Historic districts are overlay zoning districts which cover designated districts or individual structures in the City of Providence. The purpose of historic districts is to safeguard the heritage of the city by preserving designated districts and individual 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 economy; and to promote the use of designated districts and structures for the education, pleasure and welfare of the citizens. Historic districts are shown as overlay zones in the City's Zoning District Maps, and 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 socio-cultural entity.

Section 2. Article V - Section 501.4 B), Hearing, delete existing and add new section to read as follows:

“Public Meeting: The HDC shall hold a public meeting on an application for a Certificate of Appropriateness. Notice of such meeting shall be given to the applicant and 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 names and addresses of all abutting property owners from the most current records of the City Tax Assessor. An application for demolition within any Historic District shall also require notice of a public hearing given at least fourteen (14) calendar days in advance in a newspaper of general circulation in the City. In accordance with RIGL 45-24-66, the cost of such notice (newspaper advertisement and postage fee) shall be borne by the applicant. The applicant will be billed by the Department of Planning and Development for such costs.”

Section 3. Article V – Special Zones is amended by adding a new Section 501.4 entitled “Industrial and Commercial Buildings District,” as follows:

No.

CHAPTER  
AN ORDINANCE

THE COMMITTEE ON  
ORDINANCES  
Approves Passage of  
The Within Ordinance, as amended  
Carroll Bestard  
Feb 13, 2002 Clerk

IN CITY COUNCIL  
AUG. 2, 2001  
FIRST READING  
REFERRED TO COMMITTEE ON  
ORDINANCES  
Michael B. Clement  
Clerk

THE COMMITTEE ON  
Ordinance  
Recommends Set up Public  
Carroll Bestard hearing  
Aug. 30, 2001 CLERK

THE COMMITTEE ON  
Ordinance  
Recommends Public hearing held  
Carroll Bestard  
Oct. 1, 2001 CLERK

THE COMMITTEE ON  
Ordinance  
Recommends Bel continued  
Barbara A. Farris  
Jan 29, 2002 CLERK

Councilman Aporte (By Request)

“Section 501.14 – Industrial and Commercial Buildings District: The purpose of this section is to create individual overlay districts to allow HDC review over proposals to demolish or otherwise alter the exteriors of specific historically significant buildings in the City.

501.14.1 – Criteria: Structures selected for inclusion are deemed to meet one or more of the following: *Critical Part of City’s Heritage*, its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Providence; *Significant Historic Event*, its location as a site of significant historic event that may or may not have taken place within or involved the use of any existing improvements; *Significant Person*, its identification with a person or persons who significantly contributed to the architectural, cultural, economic, historic, social, or other aspect of the development of the City of Providence; *Important Architecture*, its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship; *Important Architect*, its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Providence, State of Rhode Island, or the United States; *Distinctive Theme as a District*, its representation of an architectural, cultural, economic, historic, social, or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art, or other objects that may or may not be contiguous; and, *Unique Visual Feature*, its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community, or the City of Providence.

Section 501.14.2 - Demolition Application Procedure – The procedure for application for demolition of included structures shall be the same as stated in Sections 501.8 through 501.12 of this Ordinance.

Section 501.14.3 – HDC Review: – Nothing herein shall require HDC review of any included building that is intended to be rehabilitated, restored, or recycled for any permitted use in accordance with the Zoning Ordinance. However, the Historic District Commission is empowered to adopt and / or amend its standards and guidelines for the purposes of Section 501.14 in accordance with Section 501.3 of this ordinance.

Section 501.14.4 – Application for Certificate of Appropriateness: The HDC shall require the owner to submit information that is reasonably necessary, including but not limited to plans and site plans, drawings and elevations, photographs, or other information.

Section 4. Section 103 A) – Official Zoning Map – Providence Zoning District Maps, dated October 24, 1991 and amended June 27, 1994, shall be further amended by adding the Industrial and Commercial Buildings District overlay designation to the following properties. For the purpose of this amendment “Plat” shall be the same as “Providence Zoning District Map.”

<b>Building Name</b>	<b>Street Address</b>	<b>Plat</b>	<b>Lot</b>
United Electric Railways Company	552 Academy Avenue	83	8
Nicholson File Company	37 Acorn Street	27	254
Hingeco Manufacturing Company	4 Addison Place	33	608
Oriental Mills	10 Admiral Street	68	779
Colonial Knife Company	28 Agnes Street	105	481
Roger Williams Brewing Corporation	30 Agnes Street	37	65
Providence Combing Mills	50 Agnes Street	35	345
Atlantic Mills	25 Aleppo Street	63	438
Atlantic Mills	46 Aleppo Street	62	546
Riverside Mills (Office)	50 Aleppo Street	63	326
Providence Teaming Co.	206 Allens Avenue	46	317
Terminal Warehouse Co. of R.I.	338 Allens Avenue	47	368
Ernest Street Sewage Pumping Station	680 Allens Avenue	101	764
Ernest Street Sewage Pumping Station	700 Allens Avenue	101	497

Circular Tool Company	763 Allens Avenue	101	386
Pease & Curren Refiners	780 Allens Avenue	101	778
Yankee Cake Company	24 Althea Street	31	442
Louis Fink Building	2 Ambrose Street	3	15
National Casket Company	50 Ashburton Street	2	15
Providence Gas Company	536 Atwells Avenue	33	359
Asa Peck & Company, Inc.	556 Atwells Avenue	33	29
General Electric - Providence Base Works	586 Atwells Avenue	33	30
Port Press, Inc.	75 Baker Street	101	716
Foster Jewelry Company	78 Baker Street	101	641
J.L. Anthony & Co.	115 Baker Street	58	219
Brown & Sharpe Manufacturing Company	15 Bath Street	67	538, 536, 537
Wanskuck Company Mill	711 Branch Avenue	98	425
Wanskuck Company Mill	745 Branch Avenue	98	421
Wanskuck Hall	754 Branch Avenue	102	171
Wanskuck Company Mill	765 Branch Avenue	98	432
Wanskuck Company Mill	765 Branch Avenue	98	424
Wanskuck Company Mill	715R Branch Avenue	98	430
Franklin Auto Supply Corporation	184 Broad Street	24	38
Copley Chambers	206 Broad Street	24	36
Swedish Home for Aged Men and Women	807 Broad Street	49	306
Berkander Building	891 Broad Street	53	399
Sullivan Building	1007 Broad Street	53	192
Bomes Theater (Liberty Theater)	1017 Broad Street	53	582
Inlaid & Optical Company, Inc.	1058 Broad Street	53	9
New England Telephone & Telegraph Company	1096 Broad Street	53	3
New England Telephone & Telegraph Company	1137 Broad Street	53	196
Providence Fire Department Hose # 8	1316 Broad Street	58	801
Uptown Theater	266 Broadway	28	111
Rotelli Building	681 Broadway	35	567
McGrath Building	43 Bucklin Street	44	352
Standard Brands, Inc.	57 Bucklin Street	44	474
Phillips - Baker Rubber Company #2	69 Bucklin Street	44	680
Phillips - Baker Rubber Company #2	77 Bucklin Street	44	475
Scattergood Company Warehouse	333 Bucklin Street	49	360
Congdon & Carpenter Company Building	125 Canal Street	10	38
Congdon & Carpenter Company Building	129 Canal Street	10	37
Grant Mill	295 Carpenter Street	32	35
Crahan Engraving Company	10 Cedar Street	26	57
Louttit Laundry Company	1 Central Street	30	143
Jones Warehouse Company	49 Central Street	30	89
Providence Police Precinct #6	36 Chaffee Street	62	392
Mount Pleasant Avenue Elementary School	1246 Chalkstone Avenue	64	1
C.S. Williams Lacquer Company	217 Chapman Street	58	438
Moulding Corporation of America, Inc.	225 Chapman Street	58	220
Stillman White Foundry Company	1 Charles Street	3	616
Young Brothers Mattress Company	2 Charles Street	3	263
Young Brothers Mattress Company #2	125 Charles Street	3	521
E. Rosen Company	286 Charles Street	2	556
A.T. Wall Company	162 Clifford Street	21	14
First Automated Post Office (Turnkey)	2 Corliss Street	2	64
What Cheer Laundry	93 Cranston Street	29	505
Josephine White Block	737 Cranston Street	42	15

Mechanical Fabric Company	55 Cromwell Street	30	411
Elmwood Cotton Mills	234 Daboll Street	43	570
Providence Dyeing, Bleaching & Calendering Co.	80 Delaine Street	35	565
Tommy Tucker Baking Company	114 Delaine Street	62	436
Rau Fastener Company	218 Dexter Street	31	128
American Standard Watch Case Company	425 Dexter Street	43	786
Providence Gas Company	439 Dexter Street	43	437
Narragansett Electric Converter Station	7 Dike Street	35	341
Waterman Weybosset Mills	20 Dike Street	35	12
Waterman Weybosset Mills	34 Dike Street	35	424
Waterman Weybosset Mills	46 Dike Street	35	334
Providence Combing Mills	66 Dike Street	35	536
Kelley Ice Cream Company	103 Dike Street	105	489
Providence Fire Department Ladder # 3	137 Douglas Avenue	68	320
J.S. Duarte Building	207 Douglas Avenue	68	83
Cowing & Heaton Mill	1115 Douglas Avenue	78	383
Allen Printworks	27 Dryden Lane	74	389
United States Rubber Company	11 Eagle Street	65	935
United States Rubber Company	25 Eagle Street	65	934
Monohasset Mills	50 Eagle Street	27	1
Narragansett Electric Lighting Company	342 Eddy Street	21	149
Rhode Island Company Powerhouse	460 Eddy Street	21	312
Improved Seamless Wire Company	775 Eddy Street	46	378
Federal Products Corporation	1144 Eddy Street	57	291
Barker & Barker Jewellery	1199 Eddy Street	58	162
Big Chief Store	1200 Eddy Street	58	222
Winsor & Jerauld Manufacturing Company	1268 Eddy Street	58	658
Knights of Pythias Elmwood Lodge	378 Elmwood Avenue	49	115
Nash Company of Providence	555 Elmwood Avenue	51	304
Rhode Island Supply Company	669 Elmwood Avenue	52	370
C.J. Fox Company	2 Fox Place	26	52
National Glass Company	10 Fox Place	26	58
Sylvester R. Jackson Company	301 Friendship Street	24	230
Ward Baking Company	145 Globe Street	22	352
A.W. Lang Inc. Building	15 Gordon Avenue	48	1016
Beaman & Smith	20 Gordon Avenue	48	987
Eastern Products Corporation	21 Gordon Avenue	48	1023
Fountain Dispenser Corporation	33 Greenwich Street	49	121
Grove Street Elementary School	95 Grove Street	33	286
Providence Produce Warehouse Company	2 Harris Avenue	19	38
Brownell & Field Company	119 Harris Avenue	26	241
Harris Avenue Realty Company	241 Harris Avenue	27	33
Harris Avenue Realty Company	295 Harris Avenue	27	31
Harris Avenue Realty Company	301 Harris Avenue	27	29
American Brewing Company	431 Harris Avenue	27	8
Schofield Building	19 Harrison Street	32	234
American Multiple Fabric Company	91 Hartford Avenue	105	464
American Multiple Fabric Company	121 Hartford Avenue	105	465
Atlantic Mills	141 Hartford Avenue	105	1
Colwell Worsted Mills	204 Hartford Avenue	105	386
General Electric Realty Corporation	95 Hathaway Street	89	313
Governor Dyer Cooperative Market	35 Hemlock Street	27	87
United States Rubber Company	68 Hemlock Street	27	85
Brown & Sharpe Manufacturing Company	25 Holden Street	4	254

Brown & Sharpe Manufacturing Company	62 Holden Street	67	546
American Oyster Company	250 India Street	17	54
Rochambeau Worsted Company	60 King Street	96	284
Nicholson File Company	350 Kinsley Avenue	27	16
Clason Architectural Metal Works	430 Kinsley Avenue	27	35
Providence Fire Department Ladder #8	108 Laurel Hill Avenue	107	189
Hassenfeld Bros. Textile Company	51 Lexington Avenue	52	567
Atlantic Mills	0 Manton Avenue	105	58
Paragon Worsted Mills	0 Manton Avenue	62	439
Imperial Pearl Company	21 Manton Avenue	62	539
Atlantic Mills	100 Manton Avenue	62	442
Atlantic Mills	120R Manton Avenue	62	547
Dyerville Mills	588R Manton Avenue	96	313
Dyerville Mills	608R Manton Avenue	96	290
J. Hope & Sons Engraving Company	1 Mashapaug Street	43	956
Narragansett Electric Company	266 Melrose Street	60	194
Providence Fire Department Hose # 17	653 North Main Street	8	58
General Motors Truck Company	851 North Main Street	5	515
Atlas Music Building (Garage)	1106 North Main Street	1	20
Waterman Weybosset Mills	217 Oak Street	35	263
Waterman Weybosset Mills	233 Oak Street	35	548
Waterman Weybosset Mills	239 Oak Street	35	324
Roger Williams Brewing Corporation	244 Oak Street	37	9
Waterman Building (Olneyville Free Library)	12 Olneyville Square	105	11
Wales Building	28 Olneyville Square	105	470
Luther Brothers, Inc.	212 Oxford Street	48	577
Providence Fire Department Engine # 7	4 Pallas Street	28	27
United Engravers Inc.	65 Pavilion Avenue	54	155
New England Butt Company	304 Pearl Street	30	22
D. M. Watkins Company	274 Pine Street	24	302
Henry A. Davis & Sons	407 Pine Street	29	384
Colored Worsted Mill	195 Pitman Street	15	293
Loeber Building	98 Plainfield Street	105	103
M.E. Tabernacle	114 Plainfield Street	105	114
General Ice Cream Corporation	485 Plainfield Street	107	573
Silvertown Chevrolet Company	910 Plainfield Street	110	378
Coca Cola Bottling Company	95 Pleasant Valley Parkway	67	515
Public Bath House	201 Pocasset Avenue	109	282
Davol Rubber Company	7 Point Street	21	407
Davol Rubber Company	69 Point Street	21	310
Barstow Stove Company	112 Point Street	21	42
Providence Lithograph Company	201 Potters Avenue	48	988
Bradbury Motors Company	450 Potters Avenue	49	190
Colonial Laundry	472 Potters Avenue	49	353
Potters Avenue Elementary School (MJ Supply)	771 Potters Avenue	43	510
United Electric Railways Company	545 Prairie Avenue	53	23
Brown & Sharpe Manufacturing Company	285 Promenade Street	67	535, 547
Brown & Sharpe Manufacturing Company	235 Promenade Street	4	253
H.P. Hood & Sons Ice Cream	395 Promenade Street	67	340
Congdon & Carpenter Company Building	405 Promenade Street	67	341
New England Telephone & Telegraph Company	477 Promenade Street	27	88
Scovill Manufacturing Company	185 Public Street	46	564
Silverman Brothers Jewelers	226 Public Street	46	487

Providence Fire Department Hose # 1	106 Putnam Street	62	109
Regent Avenue Elementary School	101 Regent Avenue	65	206
Colt-Brady Company Chrysler-Plymouth	1 Reservoir Avenue	51	4
Providence Buick Company	25 Reservoir Avenue	51	5
California Artificial Flower Company	364 Reservoir Avenue	126	7
Beaman & Smith	95 Reynolds Avenue	48	1005
J & H Electric Company	200 Richmond Street	20	352
Little Nemo Manufacturing Company	222 Richmond Street	21	132
C.P. Henry Novelty Company	69 Sassafras Street	53	319
Blue Ribbon Bottling Company	69 Silver Lake Avenue	110	311
New England Ice Company	170 Silver Lake Avenue	110	375
Builders Iron Foundry	4 Sims Avenue	27	258
Providence Steel & Iron Company	27 Sims Avenue	27	2
Lunnie's Garage	290 Smith Street	67	91
Smith Street Elementary School	396 Smith Street	67	44
Oakdale Manufacturing Company	161 South Main Street	12	470
Fall River Iron Works	213 South Main Street	16	27
Providence Steam Engine Company	555 South Main Street	18	8
Mechanical Fabric Company	40 Sprague Street	30	392
Mechanical Fabric Company	50 Sprague Street	30	389
Mechanical Fabric Company	68 Sprague Street	30	412
Mechanical Fabric Company	40R Sprague Street	30	390
Mechanical Fabric Company	50R Sprague Street	30	391
Congdon & Carpenter Company Building	5 Steeple Street	10	39
Congdon & Carpenter Company Building	9 Steeple Street	10	43
J. P. Haskins Building	111 Summer Street	29	367
Screw Machine Products Corporation	134 Thurbers Avenue	54	217
Harris Avenue Realty Company	69 Tingley Street	27	32
Crown Worsted Mills	43 Troy Street	35	546
Crown Worsted Mills	45 Troy Street	35	323
Welsh Manufacturing Company	54Troy Street	37	8
Providence Dyeing, Bleaching & Calendering Co.	60 Valley Street	35	571
Providence Dyeing, Bleaching & Calendering Co.	60 Valley Street	35	570
National & Providence Worsted Mills	166 Valley Street	62	393
United States Rubber Company	355 Valley Street	65	195
United States Rubber Company	411 Valley Street	27	261
United States Rubber Company	475 Valley Street	27	263
United States Rubber Company	501 Valley Street	27	260
General Fitting Company	17 Virginia Avenue	58	785
Goodwin & Gregory	30 Virginia Avenue	101	634
Genser Manufacturing Company	41 Waldo Street	43	797
Providence Insulated Wire Company	52 Waldo Street	43	747
Kimball & Colwell Company	459 Washington Street	29	489
Kimball & Colwell Company	465 Washington Street	29	155
American Emery Wheel Works	331 Waterman Street	15	8
Armstrong Tobacco Company	210 West Exchange Street	26	329
Summerfield Company	242 West Exchange Street	26	269
General Fire Extinguisher Company	260 West Exchange Street	26	279
George S. Smith Engraving Company	300 West Exchange Street	26	363
RI Society for the Prevention of Cruelty to Animals	376 West Fountain Street	29	429
Combination Ladder Company	381 West Fountain Street	29	442
The Foxon Company	233 West Park Street	67	321
The Foxon Company	235 West Park Street	67	324
Providence Tool Company	148R West River Street	100	15
Wilfred J. Paquin's Storage	42 Westfield Street	30	394
Phillips Baker Rubber Company	49 Westfield Street	30	355

Burrows Block	735 Westminster Street	29	121
Rhode Island Supply Company	747 Westminster Street	29	122
John C.B. Wood Estate Building	819 Westminster Street	29	129
John C.B. Wood Estate Building	825 Westminster Street	29	131
John Hancock Mutual Life Ins. Co.	1107 Westminster Street	32	50
L. Vaughn Company	1153 Westminster Street	32	452
Westminster Garage	1229 Westminster Street	32	392
M. Corrigan Building	1607 Westminster Street	35	471
Doherty Building	1910 Westminster Street	35	353
F.W. Woolworth Company	1928 Westminster Street	35	354
McLellan Stores	1938 Westminster Street	35	53
American Silk Spinning Company	115 Whipple Street	68	776
Providence Public Market Garage	35 Wilson Street	30	255

**Section 5: This Ordinance shall take effect upon passage.**

IN CITY COUNCIL  
 FEB. 21, 2002  
 FIRST READING  
 READ AND PASSED  
*Michael R. Clement*

IN CITY COUNCIL  
 COUNCIL  
 MAR 7 2002  
 FINAL READING  
 READ AND PASSED  
 PRES.  
*Michael R. Clement*

APPROVED  
 MAR 12 2002  
*Vincent Cianci*  
 MAYOR