



Department of Planning and Development
Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Director

December 1, 2020

Honorable Sabina Matos
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Council President Matos,

I am pleased to present this 2019-2020 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2019 through September 30, 2020. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's eight local historic districts, of which there are more than 2,600 properties listed. During 2018-2019, the Planning Department received 144 applications for Certificates of Appropriateness. The Commission reviewed 44 applications, with 104 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process.

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

Sincerely,

Bonnie Nickerson, AICP, Director

cc: Providence City Council
City Clerk

BN/jm

IN CITY COUNCIL
JAN 07 2021

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

CLERK

Rhode Island Historical Preservation & Heritage Commission

Certified Local Government Annual Report Form

CLG Contact Information					
Reporting Period:	October 1, 2019 - September 30, 2020		Town/City of:	Providence	
Name of Contact Person:	Jason Martin, Preservation Planner		Address:	444 Westminster St, Ste 3A, Providence, RI 02903	
Phone Number:	401.680.8517		Email Address:	jmartin@providenceri.gov	
CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.					
1. Was the HDC's enabling legislation amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the amendment.	
2. Were procedural or design guidelines developed or amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of new or amended guidelines.	
3. What are the current design standards in use by the HDC? (Name document(s) if applicable.)			S&G Armory, Broadway, College Hill, North Elmwood, PLD – Residential, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; PHDC Rules & Regulations		
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		See	Attached	
	New Construction				
	Relocations				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?			<input type="radio"/> Yes <input checked="" type="radio"/> No		
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH an explanation of how the case was reviewed and why an exception was permitted	
7. Were any districts enlarged?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the revised district map and indicate how many historic properties were added.	
8. Were any new Historic Districts added?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the district map(s).	
9. Were any new properties designated?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a list of the properties and addresses.	
CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.					
1. Commission Membership: List Commission members, dates of appointment and expiration, and, as applicable, their qualifications in a preservation-related field:					
Name	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	
Michael Marino, Regular Member, Chairman	9/2020	9/2023	Lawyer	mmarino@grsm.com	
Edward Sanderson, Regular Member, Vice Chairman	9/2019	9/2022	Preservationist	tedsanderson625@gmail.com	
Clark Schoettle, Regular Member, Dep. Vice Chairman	9/2020	9/2023	Preservationist	c.schoettle@cox.net	
Cornelis de Boer, AIA, Regular Member	9/2020	9/2023	Architect	haynes.deboer@verizon.net	
Ramiro Encizo, Alternate Member	9/2020	9/2023	Real Estate	rencizo@residentialproperties.com	
Glen Fontecchio, R.A., Regular Member	9/2018	9/2021	Architect	glen@gfontecchio.com	
Neal Kaplan, Regular Member	9/2019	9/2022	General Contractor	nealestate@cox.net	
Catherine Lund, D.V.M., Regular Member	9/2018	9/2021	Veterinarian	info@city-kitty.com	
Tina Regan, Regular Memb	9/2019	9/2022	Preservationist	rainymorn@msn.com	
Victoria Wilson-Barnes, Regular Member	9/2018	9/2021	Architect	vicinprov@aol.com	

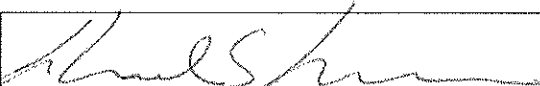
Rhode Island Historical Preservation & Heritage Commission Certified Local Government Annual Report Form

2. Meetings Held and Attendance: indicate total number of meetings held and complete attendance chart for each commissioner.												
Check box for all months in which a meeting was held:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Commissioner Name	Oct. 2019	Nov. 2019	Dec. 2019	Jan. 2020	Feb. 2020	Mar. 2020	Apr. 2020	May 2020	Jun. 2020	Jul. 2020	Aug. 2020	Sept. 2020
Glen Fontecchio	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Clark Schoettle	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Cornelis de Boer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Mildred Parrillo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tina Regan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Neal Kaplan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Edward Sanderson	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Catherine Lund	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Michael Marino	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Victoria Wilson-Barnes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Jason Martin, Staff	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Lisa Dinerman, Counsel	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Notes:	The Commission held no meetings in December or March and held two meetings in the months of April, June and July for a total of 12 meetings. See attached list for complete attendance.											
3. State law requires that HDC meeting minutes are filed with the Secretary of State's Office within 35 days of a meeting. Are all meeting minutes for the reporting period posted online on the Secretary of State's website?										<input checked="" type="radio"/> Yes		<input type="radio"/> No
4. Total number of vacancies during the year:				2		5. Was each vacancy filled within 90 days?				<input type="radio"/> Yes		<input checked="" type="radio"/> No
4. Were vacancies filled by professionals who meet the Professional Qualification Standards in 36 CFR 61?										<input type="radio"/> Yes		<input type="radio"/> No
5. If vacancies were not filled within 90 days or were not filled by professionals meeting the Professional Qualification Standards, please provide an explanation here:				Two City Council positions are vacant and have not been filled.								
6. Describe any Informational meetings, trainings, conferences, or workshops related to historic preservation attended by members of your commission. Include the name of the event and the name(s) of the member(s) who attended:				Due to Covid-19 minimal informational meetings, trainings, conferences, or workshops related to historic preservation attended by members. Some have attended virtual conferences and trainings, but these have been minimal.								
CRITERION #3: Local Governments must maintain a system for the survey and inventory of historic properties.												
1. Has any survey work been completed?			<input type="radio"/> Yes		<input checked="" type="radio"/> No		2. If yes, how many properties have been surveyed?					
3. Has the RIHPHC had an opportunity to participate in the work?			<input type="radio"/> Yes		<input checked="" type="radio"/> No		4. Was the survey work recorded on RIHPHC forms?			<input type="radio"/> Yes		<input type="radio"/> No
5. Did the RIHPHC receive duplicate forms, maps, and photographs within sixty days of completion?										<input type="radio"/> Yes		<input type="radio"/> No

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

CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act.				
1. Did you evaluate the National Register eligibility of any properties?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Did you prepare any National Register forms?	<input type="radio"/> Yes <input checked="" type="radio"/> No
3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?			<input checked="" type="radio"/> Yes <input type="radio"/> No	
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:	Plymouth Congregational Church/Iglesia Visión Evangélica National Register Nomination - active, nomination has been written and is in final stages now, last step is translation into Spanish.			
CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.				
1. Are all records including meeting minutes publicly accessible?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Are notices of public meetings published or posted in advance?	<input checked="" type="radio"/> Yes <input type="radio"/> No
3. Briefly describe how the public is given opportunity to comment on National Register nominations:	Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and in the lobby of 444 Westminster Street.			
NARRATIVE:				
1. Describe HDC's notable activities for FFY 2020, including steps taken to continue HDC operations during Covid-19 pandemic: <ul style="list-style-type: none"> • There are seven Local Historic Districts in Providence, containing a total of approximately 2,500 properties. • The Providence Historic District Commission and its staff have reviewed applications (by the Commission, by Staff) in the last CLG year. • In response to Covid-19 the Commission switched to virtual meetings beginning in April. A total of eight virtual meetings were held, including multiple meetings in the months of April and June. Additional staff reports and related materials are now available on the Commission's website. There is also an archive of past meeting's materials. • Certified Local Government funding: Obtained funding for placing the former Plymouth Congregational Church/Iglesia Visión Evangélica (1014 Broad Street) on the National Register of Historic Places. The nomination has been written and is now being translated into Spanish before submission to the National Park Service. • The Planning Department has been working with PPS to extend the College Hill local historic district by approximately 90 properties which is currently working through process with the City Plan Commission. • The Planning Department has been working with the State of RI Division of Capital Asset Management & Maintenance in the adaptive reuse of the iconic Cranston Street Armory. As the Director's representative, the Preservation Planner sits on the Armory Steering Committee (along with other local representation, including PPS) and the Technical Review Committee, which currently is going through the Request for Proposals process. • In the past CLG year the City's Preservation Planner has conducted 132 environmental reviews in coordination with a Memorandum of Agreement with the RI Historical Preservation and Heritage Commission, allowing for federally funded projects to be efficiently reviewed and approved. • The City's Preservation Planner has coordinated multiple projects with City-owned properties with the RI Historical Preservation and Heritage Commission, particularly with the Parks Department, primarily in Roger Williams Park, and the Esek Hopkins House, both listed on the National Register of Historic Places. • The Planning Department has been working to add vulnerable properties, including recently submitted ordinances to add St. Theresa's Church (265 Manton Ave) and King's Cathedral (1860 Westminster Street), to the local historic district, this work is ongoing as the ordinances are stalled at the City Council's Committee on Ordinances. We hope the matters will be taken back up this upcoming year. 				

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

Assurances			
<p>I hereby certify:</p> <ul style="list-style-type: none"> I. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island. II. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island. III. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town/City and the Rhode Island Historical Preservation & Heritage Commission. 			
Signature of Historic District Chairman		Date	11/17/20
Printed/typed name	Michael S. Marino		
Signature of Chief Elected Official		Date	11/17/20
Printed/typed name	Hon. Jorge O. Elorza		

ATTACHMENTS CHECKLIST

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

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

PROJECT SUMMARIES - OCTOBER 1, 2019 through SEPTEMBER 30, 2020

Summary of Projects

Total Applications Reviewed: 144

Applications Reviewed by HDC¹: 40
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff²: 104
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type³

Project Type	Totals	Approved	Denied	Pending ⁴	Withdrawn	Appealed
In-House ⁵	104	104	0	0	0	0
Alterations	33	21	1	4	4	0
Demolitions ⁶	3	3	0	0	0	0
New Construction ⁷	2	1	0	1	0	0
Relocations	1	0	0	1	0	0
TOTALS⁸	144	129	1	6	4	0

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 132 federally subsidized projects in the City.

¹ Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: Major Alteration, New Construction, etc. (PHDC) & Repair/Replacement In-Kind, Major Alterations, etc. (Staff)].

² Ibid.

³ Some applications might cover two types (i.e.: fences & sign). This would account for any discrepancy in the number of applications by type and number of total application reviewed.

⁴ Pending includes applications that are either incomplete or that are complete and the review is ongoing.

⁵ In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by Staff; no public meeting is required.

⁶ One application this year was a combined demolition/new construction project

⁷ Ibid.

⁸ Any discrepancy here is due to the fact that some applications may be reviewed by both Staff and the PHDC (i.e.: Prep-for-Paint (RIK-Staff) and a new side addition (Major Alteration-PHDC). This may result in a discrepancy of the totals. In this CLG year there was one such project. Also see footnote 6 & 7. There is a total discrepancy of one for this CLG year.

PROJECT SUMMARIES - OCTOBER 1, 2019 through SEPTEMBER 30, 2020

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	2	2	0	0	0	0
Armory (expansion)	22	22	0	0	0	0
Broadway	15	14	0	1	0	0
College Hill	78	71	1	2	4	0
North Elmwood	9	9	0	0	0	0
PLD ¹ - ICB ²	2	1	0	1	0	0
PLD - Residential	4	3	0	1	0	0
South Elmwood	9	9	0	0	0	0
Stimson Avenue	3	3	0	0	0	0
TOTALS	144	134	1	5	4	0

Total applications compared from October, 1996-September, 2019:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) ³ [29%] ⁴	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
2018-219	164	38 (1) [23%]	128 (1) [77%]
2019-2020	144	40 (1) [28%]	104 (1) [72%]
23 year total	4121	1045 [25%]	3094 [75%]
23 year average	179	45 [25%]	135 [75%]

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

² Although no applications were submitted for the PLD-ICBD, 15 letters of exemption were issued for scopes-of-work that did meet the criteria for review

³ Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].

⁴ Represents percentage of total applications reviewed by PHDC or Staff.

HDC Attendance

	Oct 28-Oct 1	Nov 25-Nov 1	Dec 16-Dec 0	Jan 27-Jan 1	Feb 24-Feb 1	Mar 23-Mar 0	Apr 20-Apr 1	Apr 27-Apr 0	May 18-May 1	Jun 8-Jun 1	Jun 22-Jun 0	Jul 27-Jul 1	Aug 24-Aug 1	Sep 21-Sep 1	Total
GF	1	1	0	1	1	0	1	0	1	1	0	1	1	1	10
CS	1	1	0	1	1	0	1	1	1	1	1	1	1	1	12
CdB	1	1	0	1	1	0	1	1	1	1	1	1	1	1	12
MP	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
TR	0	1	0	1	1	0	1	1	0	1	1	1	1	1	10
NK	1	0	0	1	0	0	1	1	1	1	0	1	1	1	9
ES	1	1	0	1	1	0	1	1	1	1	1	1	1	1	12
CL	1	1	0	1	1	0	1	1	1	1	1	1	1	1	12
MM	1	1	0	1	1	0	1	1	1	1	1	1	0	1	11
VwB	1	0	0	1	1	0	1	1	1	1	1	1	1	0	10
JM	1	1	0	1	1	0	1	1	1	1	1	1	1	1	12
LD	0	0	0	0	1	0	1	0	0	0	1	1	1	0	5
RA	0	0	0	0	0	0	1	1	0	0	0	1	0	0	3

Ramiro Encizo

173 Congdon Street, Unit 1
Providence Rhode Island 02906
reniczo@residentialproperties.com
mobile: 646-275-452

The fondness and appreciation I feel for the beautiful City of Providence stems from the life changing welcome this town has afforded me. In 2013 I discovered The Ocean State and it's impressive creative capital -I was immediately enamored with the architecture, the people, the red brick facades and cobble-stone streets. It wasn't long before I packed up my Manhattan apartment and decided to call Providence home. With a background in design, and a deep appreciation for the architectural masterpieces that line the city streets, I transitioned into a career in real estate sales. I offer a fresh perspective, an open mind and an eagerness to learn from everyone at the Providence Historic District Commission and its invaluable function to our city.

RESIDENTIAL PROPERTIES LTD.

Licensed real estate salesperson.

2017-present

Client advisory, spanning from first time homebuyer education to seasoned investor portfolio management. Over 53 homes sold to-date, primarily focused in communities of color and Spanish-speaking clientele. Design advisory, through renovation projects from complete interior renovations of distressed buildings to detailed historical restorations. Architectural Integrity and restoring a building's original period details are key elements I stress with my clients, particularly "flippers" who purchase homes and renovate them only to make a profit. High level advisory and client representation before the Office of the Attorney General for the State of Rhode Island, City of Pawtucket Inspections & Standards & City of Providence Inspections & Standards, from resolving property violations to submitting build plans and managing renovations

RAMIRO ENCIZO NEW YORK

Women's accessories designer & manufacture lead

2010-2015

Head sample designer, responsible for sourcing & licensing the manufacture of made-to-order handbags, leather goods, and other women's accessories, as well as the marketing & sales of each creation. Notable patrons include, First Lady Rosmah Mansor of Malaysia, Queen Saleha of Brunei, Sheikha Noor Alsubaie of Qatar, & Naomi Campbell.

(JUDITH LEIBER COUTURE, SALVATORE FERRAGAMO & MAUBOUSSIN PARIS) 2008-2015

Former Experience in Design, Sales & Marketing

BIG BROTHERS, BIG SISTERS OF THE OCEAN STATE

2017-present

I volunteer as a Big Brother through BBBSOS, mentoring the same individual for over 3 years now. From school work, family matters, driving lessons, and college preparation, I have been involved in my mentee's life.

ST. PETER'S CHURCH, WARWICK RHODE ISLAND

2017-present

I volunteer on a weekly basis, performing violin with the choir as part of the congregation.

NARRAGANSETT BAY SYMPHONY COMMUNITY ORCHESTRA

2017-present

Violinist, rehearsing weekly and participating in 4 performances annually.

ADDITIONAL PRO-BONO & COMMUNITY INVOLVEMENT PROJECTS

- Free Lease & Rental agreement translation to Spanish.
 - Housing re-assignment for tenants falling victim to eviction.
 - Translation: Utility Bills, Sales Contracts, Tax Bills, & most recently assisting with Unemployment Benefits registration for clients who are not tech-savvy.
-

SKILLS

- | | |
|--|--------------------------------------|
| +Floor plan/schematic preparation | +Profit & Loss Statement preparation |
| +Small scale interior renovation designs | +Landscape Design |
| +Plan submissions/review | +Bilingual(Spanish) |
| +Project management, payment disbursements for contractors/renovation management | |
| +Investment portfolio planning/strategy for rental properties | |
| +Ad copy preparation/marketing copywriting | |
| +Social Media campaign management/ | |
| +Property Broker Pricing Opinion/Market Value Analysis preparation | |