

CHAPTER 2021-22

No. 278 AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO ADD CERTAIN PARCELS TO THE HISTORIC OVERLAY DISTRICT

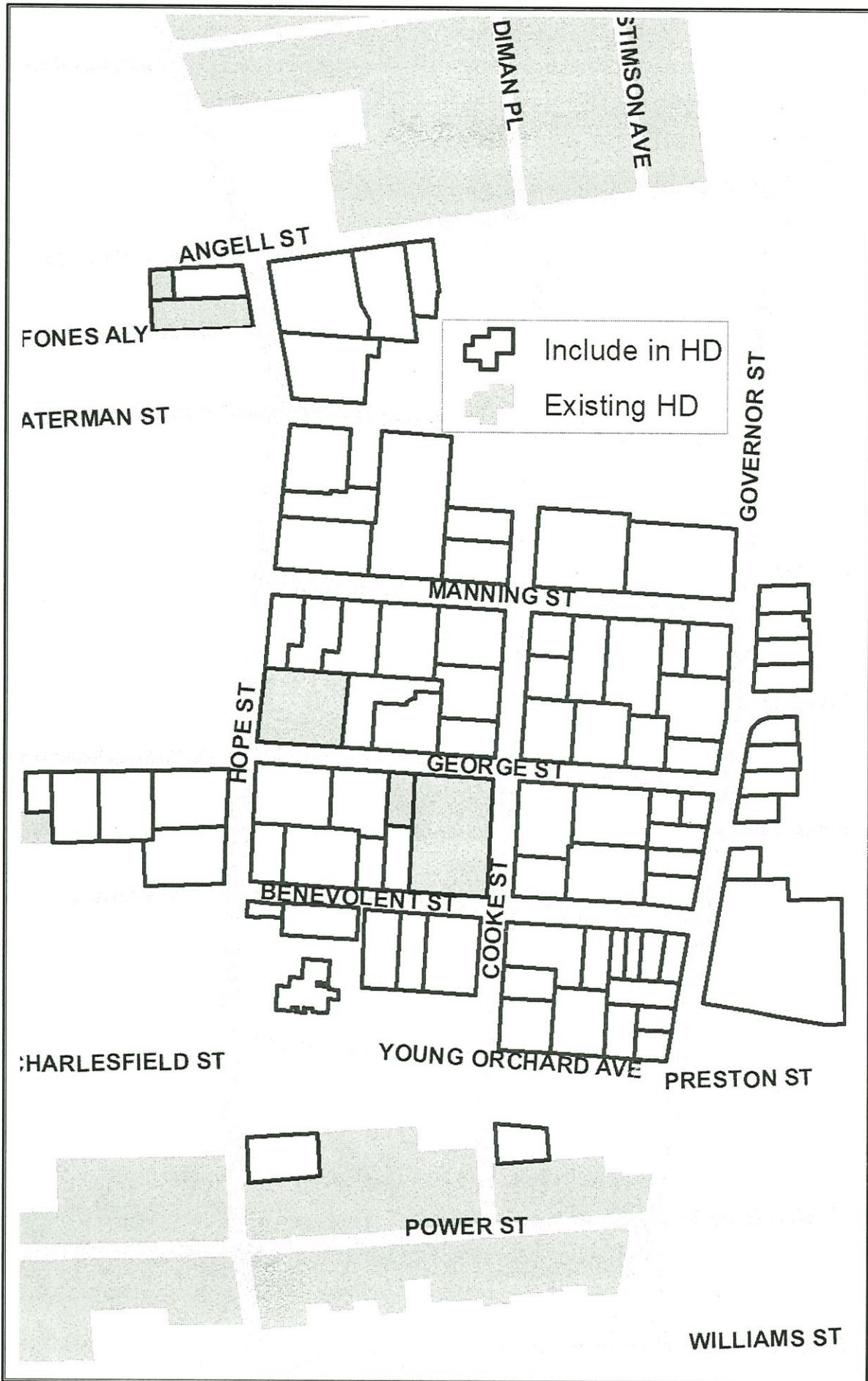
Approved June 24, 2021

Be it ordained by the City of Providence:

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance," approved November 24, 2014, as amended, is hereby further amended by amending the Official Zoning Map to include the following parcels, as shown on the accompanying map, within the Historic Overlay District (labeled HD).

Plat	Lot	Address
013	10	138 Governor St
013	23	107 Benevolent St
013	60	235 Angell St
013	61	198 Hope St
013	67	271 Angell St
013	68	189 Hope St
013	72	185 Hope St
013	77	200 Hope St
013	78	51 Manning St
013	80	25 Cooke St
013	96	275 Angell St
013	98	120 Governor St
013	113	73 Manning St
013	120	177 George St
013	121	183 George St
013	125	195 George St
013	126	156 Hope St
013	145	105 Benevolent St (portion)
013	146	109 Benevolent St
013	148	18 Cooke St
013	152	117 Benevolent St
013	155	118 1/2 Governor St
013	158	272 George St
013	160	276 George St
013	163	283 George St
013	164	146 Governor St
013	165	140 Governor St
013	166	125 Benevolent St
013	167	118 Governor St
013	170	158 Governor St
013	173	69 Manning St
013	174	46 Cooke St
013	175	66 Cooke St
013	177	72 Manning St
013	185	199 Hope St
013	189	69 Cooke St
013	190	61 Cooke St

Plat	Lot	Address
013	193	179 Hope St
013	194	59 Manning St
013	195	279 George St
013	199	225 George St
013	200	231 George St
013	201	110 Benevolent St
013	202	106 Benevolent St
013	210	47 Manning St
013	212	67 Manning St
013	215	71 Manning St
013	216	177 Hope St
013	220	165 Hope St
013	228	173 George St
013	232	108 Benevolent St
013	246	56 Cooke St
013	253	121 Benevolent St
013	255	129 Benevolent St
013	256	37 Cooke St
013	257	41 Cooke St
013	260	123 Benevolent St
013	261	63 Manning St
013	264	38 Cooke St
013	270	169 Hope St
013	278	236 George St
013	279	224 George St
013	280	27 Young Orchard
013	281	168 Governor St
013	283	20 Cooke St
013	284	26 Cooke St
013	290	60 Manning St
013	294	11 Young Orchard Ave
013	298	157 Hope St
013	300	104 Benevolent St
013	305	251 George St
013	306	112 Benevolent St
013	310	116 Benevolent St
013	311	253 George St
013	312	193 Hope St
014	62	181 Governor St
014	63	175 Governor St
014	64	165 Governor St
014	65	163 Governor St
014	126	159 Governor St
014	127	153 Governor St
014	128	149 Governor St
014	412	141 Governor St
014	418	147 Governor St
014	582	125 Governor St REAR
017	560	6 Cooke St
017	602	125 Hope St



SECTION 2: This Ordinance shall take effect upon passage.

IN CITY COUNCIL
JUN 03 2021
FIRST READING
READ AND PASSED

Shawn Helbo
CLERK

IN CITY
COUNCIL

FINAL READING
READ AND PASSED

JOHN J. IGLIOZZI, PRESIDENT

Shawn Helbo
CLERK

I HEREBY APPROVE.

[Signature]

Mayor
Date: *6/24/21*



CITY OF PROVIDENCE

Jorge O. Elorza, Mayor

February 19, 2021

Providence City Council
25 Dorrance Street
Providence, RI 02903

Re: Agendas for the Public Hearing and Meeting
Scheduled for February 24, 2021

Dear Honorable Members of the Providence City Council:

It is the opinion of the Providence Law Department that the following items meet the notice requirement of the Open Meetings Act:

1. Item Number 2 on the agenda posted on the R.I. Secretary of State Website for the public hearing scheduled to be held on February 24, 2021, (posted here: <https://opengov.sos.ri.gov/Common/DownloadMeetingFiles?FilePath=\Notice\4805\2021\387286.pdf>, last accessed February 19, 2021); and
2. Item Number 2 of the agenda posted on the R.I. Secretary of State Website for the meeting following the public hearing on February 24, 2021, (posted here: <https://opengov.sos.ri.gov/Common/DownloadMeetingFiles?FilePath=\Notice\4805\2021\387302.pdf>, last accessed February 19, 2021).

If there are any questions or concerns related to either of these items, please feel free to contact me.

Very truly yours,

A handwritten signature in blue ink that reads "Etie Schaub".

Etie-Lee Z. Schaub, Esq.
Associate City Solicitor

CITY SOLICITOR'S OFFICE

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Ex 1

CURRICULUM VITAE

Craig Evan Barton

EDUCATION

2014	MLE Certificate	Institute for Management and Leadership Education Graduate School of Education, Harvard University
1994-95	Loeb Fellow	Graduate Sch. of Design Harvard University Cambridge, MA
1982-85	Master of Architecture (1985)	GSAPP Columbia University, New York, NY
1973-78	A.B., Semiotics (1978)	Brown University, Providence, RI
1975-77	B.F.A., Photography (1978)	School of Visual Arts, New York, NY

REFERENCES Available upon request

ACADEMIC APPOINTMENTS

7/8/19 – present	Professor of the Practice Brown University, Department of the History of Art and Architecture
8/1/12 – 7/1/16	Professor of Architecture and Urban Design The Design School Herberger Institute for Design and the Arts Arizona State University
6/1/00- 6/1/12	Associate Professor of Architecture, University of Virginia, School of Architecture
9/1/95- 6/1/00	Assistant Professor of Architecture, University of Virginia, School of Architecture
9/1/91 - 9/1/95	Assistant Professor of Architecture, School of Arch. and Environmental Studies, City College of the City University of NY
9/1/89 – 9/1/91	Visiting Assistant Professor of Architecture Columbia University Graduate School of Architecture Planning and Preservation

LEADERSHIP APPOINTMENTS

7/1/19 – Present	University Architect Brown University As the University Architect, responsible for working with senior leadership and members of the Corporation to provide strategic direction to the capital planning process, and project planning efforts, with a focus on the overall plan for the campus. In addition, responsible for the development of the university's design guidelines, architect selection, and project design review.
8/1/16- 8/1/18	Provost and Senior Vice President of Academic Affairs School of the Art Institute of Chicago As chief academic officer was responsible for the planning, leadership, and administration of all aspects of the academic program of The School of the Art Institute of Chicago (SAIC), including admissions, enrollment, student affairs, technology, facilities, engagement and finance. Lead a team of including Vice Presidents for Academic Affairs, Assessment and Budget and Finance, Community Engagement, Educational Technology Enrollment Management, Student Affairs, the Vice Provost for Academic Planning, the Dean of the Library, the Director of Diversity and Inclusion, and the Executive Director of the Gene Siskel Film Center in planning and management of the institution. In addition, assisted the President in board governance, outreach, development and community engagement activities. Responsible for development of <i>NEXT</i> SAIC'S new Strategic Plan. SAIC has an enrollment of approximately 3,400 students supported by 165 full time, 500 part time and 75 staff and has an annual operating budget of approximately \$140 million dollars.

LEADERSHIP APPOINTMENTS cont'd

February 24, 2021

CURRICULUM VITAE

Craig Evan Barton

8/1/12 – 7/1/16

Director, The Design School

Herberger Institute for Design and the Arts | Arizona State University

Responsible for the planning, leadership and administration of all academic, personnel, and financial aspects of The Design School. The school comprises 60 full-time faculty, 100 part-time faculty, 20 professional staff, and approximately 1500 students, offers accredited undergraduate and graduate degree programs in architecture, industrial design, interior design/architecture, landscape architecture and visual communication design and graduate masters and doctoral research degree programs. The annual operating budget is approximately \$13,500,000 with funding provided from public and private sources. In addition, the Director, is responsible for collaborating with the Institute and University development offices to create, implement and steward development initiatives which support school-wide endeavors.

10/10-8/12

Academic Dean, Semester at Sea Program

University of Virginia International Shipboard Exchange

Appointed by University of Virginia & Institute for Shipboard Education (ISE) to serve as academic dean for 2012 summer voyage. Responsible for all academic aspects of the voyage including curriculum development, recruitment and hiring of faculty, curriculum review, general academic oversight coordination with academic units at UVa and financial oversight and coordination with ISE.

7/1/07- 8/1/11

Chair, Department of Architecture,

University of Virginia, School of Architecture

Responsible for the administration of all academic, personnel, and financial aspects of a department comprised of 32 faculty and 425 students and offering accredited graduate architecture and undergraduate architecture program. In addition, was responsible for collaborating with the School's Development Office to create and steward various development initiatives supporting departmental and school-wide endeavors. Served as the chair of a joint department of architecture and landscape architecture from 2007-09 and was responsible for all academic, personnel, and financial aspects of the accredited professional degree program in landscape architecture.

7/1/05 – 7/1/07

Director, Graduate + Undergraduate Programs in Architecture

University of Virginia, School of Architecture

Responsibilities include review, development and coordination of curricula for accredited graduate professional degree programs and undergraduate architecture programs, determining faculty assignments in consultation with chair, overseeing development of tenure track faculty and to assist chair in preparation of departmental budget.

6/1/00- 7/1/05

Director, Urban Studies Program,

University of Virginia, School of Architecture

Responsible for the development of curriculum and academic initiatives of a graduate urban studies and design program located in the School of Architecture.

9/1/90 - 6/1/93 **Director, The Shape of Two Cities: New York/Paris Program**

Columbia University Graduate School of Architecture Planning and Preservation

Directed a yearlong 'study abroad' program designed to provide undergraduates with an introduction to the study of architecture, urban design and planning through the on-site comparative study of New York and Paris. Responsible for recruiting, admissions, curriculum, faculty assignment and program budget.

LEADERSHIP APPOINTMENTS cont'd

6/1/90-9/1/92

Director, Columbia College Undergraduate Architecture Program

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CURRICULUM VITAE

Craig Evan Barton

Columbia University Graduate School of Architecture Planning and Preservation

Directed an undergraduate program designed to provide students majoring in architecture with a program of study including architectural history, theory, and design. Responsible for the development of the studio and related liberal arts curriculum, faculty assignment and program budget.

PROFESSIONAL EXPERIENCE

1/96 - Present

Selected Projects:

Principal; Rowen Barton Studio,

Commonwealth Restaurant Charlottesville, VA

Adaptive re-use of historic commercial structure

Dunbar School, Fluvanna, VA

Develop schematic design for the adaptive re-use of a former Rosenwald School

Greensville County Training School, Emporia, VA

Design and construction for the adaptive re-use of a former Rosenwald School

Scrabble School, Scrabble VA

Schematic design for the adaptive re-use of a former Rosenwald School,

National Voting Rights Museum, Selma, AL;

Pre-Schematic & Master plan studies

Phillip Simmons Foundation, Charleston, SC;

Pre-Schematic & Master plan studies

NYC Negro Burial Ground Interpretive Center;

USGSA Finalist Competition Finalist

9/89- 1/96

Selected Projects:

Principal; Rowen + Barton, Associates, New York, NY

Bodum, Inc. Madison Avenue, New York, NY 1,000 sq. ft. retail showroom

Offshoots, New York, NY 3,000 sq. ft. showroom/office renovation.

Caplan/Wagner Residence, New York, NY 2,500 sq. ft. loft renovation.

Chapman Residence, Scarborough, NY 10,000 sq. ft. renovation of 19th c. residence.

Hoffmann Residence, New York, NY 2,000 sq. ft. loft renovation

4/87-9/89

Selected Projects:

Designer, Project Architect; Skidmore, Owings & Merrill, New York, NY

Transitional Housing for the Homeless, New York, NY, 75 units of housing

Port Imperial Master Plan Weehauken, NJ (Competition)

Federal Triangle Office Complex Washington, DC (Competition)

ACADEMIC & PROFESSIONAL HONORS (selected)

2014 - 2016

Senior Sustainability Scientist, Global Institute of Sustainability (GIOS)

Arizona State University

Invited to join the Julie Ann Wrigley Global Institute of Sustainability, which serves as the hub of ASU's sustainability initiatives, advancing research, education, and business practices for an urbanizing world.

2010

Collaborative Practice Design Award

Association of Collegiate Schools of Architecture

Received an ACSA Collaborative Practice award for the adaptive re-use and design of exhibition and interpretive materials for the Scrabble School, a former Rosenwald School in Rappahannock County VA

2009-10

Conference Chair, 2010 ACSA Administrator's Meeting

Invited by the President and Board of Directors of the Association of Collegiate Schools of Architecture to develop the thematic organization of the meeting scheduled for Nov 2010 in Washington DC. The conference theme, Design and the Public Imagination will examine design leadership and the development of public policy.

ACADEMIC & PROFESSIONAL HONORS (cont'd)

2009

Institute for Leadership in Academic Departments Program (ILEAD)

Invited by Provost to participate in a university wide academic leadership development program

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CURRICULUM VITAE

Craig Evan Barton

- 2008 **City of Portland, OR/Loeb Bruner Forum**
Invited by City of Portland to lead design charrette focused on redeveloping selected sites in Portland's Lents neighborhood.
- 2008-2009 **Panelist Pew Charitable Trust Design and Preservation Awards**
Invited reviewer for community design and preservation funding proposals for Pew Charitable Trust
- 2007-2012 **Faculty Fellow**
Hereford College University of Virginia
- 2001 **Rudy Bruner Urban Design Award, Juror**
Invited by the Bruner Foundation to be a member of the 2000 Bruner Design Awards National Jury.
- 2000 **2000 Essay Book Award, *Sites of Memory: Perspectives on Architecture and Race***
Society of Architectural Historians SE Chapter
- 2000 **National Endowment for the Arts, "Your Town Mississippi Delta Workshop**
Keynote speaker at an NEA sponsored event focusing on design in communities with significant African-American cultural resources.
- 2000 **White House Task Force for Liveable Communities**
Served as design consultant for the re-design of a Washington DC community park.
- 1998-2006 **National Endowment for the Arts, Mayor's Institute for City Design**
Invited to participate as a member of the design resource team at the National and Regional Institutes
- 1998-1999 **University Teaching Fellowship, Univ. of Virginia**
Selected by proposal to join the Univ. Teaching Fellows and develop under their auspices a new course examining Theories and Practices of Contemporary American Urbanism
- 1997-1998 **National Program Chair, 1998 ACSA Annual Meeting**
Invited by the President and Board of Directors of the Association of Collegiate Schools of Architecture to develop the thematic organization of the meeting, which serves as forum for the presentation of scholarly work in the discipline.
- 1996 - 1997 **Associate Fellow, Inst. for Advanced Tech. in the Humanities, Univ. of Virginia**
Fellowship to develop computer-based models of urban analysis
- 1985 **William Kinne Fellows Memorial Traveling Fellowship**
Columbia University, Grad School of Architecture, Planning and Preservation
"Form and Ritual in North African Islamic Cities"
- GRANTS**
- 2010 **University of Virginia Professor as Writers** development of book project, *Constructing Memory*, examining the methods employed by marginalized to build public memorials and commemorative space.
- 2008 **Virginia Foundation for the Humanities**
Funded proposal to design interactive exhibition to interpret the history of the Scrabble School. Rappahannock County, VA. Funded 2008.
- 2002 **Boston Society of Architects, Rotch Traveling Studio Grant**
Proposal to support a multidisciplinary studio (architecture and landscape architecture) to explore the design and detail of public space in Barcelona, Spain. Funded 2002
- 1999 **John Woltz Family Foundation Grant**

CURRICULUM VITAE

Craig Evan Barton

Proposal to fund a symposium at UVA, "New Initiatives in Campus Planning and Design", which through case studies of recently completed projects presented by their designers examined the relationships institutional mission, identity and design. Funded 1999.

1997

Graham Foundation for Advanced Studies in the Fine Arts

Proposal to develop a symposium and related publication organized around the broad themes of landscape, site and memory, and aimed at documenting and representing fragments of the black American cultural landscape. Funded 1997.

PUBLICATIONS

2008

"The Mnemonic City: Duality, Invisibility and Memory in American Urbanism." *Writing Urbanism*, Routledge. NY McCullough, Kelbaugh eds

2005

"Between Memory and Amnesia." *ROW: Trajectories through the shotgun house*, Rice Univ. Press. Houston 2004 D. Brown, W. Williams eds.

2004

City of Memory, Van Alen Institute Roundtable, in *Open New Designs for Public Space*. Van Alen Institute, New York, 2004 Raymond Gastil and Zoe Ryan eds.

2001

"Invisibility on the Land: A Perspective on African-American Culture." *Your Town: Mississippi Delta*, NEA Series on Design, Princeton Architectural Press, M. Robbins ed.

2000

"Connecting Precincts" *Michigan at Trumbull: Turning the Corner, 2000 Detroit Design Charette*, University of Michigan TCAUP. pp. 26-31.

2000

Sites of Memory: Perspectives on Race and Architecture, Princeton Architectural Press. New York 2001

2000

"Race, Memory, and Monuments", *Practices 7/8*

1999

"On Teaching", *Reflections on Teaching: Personal Essays on the Scholarship of Teaching*. Teaching Resource Center, University of Virginia, Morsman, McAllister, Barnett, eds

1997

"The Space of Race in American Urbanism". *Proceedings*, Assoc. of the Collegiate Schools of Arch., National Conference

1996

"Race and the Tectonics of the Mnemonic City" *Proceedings*, Assoc. of the Collegiate Schools of Arch, European Conference.

1996

"A Marriage of Partnerships", *Practices 5/6*

1994

Reclaiming Our Past, Honoring Our Ancestors, New York City Negro Burial Ground Competition Catalogue

CITATIONS & COMMENTARIES (selected)

2006

Lykes, Richard. "Scrabble School: Respect for the Past, a Dream for the Future", Rappahannock News. 1.18.06

2005

McConnell, Sarah. "Re-Imagining African American Cultural Landscapes", (radio interview) on *With Good Reason*, Virginia Public Radio (aired Feb. 2005)

2005

Centouri, Jeannine. "Tracing the Route: The National Voting Rights Museum Project" in *Urban Traces* anthology ed. Kim Tanzer

CITATIONS & COMMENTARIES (selected) cont'd

2004

Ford, Jane. "Emporia, Va. Preservation Group Aided by UVa. Architecture Students UVa. Architecture Professor and Students Present Design and Preservation Strategies for Greensville County African-American Educational Landmark", Univ. of Virginia Top News, 12.03.04

CURRICULUM VITAE

Craig Evan Barton

- 2004 "Alumni Hope to Save Segregation-Era School",
Richmond Times Dispatch 11.28.04 (staff writers)
- 2004 Ford, Jane. "Designing a Community Dream Together."
Univ. of Virginia Top News, 11.15.04
- 2002 Fouche, Rayvon. Book Review, "Sites of Memory," Journal of Architectural Education, p. 57, Vol. 56 No. 1. September 2002.
- 2002 Ginsburg, Rebecca. Book Review, "Sites of Memory," Journal of the Society of Architectural Historians, pp 118-120, Vol. 61 No. 1 March 2002
- 2002 Ivy, Robert. "Memorials, Monuments and Meaning." Architectural Record, pp. 84-88. 07/2002
- 2001 Sylvester, Allan. "Examining the Invisible." Building Design, p. 22. May 2001

EXHIBITIONS, LECTURES and CONFERENCES (Selected)

Exhibits

- 2008 Meyerson Hall Gallery Univ. of Pennsylvania
Places of Refuge: The Dresser Trunk Project
- 2007 Bayly Museum Univ. of Virginia
Places of Refuge, The Dresser Trunk Show,
- 2001 Project Rowhouse Galleries, Houston, TX Shotguns 2001
- 1996 Faculty Show University of Virginia School of Architecture

Lectures (Selected)

- 2020 "Counternarratives and Resistance", Dumbarton Oaks 2020 Series, "Segregation and Resistance in America's Landscapes" (Respondent)
- 2020 "Constructing Visibility" Roger Williams University, 2020 Lecture Series
- 2017 "History, Memory, Monument", National Trust for Historic Preservation Annual Meeting
- 2012 "African American Urban Cultural Landscapes", National Endowment of the Arts, *Your Town Charette*, Pendleton, SC
- 2009 "Constructing Memory," Community Development, Preservation and African Americans Conference, Center for the Study of Race and Law, University of Virginia
- 2009 "Building the Dream" Rappahannock County
- 2008 The Power of Public Space, NEA Teacher's Symposium, Charlottesville, VA
- 2008 "Every Other Sunday: Remembering the Birmingham Black Barons and Rickwood Field"-
The Dresser Trunk Project – GSAPP Columbia University
- 2007 "Constructing Memory", School of Architecture University of Virginia
- 2006 "Race, Erasure and the Designed Landscape"
Unspoken Borders Symposium" University of Pennsylvania
- 2003 "Sites of Memory" University of Washington School of Architecture
- 2003 "Constructing Invisibility", Portland State University, Dept. of Architecture
- 2001 "If the Walls Could Talk," Prairie View A&M University

Invited Conference Presentations (Selected)

- 2015 "Inter-Disciplinary Education: Creating New Modalities of Thinking and Practice",
uncharted territories: ACSA Administrators Conference. (session chair)
- 2012 "Re-Imagining the Public Realm: The Design of the National Museum of African
American History and Culture Symposium" University of Virginia School of Architecture +
College of Arts and Sciences (Created conference and organized in collaboration with G.
Hale)

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CURRICULUM VITAE

Craig Evan Barton

- 2011 "Design Careers Expanded: "Connect + Design + Construct Symposium" University of Virginia (Conference Organizer)
- 2011 "Constructing Memory: Landscapes of Race and Invisibility", *African American and African Studies at Work in the World Symposium*, Carter G. Woodson Institute Univ. of Virginia
- 2009 "The Topography of Race", *Race and Real Estate*, Center for African American Studies, Princeton University
- 2009 *Power of Place*, Glass House Conversations, The Philip Johnson Glass House + The National Trust for Historic Preservation, New Cannan, CT
- 2008 *Designed Collaborations: Building a Culture of Design Research*
ACSA Administrator's Conference, Savannah, GA
- 2008 "Between Memory and Amnesia", *Architecture Art & the Experience of Blackness*, Symposium, Sam Fox School of Design & Visual Arts, Washington Univ.
- 2008 Memory and the Pedestrian Experience: Re-Imagining the Portland Heritage Gateway Project, Portland Development Commission, Portland, OR
- 2008 Constructing Diversity
Future | Present Conference, GSD Harvard University
- 2007 Community History, Memory and Design
ACSA Administrator's Conference, Minneapolis, MN
- 2006 *Constructing Memory*
South Carolina Mayor's Institute of Design
- 2004 *Race and the Constructed Landscape*,
Constructing Race Symposium Univ. of Illinois
- 2002 *Between Memory and Amnesia*,
National Park Service, Valley Forge National Historic Park
- 2001 *Constructing Memory*,
National Endowment of the Arts Public History Workshop
- 2000 *Constructing Invisibility: Race, Urban Design, and the Politics of Memory*,
American Studies Association, National Meeting
- 1998 *Geographies of Race and Memory*.
The Architecture of Segregation Symposium, Grad. Sch. of Design Harvard Univ.
- 1997 *Duality and Invisibility*. Society of Architectural Historians National Meeting

Invited Guest Critic (selected)

- 2009-20 Harvard Design School,
Graduate Studio & Thesis Reviews
- 2009,'10 University of Cincinnati,
DAPP Thesis Review
- 2009 Tulane University School of Architecture
Graduate Studio Reviews

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CURRICULUM VITAE

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2008	New Jersey Institute of Technology, Graduate Studio Reviews
2007	University of Pennsylvania, Penn Design Graduate Studio Reviews
2006	Graduate School of Design Harvard University Graduate Studio Reviews
2005	Clemson University School of Architecture, Thesis Reviews
2004	Northeastern University School of Architecture Graduate Studio Reviews
2003	University of Washington Graduate Studio Reviews
2000	University of Michigan Taubman School of Architecture Graduate Studio Reviews
2000	Georgia Institute of Technology Graduate Fellowship Prize Jury

ACADEMIC, PROFESSIONAL, & COMMUNITY ENGAGEMENT

National

2020 – 2021	JB Jackson “On the Brink” Book Award, Univ. of New Mexico Sch. of Architecture Invited by Dean Robert Gonzalez to serve as a juror on a panel appointed to recognize outstanding works of design scholarship
2017 - Present	Graham Foundation for Advance Studies in the Fine Arts, Board of Trustees Invited by Executive Director Sarah Herda and elected by the board to serve on the Foundation’s Board, which reviews and approves all grant applications, budget, planning and development of strategic initiatives.
2017- 2019	Design Museum of Chicago, (formerly Chicago Design Museum) Board of Trustees Invited by Executive Director Tanner Woodford to serve on the Museum’s Board, which works with the Executive Director to oversee budget, planning and development of strategic initiatives, exhibitions, events, and publications etc. related to the institution’s mission
2015	National Endowment for the Arts, Design Art Works Panelist Appointed by Chairman Jane Chu to serve as a member of the Design Art Works panel, to review grant applications and making funding recommendations for NEA support
2015	Graduate School of Design Harvard University, Wheelwright Prize Juror Invited by Dean Moshen Mostafavi to serve as a member of the four members jury for an international open competition for a \$100,000 grant to support travel based architectural research.

ACADEMIC, PROFESSIONAL, & COMMUNITY ENGAGEMENT cont’d

2012- Present	The Corporation of Brown University, Trustee (2012-17, Fellow (2017 – 2019) Appointed as a trustee of the Corporation by President Ruth Simmons. Assignments include service on the Facilities, Campus Planning & Design, Academic Affairs and Budget & Finance Committees.
2007- 2019	The Corporation of Brown University, Committee on Facilities, Campus Planning & Design Appointed by Pres. Ruth Simmons to serve on Corporation committee charged with the review and approval of the planning & design of all University building projects.
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CURRICULUM VITAE

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- Appointed committee chair by Pres. Christina Paxson (2014)
- 2011-13 **Association of Collegiate Schools of Architecture**
Elected nationally by vote of all member schools to serve as Treasurer of the ACSA
- 2008-2011 **National Architectural Accrediting Board**
Elected to NAAB Board of Directors for 3 yr. term running 2011
Elected Board Secretary and member of Exec Committee 2009-10
- 2006- 2008 **Editorial Board, Journal of Architectural Education**
Member of the JAE Editorial Board, responsible for peer review of articles submitted for publication
- 1996-2000 **Board of Directors, Society of Architectural Historians**
Member of the governing body which directs work of the society.
- University
2013- 2016 **International Study Abroad Advisory Committee Arizona State University**
Appointed by ASU Provost Mark Searle to serve on university committee charged with Improving access to increasing the numbers of students engaged in international study.
- 2013 **Provost Search Committee, Arizona State University**
Appointed by President Michael Crow to serve on a committee charged with assisting the President to select a new Provost for the University.
- 2004-2012 **Editorial Board, University of Virginia Press**
Member of the UVa Press Editorial Board, responsible for review and comment of manuscripts submitted by press editors for publication.
- 2011-2012 **Leadership in Academic Matters Advisory Committee**
Appointed by Provost to serve on committee overseeing the development of leadership training curricula for emerging academic leaders in the university faculty.
- 2008-2012 **Arts Grounds Committee, Founding Chair**
Established university wide committee of chairs of fine, performing and applied arts programs to develop multi-disciplinary arts curricula and to work with Vice Provosts for the Arts to develop related extra-curricular programming.
- 2005-2012 **Provost's Historically Black College and University Liaison Study Committee**
Committee charged by Provost to review university's relationship(s) with area/regional historically Black colleges and universities and make recommendations to strengthen existing and develop new collaborative academic initiatives.
- 2009-2012 **Vice Provost for the Arts, University Arts Assembly Committee,**
Invited by Vice Provost Elizabeth Turner to serve on committee charged with developing university-wide arts event initiatives.

ACADEMIC, PROFESSIONAL, & COMMUNITY ENGAGEMENT cont'd

- 2009 – 2012 **Arts Administration Review Committee**
Invited to join a committee charged by the Vice Provosts for the Arts to review the progress and status of the Arts Administration program and proposed MA in Arts Administration
- 2004-2012 **School of Architecture, Capital Campaign Committee**
- 2006-2008 **Foundation Board, School of Architecture**
Appointed faculty representative to school's alumni foundation board charged with developing and implementing SOA capital campaign strategy.

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CURRICULUM VITAE

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- 2008 **Provost Ad Hoc Review Committee SOA**
Appointed by Provost to serve on committee charged with reviewing SOA Dean's application for reappointment
- 2004-2008 **South Lawn Archeology Committee**
Member of university committee charged by President to review master plan for the South Lawn project, a proposed new academic precinct, its impact upon an African-American cultural landscape and archeological resources and advise Architect of the University about commemorative and interpretative strategies for the site.
- 2001 **University Architect Selection Committee**
Member of university committee charged with the selection of the Architect of the University who is responsible for all aspects of university planning and design.
- Community
2012-2016 **American Institute of Architects Phoenix Metro Chapter Advisory Board**
Invited by AIA to join the AIAAZ Phoenix Advisory Board which is charged with developing strategic initiatives to advocate for the discipline and practice of architecture.
- 2012-2016 **Hance Park Selection and Advisory Committee, Phoenix, AZ**
Appointed by Mayor Gregory Stanton to serve as a member of committee charged with selecting and overseeing a design team to develop a master-plan for the re-development of the city's major public park.
- 2012- 2016 **Mayor's Task Force on Historic Preservation Policy, Phoenix, AZ**
Appointed by Mayor Gregory Stanton to serve as a member of committee charged with reviewing preservation policies and practices and recommending revisions and updates to encourage preservation-based development
- 2004-2012 **General Partner, Jefferson School Community Partnership LLP, Charlottesville, VA**
Appointed by Charlottesville City Council to serve on board of directors of an LLP charged with re-developing the city's most prominent African-American school. Member of the partnership's Executive/Finance and Development Committees, chair of the Building Committee.
- 2000-2006 **City of Charlottesville Planning Commission**
Appointed by City Council to City Planning Commission and charged with review and approval of all issues related to development within the city, including review of all development proposals, and revisions to City's zoning and land-use ordinances. Chaired the commission from 2004-2005.
- 1996-2000 **City of Charlottesville Board of Architectural Review**
Appointed by City Council to Board of Architectural Review (BAR), a nine-member citizen board, which administers the City's Historic Preservation, Architectural Design Control and Historic Conservation Districts. The board is charged with the review and approval of all issues related to protection of preservation of the historic, cultural, and architectural heritage of the designated districts and properties.

Ex 2

PROCEDURES FOR INSTITUTIONAL MASTER PLAN

From

PROVIDENCE ZONING ORDINANCE – ARTICLE 19 (pp 19-17 – 19-19)

1910 INSTITUTIONAL MASTER PLAN DEVELOPMENT PLAN REVIEW

A. Purpose

An institutional master plan is required to promote the orderly growth and development of health care institutions and university or college educational facilities while preserving neighborhood character, historic resources, and consistency with the City's Comprehensive Plan and adopted land use policies. The institutional master plan is a statement in text, maps, illustrations, and/or other media that provides a basis for rational decision-making regarding the long-term physical development of the institution.

B. Authority

The City Plan Commission may approve an institutional master plan and institutional development plan review.

C. Applicability

All health care institutions and university or college educational facilities shall file an institutional master plan with the City Plan Commission. The plan shall be updated every five years from the most recent date of approval, which includes any amendments to a plan. All updates shall show changes in the institution's development plans and real property holdings. The institutional master plan may also be amended prior to the five year renewal. A building permit will not be issued to an institution whose institutional master plan approval is older than five years until an amendment to or renewal of such plan is filed with and approved by the City Plan Commission.

D. Procedure

1. Institutional Master Plan Pre-Submittal Public Participation

Prior to formal submittal of an institutional master plan to the City Plan Commission, the institution shall undertake a public participation process. (This does not apply to the institutional development plan review.) The public participation process shall include:

- a. A minimum of one neighborhood presentation of the major proposals in the plan. Neighborhood organizations, elected officials, and Department of Planning and Development staff shall receive prior notice of this meeting, and shall have the opportunity in the meeting to provide comments.

b. A preliminary meeting before the City Plan Commission on a new or amended institutional master plan is required if the Director of the Department of Planning and Development deems that the scope of the institutional master plan is so significant that the meeting is warranted.

2. Action by City Plan Commission

Institutional master plans and amendments to previously approved plans, and institutional development plan reviews shall be reviewed by the City Plan Commission for compliance with the City's Comprehensive Plan and this Ordinance at a regularly scheduled meeting of the City Plan Commission following submittal of a complete application.

3. Institutional Master Plan Submittal Requirements

The institutional master plan shall contain, at minimum, the following:

a. Mission statement of the institution including its relationship with the neighborhood and community in which it is physically situated.

b. Description of existing conditions that include a list of all properties owned or leased by the institution, arranged by assessors plat and lot and street address, existing uses by general land use category, including street level and all upper story uses, condition of structures, parking lots, open space, and other relevant existing conditions of the campus or grounds.

c. A list of properties on the National Register of Historic Places or designations of a local historic district, and proposed exterior changes to these properties.

d. Statement of ten year goals and five year objectives, and means and approaches through which such goals and objectives may be reached.

e. Proposed changes in land holdings of the institution including newly acquired property and property to be sold.

f. Proposed streets to be abandoned and new streets to be established, including private rights-of-ways.

g. Major repairs or renovations of a building involving more than 10,000 square feet of gross floor area that would result in a change of general land use category of such building.

h. New structures, additions to existing structures of more than 25% of gross floor area or 10,000 square feet of gross floor area, whichever is less, new or reconfigured parking facilities, new outdoor facilities, and any action that would result in the rerouting of traffic in the public right-of-way for a period of two weeks or longer.

i. Proposed demolition of any structure, parking garage, parking lot, park, or any other campus facility. In the event of demolition, the plan shall contain a tenant relocation program that contains, at a minimum, provisions relative to institutionally-owned residential structures intended for demolition. The relocation shall contain alternatives to demolition that will accommodate the interests of said tenants, the neighborhood, and the institutions, and provide for tenant relocation assistance.

j. A parking plan that shows the location of all institutional parking facilities on and off the campus. The plan shall identify the existing number of parking spaces, the location of new spaces required as a result of any proposed development, any proposed shuttle system between lots and campus facilities, and other information deemed appropriate.

k. Any proposed activity that would require an action by the Zoning Board of Review or City Council to implement. Any proposal for a special use permit to locate an institutional use in a Commercial or Downtown District shall be accompanied by a plan for the development of the lot or lots in question that demonstrates to the satisfaction of the City Plan Commission that the proposal is consistent with the mixed-use goals set forth in this Ordinance and in the plan for such district.

l. In addition to the above, any hospital subject to regulation by the Department of Health pursuant to the Rhode Island General Laws §23-15, as amended, and to the rules and regulations promulgated by the Director of Health for the State of Rhode Island pursuant thereto, which are required thereby to obtain a certificate of need as a precondition to licensure of any new or additional premises, shall file said certificate of need as an appendix to its plan.

m. A study of traffic conditions that analyzes existing traffic generation, and the impacts of traffic generation predicted from proposed projects. The study shall include actions that the institution will take to reduce the negative impacts of increased traffic. The institution shall establish the scope of the traffic study through consultation with the Director of the Department of Planning and Development and Traffic Engineer.

n. The plan shall include an implementation element that defines and schedules for a period of five years or more the specific public actions to be undertaken in order to achieve the goals and objectives of the plan.

o. A description of the public participation process that was followed in the creation of the plan.

p. An inventory of tree canopy and landscaping on the property, and provisions for coming into conformance or maintaining conformance with this Ordinance.

q. A statement regarding public access to the institution's campus and grounds.

PLANNING CONTEXT

EX3

COMMUNITY ENGAGEMENT

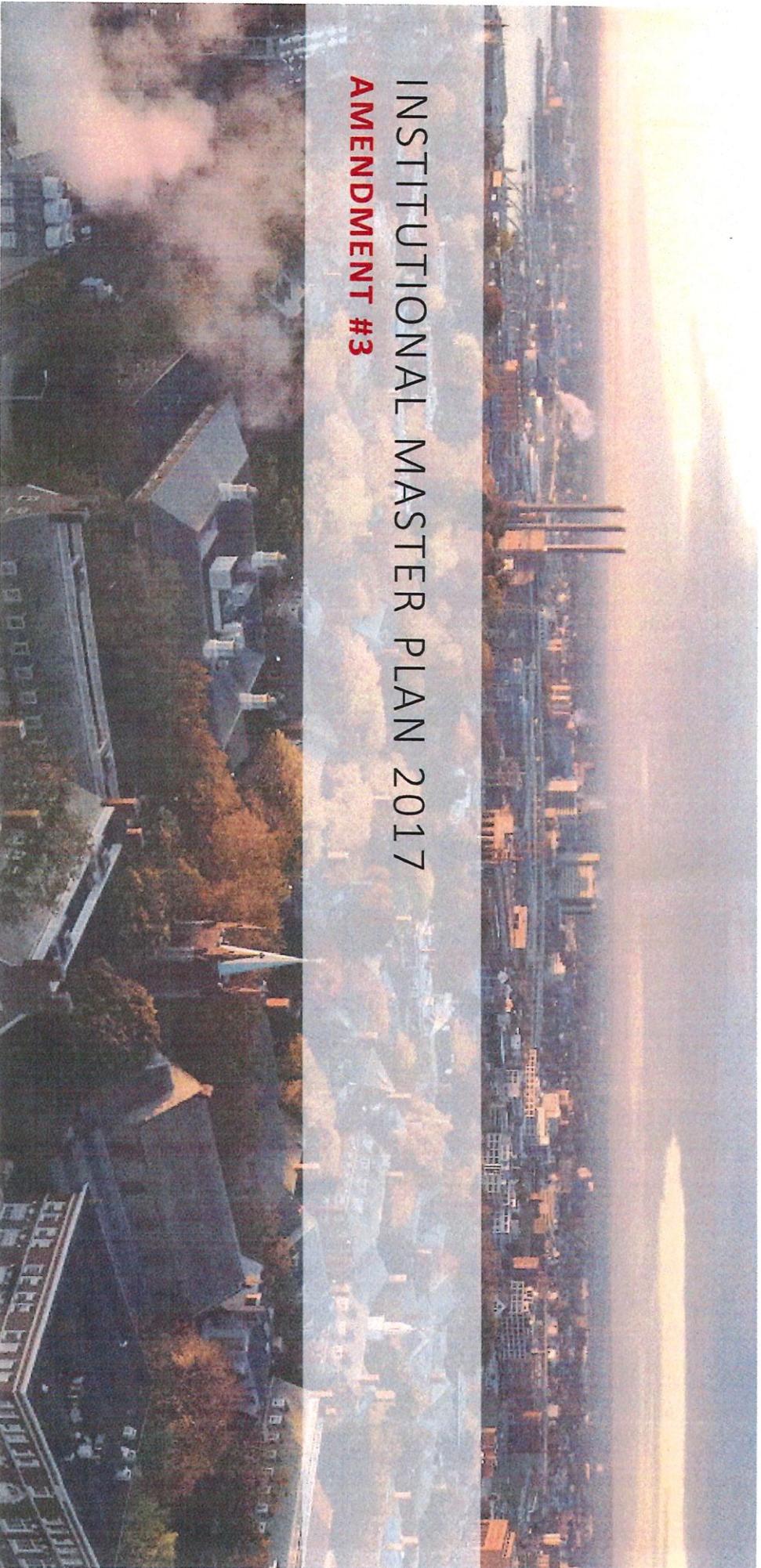
The University's planning process is open and iterative, with regular opportunities for community engagement. Brown staff meets regularly with neighborhood organizations, elected officials, and allied institutions to share Brown's plans for development and solicit feedback.

The public engagement process in the development of this Institutional Master Plan Amendment is as follows:

01/15/20	City Planning Staff Briefing
02/25/20	Community Working Group Meeting
03/02/20	Public Community Meeting
03/02/20	College Hill Neighborhood Association Meeting
03/03/20	Public Community Meeting
03/04/20	Providence Preservation Society: Planning & Architecture Review Committee Presentation
03/09/20	Fox Point Neighborhood Association Meeting
04/07/20	(Planned) Thayer Street District Management Authority Meeting
04/21/20	City Plan Commission Meeting



BROWN

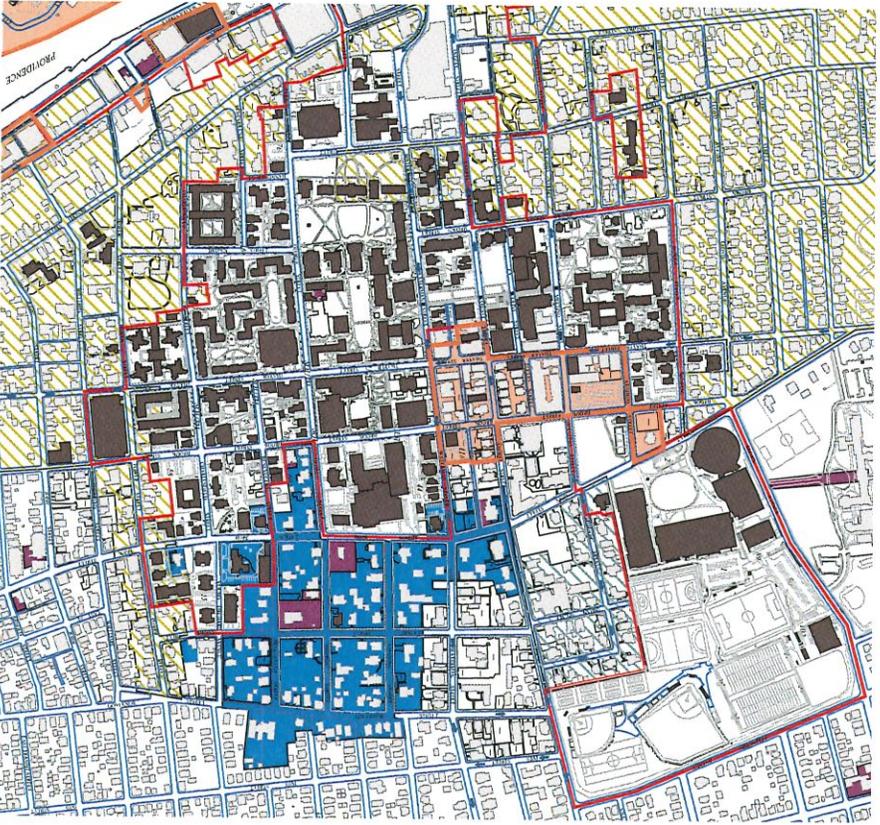


INSTITUTIONAL MASTER PLAN 2017
AMENDMENT #3

SUBMITTED MARCH 24, 2020

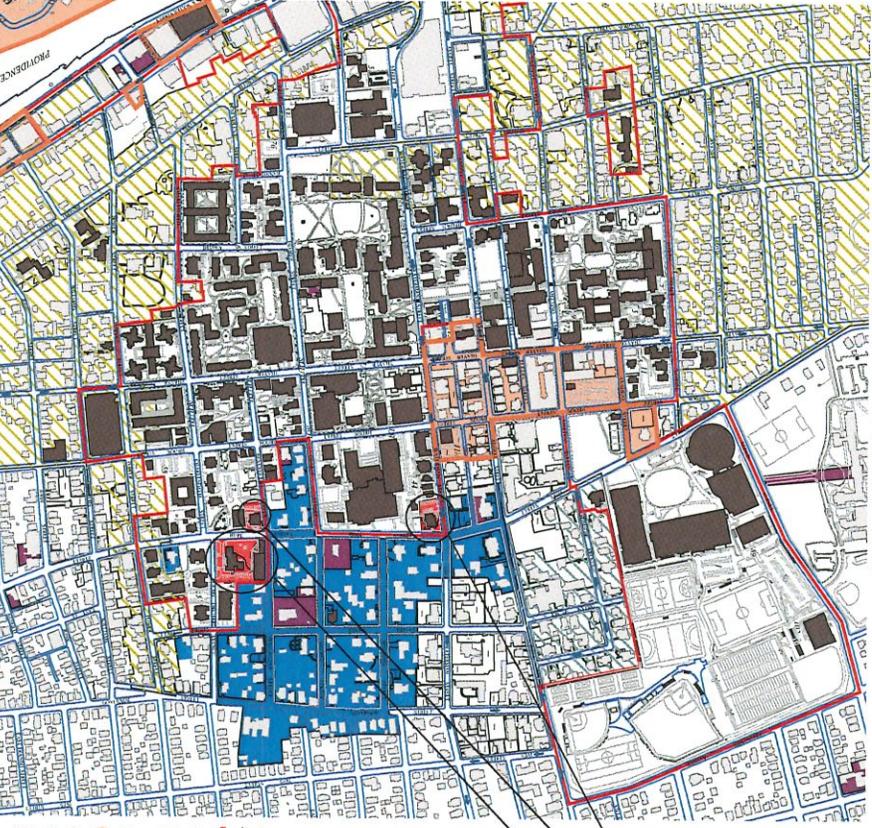
Expansion of College Hill Historic District
COMPARISON: PPS PROPOSED & BROWN COMPROMISE
 February 24, 2021

PPS PROPOSED
 REVISED SEPTEMBER 2019



- Revised area:
- Overlaps Institutional Zone
 - Abuts & overlaps areas for future development

BROWN COMPROMISE
 REMOVES FIVE BROWN OWNED PROPERTIES WITHIN I-ZONE



- The Brown properties that would be excluded in this historic district expansion are as follows:
- 190 Hope St (corner of Hope and Waterman Streets) (listed as 137 Waterman on petition)
 - 151 Hope St (Morrison-Gerard) (listed as 105 Benevolent on petition)
 - 105 Benevolent (Grant Fulton) (listed as 105 Benevolent on petition)
 - 1 Young Orchard (Orwig) (listed as 105 Benevolent on petition)
 - 154 Hope St (King House)

Brown prefers removal of these five Brown-owned lots from petition.

No overlap with the Institutional Zone which "is intended to permit higher education institutions and their expansion in a planned manner while protecting the surrounding neighborhood."

- 190 Hope Street
- 154 Hope Street (King House)
- 151 Hope St (Morrison-Gerard)
- 105 Benevolent (Grant Fulton)
- 1 Young Orchard (Orwig)

KEY

- Institutional Zone
- Proposed CHHD Expansion area
- Brown Owned Properties Removed from proposed Historic District
- Brown Buildings
- I-3E Overlay District
- CoP College Hill Historic District
- CoP Simpson Ave Historic District
- CoP Landmark District

EX 4

EX-5

 Ursillo, Teitz & Ritch, Ltd.
Counsellors At Law

2 Williams Street
(at South Main Street)
Providence, Rhode Island 02903-2918

Michael A. Ursillo *
Andrew M. Teitz, AICP *†
Scott A. Ritch *†
Troy L. Costa †
Amy H. Goins *†
Peter F. Skwirz *†
Gina A. DiCenso *‡ (Of Counsel)
Admitted in RI*, MA†, NY‡

Tel (401) 331-2222
Fax (401) 751-5257
zoning@utrlaw.com
andyteitz@utrlaw.com

February 24, 2021

To the Honorable Members of the Providence City Council Committee on Ordinances:

On behalf of Brown University, based on the reasons set forth in our testimony, we respectfully request that the proposed ordinance entitled: *“An Ordinance in Amendment of Chapter 27 of the Code of Ordinances of the City of Providence Entitled: “The City of Providence Zoning Ordinance, Approved November 24, 2014, As Amended, to add certain parcels to the Historic Overlay District,”* **be further amended to delete the following Brown-owned properties from said ordinance:**

- 137 Waterman Street, Plat 013, Lot 85 (a/k/a 190 Hope St - corner of Hope and Waterman)
- 154 Hope Street, Plat 013, Lot 138
- 105 Benevolent Street, Plat 013, Lot 145 (a/k/a 151 Hope St and 1 Young Orchard St)

Thank you for your consideration.

Ursillo, Teitz, & Ritch, Ltd

/s/ Andy Teitz

Andrew M Teitz, Esq., AICP

S:\ANDY\Brown University\Historic District Expansion\Ehxbits for Ord Co PH 02-24-2021\List of Properties to be deleted from HD Zone Expansion.docx

#2

Mastroianni, Tina

From: Brooke Lee <brookelee@cox.net>
Sent: Friday, February 19, 2021 12:06 PM
To: Clerk, City
Cc: Councilman John Goncalves; Rachel Robinson
Subject: Support for College Hill LHD at Ordinance Committee 2/24/21

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

My husband Eugene and I are the property owners of 271 Angell Street, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. We have lived in our house for over 27 years, and this neighborhood is a treasure. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Brooke Lee

#2

Mastroianni, Tina

From: Virginia Adams <18adams@cox.net>
Sent: Thursday, February 18, 2021 11:47 AM
To: Clerk, City
Subject: Expansion of College Hill Local Historic District

For the Providence City Council Ordinance Committee:

As a long-time home owner (60 years) and resident in the neighborhood adjacent to the area under consideration, I wholeheartedly support the proposal to expand the College Hill Local Historic District.

Virginia M. Adams
18 Arnold Street
Providence, RI 02906

#2

Mastroianni, Tina

From: FM Scotti <fmsscotti@aol.com>
Sent: Wednesday, February 17, 2021 5:30 PM
To: Clerk, City
Subject: Expansion of Historic District

Hi,

I own a property at 185 Hope. If the expansion of the Historic District is approved, my property will be included in the district.

I am totally opposed to the expansion of the Historic District.

I have spent most of my working career restoring historic properties. The Providence Historic District Commission is inept and ineffectual. At every Commission meeting, the Commissioners hold a mini charette, at which they try and impose their own ideas on the applicants. The process is deeply flawed. The Commissioners are largely unqualified. And, the result is that good design is traded for design by committee. I suggest that Historic Districts in Providence be eliminated entirely.

Frank Scotti.

#2

Mastroianni, Tina

From: Sally Lapidés <slapides@residentialproperties.com>
Sent: Wednesday, February 17, 2021 4:17 PM
To: Clerk, City
Subject: Supporting the expansion of the Historic District

I have been a real estate professional for 45 years and am the owner of Residential Properties Ltd, Rhode Island's #1 real estate company and have seen what happens to neighborhoods who don't value preservation. As a long time homeowner in the area, I want to make sure that our property values remain strong, our architecture is respected and our neighborhood continues to be coveted.

I hope that the Council sees the value of connecting the two historic districts which are broken up by our unprotected neighborhood.

Best,
Sally

Sally E. Lapidés
President/CEO
Residential Properties Ltd.
140 Wickenden Street
Providence, RI 02903
(O) 401-553-6309
(C) 401-524-4110

Wire fraud warning. Before wiring any money, recipient of email request for wired funds is cautioned to phone sender of email, at a number known to be valid, in order to verify and confirm identity of sender and authenticity of request

Mastroianni, Tina

#2

From: Wendy MacGaw <wendy@wendymacg.com>
Sent: Monday, February 22, 2021 3:50 PM
To: Clerk, City
Cc: Wendy MacGaw
Subject: "Support for College Hill LHD at Ordinance Committee 2/24".

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 177 Hope Street Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance. My decision to purchase a home on the east side of Providence was predicated on these values whose continued existence is at risk in the face of expanding commercial and campus development that are destroying the fabric of the area. The loss of protection in these neighborhoods can only hurt the city by reducing the attractiveness of home ownership and investment in this area.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Wendy MacGaw
177 Hope Street
Providence, RI 02906
wendy@wendymacg.com

#2



PROVIDENCE PRESERVATION SOCIETY

President
Warren Jagger

Vice President
Rita Danielle Steele
Cait Swanson

Treasurer
Laurel Bowerman

Secretary
Carrie Zaslow

Trustees
Nick Autiello
Arria C. Bilodeau
Kathryn J. Cavanaugh
Heather Evans
Barry Fain
Kirsten E. Kenney
Cathy Lund
Wendy MacGaw
Christopher J. Marsella
Patricia Raub
Edmund A. Restivo Jr.
Elizabeth W. Rochefort
Shideh Shafie
Barbara Sokoloff

Architectural History Consultant
Wm McKenzie Woodward

Advisors
Oliver H.L. Bennett
Vincent J. Buonanno
Malcolm G. Chace Jr.
Sean O. Coffey
J P Couture
Maia Farish
Linton A. "Jay" Fluck
Vance Freymann
Leslie A. Gardner
Karen L. Jessup
Kari N. Lang
Sally E. Lapidés
James W. Litsey
Marta V. Martinez
Liz Rollins Mauran
Patricia Moran
William J. Penn
H. LeBaron Preston
Clifford M. Renshaw
Carla Ricci
Lucie Searle
Deming E. Sherman
Melissa Trapp
Mark Van Noppen

Executive Director
Brent Runyon

February 23, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to the City Clerk

Dear Councilwoman Ryan:

We look forward to presenting the petition to expand the historic overlay district on College Hill to the Ordinance Committee on February 24th. This has been a long process and PPS, on behalf of the study committee and neighbors who have sought this zoning overlay for many years, is pleased to reach the City Council for consideration and approval.

We want to provide the Ordinance Committee with a brief recap of the process thus far. The College Hill local historic district was Providence's first local historic district, established in 1960 and first expanded in 1990. The district currently encompasses approximately 945 properties; this second expansion would add 90 properties to the district.

In June 2016, the City Plan Commission appointed a study committee, comprised of property owners in the expansion area, representatives from PPS, and Mr. Luis Torrado, representing the City Plan Commission. In September 2016, the CPC approved the eligibility of the study area to be considered for inclusion in the local historic district, as presented by the study committee.

PPS and the study committee then spent over two years producing documentation, informing the public, gathering support, recommending appropriate levels of protection, establishing the boundaries of the proposed district, and creating a map. Specifically, this included hosting informational public meetings and documenting support and opposition from property owners within the study area.

Based on the property owner response, PPS and the study committee carefully considered how to conservatively decrease the area of expansion in order to ease recognized opposition while maintaining a contiguous area of buildings of high architectural integrity within the study area. This analysis included consideration of an alternative map received from Brown University (December 2018), which continues to oppose inclusion of any of its properties in the historic overlay district.

The original study area included approximately **181 properties**, and Brown was by far the owner with the most properties (24). The current area of expansion has **90 properties in total**. We redrew the lines to exclude 21 Brown-owned properties, retaining only **three**, all of which are architecturally significant and contribute to the Hope Street Historic District on the National Register. These buildings are:

1. 154 Hope Street—the Robert W. Taft House (1895); designed by Stone, Carpenter & Willson
2. 105 Benevolent—the Sprague-Ladd House (c. 1850, 1901-02, 1980-81); aka 1 Young Orchard Avenue; turn of the last century design by Carrere & Hastings; today Orwig Music Building; and the carriage house; original to the Sprague-Ladd House and likely by Thomas Tefft, a Brown graduate; now the Fulton Rehearsal Hall
3. 190 Hope Street—the John A. Mitchell House (1865-67); designed by William R. Walker

The reduced expansion area also excludes a cluster of privately-owned properties in the north of the study area (between Angell and Waterman Streets) where opposition was concentrated.

We submitted documentation of the study committee's work, in accordance with the City Plan Commission's Policy No. 2, and the recommendation for a reduced expansion area to the CPC in April 2019. In September 2019, we presented our findings and refined map at a public hearing before the CPC, which voted unanimously to make a positive recommendation to the City Council to approve the expansion of the historic district.

Due to the protracted nature of this effort and the disruption caused by the COVID-19 pandemic, in the time since the CPC approval we have continued to seek support from property owners and to engage the newly elected councilman.

To date, we have achieved a response rate of nearly two-thirds of the 90 property owners; a 53% support rate (only 8.8% of property owners are opposed); and the support of the council person representing the area, Councilman John Goncalves.

We have attached two PDF files to this email: documented support and opposition from property owners within the expansion area to date.

We are now pleased to present the culmination of the effort to expand the College Hill local historic district to you and your colleagues at the City Council.

Please let us know if you have any questions or if we can provide further information at the hearing.

Sincerely,



Brent Runyon
Executive Director

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 235 Angell Street

Plat Number 13 Lot Number 60

Owner Name DAUNT JAMES ROBERTSON Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 3/10/2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 271 Angell Street

Plat Number _____ Lot Number _____

Owner Name Eugene Lee Co-Owner Name Brooke Lee
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature [Signature]
(if applicable)

Date 9/10/19 Date 9/10/19

FWD: LOCAL HISTORIC DISTRICT

Tom Lamb <tlamb@weybosset.com>
To: Rachel Robinson <rrobinson@ppsri.org>
Cc: Erika Lamb <lamb.erika1@gmail.com>, Brent Runyon <brunyon@ppsri.org>

Thu, Nov 7, 2019 at 2:09 PM

Rachel:

Good afternoon! Thank you very much for taking the time today to walk us through the LHD expansion and process and potential impact on our home. You answered all of our questions very completely. As a result, my wife and I will support the College Hill LHD expansion which would encompass our home, among many others, at 104 Benevolent St. We wish you success in bringing this expansion to completion!

Best regards,

Tom and Erika Lamb

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 106 Benevolent Street

Plat Number 13 Lot Number 202

Owner Name Nathaniel R. Towley Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 5/10/17 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 108 Benevolent

Plat Number 13 Lot Number 232

Owner Name Rhode Island Historical Society Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date May 23, 2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 110 Benevolent Street

Plat Number 13 Lot Number 201

Owner Name Rhode Island Historical Society Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date May 23, 2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 123 Benevolent Street

Plat Number 13 Lot Number 260

Owner Name Clifford C. Dutton
(Please Print)

Co-Owner Name Barbara I. Tannenbaum
(if applicable)

Owner Signature [Signature]

Co-Owner Signature [Signature]
(if applicable)

Date 3/15/17

Date 3/15/17

«Next Record»

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address «Address» 600 Cooke St.

Plat Number «Plat» 7 Lot Number «Lot» 500

Owner Name E. J. Wolston
(Please Print)

Co-Owner Name _____
(if applicable)

Owner Signature [Signature]

Co-Owner Signature _____
(if applicable)

Date 8/3/17

Date _____

«Next Record»

Owner Name James Langrock
Name Kellie Langrock
(please print)

Co-Owner

20 Cooke

(if applicable)

Owner Signature [Signature]
Signature [Signature]

Co-Owner

Date 12/1/2020

Date 12/1/2020

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

Property Address: 26 Cooke Street Plat Number: _____ Lot Number: _____
 Owner Name MARK J. Masiello Co-Owner Name _____
(please print) (if applicable)
 Owner Signature [Signature] Co-Owner Signature _____
 Date 9/6/19 Date _____

<u>[Signature]</u>	<u>Megan Donohue</u>	<u>56 Cooke St</u> <u>Prov 02906</u>	<u>Yes</u>	<u>2/28/13</u>
<u>[Signature]</u>	<u>Katherine Touatek</u>	<u>38 Cooke St</u> <u>Prov 02906</u>	<u>Yes</u>	<u>2/28/13</u>
<u>[Signature]</u>	<u>Robert Bachr</u>	<u>41 Cooke Street</u> <u>Providence 02906</u>	<u>Yes</u>	<u>2/28/13</u>
<u>[Signature]</u>	<u>Chuck O'Boyle</u>	<u>305 Brook St</u> <u>Providence RI 02906</u>	<u>Yes</u>	<u>2-28-13</u>

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 61 Cooke Street & 69 Cooke Street
 Plat Number _____ Lot Number _____
 Owner Name Michael Napolitano Co-Owner Name Anne Ruggieri Napolitano
(Please Print) (if applicable)
 Owner Signature [Signature] Co-Owner Signature [Signature]
(if applicable)
 Date 5/29/19 Date 5/29/19

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 66 Cooke Street

Plat Number 13 Lot Number 175

Owner Name SALVATORE & MAR-ANNA FACUELLO Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 4.6.17 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 183 George Street, Providence, RI

Plat Number 013 Lot Number 0121

Owner Name ROBERT I. STOLZMAN Co-Owner Name FAYE M. STOLZMAN
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature [Signature]
(if applicable)

Date 4/23/17 Date 4/23/17

231 George St.

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

Property Address: _____ Plat Number: _____ Lot Number: _____

Owner Name SAMUEL H. HOLLOWELL JR. Co-Owner Name Elizabeth Hollowell
(please print) (if applicable)

Owner Signature [Signature] Co-Owner Signature [Signature]

Date 12/10/17 Date 12-10-17

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 236 George Street

Plat Number 13 Lot Number 278

Owner Name Oliver Bennett
(Please Print)

Co-Owner Name Martha BENNETT
(if applicable)

Owner Signature [Signature]

Co-Owner Signature [Signature]
(if applicable)

Date 3/26/17

Date 3/26/17

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 251 George Street

Plat Number 13 Lot Number 305

Name (Please Print) Nancy Harris

Signature [Signature]

Date June 23, 2017

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 253 George St

Plat Number 13 Lot Number 311

Owner Name The Deepwater Trust
(Please Print)

Co-Owner Name _____
(if applicable)

Owner Signature [Signature]

Co-Owner Signature _____
(if applicable)

Date 8/18/19

Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 276 George St, Unit 1

Plat Number 13 Lot Number 160

Owner Name Lynda Murphy Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature Lynda Murphy Co-Owner Signature _____
(if applicable)

Date 6/5/19 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 118, 118 1/2 Governor St.

Plat Number 13 Lot Number 167

Owner Name The Eli W. Schwartz Revocable Trust Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature Eli Schwartz, trustee Co-Owner Signature _____
(if applicable)

Date 7/14/18 Date _____

Volunteer - Mary Beth

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 125 Governor Street

Plat Number 14 Lot Number 582

Owner Name OMNI DEVELOPMENT CORP. Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 3/16/2017 Date _____

OMNI, GOVERNOR

1/31/2021

Providence Preservation Society Mail - Support for College Hill Local historic district expansion



Rachel Robinson <rrobinson@ppsri.org>

Support for College Hill Local historic district expansion

Elliott, Claudia <claudia_elliott@brown.edu>
To: rrobinson@ppsri.org

Sat, Jan 30, 2021 at 12:27 PM

Dear Rachel,

Yes, of course I support the effort to expand the College Hill local historic district.

Please add my name in support to your file.

Sincerely,
Claudia Elliott
Julio Ortega
130 Benevolent Street
Providence, RI 02906

aka 136 Governor St. #2

9/30/2019

Providence Preservation Society Mail - Support of expansion of College Hill historic district



Rachel Robinson <rrobinson@ppsri.org>

Support of expansion of College Hill historic district

Lauri Lee <fridovich@gmail.com>
To: rrobinson@ppsri.org

Sat, Sep 28, 2019 at 4:13 AM

Cc: Ian Barnacle <ibarnacle@residentialproperties.com>, Terry Lee <tleeonline@gmail.com>

Hi Rachel,

We support the expansion of the College Hill Historic District. We signed something to that effect last year, but apparently you don't have our names on the list!

Thanks,

Terence & Laura Lee
140 Governor Street
Providence, RI 02906

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 141 Governor Street

Plat Number 14 Lot Number 412

Owner Name LARRY D WADE
(Please Print)

Co-Owner Name JANINE Y WADE
(if applicable)

Owner Signature Larry D Wade

Co-Owner Signature Janine Y Wade
(if applicable)

Date 3/17/2017

Date 3/17/2017

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 153 Governor Street, Unit 2

Plat Number 14 Lot Number 127

Owner Name Arturo Andrade Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 3/16/17 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 158 Governor Street

Plat Number 13 Lot Number 170

Owner Name VICTORIA GOHH Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____
(if applicable)

Date 4-15-2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

Property Address: 165 Governor St. ⁰²⁹⁰⁶ Plat Number: _____ Lot Number: _____

Owner Name LISA FOSTER Co-Owner Name _____
(please print) (if applicable)

Owner Signature [Signature] Co-Owner Signature _____

Date 10/15/19 Date _____

12/30/2020

Providence Preservation Society Mail - My signature



Rachel Robinson <rrobinson@ppsri.org>

My signature

Lynn Holstein <lholstein1@gmail.com>
To: rrobinson@ppsri.org

Mon, Dec 7, 2020 at 6:26 PM

Dear Rachel,
Thank you for your letter. You have my support for the College Hill local historical district expansion.

Best regards
Lynn Holstein

Sent from my iPhone

168 Governor

9/17/2019

Providence Preservation Society Mail - Confidential: Update on College Hill LHD Expansion



Rachel Robinson <rrobinson@ppsri.org>

Confidential: Update on College Hill LHD Expansion

maebeth warner <edendesignmw@hotmail.com>
To: Rachel Robinson <rrobinson@ppsri.org>

Mon, Sep 16, 2019 at 6:21 PM

Hi
I do support. What do you need
I can sign ? Thank you
Mae
I'm
Walking over to my new neighbor at 163 Governor st now

175 Governor

From: Rachel Robinson <rrobinson@ppsri.org>
Sent: Monday, September 16, 2019 1:10:54 PM

9/17/2019

Providence Preservation Society Mail - College Hill LHD Expansion



Rachel Robinson <rrobinson@ppsri.org>

College Hill LHD Expansion

Paul Carter <paul7of7@gmail.com>
To: Rachel Robinson <rrobinson@ppsri.org>

Tue, Sep 17, 2019 at 10:16 AM

Hi Rachel-we're in!

Paul Carter
Nick Oldenburg
125 Hope St, Providence, RI 02906
632-4169
[Quoted text hidden]

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

Property Address: 156 HOPE ST., PROV., RI 02906 Plat Number: 13 Lot Number: 126
Owner Name Jonathan W. Seely trustee (please print) Co-Owner Name Cyndie J. Seely trustee (if applicable)
Owner Signature [Signature] Co-Owner Signature [Signature]
Date 03 Jan 18 Date 03 Jan 18

9/16/2019

Providence Preservation Society Mail - Confidential: Update on College Hill LHD Expansion



Rachel Robinson <rrobinson@ppsri.org>

Confidential: Update on College Hill LHD Expansion

169 Hope

Sally Stevenson <salsteve57@yahoo.com>
To: Rachel Robinson <rrobinson@ppsri.org>

Sat, Sep 14, 2019 at 4:29 PM

Dear Rachel,

Scott and I support the College Hill LHD expansion as proposed by the Providence Preservation Society.

Thank you,

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 177 Hope Street
Plat Number 013 Lot Number 216
Owner Name Howard Bentre (Please Print) Co-Owner Name Wendy Macgaw (if applicable)
Owner Signature [Signature] Co-Owner Signature [Signature] (if applicable)
Date 5/6/17 Date 5/6/17

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

✓
Volunteer: Sally Steffen

Property Address: 179 Hope St Plat Number: _____ Lot Number: _____
Owner Name James Kase (please print) Co-Owner Name Helene Miller (if applicable)
Owner Signature [Signature] Co-Owner Signature [Signature]
Date 7/25/18 Date 7/25/18

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

Property Address: 193 Hope Street Plat Number: 13 Lot Number: 302
Owner Name James V. Beardsley (please print) Co-Owner Name Beatt P. Sully (if applicable)
Owner Signature [Signature] Co-Owner Signature [Signature]
Date 12/17/18 Date 12/17/18

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

~~1918~~
I/We, the undersigned owner(s) of the property listed, contained within the boundaries of the proposed Local Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City Zoning Ordinance 1104. I/We have been informed about local historic district designation and understand how it will affect my/our property.

✓

Property Address: 198 Hope Street, Providence Plat Number: 013 Lot Number: 0061
Owner Name Christopher P. Tompkins (please print) Co-Owner Name Catherine L. Tompkins (if applicable)
Owner Signature [Signature] Co-Owner Signature Catherine L. Tompkins
Date July 6, 2018 Date July 6, 2018

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.



Property Address 199 Hope Street, Unit 1

Plat Number 13 Lot Number 185

Owner Name Valeri Talmage for Zippitt House Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature Valeri Talmage Co-Owner Signature _____
(if applicable)

Date March 30, 2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.



Property Address 199 Hope Street, Unit 2

Plat Number 13 Lot Number 185

Owner Name Valeri Talmage for Preserve Rhode Island Co-Owner Name _____
(Please Print) (if applicable)

Owner Signature Valeri Talmage Co-Owner Signature _____
(if applicable)

Date 3/21/2017 Date _____

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.



Property Address 199 Hope Street, Unit 3

Plat Number 13 Lot Number 185

Sold to Brown 12/18

Owner Name WILLIAM H TWANPELL Co-Owner Name SUSAN L. HARDY
(Please Print) (if applicable)

Owner Signature W H Twanpell Co-Owner Signature SUSAN L. HARDY
(if applicable)

Date 3/21/2017 Date 3/21/2017

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property.

Property Address 199 Hope Street, Unit 4

Plat Number 13 Lot Number 185

Owner Name WILLIAM H. TULLADDELL
(Please Print)

Co-Owner Name SUSAN L. HARDY
(if applicable)

Owner Signature W. Tulladell

Co-Owner Signature Susan L. Hardy
(if applicable)

Date 3/21/2017

Date 3/21/2017

Yes we support this effort enthusiastically.
Sincerely,
Mrs. Wendy Gilder
Dr. Richard "Doc" Gilder III
47 Manning Street
Providence RI 02906

On Nov 20, 2020, at 4:02 PM, Brent Runyon <brunyon@ppsri.org> wrote:

Dear Wendy,

Thank you so much for supporting this effort! I hope to say hello one day. We were planning a Charleston trip for spring 2021, but it's now on hold until who knows when.

Not to be aggravating, but would you mind replying again with your address in Providence under your names?

With gratitude,
Brent

12/26/2019

Providence Preservation Society Mail - Providence Preservation Society

GM i

Rachel Robinson <rrobinson@ppsri.org>

Providence Preservation Society

Mike Donohue <donohue419@gmail.com>
To: rrobinson@ppsri.org

Sat, Dec 21, 2019 at 4:06 PM

Hi Rachel,

Thank you for the letter from the Providence Preservation Society.

My wife(Megan) and I support the expansion College Hill local Historic District designation. We live at 51 Manning St, Providence, RI 02906. Please let me know if you any additional support.

Best Regards,

1/5/2021

Providence Preservation Society Mail - Support of College Hill historic district expansion



Rachel Robinson <rrobinson@ppsri.org>

Support of College Hill historic district expansion

H.H. Fowler <hahnhm@gmail.com>
To: rrobinson@ppsri.org

Tue, Jan 5, 2021 at 9:48 AM

Hello and happy new year.

I am writing to express our support of the College Hill historic district expansion. We have previously sent in signed documentation in support of this effort, but recently received communication that you do not have our signature of support on file, hence this email.

We wholeheartedly support the expansion effort.

Heather and Kelly Fowler
69 Manning Street
Providence, RI 02906

12/1/2020

Providence Preservation Society Mail - support for CH district



Rachel Robinson <rrobinson@ppsri.org>

support for CH district

Rosalyn Gerstein <roz.gerstein@gmail.com>
To: rrobinson@ppsri.org

Sat, Nov 28, 2020 at 7:16 PM

Dear Ms. Robinson,

My husband, Russell Sasnett, and I are in support of the expansion of the College Hill historic district. Please add our names to the list of property owners who hope to preserve our unusually vibrant neighborhood. We consider ourselves stewards of an exceptional example of Victorian architecture.

Sincerely,

Dr. Rosalyn Gerstein

73 Manning Street

Providence, Rhode Island

Property Address 11 Young Orchard Avenue

Plat Number 13 Lot Number 294 MILLER

Owner Name Joseph R. Miller
(Please Print)

Co-Owner Name MARIA J. Goncalves
(if applicable)

Owner Signature [Signature]

Co-Owner Signature [Signature]
(if applicable)

Date 4/15/2017

Date 4/18/17

PROPOSED COLLEGE HILL LOCAL HISTORIC DISTRICT EXPANSION PETITION

I/We, the undersigned owners of the property listed contained within the boundaries of the proposed Historic District Expansion, do hereby request that my/our property be included in the district, to be administered under the City zoning ordinance 1104. I have been informed about historic district designation and understand how it will affect my property. ✓

Property Address 11 Young Orchard Avenue

Plat Number 13 Lot Number 294 MILLER

Owner Name Joseph R. Miller
(Please Print)

Co-Owner Name MARIA J. GONCALVES
(if applicable)

Owner Signature [Signature]

Co-Owner Signature [Signature]
(if applicable)

Date 4/15/2017

Date 4/18/17

1/6/2020

Providence Preservation Society Mail - historic district expansion ✓

Gmail

Rachel Robinson <rrobinson@ppsrri.org>

historic district expansion

Eli Schwartz <eli.schwartz1@gmail.com>

Sat, Jan 4, 2020 at 5:12 PM

1/6/2020

Providence Preservation Society Mail - historic district expansion



Rachel Robinson <rrobinson@ppsri.org>

historic district expansion

Eli Schwartz <eli.schwartz1@gmail.com>
To: rrobinson@ppsri.org

Sat, Jan 4, 2020 at 5:12 PM

Dear Rachel,

I am writing to share my support for city council of the expansion of the college hill historic district to include my properties at 118, 118 1/2 Governor Street and 27 Young Orchard Ave.

Let me know if you require a letter that is hand signed and I can email a pdf.

Sincerely,
Eli Schwartz
118 Governor Street

Eli Schwartz

E-mails sent or received by Eli Schwartz, personally or in his capacity as trustee of any trust or member or manager of any limited liability companies, do not constitute offers to purchase, sell or lease real estate and do not constitute binding modifications of pre-existing contracts or leases. All electronic communications regarding the terms of any transaction shall constitute terms of negotiation and are not binding unless in a written contract or lease signed by all parties to said contract or lease. This e-mail and any attached or embedded documents or data may contain information that is confidential, proprietary, or legally privileged and is for the sole use of the intended recipients(s). If you have received this e-mail in error, please delete it without reading, copying or forwarding and notify the sender at 617-833-5996 or by reply e-mail.

9/13/2019

Providence Preservation Society Mail - College Hill Local Historic District Expansion



Rachel Robinson <rrobinson@ppsri.org>

College Hill Local Historic District Expansion

2 messages

drkaplan oralsurgeonri.com <drkaplan@oralsurgeonri.com>

Fri, Sep 13, 2019 at 3:56 PM

To: "rrobinson@ppsri.org" <rrobinson@ppsri.org>

Cc: "jmartin@providenceri.gov" <jmartin@providenceri.gov>

Hi Rachel,

I am sending this to inform you that at this time Dr. Brad R. Kaplan property owner of 149 Governor Street, Providence R.I 02906 would like to object to the proposed zoning ordinance petition to be heard by the city on September 17, 2019 regarding expansion of the College Hill Local Historic District.

Sincerely,

Kim M. Buckett
Business Manager
Dr. Brad R. Kaplan D.M.D

Rachel Robinson <rrobinson@ppsri.org>

Fri, Sep 13, 2019 at 4:25 PM

On Dec 28, 2019, at 3:35 PM, Richard Baccari II <rbaccari@cb-ltd.com> wrote:

Hi Sally,

Sorry to be a party pooper but I have already expressed to PPS that I don't support this. I feel like we have too many restrictions on development in RI as it is and our house isn't historic. I would consider it if we were not included in the district and I would need to see what the rules are.

Happy and healthy new year.

Richard Baccari II
Churchill & Banks
401-273-8010 x 272
Rbaccari@cb-Ltd.com

157 Hope

December 12, 2016

Brett Runyon, Executive Director
Providence Preservation Society
24 Meeting St,
Providence, RI 02903

Jason Martin, Preservation Planner
444 Westminster St, Suite 3A
Providence RI 02903

We, the undersigned owners, are writing regarding the city block bounded by Hope, Angell, Brook and Waterman Streets, and the consideration for it's inclusion in the proposed expansion of the College Hill Historic District. This is inappropriate for the following reasons:

There are only two private residences in the block, which are currently land-marked.

One owner controls 3 building one of which is 100% commercial and the other two are commercial on the first level. In addition the same owner has a P & S to buy one of the two office buildings which are both circa 1970.

The rest of the block is comprised of three commercial residences with more than 4 apartments, there is a modern temple and two office buildings.

A number of the older buildings already have been changed from their original historic detail including windows and siding

So the undersigned owners object to the property management complications that inclusion in a historic district would bring. Therefore we believe that as the vast majority of the owners in this block, that our location should be removed from an expansion of the historic district.

Sincerely,


Owner 130 Waterman St

>> I leave me alone

12/3/2020

Providence Preservation Society Mail - Letter to include my house in the expanded historic district

 Gmail

Rachel Robinson <rrobinson@ppsri.org>

Letter to include my house in the expanded historic district

Rachel Robinson <rrobinson@ppsri.org>
To: Mary Bogan <maryflair@icloud.com>

Fri, Sep 13, 2019 at 1:33 PM

December 12, 2016

Brett Runyon, Executive Director
Providence Preservation Society
24 Meeting St,
Providence, RI 02903

Jason Martin, Preservation Planner
444 Westminster St, Suite 3A
Providence RI 02903

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December 12, 2016

Brett Runyon, Executive Director
Providence Preservation Society
24 Meeting St,
Providence, RI 02903

Jason Martin, Preservation Planner
444 Westminster St, Suite 3A
Providence RI 02903

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A number of the older buildings already have been changed from their original historic detail including windows and siding

So the undersigned owners object to the property management complications that inclusion in a historic district would bring. Therefore we believe that as the vast majority of the owners in this block, that our location should be removed from an expansion of the historic district.

Sincerely,


(David Baslam)

200 Hope Street

College Hill Properties, LLC

>> Leave me alone

12/3/2020

Providence Preservation Society Mail - Letter to include my house in the expanded historic district

 Gmail

Rachel Robinson <rrobinson@ppsri.org>

Letter to include my house in the expanded historic district

Rachel Robinson <rrobinson@ppsri.org>
To: Mary Bogan <maryflair@icloud.com>

Fri, Sep 13, 2019 at 1:33 PM

Thank you, Mary. I'll record your opposition.

Best-
Rachel

On Fri, Sep 13, 2019 at 1:23 PM Mary Bogan <maryflair@icloud.com> wrote:
Thank you for the clarification
I live at 18 Cooke St

Sent from my iPhone

Mastroianni, Tina

From: Susan H. Costello <costellosue@me.com>
Sent: Tuesday, February 23, 2021 6:39 PM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 23, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 13 John Street Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Susan H. Costello

susanhcostello.squarespace.com

<https://vimeo.com/studiomelise>

#2

Mastroianni, Tina

From: SenorPanopticon <SenorPanopticon@protonmail.com>
Sent: Tuesday, February 23, 2021 6:01 PM
To: Clerk, City
Subject: Regarding proposed expansion of Providence Historical Overlay District.

I must protest, in the strongest possible terms, handing over control of more properties to the well-monied and anti-renter (read "anti-poor") contingent embodied in groups like the Providence Preservation Society, the College Hill Neighborhood Association, the Providence Mile of History and other similarly HOA-like organizations of busybodies determined to control as many properties as they are able.

If it were simply a matter of retaining and protecting historically meaningful properties, perhaps there might be some broad benefit to this proposal. Unfortunately, it's clear that these groups act only to enhance the profiles and property values of those on their membership rosters.

Indeed - while fighting against multi-family living, students, and the very idea of rentals existing in their field of vision, many of those involved in persecuting others for their supposed property deficiencies own properties that flagrantly disregard the same rules they purport to value; it takes no more than a glance at the properties of "preservationists" like Brent Runyon (Executive Director of PPS), Arria Bilodeau (Trustee of PPS), Ed Bishop (Director on CHNA's board), or Josh Eisen (President of CHNA) to see the disrepair they allow on their own properties, while loudly decrying any other property owner who fails to meet their hypocritical standards.

While complaining over trash barrels left out too early, or similarly minor concerns, these "preservationists" own homes exhibit failing siding, missing features, rotting wood, and numerous code deficiencies.

Further, how can we trust the PHDC with this hugely-expanded responsibility, when they already exhibit monstrous favoritism towards the supposed Providence "preservationists", while disallowing any variance for those who fall outside the favored in-group?

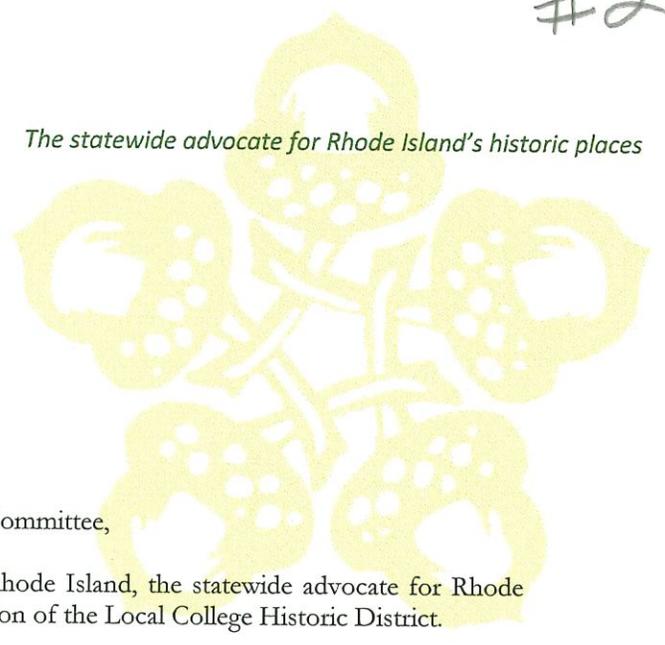
As an example, look to Mile of History President Vincent Buonanno's property at 30 Benefit Street, where an entire fence, along with several historic columns were removed and replaced entirely with newly-constructed replacements (which vary from the historic originals) - with no approval on record from the PHDC, who supposedly would have had to approve this project.

Until standards are evenly applied, until renters are no longer persecuted, and until there is meaningful diversity on the boards of these organizations, it's clear that this proposal is a giveaway to a privileged few to run their "clubhouse" as they see fit - at the expense of the rest of Providence.

-G. Curtis

#2

The statewide advocate for Rhode Island's historic places



February 23, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Dear Members of the Providence City Council's Ordinance Committee,

On behalf of the members, trustees and staff of Preserve Rhode Island, the statewide advocate for Rhode Island's historic places, I am writing in support of the expansion of the Local College Historic District.

Providence has a wonderful Local Historic District Commission that has proven its value time and again on protecting what is important while also allowing change that is complementary and promoting economic development. Why wouldn't Providence arm itself with the best possible planning tool in this significant neighborhood? To do less is for the City is to tie one hand behind its back and have fewer tools at its disposal to influence positive outcomes for its long-term development.

Historic preservation helps neighborhoods preserve their unique character and adds to the quality of life for residents making it a desirable place to live, work and visit. It helps people take pride in their communities and is worth celebrating through active protection measures that demonstrate these cultural resources are not inconveniences to dispose of to satisfy an immediate request. Rather, they comprise the fabric of Providence and should be integrated into a thoughtful, strategic, and sustainable plan that grows with Providence into the future.

With the unanimous positive referral from the City Plan Commission and the support of local Councilman Goncalves, I respectfully request that you vote to recommend this zoning ordinance to the full City Council.

Sincerely,

Valerie Talmage
Executive Director

#2

Mastroianni, Tina

From: Bettina Rounds <bettinarounds@gmail.com>
Sent: Tuesday, February 23, 2021 5:44 PM
To: Clerk, City
Cc: Councilman John Goncalves
Subject: Support for College Hill LHD at Ordinance Committee 2/24

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee:

We are property owners of 109 Williams Street, Providence, RI 02906 and are writing to support the expansion of the local historic district in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

We stand with our neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for a decade. We respectfully request that you vote to recommend this zoning ordinance to the full City Council so that these properties will be under the review and protection of the Historic District Commission.

Sincerely,

Robert Allan Bonadies
Elizabeth Halsey Rounds
109 Williams Street
Providence, RI 02906
brbonadies@aol.com
bettinarounds@gmail.com

#2

Mastroianni, Tina

From: thomaswlamb@verizon.net
Sent: Tuesday, February 23, 2021 12:17 PM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Comtee 2/24

To:

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Date: February 23, 2021

Dear Members of the Providence City Council's Ordinance Committee,

My wife and I are the property owners living at 104 Benevolent St., Providence, RI 02906. We are writing to support the expansion of the local historic district in our neighborhood in order to protect its beauty and integrity.

I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Thomas & Erika Lamb

#2

Mastroianni, Tina

From: NMarkov <peaks123@gmail.com>
Sent: Wednesday, February 24, 2021 10:09 AM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair, Committee on Ordinances, Providence City Council

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am a resident of the Ward 2 College Hill Historic District, and I'm writing to support the new local historic district so vital to protect the integrity, beauty, and value of Providence neighborhoods. Property values are stable and increase in neighborhoods protected and respected for their architectural and historic significance.

I respectfully request that you vote to recommend this zoning ordinance to the full City Council so more of Providence's beautiful and unique neighborhoods will be protected by the HDC.

Sincerely,
Nina Markov

Sent from my iPhone

#2

Mastroianni, Tina

From: Peacock, Dylan <dpeacock204@g.rwu.edu>
Sent: Wednesday, February 24, 2021 10:00 AM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am a resident of the South Elmwood Historic District, and I am writing to support the new local historic district, which is so vital in order to protect the integrity, beauty and value of Providence neighborhoods. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that more of Providence's wonderful neighborhoods will be under the review and protection of the Historic District Commission.

Sincerely,
Dylan Peacock

#2

Mastroianni, Tina

From: Sarah Gleason <sgleason116@gmail.com>
Sent: Wednesday, February 24, 2021 9:38 AM
To: Clerk, City

February 24, 2021

To The Ordinance Committee of the Providence City Council:

I urge the Ordinance Committee to approve the proposed expansion of the College Hill Historic District. The residential properties within the proposed expansion are among the finest in the City, and together constitute a remarkably intact historic neighborhood. The loss of a single one through neglect or demolition would damage the value of them all.

I would like to speak at the 4:30 meeting today.

Thank you,

Sarah Gleason
401-440-4290

#2

Mastroianni, Tina

From: Jess Dolan <dolan.jess@gmail.com>
Sent: Wednesday, February 24, 2021 9:37 AM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 24, 2021

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 88 Cooke Street Unit 2, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Historic preservation ensures that this neighborhood will remain a vibrant place that provides enjoyment, inspiration, and historical enrichment to locals as well as visitors from near and far.

I stand with my neighbors who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that these properties will be under the review and protection of the Historic District Commission.

Sincerely,

Jessica Dolan

#2

Mastroianni, Tina

From: Lily Bogosian <lilybogolian@me.com>
Sent: Wednesday, February 24, 2021 8:43 AM
To: Clerk, City
Subject: Expansion of the historic district

Ten years ago my family moved to the east side of providence from Boston because we were enamored by its architectural beauty, and its easy access to cultural experiences. We bought a significant home by historical standards, the Moses Lippett TF Green house at 14 John Street. It is a great pleasure to live in a home and a community where the newcomers, students, parents, tourists, come to photograph our homes, and explore our neighborhood because it is so uniquely protected and maintained. For that, we are grateful to those who have endeavored to keep our properties and the areas surrounding them as beautiful as possible.

I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I stand with my neighbors who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Lily Bogosian

#2

Mastroianni, Tina

From: Charlotte Handy <breedhandy@msn.com>
Sent: Tuesday, February 23, 2021 7:49 PM
To: Clerk, City
Cc: Seth Handy
Subject: Historic District expansion

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 165 Williams Street,
Providence, RI 02906, and I am writing to support the expansion of the
local historic district in our neighborhood in order to protect the integrity and
beauty of the neighborhood. Property values are stable and increase in
neighborhoods which are protected and respected for their architectural
character and historical significance.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion
of the local historic district for nearly a decade. I respectfully request that you
vote to recommend this zoning ordinance to the full City Council so that our properties
will be under the review and protection of the Historic District Commission.

Sincerely,
Charlotte Breed Handy
CBH Architect LLC
165 Williams Street
Providence, RI 02906
401 368.9963

#2

Mastroianni, Tina

From: Arria Bilodeau <arriabilodeau@aol.com>
Sent: Tuesday, February 23, 2021 7:18 PM
To: Clerk, City
Subject: College Hill Local Historic District Expansion

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 122 Hope Street, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Arria C. Bilodeau

#2

Mastroianni, Tina

From: Mike Donohue <donohue419@gmail.com>
Sent: Tuesday, February 23, 2021 7:02 PM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

Hello,

I own the house at 51 Manning Street. We support the ordinance to be included in the historic district. Please let me know if you have any questions or concerns.

Best Regards,

Mike Donohue
(847) 910-6947

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 109 Transit Street, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. As a property owner within a district that was added over 20 years ago, I can attest to the fact that being within an historic district has made a great deal of difference within this Fox Point neighborhood. Property values are stable and continue to increase because of the measure of protection and respect we get for our historical structures that contribute so much to the unique significance and beauty of this neighborhood.

I am proud to stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that more properties will be under the review and protection of the Historic District Commission.

Sincerely,
Marguerite Schnepel

#2

Mastroianni, Tina

From: Rachel Schwartz <rachelmschwartz@gmail.com>
Sent: Wednesday, February 24, 2021 12:11 PM
To: Clerk, City
Subject: Expand the historic district

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I live at 171 Power Street, Providence, RI 02906. I have lived here for 39 years and enjoy living in this beautiful historic district.

I am writing to support the expansion of the local historic district in our neighborhood in order to protect its integrity and beauty. Property values are stable and increase in neighborhoods that are protected and respected for their architectural character and historical significance. When individuals and the community work to maintain the integrity of our neighborhoods with historic houses, the whole city benefits.

I stand with my neighbors who have worked for this expansion of the local historic district for nearly a decade. It is moderate: Ideally the expansion might have been more extensive, I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Rachel Schwartz

--

Rachel M. Schwartz
171 Power Street
Providence, RI 02906
401-351-6058

#2

Mastroianni, Tina

From: Liz Mauran <emauran56@gmail.com>
Sent: Wednesday, February 24, 2021 12:00 PM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 151 Power Street, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance. We have invested a huge amount of money in restoring our house, which was derelict 27 years ago.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission, under increasing pressure from neighboring institutions.

Sincerely,

Liz Rollins Mauran

#2

Mastroianni, Tina

From: Kramer, Peter <pdk@brown.edu>
Sent: Wednesday, February 24, 2021 11:45 AM
To: Clerk, City
Subject: Expand the historic district

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 171 Power Street, Providence, RI 02906. I am writing to support the expansion of the local historic district in our neighborhood in order to protect its integrity and beauty. Property values are stable and increase in neighborhoods that are protected and respected for their architectural character and historical significance. When we maintain the integrity of our neighborhoods with historic houses, the whole city benefits.

I stand with my neighbors who have worked for this expansion of the local historic district for nearly a decade. It is moderate: Ideally the expansion might have been more extensive, I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Peter D. Kramer
171 Power Street

#2

Mastroianni, Tina

From: Sally Stevenson <salsteve57@yahoo.com>
Sent: Wednesday, February 24, 2021 11:35 AM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24/21

Dear Members of the Providence City Council's Ordinance Committee,

I am the owner of 169 Hope Street, Providence, RI, 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the beauty and integrity of this neighborhood. Protection of properties with historical significance and architectural character protects the value of these homes and promotes neighborhood stability.

I stand with my neighbors, over 50% of them, who have worked toward this expansion for over a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Sarah Stevenson



THE RHODE ISLAND HISTORICAL SOCIETY
IN ASSOCIATION WITH THE SMITHSONIAN INSTITUTION

#2

ALDRICH HOUSE ♦ JOHN BROWN HOUSE MUSEUM ♦ MUSEUM OF WORK AND CULTURE ♦ LIBRARY

February 24, 2021

Providence City Council
City Hall
25 Dorrance Street
Providence, RI 02903

Dear Members of the Providence City Council,

As a steward of three historic buildings in the architecturally rich College Hill area, the Rhode Island Historical Society (RIHS) understands the importance of the Historic District Commission in protecting the tangible, cultural resources of this community and its role in reviewing how this district could and should change to recognize evolving issues of appropriateness in the twenty-first century.

The RIHS's mission is to honor, interpret, and share Rhode Island's past to enrich the present and inspire the future. Similarly, the HDC works to honor and protect the architecture of the past, specifically, for future generations. We are two sides of the same coin.

The RIHS is working hard to be a good neighbor and steward of our historic properties and landscapes by caring for our sites in a way that respects the largely residential character of College Hill.

We believe it is time that the character of this historically and architecturally significant area of College Hill be officially included in the College Hill Historic District. This area, recognized and designated by the largely honorary Hope Street, Power-Cooke Street, and College Hill Historic Districts on the National Register of Historic Places forty-five years ago, should have local historic district protection through this zoning overlay. We are happy to have our property at 110/108 Benevolent Street included in this expansion.

Thank you for your time and consideration of this matter of historic, and future, significance.

Sincerely,

C. Morgan Greffe, Ph.D.
Executive Director

Remember Interpret Honor Share

110 Benevolent Street ♦ Providence, RI 02906 ♦ Phone 401 331-8575 ♦ Fax 401 351-0127 ♦ rihs.org

#2

Mastroianni, Tina

From: Lauri Lee <fridovich@gmail.com>
Sent: Wednesday, February 24, 2021 10:28 AM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

My husband and I are the property owners of 140 Governor Street, Providence, RI 02906, and we are writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood.

Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance. We feel so lucky to live in an area with such a vibrant history, and we want to protect our investment here for years to come.

I stand with my neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Laura and Terence Lee

--

Lauri Lee
<https://www.laurileerealestate.com/>
<http://www.allabouteducation.net>
<http://lauriflee.arbonne.com>
401-450-4230

"I will find a way or make one." - Holton-Arms School motto

Mastroianni, Tina

From: John Woolsey <jclipp6@gmail.com>
Sent: Wednesday, February 24, 2021 2:37 PM
To: Clerk, City
Subject: Expansion of College Hill Local Historic District

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Hello to Members of the Providence City Council's Ordinance Committee:

My wife and I are the property owners of 27 John Street, Providence, RI 02906, which is in the Fox Point District of the city. I am writing to support the expansion of the local historic district adjacent to our neighborhood in order to protect the visual coherence and beauty of the area as well as to maintain its livability.

It is well established that property values are stable and increase in neighborhoods which are protected for their architectural character and historical significance.

I stand with more than 50% of my neighbors who have worked for this expansion of the local historic district for nearly a decade.

I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our residential area will be under the review and protection of the Historic District Commission.

Sincerely,

John M. Woolsey

Mastroianni, Tina

From: Rosalyn Gerstein <roz.gerstein@gmail.com>
Sent: Wednesday, February 24, 2021 5:20 PM
To: Clerk, City
Subject: vote for historic district expansion

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

I am the property owner of 73 Manning Street, Providence, RI 02906, and I am writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values increase in neighborhoods which are protected and respected for their architectural character and historical significance.

I stand with my neighbors who have worked for this expansion of the local historic district for nearly a decade. I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Rosalyn Gerstein and Russell Sasnett



Board
Of
Directors

Ed Bishop
Sara Bradford
Rick Champagne
Warren Curtis
Barry Fain
Seth Kurn
Kristen Lavallee
Nina Markov
Wendy Marcus
Brandy McKinnon
Chuck O'Boyle

February 24, 2021

Councilwoman Jo-Ann Ryan
Chair, Committee on Ordinances
Providence City Council

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

The College Hill Neighborhood Association submits this letter in support of Ward 1 Councilman John Goncalves's request to expand the College Hill Local Historic District. The College Hill Local Historic District was designated by the City of Providence in 1960 and expanded in 1990. The district contains almost 1,000 properties that are primarily residential. This current effort would expand protection to a further 90 properties, largely single-family homes.

Local historic districts provide the greatest mechanism by which communities and preservationists can protect our historic buildings. Furthermore, the HDC staff and commissioners apply their expertise to the review of projects so that they will be completed in a sensitive and appropriate manner for the existing building and surrounding district. Designation as a local historic district-- in this case the second expansion of the College Hill Historic District-- will protect the area, which includes both the Hope Street and Power Street-Cooke Street Historic Districts on the National Register of Historic Places, for future generations of residents, homeowners, and stewards.

We appreciate your attention to this matter and urge the City Council to support the expansion of the College Hill Local Historic District as proposed by PPS .

Sincerely,

The College Hill Neighborhood Association Board

WEST BROADWAY NEIGHBORHOOD ASSOCIATION



Officers

Terry Snook
President

24 February 2021

Rebecca Atwood
Vice President

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council

Noel Sanchez
Vice President

Via Email to City Clerk

Paul Cotter
Secretary

Re: College Hill Local Historic District Expansion

Jenica Reed Conley
Treasurer

Dear Members of the Providence City Council's Ordinance Committee,

Board

Aylssa Bishop
Angel Corprew-
Brown
Nicholas Canning
Eugenio Fernandez
Yvonne Graf
Stephanie Larrieux
Renee Morris
Alozie Nwosu
Obad Papp
Rachel Robinson
Kai Salem

As a resident of the Armory Historic District and as the Executive Director of the West Broadway Neighborhood Association that worked to double the size of this district in 2004, I am writing to strongly support the new local historic district.

Our historic districts protect the integrity, beauty and value of Providence neighborhoods which is important when over 75% of Providence's buildings are considered historic. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance. These districts are good for the environment (and preserve space in our landfill). They improve our economy. They also protect the residents *both tenants and owners* who live in these neighborhoods.

Many of you have heard from your constituents that planning and development decisions are increasingly taking place without following neighborhood plans or input from the very people that live and work in these neighborhoods. *Local historic districts give neighbors an extra layer of protection and a seat at the table and a voice in what happens in their neighborhoods.*

Staff:

Kari Lang
Rod Mortier

I respectfully request that you vote to recommend this zoning ordinance to the full City Council so that more of Providence's wonderful neighborhoods will be under the review and protection of the Historic District Commission.

Thank you in advance for looking out for the people of Providence's best interests.

Sincerely,

Kari Nel Lang
Executive Director

Mastroianni, Tina

From: Chuck O'Boyle <chuck@cvoboyle.com>
Sent: Wednesday, February 24, 2021 4:34 PM
To: Clerk, City
Subject: Support for College Hill LHD at Ordinance Committee 2/24

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee:

We are the property owners of 305 Brook Street, Providence, RI 02906 and are writing to support the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and will increase in neighborhoods that are protected and respected for their architectural character and historical significance.

We stand with our neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. We respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

Charles V. O'Boyle, Jr.
Richard Rambuss
305 Brook Street
Providence, RI 02906

Mastroianni, Tina

From: Christopher Tompkins <cptompkins@mac.com>
Sent: Wednesday, February 24, 2021 4:34 PM
To: Clerk, City
Cc: Rachel Robinson; Councilman John Goncalves; Brent Runyon; Cade Tompkins
Subject: Support for College Hill LHD at Ordinance Committee 2/24

February 24, 2021

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Council
Via Email to City Clerk

Re: College Hill Local Historic District Expansion

Dear Members of the Providence City Council's Ordinance Committee,

We are the property owners of 198 Hope Street, Providence, RI 02906 for 20 + years , and we am writing to support strongly the expansion of the local historic district in our neighborhood in order to protect the integrity and beauty of the neighborhood. Property values are stable and increase in neighborhoods which are protected and respected for their architectural character and historical significance.

We have been waiting six(6) long years for this Ordinance to be considered and passed by the City Council.

We stand with our neighbors (more than 50% of them!) who have worked for this expansion of the local historic district for nearly a decade. We respectfully request that you vote to recommend this zoning ordinance to the full City Council so that our properties will be under the review and protection of the Historic District Commission.

Sincerely,

/s/

Chris & Cade Tompkins

--

Christopher P. Tompkins
198 Hope Street
Providence, RI 02906
cptompkins@mac.com
(401) 354-9476

#2



City Plan Commission
Jorge O. Elorza, Mayor

September 18, 2019

Councilwoman Jo-Ann Ryan, Chair
Committee on Ordinances
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Attn: Shawn Selleck, City Clerk

Re: Petition to expand the College Hill Historic District

Petitioner: Providence Preservation Society (PPS)

Dear Chairwoman Ryan,

The applicant is proposing to expand the College Hill Historic District to include 90 properties as shown on the attached map. Upon establishing the boundaries of a proposed district, the City Plan Commission (CPC) evaluates requests based on conformance with section D.4 of their adopted criteria and procedures for designation of historic district overlay zones (attached to this letter). The petitioner is required to show compliance with nine standards from the CPC's policy for designation of local historic districts. These include a photographic survey of all properties, arranging three public meetings, recommending the appropriate level of protection, drafting design guidelines and contacting each property owner within the proposed district. The CPC can make a positive recommendation to the City Council to approve the expansion based on compliance with those standards. The CPC made the following findings subject to conformance with their criteria for inclusion within a historic district:

- a) **Establish the boundaries of the proposed district and prepare a map**—A map with proposed boundaries has been submitted.
- b) **Prepare documentation to demonstrate how the proposed district meets the designation criteria**—The applicant made a presentation before the CPC in September 2016 detailing how the proposed properties met the historic character and eligibility requirements for inclusion within the historic district.

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

- c) **Seek support from the City Council representative in whose ward the proposed district is located**—The applicant is in contact with Councilman Seth Yurdin, whose ward includes the study area. No indication of support was received.
- d) **Prepare a photographic survey of all properties in the proposed district**—The applicant has submitted a photographic survey of all properties within the district. Each entry includes a history of the property and architectural features of each building.
- e) **Arrange at least three (3) public informational meetings within the neighborhood where the proposed district is located**—Three meetings were conducted on October 25, 2016, November 6, 2016 and November 29, 2016. The first meeting was held at the Central Congregational Church and the other two were held at the Rhode Island Historical Society. The meetings were attended by members of the Historic District Commission (HDC) and the CPC. The submission includes agendas, sign-in sheets and informational documents that were provided at the meeting which educated residents and property owners of the effects of being located within a historic district.
- f) **Contact each property owner within the proposed district individually with information about the benefits and restrictions associated with historic district zoning**—The CPC's policy states that at least 50 percent of all property owners within the district should be in support of the designation. Per the applicant, there are 90 properties within the expansion area, which would require at least 45 documented responses in support of the change. A mailing has been sent to affected properties, providing property owners with the option to opt into the district. Only 38 documented responses in favor of the expansion were received, amounting to approximately 42 percent, short of the 50 percent threshold.
- g) **Recommend the appropriate level of protection for the district, in consultation with the neighborhood**—The petitioner recommends that the expansion area be granted the same level of protection as other properties within the City's local Historic Districts.
- h) **Prepare appropriate draft design guidelines**—The study recommends that the HDC's current standards and guidelines be applied to the CHHD expansion area.

Discussion

In reviewing the applicant's presentation, the CPC noted that the applicant was largely in compliance with the CPC's policy for inclusion within a historic district. However, support from the councilperson and support from at least 50 percent of properties supporting inclusion – which are part of the CPC's policy for inclusion – was outstanding.

It is the CPC's opinion that the petitioner has submitted sufficient information for the Council to take action. The petitioner should continue to seek support from property owners in order to exceed the 50

percent threshold of property owners supporting inclusion. The petitioner should also continue to seek the affected councilperson's support.

Based on the foregoing discussion, the CPC found that consideration of the historic district expansion by the Council would be appropriate based on submitted materials and conformance with most criteria from the CPC's policy regarding inclusion within historic districts.

RECOMMENDATION

Upon a motion by Commissioner Verdi, seconded by Commissioner Torrado, the CPC voted as follows to make a positive recommendation to the City Council to approve the expansion of the historic district:

N. Verdi AYE; L Torrado AYE; M. Gazdacko AYE; H. Bilodeau AYE

In accordance with the CPC's action, the petitioner should undertake the following actions prior to the public hearing:

1. The petitioner should continue to seek support of affected property owners to meet and exceed the 50 percent threshold of support for inclusion within the district.
2. The petitioner should continue to seek the support of the affected councilperson.

Sincerely,



Choyon Manjrekar
Administrative Officer

Encl: Map of proposed district
CPC's policy for Historic District expansion

Local Historic District Expansion in College Hill

Providence Preservation Society on behalf of Study Committee

City Council Committee on Ordinances

February 24, 2021



PROVIDENCE PRESERVATION SOCIETY

Study Committee

Property Owners

Oliver Bennett

Charles O'Boyle

Sally Lapides

Wendy MacGaw

Sally Stevenson

Rob Stolzman

MaeBeth Warner

Others

Luis Torrado, CPC Commissioner

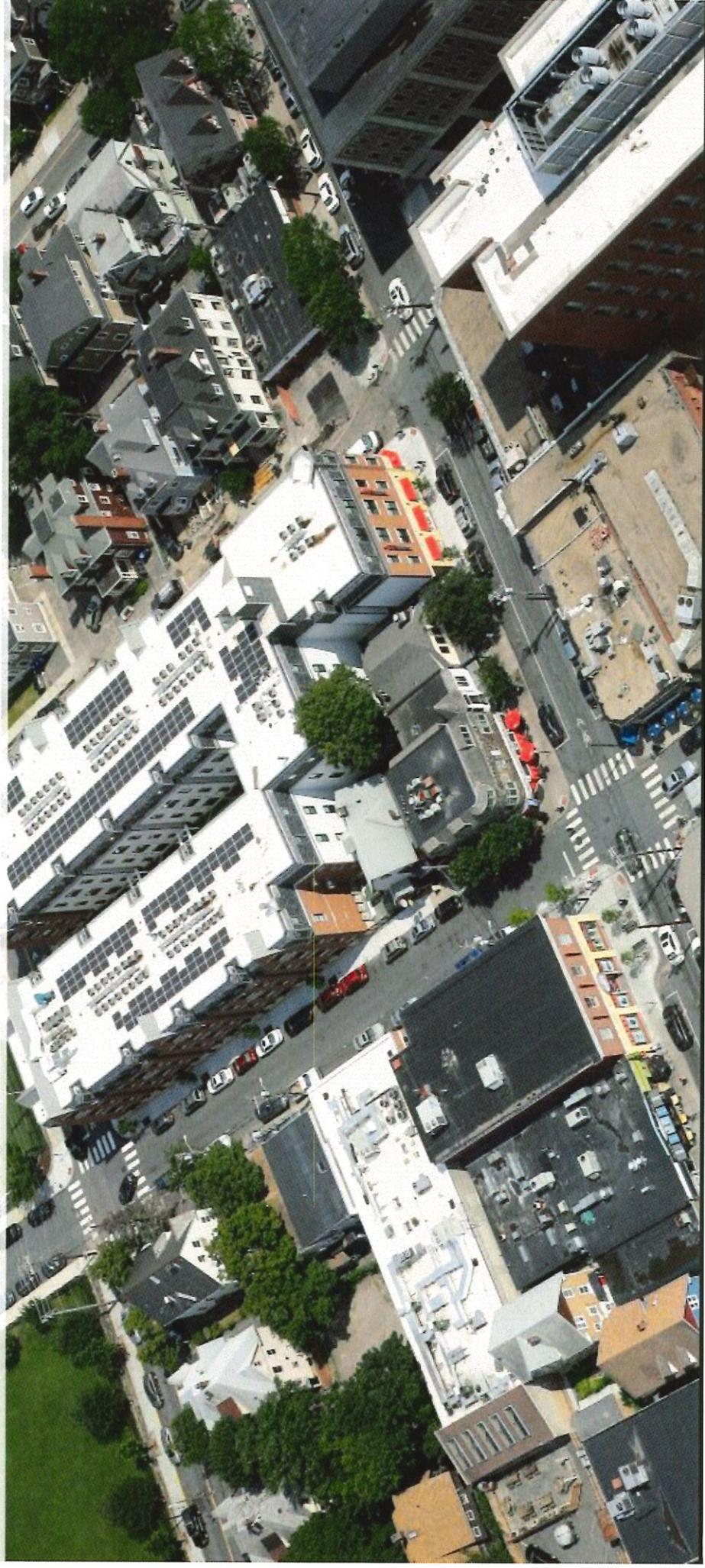
Jason Martin, City of Providence, Planner

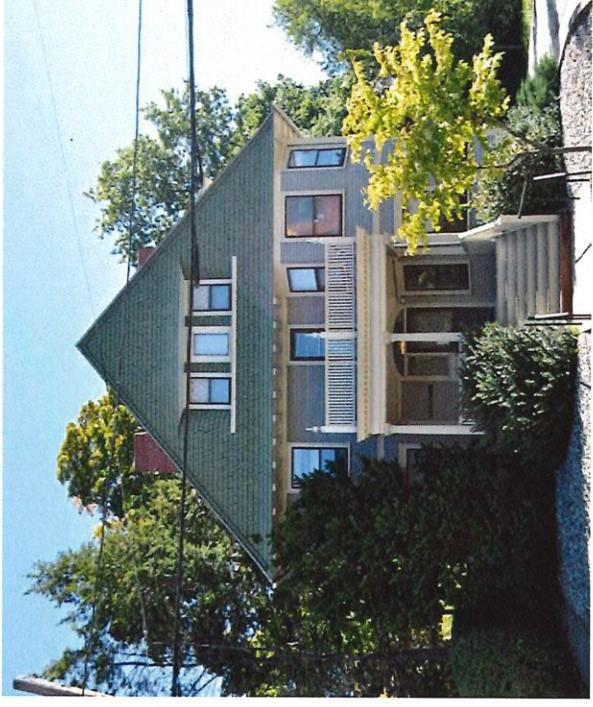
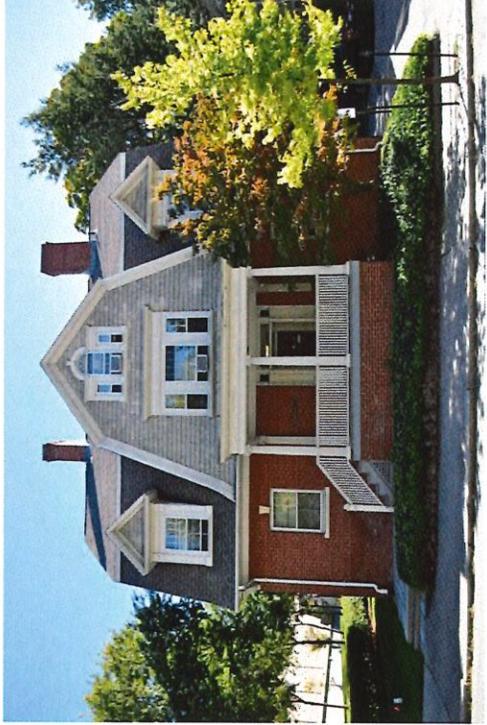
Rachel Robinson, Providence Preservation Society

Brent Runyon, Providence Preservation Society



National Register designation does not equal LHD protection or design review





Lost



434 Brook Street



436 Brook Street



442 Brook Street



444 Brook Street



450 Brook Street



167 Cushing Street

National Register District v. Local Historic District

National Register District

- Federal designation
- Listed on National Register of Historic Places
- Recognizes areas of significance
- Allows for federal historic tax credits (HTC)
- Provides limited protection from adverse effects of state or federal projects

Local Historic District

- Regulation at the city level
- Design review of exterior changes by HDC staff and commissioners
- *HDC Standards and Guidelines* assist the commission and property owners in processing application for Certificate of Appropriateness

Providence has more National Register historic district designation than local historic district protection.

NR Districts:

College Hill— 1970

Hope Street—1973

Power Street-Cooke Street— 1974

Stimson Avenue— 1973 (adjacent to study area)

College Hill Local Historic District

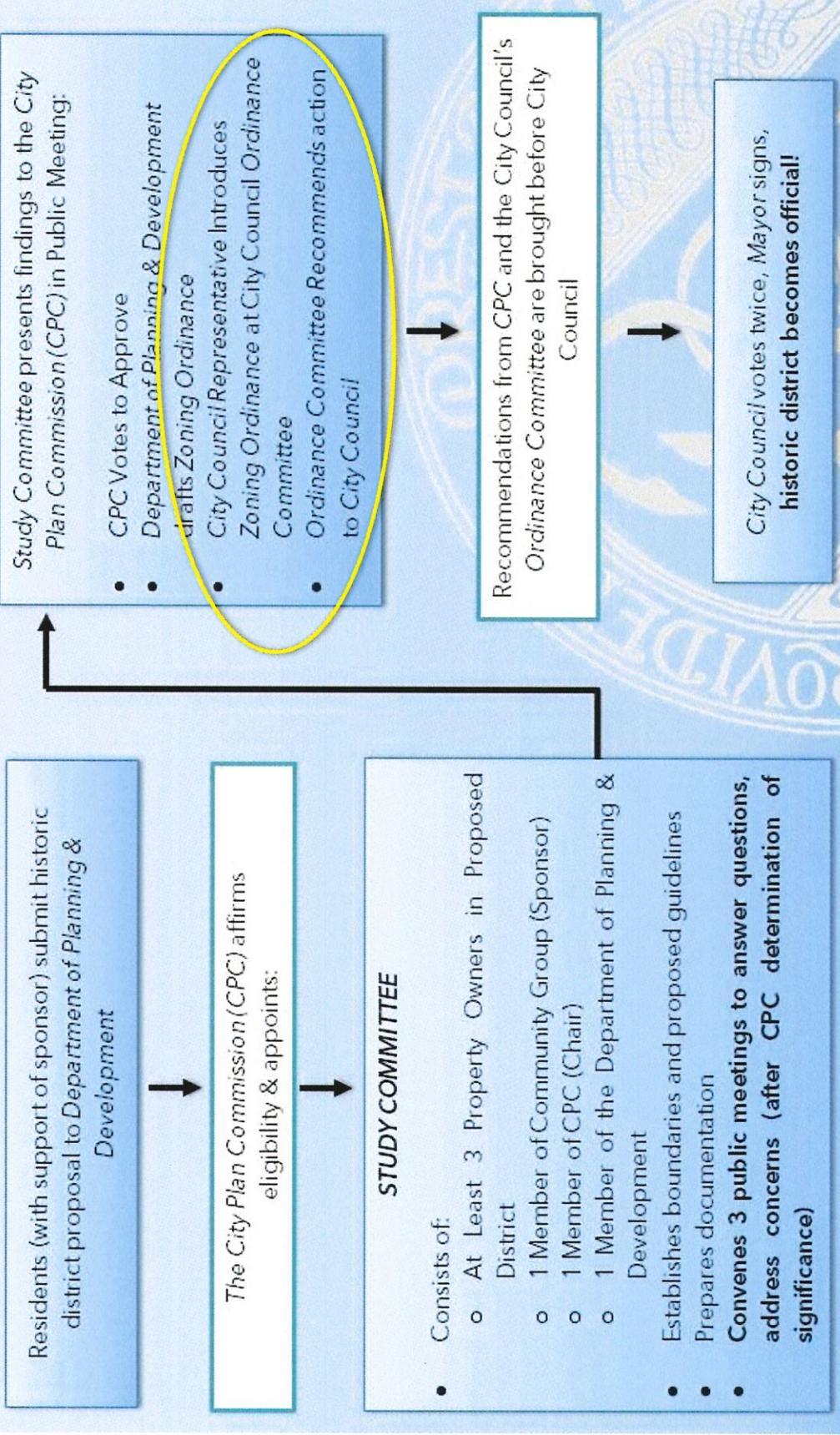
Established in 1960– first local historic district in Providence

1st Expansion– 1990

2nd Expansion– *current*

Approximately 945 properties currently; the expansion would add 90.

LHD PROCESS



Community Meetings:

- PPS hosted public meetings: October 2016, November 2016 (2)
- Brown University: May 2019, August 2019
- College Hill Neighborhood Association: June 2019, December 2020
- Fox Point Neighborhood Association: June 2019
- City of Providence (Mayor Elorza and Planning Dept.): August 2019

Correspondence with property owners

○ August 2016

○ February 2017

○ March 2017

○ June 2016

○ June 2018

○ May 2019

○ June 2019

○ September 2019

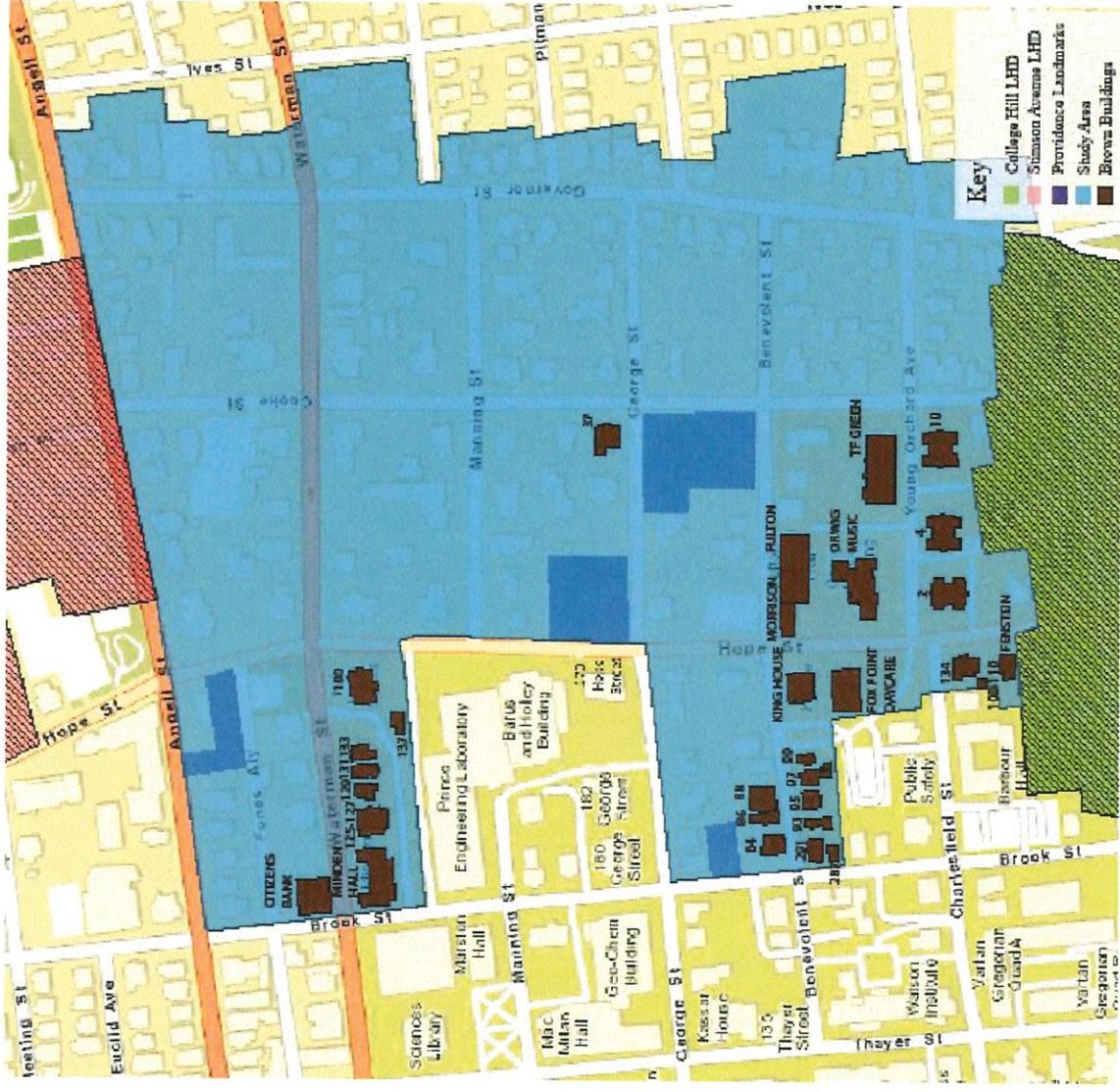
○ December 2019

○ November 2020

○ December 2020-- *certified mail*

Study Area

Approved by CPC
September 20, 2016



Study Area

National Register
Historic Districts=
no local protection

PLD- Providence
Landmark District=
Individually designated
and protected properties



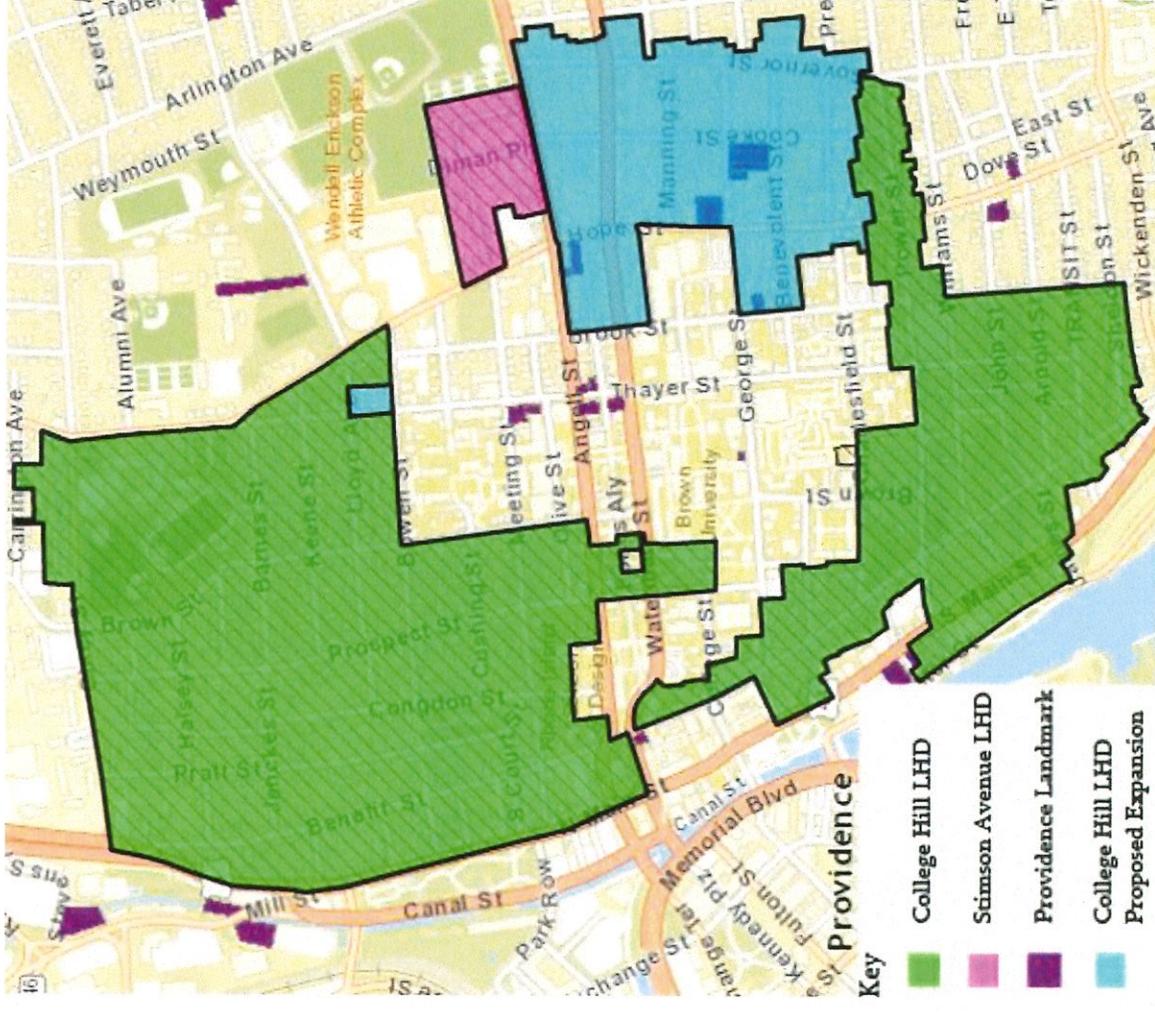
Local Historic Districts

College Hill— green

Stimson Avenue— pink

Providence Landmark
District— purple
(6 within study area)

Study Area— blue

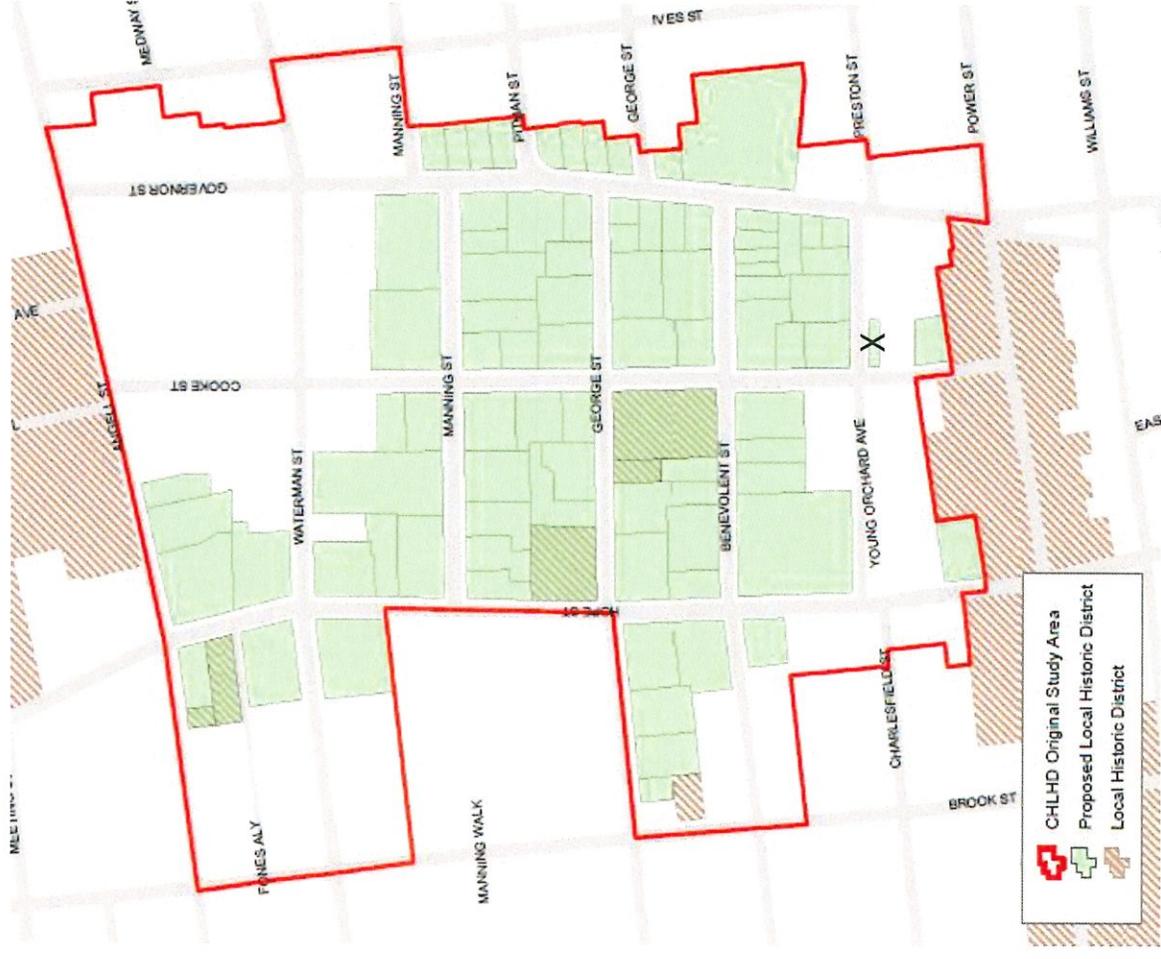


Revised Area of Expansion

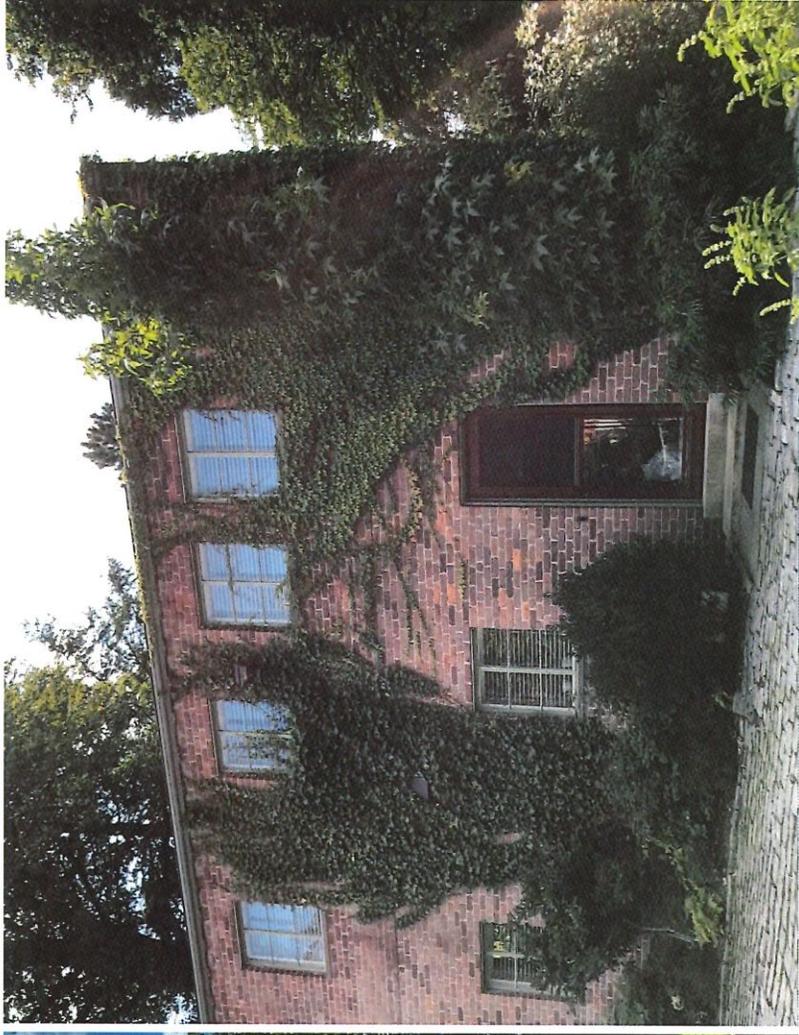
90 Properties— green

Original study area— red outline

Presented to the CPC in
September 2019 and
unanimously supported



College Hill Properties in Expansion Area



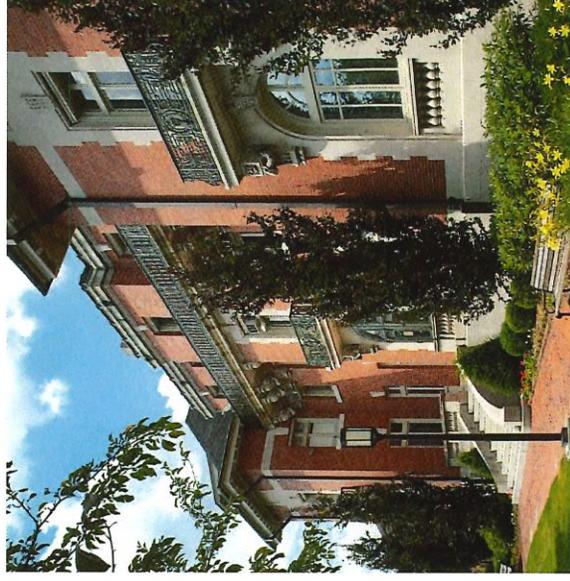
College Hill Properties in Expansion Area



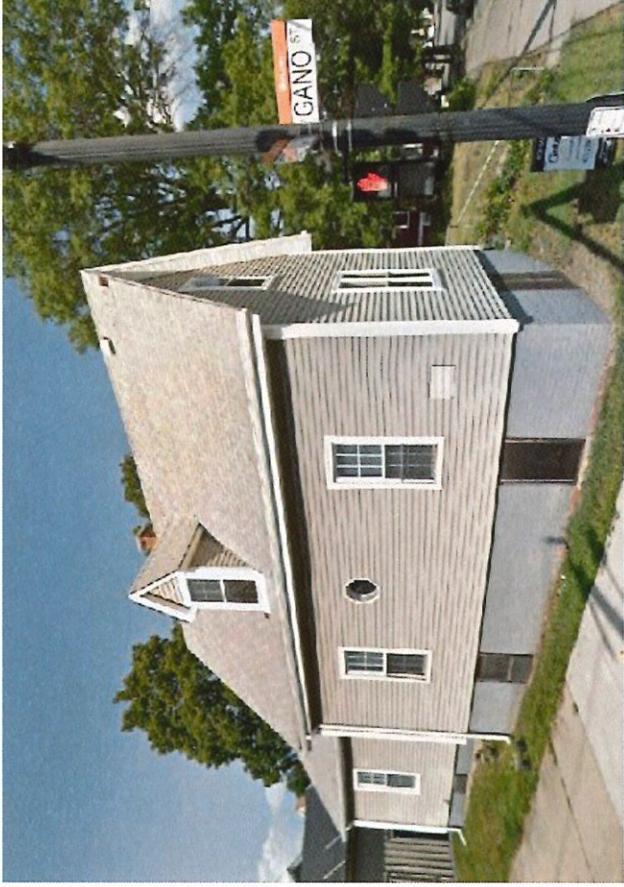
College Hill Properties in Expansion Area



College Hill Properties in Expansion Area



Without local historic district protection



Without local historic district protection



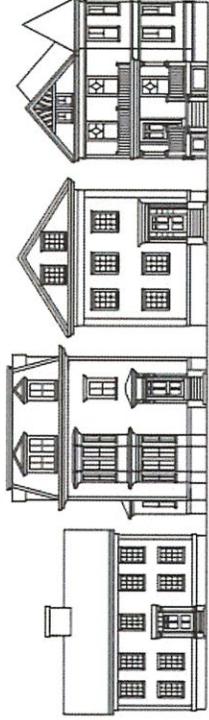
Without local historic district protection



Without local historic district protection



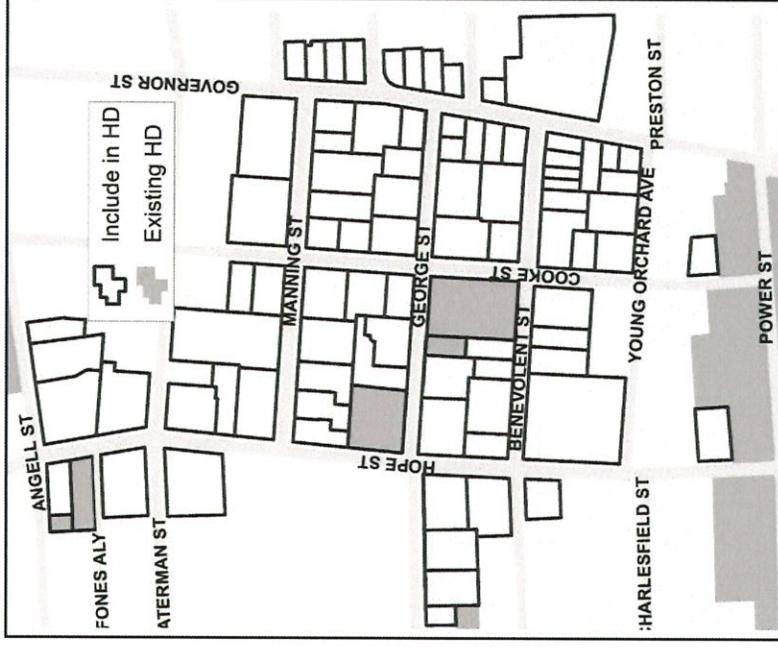
PROVIDENCE HISTORIC DISTRICT COMMISSION



STANDARDS AND GUIDELINES

for the

ARMORY, BROADWAY, COLLEGE HILL,
NORTHERN ELMWOOD, SOUTHERN ELMWOOD,
AND STIMSON AVENUE HISTORIC DISTRICTS



Thank you.

No. **AN ORDINANCE IN AMENDMENT OF CHAPTER 27 OF THE CODE OF ORDINANCES OF THE CITY OF PROVIDENCE ENTITLED: "THE CITY OF PROVIDENCE ZONING ORDINANCE," APPROVED NOVEMBER 24, 2014, AS AMENDED, TO ADD CERTAIN PARCELS TO THE HISTORIC OVERLAY DISTRICT**

Be it ordained by the City of Providence:

SECTION 1: Chapter 27 of the Code of Ordinances of the City of Providence, entitled "The City of Providence Zoning Ordinance," approved November 24, 2014, as amended, is hereby further amended by amending the Official Zoning Map to include the following parcels, as shown on the accompanying map, and Exhibit B, within the Historic Overlay District (labeled HD).

Plat	Lot	Address
013	10	138 Governor St
013	23	107 Benevolent St
013	60	235 Angell St
013	61	198 Hope St
013	67	271 Angell St
013	68	189 Hope St
013	72	185 Hope St
013	77	200 Hope St
013	78	51 Manning St
013	80	25 Cooke St
013	85	137 Waterman St
013	96	275 Angell St
013	98	120 Governor St
013	113	73 Manning St
013	120	177 George St
013	121	183 George St
013	125	195 George St
013	126	156 Hope St
013	138	154 Hope St
013	145	105 Benevolent St – <u>Original buildings only, as per attached Exhibit B.</u>
013	146	109 Benevolent St
013	148	18 Cooke St
013	152	117 Benevolent St
013	155	118 1/2 Governor St
013	158	272 George St
013	160	276 George St
013	163	283 George St
013	164	146 Governor St
013	165	140 Governor St

013	166	125 Benevolent St
013	167	118 Governor St
013	170	158 Governor St
013	173	69 Manning St
013	174	46 Cooke St
013	175	66 Cooke St
013	177	72 Manning St
013	185	199 Hope St
013	189	69 Cooke St
013	190	61 Cooke St
013	193	179 Hope St
013	194	59 Manning St
013	195	279 George St
013	199	225 George St
013	200	231 George St
013	201	110 Benevolent St
013	202	106 Benevolent St
013	210	47 Manning St
013	212	67 Manning St
013	215	71 Manning St
013	216	177 Hope St
013	220	165 Hope St
013	228	173 George St
013	232	108 Benevolent St
013	246	56 Cooke St
013	253	121 Benevolent St
013	255	129 Benevolent St
013	256	37 Cooke St
013	257	41 Cooke St
013	260	123 Benevolent St
013	261	63 Manning St
013	264	38 Cooke St
013	270	169 Hope St
013	278	236 George St
013	279	224 George St
013	280	27 Young Orchard
013	281	168 Governor St
013	283	20 Cooke St
013	284	26 Cooke St
013	290	60 Manning St
013	293	134 Waterman St
013	294	11 Young Orchard Ave
013	298	157 Hope St

013	300	104 Benevolent St
013	305	251 George St
013	306	112 Benevolent St
013	310	116 Benevolent St
013	311	253 George St
013	312	193 Hope St
014	62	181 Governor St
014	63	175 Governor St
014	64	165 Governor St
014	65	163 Governor St
014	126	159 Governor St
014	127	153 Governor St
014	128	149 Governor St
014	412	141 Governor St
014	418	147 Governor St
014	582	125 Governor St REAR
017	560	6 Cooke St
017	602	125 Hope St

[Exhibit A. Revised Map, and Exhibit B. Map and Narrative from Brown University, attached.]

SECTION 2: This Ordinance shall take effect upon passage.

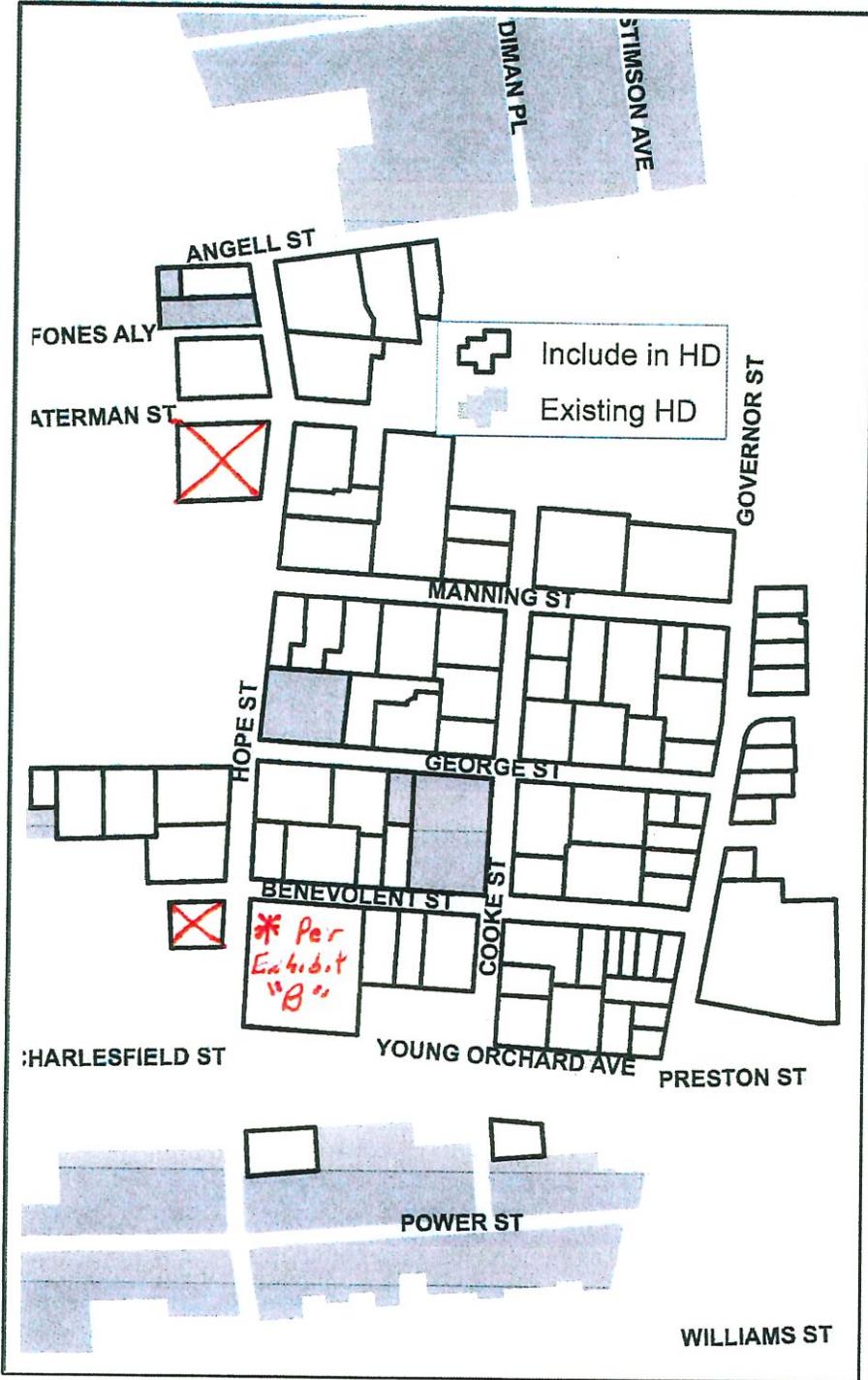
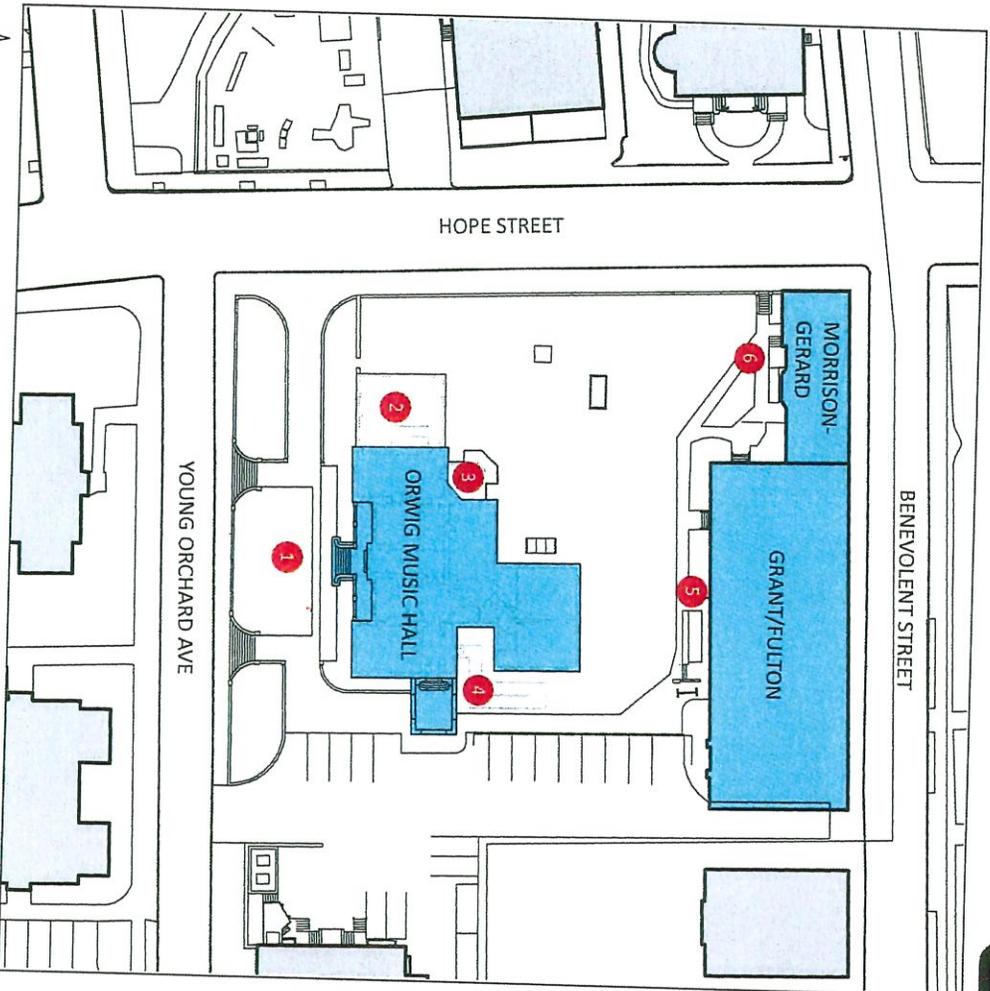
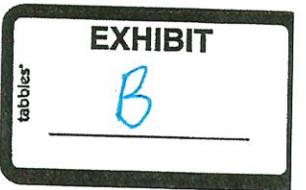


EXHIBIT
A

SECTION 2: This Ordinance shall take effect upon passage.



SUMMARY

Brown University has agreed to include the below Brown-owned buildings in the College Hill Historic District Expansion with the understanding that the Historic District boundary will encompass the historic building footprints only. The district will exclude modern building additions, alterations, site elements, hardscape, and landscape outlined in this document.

Buildings for inclusion in the College Hill Historic District Expansion:

- Orwig Music Hall (1 Young Orchard Avenue)
- Grant/Fulton Hall (105 Benevolent Street)
- Morrison Gerard Studio (151 Hope Street)

KEY

- BUILDING FOOTPRINT / BOUNDARY OF THE COLLEGE HILL HISTORIC DISTRICT EXPANSION
- # ELEMENTS EXPRESSLY EXCLUDED FROM THE COLLEGE HILL HISTORIC DISTRICT EXPANSION

ELEMENTS EXCLUDED FROM COLLEGE HILL HISTORIC DISTRICT EXPANSION

- 1 ORWIG SITE WALLS, EXTERIOR STAIRS, SITE FEATURES, AND HARDSCAPE LEADING TO YOUNG ORCHARD AVENUE AND HOPE AVENUE.
- 2 ORWIG WEST WING ADDITION CIRCA 1985
- 3 ORWIG NORTHWEST STAIR ADDITION CIRCA 1977
- 4 ORWIG NORTHEAST RAMP & ACCESS
- 5 GRANT FULTON SITE WALL, RAMP, STAIRS, AND SIGNAGE
- 6 MORRISON-GERARD EXTERIOR STAIRS AND RAMP

John J. Garrahy Law, LLC
2088 Broad Street
Cranston, Rhode Island 02805
(401) 383-3830
jgarrahy@garrahylaw.com

**Re: Opposition to Proposed Expansion of the College Hill Local Historic District
(Item 30875)**

This submission is made on behalf of Walter Bronhard, the owner of 130-134 Waterman Street, a property within the proposed expansion of the College Hill Historic District (“CHHD Proposal”). For the reasons set forth below, we respectfully request that the Ordinance Committee (“Committee”) postpone its vote on the CHHD Proposal.

A favorable vote now would be difficult to undue, but postponement would cause no harm at all. This is clear, because the City has, for more than six decades, deemed it unnecessary to include the area in question as part of the CHHD, which was first created in 1960, revised in 1977, and then again in 1990, all without inclusion of the currently contemplated expansion area. Further, there is no imminent threat that any historic structures in the area will be altered any time soon. Postponing a vote would only be beneficial, as it would provide additional time to address serious problems with the CHHD Proposal, which we identify in this letter. As you will see, so serious are these problems that if the Committee decides to vote on the CHHD Proposal sooner than later, on the current record it must vote against it.

We identify six issues of material concern:

First, no effort whatsoever has been made to solicit input from people who live outside the expansion area. The City Council represents the entire City, but to date the only outreach efforts with respect to the CHHD Proposal have been made to owners of property within the expansion area. While the Proposal will obviously affect those within the proposed expansion area, it will also inevitably affect – in an exclusionary manner – those who live in other neighborhoods in the City. As noted in a recent Forbes article entitled “Cities Should Think Twice About Expanding Historic Districts” (Ex. A), the expansion area is in the “most expensive [zip code area] in Providence,” and its house prices are “well above the recommended home price to income ratio of three to four that housing researches often use as a simple indicator of housing affordability” *Id.* at p. 2. Further, “[i]ncreasing the historic overlay . . . is likely to make the area even less affordable than it currently is,” and to “limit flexibility to construct additional housing to meet the housing demand.” *Id.* at 2-3.

There is little question that the CHHD Proposal, if adopted, will make an already exclusive area even more exclusive. Before this happens it is incumbent upon the Committee to at least afford those who will be excluded an opportunity to voice their concerns. The proponents of the Proposal have been given five years to garner support (with noted lack of success) for expansion from those within the expansion area, but they have not done any outreach at all to those outside of the area who will likewise be affected. Before voting the CHHD Proposal up or down it

would seem to be only right to take at least five extra months to solicit the views of those in other City neighborhoods, and to explore ways in which concerns they express could be addressed.

Second, no consideration has been given to the City's recently adopted Anti-Racism Resolution, and the manner in which the CHHD Proposal is antithetical to that Resolution.

The City Council's very recent Anti-Racism Resolution states that "Providence was established on white supremacy culture which negatively impacts Black, Indigenous and people of color (BIPOC) communities," and bemoans "the displacement of Black and Indigenous communities to build industrial sites, highways, and roads." The Resolution further provides that "[i]t is not enough for the employees of Providence to be non-racist; City structures and policies need to be anti-racist," and "existing policies such as zoning" need to be updated, revised, and made more inclusionary. The CHHD Proposal would do just the opposite. It is exclusionary, not inclusionary. It promotes white supremacy, and puts yet another neighborhood within Providence further out of the reach of BIPOC communities. It is racist, not anti-racist. At a minimum, the apparent conflict between the profound cry for change embodied by the the Anti-Racism Resolution, and the more-of-the-same CHHD Proposal, must be addressed by the Committee before it willy-nilly adopts the Proposal. We would hope that the Committee would not want to be seen as paying lip-service to anti-racism, but then, when it comes to action returning to the City's old racist ways.

Like the Anti-Racism Resolution, the City's "Anti Displacement and Comprehensive Housing Strategy," published just three months ago, recognizes that "Providence must now confront the consequences of decades of governmental and private policies that segregated neighborhoods and produced unequal outcomes for residents of different races," which include that "home values are higher in predominantly White neighborhoods, and air quality is worse in predominantly Black neighborhoods." *Id.* at 14-15. Similarly, the Climate Justice Plan, which was published in the fall of 2019, recognizes that "a priority should be placed on preventing neighborhood displacement" of people of color (*id.* at 20, 39, 41) – which can include both forcing minorities out of certain neighborhoods and imposing barriers to their entry into well-off neighborhoods (*id.* at 82). Per the Plan, the City should promote "[e]fficient, affordable, [and] durable housing" (*id.* at 21, 41-42) and "help[] to facilitate systems changes to increase community voice and decrease disproportionate harms caused to low-income communities and communities of color" (*id.* at 30). Again, the effect of the CHHD Proposal would be just the opposite.

At the Committee's February 24, 2021 meeting, a Committee member suggested that a key reason to adopt the CHHD Proposal is that Brown University has, in the past, pursued developments that displaced people of color. But there are few, if any, people of color in the expansion area, and as currently comprised, the area encompasses no university-owned properties. In other words, adoption of the CHHD Proposal will not stem the any displacement that might be caused by Brown property development. Rather, it would, in fact, displace and exclude minorities from the expansion area by raising the already high barriers to entry into the area.

The City's anti-racism policies were adopted *after* the PPS initiated the CHHD Proposal in 2016. And the City, including this Committee, has simply not taken the time necessary to consider the

tensions, inconsistencies, and outright conflicts between these newly adopted policies and that which the CHHD Proposal seeks to preserve. There are those who, in good faith, view features within the expansion area as having architectural significance. But imposing a historic district designation on the area also has the effect of honoring its “cultural, social, economic, [and] political history.” See Providence Ordinance at § 1100(D).

Indeed, PPS’s own description of the expansion area makes it unmistakably clear that the history PPS is seeking to preserve is that of the well-to-do. As PPS notes, the “Hope Street Historic District” portion of the expansion area “presents an excellent and intact picture of the quiet, well-maintained urban residential areas which were developed in the second half of the XIX Century to house this country’s growing prosperous and upper-middle classes.” And the Power Street-Cooke Street Historic District, which is also included in the expansion area, consists of structures built by, among others, “importers, bankers, merchants,” textile manufacturers, and “the second or third generation of prosperous locals.” PPS’s April 2019 submission to PPS entitled “College Hill Local Historic District Expansion” at § 4(b). This is the history that, along with beautiful architecture, would be preserved by the CHHD Proposal. But as the Anti-Racism Resolution makes clear, much of this history is history the City should be ashamed of. It is not history to be preserved, and expanded.

It is difficult, if not impossible, to reconcile the City’s clearly expressed anti-racist policies with the adoption of a zoning amendment that (1) freezes in time an area that has historically reaped the most benefits from Providence’s racist past; and (2) will impose even higher barriers to entry into that area. At a minimum, before the Proposal is adopted, time should be taken to consider and address the apparent schism between anti-racism and the Proposal, and to see if it is possible to find a path to reconciliation.

Third, no consideration has yet been given to alternatives that could be inclusive where the CHHD Proposal is exclusive. As far as we can tell, no effort has been made to solicit and consider possible alternatives to the CHHD Proposal. Mr. Bronhard is committed to providing affordable housing on the East Side and within the historic district to students, minorities, and others who have not historically lived in the neighborhood. As an alternative to the CHHD Proposal, he is prepared to make a commitment to provide subsidized housing each semester to at least one Brown or other local university student of color, who would otherwise not be able to afford off-campus housing. He is also prepared to make a substantial contribution to purchase and then convert a truly historic property in the expansion area for use as a museum that would tell the good, bad, and ugly history of College Hill, including the history of displacement and exclusion of the BIPOC communities. Postponing a vote on the merits of the CHHD Proposal would provide an opportunity to explore Mr. Bronhard’s suggestions, as well as others, all of which would be designed to reach out to the BIPOC communities, rather than push them further and further away.

Fourth, the CHHD Proposal does not have sufficient support from those within the expansion area. As originally proposed in 2016, the expansion area included at least 187 properties. See Appendix – Chronology, starting at page 6 below. Three years later – in June 2019 – the PPS, having been unable to muster anything close to 50% support, cut the size of the expansion area in half, as part of an effort to eliminate the properties whose owners had publicly expressed

opposition. *Id.* This, of course, was inconsistent with the recommendation in the 1994 HDC Policies and Guidelines, at Section C(5)(b), against drawing boundaries “to exclude individual properties solely on the basis of owner objection.” But even with this improper effort to achieve the requisite support, over the course of five full years, PPS has only managed to obtain 53% support, i.e., just a smidgeon of support above the bare minimum required. As the Committee’s Chairperson recognized at the February 24, 2021 meeting, a higher percentage should be required given how onerous the historic district overlay restrictions are and how costly they can be. As far as we have been able to determine from the public record, no significant, if any, additional support has been obtained since the February 24th meeting.

Fifth, to the extent support has been obtained for the CHHD Proposal, much of that support is stale. The publicly available record reflects that much of the support for the CHHD Proposal was provided in 2017 and 2018 and has not been updated. But the proposal that existed in 2017-18 is not the Proposal that is before the Committee today. Today’s Proposal applies to half the properties of the earlier proposal, and no longer applies to any Brown University properties. The original proposal, which encompassed 24 Brown-owned properties, was principally motivated by a concern that Brown had destroyed dozens of nearby historic structures and was threatening to destroy several more. But since Brown has successfully extricated all of its properties from the expansion area, the current Proposal will do nothing to prevent Brown from destroying historic properties. In other words, the principal reason that drove the original proposal, and presumably much of the support it garnered prior to 2019, has been gutted by Brown’s political success at removing its properties from the expansion area. It certainly cannot be assumed that those who express support for the pre-2019 version of the proposed expansion would still support the current Proposal. That old support is stale, and should not count as part of the 53% support that the current Proposal supposedly has. The current CHHD Proposal does not include Brown properties, thereby effectively gutting the main reason behind the original proposal. Therefore, it cannot automatically be assumed that those who supported the original proposal would support the current one.¹

Sixth, at least some of the properties that remain in the expansion area have no significant value architecturally or in any other respect. Mr. Bronhard’s property, for instance, was built in 1970, and has no historically notable features. It is also at the outer edge of the currently proposed expansion area. It simply does not make sense to include his property, or any like it, in a CHHD expansion area.

* * *

¹ It is also noteworthy that the 1994 HDC Policies and Guidelines required “a study committee consisting of at least three (3) neighborhood property owners” to hold at least three community meetings concerning the proposal. *Id.* at § D(2) and (4)(e). Only one of the three study committee members (Ms. Lapidés) at the time the three community meetings were held in 2016 owned property that is still included in the expansion area. Further, there is no publicly-available record showing that the study committee held any community meetings (let alone the three required meetings) for the current CHHD Proposal.

While there is no question that historic districts can serve a useful purpose, they can also increase house prices, decrease affordable housing opportunities, and perpetuate inequalities. No effort has been made to solicit input from those outside the expansion area who may be adversely affected by it. Further, the CHHD Proposal, despite PPS's efforts over a five year period, has never generated significant support even from those within the expansion area. The City has only recently acknowledged its racist past and the importance of actively soliciting the participation of historically marginalized members of the community in attempting to eliminate inequities that the past has created. Now is not the time to recognize the historical significance of yet another upper-class neighborhood without at least considering the proposal in the context of the City's new policies. In all events, the area in question has thrived since the CHHD was created in 1960 without ever having been made part of the district, and there is no urgent need to add the area to the district now. Before voting on the CHHD Proposal, additional time should be taken to give due consideration to the concerns we have articulated.

Appendix – Chronology

Date	Event	Source
1960	College Hill Historic District (“CHHD”) created.	See “Frequently Asked Questions of Local Historic Districts at p. 8.
1977	CHHD expanded.	See “Frequently Asked Questions of Local Historic Districts at p. 8.
1990	CHHD expanded a second time.	See “Frequently Asked Questions of Local Historic Districts at p. 8.
July 2016	PPS proposes yet another expansion of the CHHD.	Minutes of July 19, 2016 CPC meeting.
9/20/16	CPC votes to create a study committee re: proposed expansion, which included 187 properties.	CPC Minutes of 9/20/16 Meeting; slide show re: “Study Area Quick Facts.”
10/25/16	Study committee holds first community meeting on PPS’s proposal; only 6 property owners attend.	“College Hill Local Historic District Expansion,” dated 7/31/2018.
11/6/16	Study committee holds second community meeting; only 1 property owner attends.	“College Hill Local Historic District Expansion,” dated 7/31/2018.
11/29/16	Study committee holds third community meeting; only 11 property owners attend.	“College Hill Local Historic District Expansion,” dated 7/31/2018.
2/6/17	PSP mailing states “a <u>signature of support</u> is required by the property owner” (emphasis in original).	2/6/17 mailing. .

Date	Event	Source
2017-2018	PSP collects signed petitions from the owners of 37 of the properties then within the expansion area (only 26 of which are in the current expansion area).	Petitions on file.
6/18/19	CPC meeting. PSP stated that it had obtained support from the owners of only 36 of the 166 properties within the expansion area. CPC recommended that PSP obtain more support and/or eliminate properties whose owners objected to the expansion.	CPC's 6/18/19 "Agenda Item 4"
9/18/19	First indication that the proposed expansion area has been dramatically reduced to "90 properties." However, even with that reduction, "only 38 documented response in favor of the expansion were received, amounting to 42 percent, short of the 50 percent threshold." The CPC recommended that "petitioner . . . continue to seek support from the property owners." The CPC also voted "to make a positive recommendation to the City Council to approve the expansion of the historic district."	9/19/19 CPC letter
Fall 2019	City publishes its "Climate Justice Plan"	Climate Justice Plan
7/16/20	City Council adopts Anti-Racism Resolution	"Resolution of the City Council"

Date	Event	Source
February 2021	City publishes "Anti Displacement and Comprehensive Housing Strategy"	"Anti-Displacement and Comprehensive Housing Strategy"
February 24, 2021	Ordinance Committee meeting; PPS was asked to obtain additional support from owners of property within the expansion area.	

Written Testimony for Ordinance Change #1 Historic Overlay Chapter 27

I'm speaking today to encourage City Council to approve our historic district application. I moved to Hope Street and settled in Providence precisely due to the unique character of the historic neighborhoods and communities. Providence currently has an advantage over living in a suburb, or a metropolitan area that does not recognize the benefits of managing the vitality of these assets. Our neighborhood values the architectural preservation of property and encourages others to do the same by our actions. I want to be clear - I do not oppose development and change. I do support thoughtful and considered application of those concepts when working in a historic district. Our neighborhood is a vital part of the City. Acknowledging our district as historic will have a positive effect on the Council's efforts to promote Providence as a desirable place to live and work and reward the efforts of its constituents for investing in that vision.

Wendy MacGaw
177 Hope St
Providence RI 02906
248-867-3508

Local Historic District Expansion in College Hill

PPS on behalf of Study Committee

City Council Committee on Ordinances

May 24, 2021



PROVIDENCE PRESERVATION SOCIETY

Local Historic District

- Historic district overlay is a zoning change
- Regulation at the city level
- Design review of exterior changes by HDC staff and commissioners
- Demolition review
- New construction review
- *Standards and Guidelines* assist the commission and property owners in processing application for Certificate of Appropriateness

Study Committee

Property Owners

Oliver Bennett

Charles O'Boyle

Sally Lapides

Wendy MacGaw

Sally Stevenson

Rob Stolzman

MaeBeth Warner

Others

Luis Torrado, CPC Commissioner

Jason Martin, City of Providence

Rachel Robinson, Providence Preservation Society

Brent Runyon, Providence Preservation Society

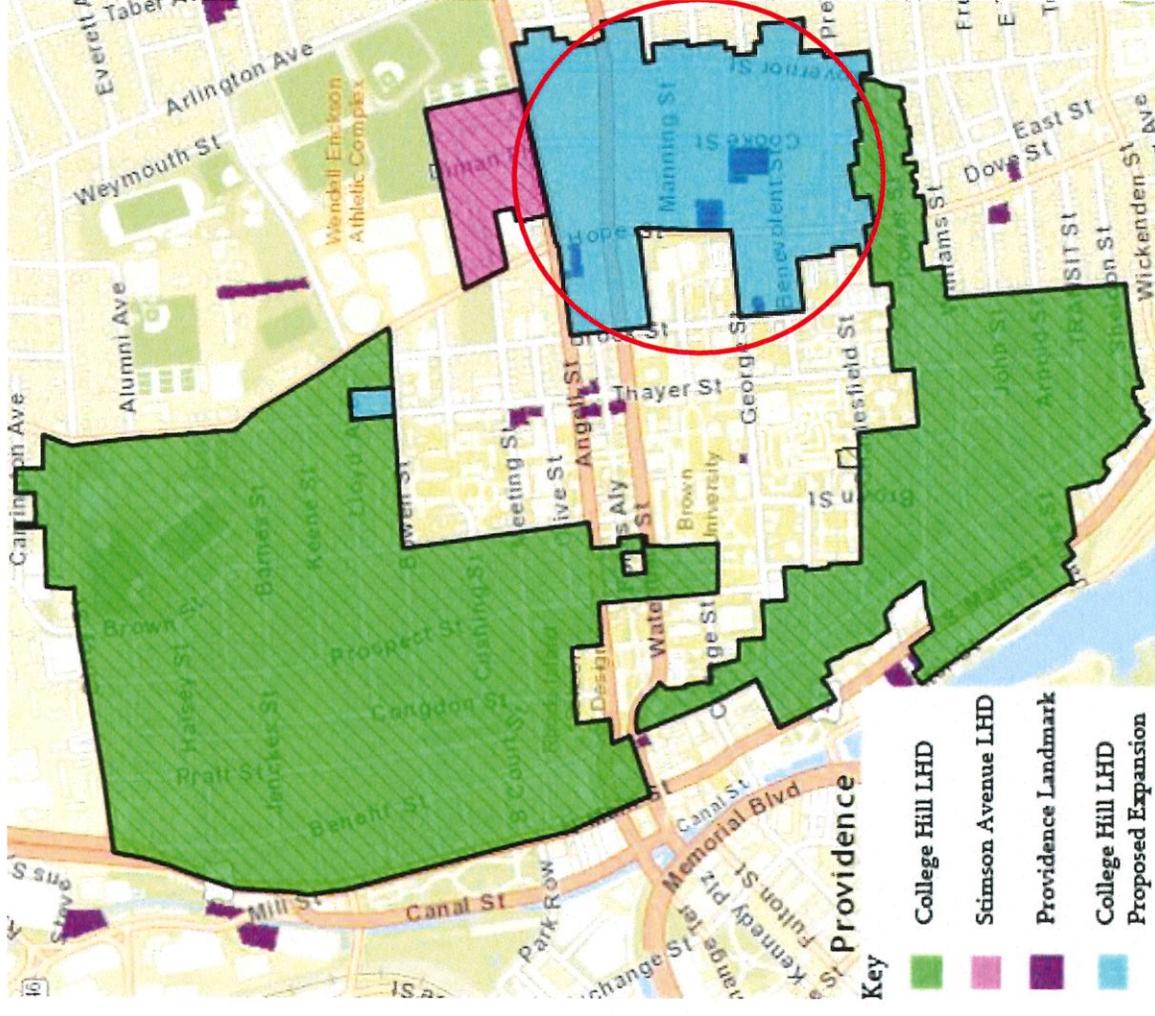
Local Historic Districts

College Hill— green

Stimson Avenue— pink

Providence Landmark
District— purple
(6 within study area)

Study Area— blue



Study Area

National Register
Historic Districts=
no local protection



Community Meetings:

- Ward 1 Meeting: December 2020
- Brown University: May 2019, August 2019, April 2021
- College Hill Neighborhood Association: June 2019, December 2020, March 2021
- Fox Point Neighborhood Association: June 2019
- City of Providence (Mayor Elorza and Planning Dept.): August 2019
- PPS hosted public meetings: October 2016, November 2016 (2)

Public Hearings:

- CPC: September 2016, September 2019
- City Council Committee on Ordinances: February 2021, May 2021
- Next stop: City Council

Revised Area of Expansion

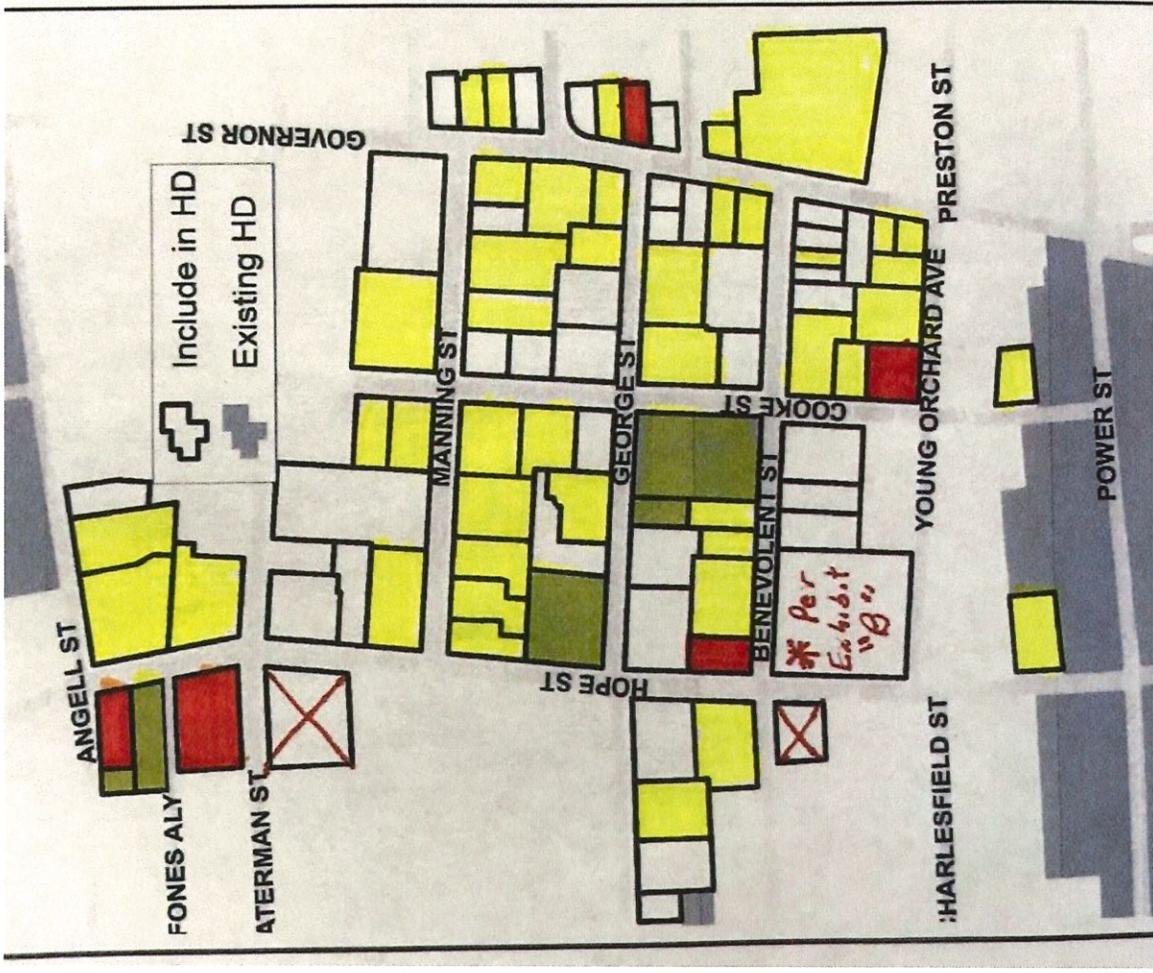
88 Properties

Support: 48 (yellow + green)

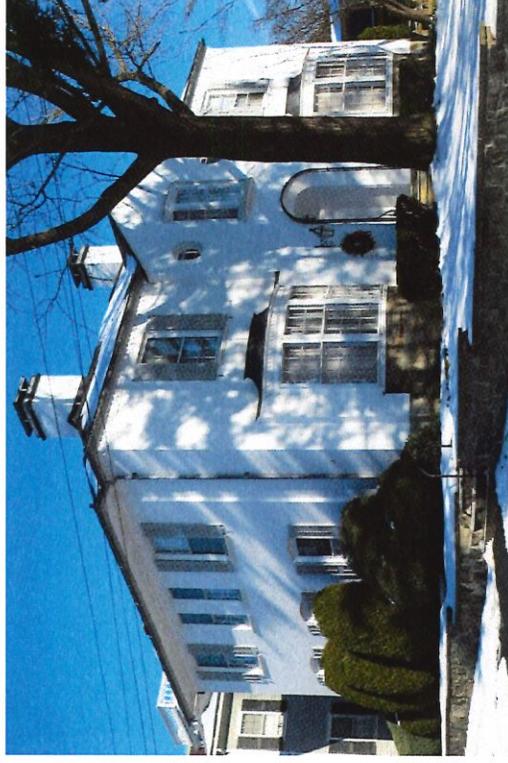
Opposition: 5 (red)

Brown Univ.: 1 ("Exhibit B")

No response: 34 (no color)



Documented Opposition



18 Cooke Street



200 Hope Street



149 Governor Street



157 Hope Street



130-34 Waterman Street

Letters sent by PPS to property owners

- August 2016
- June 2019
- February 2017
- September 2019
- March 2017
- December 2019
- June 2016
- November 2020
- June 2018
- December 2020-- certified mail;
- May 2019
- **26% of letters returned**

Response Rate

61.4 % Responded (54)

38.6% No Response (34) → 2 condo buildings
2 vacant lots

Response

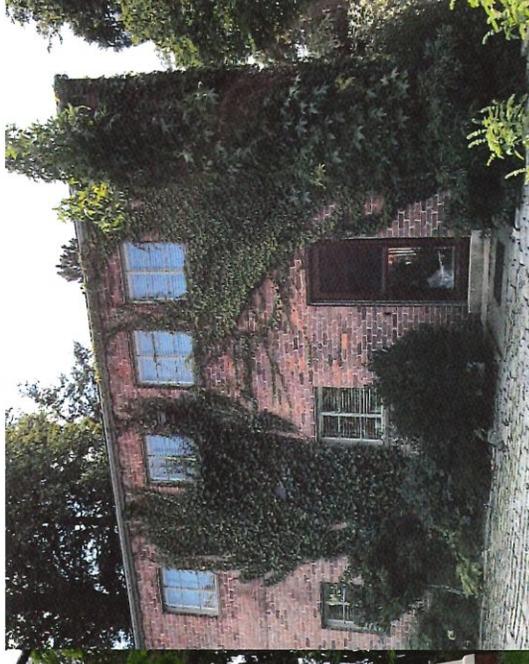
88.9% Support

9.3% Oppose

1.8% Brown Univ.

55% of the 88 property owners support

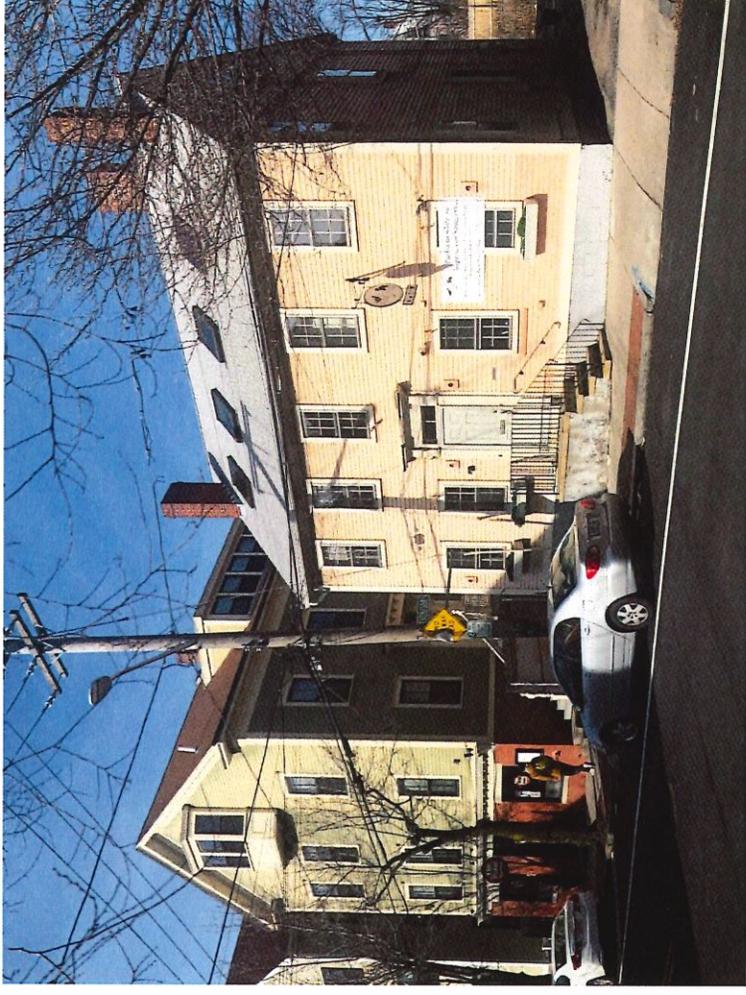
College Hill Properties in Expansion Area



Without local historic district protection



Without local historic district protection

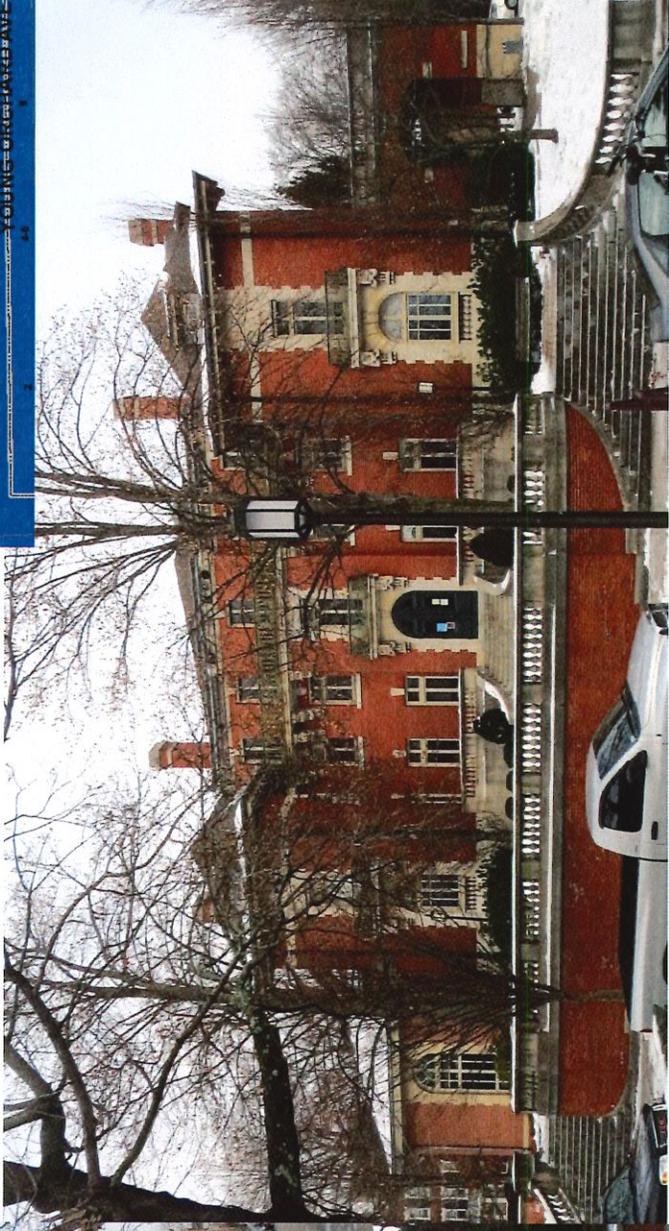


DENIED

Without local historic district protection



Compromise reached with Brown University:
Orwig Music Hall, Morrison-Gerard, and Grant/Fulton
104 Benevolent Street (aka 1 Young Orchard Avenue)
will be included



Brown University Owned Properties in Original Study Area (24)



Brown University Owned Properties in Revised Area (1)



Thank you!



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