

JOHN F. PALMIERI  
Director



VINCENT A. CIANCI, JR.  
Mayor

## DEPARTMENT OF PLANNING AND DEVELOPMENT

*"Building Pride in Providence"*

November 1, 2001

Mr. Michael Clement  
City Clerk  
Providence City Hall

Dear Mr. Clement:

Enclosed with this letter is the 2000-2001 Annual Report of the Providence Historic District Commission (PHDC). The report summarizes the PHDC's activities for the year October 1, 2000 to September 30, 2001. We are pleased to forward the following:

- 1) One (1) copy for the Mayor.
- 2) Fifteen (15) copies for each member of the City Council.
- 3) One (1) copy for your files.

No action is needed by the City Council regarding this report. Please contact me at ext. 521 should you have any questions.

Sincerely,

Christopher J. Ise  
Senior Planner

IN CITY COUNCIL  
NOV 15 2001

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

CLERK

**PROVIDENCE HISTORIC DISTRICT COMMISSION  
ANNUAL REPORT**

**OCTOBER 1, 2000 – SEPTEMBER 30, 2001**

**Prepared for:  
Certified Local Government Program  
Rhode Island Historical Preservation & Heritage Commission  
Old State House  
150 Benefit Street  
Providence, RI 02903**

**Prepared by:  
City of Providence  
Department of Planning and Development  
400 Westminster Street  
Providence, RI 02903**

CRITERIA #2

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

1. Membership

- a. ATTACH an up-to-date address list of your commission's members and contact person. Note the number of HDC meetings attended by each member.
- b. ATTACH a resume for each new name added to the list since the last reporting period.

2. Vacancies

- a. Total number of vacancies during the year. 5
- b. Was each vacancy filled within ninety days? no
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? yes

d. Please explain if you answered no to either of the two previous questions.

Neal Kaplan replaced Diane Echmalian (resigned 2/00) 5/01

Auxiliary and one (1) General Assembly positions remained

vacant all year

The terms of Lisa Ardente and Malcolm Chace expired 9/1/01.

These terms are pending new appointments.

3. Meetings

Total number of meetings held: 11

4. Professional Training

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

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CRITERIA #3

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

1. Has any survey work been done? no
- a. If yes, how many properties have been surveyed? \_\_\_\_\_

PLEASE NOTE: If survey work has been conducted during the year, the RIHPHC survey staff will be asked to answer the following questions about your survey. (You do not need to answer these questions.)

- b. Has the RIHPHC had an opportunity to participate in the supervision of the work?
- c. Was the survey work recorded on RIHPHC forms?
- d. Does the work meet the Secretary of the Interior's Standards?
- e. Did the RIHPHC receive duplicate forms, maps and photo negatives within sixty days of the completion of the work?

CRITERIA #4

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

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

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

2. CLG Grant-In-Aid
- a. List any grant-in-aid projects completed or currently in progress. Briefly describe the current status.
- Providence Industrial Sites Survey (ongoing)
- 
- PHDC Illustrated Guidelines (ongoing)
- 
- Summit Neighborhood NR Nomination (in progress)
- 
- Armory District Expansion (ongoing)

CRITERIA #5

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

1. Public Participation

a. Are all records publicly accessible? yes

b. Are notices of meetings published or posted in advance? yes

c. Briefly describe how the public is given the opportunity to comment on National Register nominations.

National Register nominations are listed as agenda items on the  
HDC's regular meeting agenda.

2. Assurances

a. ALL HISTORIC DISTRICT COMMISSION MEETINGS HAVE BEEN ANNOUNCED AND MEET THE REQUIREMENTS OF THE OPEN MEETINGS LAW, TITLE 42, CHAPTER 46, OF THE GENERAL LAWS OF RHODE ISLAND (1976, 1982, 1984).

b. HISTORIC DISTRICT COMMISSION MEMBERS ARE IN COMPLIANCE WITH THE CONFLICT OF INTEREST LAW, TITLE 36, CHAPTER 14, RI GENERAL LAWS, WHICH REQUIRE THAT EACH MEMBER FILE A YEARLY FINANCIAL STATEMENT WITH THE CONFLICT OF INTEREST COMMISSION AND THAT THEY REFRAIN FROM CERTAIN PROHIBITED ACTIVITIES INCLUDING OFFICIAL CONDUCT WHICH COULD RESULT IN PERSONAL FINANCIAL GAIN.

c. I HEREBY CERTIFY THAT THE HISTORIC DISTRICT COMMISSION CONTINUES TO MEET THE REQUIREMENTS FOR CERTIFICATION IN ACCORDANCE WITH THE RHODE ISLAND CERTIFIED LOCAL GOVERNMENTS PROGRAM REGULATIONS, AS AMENDED.

Clark Schmitt  
Signature, Historic District Chairman

Oct 29, 2001  
Date

Unairose Curran  
Signature, Chief Elected Official

Oct 31-2001  
Date

**Attachment 1**  
**Project Summaries**

## PROJECT SUMMARIES - OCTOBER 1, 2000 through SEPTEMBER 30, 2001

### Summary of Projects

Total Applications Reviewed:	191
Applications Reviewed by HDC: <i>(Alterations, Demolition, New Construction, Relocation)</i>	65
Applications Reviewed by Staff: <i>(Repairs, Replacements in Kind, Restorations, Minor Alterations)</i>	126

### Breakdown by Project Type

Project Type	Totals	Approved	Denied	Pending <sup>3</sup>	Withdrawn	Appealed
In-House <sup>1</sup>	<b>126</b>	126	0	0	0	0
Alterations	<b>60</b>	46	0	13	1	0
Demolitions	<b>0</b>	0	0	0	0	0
New Construction	<b>4</b>	0	0	4	0	0
Combinations <sup>2</sup>	<b>1</b>	0	0	1	0	0
Relocations	<b>0</b>	0	0	0	0	0
<b>TOTALS</b>	<b>191</b>	<b>172</b>	<b>0</b>	<b>18</b>	<b>1</b>	<b>0</b>

### Notes

<sup>1</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 on behalf of the HDC; no public meeting is required.

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

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

**Breakdown by District**

<b>District</b>	<b>Totals</b>	<b>Approved</b>	<b>Denied</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Appealed</b>
Armory	<b>3</b>	3	0	0	0	0
Broadway	<b>20</b>	17	0	3	0	0
College Hill	<b>123</b>	116	0	7	0	0
Downtown/Jewelry	<b>3</b>	3	0	0	0	0
North Elmwood	<b>10</b>	6	0	4	0	0
South Elmwood	<b>29</b>	23	0	5	1	0
Stimson Avenue	<b>3</b>	2	0	1	0	0
<b>TOTALS</b>	<b>191</b>	<b>170</b>	<b>0</b>	<b>20</b>	<b>1</b>	<b>0</b>

**Total applications Compared Over Five Years**

	<b><u>Totals</u></b>
1996-1997	<b>220</b>
1997-1998	<b>186</b>
1998-1999	<b>176</b>
1999-2000	<b>203</b>
2000-2001	<b>191</b>

**Attachment 2**

**PHDC Minutes 10/00 – 9/01**

**PHDC MINUTES  
NOVEMBER 6, 2000**

A meeting of the Providence Historic District Commission was held on Monday, November 6, 2000, rescheduled from Monday, October 23, at the Department of Planning and Development, 400 Westminister Street, Providence, RI 02903.

Members Present: Malcom Chace, Cornelius deBoer, Clark Schoettle, Councilman John Lombardi, Councilwoman Patricia Nolan

Members Absent: Mildred Parrillo, Lisa Ardente

Staff Present: Sam Shamoon, Roberta Groch

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

Minutes of the Meeting of August 28, 2000:

On a motion by Mr. deBoer, seconded by Mr. Schoettle, the minutes of the meeting of 8/28/00 were approved.

**NEW BUSINESS**

PROJECT REVIEW

**1) 73 Prospect Street (College Hill)**– No one appeared to discuss the application and the matter was continued.

**2) 157 Congress Street (South Elmwood)** – Sister Fay Medina appeared to discuss the violation at the Dominican Home for erecting replacement steps and railings without a Certificate of Appropriateness.

Mr. deBoer recommended replacing vinyl panels with wood lattice. Sister Fay stated that stray cats had been entering the area beneath the porch when there was lattice on it previously. The solid panels were erected to keep them out. Mr. deBoer recommends that they use a more tightly spaced lattice and/or wire mesh behind it to prevent the animals from entering.

Mr. deBoer made a motion to reject the completed work and to redesign it, including: replacement of solid vinyl panels with painted wood lattice; removal of the wood railings and replacement with wood that attempts to replicate the design of the porch railing (flat top for posts, spacing of balusters, location and design of top and bottom newel posts, removal of double newel post, mitred and returned stair tread), or replace with the original black metal railings. The applicant shall submit a new design of stairs and lattice for staff approval. The motion was seconded by Mr. Chace and was approved unanimously.

Councilwoman Patricia Nolan joined the meeting.

**3) 28 Arnold Street (College Hill)** – Peter and Joanne Wooding, applicants, appeared before the Commission to discuss installation of antique wood pilasters and lengthening of steps.

The applicants have found pilasters that they will use. The Commission recommended that they use brownstone steps without bluestone caps.

Mr. Chace made a motion, citing Standards 8 and 9, to approve the application. The motion was seconded by Ms. Nolan and unanimously approved.

**4) 73 Prospect Street (College Hill)** – David Anderson appeared to discuss the work at the First Church Christ Scientist. Mr. Anderson proposed to replace window trim on southern windows with Synboard (a synthetic substitute for wood) and replace the storm windows with wooden storms. The Commission recommended that the applicant replace the storm windows with metal storms.

Mr. Anderson stated that the church does not have the funds to repaint the windows. The sill will be covered with copper and casings replaced with Synboard. This material is desirable because of its ability to hold paint without failure for a longer period than wood.

A motion was made by Mr. deBoer to approve the application. The motion was seconded by Mr. Chace and unanimously approved.

**5) 402 Broadway (Broadway)** – Christine Engustian a lawyer who is representing the church, Silvano Mastrogiuseppe, architect, and Harold Nazarian of the project at Sts. Vartanantz Church appeared before the Commission. They would like to construct a wheelchair accessible ramp on the West Elevation of the Church consists of low masonry wall surrounded by ornamental metal railing.

Ms. Engustian stated that the design is in conformity with the type of architecture prevalent at the time the original building was constructed, but is also in conformity with the Armenian history, culture, religious drawings and structures.

Mr. Mastrogiuseppe analyzed the site and the general of ideas of handicap ramps on historic buildings; he wanted to do something that did not look like a handicap ramp. The certain motifs from Armenian and western art and the architectural elements going into the 19<sup>th</sup> century are what he used for main bases of design.

A discussion took place regarding the need for a second railing and the idea of a horizontal railing. Mr. deBoer suggested that Building Inspection be consulted as to the need for a second hand rail.

Councilman Lombardi made a motion to move upon the recommendation made by Mr. deBoer to check with Building Inspection about the second railing. Mr. Schoettle seconded it. It was unanimously approved. The applicant must construct as submitted or, if finding that the ramp requires a second hand rail, submit drawings for staff review.

**6) 94 Congdon Street (College Hill)** – Mr. and Mrs. Nichols, and William Kite the architect appeared before the Commission to discuss the restoration of the appearance of an addition to the house, the removal and the replacement of the rear deck, the removal of all shingles on the house and installation of clapboard typical of Greek revival houses and the construction of a small entry porch on the south elevation which was original to the house. The applicant is seeking conceptual review.

They are proposing a 3-story addition, including taking off the existing back addition so that there is family room with a deck and a master bedroom above with a small deck over-looking the City on the 3<sup>rd</sup> floor. There is also a space off the dormer that would allow a small deck to occur on the back face of the new addition. At the final presentation they will provide a three-dimensional model. They are also adding a new chimney for a new fireplace. They are seeking conceptual approval for the overall approach to the back addition, including the massing, size and general configuration. They would like to

replicate a pre-existing porch which, they believe, was on the south face of the house (they cannot locate the historic photograph which showed the porch). They are not prepared to propose details for that porch other than to say they would like to replicate it. They would also like to add a third parking space on the site. The Commission recommended that the applicant's architect explore putting the chimney inside the house.

Mr. Schoettle made a motion to approve the conceptual design, citing Standard 8; it was seconded by Councilwoman Nolan, who added Standard 9. The motion was unanimously approved.

**7) 276 Benefit Street (College Hill)** – Jeffrey Scorza, architect, and David Mumford, owner, appeared before the Commission to discuss the installation of skylights on the roof and new windows on the north elevation of 276 Benefit Street to increase amount of light that enters a dark apartment. They also proposed the creation of a new window opening on the 3<sup>rd</sup> floor of the south elevation of the living room. The proposal is to match as closely as possible the existing windows on the front elevation.

Mr. Scorza said that there are two existing skylights on the front elevation of neighboring units and an existing roof access hatch. The skylight in the rear is for the kitchen, which has hardly any sunlight entering. Mr. Mumford pointed out that the majority of the brick buildings in College Hill have skylights including the Court House, and the Eliza House. Mr. deBoer said that all of these houses have skylights at the ridge of the house.

The Commission said the location of the skylight is the main problem. Mr. Schoettle said he would be willing to approve the one on the back of the house. The Commission suggested that they eliminate the one big skylight on the east façade and move the other skylight on the east façade to the ridge to match the size of those on the neighboring units.

Councilwoman Nolan made a motion to approve the installation of one skylight on the western roof slope, the solatube on the southern roof slope, citing Standards 8 and 9, and one skylight at the ridge of the roof on the eastern roof slope that will match the other neighboring skylights, citing the same standards. Mr. Chace seconded it. The motion was unanimously approved.

**8) 171 Broadway (Broadway)**- Daniel Calenda, owner, and Roland Vincent, contractor, appeared before the Commission to discuss repairing portico damage, installing three new columns to replace the wrought iron supports and installing a wrought iron railing to the bottom post attached to granite stair.

Mr. Calenda made it known that he is an employee of the City.

Mr. Schoettle suggested that they submit a new drawing with more detail. The owner should also look at how the projecting hood is detailed: a half-round bead to define the scale should be added. New drawings should be submitted to staff.

The Chairman made a recommendation to modify the design to mimic the existing pilaster in detail and size and to look at other buildings on the street.

Mr. deBoer made a motion pursuant to the chairman's recommendations. Councilwoman Nolan seconded it citing Standards 8 and 9. It was unanimously approved.

**9) 257 Benefit Street (College Hill)**- Mr. deBoer recused himself, as he is the project architect. Mr. deBoer asked that the project be continued until a copy of the plans could be located.

Councilman Lombardi made a motion to continue. Mr. Schoettle seconded it. The motion was unanimously approved.

**10) 288 Benefit Street** - Bob Troiano, owner, and Fred Flannigan, general contractor, appeared before the Commission to replace windows with windows in-kind and, on the second level, remove storm windows that were put up in the 1960's with new windows in-kind. They will have historically accurate windows replaced by Marvin. Everything will be replaced in-kind.

Councilman Lombardi made a motion to approve. Councilwoman Nolan seconded the motion, citing Standards 8 and 9. It was unanimously approved.

Mr. Schoettle made a motion to reopen 257 Benefit Street. Everyone approved the motion.

**11) 257 Benefit Street (College Hill)** – Mr. deBoer recused himself, as he is the project architect. Mr. deBoer stated that on the front and north elevations the owner wants to do restoration, repair and re-pointing. On the back elevation they would like to replace six windows. On the side elevation with the L they would like to insert a door where there was previously one, eliminate a door and replace it with a window that matches another window. There is a need for a new staircase. The only way to view the site in the rear is through a private gangway. In the rear yard there is no second means of egress. They found a site plan from earlier years and there was a staircase that was taken away in later years. The owner would like the staircase for a second means of egress and it provides access to three parking spaces on the gangway. The staircase will be made of wood and shared by the two adjacent units. At the top of the staircase they are introducing a metal railing to tie into the guardrail.

Mr. Lombardi made a motion to approve, and Councilwoman Nolan seconded, citing Standards 8 and 9. It was unanimously approved.

Councilman Lombardi requested that planning staff send him a list of the Commission members, enabling legislature, rules and regulations, and Commission by-laws. Staff said that they would send it to him. There was a discussion concerning the membership of the Commission and the vacancies in the position that is appointed by the State Legislature. Councilman Lombardi said that he would write a letter to the State Senate majority leader regarding this matter.

Councilman Lombardi had to excuse himself from the meeting.

**12) 7 Charlesfield Street (College Hill)** – Mr. and Mrs. Petitti, owners, and Christopher Wise architect, appeared before the Commission. Mr. Wise said that on the East side of the house there is an existing green house structure on the second floor; they would like to remove it and put in a railing to create a deck where the green house was located. They also want to install one new window on the elevation and a new door on the back of the elevation coming out the bedroom, one skylight on the East elevation of the rear L and two skylights on the North elevation of the main house, which faces the back of the property. Along the East elevation facing the driveway there are two blank windows that overlap the chimney and fireplace. They would like another window in the front of the house and they would like to relocate the window above it to keep the symmetry of the façade. The two windows on side elevation and the three windows on the rear elevation will have kitchen counters go underneath them. In the attic there is bathroom in the rear L so they would like to create a small shed dormer to create headroom.

Mr. Chace made motion to approve the application as submitted, citing Standards 8 and 9. Councilwoman Nolan seconded. The motion was unanimously approved.

**13) 13 John Street (College Hill)** – Susan Costello and John Costello, owners, appeared to conduct exterior renovations, including reroofing with metal roof, alterations to the dormer, remove basement windows, replacing the sash and foundation repair work.

There is no evidence that the windows are original to the house. The windows are new. The dormer needs to be repaired and she would like a smaller gable dormer. The owner wants a metal roof with a small edge, and a wooden gutter that sits in front of so all that is seen is one or two inches of it. She said she would like to use a metal roof for environmental reasons.

Mr. Schoettle suggested a wood shingled roof. The main objection is it is a roof material that this house never had and probably never would have had with a gable roof. It is not typical of small houses such as this one. He said asphalt would be acceptable. It would have to be asphalt or wood.

Mr. Schoettle approved the application to remove the basement windows, to redo the dormer to a smaller sized dormer, and replace the roof with wood, asphalt, slate, or simulated slate

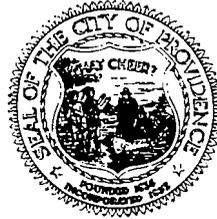
Councilwoman Nolan made a motion based on everything Mr. Schoettle said, citing Standards 8 and 9. Mr. Chace seconded. It was unanimously approved.

Councilwoman Nolan made a motion to approve the minutes of 9/25/00. The minutes were unanimously approved.

There being no more business, the meeting was adjourned at 7:30PM.

Respectfully submitted,

Samuel J. Shamoon  
*Associate Director*



## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### PHDC MINUTES: NOVEMBER 27, 2000

A meeting of the Providence Historic District Commission was held on Monday, November 27, 2000 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Malcom Chace, Cornelius deBoer, Clark Schoettle, Councilman John Lombardi, Luis Vargas

Members Absent: Councilwoman Patricia Nolan, Mildred Parrillo, Lisa Ardente

Staff Present: Sam Shamoan, Roberta Groch

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

### NEW BUSINESS

#### PROJECT REVIEW

1) **85 North Main Street (CH)**- J. LeBaron Preston and Robert Dupre of the Armory Revival Company, applicants, appeared before the Commission to discuss the construction of a parking lot on top of a concrete abutment.

The railroad tunnel was closed by the State, 4 or 5 years ago. The area on top of the abutment has been a magnet for RISD student art projects and graffiti. The land is owned by the State; the applicants are leasing it from the State, along with the Providence Art Club for 10 years, with the State having the option to cancel the lease after 5 years.

Mr. Preston said that the lot will be landscaped and lighted. Access is through the driveway that exists for 101 North Main Street. The 46 spaces will serve the residents of the new Thomas Street building, guest parking, parking for Art Club luncheon patrons, and residents and guests of 101 North Main Street. The rear of the lot is for the Art Club. A new retaining wall will be constructed and large existing trees will be kept for screening. The bank and lot will be heavily landscaped. The light tower will be retained and refurbished.

The light fixtures will be designed so that light shines down only and will not shine towards neighboring residents. High-pressure sodium will be used. A traffic light will be located opposite the garage and one on North Main Street to control access in 30-second cycles.

Mr. Chace inquired if there was room for a dual-width driveway. Mr. Preston explained that the abutment precluded it. It is the only access into the lot. The busy times will be around lunchtime for Art Club members. Irene Testa of the City Traffic Engineering Department has not approved this arrangement but she has approved a stacking lane on North Main Street. Many other State agencies have approved the design.

Mr. deBoer asked what will happen to the main retaining wall facing the street. Mr. Dupre said that it will be repaired and possibly planted. The parapet wall will serve as a barrier for parked cars; the wall will match the existing. There will be direct access from the new building to the parking lot and to the Art Club from the lot.

Mr. deBoer asked what will happen to the steel wall that covers the tunnel. Mr. DuPres said that they want to work with the Art Club and RISD for an "artist of the month" project. Might put a planting strip at the base of the tunnel opening may be effective.

Mr. deBoer pointed out that there is a transformer pad in the lot. Mr. Preston said that it was for a neighboring property and will be screened with plantings; it will not affect trees. The retaining wall next to tunnel will be fieldstone. Curbing will be asphalt due to the nature of the lease with the State. Mr. deBoer said that it is not the material of choice in a Historic District.

Mr. Schoettle was concerned about the back of the proposed light fixtures that will face towards North Main Street. He does not know if it will look right; maybe redesign it with two arms, oriented sideways instead or moved around the corner, sliding another fixture over. Applicants agreed to this.

Mr. deBoer made a motion to approve the application as submitted, citing the appropriate standards. Mr. Chace seconded. It was unanimously approved.

**2) 2-5-6 Thomas Street (CH) – Applicants Mr. H. LeBaron Preston and Mr. Robert Dupre of the Armory Revival Company and Mr. David Hassim, architect, appeared before the Commission to discuss changes to the previously approved new building to be constructed at the corner of Thomas Street and North Main Street. This is a change to a previously approved application.**

The use of the building has been changed from commercial to mostly residential with a small commercial office on the first floor. Additional parking will be provided in a first-floor garage for four cars. Mezzanine has been re-oriented towards the front of the building. The panels between first and second windows have been replaced by brick. Windows are now residential. Garage door style and material has not been selected, but it will be residential in character.

Applicants need approval for foundation and to order steel before it gets too cold (Building Inspector will give approval for a permit for the foundation).

Mr. Schoettle was concerned about the proportion of the tower windows; they seemed too large and out of proportion.

Mr. Schoettle said that the Commission would approve the project at this time for only the following: the foundation; the top floor of the annex; the garage door (opening size and placement); and the addition to the block building in back of the Art Club in order to allow the applicant to obtain a building permit. The applicants must return before the Commission at the next meeting for the following items: the design of the connector; the rear entry design; the garage door (material); the railing design for the balconies; and the EFIS (sample color). The Certificate of

Approval is subject to approval of these details. Mr. Schoettle suggested that the applicants revisit the fourth floor windows.

Councilman Lombardi made a motion to approve the project, subject to the conditions stated by Mr. Schoettle.

The motion was seconded by Mr. Chace and was approved unanimously.

**3) 45 Prospect Street (CH)** – Mr. Michael Viveiros and Mr. Sean Redfern, of the architectural firm of Durkee, Brown, Viveiros and Werenfels and Ms. Joanna Saltonstall of Brown University, applicant, appeared before the Commission to discuss work to be performed at the Corliss-Brackett House.

Staff had concerns about the modifications needed to accommodate the wheelchair lift. The applicant explained that alternatives to the handicap lift have been explored, such as a n elevator: this proved to be too costly and too large for the space available. The lift drops into a pit in the ground and will be virtually undetectable, except for the control post. Stairs will be rebuilt, new stairs added, and sloped walkway added to the lift. Mr. deBoer pointed out that partition plans for the first floor were not submitted to the Commission.

A motion was made by Mr. Chace to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Councilman Lombardi and was unanimously approved.

**4) 151 Pratt Street (CH)** – Ms. Martha Werenfels, architect, and Mr. Paul Kappel, applicant appeared before the Commission to discuss a two-story addition to west side of existing house. Ms. Werenfel submitted new elevations as revisions to the original submission. They detail some new fenestration.

Mr. deBoer pointed out that the fence along the street may not stay; can the architect expose more of the north elevation? He wants to preserve the end elevation of the house on this side. Mr. deBoer said that the corner of the addition should be wrapped to align with the back wall of the existing house. Mr. deBoer also said that the new access panel on the second floor was troubling; it can be seen from the street. He wanted to see another alternative to this. Mr. deBoer also suggested that the chimney be hidden within the addition to preserve the end elevation.

Ms. Werenfels said that the owner plans to keep the fence and that the addition was so far back that it will not be seen. There is a property line and vegetation as well. It may be possible to reconfigure, but it is making minimal impact of house. This would necessitate a change in the position of the lavatory. The position of the addition is necessary to save the existing maple tree. Ms. Werenfels said, however, that this could be done.

Ms. Werenfels said that the panel is necessary for access to replace the HVAC system. The ceilings in the existing house are too low for a ceiling hatch. The chimney and fireplace are not finished being designed. She will re-examine this.

Mr. Vargas concurred with the issues that Mr. deBoer had described. Mr. Chace also agreed. Councilman Lombardi suggested that Ms. Werenfels create some alternatives to the current design regarding these issues.

Councilman Lombardi asked what the cost difference would be to make the changes that the Commission suggested. Ms. Werenfels replied that there would be no difference.

Ms. Werenfels felt that proposed changes to the house would not have too great an impact due to the siting of the house. Wrapping the addition would involve eliminating much-needed closet space. The access door could be moved over, but there would be little change in the impact. Mr. Vargas asked if Ms. Werenfels could revisit the trap door; she replied that she would, but the mechanical system will work best in the attic. Mr. Schoettle suggested that the basement level may be designed to accommodate this.

A motion was made by Councilman Lombardi to continue the hearing. The applicant agreed. Access to the mechanical system, exposure of the corner of the house, and moving the chimney inside will need to be reexamined. Mr. deBoer seconded the motion and it was approved unanimously with the recommendations.

**5) 65 Benefit Street (CH)** – Mr. L.S. Walsh, architect, appeared before the Commission to receive final approval on a two-story addition. The applicant submitted new drawings for the project file.

The Commission agreed that the revised drawings were much better. Mr. Schoettle suggested using a flat skylight instead of a bubble. Mr. Walsh said that the owner wanted the bubble but he agreed with Mr. Schoettle.

Councilman Lombardi made a motion to approve the project as submitted. Mr. Chace seconded the motion, citing Standards 8 and 9 and it was unanimously approved.

**6) 127 Pratt Street (CH)** – Due to administrative error, the abutters to this property were not notified of the hearing. A continuation of the conceptual hearing will be held on December 18, 2000.

**7) 64 Keene Street (CH)** – Mr. Todd Burton, contractor, Ms. Stephanie McKenna, applicant, and her son Mr. Tom Burton appeared before the Commission to discuss preliminary approval of the construction of a wooden deck and wheelchair lift on the back of the house. Because of the incomplete notice to abutters, the application will be for preliminary approval only.

Mr. Schoettle pointed out that the application was incomplete and that the applicant should submit the requested items before appearing again. He said that the contractor needs to provide: better photos of the rear elevation; a measured drawing of the rear elevation, showing the lift and the window that will be turned into a door; and a site plan to show the deck's relation to the house. The applicant and her contractor agreed.

Mr. deBoer said that the area under the deck should be covered with wood lattice. He suggested removing the built-in bench and replacing it with a movable one.

No action was taken pending submission of a complete application.

**OTHER BUSINESS**

The Commission made several corrections to the minutes of 11-6-00 and decided to approve the corrected version at the next meeting. Councilman Lombardi presented the letter that he sent to State Senate Majority Leader William Irons regarding the state-appointed vacancy on the Commission. The letter is attached as part of these minutes.

The Commission then had a discussion about modern architecture. There being no more business, the meeting was adjourned at 8:10PM.

Respectfully submitted,

Samuel J. Shamoon  
*Associate Director*

**PHDC MEETING MINUTES**  
**JANUARY 22, 2001**

A meeting of the Providence Historic District Commission was held on Monday, January 22, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Clark Schoettle, Cornelis de Boer, Luis Vargas, Councilwoman Patricia Nolan, Malcolm Chace, Councilman John Lombardi, Lisa Ardente, Mildred Parrillo

Staff Present: Christopher Ise, Sam Shamoon, David Salvatore (Legal Counsel)

Call to Order: The meeting was called to order at 4:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meetings of 9/25/00 and 1/3/01: Councilwoman Nolan made a motion, seconded by Mr. Vargas, to approve the minutes of both meetings. Members Schoettle, Vargas, Chace, Parrillo, Lombardi, de Boer and Nolan approved the motion.

**NEW BUSINESS**

**1) National Register Nomination**

a) **Columbus (statue), Elmwood Avenue** – The PHDC conducted an advisory review of the nomination of the statue to the National Register of Historic Places by the Rhode Island Historical Preservation and Heritage Commission. Councilwoman Nolan made a motion, seconded by Mr. deBoer, to convey the PHDC's support of the nomination of the statue. Members Schoettle, Vargas, Chace, Parrillo, Lombardi, De Boer and Nolan approved the motion

At this time, Mr. de Boer recused himself from the commission, as he is the architect for the following project.

**2) Pre-application Review**

a) **11 Benefit Street (College Hill)** – Mr. de Boer, architect, and Ms. Debra Chase, owner, appeared for a pre-application review of the proposal to enlarge a kitchen ell on the first floor, south elevation, of the property. Mr. de Boer explained that the owner is interested in expanding the small kitchen area by extending the ell on the first floor by 6' or 7' to the south. Two design options for the ell extension were submitted. He stated that option A suggests an ell extension resembling an enclosed porch with a deck above. Mr. de Boer pointed out that there is an existing door on the second floor level that once lead to a small porch (now removed). Option B suggests an ell extension that is more keeping with the character of the structure. He added that one alternative may be to incorporate the roof of option B with option A. Mr. de Boer indicated that they need to go before Zoning for rear yard setback. Both Mr. Vargas and Mr. Schoettle favored Option A because the design of the addition clearly differentiates itself from the house. Mr. Schoettle noted that either design is a successful approach. Mr. Vargas moved to recommend design option A. Councilwoman Nolan seconded it. All voted in favor.

At 4:20 PM, Ms. Ardente arrived and Mr. Lombardi departed.

Because Mr. de Boer had previously recused himself, Mr. Schoettle suggested that the application for 257 Benefit Street be presented next, as Mr. de Boer is the project architect.

### **PROJECT REVIEW**

**1) 257 Benefit Street (College Hill)** – Mr. de Boer presented the proposal to remove an existing ell and to construct a new, slightly larger ell on the rear (east) elevation as part of the plan to expand the kitchen area. Mr. de Boer stated that the existing 8' x 11' brick ell, which housed the kitchen an efficiency apartment, is too small and is in bad repair. Mr. de Boer explained that the existing ell is to be removed and replaced with a new 12'x12' brick ell with all details to match the former structure. He added that this will require a zoning variance. In response to a question, Mr. de Boer stated that they would not be able to salvage the bricks from the existing ell as they are badly deteriorated. Councilwoman Nolan made a motion, seconded by Ms. Parrillo, to approve the application as submitted citing standards 8 and 9. Members Vargas, Chace, Parrillo, Ardenite, and Nolan approved the motion. Mr. Schoettle abstained.

**2) 622 Elmwood Avenue (South Elmwood)** – Mr. James Sloan, attorney, and Mr. Jeffrey Lykins, architect, appeared for the review of a proposed addition to the main building. Mr. Sloan requested that members Councilwoman Nolan and Mr. Vargas recuse themselves from the discussion due to a conflict of interest. Members Nolan and Vargas objected. Schoettle indicated that the meeting could be postponed if requested by the applicants.

Mr. Salvatore arrived at 4:30 PM.

Mr. Sloan stated that the title of the property is now with the applicant and that the property acquisition has been completed. Mr. James Sloan, Jr. presented a real estate summary conducted on 622 Elmwood Avenue and surrounding properties. He noted that the building is situated on a 12,500 sq. ft. lot and is need of a complete renovation on the exterior as well as the interior. Mr. Sloan added that the property does not require any relief for lot coverage, however, the building does need to be brought up to code. The only approval the project needs to obtain is from the HDC. He went on to talk about the surrounding properties which is dominated by industrial, commercial and residential uses, adding that the project will preserve the historic integrity and have no adverse effect.

Councilwoman Nolan inquired about the parking area. Mr. Sloan responded that entrance to the parking area will be off Elmwood Avenue and not Lenox Avenue. Mr. Lykins presented the following overview of the project's review. The first review by the HDC on 5/22/00, where a one-story addition was proposed with a significant increase in lot coverage. The HDC requested an addition with a smaller footprint. The Department of Inspection and Standards conducted the next review on 5/26/00 where no major problems were identified. The project was also reviewed by the RI Historical Preservation Commission, which recommended restoration of the gable and the use of different material on the addition. The project received overall approval. The Fire Department then reviewed the project. On 7/21/00, Zoning determined that no formal hearing for the project was required. The second review by the HDC occurred on 7/24/00, where a 2 ½-story addition was proposed on the east elevation. Letters of support for the proposal were

submitted. The HDC requested a reduction in height of the addition, elimination of the shed dormer on the west elevation, and that the proposed materials match the existing. The revisions were made, however the dormer could not be eliminated. On 12/18/00, the applicant postponed review by the HDC in order to hold a neighborhood meeting, which was held on 12/12/00. Mr. Lykins stated that this meeting will be the third review by the HDC. He noted that the property is in a commercial zone. Regarding auto traffic, Mr. Lykins noted that most traffic will be use the Elmwood Avenue entrance with deliveries using the Lenox Avenue entrance. He added that the project offers a green space, reduction in the amount of paving, and the addition of landscape buffers on the south and east residential sides. They are seeking conditional approval for the project at this time. Window details are to be presented later. Mr. Lykins presented an earlier rendering and a revised rendering in order to show the changes made. The addition was dropped ¼-story in height, with details to match existing. He noted that the addition has been continually made smaller, down to the bare minimum. An interior lift and two means of egress have been added.

In response to a question by Mr. Schoettle, Mr. Lykins replied that the total square footage of the existing building is 4,705-sq. ft. with the proposed addition measuring 1,305-sq. ft. The total square footage for the building will measure 6,010-sq. ft. on all levels. A brief discussion regarding the site plan followed, focusing on the distance between the addition and the side (35') and rear (65') of the property. Mr. Lykins indicated that the exhaust fan for the kitchen is to be located behind a railing on the roof. In response to a question by Mr. de Boer, the height difference between the roof ridge of the addition and the roof ridge of the existing building is 3'. Mr. Sloan requested that the real estate summary and the color renderings be made a part of the record and noted that the presentation of the application was completed. At this time, Mr. Schoettle read a petition in opposition to the project and then asked for public comment.

Pastor Walter Lunt expressed support of the project. Reverend Francis O'Hara was in favor of the project, adding that the building is in disrepair and that he is impressed with the plans for the building. Mr. George Schietinger spoke in favor of the proposal. Sister Delores Crowley stated that neighborhood meetings were held regarding the project, addressing concerns with traffic and other issues. She added that the most recent plan has progressed from the original submission. She noted that a caretaker is to live in the building. Ms. Berry Jean Murray, although a supporter of McAuley House, was not in favor of the project. She added that the Elmwood District is fragile and should be preserved. Mr. Seth Abbott was not in favor of the project. Ms. Karen Malcom supported the relocation of the organization, adding that the commercial property is more suitable and would take care of the needs of the neighborhood. Mr. Steven Smith had concerns with the proposed building expansion, adding that the architecture of the building and surrounding district needs to be preserved. Ms. Natalie Volpe, chair of the board of directors of McAuley House, noted that there was a plan in place for years to expand the services of McAuley House and that the organization is very concerned with the upkeep and look of the property. Mr. Charles Martin was also in favor of the proposal. Public comment was closed.

Mr. Vargas reminded the other members to take into account the letter of petition signed by a large number of neighborhood residents in opposition to the project. Councilwoman Nolan, a supporter of McAuley House, felt that the relocation of McAuley House would hurt the

revitalization of Elmwood Avenue. Mr. de Boer noted that the HDC does not have purview over use, only over design. He added that the architects have tried to soften the impact of the addition by making it less commercial looking and in keeping with the character of the property. Mr. de Boer noted that the site can support such an addition and that there are no zoning issues relative to the project. Councilwoman Nolan stated that the project will add to traffic problems. Mr. Vargas indicated that the main issue is how to protect the historic district. Mr. Schoettle expressed concern regarding the design of the addition, adding that it is an awkward arrangement. Mr. Vargas noted that the applicant is an enterprise and cannot be deaf to the concerns of the neighbors. A discussion followed regarding the purview of the Historic District Commission.

Mr. Jim Tull, a neighborhood resident, stated that the HDC should review the proposal based on the architectural merits of the project. Mr. Sloan remarked on comments made by members Nolan and Vargas, stating that both have been vocally opposed to the project, adding that he will appeal the decision of the HDC. Mr. Vargas noted that his position stands on preserving the property. Mr. Schoettle was concerned with the impact of the project on the abutting properties. Mr. Sloan ended by noting that the proposed use is permitted.

At this time, Mr. de Boer made a motion, noting that the architects have accomplished what was asked by the HDC at the last meeting, to approve the design as submitted, citing Standards 8 and 9. The motion was seconded by Ms. Ardente and approved by members Chace, Parrillo, de Boer and Ardente. Members Nolan, Vargas and Schoettle did not approve the motion.

**3) 79 Transit Street (College Hill)** – Ms. Sara Kales appeared to discuss the proposal to construct a porch and balcony, rear elevation, and to install fencing and gates. Mr. Schoettle recommended that the proposed railings on the 2<sup>nd</sup> floor be changed to match the railings on the first floor. Mr. de Boer suggested the deletion of the small balcony and door hood, adding that the height of the proposed doors should be equal to the height of the windows. Mr. Schoettle noted that the proposed doors should be installed in the same opening as the windows. Ms. Kales indicated that although she would like to remove the asbestos siding, she plans to paint it for now. On a motion made by Mr. Chace, seconded by Mr. Vargas, the application was approved with the condition that the balcony and door hood be deleted from the plans and that the porch railings on the second floor match the railings on the first floor, citing Standards 8 and 9. The motion was unanimously approved by members Vargas, Chace, Parrillo, Ardente, Nolan, Schoettle and de Boer.

**4) 2,4,6 Thomas Street (College Hill)** – Mr. Mark Van Noppen and Mr. B.J. Dupre appeared for the continued review of final design details of a new 4-story structure and connector between 2 and 4-6 Thomas Street. The matter was continued from the meeting on 11/27/00. Mr. Van Noppen noted the changes to the project specifically the connector/entryway between the buildings. A lengthy discussion followed regarding the use of anodized aluminum on the entryway and first floor windows. Mr. Dupre stated that it the architects intent to have the building read as a new building and that they are going for a contemporary look. Mr. Schoettle felt that too many materials are being proposed. Mr. de Boer remarked that the door and window frames should have a baked enamel finish, adding that he was also concerned with the use of too many different materials. In general, there was concern among the members regarding the use of

anodized aluminum. Mr. Dupre felt that they designed an entry that was appropriate for the building. Mr. Schoettle stated that aluminum is not appropriate for the first level and that the storefronts should have a dark finish. Mr. de Boer noted that the design should be historically referenced. Mr. Dupre stated that the architect would revisit the proposal and return to a subsequent meeting with visuals. A brief discussion followed regarding the corner entryway. The members felt that the proposed garage door was appropriate. Mr. de Boer suggested that the door panels be aligned with the coursing on the building. Shop drawings are to be submitted to staff. For the railings on the upper levels, a more traditional and simplified railing was suggested, and that the proposed chevron pattern be deleted.

A discussion followed regarding the rear entrance. The applicants stated that they wish to withdraw the canopy design. Mr. de Boer suggested more detailing for the rear entry than the proposal submitted. Mr. Schoettle suggested a door with glass. Mr. de Boer recommended color samples for the exterior. Councilwoman Nolan made a motion, seconded by Ms. Parrillo, to table the application. All voted in favor.

### **Adjournment**

Councilwoman Nolan made a motion to adjourn, seconded by Mr. de Boer. All voted in favor. There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted,



Christopher J. Ise  
PHDC staff

**PHDC MINUTES  
JANUARY 3, 2001**

A meeting of the Providence Historic District Commission was held on Wednesday, January 3, 2001 (rescheduled from Monday, December 18) at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Clark Schoettle, Cornelis de Boer, Luis Vargas, Councilwoman Patricia Nolan, Malcolm Chace

Members Absent: Councilman John Lombardi, Lisa Ardente, Mildred Parrillo

Staff Present: Christopher Ise, Sam Shamoon

Call to Order: The meeting was called to order at 4:30 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meetings of 11/6/00 and 11/27/00: Councilwoman Nolan a motion, seconded by Mr. Chace, to approve the minutes of both meetings. Members Schoettle, Vargas, Chace, de Boer and Nolan approved the motion.

**PROJECT REVIEW**

**1) 41 John Street (College Hill)** – Mr. Brad Camara appeared to discuss the plans to construct a 3-car garage and a 2-story addition. Mr. Camara stated that the proposed garage is designed to resemble a carriage house. The addition is proposed to enlarge the existing house. Mr. Camara noted that the building contains three units and that a three-car garage is necessary. He explained that the second floor of the garage is to be used for a storage and workout area. Mr. Camara indicated that the plan meets the necessary building code requirements. Mr. de Boer expressed concern regarding the size of the proposed garage, adding that it was overscaled for the house and yard. At this time Mr. Malcom Reis, owner, stated that the project is an improvement to the property and that his family had been there since 1899.

Mr. Shamoon departed at 4:40 PM.

Mr. de Boer suggested that the garage door openings be squared off instead of curved at the top. There was a brief discussion regarding the eave line and the roof dormers on the garage. Both Mr. de Boer and Mr. Schoettle suggested that the eave line be lowered. Mr. de Boer then made a motion, citing Standard 8, to approve the application for the 3-car garage with the condition that the design of the 3-car garage be amended to include garage door openings that are squared off, a lowered and continuous roof eave that extends across the facade of the garage, and dormers that are set back. The eave line is to be lowered as low as possible and new revised drawings are to be submitted to staff. The motion was seconded by Councilwoman Nolan and approved by members de Boer, Schoettle, Vargas and Nolan. Mr. Chace abstained.

Regarding the proposed addition, Mr. de Boer recommended that the addition match the details on the main house, including the roof pitch. Mr. Schoettle noted that the house is non-contributing to the district. Mr. de Boer made a motion, seconded by Mr. Chace, to approve the

2-story addition on the main house. Members De Boer, Schoettle, Vargas, Chace and Nolan approved the motion.

**2) 127 Pratt Street (College Hill)** – Mr. Vincent Amore, architect, appeared to present the proposal to construct a new house on a vacant lot on Pratt Street. A model was presented. A discussion followed regarding the placement of the windows on the front elevation. Two options were presented. Mr. Schoettle preferred the windows located on the side of the building. Mr. Schoettle explained that the project had been informally discussed at two prior meetings and conceptual approval had not been granted because the abutters were not notified for the first meeting and there was no quorum for the second.

Mr. Amore stated that the house is of a contemporary design and stands on its own. Mr. Vargas commented that he admired the building and was intrigued by its design, adding that he preferred the original plan with the windows located in the center. Councilwoman Nolan inquired about the rooftop enclosure. Mr. Amore stated that the rooftop is enclosed for privacy and that the enclosure was set back to allow the neighbor to retain their view. The height of the rooftop wall is approx. 5 ½' to 6' in height. A letter of support from the abutting property owner was presented. A discussion followed regarding the rooftop enclosure. There was some concern among the members regarding the height of the wall. Mr. Amore stated that he would study the possibility of lowering the wall.

Mr. Chace noted that there are other issues that need to be addressed. Mr. Amore stated that the exterior of the building would consist of stucco, tongue and groove cedar siding painted gray, and steel framing painted gray. Windows would be bronze in color. He presented color samples for the stucco. Mr. de Boer felt that it was premature to select colors for the stucco and suggested that a subcommittee convene on-site. Mr. Amore described the front and side yard landscaping treatment. A 4' hedge is proposed for the front yard with rocks and boulders on the south edge of the property and blue stone walkways. He added that the driveway would be paved with cobblestone, cost permitting.

Regarding the windows on the front elevation, the members suggested that the architect use his own judgment. Mr. Amore commented that he might not need to incorporate windows on the façade.

Mr. de Boer made a motion, seconded by Mr. Chace, to waive the conceptual design review and to accept the final design as submitted with the exception of the final color selection and rooftop wall enclosure citing the design criteria for new construction and Standard 5. Those items are to be reviewed on-site by a subcommittee. The motion was approved by members Chace, de Boer, Vargas and Schoettle. Councilwoman Nolan voted to oppose the motion.

Mr. de Boer noted that the concurring vote of the quorum is necessary to approve any plans before the HDC. There are eight active HDC members and five members were present. It was decided to reconsider the votes for 127 Pratt Street and 41 John Street.

***127 Pratt Street***

Councilwoman made a motion, seconded by Mr. de Boer, to reconsider the decision for 127 Pratt Street. All voted in favor. Mr. de Boer stated the same motion made for 127 Pratt Street. The motion was seconded by Mr. Chace and approved by members Nolan, Chace, Schoettle, Vargas and de Boer. The motion passed

***41 John Street***

Mr. Chace made a motion, seconded by Mr. Vargas, to reconsider the decision for 41 John Street. All voted in favor. Mr. deBoer stated the same motion for the construction of the garage. The motion was seconded by Mr. Vargas and approved by members Nolan, Chace, Schoettle, Vargas and de Boer.

**3) 151 Pratt Street (College Hill)** – Ms. Martha Werenfels, architect, and Mr. Paul Kappel, owner, appeared to discuss the proposal to construct a 2-story addition on the west side of the house. A photo board was presented. Ms. Werenfels stated that some changes were made since the last meeting and presented revised plans. She pointed out that the new addition stays free of the existing house and does not wrap around the corner. A brief discussion followed regarding the interior chimney. Mechanicals are to be located in the panelized ceiling on the interior. On a motion made by Mr. Chace, seconded by Councilwoman Nolan, the application was approved as submitted citing Standards 8 and 9. Members Vargas, Nolan, Schoettle, de Boer and Chace approved the motion.

**4) 18 George Street (College Hill)** – Mr. Sean Coffey and Mrs. Lee Coffey, owners, appeared to discuss modifications to a previously approved plan. Interior changes resulted in relocating the chimney to the exterior wall. Mr. Schoettle suggested a smaller octagonal window than the one proposed. Mrs. Coffey stated that the 4” clapboards on the garage are to be replaced with 3” clapboards. An additional door has been added to the west elevation of the garage for access into the rear yard. A discussion followed regarding the replacement railings for the front entry steps. A historical photograph was presented. Mr. Schoettle suggested tightening the space between the balusters. He also suggested the addition of a bottom rail and turned balusters rather than square. Mrs. Coffey preferred square newel posts. Councilwoman Nolan made a motion to approve the application, citing Standards 8 and 9, with the condition that the proposed octagonal window be reduced in size. The motion was seconded by Mr. Chace and approved by members Vargas, Nolan, Schoettle, de Boer and Chace.

**5) 260 Elmwood Avenue (South Elmwood)** - Mr. Hussien presented the plan to construct a handicapped ramp on the side elevation of the building. He indicated that that the Building Board of Review did not approve the request for a variance for the ramp. The ramp is required because of a change in use for the building. Mr. Schoettle recommended that the double doors remain and be modified with special hardware that can accommodate the handicapped. Mr. de Boer suggested a better railing design that would include 4” x 4” railing posts, a top handrail, and 2” x 2” balusters spaced 4” on center.

Some of the members were concerned with the impact of the ramp on an architecturally and historically significant building. Mr. de Boer suggested that the applicant revisit the Building

Board of Review for a variance stating the PHDC's concerns. If mandated the applicant is to redesign the ramp using the suggestions made at the meeting.

Mr. de Boer made a motion to table the application. Councilwoman Nolan seconded the motion. All voted in favor.

### **Adjournment**

Councilwoman Nolan made a motion to adjourn, seconded by Mr. Schoettle. All voted in favor. There being no further business, the meeting was adjourned at 7:15 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris J. Ise", with a long horizontal flourish extending to the right.

Christopher J. Ise  
staff

**PHDC MEETING MINUTES**  
**MARCH 26, 2001**

A meeting of the Providence Historic District Commission was held on Monday, March 26, 2001  
at the Department of Planning and Development, 400 Westminster Street,  
Providence, RI 02903.

Members Present: Clark Schoettle, Cornelis de Boer, Luis Vargas, Councilwoman Patricia Nolan, Malcolm Chace, Mildred Parrillo, Catherine Lund

Members Absent: Councilman John Lombardi, Lisa Ardente

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

Call to Order: The meeting was called to order at 4:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 1/22/01: Mr. de Boer made a motion, seconded by Mr. Chace, to approve the minutes of the meeting. All voted in favor.

**OLD BUSINESS**

**1) 622 Elmwood Avenue (South Elmwood)** – Mr. David Salvatore explained the legal issues involved with the vote taken at the HDC meeting on 1/22. Mr. Salvatore stated that at that meeting, the vote was four in favor and three not in favor of the motion made. The assumption was that the motion did not pass based on the voting rules of the HDC. He noted that Mr. James Sloan, an attorney representing McAuley House, questioned the authority of the HDC. Mr. Salvatore stated that after reviewing cases from other jurisdictions and the State Enabling Act, there are no provisions for a super majority vote. He noted that the HDC Rules and Regulations should concur with the State Enabling Act and that a simple majority is all that is required. Because the vote was 4 to 3 in favor of the motion, the City Solicitor determined that the motion did in fact pass and that a Resolution should be issued. Councilwoman Nolan noted that Ms. Parrillo was not allowed to change her vote at that meeting. Mr. Salvatore replied that the tally had already been made and, according to Roberts Rules of Order, it was too late for a member to change their vote.

Mr. Wayne Kizirian, an attorney representing McAuley House, stated that in order to have the vote reconsidered, the same people that attended the January meeting need to be present. He added that McAuley House has been involved in the process for one year and are not willing to postpone or delay the process any further. Councilwoman Nolan made a motion to reconsider. Mr. Kizirian noted that Cathy Lund, a new Commission member, would not be able to vote. He added that Ms. Lisa Ardente, one of the Commission members who voted in favor, is not in attendance. Mr. Salvatore stated that the motion to reconsider can only be made by a member who voted to approve the motion at the January meeting. A motion to reconsider was not made. Mr. Salvatore reiterated that the vote stands and the motion passed.

Councilwoman Nolan departed at 4:20 PM.

**2) 2, 4-6 Thomas Street (College Hill)** – Mr. Schoettle began by stating that the project was reviewed by the Providence Preservation Society's (PPS) Planning and Architectural Review Committee and introduced Ms. Catherine Horsey, PPS Director, to comment. Ms. Horsey stated several concerns regarding the proposal including the first floor garage and pedestrian and vehicular traffic, exterior lighting, and the corner tower as it appears to be the main entrance into the building. She added that proposed materials relate to the buildings on Thomas and North Main Streets.

Mr. Mark Van Noppen, Mr. B.J. Dupre, Mr. David Hacin and Mr. H. Barry Preston appeared for the continued review of the new construction. Mr. Van Noppen stated that the review process has taken two years and over that time, the building has undergone a change in use. The present plan has been approved with the exception of a few details. Mr. Dupre presented a plan of a previous design submitted a few years ago. In response to the concerns raised by PPS, Mr. David Hacin noted that efforts have been made to make the building have a more residential appearance. A discussion followed regarding the tower entrance. Mr. Hacin presented renderings showing railing details, Thomas Street entrance, garage door and rear entry. A sample of the limestone colored pre-cast base and clear anodized aluminum window framing with an added muntin was shown. Mr. Hacin noted that the body of the building is to be red brick with synthetic stucco on the upper level and a lead coated copper cornice. All windows with the exception of the base are to be color coordinated with the stucco. He described the details of the recessed residential entryway on Thomas Street consisting of floating pre-cast panels, mahogany door framed with aluminum, and a backlit canopy for weather protection and light. Mr. Hacin presented the North Main Street elevation, noting the custom designed recessed garage door. The rear elevation was presented showing the rear door and canopy design and the bridge leading to the parking area.

A discussion followed regarding the Thomas Street entrance and the corner entrance specifically the doorways and ADA requirements. For the Thomas Street entry, Mr. de Boer inquired about pushing the courtyard further back, adding that the canopy and door arrangement was too monumental in proportion. Mr. Hacin noted the restrictions due to the interior configuration. Mr. Hacin stated the canopy would be more detailed when in the design stage.

Regarding the corner entry for the first floor retail space, Mr. Van Noppen stated that the tower is designed to *identify the corner and not to read as the entrance into the building*. He added that the signage will be subtle and be integrated with the architecture. Mr. de Boer suggested that the door at the corner be centered. Mr. Van Noppen indicated that it may require a variance from building code.

A discussion regarding the design of the canopy for the Thomas Street entrance resumed. Mr. Schoettle recommended that the proposed canopy be reduced in scale and more delicate in design. Mr. Hacin stated that the canopy details have to be worked out and would consider the suggestions made.

On a motion made by Mr. Schoettle, seconded by Mr. Chace, the a revised design and material selection were approved, citing Standard 8, with the condition that the canopy design for the Thomas Street entrance is to be modified based on suggestions made at the meeting and that the

applicant is to submit a revised design of the front entry canopy to staff for review and approval. The motion was approved by members Chace, Vargas, Schoettle, de Boer and Parrillo. Ms. Lund did not vote.

**3) 94 Meeting Street (College Hill)** – Ms. Ingrid and Mr. Paul Pawlowski appeared to discuss the proposal to remove existing siding and install clapboards and corner boards, replace front door and door surround and replace fencing and gate.

Mr. Pawlowski described the changes to the doorway over the years and explained the various options presented at the meeting. The two options preferred include the pedimented or the simple entablature entrance. Mr. de Boer suggested that the applicant look at entryways at 26 and 32 Jenckes Street. Mr. Schoettle commented that the house is a simple Greek Revival that was modified over time and recommended 12” wide corner boards. He added that the doorway should have a flat entablature, slightly higher than the one proposed. Mr. de Boer preferred option #3. Mr. Pawlowski stated that they are proposing a 3’ high picket fence with a gate.

Mr. Chace made a motion, citing Standards 8 and 9, to approve design option #3 with the condition that the design be amended to include a larger entablature. In addition, corner boards are to be 12” in width and the pedimented gable on the Meeting Street elevation is to be retained. Doorway and fencing details will need to be submitted to staff for review. The motion was seconded by Ms. Parrillo and approved by members Chace, Vargas, Schoettle, de Boer and Parrillo. Ms. Lund did not vote.

## **NEW BUSINESS**

**1) 134 Congress Avenue (South Elmwood)** – This application was postponed at the request of the applicant.

**2) 144 Congdon Street (College Hill)** – Ms Harriet Holbrook appeared to discuss the proposal to install front entry steps, add stair access to rear deck, remove sliding doors and install new door and windows. Ms. Holbrook indicated that she would like to use vinyl-clad windows. She noted that French doors would be too expensive, adding that she would like to keep the project within budget. Mr. Schoettle recommended two windows instead of the three proposed. The windows would be the same size as the 2<sup>nd</sup> floor with a 6/6 muntin configuration. He suggested a Brosco true-divided light window with storm windows. Mr. Vargas noted that the 6/6 muntin configuration should be retained and made a motion to approve the plan with the modifications suggested, which include the installation of 2 wood double hung windows with a 6/6 muntin pattern and one door. The motion was seconded by Mr. Schoettle and approved by members Schoettle, de Boer, Vargas, Chace, Parrillo and Lund.

**3) 98 Meeting Street (College Hill)** – Mr. Jeff Tingley appeared to discuss the plan to replace shingles, alter front porch, and enlarge rear ell. Mr. Tingley stated that the front porch is to be changed in order to accommodate an interior layout change. Mr. de Boer suggested that the windows on this enclosed porch be retained. Mr. Schoettle felt that by reducing the transparency, it looks less like a porch. Mr. Vargas was reluctant to relinquish the glass on the porch for solid

panels. Mr. de Boer commented that the alterations to the porch will change the character of the house. He added that this significant change to the building goes against the HDC guidelines. There was a discussion regarding the jurisdiction over the porch interior. Mr. de Boer asked the applicant what is generating the exterior alterations. Mr. Tingley replied that the work is part of a family room expansion, noting that the porch is not used. Mr. Schoettle asked that more information be submitted including more photographs of the porch, adding that the new windows should replicate existing. Mr. Vargas stated that the porch is an important part of the façade of the house. Mr. Tingley objected to the idea of expanding the house in the rear due to a small yard. Mr. Schoettle stated that the interior porch wall should intersect one of the columns next to the door, adding that he would not want to see solid panels on either side of the door. Mr. de Boer requested that the applicant consider restoring the porch. It was decided that the portion of the application regarding the alterations to the porch be tabled. The applicant agreed. Mr. Chace made a motion to approve the portion of the application regarding the kitchen ell expansion and the re-shingling of the entire house, citing Standards 8 and 9. The motion was seconded by Mr. de Boer and approved by members Schoettle, de Boer, Vargas, Chace, Parrillo and Lund.

**4) 65 Prospect Street (College Hill)** – Mr. Jonathan Chambers and Mr. Neal Kaplan appeared to discuss the exterior alterations to include the creation of two new window openings, installation of windows and to replace a window. Mr. Chambers stated that the three windows proposed on the first floor is part of a kitchen renovation and the need for more light, adding that the windows would not be visible from the street. Mr. Schoettle did not recommend approval of the additional window on the 2<sup>nd</sup> floor. Mr. Vargas had no objections to the windows on the 1<sup>st</sup> floor. In response to a question, Mr. Chambers indicated that the new windows are to be single pane true-divided light windows with storm windows. Mr. de Boer recommended a Brosco window. On a motion made by Mr. de Boer, seconded by Mr. Vargas, the application was approved with the exception of the proposed window on the 2<sup>nd</sup> floor which was not approved, citing Standards 8 and 9. Members Schoettle, de Boer, Vargas, Chace, Parrillo and Lund approved the motion.

**5) 87 Benefit Street (College Hill)** – Mr. John Wemple and Ms. Marcy Wemple appeared to discuss the proposal to replace two existing skylights and to install two additional skylights on rear slope of roof. Mr. Wemple stated that one small existing skylight is to be removed and two existing skylights need to be replaced. He added that the additional two skylights are need for dark areas in the attic, one for a stairway and the other for a guestroom. In response to a question regarding the size of the proposed skylights, Mr. Wemple replied that they are to be slightly wider than the existing but will be spaced evenly between the rafters. He added that the roof is sagging and the rafters need replacing. Mr. Chace made a motion to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Mr. Vargas and approved by members Schoettle, de Boer, Vargas, Chace, Parrillo and Lund.

### **Adjournment**

There being no further business, the meeting was adjourned at 6:50 PM.

Respectfully submitted,



Christopher J. Ise  
PHDC staff

**PHDC MEETING MINUTES**  
**APRIL 23, 2001**

A meeting of the Providence Historic District Commission was held on Monday, April 23, 2001  
at the Department of Planning and Development, 400 Westminster Street,  
Providence, RI 02903.

Members Present: Clark Schoettle, Cornelis de Boer, Luis Vargas, Councilwoman Patricia Nolan, Mildred Parrillo, Catherine Lund

Members Absent: Councilman John Lombardi, Lisa Ardente, Malcolm Chace

Staff Present: Christopher Ise, Sam Shamoon

Call to Order: The meeting was called to order at 4:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 3/26/01: The minutes of this meeting were not available.

**PROJECT REVIEW**

**1) 134 Congress Avenue (South Elmwood)** – Mr. Michael Warner, architect, appeared to discuss the proposal to remove a window and install a new door, and to construct a wheelchair ramp on the west elevation. Mr. Warner stated that the project is being funded PARI (People Actively Reaching Independence and is for a disabled family member living on the first floor. He noted that other locations were considered for the ramp, including on the front of the house, however, the least intrusive was the location submitted. The alterations include the removal of one window on a bay and the installation of a metal door. The deck and ramp system has a basic railing with 4x4 posts, 1½” balusters spaced 5½” o.c., and is to be constructed of pressure treated wood left unpainted. He noted that painting the ramp would be an acceptable compromise, and that the metal door is proposed for low maintenance. In response to a question by Mr. Schoettle, Mr. Warner replied that the window opening may need to be widened approximately 3 or 4 inches. Ms. Lund inquired if the ramp could be located at the rear of the property. Mr. Warner stated that the interior layout is not conducive. Mr. Schoettle explained that that his concern would be the structural change necessary that would not be easily reversible, adding that he would rather see the kitchen reconfigured to accommodate the ramp on the rear elevation. Mr. de Boer asked if a lift had been investigated. Mr. Warner replied that the ramp would be more economical. Mr. Schoettle remarked that approving the removal of a window and installing a door in the bay, a prominent architectural feature of the house, would set a bad precedent. Mr. Vargas stated that the ramp would be very visible from the street and recommended other options be explored. A brief discussion followed regarding the ADA requirements for ramps and possible variances needed for the project. Mr. Schoettle stated that he was not satisfied with the proposal as submitted. Mr. Vargas recommended that the applicant explore other options and return to the PHDC. Mr. Schoettle suggested locating the ramp at the rear of the house, finding another opening for the door, or a looking into the possibility of a lift, reiterating that the bay is a significant feature. With the consent of the applicant, the PHDC agreed to table the application to a subsequent meeting.

The applications for 11 Benefit Street and 33 Arnold Street were on put on hold until an additional PHDC member arrived.

**2) 66 Williams Street (College Hill)** – Ms. Barbara Paca and Mr. Philip Logan, architects, appeared to discuss the proposal to construct a trellis in the rear yard. Ms. Paca stated that the freestanding structure is to be located near the stable block and is to be constructed of brick columns (to match the brick on the house) with wooden rafters. In addition, the cobblestone courtyard is being restored and improvements to the sidewalk are being made. In response to a question by Mr. Schoettle, Ms. Paca stated that the stone wall on Power Street was rebuilt to match existing and capped with a wood railing, adding that PHDC staff reviewed the wall project.

Councilwoman Nolan arrived at 4:30 PM.

Mr. de Boer made a motion to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Mr. Schoettle and approved by members Schoettle, de Boer, Vargas, Parrillo, Lund and Nolan.

At this time, Mr. de Boer recused himself from the commission, as he is the architect for the following two projects.

**3) 11 Benefit Street (College Hill)**

**a. Part One (00.40)** – Mr. de Boer, architect, and Ms. Debra Chase, owner, appeared to discuss the proposal to construct a one-car underground garage, reconstruct stone steps and retaining wall, and construct a wood fence on the west and south sides of property. Mr. de Boer explained that the project received Zoning approval and that a dimensional variance has been obtained. He noted that the design was the same as the one that was approved in concept by the PHDC last year and that the only change is to now install a 3-panel roll-up garage door. In response to a question by Ms. Lund, Mr. de Boer stated that the driveway surface is to be concrete aggregate. Mr. Schoettle inquired about the pre-cast concrete panels proposed on the façade of the garage. Mr. de Boer explained that the concrete panels are to have a rough stone and be arranged as a lintel with two sides. On a motion made by Mr. Vargas, seconded by Ms. Parrillo, the application was approved as submitted, citing Standards 8 and 9. Members Schoettle, Vargas, Parrillo, and Lund approved the motion. Councilwoman Nolan voted no.

**b. Part Two (01.41)** - The proposal consists of replacing an existing skylight, installing a new skylight, removing a fire escape, exhaust hood and two doors, creating a new window opening (north elevation), constructing a new one-story addition, and removing an existing door on 2<sup>nd</sup> floor and replacing it with salvaged window, (south elevation). Mr. de Boer stated that one of the doors on the north elevation may be retained for access to a trash area. The existing skylight is to be replaced with a Velux model, with the new skylight used for ventilation purposes. As part of the kitchen expansion, the south wall of the addition will contain a bank of windows with flush panels and moldings and a new back door with sidelights. Mr. deBoer noted that they opted for the sloped roof for positive drainage. He added that the door on the 2<sup>nd</sup> floor, which is no longer used, will be replaced with a salvaged window. There was a brief discussion regarding the removal of the doors on the rear. Mr. de Boer stated that the doors were installed when the house was converted to a 3-4 family dwelling. Mr. de Boer indicated that option of removing one of the doors on the north elevation could be tabled upon further consultation with the owners.

Mr. Schoettle preferred the ell extension resembling an enclosed porch with a deck above, which was one of two design options submitted for discussion at a pre-application review on 1/22/01. He was unsure about the fusion of the two design options. He noted that the panels below the windows are slightly larger, adding that he was concerned with raising the window sills 6" to accommodate the kitchen cabinets. Mr. Schoettle inquired about the use of clapboards instead of panels and moving the door over slightly. Mr. Vargas liked the panels, adding that it creates a different structure. A brief discussion followed regarding the use of panels or clapboards and the interpretation of the structure, whether it looks like a porch that was infilled or a new addition. Mr. de Boer indicated that shrubbery will be planted in front of the panels, making it relatively obscure. At this time, Mr. de Boer asked the HDC not to consider the removal of the door on the east end of the north elevation. Mr. Vargas made a motion to approve the application as submitted, citing Standards 8 and 9. The motion was seconded by Ms. Lund and approved by members Schoettle, Vargas, Parrillo, and Lund. Councilwoman Nolan voted no.

**4) 33 Arnold Street (College Hill)** – Mr. de Boer appeared to discuss the exterior alterations to include the installation of French doors and construction of a new porch (north elevation), reconstruction of steps and porch (east elevation), rebuilding of stone wall, site improvements and installation of fencing. Mr. de Boer stated that the French doors would provide access to the rear yard. The side porch is to be pushed closer to the house to line-up with the retaining wall and a new railing structure with cedar newel posts and lattice is to be installed. Mr. de Boer explained that the existing fence at the front of the house is to be replaced with a fence that matches the porch railing with one newel post on either end. The stone retaining wall, which the fence sits on, is to be rebuilt. There was a brief discussion regarding the fence. Mr. Vargas inquired about the width of the French doors. Mr. de Boer noted that the door system measures 8' high by 5' wide. On a motion made by Mr. Vargas, citing Standards 8 and 9, the application was approved. The motion was seconded by Ms. Lund and approved by members Schoettle, Vargas, Parrillo, and Lund. Councilwoman Nolan voted no.

Mr. de Boer departed at 5:20 PM.

**5) 48 Benefit Street (College Hill)** – Mr. Christopher Healy, property owner, appeared to discuss the proposal to conduct site improvements and install new window and door. He explained that the work is part of a kitchen expansion on the interior. The existing door, which was damaged by vandals six months ago, needs to be replaced. In addition, he requested an opinion on the sidewalk plan. Mr. Healy stated that infilling of a portion of the gangway between the house and 50 Benefit Street would provide an additional street level entrance, extra security and privacy, and a place for garbage storage. He explained the rationale for the installation of a red brick and white marble sidewalk. Mr. Schoettle suggested using red brick arranged in a herringbone pattern. A discussion followed regarding the addition of a small window on the south elevation. The window is proposed to provide light and ventilation into the kitchen. Mr. Schoettle had concerns with the window and had reservations approving it at this time. Mr. Vargas agreed. Mr. Schoettle noted that the size of the window does not relate to the house. Regarding the infilling of the gangway, Mr. Healy noted that other properties along Benefit Street have infilled these gangways. The members had concerns regarding the infilling of the gangway. Ms. Parrillo suggested the construction of a wooden platform off the street as an alternative

approach. Mr. Healy stated that the original plan called for a metal platform. Mr. Vargas felt that the introduction of steel is intrusive. Mr. Schoettle suggested building a retaining wall on a portion of the gangway. Mr. Healy was not receptive to the ideas suggested. Mr. Vargas stated that he was reluctant to vote on the application as submitted, adding that the owner should submit other options for the gangway, and that the new window was not appropriate and would be visible from the street. A discussion followed regarding the replacement door. Mr. Schoettle inquired about the proposal to install a Dutch door, adding that this type of door is not usually found in Providence and that it is not appropriate because it pre-dates the house. Mr. Schoettle presented the applicant with two options, withdraw the proposal and re-submit or have the PHDC vote on the application as submitted. It was recommended that the sidewalk be done in a herringbone pattern.

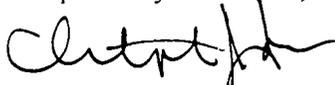
**6) 42-44 North Court Street (College Hill)** – Mr. Andrew Costa, owner, appeared for conceptual review of the installation of two fire escapes. Mr. Costa explained that the fire escapes are necessary in order to comply with Fire Safety Code and the decision of the Board of Review. He noted that the building has four residential units and he is required to bring the building up to code by installing two fire escapes. The fire escapes are designed with a platform and ladder (instead of stairs) and are to be located on secondary elevations, with one located on the rear (north) elevation and the other on the side (west) elevation. The fire escapes are to be painted black. Councilwoman Nolan made a motion, seconded by Mr. Vargas, to approve the two fire escapes (preferably with ladders) pending approval by the Building Inspector, citing Standards 8 and 9. Staff is to review the final design. Members Schoettle, Vargas, Parrillo, Lund and Nolan approved the motion.

**7) 13 Charlesfield Street (College Hill)** – Mr. Glenn Shealey, owner, and Mr. Jay Litman, architect appeared to discuss the proposal to infill a rear porch, install French doors and windows and a skylight. Mr. Litman explained that the work proposed is part of a kitchen expansion which is to include the installation of a set of French doors with two sidelights and panels below on the west elevation, three double hung windows with panels below, and a solid panel on the north elevation. Mr. Litman noted that the skylight, measuring 2' x 3', on the rear roof slope was added to increase the amount of light into the space. There was a brief discussion regarding the interior layout. On a motion made by Councilwoman Nolan, the application was approved as submitted, citing Standards 8 and 9. The motion was seconded by Mr. Vargas and approved by members Schoettle, Vargas, Parrillo, Lund and Nolan.

### **Adjournment**

There being no further business, the meeting was adjourned at 6:15 PM.

Respectfully submitted,



Christopher J. Ise  
PHDC staff

**PHDC MEETING MINUTES**  
**MAY 21, 2001**

A meeting of the Providence Historic District Commission was held on Monday, May 21, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Clark Schoettle, Cornelis de Boer, Luis Vargas, Councilwoman Patricia Nolan, Catherine Lund, Malcolm Chace

Members Absent: Councilman John Lombardi, Lisa Ardente, Mildred Parrillo

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

Call to Order: The meeting was called to order at 4:20 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 3/26/01 and 4/23/01: Mr. De Boer made a motion to approve the minutes of the meeting of 3/26/01, noting that the discussion regarding the two separate building entrances at 2 Thomas Street needed to be clarified. Mr. Chace seconded the minutes as corrected by Mr. De Boer. All voted in favor. The minutes of the meeting on 4/23/01 were not available.

**Project Review**

**1) 134 Congress Avenue (South Elmwood)** – Mr. Michael Warner, architect, appeared to present the revised plan to make the first floor apartment handicapped accessible. Mr. Warner noted that after the last PHDC meeting, he met with the owner to discuss the concerns raised by the Commission regarding the proposed wheelchair ramp. It was decided that the interior of the kitchen could be rearranged to accommodate a new door and lift on the rear elevation. The PHDC was satisfied with the revised proposal and Mr. Vargas made a motion, seconded by Councilwoman Nolan, to approve the revised plan as submitted, citing PHDC Standards 8 and 9. The motion was approved by members.

**2) 123 Transit Street (College Hill)** – Mr. David Ahearn, owner, and Mr. Bob Rose, Kolbe & Kolbe representative, appeared to discuss the proposal to alter the basement window openings, install new windows and doors, and to conduct site improvements. Mr. Rose presented rough details of the proposed replacement windows, noting that they are to duplicate the existing windows and casings. A window sample was presented. The new window is to be a Kolbe & Kolbe wood with aluminum muntin simulated divided light window with a jamb liner system, adding that the profiles of the aluminum muntins match the putty type profile. The configuration is to be a 6/3 window with wood muntins on the interior. In response to a question by Mr. Schoettle, Mr. Rose noted that both sashes are operable. Mr. Vargas made a motion to approve the alterations and replacement window with staff review of the site improvements, citing Standards 8 and 9. The motion was seconded by Councilwoman Nolan and approved by members Schoettle, Nolan, Vargas, de Boer Chace and Lund.

**3) 153 Vinton Street (Broadway)** – Mr. Russell Cole, owner, and Mr. Bob Rose, Kolbe & Kolbe representative, appeared to discuss the proposal to remove the slate shingles and install asphalt shingles on the mansard roof, and to replace all windows with aluminum clad windows. Mr. Cole explained that the existing slate roof is leaky and expensive to repair. He is proposing

to replace the slate with Slateline asphalt roofing shingles, adding that he received high quotes to repair the roof. The members suggested names of contractors specializing in slate repair that might be able to repair the roof at a reasonable cost. Mr. Schoettle noted that it would be worth getting another estimate. Mr. Cole noted that at some point he may have to remove a couple of windows due to the interior reconfiguration, but would submit an application at a later date. Mr. Schoettle recommended clapboard infill or shutters to block up the window.

A window sample was presented. Mr. Cole stated that he is proposing an aluminum window for durability. Mr. Rose stated that the aluminum-clad window would have a factory finish on the exterior. A brief discussion followed regarding the visibility of the miter joints. Mr. Cole stated that he is proposing a 1/1 window on all floors. Mr. Schoettle stated that approving this window replacement type would set a precedent. Mr. Vargas preferred a 2/2-window configuration. Mr. Rose explained that there would be a half screen on the exterior, adding that all existing components would remain the same. The only difference would be about a ¼” on either side due to the jamb liners. Mr. Schoettle inquired about the size of the compression balance. Mr. Rose responded that it would be between 3/16-5/16 of an inch and that it can be painted. In response to a question by Mr. De Boer, Mr. Rose stated that the vinyl sash liner would be white or beige. A brief discussion followed. Mr. Rose explained that the window casing could be extended a ½” all around, with strips of wood applied to accommodate the screen. There was a discussion regarding a 2/2 window vs. a 1/1 window. Ms. Lund remarked that approving a 2/2 aluminum clad window would be a trade off. Mr. Vargas noted the 1/1 window looked commercial. Mr. Schoettle stated that the PHDC is making a compromise by allowing an aluminum clad window. There was another discussion regarding where the 2/2 and the 1/1 windows should be installed and the additional cost for a 2/2 window. Mr. Vargas remarked that all the windows should be 2/2. Mr. Cole noted that the 3<sup>rd</sup> floor 2/2 windows are in bad shape. He agreed to install 2/2 windows throughout the house. On a motion made by Mr. Chace citing Standard 9, the portion of the application regarding the replacement windows was approved with the condition that the aluminum clad sash have a 2/2 configuration, and that roof portion be tabled to allow the applicant time to explore the possibility of repairing the slate roof. The motion was seconded by Councilwoman Nolan and approved by members Schoettle, Nolan, Vargas, de Boer Chace and Lund.

*It was agreed that the application for 48 Benefit Street would be heard after the following project.*

**4) 477 Broadway (Broadway)** – Mr. Orlando Andreoni and Mr. Ralph Campagnone appeared to discuss the proposal to conduct site improvements and landscaping and to install and alter handrails. Mr. Andreoni explained that the building was undergoing an extensive interior restoration. He noted that the monument has been installed to line up with the main building. Mr. Campagnone added that lower flagpoles were installed as well as new shrubs. Mr. Schoettle stated that while he would like to see the landscaping plan move forward, he would prefer to see the landscaped areas beefed up. He added that he would like to see the front island increased in size by 10’ to the north to accommodate larger trees that would act as a buffer to the parking lot. He stated that he could live with the monument in its existing location provided that the island be enlarged. Mr. Campagnone stated that they would consider trees in that location. Mr. Schoettle

stated that the applicant should return to the PHDC with a revised landscaping plan, adding that they are in flux with other possible changes and that the plan presented would not be approved at this time. Mr. Andreoni explained that Building Inspection is requiring that the railings on the wheelchair ramp at the rear of the building be increased in height from 36” to 42” to meet code. He added that he was not seeking approval of the installation of new handrails at the front entry since this entrance may be altered at a later date. Mr. Andreoni commented that a new landscaping plan would be submitted. Ms. Lund made a motion, seconded by Mr. Vargas, to only approve the addition of a top rail to the existing ramp railings. Members Schoettle, Vargas, De Boer Chace and Lund approved the motion. Councilwoman Nolan voted no. The applicant agreed to table the application regarding the site improvements and landscaping.

**5) 48 Benefit Street (College Hill)** – Mr. Leonard Baum, architect, appeared to discuss the plan to create a new window opening and to replace a storm door. The application was continued from the 4/23 meeting. Mr. Baum stated that the plan to infill the gangway has been withdrawn from the application and that the existing stair and landing are to remain. The proposal now calls for the installation of a board and batten storm door. He explained that the new window is for additional light and ventilation into the kitchen, adding that the new window is to replicate the existing windows, same size glass and muntins. Mr. Baum stated that the Dutch door is proposed for the interior, adding that there are other examples of this door type on Benefit Street. Mr. Vargas noted that the two items to be considered at the meeting is the window and storm door. He added that while he does not object to the window, the door is questionable.

Mr. De Boer made a motion to approve the application as submitted, new window and storm door only, citing Standards 8 and 9. The motion was seconded by Councilwoman Nolan and approved by members Schoettle, Nolan, Vargas, de Boer, Chace and Lund. Mr. Baum inquired about the Dutch door. A discussion followed regarding the Dutch door. Mr. Schoettle attempted a motion stating that the Dutch door be paneled on the top and bottom, with no glass and no strap hinges. This motion was seconded by Mr. De Boer and approved by members Schoettle, Nolan, Vargas, de Boer Chace and Lund. At this time, Mr. Salvatore intervened recommending that the HDC move to continue the application regarding the door with staff to review and approve the paneled Dutch door based on the comments made.

**6) 250-262 Broadway(Broadway)** – Ms. Eileen Cooney, attorney, and Mr. Fred Love, architect, appeared to discuss the proposal to remove an existing one-story structure and to construct a new kitchen and stair and elevator tower on the rear elevation, and to conduct site improvements. Mr. Love stated that the restaurant has been reduced in size to fit within the amount allowed by zoning. He added that the two open items include the juxtaposition of the existing stair, which could be converted into a small porch and the proposed awning, which could be a changed to a porch structure. Regarding the two new doors on the rear, Mr. Love indicated that one is for access to the stair tower and one is the restaurant entrance. A discussion followed regarding the rear lobby. Mr. Love explained that in order to avoid issues with zoning, a partition was installed to divide the lobby space in which the tower entrance is not counted as part of the square footage of the restaurant.

In response to a question by Mr. De Boer regarding the club’s original entrance, Mr. Love stated that options include landscaping with the stairs left in place or removal of the stairs and creation

of a porch. Mr. Love stated that relocating the entrance to the rear resolves issues with fire code and wheelchair accessibility. Mr. Schoettle expressed concern regarding the impact of the addition on the existing rear dwelling, adding that it makes the structure unusable. Mr. Love explained that the building is boarded up and maintained, noting that potential use of the building is uncertain. Mr. de Boer had reservations with the orientation of the entrance off the parking lot, adding that it was unfortunate that the restaurant entrance is not off the street. He was also concerned with the landscaping proposed and pedestrian access. Mr. Love noted that a pedestrian route could be added to make the entrance more welcoming. Mr. Schoettle suggested that the architect revisit the doors and to add another set of windows. He agreed that a porch structure would be more appropriate than an awning on the addition. A discussion followed regarding the abandoned structure at the rear of the property. Mr. Love stated that there is the possibility of moving or reusing the structure. Both Councilwoman Nolan and Mr. de Boer suggested more landscaping.

At this time, Mr. Kent Millard, an abutter, expressed both his and neighborhood concerns regarding the project. He mentioned that there is an ongoing appeal of the decision of the Zoning Board and that the project presented is a watered down version that fits within the existing zoning. His concerns were the miscommunication between the owner and the neighborhood and the premature nature of the plan since the case is pending in superior court. Mr. Salvatore noted that the owner could submit an application if the project fits within zoning. Mr. Millard requested that the PHDC consider public input and that the commission table the application so the neighborhood group could meet with the owner. Mr. Cooney stated that the issues with the neighbors related to the size of the restaurant. She added that the zoning issue is working its way through the courts and that the owner wants to make use of the property. She requested that the application not be continued. Mr. Vargas, Councilwoman Nolan and Ms. Lund were concerned with the neighbor's comments. Councilwoman Nolan suggested that the owner and neighbors discuss the project. Mr. Salvatore indicated that conceptual approval gives the applicant the opportunity to move forward, adding that the decision cannot be appealed. Mr. Schoettle was concerned with the future use or lack of use of the house at the rear and the impact of the new addition on this structure. Before granting any approvals, he requested that the HDC review a plan that integrates the new addition with the rear building or a demolition plan. He added that the HDC needs to understand the use of the house before granting any approval. Mr. de Boer noted that the owner would need to merge lots to construct the addition. Mr. Salvatore commented that the plan to go forward with the rear structure in its present state is not in keeping with the HDC's purview, adding that the HDC has the right to insist that outstanding issues with the project be addressed. Mr. Schoettle asked that the applicant come back to the HDC with a plan for the abandoned structure, adding that the addition affects the structure. He requested that the application be tabled until the rear building is further studied. The owner agreed to table the application.

**7) 6 Benevolent Street (College Hill)** – Mr. Laurence Walsh, Mr. Steve Lerner and Mr. Thomas Goddard appeared to discuss the proposal to expand the Hope Club's facilities. Work is to include some demolition, construction of new additions to the existing buildings, renovations and site improvements. Mr. Goddard stated that the project arose out of recognition of pragmatic deficiencies. He noted that the kitchen is currently located on the 4<sup>th</sup> floor of the building and cannot serve the needs of the club and that the building has not been touched in fifty years. He

added that the architects were chosen from a design competition. Mr. Lerner began by stating some of the issues with the project including making the club ADA accessible, meeting building code, relocating kitchen facilities, adding two new dining rooms, and expanding athletic facilities including the addition of a new squash court. He explained that because the club is situated on a hill, the basement is at ground level. The elevator would serve the needs of the older members. An old photograph (ca. 1906) and a site plan was presented. Mr. Lerner pointed out that in order to expand the facility, a portion of the adjacent land at 25 George Street is to be acquired. Mr. Lerner stated that the club was built in 1885, with the athletic facility constructed in 1911. He noted that the house at 25 George Street was constructed in the early 1900's. Regarding the proposed demolition, Mr. Lerner stated that the garage dates to 1920's, adding that Brown University, the property owners, only use the garage for storage and are not interested in moving it to another location on the property. There was a brief discussion regarding the removal of a later addition and a hexagonal bay on the west elevation of the building. Mr. Goddard explained that the process to do the land swap with Brown University is underway. Mr. Lerner noted that the land swap allows them to build without intruding on the main building. Mr. Lerner explained the design of the two new stair towers, which will make the club ADA accessible. The east tower is to be built on a top of an existing one-story structure, is to be hidden from the street and is to have a glazed portion that separates it from the main building. The west tower is to be recessed from the main building, is to be constructed with compatible materials, and is to house an exhaust chimney for the kitchen. Mr. Schoettle expressed concern with the interaction of the east stair tower with the windows and details of the main building, noting a discrepancy in the elevations. Mr. de Boer noted that the east elevation is an important elevation and is in close proximity with the Candace Allen House, adding that the stair tower imposes itself on the elevation. He suggested obtaining a variance for the existing interior staircase on this side of the building as an alternative. Mr. Walsh stated that they would explore options. Mr. Lerner noted that the fire escapes on the north elevation of the athletic facility are to be removed. He went on to describe the new kitchen facility. The structure is to be one-story high with a demi-lune/circular dining room, calling it a drum form. Mr. Schoettle inquired about the height of the kitchen wall. Mr. Lerner replied that the height is approximately 10-12 feet in height. He explained that the height of the street wall or "garden wall" along George Street that is part of the squash court structure is to be 8-12 feet in height. Mr. Schoettle added was not convinced with the "garden wall" concept. Mr. Goddard noted that the expansion of the athletic facilities is to attract new younger members. There was a brief discussion regarding parking and the corner lot.

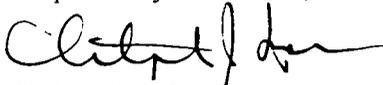
Mr. Lerner described the design of the proposed glass connector between the club house and rear building as a ribbon form that is more transparent and less rigid. Mr. Schoettle felt that a straight form would be simpler and less costly. Mr. de Boer felt that the lead-coated copper surface proposed for the stair tower/chimney stack becomes a strong visual element that dominates and looks too industrial. Mr. Schoettle expressed concern with the scale, massing and fenestration of the dining room addition as it relates to the main building. He added that the addition is too industrial looking and was not ready to approve it in concept. Mr. Chace agreed with Mr. Schoettle. Mr. Vargas liked the structure and selection of materials. Mr. de Boer recommended a model for the next meeting. He stated that with some improvements the additions could work. There was a discussion regarding the height of the dining room ceiling and the floor to ceiling windows. Mr. Goddard requested clear direction on the changes recommended. There was some discussion regarding the kitchen/ dining room addition. Mr. Schoettle requested that the

architects look at the scale of the window openings in relation to the original building, suggesting a more traditional approach. Mr. de Boer suggested a kitchen/dining addition that is more enriching and less industrial, however he appreciates the drum form of the structure. He added that the materials and texture are important. In response to a question regarding zoning issues, Mr. Lerner replied that variances will be needed for everything. Mr. Vargas indicated that he concurred with Mr. de Boer in some aspects, but is not concerned with the glass connector and chimney stack. Mr. Schoettle stated that the concept of a building in the parking lot and the land swap was appropriate but had concerns with the squash court. He recommended holding off on that addition until it is approved by Zoning. Ms. Lund recommended a model. Mr. de Boer suggested a perspective view of George Street.

Mr. Lerner then reiterated the comments made by the Commission to include bringing the proposed stairway on the east elevation to the interior, issues regarding building form, windows and roofline of the kitchen and dining addition, different alternatives for the glass connector and a chimney structure that is less prominent, and the impact of the streetwall of the squash court and its relation to the adjacent structures. At this time, Mr. Schoettle tabled the conceptual review of the project until the next meeting, noting that a massing model would be helpful. A subcommittee was then formed consisting of members Vargas, de Boer and Schoettle.

There being no further business, the meeting was adjourned at 9:20 PM.

Respectfully submitted,



Christopher J. Ise  
Senior Planner/PHDC staff

**PHDC MEETING MINUTES**  
**JUNE 25, 2001**

A meeting of the Providence Historic District Commission was held on Monday, June 25, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

**BUSINESS MEETING**

Members Present: Clark Schoettle, Luis Vargas, Councilwoman Patricia Nolan, Catherine Lund, Mildred Parrillo, Neal Kaplan, Glen Fontecchio

Members Absent: Councilman John Lombardi, Lisa Ardente, Malcolm Chace, Cornelis de Boer

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

Call to Order: The meeting was called to order at 2:20 PM, Mr. Schoettle, Acting Chair, presiding.

The business meeting was held in order to introduce new PHDC members Glen Fontecchio and Neal Kaplan. Mr. Schoettle explained HDC meeting procedures and standards and order of business at the regular meetings.

**REGULAR MEETING**

Call to Order: The meeting was called to order at 3:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 4/23/01 and 5/21/01: Mr. Vargas made a motion, seconded by Ms. Lund, to approve the minutes of the meeting of 4/23/01 as submitted. All voted in favor. The minutes of the meeting of 5/21/01 were not available at this time.

**Old Business**

**1) 94 Meeting Street (College Hill)** – Paul and Ingrid Pawlowski appeared to discuss the proposal to replace the front porch and entryway. Mr. Pawlowski stated that the front porch, damaged by a vehicle, and new entryway is to be replaced. He added that they would like to go forward with the rusticated base on the porch and not the panels suggested by staff. Photographs of other rusticated front porch bases were presented. Basement access will be through a door on the porch base. Mr. Schoettle suggested that the basement door be rusticated and that the rusticated planks be 8". There was a brief discussion regarding the railings. Ms. Lund made a motion citing Standards 8 and 9, to approve the plan with the condition that the basement access door be integrated into the rusticated base and that the base panels be 8". The motion was seconded by Councilwoman Nolan and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan.

**2) 94 Congdon Street (College Hill)** – Mr. William Kite, architect, and Mr. and Mrs. John Nichols, owners, appeared to discuss the proposal to construct a side porch, remove a rear addition and to construct a new addition and decks. Mr. Kite stated that the concerns expressed by the HDC at the last meeting have been addressed, noting that the overall massing has been simplified. He added that the plan to restore the clapboards and to construct the side porch may be done in the next phase of work. There was a brief discussion regarding the windows.

Mr. Kite stated that the chimney has been incorporated into the structure and an intersecting gable added to accommodate a large window on the north for the master bedroom. A pergola feature was added, the previous cantilevered deck removed and the 2nd floor deck is to be constructed on the roof of the first floor. There are no zoning or code issues related with the project. Mr. Schoettle suggested that the window fenestration be consistent. Mr. Kite agreed, noting that the windows on the tower addition are to have a 4/4 muntin configuration. A discussion followed regarding the siding on the tower. It was decided the exterior of the tower is to be clad with horizontal tongue and groove siding with beaded joints. Mr. Kite indicated that the alterations to the window headers on the main house may be restored in the next phase of work. Mr. Schoettle noted that the gable roof added seemed awkward. Mr. Kite responded that the elevation need verticality. Mr. Fontecchio felt that the approach was successful. On a motion made by Mr. Vargas citing Standard 8, the project was approved with the condition that the windows on the tower addition have a 4/4 muntin configuration and that the exterior of the tower is to be clad with horizontal tongue and groove siding with beaded joints. The motion was seconded by Mr. Fontecchio and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan.

**3) 250-262 Broadway (Broadway)** – Mr. Dan Peloquin, architect, Mr. Chung Hing Lau, owner, and Ms. Eileen Cooney, attorney, appeared to discuss the proposal to construct a new kitchen and stair/elevator tower on the rear elevation. Mr. Peloquin stated that additional landscaping to the parking area has been added and the dumpster has been moved. Regarding the new addition, Mr. Peloquin noted the changes from the last meeting, which included redesign of the rear porch to resemble the porch on the front elevation. In addition, the stairs of the former entrance are to be removed and railings added. He noted that more details of the new entrance will be submitted at the final meeting. A new row of windows was added to the east elevation. All windows and doors are to be wood. Mr. Peloquin indicated that because of a pending appeal of the zoning variance the owner was granted, plans of the dwelling at the rear of the building are in limbo. If the building is to be reused, the hip roof of the dwelling may be incorporated into the new addition. Demolition may also be an option, however only a few additional parking spaces will be gained. At this time, Mr. Kent Millard, a concerned neighbor, commented that the issues lies with the bungalow, which is a key piece of the project. He noted that the proposal should have taken into account plans for this building. He added that any alteration to the roof would be problematic. While he felt that the project was moving in the right direction, he suggested that the application be tabled. Ms. Cooney stated that once the decision on the court case has been reached, the owner would come back to the HDC with plans for reuse or demolition of this building, adding that at this time, demolition is not on the table.

Mr. Vargas stated that the HDC must decide on the proposal presented before the commission. Mr. Schoettle felt that the HDC could grant conceptual approval. Mr. Peloquin noted that the proposed restaurant is within the amount allowed by zoning. Mr. Salvatore recommended that the applicants add repair and restoration of the rear building to the application. Councilwoman Nolan stated there should be a consensus between the neighbors and owner. A discussion followed regarding zoning. At this time, Mr. Schoettle noted that the issue is the encroachment of the addition on the existing building at the rear. Ms. Cooney noted that the bungalow could be restored. Mr. Millard suggested that the HDC could grant conceptual approval with final approval pending the court case. Mr. Peloquin stated that the HDC should consider the proposed

addition and that the zoning appeal not be discussed. He asked what specific details the HDC would like to see at the next meeting. Mr. Schoettle requested more details for the windows and entryways and that the new side porch ends at the corner of the building, so it does not wrap around the corner. This would give the rear building more room for future use. Mr. Salvatore suggested that the HDC request alternatives for the ramp, possibly an elevator at grade level. Mr. Peloquin noted that the suggestions would be explored. Mr. Vargas made a motion citing Standards 8 and 9, to conceptually approve the project with the condition that the porch structure be redesigned so that it terminates at the southwest corner of the addition, that alternatives for the wheelchair ramp, such as an elevator at grade level or an interior lift, be explored, and that additional details of the entry doors be submitted. The motion was seconded by Councilwoman Nolan and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan.

**4) 6 Benevolent Street (College Hill)** – Mr. Laurence Walsh, Mr. Steve Lerner and Mr. Thomas Goddard appeared for the continued review of the plan to expand the Hope Club’s facilities. Mr. Lerner noted the revisions to the project since the last HDC meeting and the special subcommittee meeting including a reduction in the height of the east stair tower, redesign of the windows on the dining room addition, reduction in the height of the squash court addition, and redesign of the connector and exhaust chimney. A model was presented. Mr. Schoettle commented that the architects have responded to the concerns of the HDC and recommended conceptual approval of the project with final review pending. Mr. Vargas agreed and made a motion, citing Standard 8, to approve the project in concept and the demolition component of the application. Councilwoman Nolan strongly recommended that the HDC continue the review of the proposed demolition of the garage at the next meeting. Mr. Schoettle requested additional photographs of the garage and inquired if the structure could be relocated on the site. Mr. Lerner replied that the garage, owned by Brown University, is no longer used and if it is relocated, the university loses parking. Mr. Goddard stated that Brown rejected the idea of relocating the structure. After a brief discussion regarding the demolition of the garage and additions, the HDC determined that the structures are non-contributing, that all alternatives to demolition have been met, and that the application is complete. The demolition component was continued to the next meeting on July 23. Mr. Vargas made a second motion to approve the first phase of the demolition review process. Councilwoman Nolan seconded both motions. The motions were approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan approved the motion.

## **New Business**

**1) 149 Prospect Street (College Hill)** – Mr. Anthony Caprio, applicant, appeared to discuss the proposal to construct a rear landing and stair, remove and infill a window, and install a cobblestone driveway. There was a discussion regarding the railings and bottom rail for the stair landing. Mr. Schoettle suggested that the post at the bottom of the stair landing be pulled in closer to the stair. In response to a question regarding the removal of the small window, Mr. Caprio stated that the window has been relocated due to a change on the interior. Mr. Fontecchio made a motion, citing Standards 8 and 9, to approve the application with the condition that the railing be adjusted. The motion was seconded by Councilwoman Nolan and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan.

**2) 602 Elmwood Avenue (South Elmwood)** – Ms. Carolyn Kee and Mr. Osvaldo Mercado, owner, appeared to discuss the replacement of wood windows with new vinyl windows without a Certificate of Appropriateness. Mr. Mercado stated that the contractor did not pull the necessary permits, which he was unaware of. Councilwoman noted that replacing all the windows would be a financial hardship for the owner. In response to a question by Ms. Lund, Mr. Mercado responded that the contractor did not have the original windows that were removed. Mr. Schoettle stated the three alternatives: approve the installation of the windows, remove and replace the vinyl windows with new wood windows, or remove the vinyl windows on the Elmwood Avenue elevation and replace those with wood windows. As a compromise, Mr. Vargas suggested keeping the Elmwood Avenue façade consistent and made a motion to that the existing vinyl windows on the Lenox Avenue and rear elevation remain and that the six vinyl windows on the Elmwood Avenue elevation be replaced with wood six over one windows to match existing with the condition that the work be completed in six months. Mr. Fontecchio seconded the motion. The motion was approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan and Lund. Councilwoman Nolan voted no.

**3) 88 Williams Street (College Hill)** – Mr. Michael Spalter, owner, and Mr. Scott Weymouth, architect, appeared to discuss the proposal to alter two existing windows, install two new windows, replace existing rear door with French door and install new door hood. Mr. Weymouth stated that the owner is relocating the kitchen from the ell. He added that the windows are needed for additional light into a long and dark space. In response to a question, Mr. Weymouth stated that full size windows would interfere with the kitchen cabinets. The consensus of the members was that two new full size windows on the east elevation would be preferred. Mr. Schoettle suggested that the counter height be 30”. On a motion made by Mr. Vargas citing Standard 8 and 9, the application was approved with the following modification to the proposed plan: on the east elevation, the two new windows are to match the dimensions of the existing windows. The one existing window on the northeast corner is not to be altered. The alteration of the window and the installation of a French door and hood on the rear elevation were approved as submitted. The motion was seconded by Ms. Lund and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan

At this time, Mr. Schoettle recused himself from the following application review, as he is a consultant to the project. In the absence of Mr. Schoettle, Ms. Lund made a motion to appoint Mr. Vargas as temporary chair. The motion was seconded by Councilwoman Nolan and unanimously approved.

*Without a quorum, the following application was presented for informational purposes only. No decision to approve or deny the application was made.*

**4) 109 Melrose Street (South Elmwood)** – Mr. Steven Horowitz and Ms. Linda Silveira, representing St. Elizabeth’s Home, and Mr. Ahmed Mahious, architect, appeared to discuss the proposal to construct a new 3-story addition. Ms. Silveira explained that they are seeking a height variance for the new 3-story structure, noting that other variances may be required including a use variance for the change from nursing home to assisted living. Mr. Mahious presented plans and elevations showing existing and proposed. An existing wing is to be removed and the 9,000 square foot addition is to be constructed incorporating an existing

elevator shaft. A glass and steel connector is proposed between the new and existing building. He indicated that the exterior materials of new structure will match existing. Mr. Mahious presented a schematic landscaping plan, noting that more trees will be added and that the existing chain link fencing will be replaced with an iron fence. He added that for economic reasons, a 3-story addition is necessary in order to convert to an assisted living facility. A discussion followed regarding the number of proposed units and funding. In addition, the project is being reviewed for tax credits. Ms. Lund expressed concern regarding the size of the addition, noting that some of the abutters are also concerned. In response, Ms. Silveira stated that a neighborhood meeting was held. Mr. Mahious indicated that some changes include additional windows on the west elevation. He added that the goal was to keep the addition as simple as possible. Mr. Fontecchio commented that the building form looks massive. There was a brief discussion regarding the height and size of the addition.

At this time, public comment was heard. Mr. Roger Simons, an abutter, expressed concern regarding the impact on the neighborhood, the visual appearance of the addition in relation to the existing structure, and landscaping. Mr. Sam Limiadi, an abutting property owner, felt that the building could be reduced by one story. Councilwoman Nolan commented that the design of the structure needs work and that more landscaping should be included. She added that St. Elizabeth's has been a good neighbor to the community. Mr. Horowitz noted that there are currently 109 current residents in the facility and that the expansion would allow 69 additional residents. Ms. Patricia Simons stated that there should be more outside space allotted to the residents. Mr. Mahious replied that there would be three outdoor areas. In response to a comment regarding the proposed ramp for the front of the building, Mr. Mahious responded that while they would prefer not to have the ramp in front, it needs to be in a location that is convenient for the elderly. Ms. Nancy Martin, a resident of the neighborhood, inquired if the building could be lowered. Mr. Fontecchio made some suggestions regarding the exterior details of the addition in order to break down the scale of the structure. Mr. Vargas reiterated the comments made by the HDC and concerned abutters to include further study of the architectural detailing of the structure and landscaping plan. A subcommittee was then formed consisting of members Vargas, Schoettle and Fontecchio.

Mr. Schoettle resumed his duties as Chair.

**5) Providence Landmark Buildings and Sites**– Mr. Jon Ozbek and Ms. Roberta Groch, Planning Division staff, presented the Mayor's Mill Program, which includes the designation of selected industrial and commercial structures as a historic district. The amendment to Section 501 of the Providence Zoning Ordinance was reviewed. Mr. Ozbek explained that this designation would protect structures from demolition and major alterations that would severely alter the structures. The program includes incentives for rehabilitation as well as reuse. In response to a question by Mr. Vargas, Mr. Ozbek stated that the buildings range in size from small structures to large complexes. Ms. Groch added that the program shows owners the economic viability of buildings and incentives for economic development, encouraging owners to develop properties. Ms. Kari Lang, representing West Broadway Neighborhood Association, spoke in favor of the program.

**6) 27 John Street (College Hill)** – Mr. John Woolsey appeared to discuss the proposal to

rebuild an existing 1970's solarium on the rear elevation and install new true divided light windows and doors. He stated that the intent is to reduce the amount of glass. There was a brief discussion regarding the railing for the rear steps. Mr. Fontecchio stated that railings would be required by code. Mr. Woolsey presented a railing plan. Mr. Schoettle suggested that the size of the glass on the sidelights match the size of the lights on the French doors. Mr. Fontecchio agreed. On a motion made by Mr. Vargas, citing Standards 8 and 9, the application was approved with the condition that the dimensions of the panes of glass on the sidelights match those on the French doors and that the railings be installed. The motion was seconded by Ms. Parrillo and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan.

**7) 22 Arnold Street (College Hill)** – Mr. and Mrs. Charles Barrett appeared to discuss the plan to convert an existing addition on the rear of house, a 1-story, wood frame and clapboarded, unheated storage room off the kitchen, into a deck. The deck is to be built on the same footprint of the existing structure. A set of French doors, replacing an existing door is proposed for access to the deck from the kitchen. The doors will have true divided or simulated divided lights.

Mr. Vargas made a motion, seconded by Councilwoman Nolan, to approve the application as submitted citing Standards 8 and 9. Members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan, Lund and Nolan approved the motion.

**8) 168 Bowen Street (College Hill)** – No one appeared to discuss the proposal.

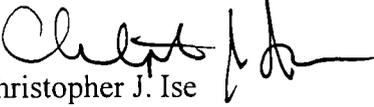
**9) 251 Benefit Street (College Hill)** – Mr. Peter Gulaiez, architect with Haynes/de Boer Associates, presented the plan to install new replacement windows and rooftop snow guards at the Providence Athenaeum. He indicated that this would be the first phase of a restoration program for the building. The replacement sash will match existing and window casings are to remain. Snow guards are to be historical in type, either brass or bronze. Mr. Fontecchio made a motion, citing Standards 8 and 9, to approve the application as submitted. The motion was seconded by Mr. Vargas and approved by members Parrillo, Fontecchio, Schoettle, Vargas, Kaplan and Lund. Councilwoman Nolan voted no.

### **Other Business**

**PHDC Illustrated Guidelines** - Staff announced that the graphic designer hired to do the layout for the guidelines has put together a sample of the proposal and suggested that a subcommittee be formed to review the project as it progresses. A subcommittee was formed consisting of members Fontecchio, Schoettle and Lund.

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

Respectfully submitted,

  
Christopher J. Ise  
Senior Planner/PHDC staff

**PHDC MEETING MINUTES**  
**JULY 23, 2001**

A meeting of the Providence Historic District Commission was held on Monday, July 23, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present: Clark Schoettle, Luis Vargas, Councilwoman Patricia Nolan, Catherine Lund, Mildred Parrillo, Neal Kaplan, Glen Fontecchio, Senator Frank Caprio, Councilman John Lombardi

Members Absent: Lisa Ardente, Malcolm Chace, Cornelis de Boer

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

Call to Order: The meeting was called to order at 4:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 5/21/01 and 6/25/01: Mr. Vargas made a motion, seconded by Ms. Parrillo, to approve the minutes of the meeting of 5/21/01 as submitted. All voted in favor. The minutes of the meeting of 6/25/01 were not available at this time.

**Old Business**

**1) 250-262 Broadway (Broadway)** – Mr. Dan Peloquin, architect, Mr. Chung Hing Lau, owner, and Ms. Eileen Cooney, attorney, appeared for the continued review of the new kitchen and stair/elevator tower on the rear elevation. Mr. Peloquin stated that Ramzi Loqa, Director of Inspection and Standards, has reviewed the plans and due to size restraints, some minor changes were made. The proposal now calls for a wheelchair lift into the porch and the use of the existing stairs on the west elevation. He added that the awning over these stairs will be removed. Mr. Fontecchio noted that a railing may be required for the stairway. Mr. Peloquin explained that one window on the second floor of the addition may have to be eliminated due to the interior stairway. Mr. Fontecchio suggested that the window be retained for light with the stair landing behind. Regarding the entrance door for the restaurant, Mr. Schoettle expressed concern with the sidelights shown on the elevation. Mr. Peloquin indicated that he would return to the Commission with door arrangement. Mr. Vargas was satisfied with the plans presented. Mr. Fontecchio stated that the elimination of the wheelchair ramp was an improvement and suggested that railing details be submitted.

On a motion made by Mr. Vargas, citing Standards 8 and 9, the application was approved with the condition that the second floor window of the rear stairway tower remain transparent and that the window, rear door and railing details be submitted to staff for review. Councilman Lombardi amended the motion to include that the project must be in compliance with Zoning before a Certificate of Appropriateness can be issued. The motion was seconded by Mr. Fontecchio and approved by members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio.

**2) 6 Benevolent Street (College Hill)** – Mr. Steve Lerner and Mr. Thomas Goddard appeared for the continued review of the demolition portion of the application (continued from 6/25/01).

The PHDC determined that the demolition proposal meets the review criteria set forth in Section 501.8 of the Zoning Ordinance and in the PHDC standards and guidelines for demolition. Mr. Vargas made a motion to approve the second review process of the demolition portion of the application based on the recommendations made by staff. The motion was seconded by Ms. Lund and approved by members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio.

### **New Business**

**1) 168 Bowen Street (College Hill)** – Ms. Jill Brody and Mr. Ralph Camp, owners, and Mr. William Kite, architect, appeared to discuss the proposal to construct a new two-car garage on the northeast corner of the property and to conduct site improvements. A model was presented. Mr. Kite explained that due to site constraints, the garage would contain a lift for the storage of a second car. He noted that the design of the garage does not replicate the main house but relate to it in massing. The building is to be constructed of wood with clapboards with a standing seam metal roof and monitor. Mr. Kite stated that the new structure takes maximum advantage of an unusual site, adding that the garage becomes sculptural and the focal point of the rear yard. Mr. Schoettle thought that the garage should have a more traditional roof form. Both Mr. Fontecchio and Ms. Lund liked the design as proposed. Mr. Kite stated that the neighbors support the project and that there are no issues with the adjacent property lines, adding that the building is slightly recessed a couple of feet. On a motion made by Mr. Fontecchio, seconded by Mr. Vargas, the application was approved as submitted, citing Standards 8 and 9. Members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio approved the motion.

At this time, Mr. Schoettle recused himself from the following application review, as he is a consultant to the project. In the absence of Mr. Schoettle, Mr. Vargas served as temporary chair for the following project.

Councilwoman Nolan arrived at 4:45 PM.

**2) 109 Melrose Street (South Elmwood)** – Mr. Steven Horowitz and Ms. Linda Silveira, representing St. Elizabeth's Home, and Mr. Ahmed Mahious, architect, appeared to discuss the proposal to construct a new 3-story addition. Mr. Mahious explained that the design of the structure has been slightly changed after the last HDC meeting and the subcommittee meeting held on-site. He noted that the form stays the same, however, the glass connector and roofline has been revisited. In addition, a pyramidal roof has been added to the corner stair tower. Mr. Mahious indicated that design features have been picked-up from the main building. The sills and trim are to match the main building. A preliminary landscaping plan was presented, which includes a strip of landscaping to block the parking area. Mr. Fontecchio inquired about the entrance canopy. Mr. Mahious stated that the semi-circular canopy is to be constructed of metal. More details are to be submitted once a design of the canopy is developed. Councilwoman Nolan liked the revised design. A discussion followed regarding visitor parking. On a motion made by Councilwoman Nolan, citing Standard 8, the application was approved with the condition that a landscaping/parking plan and a section and details of the entrance canopy be submitted. Councilman Lombardi seconded the motion and members Nolan, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio approved the motion.

**3) 203 Lexington Avenue (South Elmwood)** – Mark and Christina Macheska appeared to discuss the proposal to reconstruct the front porch and to reconfigure the front door and one window. Several alternative plans were presented. Mr. Fontecchio preferred the option to move relocated the door and one original window back to its original location. The relocation of the door is based on physical evidence. The new door is to be a glass with wood panels below, would measure either 36” or 42”. Mr. Macheska stated that the missing balustrade is to be replicated from the existing railing. Mr. Schoettle indicated that the PHDC would like to see more details of the proposed stairway, noting that the stair treads appear to be too wide. Mr. Schoettle inquired if there is any evidence that the proposed rooftop railing once existed. Mr. Macheska replied that he is unsure whether there is any evidence, however, the railing is based on other examples on similar houses in the area.

Mr. Schoettle expressed concern regarding the level of documentation submitted for the railings. Mr. Fontecchio was also unsure about the rooftop railing proposal. Mr. Schoettle stated that the rooftop railing is a significant detail that, without any documented evidence, would be difficult to approve at this time. He noted that he did not have any issues with the relocation of the door and stairway. Mr. Schoettle suggested that the applicant look for evidence of the railings, particularly on the clapboards. He added that the applicants could return to the HDC with the documented evidence. The applicants noted that a rooftop railing was approved by the HDC for the house at 207 Lexington Avenue. Mr. Schoettle explained that each application is reviewed on a case by case basis. Mr. Macheska stated that while the roof railing is not needed, he does want the house to look appropriate. Mr. Schoettle noted that the height of the roof railing would need to be determined and that additional drawings of the stairs and railings would need to be submitted. Councilwoman Nolan made a motion, citing Standards 3 and 9, to approve the relocation of the door, window and stairway. She noted that the portion of the application for the installation of a porch roof railing is continued to a subsequent meeting pending the applicant’s submittal of physical evidence. In addition, a larger scale detail of the new stairway is to be submitted to staff for review. The motion was seconded by Councilman Lombardi and approved by members Nolan, Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio.

**4) 200 Lexington Avenue (South Elmwood)** – Ms. Andrea Prudence appeared to discuss the proposal to install a French Gothic style fence on the property. She explained that the HDC staff approved the same plan in 1998, however, she was unable to proceed with the work and the Certificate expired. She reapplied to the HDC but was unable to secure the signature from the abutter. Ms. Prudence stated that she had her property surveyed and that the contractor would install the fence a few inches from her line to make sure it was on her property. The neighbor also had her property surveyed. There was a discussion on the way the fence tapers toward the front yard. At this time, the abutting property owner Ms. Renee McClain expressed her concerns with the proposed fence, particularly the close proximity of the fence to her house. There was a discussion between the applicant and abutter regarding parking problems with tenants. Mr. Schoettle stated that the HDC would only be concerned with the design of the fence. Ms. Prudence explained that the fence would allow a parking arrangement and set boundaries. On a motion made by Ms. Lund, the application was approved as submitted citing Standards 8 and 9, with the condition that the fence tapers in height. The motion was seconded by Mr. Fontecchio and approved by members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo, Lombardi and Caprio. Councilwoman Nolan abstained from voting.

Senator Caprio and Councilman Lombardi departed at 5:50 PM.

**5) 309 Benefit Street (College Hill)** – Mr. Edward Roessler appeared to the work proposed which includes the installation of two new skylights and a power attic ventilator. The two new skylights are to be located at the rear of the building and will not be visible from the street. The attic ventilator is to be located on the top of the roof. Councilwoman Nolan made a motion, seconded by Mr. Fontecchio, to approve the application as submitted citing Standards 8 and 9. Members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo and Nolan approved the motion.

**6) 115 Moore Street (North Elmwood)** – Mr. Mark Poirier, appeared to discuss the proposed replacement of the existing slate roof with asphalt shingles and installation of new skylights. He stated that the original roof may have been cedar shingle. Mr. Fontecchio recommended a Hatteras type certainteed roof. In response to a question by Councilwoman Nolan, Mr. Poirier replied that he has received estimates on the cost of repairing the roof and slate alternatives, but these options were too costly. He explained that the slate is in a deteriorated condition. Mr. Vargas stated that repairing the slate would be a hardship to the owner. He felt that the fishscale asphalt shingle would not be an appropriate choice. Mr. Schoettle suggested rectangular asphalt shingles, similar to the slate shingle. There was a discussion regarding the skylights. Mr. Vargas did not recommend the approval of the skylight proposed for the front part of the roof. Skylights are to be 2'x3' and operable. Mr. Vargas made a motion to approve the application with the following conditions:

- One of the four proposed skylights, the one closest to Moore Street and identified at the meeting as skylight #1, is to be deleted from the plan. The new skylights are not to exceed 2' x 3' in size. A revised roof plan is to be submitted and should include the style and size of each skylight.
- The proposed fishscale shingles are to be changed to rectangular asphalt shingles. The color is to match the color of the existing slate roof. A specification sheet of the new shingle is to be submitted to staff for review.

The motion was seconded by Councilwoman Nolan and approved by members Schoettle, Vargas, Fontecchio, Lund, Kaplan, Parrillo and Nolan.

There being no further business, the meeting was adjourned at 6:10 PM.

Respectfully submitted,



Christopher J. Ise  
Senior Planner/PHDC staff

**PHDC MEETING MINUTES  
SEPTEMBER 12, 2001**

A meeting of the Providence Historic District Commission was held on Monday, September 12, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

**REGULAR MEETING**

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Mildred Parrillo, Luis Vargas, Councilwoman Patricia Nolan

Members Absent: Councilman John Lombardi, Senator Frank Caprio, Catherine Lund

Staff Present: Sam Shamoon, Jason Martin, Chris Ise, Jon Ozbek

Call to Order: The meeting was called to order at 4:30 PM, Mr. Schoettle, Acting Chair, presiding. Sam Shamoon introduced Jason Martin as the new HDC Staff Person. All testimony was sworn.

Minutes of the Meeting of 6/25/01 and 7/31/01: Mr. Vargas, seconded by Mr. Fontecchio, made a motion to approve the minutes of the 6/25/01 meeting as submitted with noted changes. The minutes of the meeting of 7/31/01 were not available at this time.

**Old Business**

There was no Old Business conducted at this meeting.

**New Business**

- 1) Commercial and Industrial Buildings Standards and Guidelines - HDC members given a copy for review. Mr. Schoettle stated that the Standards and Guidelines be more clearly clarified as to what items would be reviewed by the HDC. Also clarify some of the wording to make procedures clear to applicants as to what is reviewable by the HDC. Mr. Shamoon stated that the RIHPHC would be given a copy for comments and that the HDC staff were encouraged to send/fax comments to Staff.

Jon Ozbek, staff, departed at 4:40 PM.

- 2) **13-15 Creighton Street (CH)** - Mr. Rick Richards, applicant and Mr. Derek Bradford, architect, appeared before the Commission to discuss major alterations to include: removal and replacement of three double-hung windows with six clerestory windows on the east elevation; the removal of one window and its replacement with French-doors on the south (rear) elevation; and the construction of a balcony on south (rear) elevation.

Mr. Richards stated the reasons for the alterations to the house. These reasons included the combining of two smaller rooms into one large room to be used as a dining room. Mr. Richards stated that he desired to have continuous wall space the hanging of pictures or a sideboard, but also wanted natural light, hence the clerestory

## PHDC MEETING MINUTES SEPTEMBER 12, 2001

windows. Mr. Richards stated that he also wanted a connection with the back yard, hence the request for the construction of the porch along the south elevation. In summary, the applicant desired to create a larger more gracious living space. Mr. Bradford stated that what occurs on the outside of the house should be a reflection on what occurs on the inside of the house, and that the changes proposed are based on interior modifications being done to the residence which included the combination of two rooms and the enlargement of the bathroom.

Mr. Fontecchio asked about the view of the east elevation from Creighton Street and if the modifications would be visible. Photographs were presented which showed that the east elevation was visible from Creighton Street.

Mr. de Boer asked about the relation of the windows on the east elevation to the division of rooms within the residence. Mr. Bradford stated that the first three clerestory windows, from the rear (south) of the house, were the dining room, the fourth window was for a study and the smaller double-hung window was for the bathroom. Mr. de Boer and Mr. Bradford had a discussion about the space-plan for the residence. Mr. de Boer asked Mr. Richards as to the reason for all the wall space in the living room. Mr. Richards responded that his experience with living in an old house was the lack of wall space for bookshelves, etc. and that he would like to have more of this type of space. Mr. de Boer responded that then it was a place for furniture. Mr. Richards concurred. Mr. de Boer asked as to the height of the window from the floor of the proposed windows. Mr. Bradford responded six feet. Mr. de Boer stated that you could not stand in front of the windows and look out them. Mr. Bradford stated that was correct.

Mr. Schoettle stated that one of the issues was that the alterations to the east elevation do not technically meet with the Secretary of Interior's Standards, and hence the HDC's Standards, so that unless there is a totally compelling reason from the interior for the modifications that they could not approve it. Mr. Fontecchio stated that he thought that the alterations to the east and south elevation were two separate issues and should be handled separately. Mr. Schoettle agreed and stated that he thought approval to the rear elevation would not be an issue.

Mr. Fontecchio stated that if they were modifying the existing bathroom to meet modern standards for serviceability, wouldn't it then be appropriate to remove the bathroom window, leave the casing and clapboard over the former opening. Mr. Schoettle concurred. Mr. Schoettle stated that he did not believe that there was a compelling enough reason to approve the proposed level of alterations. Mr. De Boer and Mr. Fontecchio concurred.

Mr. de Boer asked Mr. Richards if the space would still work if the two other windows were kept. Mr. Richards stated that he kept hearing the word "compelling" being used, and that to him the alterations as proposed are compelling because he

**PHDC MEETING MINUTES**  
**SEPTEMBER 12, 2001**

lives in the space. Mr. Richards then stated that he did not know how many of the members of the HDC lived in historic houses, but that there were many obsolete features to them and that he did not understand how the word "compelling" was being used and that if its use could be clarified. Mr. Schoettle clarified by stating "necessity...is it a requirement for living in the space?" A discussion ensued with the applicant stating that he was trying to have a coherent unified theme for the residence, and Mr. Schoettle remarking that the living room could still function as a living room using the windows that exist now. Mr. Richards stated that the living room was still functional as it exists but would not be as attractive and that the way the alterations are proposed is the most attractive alternative, and hence the most "compelling" to him. Mr. Schoettle stated again that the problem was that the alterations do not meet are standards.

Councilwoman Nolan stated that it was a privilege to live in an historic house, and that by occupying an historic house one was a steward of that house and that the occupant should respect the house, no matter the inconveniences the residence might present to the occupants at times.

The issue was again brought up that the alterations do not meet the HDC's Standards, and that the HDC could not approve the alterations as proposed. Mr. Schoettle stated that the HDC was not a design review board, and that if it was it may have approved the proposal because of the aesthetics involved with the design, but the HDC uses a set of Standards and Guidelines to make its decisions and that the alterations as proposed do not meet those guidelines, and hence the HDC could not approve the alterations to the east elevation.

A two-part motion was made by Mr. de Boer that the alteration as proposed to the south elevation be approved as submitted and that the alterations to the west alteration be denied as submitted allowing the corresponding bathroom window to be removed, the casing would be retained and the opening filled with clapboards, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

- 3) **420 Broadway (Broadway)** - Mr. Michael Bucu And Ms. Jennifer Sciolto, applicants, appeared before the Commission to discuss major alterations to include: installation of a new rear stairway, replacement of existing doors, removal of existing bulkhead access to basement and restoration to original appearance and installation of fencing on rear elevation.

Mr. Bucu commented on the submitted proposal. He stated that there was no existing stairwell leading from ground level to the first floor at the rear of the building. Mr. Bucu also commented on the desire to remove the bulkhead and replicate the original appearance of the stairs leading into the basement, and to put up a fence between the new stairwell and the garage for privacy.

## PHDC MEETING MINUTES SEPTEMBER 12, 2001

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle asked about drainage for the basement stairwell. Mr. Bucu responded that a drain would be installed. Mr. de Boer asked if the bluestone treads could be reused when replicating the stairwell. Mr. Bucu agreed that the bluestone treads would be reused if feasible. Mr. Fontecchio asked about safety issues because of the open stairwell and it was agreed that metal railings would be used. Various materials were discussed to be used in the construction in the new stairwell leading from ground-level to the first floor. It was agreed that a brick facing would be used with bluestone treads.

A motion was made by Mr. Fontecchio to approve the removal of the bulkhead, the construction of a new rear stairwell accessing the basement, reusing when possible any existing stone stair treads, the construction of a new brick rear stairwell from ground to the first floor with metal railing the construction of a wooden fence between the stairwell and the garage, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

- 4) **147 Bowen Street (College Hill)** – Ms. Charlotte Breed Handy, architect, appeared before the Commission to discuss major alterations to include: replace existing rear porch and stair with new entryway/mud room and new stair.

Ms. Handy commented on the submitted proposal. She stated that the client desired to attach a new entryway to the rear of the house and to keep that addition in character with the existing house's Victorian/Gothic style. Ms. Handy stated that the design as submitted was more elaborate than usual for the rear of a house, but that the client desired to have a special feeling for this new rear entry.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Fontecchio commented that the design was overly complicated and if there were to be an entrance here it should be in keeping with the current level of detailing existing on the house. Mr. Fontecchio also stated that the roof design as submitted was going to be a problem with drainage. A discussion ensued were the proposed application was scrutinized for various technical and aesthetic problems. The following conclusions were made: the projecting roof, posts and brackets would be eliminated and replaced with a smaller overhang, newel posts and bracket and the lattice panels and foundation design will include exposed brick piers at the corners to reflect the existing condition of the current rear porch. The revised plans will be submitted to staff for approval.

A motion was made by Mr. Kaplan to approve the application as submitted with the following conditions: projecting roof eliminated, posts and brackets eliminated and replaced with a smaller overhang, newel posts and bracket. the lattice panels and foundation design will include exposed brick piers at the corners to reflect the existing condition of the current rear porch with revised plans to be submitted to staff

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**SEPTEMBER 12, 2001**

for approval, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

- 5) **296 Angell Street (College Hill)** – Mr. Ed Ekman, applicant, appeared before the Commission to discuss major alterations to include: the installation of a second means of egress (fire escape) on rear elevation, as dictated by State Fire Marshall.

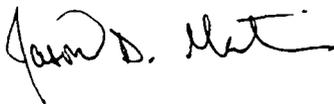
Mr. Ekman commented on the submitted proposal. The State Fire Marshall had dictated that the classroom space being used by Central Congregational Church, which had previously been subject to review by the City of Providence Fire Marshall until this year, would need a second means of egress (fire escape) out of one of the two large windows on the rear elevation and that the fire escape would have to conform to Life Safety 101 regulations. Given those dictates the plans were drawn as submitted in the application. Mr. Ekman stated that it was the Church's intention to install the fire escape in as temporary a way as possible.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The discussion centered around the reasoning of the fire department in wanting the fire escape on the rear elevation and the possibility of locating the fire escape in an alternative location. Alternatives were discussed, which included installing the fire escape on the side elevations. It was decided that the applicant would try to gain approval from the State Fire Marshall for the Commission's suggestion of placing the fire escape on the east elevation and enlarging an existing window into a door, and to construct a metal landing and stairs.

A motion was made by Mr. de Boer to reject the proposal as submitted and to give conditional approval for the Commission's suggestion of the fire escape on the east elevation, with details to be reviewed by staff, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

Councilwoman Nolan made a motion to adjourn. Mr. Fontecchio seconded the motion and the meeting was adjourned at 6:05 PM.

Respectfully submitted,



Jason D. Martin  
Preservation Planner

## PHDC MEETING MINUTES SEPTEMBER 24, 2001

A meeting of the Providence Historic District Commission was held on Monday, September 24, 2001 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

### REGULAR MEETING

Members Present: Clark Schoettle, Cornelis de Boer, Senator Frank Caprio, Glen Fontecchio, Mildred Parrillo, Luis Vargas, Councilwoman Patricia Nolan

Members Absent: Councilman John Lombardi, Neal Kaplan, Catherine Lund

Staff Present: Jason Martin, Chris Ise

Call to Order: The meeting was called to order at 4:15 PM. Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

Minutes of the Meeting of 7/31/01: Mr. Vargas, seconded by Mr. Fontecchio, made a motion to approve the minutes of the 6/25/01 meeting as submitted with noted changes.

### OLD BUSINESS

- 1) **203 Lexington Avenue (South Elmwood)** - Mr. Mark Macheska, applicant and Mrs. Christina Macheska, applicant, appeared before the Commission to discuss the submittal of additional documentation in support of request for reconstruction of front porch roof railing per PHDC Resolution 01-35.

Mrs. Macheska stated that she had found physical evidence as requested by the PHDC showing the existence of a roof railing for the front porch, and was requesting approval to replicate the railing based on this evidence. Pictures were presented to the PHDC showing the physical evidence.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. It was agreed that the pictures showed enough evidence to approve the application as submitted.

A motion was made by Councilwoman Nolan to approve the application, citing Standards 3 and 8. Ms. Parrillo seconded and the motion was unanimously approved.

### NEW BUSINESS

- 1) **147 Melrose Street (South Elmwood)** - VIOLATION. Ms. Louisa Jarrett, applicant, appeared before the Commission to discuss a violation issued for minor alterations which consisted of the installation of a six-foot high chain-link fence that was installed at the front and along the west side of the driveway.

**PHDC MEETING MINUTES  
SEPTEMBER 24, 2001**

Ms. Jarrett stated the reasons for the alterations to the house which included safety concerns for her legally blind, elderly mother who resides at the residence and often spends time in her back yard. Ms. Jarrett also stated that the fence contractor (JC Fence) has assured her that there would be no problem with the fence installation.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle stated that application as submitted could not be approved because chain-link fences were inappropriate materials. Mr. Fontecchio suggested placing the fence further back on the driveway off of the corner of the residence. Mr. Vargas suggested going to the contractor and having them make alterations to the fence to fit the PHDC guidelines.

A motion was made by Mr. Fontecchio to stay the decision of the PHDC to deny the application for three (3) months to give the applicant the opportunity to modify the fence to meet PHDC guidelines, citing Standard 8. Mr. de Boer seconded and the motion was unanimously approved.

- 2) **219 Lenox Avenue (South Elmwood)** - No applicant appeared before the Commission to discuss the application for work which had already been completed which included the removal of the existing windows on all elevations of the property, except for the east-elevation oriel window, and their replacement with vinyl windows, the removal and replacement of the front door, and the repair/replacement-in-kind of the front porch railings and balustrades.

Councilwoman Nolan stated that there were abutters to the property who were present at the meeting and who wanted to make comment on the application. Mr. Schoettle asked Mr. Salvatore if it was proper for the PHDC to hear comments without the applicant being present. Mr. Salvatore stated that the PHDC could examine the application as submitted, listen to testimony from the abutters and then make a determination regarding the property without the applicant being present. He stated that normally the application would be tabled, but since the abutters were present it was proper to hear testimony from them.

Mr. Martin presented the staff report. Councilwoman Nolan gave a history of the property. She stated that in the past the house had been purchased by a woman who had had a large number of animals, and that the woman had eventually abandoned the house with some of the pets still inside. The house had needed a great deal of work, and the Councilwoman was pleased that someone had undertaken to rehabilitate the property, but she was not pleased that they had not gone through the proper procedures (i.e. obtaining a Certificate of Appropriateness and a building permit). She also stated that she believed that residents of Lenox Avenue were pleased that someone had rehabbed the building and that someone would be living there, but she didn't believe that the current owner was going to take up residence at the house. Mr. Martin stated that the building was up for sale by the current owner/applicant.

## PHDC MEETING MINUTES SEPTEMBER 24, 2001

Mr. Don Desantis, 232 Adelaide Avenue, appeared before the PHDC to make comments regarding the application for 219 Lenox Avenue. Mr. Desantis presented further history of the house. He stated that the house had been bought at auction and within a month sold to another investor and that these investor were interested in quickly rehabbing and selling the building for a profit with no regard for the local historic district. Mr. Desantis presented a letter to the PHDC from his partner, Mr. Ronald Hirschauer, explaining that he had approached the contractors working at 219 Lenox Avenue in the end of May, beginning of June 2001, and informed them that they were in an historic district and required a Certificate of Appropriateness for work done on the exterior of the house. Mr. Hirschauer also states in his letter that he provided the contractor with an application for a Certificate of Appropriateness, and he urged the PHDC to deny the use of vinyl replacement windows and the replacement of the original door. Mr. Desantis state that the owner was well aware of what was needed to be done because the building was within an historic district and had chosen to ignore this information and go forward with the alterations. Mr. Desantis stated that the replacement windows were unacceptable and that the neighborhood did not want to have a situation where developers could come into the neighborhood, do work without Certificates of Appropriateness and Building Permits, and be allowed to get away with ignoring the rules and regulations that govern the other members of the historic district.

Mrs. Patricia Simons, 224 Adelaide Avenue, appeared before the PHDC to make comments regarding the application for 219 Lenox Avenue. Mrs. Simons stated that she was very pleased that work had been done to the property, however, the building is within an historic district and if the district is to mean everything then the owner of 219 Lenox Avenue should be made to go through the same procedures that other residents of the district have to go through. If the owner of 219 Lenox Avenue were allowed to get away with doing this work with no repercussions, then the designation of historic district had no meaning. The residents of the neighborhood have worked extremely hard in bringing back the district to its current state and that she believes in the historic district and if someone is allowed to come in and do whatever they want is flaunting the historic district.

A discussion ensued between members of the commission regarding the application. Councilwoman Nolan stated that she did not believe that the applicant should be allowed to get away without repercussions, that the applicant has had conversations with people in the neighborhood and should be held accountable for his actions. Councilwoman Nolan stated that she had scheduled a meeting with the owner, but that the owner had not shown up for the meeting.

A motion was made by Mr. Vargas to deny the application as submitted, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

## PHDC MEETING MINUTES SEPTEMBER 24, 2001

Mr. de Boer stated that it should be noted that the reason that PHDC was denying the application was because of the use of vinyl replacement windows, which is strongly discouraged.

Mr. Fontecchio asked what action can or will be taken to remedy the situation. Mr. Schoettle stated that a violation will be issued and a lien placed on the property. Mr. Salvatore asked if the building inspector had been informed of the violation. Mr. Martin stated that the building inspector had not been notified as of yet because the applicant was being given an opportunity to apply for the alterations first. Mr. Salvatore stated that the building inspector should now be notified of the violation so that the violation could be served and the lien placed on the property.

The motion made by Mr. Vargas was amended to deny the application for the removal and replacement of all existing windows on all elevations with vinyl replacement windows, the removal and replacement of the existing front door and the replacement in kind of the front porch railing and balustrade, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

Mr. Desantis asked a question regarding the status of the violation and lien on the house. The house is currently on the market for sale and its current status was unknown in regards to a buyer. Mr. Salvatore stated that staff would contact the building department and inform them of the violation. Mr. Schoettle also stated that the Department of Inspection and Standards had recently increased their fines for violations from \$100.00 to \$400.00 per violation, per day.

- 3) **22 Halsey Street (College Hill)** - No applicant appeared Commission to discuss the application for work which had already been started which included: the replacement of the existing railroad-tie retaining walls and existing stairway to lower-level condominium unit with interlocking stone block (Unilok); the redesigning and redistribution and addition of parking spaces; the installation of landscaping and lighting; the removal of six bushes from the front of the property and wrought iron railing and the installation of landscaping.

The application was tabled to a subsequent meeting.

- 4) **157 Bowen Street (College Hill)** - Mrs. Margaret Burgess, applicant and Mr. Scott Weymouth, architect, appeared before the Commission to discuss major alterations to include: construction of a second and third floor addition to rear and side elevations of building to existing rear first floor addition done in 1994.

Mr. Weymouth stated the reasons for the alterations to the house. The 1994 addition had been done to enlarge the kitchen and the current addition was for additional living space.

## PHDC MEETING MINUTES SEPTEMBER 24, 2001

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. de Boer asked the applicant the reason for the addition. Mrs. Burgess replied more living space. Mr. Fontecchio asked if the addition was visible from the street. It was decided that the addition would be visible from the street. Mr. Schoettle stated that the problem with the addition was that it larger than the primary house. Mr. de Boer concurred. A discussion occurred concerning the dormers and skylights and their relation to the roofline. Mr. Fontecchio, Mr. Schoettle and Mr. de Boer suggested altering the design to continue the cornice. Concerns were raised about how the cornice line reads and in keeping the correct scale.

A motion was made by Councilwoman Nolan to continue the application to a subsequent meeting, with revised plans to be submitted showing alternatives for the addition. Mr. Fontecchio seconded and the motion was unanimously approved.

- 5) **322 Broadway (Broadway)** - Mr. Louis Bourlos, applicant and Mr. Russell Cole, abutter, appeared before the Commission to discuss major alterations to include:

Mr. Bourlos stated the reasons for the alterations to the house. These reasons included that he had tried to have the windows fix but due to their serious deterioration and excessive cost wanted to replace the existing windows with Kolbe & Kolbe aluminum-clad replacement windows, which had been used by his neighbor, Mr. Russell Cole, at 13-15 Vinton Street. Mr. Bourlos also stated that some of the windows on the building had been replaced earlier and that he also wanted to remove these windows and replace them with the Kolbe & Kolbe windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle and Mr. Fontecchio asked how the jambs for the windows would be handled. Mr. Bourlos stated that the original jambs would remain.

A motion was made by Senator Caprio made a motion to approve the application as submitted, citing Standards 8 and 9. Mr. Fontecchio seconded and the motion was unanimously approved.

- 6) **Elmwood Foundation Neighborhood Revitalization II** - Ms. Susan Millis, applicant, Mr. Brian Poor, architect, and Ms. Barbara Sokoloff, appeared before the Commission to discuss major alterations to include: the rehabilitation of four properties, one in the South Elmwood district (213-219 Congress Avenue), the other three within the North Elmwood district (50-52 Moore Street, 54-56 Moore Street 58-60 Moore Street).

**213-219 Congress Avenue (South Elmwood)** - A discussion ensued between members of the commission and the applicants regarding various details of the

## PHDC MEETING MINUTES SEPTEMBER 24, 2001

proposal. Mr. Schoettle asked a question about the handling of the porch railing. Councilwoman Nolan asked if using the first floor of the building for commercial space had been considered.

Councilwoman Nolan stated that meeting with the neighborhood people before these projects were submitted would be more appropriate. The building was acquired by the neighborhood association and given to the Elmwood Foundation with the expectation that the Elmwood Foundation would use the first floor as it's offices. She stated that the building was a gateway to the neighborhood and that some residents of the neighborhood were disappointed to see the building being used as rental property.

Councilwoman Nolan had a question concerning the number of parking spaces. The applicant replied that there was an appropriate number of spaces as required by the zoning. A discussion ensued regarding the history of the neighborhood, that the houses were not originally designed with parking in mind because the neighborhood was along trolley lines, and that now it was required for cars to be parked in the yard, which allows for little to no green space.

A discussion ensued regarding the railing detailing, and how that would be handled relevant to the required zoning. Mr. Schoettle suggested a hybrid design of wood and metal. Mr. Fontecchio and Mr. de Boer concurred. It was agreed that this would be the approach with the details to be submitted to the PHDC for review at a subsequent meeting. It was also decided that a cross-section and details of the newel post would also be submitted.

A discussion ensued regarding the proposal for the bricking in of the basement windows. It was agreed that it would be more appropriate to use MDO to block in the openings because this would be a reversible alternative.

A discussion ensued regarding the landscaping and detailing. Comments were made on the proposal and as to whether there was enough space for the trees along Elmwood Avenue. It was also suggested that it might be appropriate to plant some trees in front of the house, along Congress Avenue.

Mr. Vargas asked a question whether Citizen's Bank, located across the street on Congress Avenue, had been approached regarding using their parking lot for parking for the residence. The applicant stated that this option would be explored further.

A motion was made by Mr. Fontecchio to approve the application as submitted with the applicants to return to a subsequent meeting to approve the details of the railing and newel post, citing Standards 8 and 9. Councilwoman Nolan seconded and the motion was unanimously approved.

**PHDC MEETING MINUTES**  
**SEPTEMBER 24, 2001**

**50-52 Moore Street, 54-56 Moore Street & 58-60 Moore Street (North Elmwood)**

- These three applications were handled as one submittal since the buildings were all similar and were grouped together along Moore Street. A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A discussion ensued regarding the railing detailing, and how that would be handled. It was decided that the applicant would reappear with details to be submitted to the PHDC for review at a subsequent meeting. Mr. Schoettle suggested that the railing that existed at 50-52 Moore Street be used as a guide. It was also decided that a cross-section and details of the newel post would also be submitted.

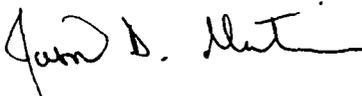
A discussion ensued regarding the proposal for the bricking in of the basement windows. It was agreed that it would be more appropriate to use MDO to block in the openings because this would be a reversible alternative.

A discussion ensued regarding the parking situation and the lack of green space. It was commented that the parking spaces were required by zoning and that other alternatives, such as using an empty lot on the street, had been considered but had not led to any fruition.

A motion was made by Councilwoman Nolan to approve the application as submitted with noted changes of wood windows being used instead of vinyl windows, and the applicants to return to a subsequent meeting to approve the details of the railing and newel post, citing Standards 8 and 9. Mr. Fontecchio seconded and the motion was unanimously approved.

The meeting was adjourned at 6:30 PM.

Respectfully submitted,



Jason D. Martin  
Preservation Planner

**Attachment 3**

**Sample Approval Letter**



## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

June 27, 2001

APPLICANT/OWNER

Mr. Charles S. Barrett  
Mrs. Allison K. Barrett  
22 Arnold Street  
Providence, RI 02906

RESOLUTION 01-29  
Application 01.81

WHEREAS, the applicants, Mr. Charles S. Barrett and Mrs. Allison K. Barrett, applied to the Providence Historic District Commission for a Certificate of Appropriateness for the removal of an existing enclosed porch, construction of an open porch, and installation of French doors at 22 Arnold Street, Plat 16, Lot 336; and

WHEREAS, the Commission held a meeting on the matter on June 25, 2001 at which time testimony was heard from Mr. Charles S. Barrett and Mrs. Allison K. Barrett; and

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

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

1. 22 Arnold Street is a contributing building to the College Hill Historic District, and has architectural and historic significance.
2. The alterations as proposed consist of the removal of an exiting enclosed porch and the construction of a new open porch, and the installation of French doors at the rear of the property.
3. The work is not incongruous with the structure, its appurtenances, or the surrounding historic district.
4. The alterations are consistent with PHDC Standards 8 and 9 in the following ways:

a) The work will not destroy historic materials that characterize the property, and is compatible with the massing, size, scale and architectural features of the property and district.

b) The work will be done in such a manner that if removed in the future, the essential form and integrity of the structure and site would be unimpaired.

Based upon the above findings of fact, the Commission determines that the exterior alterations are appropriate, and hereby approves the application for a Certificate of Appropriateness, with the following conditions:

- i. Any changes to the project are to be submitted for review before work begins.

A copy of the documentation submitted for the execution of the work described herein is hereby made a part of this Resolution. Three copies of the plans have been submitted to be stamped and signed (one copy goes to the building department, one to the applicant, and one to the PHDC files).

As the plans have been approved, stamped and signed, the Certificate and a copy of accompanying documentation have been forwarded to the applicant. The approval is valid for six months from the date of the Resolution.

Clark Schoettle (11)  
Clark Schoettle, Acting Chair

cc: Gail Goff  
Ramzi Loqa  
David Salvatore

**Attachment 4**  
**Membership List**

**PHDC Membership List and Meeting Attendance Record  
October 1, 2000 – September 30, 2001**

<b>Name</b>	<b>Appointment Status</b>	<b>Meetings Attended</b>	<b>Resume on File</b>
Clark Schoettle (Acting Chair)	term expires 9/02	11	yes
Malcolm Chace	term expired 9/01	6	yes
Lisa Ardente	term expired 9/01	1	yes
Cornelis de Boer	term expires 9/02	9	yes
Councilwoman Patricia Nolan	term expires 1/03	10	yes
Councilman John Lombardi	term expires 1/03	4	no
Luis Vargas	term expires 9/03	11	yes
Mildred Parrillo	term expires 9/02	7	yes
Glen Fontecchio	term expires 9/03 (appointed 6/01)	4	yes
Senator Frank Caprio	term expires 9/04 (appointed 5/01)	2	no
Neal Kaplan	term expires 9/04 (appointed 5/01)	3	yes
Catherine Lund	term expires 9/03 (appointed 1/01)	5	yes
<b><u>Staff</u></b>			
Sam Shamoon		6	-
Roberta Groch	reassigned 1/01	2	-
Christopher Ise	reassigned 10/01	9	-
Jason Martin	assigned 9/01	2	-
David Salvatore (counsel)		5	-