



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

December 7, 2023

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

Dear Council President Miller,

I am pleased to present this 2022-2023 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2022 through September 30, 2023. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's eight local historic districts, of which there are more than 2,600 properties listed. During 2021-2022, the Planning Department received 149 applications for Certificates of Appropriateness. The Commission reviewed 49 applications, with 100 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process. 6.8% of Providence's land area falls within a local historic district. The PLD by itself covers 2.9% of the City. From late September 2013 until today, property-owners have spent \$324,183,413 on building permit work in Providence's local historic districts. In the same span, property-owners have spent \$2,462,367,830 in the City as a whole. Local historic districts have accounted for 13% of spending in 7% of the land area during this time.

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

Sincerely,



Joseph I. Mulligan III, Director

cc: Providence City Council  
City Clerk

JM/jm

IN CITY COUNCIL  
JAN 04 2024

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.



CLERK

DEPARTMENT OF PLANNING & DEVELOPMENT

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

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

CLG Contact Information					
Reporting Period:	October 1, 2022 - September 30, 2023		Town/City of:	Providence	
Name of Contact Person:	Jason Martin, Preservation Planner		Address:	Dept. of Planning & Development, 444 Westminster St, Ste 3A, Providence, RI 02803	
Phone Number:	401.680.8817		Email Address:	jmartin@providenceri.gov	
<b>CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.</b>					
1. Was the HDC's enabling legislation amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the amendment.	
2. Were procedural or design guidelines developed or amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of new or amended guidelines.	
3. What are the current design standards in use by the HDC? (Name document(s) if applicable.)			S&G Armory, Broadway, College Hill, North Elmwood, PLD - Residential, Power-Cooke, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; applicable.) PHDC Rules & Regulations		
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		See	Attached	
	New Construction				
	Relocations				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?			<input type="radio"/> Yes <input checked="" type="radio"/> No		
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH an explanation of how the case was reviewed and why an exception was permitted	
7. Were any districts enlarged?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the revised district map and indicate how many historic properties were added.	
8. Were any new Historic Districts added?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the district map(s).	
9. Were any new properties designated?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a list of the properties and addresses.	
<b>CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.</b>					
1. Commission Membership: List Commission members, dates of appointment and expiration, and, as applicable, their qualifications in a preservation-related field:					
Name	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	
Michael Marino, Regular Member, Chairman	9/2020	9/2023	Lawyer	mmarino@grsm.com	
Edward Sanderson, Regular Member, Vice Chairman	9/2022	9/2025	Preservationist	edsanderson625@gmail.com	
Clark Schoettle, Regular Member, Dep. Vice Chairman	9/2020	9/2023	Preservationist	c.schoettle@cox.net	
Cornells de Boer, AIA, Regular Member	9/2020	9/2023	Architect	haynes.deboer@verizon.net	
Ramiro Enciso, Alternate Member	9/2020	9/2023	Realtor	renciso@residentialproperties.com	
Glen Fontecchio, R.A., Regular Member	9/2021	9/2024	Architect	glen@gfontecchio.com	
Neal Kaplan, Regular Member	9/2022	9/2025	General Contractor	nealeslate@cox.net	
Catherine Lund, D.V.M., Regular Member	9/2021	9/2024	Veterinarian	info@clty-klty.com	
Tina Regan, Regular Member	9/2022	9/2025	Preservationist	rainymorn@msn.com	
Victoria Wilson-Barnes, Regular Member	9/2021	9/2024	Architect	vichprov@aol.com	

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

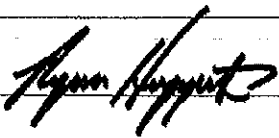
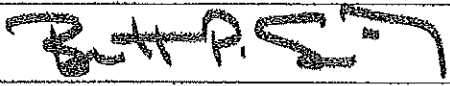
<b>2. Meetings Held and Attendance: Indicate total number of meetings held and complete attendance chart for each commissioner.</b>													
Check box for all months in which a meeting was held:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Commissioner Name	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022	Apr. 2022	May 2022	Jun. 2022	Jul. 2022	Aug. 2022	Sept. 2022	
See attached													
<b>Notes:</b>													
<b>3. State law requires that HDC meeting minutes are filed with the Secretary of State's Office within 35 days of a meeting. Are all meeting minutes for the reporting period posted online on the Secretary of State's website?</b>										<input checked="" type="radio"/> Yes		<input type="radio"/> No	
<b>4. Total number of vacancies during the year:</b>				2		<b>5. Was each vacancy filled within 90 days?</b>				<input type="radio"/> Yes		<input checked="" type="radio"/> No	
<b>4. Were vacancies filled by professionals who meet the Professional Qualification Standards in 36 CFR 61?</b>										<input type="radio"/> Yes		<input type="radio"/> No	
<b>5. If vacancies were not filled within 90 days or were not filled by professionals meeting the Professional Qualification Standards, please provide an explanation here:</b>				Two City Council positions are vacant and have not been filled.									
<b>6. Describe any relevant trainings, conferences, workshops, or RIHPHC-sponsored trainings/events attended by commission members or staff. Include the name of the event and the name(s) of the member(s) who attended.</b>  If you have suggestions for topics for future HDC training to be offered by RIHPHC, please list/describe suggestions here as well.				Some informational meetings, trainings, conferences, or workshops related to historic preservation were attended by members and staff. Some have attended virtual conferences and trainings, including the State Historic Conference and the National Trust Conference.									
<b>CRITERION #3: Local Governments must maintain a system for the survey and inventory of historic properties.</b>													
<b>1. Has any survey work been completed?</b>				<input type="radio"/> Yes		<input checked="" type="radio"/> No		<b>2. If yes, how many properties have been surveyed?</b>					
<b>3. Has the RIHPHC had an opportunity to participate in the work?</b>				<input type="radio"/> Yes		<input type="radio"/> No		<b>4. Was the survey work recorded on RIHPHC forms?</b>				<input type="radio"/> Yes	<input type="radio"/> No
<b>5. Did the RIHPHC receive duplicate forms, maps, and photographs within sixty days of completion?</b>										<input type="radio"/> Yes		<input type="radio"/> No	

# Rhode Island Historical Preservation & Heritage Commission

## Certified Local Government Annual Report Form

<b>CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act.</b>					
1. Did you evaluate the National Register eligibility of any properties?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Did you prepare any National Register forms?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?			<input type="radio"/> Yes	<input type="radio"/> No	
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:		21-CLG-6 Diversifying the Guide to Providence Architecture was closed. 23-CLG-05 Neutaconkanut Hill National Register Nomination was awarded and has begun. This grant is a "pass-through" and is being administered by the sub-grantee, the Neutaconkanut Hill Conservancy.			
<b>CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.</b>					
1. Are all records including meeting minutes publicly accessible?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Are notices of public meetings published or posted in advance?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
3. Briefly describe how the public is given opportunity to comment on National Register nominations:		Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and in the lobby of 444 Westminster Street.			
<b>NARRATIVE:</b>					
1. Provide a brief narrative of the HDC's notable activities or accomplishments for FFY 2022.					
<ul style="list-style-type: none"> <li>• Providence has eight Local Historic Districts, containing a total of approximately 2,600 properties.</li> <li>• This CLG years the Commission and its staff have reviewed 158 applications (55 by the Commission, 107 by Staff).</li> <li>• Meetings are a "hybrid" with the Commission Members and staff being present (Member Regan was granted a waiver by the RI Governor's Commission on Disabilities to attend meetings remotely, and continues to do so). Applicants and the public have the option to be physically present or to participate via Zoom. Staff reports and related materials for agenda items are available on the Commission's website. There is also an archive of past meeting's materials.</li> <li>• Certified Local Government funding: 21-CLG-5 Survey of Neutaconkanut Hill Park Survey and National Register Evaluation &amp; 21-CLG-6 Diversifying the Guide to Providence Architecture. Both grants are "pass-throughs" and being administered by the sub-grantees, Neutaconkanut Hill Conservancy and the Providence Preservation Society, respectively. 21-CLG-5 has been finalized. 21-CLG-6 is ongoing.</li> <li>• The Planning Department has been working with the State of RI Division of Capital Asset Management &amp; Maintenance in the adaptive reuse of the Cranston Street Armory. As the Director's representative, the Preservation Planner sits on the Armory Steering Committee and the Technical Review Committee.</li> <li>• In the past CLG year the City's Preservation Planner has conducted 144 environmental reviews in coordination with a Memorandum of Agreement with the RI Historical Preservation and Heritage Commission, allowing for Federally funded projects to be efficiently reviewed and approved.</li> <li>• The City's Preservation Planner has coordinated multiple projects at City-owned properties with the RI Historical Preservation and Heritage Commission, particularly with the Parks Department, primarily in Roger Williams Park, listed on the National Register of Historic Places.</li> <li>• The Planning Department continues to work on adding protections to vulnerable properties within the City. In conjunction with the Providence Redevelopment Agency we continue to explore designating St. Theresa's Church (265 Manton Ave), King's Cathedral (1860 Westminster Street), the Ralph Street School (22 Rye Street) and the Textile Finishing Machinery Company (50 Sims Street) to the local historic district (PLD-ICBD). An ordinance would need to be reintroduced to City Council for consideration.</li> </ul>					

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

Assurances			
<p>I hereby certify:</p> <ul style="list-style-type: none"> <li>I. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island.</li> <li>II. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island.</li> <li>III. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town/City and the Rhode Island Historical Preservation &amp; Heritage Commission.</li> </ul>			
Signature of Historic District Chairman		Date	December 5, 2023
Printed/typed name	Ryan Haggerty, Chairman		
Signature of Chief Elected Official		Date	12/6/2023
Printed/typed name	Hon. Brett P. Smiley, Mayor		

## ATTACHMENTS CHECKLIST

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

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



## Providence Historic District Commission

Jorge O. Elorza  
Mayor

December 23, 2022

### APPLICANTS/OWNERS

Michael & Jennifer Gazdacko  
78 Harrison Street  
Providence, RI 02909

### RESOLUTION 22-47

#### Application 22.074

WHEREAS, the applicant, Michael & Jennifer Gazdacko, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 84 Harrison Street, Plat 32, Lot 262, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on December 19, 2022, with the following members present: Marino, Sanderson, Schoettle, deBoer, Fontecchio, Lund, Kaplan, Wilson-Barnes; and

WHEREAS, Mr. Glenn Buie, designer/builder, representing the applicant, appeared before the Commission for the scheduled item; and

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

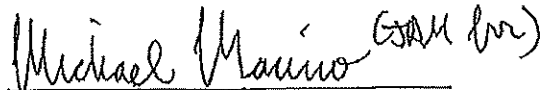
WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 84 Harrison Street is currently a vacant lot within the Armory local historic district.
2. The application for New Construction is considered complete.
3. At the August 22, 2022 meeting the Commission granted conceptual approval (Res 22-34).
4. The work as proposed consists of New Construction and includes the construction of a two-family residence.

5. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
6. The work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.
7. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the New Construction as submitted by the Applicant is appropriate. Upon motion made by Mr. Schoettie, seconded by Mr. Fontecchio, the Commission voted unanimously (8 to 0) to grant final approval of the proposal as submitted having determined that the alterations are appropriate as the alterations are architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing and accepting the recommendations in the staff report, with staff to review any additional details.

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

A handwritten signature in black ink that reads "Michael Marino" followed by a circled "GSM for" in smaller script.

Michael S. Marino  
Chair

## PROJECT SUMMARIES - OCTOBER 1, 2022 through SEPTEMBER 30, 2023

### Summary of Projects\*

Total Applications Reviewed:	149
Applications Reviewed by HDC: (Alterations, Demolition, New Construction, Relocation)	49
Applications Reviewed by Staff: (Repairs, Replacements in Kind, Restorations, Minor Alterations)	100

### Breakdown by Project Type

Project Type	Totals	Approved	Denied	Pending <sup>1</sup>	Withdrawn	Appealed
In-House <sup>2</sup>	100	100	0	0	0	0
Alterations	44	38	3	1	2	0
Demolitions	1	1	0	0	0	0
New Construction	4	4	0	0	0	0
Relocations	0	0	0	0	0	0
<b>TOTALS*</b>	<b>149</b>	<b>143</b>	<b>3</b>	<b>0</b>	<b>2</b>	<b>0</b>

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 144 Federally subsidized projects in the City. A sample approval letter has been attached.

\*Some applications might cover two types (i.e.: repairs & sign). This would account for any discrepancy in the number of applications by type and number of total applications reviewed. There are no such discrepancies this period. There were five projects of this type during this reporting period.

<sup>1</sup>Pending includes applications that are either incomplete or that are complete and the review is ongoing by either the Commission or Staff.

<sup>2</sup>In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by Staff; no public meeting is required.



# PROJECT SUMMARIES - OCTOBER 1, 2022 through SEPTEMBER 30, 2023

## Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	7	7	0	0	0	0
Armory (expansion)	21	21	0	0	0	0
Broadway	19	19	0	0	0	0
College Hill	71	67	2	1	1	0
North Elmwood	8	7	1	0	0	0
Power-Cooke	6	6	0	0	0	0
PLD <sup>1</sup> - ICBBD	2	2	0	0	0	0
PLD - Residential	4	3	0	0	1	0
South Elmwood	8	8	0	0	0	0
Stimson Avenue	3	3	0	0	0	0
<b>TOTALS</b>	<b>149</b>	<b>143</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>

## Total applications compared from October, 1996-September, 2023:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) <sup>2</sup> [29%] <sup>3</sup>	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
2018-2019	164	38 (1) [23%]	128 (1) [77%]
2019-2020	144	40 (1) [28%]	104 (1) [72%]
2020-2021	152	45 [30%]	107 [70%]
2021-2022	157	55 [32%]	107 [68%]
2022-2023	149	49 [32%]	100 [68%]
<b>27 year total</b>	<b>4579</b>	<b>1194 [26%]</b>	<b>3408 [74%]</b>
<b>27 year average</b>	<b>1690</b>	<b>44 [25%]</b>	<b>127 [75%]</b>

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

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

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



CITY OF PROVIDENCE  
Jorge O. Elorza, Mayor

**MEMORANDUM**

Date: November 22, 2022  
To: AnnMarie Scofield, Compliance Officer  
From: Jason Martin, Principal Planner  
Subject: 231 Amherst Street, AP 63, Lot 142, Joslin Community Center

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231 Amherst Street, AP 63, Lot 142, former schoolhouse, 1886, is an historic resource, being individually listed on the National Register of Historic Places. The proposal to replace the existing boiler is an exempt activity and as such, no historic property is affected. No further review is needed.

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

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

[illegible]