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PROVIDENCE HISTORIC DISTRICT COMMISSION

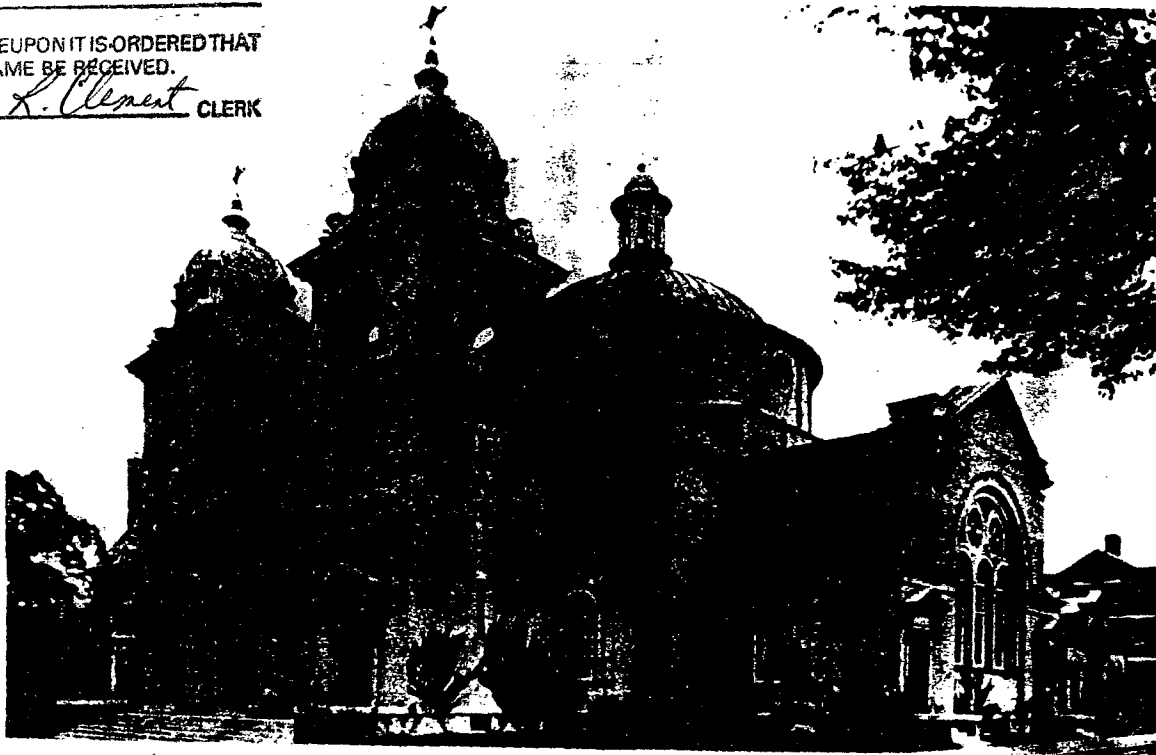
ANNUAL REPORT

OCTOBER 1, 1993 - SEPTEMBER 30, 1994

IN CITY COUNCIL
DEC 15 1994

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael R. Clement CLERK



Certified Local Government Program
City of Providence
Department of Planning and Development
400 Westminster Street
Providence, Rhode Island 02903



Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

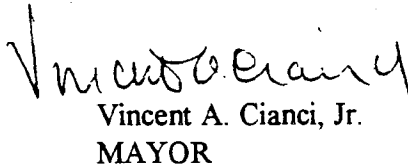
October 20, 1994

Mayor's Message to the City Council:

I herewith submit the Annual Report of the Providence Historic District Commission, summarizing the Commission's activities for 1993-1994.

Under the guidance of the Commission and its staff in the Department of Planning and Development, historic district zoning continues to be a valuable tool for protecting Providence's extraordinary historical, cultural, and architectural resources and neighborhoods. The results of their hard work are evident to the citizens of Providence and to all who visit or work in our City.

Sincerely,


Vincent A. Cianci, Jr.
MAYOR

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

Department of Planning and Development

"Building Pride In Providence"

October 20, 1994

The Honorable Vincent A. Cianci, Jr.
Mayor
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Mayor Cianci,

I am pleased to present this 1993-1994 Annual Report of the Providence Historic District Commission, covering the period from October 1, 1993 through September 30, 1994. This report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation Commission and the National Park Service.

Providence currently has seven local historic districts in the Armory, Broadway, College Hill, Downtown, Northern Elmwood, Southern Elmwood, and Stimson Avenue neighborhoods. Over 1,500 properties are protected through historic district zoning, and in 1993-1994 the number of applications for Certificates of Appropriateness processed increased for the sixth straight year. Nearly two-thirds of these applications were reviewed by the Commission's professional staff, demonstrating the Commission's commitment to an efficient, reasonable and timely design review process.

As evidenced by A Plan for Preservation, adopted by the City this year as part of Providence 2000: The Comprehensive Plan, historic resources are a significant asset in our city. Protection and preservation of these resources through historic district zoning helps to make the city's neighborhoods and downtown attractive, viable places to live, work and visit; encourages new investment; and demonstrably adds to the quality of life in Providence. The Department of Planning and Development, which supplies staff to the Commission, continues to support the Commission's efforts to ensure that historic preservation plays a significant role in the city planning process.

Sincerely,

A handwritten signature in dark ink, appearing to read "John F. Palmieri".
John F. Palmieri
Director

Tina C. Regan
Chair



Vincent A. Cianci, Jr.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION
"Preserving the Past for the Future"

October 20, 1994

Ms. Sharon Brokaw
R.I. Historical Preservation Commission
150 Benefit Street
Providence, RI 02903

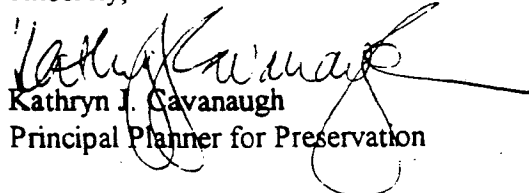
Dear Ms. Brokaw,

Attached please find two copies (one bound, one unbound) of the Annual Report of the Providence Historic District Commission, as required by your office in fulfillment of our obligations under the Certified Local Government Program.

The report summarizes the activities of the PHDC for the fiscal year October 1, 1993 through September 30, 1994.

If any further information is needed, please do not hesitate to contact me.

Sincerely,


Kathryn J. Cavanaugh
Principal Planner for Preservation

cc: Mayor Vincent A. Cianci, Jr.
John F. Palmieri
Thomas E. Deller, AICP
Samuel J. Shamoon
City Clerk
City Council
Commission Members



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION

Old State House

150 Benefit Street

Providence, Rhode Island 02903

401-277-2678 • FAX 401-277-2968 • TDD 401-277-3700

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 1, 1993 - SEPTEMBER 30, 1994

DEADLINE FOR SUBMISSION: FRIDAY, OCTOBER 28, 1994

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1993 through September 30, 1994. Many of the answers require a yes or no answer or a brief statement. Continue your answers on additional pages if necessary. The forms may be handwritten or typed. Please check carefully to see that all required attachments are returned with this report.

Name of Certified Local Government: CITY OF PROVIDENCE

Name of Contact Person: KATHRYN J. CAVANAUGH, PRINCIPAL PLANNER FOR PRESERVATION

Address: DEPARTMENT OF PLANNING AND DEVELOPMENT

400 WESTMINSTER STREET

PROVIDENCE, RI 02903

Telephone Number: (401) 351-4300, extension 526

CRITERIA # 1

LOCAL GOVERNMENTS MUST ENFORCE LOCAL LEGISLATION FOR THE DESIGNATION AND PROTECTION OF HISTORIC PROPERTIES.

1. Was the ordinance amended? Yes
IF YES, ATTACH a copy of the amendment.
2. Were procedural or design guidelines developed or amended? Yes
IF YES, ATTACH a copy of new or amended guidelines.
3. List the current design standards being used by the Commission.
PHDC Standards and Guidelines
4. ATTACH minutes of all meetings for the year.
5. ATTACH a sample approval letter to an applicant.
6. Summarize the types of projects and their disposition on this chart:

Type of Project	Total	Approved	Denied	Pending	Appealed
Alterations	(See Attachment 5)				
Demolitions					
New Construction					
Relocations					
7. Were any of these cases given automatic approval through expiration of the time limit for review? Yes - 1 (See below)
8. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards? No
IF YES, ATTACH an explanation of when and how the case(s) was reviewed and why an exception to the standards was permitted.
9. Was the district enlarged? No
IF YES, ATTACH a copy of the revised district map.
10. Were any new Historic Districts added? No
IF YES, attach a copy of the district map(s).
11. Were any new properties designated? No
IF YES, ATTACH a list of the properties and addresses.

Explanation of Item 7: An application for replacement of a rooftop billboard sign at 116 Broadway was reviewed 2/28/94 and 3/28/94. In the end, the PHDC decided to take no action on the application rather than endorse any rooftop billboard sign, even a smaller one than currently existed.

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?

N/A

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

- b. Has the RIHPC had an opportunity to participate in the supervision of the work?
- c. Was the survey work recorded on RIHPC forms?.
- d. Does the work meet the Secretary of the Interior's Standards?
- e. Did the RIHPC 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 RIHPC?

Yes

PLEASE NOTE: If the RIHPC requested the CLG to review a National Register nomination, the RIHPC 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.

PHDC Brochure completed 11/93.

District Photo Survey ongoing 7/94 through 6/95.

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.

NR nominations are listed as an agenda item on PHDC regular meeting notices,
which are provided to the public 7 days in advance of each meeting.

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.

Tina C. Roan
Signature, Historic District Chairman

10/19/94
Date

Yvonne A. Kline
Signature, Chief Elected Official

10/20/94
Date

ATTACHMENTS

1. Section 501 of Providence Zoning Ordinance (Chapter 1994-24, No. 365, amended 6/27/94)
2. PHDC Design Standards and Guidelines, as amended
3. Agendas and Minutes of PHDC meetings, 10/1/93-9/30/94
4. Sample Approval Letter
5. Project Summaries and List of In-House Approvals, 10/1/93-9/30/94
6. PHDC Rules and Regulations, as amended
7. PHDC Member and Staff Professional Training
8. Special Projects
9. PHDC Membership List and Meeting Attendance Record

ATTACHMENT 1

**Section 501 of the Providence Zoning Ordinance
Chapter 1994-24, No. 365, effective June 27, 1994**

ARTICLE V - SPECIAL ZONES

Section 500 - Purpose: The purpose of Special Zones is to establish overlay zoning districts, floating zones, and other special zones, as defined in this Ordinance.

Section 501 - Historic District - Purpose: Historic districts are overlay zoning districts which cover designated districts or structures in the City of Providence. The purposes of historic districts are to safeguard the heritage of the City by preserving designated districts and structures of historic or architectural value which reflect elements of Providence's cultural, social, economic, political, and architectural history; to stabilize and improve property values in such districts or designated structures; to maintain and foster civic beauty; to strengthen the local economy; and to promote the use of designated districts and structures for the education, pleasure and welfare of the citizens. An historic district may include properties associated with broad patterns, events, and/or people significant in local, state or national history; which embody the distinctive characteristics of a broad range of building types and architectural styles and which may possess high artistic value and/or represent the work of a master builder, architect, landscape architect or other designer; and which lack individual distinction but which add to the Historic District Zone's status as a significant and distinguishable sociocultural entity.

501.1 - Historic District Commission - Membership: The Historic District Commission, hereinafter known as the HDC, shall consist of thirteen (13) qualified members who shall reside in the City. Nine (9) members shall be appointed by the Mayor, two (2) members shall be elected by the City Council from its councilmanic members to serve for a term ending the first Monday in January, 1975 and thereafter elected for a term of four (4) years, and two (2) members shall be members of the General Assembly elected from the City, one (1) to be appointed from the Senate by the Senate Majority Leader and one (1) to be appointed from the House by the Speaker.

- A) **Qualifications:** Members of the HDC shall have a demonstrated interest in historic preservation. The appointments may be drawn from but not be limited to the following professions and disciplines: American history, architectural history, landscape design, architecture, archaeology, preservation, law, real estate, planning or historic building contracting. Duly organized and existing preservation societies may present to the Mayor lists of qualified citizens to be considered for appointment.
- B) **Auxiliary Member:** The Mayor shall have the right to name an auxiliary member to the HDC in addition to the regular members, which auxiliary member shall sit as an active member, upon the request of the Chair when and if a regular member of the HDC is unable to serve at any meeting of the HDC.
- C) **Term:** Each member appointed by the Mayor shall serve for a three-year term in accordance with State law and shall be eligible for reappointment. Upon expiration of said term, appointed members shall not continue to serve unless reappointed.
- D) **Vacancy:** In the event of a vacancy on the HDC, the appointing authority shall make an interim appointment to fill the unexpired term(s) of such member(s). Vacancies shall be filled within ninety (90) days.

- E) Organization: The HDC shall include a Chair, appointed by the Mayor; and a Vice-Chair elected from its membership. The Department of Planning and Development shall assign staff to work with the HDC.

501.2 - Conduct of Business: The Chair shall preside over all HDC meetings and shall have the right to vote. The Vice-Chair shall, in the case of absence or disability of the Chair, perform the duties of the Chair. All meetings of the HDC shall be open to the public and any person, organization or duly authorized representative shall be entitled to appear and be heard on any matter before the HDC reaches its decision.

- A) Record: The HDC shall keep a record of all resolutions, proceedings, findings, decisions and actions and such record shall be open to the public.
- B) Quorum: A quorum shall be necessary for business to be conducted before the HDC. A majority of the duly appointed members shall constitute a quorum.

501.3 - Powers and Duties of the HDC: The HDC shall have the following powers and duties:

- A) Regulate Development in Historic Districts: The HDC shall be authorized to regulate the alteration, repair, construction, demolition, removal of any exterior structure and/or appurtenance within any Historic District identified on the Providence Overlay Zoning District Maps of the Official Zoning Map adopted in accordance with this ordinance and identified by Section 102.
- B) Adoption of Rules: The HDC shall adopt and publish all rules and regulations necessary to carry out its functions under the provisions of this chapter.
- C) Adoption of Standards and Guidelines: The HDC shall adopt and publish standards and guidelines as necessary to inform historic district residents, property owners, and the general public of those criteria by which the HDC shall determine whether to issue a Certificate of Appropriateness. The standards and guidelines adopted for any district located in a D Zone shall take into account the commercial nature of the area, and the intent established in this ordinance. The HDC may adopt different standards and guidelines for any other district. The standards and guidelines shall insure that consideration is given to: the historic and architectural significance of the district, the structure and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans for both new and existing structures and appurtenances. The HDC may incorporate by reference in its rules and regulations such other standards as are appropriate, including, but not limited to the Standards and Guidelines for Rehabilitation adopted by the United States Secretary of the Interior. The HDC may from time to time amend its standards as reasonably necessary, and it shall publish all such amendments.
- D) Issue Certificate of Appropriateness: The HDC shall be authorized to issue Certificates of Appropriateness for projects that conform to the requirements of this Ordinance and the Standards and Guidelines adopted by the HDC. A Certificate of Appropriateness may be issued by the HDC indicating approval of plans for alteration, construction, repair, removal or demolition of a structure or appurtenances of a structure within an historic district. Appropriate for the purposes of passing upon an application for a Certificate of Appropriateness means not incon-

gruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.

- E) Provide Advice to Other Agencies: In order to assist the City on matters of historic preservation, the HDC may provide its expertise and advice to agencies of city government as appropriate.
- F) Delegation of Authority: The HDC may delegate to the staff authority to issue a Certificate of Appropriateness in certain circumstances without a public hearing as defined in accordance with the Standards and Guidelines as adopted or by action of the HDC at a public hearing. The staff may not deny a Certificate of Appropriateness, but shall refer such action to the HDC for a hearing.
- G) Inspection of Work in Progress: The HDC may inspect work in progress after a Certificate of Appropriateness has been issued to insure that work is proceeding in accordance with the approval received. If the HDC finds that the work in progress does not conform with the Certificate of Appropriateness, the HDC shall advise the Director, who shall enforce the requirements of the Certificate of Appropriateness in accordance with Article VIII of this ordinance.

501.4 - Certificate of Appropriateness: Before a property owner commences construction, alteration, repair, removal or demolition of any existing structure or its appurtenances within an Historic District Overlay Zone, the owner must first apply for and receive a Certificate of Appropriateness from the HDC. A Certificate of Appropriateness is necessary whether or not state law or municipal ordinance requires that a building permit be obtained from the Department of Inspection and Standards for the work proposed.

- A) Application for Certificate of Appropriateness: The HDC shall require the owner to submit information which is reasonably necessary to evaluate the proposed construction, alteration, repair, removal or demolition including but not limited to plans and site plans, drawings and elevations, photographs, or other information.
- B) Hearing: The HDC shall hold a public hearing on an application for a Certificate of Appropriateness. Notice of such hearing shall be given to all abutting property owners, at least seven (7) days prior to the public meeting, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.
- C) Filing Fee: An application for a Certificate of Appropriateness shall be accompanied by a filing fee as set by the City Council which shall be deposited with the City Collector and no part of which shall be returned to the applicant.

501.5 - Standards and Guidelines: The HDC shall evaluate all applications in accordance with the criteria established in the Standards and Guidelines adopted in accordance with Section 501.3 of this ordinance. The HDC shall act only on exterior features of a structure and its appurtenances. In reviewing an application for a Certificate of Appropriateness, the HDC shall have the power to call in experts to aid in its deliberations, and may incorporate the conclusions of such experts in its decisions.

501.6 - Decisions of the HDC: All decisions of the HDC regarding the issuance of a Certificate of Appropriateness shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record. An application for a Certificate of Appropriateness may be approved, denied, or approved with amendment by the HDC. When

denying an application for a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant. The HDC shall send a copy of the decision to the applicant and to the Director. The action taken by the HDC shall be binding on the Director. No application shall be denied by the HDC without a hearing.

- A) Reapplication: An application for the same petition shall not be heard by the HDC for the period of one year from the date the original petition was denied. The HDC shall have the right to waive this requirement for any petition if a majority of the HDC present at a meeting agree.
- B) Ordinary Maintenance: A Certificate of Appropriateness may be issued by the HDC without a public hearing for ordinary maintenance or repair of any structure within an historic district provided that such maintenance or repair does not result in any change of design, type of material, or appearance of the structure or its appurtenances. The HDC may delegate to the staff the authority to approve and issue Certificates of Appropriateness in such circumstances.

501.7 - Failure of the HDC to Act: The failure of the HDC to act within forty-five (45) days from the date of the filing of a completed application shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the HDC. In the event that the HDC shall make a written finding of fact within this forty five (45) day period that the circumstances of a particular application requires further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of filing a completed application within which to act upon such application. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing on an extension beyond this ninety (90) days.

501.8 - Special Criteria for Demolition: In order to preserve the historic fabric of the City, demolition of historic properties shall be discouraged. When reviewing an application for a Certificate of Appropriateness to demolish an historic structure or appurtenance, the HDC shall consider the following criteria, in addition to the provisions of the adopted Standards and Guidelines:

- A) Structures Valuable to the City: In the case of an application for demolition of any structure, appurtenance or a portion of a structure which the HDC deems so valuable to the City, the State or the nation, that the loss thereof will be a great loss to the City, the State or the nation, the HDC shall endeavor to work out with the owner an economically feasible plan for the preservation of such structure on its present site. The HDC shall issue a Certificate of Appropriateness only if the HDC is satisfied that the retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve such structure.
- B) Structures Valuable for the Period: In the case of an application for demolition of any structure, appurtenance or a portion of a structure deemed to be valuable for the period of architecture which it represents and its importance to the neighborhood within which it exists, the HDC shall issue a Certificate of Appropriateness only if the HDC finds that at least one of the following exists:
 - 1. retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, includ-

ing sale of the structure on its present site to any purchaser willing to preserve such structure; or

2. preservation of such structure is a deterrent to a major improvement program which will be of substantial benefit to the community; or
3. preservation of such structure would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure to any purchaser willing to preserve such structure; or
4. preservation of such structure would not be in the interest of the majority of the community.

501.9 - Alternatives to Demolition: The HDC shall assist the owner in identifying and evaluating alternatives to demolition, including sale of the structure on its present site. When considering an application to demolish a structure of historic or architectural value, in addition to any other criteria, the HDC shall consider the following:

- A) Whether there is a reasonable likelihood that some person or group other than the current owner is willing to purchase, move and preserve such structure; and
- B) Whether the owner has made continuing, bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure.

501.10 - Avoiding Demolition Through Owner Neglect: The City Council or its designee, in consultation with the HDC, may identify structures of historical or architectural value whose deteriorated physical condition endangers the preservation of such structure or its appurtenances. The Council or its designee shall publish standards for maintenance of properties within historic districts. Upon the petition of the HDC that a historic structure is so deteriorated that its preservation is endangered, the council or its designee may establish a reasonable time not less than thirty (30) days within which the owner must begin repairs. If the owner has not begun repairs within the allowed time, the Council or its designee shall hold a hearing at which the owner may appear and state his reasons for not commencing repairs. If the owner does not appear at the hearing or does not comply with the Council's or its designee's orders, the Council or its designee may cause the required repairs to be made at the expense of the City and cause a lien to be placed against the property for repayment. The HDC shall cooperate with and assist the City Council or its designee in exercising the provisions of this section.

501.11 - Emergency Demolition: In cases of fire, natural disaster or other event which causes the Director to order demolition immediately due to an imminent public safety hazard, the HDC may hold a special meeting with 48 hours notice, in accordance with the R.I. Open Meeting Law, to review an application for a Certificate of Appropriateness for demolition.

501.12 - Appeals: A person or persons jointly or severally aggrieved by a decision of the HDC shall have the right to appeal the decision to the Board, and a further right of appeal from the Board to the Supreme Court by writ of certiorari. The concurrent vote of four members of the Board shall be required for any decision upon said appeal. Said appeal shall be claimed within twenty (20) days following the issuance of a written determination by the HDC on any plan or petition submitted to it or any revisions thereof. When hearing appeals from HDC decisions, the Board shall not substitute its own judgement for that of

the HDC, but must consider the issue upon the findings and record of the HDC. The Board shall not reverse an HDC decision except on a finding of prejudicial procedural error, clear error, or lack of support by the weight of the evidence in the record. The Board shall file a written decision explaining the basis of each decision for the record, and the Board shall send a copy of the decision to the applicant and to the HDC. The filing fee and the filing procedure for an appeal of the decision of the HDC shall be the same as that for an appeal of the decision of the Director.

501.13 - Enforcement: This regulation shall be enforced in accordance with Article VIII of this Ordinance.

Section 502 - Downcity District: The purpose of the Downcity District is to encourage and direct development in the downtown to ensure that: new development is compatible with the existing historic building fabric and the historic character of downtown; historic structures are preserved, and design alterations are in keeping with historic character; development encourages day and night time activities that relate to the pedestrian and promote the arts, entertainment and housing; and that the goals of the Comprehensive Plan are achieved. The design of the exterior of all buildings, open spaces and all exterior physical improvements in the Downcity District shall be regulated and approved in accordance with the provisions of this Section.

502.1 - Downcity Design Review Committee (DRC): The Downcity Design Review Committee (DRC) is established to carry out the purpose of the Downcity District. All development in the District shall be reviewed and approved by the DRC in conformance with this section.

- A) **Powers and Duties of the DRC:** The DRC shall have the following powers and duties:
1. **Regulate Development in the Downcity District:** The DRC shall be authorized to regulate all improvements on public and private land in the district including the construction, reconstruction, alteration, repair, demolition, removal, rehabilitation of the exterior of new and existing buildings and appurtenances except as otherwise provided in this ordinance. Any property located in the District that is also located in the Capital Center Special Development District established in accordance with 2-361 through 365 of the City Code of Ordinances, shall be governed by the rules and regulations of the Special Development District and shall be exempt from this section until such time that the Special Development District ceases to operate.
 2. **Waivers:** Where specifically authorized by this Section, the DRC may grant waivers to those regulations that carry out the purpose of the Downcity District; are in harmony with the general purposes and intent of these regulations; and, are in accordance with the requirements of this Section. The DRC may impose such conditions deemed necessary to carry out the purpose of this Section.
 3. **Adoption of Rules:** The DRC shall adopt and publish all rules necessary to carry out its functions under the provisions of this section.

ATTACHMENT 2

PHDC Standards and Guidelines, as amended

PROVIDENCE HISTORIC DISTRICT COMMISSION

STANDARDS AND GUIDELINES

for the

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

Adopted 1/24/94.

Providence Historic District Commission
400 Westminster Street
Providence, Rhode Island 02903
(401) 351-4300
TDD (401) 751-0203
FAX (401) 351-9533

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INTRODUCTION

The Providence Historic District Commission (PHDC) was established by City Council in 1960 to safeguard and preserve buildings and districts which reflect elements of the City's cultural, social, economic, political and architectural history. The PHDC reviews all proposed work affecting the exterior appearance of any structure, site, or its appurtenances, including construction, alteration, repair, moving, demolition and signage, within the historic districts. **A CERTIFICATE OF APPROPRIATENESS IS REQUIRED BEFORE COMMENCING ANY EXTERIOR WORK IN THE HISTORIC DISTRICTS. BUILDING PERMITS FOR EXTERIOR WORK IN LOCAL HISTORIC DISTRICTS CANNOT BE ISSUED WITHOUT A CERTIFICATE OF APPROPRIATENESS.**

These Standards and Guidelines have been adopted (in accordance with R.I.G.L. 45-24.1-10 and Chapter 1991-29, No. 564, Section 501.3.C of the Providence Zoning Ordinance) to assist the property owner and the PHDC in processing applications for Certificates of Appropriateness. The intent of the Standards and Guidelines is to guide the inevitable changes to the exteriors of structures and sites within the City's designated historic districts. The most important features of historic buildings are roofs, exterior walls, windows and their openings and trim, doors and entries, porches, steps, stairs, railings, foundations, fences, storefronts, signage and setting. As each historic structure and its site is unique, each application is considered on its own merits in accordance with these Standards and Guidelines.

REVIEW PROCEDURE

1. **Consult with PHDC Staff.** Owners contemplating exterior changes to their properties should contact the PHDC staff at the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903, telephone (401) 351-4300 (TDD 751-0203). Site visits with staff are required for all applications.

2. **File an application for a Certificate of Appropriateness.** An application is required for ALL exterior projects, whether or not a building permit is necessary. Applications must be accompanied by documentation (photographs, drawings, written specifications and other information) sufficient to illustrate the proposal and its impact on the property. Documentation checklists for various types of projects are included in these Standards and Guidelines. Documentation must be complete in order to begin review of an application; if either the PHDC or its staff determines that additional information is needed, the applicant will be informed in writing.

Applications to be reviewed at a public hearing must be filed at least 12 DAYS IN ADVANCE of a regularly scheduled PHDC meeting in order to be scheduled for review. (New Construction and Demolition projects, and Economic Hardship claims, have somewhat different filing deadlines and review procedures; see specific guidelines.) Hearings usually occur on the fourth Monday of each month at 3:30 p.m. in the 4th floor conference room at the Department of Planning and Development. Check with staff regarding specific filing deadlines and hearing dates.

Any necessary zoning variances (e.g. for new construction, alterations, signs and paving) should be obtained prior to filing an application for Certificate of Appropriateness. The PHDC may hear an application for conceptual approval of a project, with final review to follow the granting of zoning variances; however, obtaining a zoning variance does not guarantee PHDC approval of a project. It is the applicant's responsibility to find out whether a zoning variance is needed and to obtain one. Contact the Zoning Board of Review at 401-421-7740 (TDD 401-751-0203) for more information.

3. **Application is reviewed.** How an application will be reviewed depends on the proposed scope of work (see "Application Categories," below). Routine repairs and minor projects are generally reviewed in-house by staff within a few days from the filing of a completed application; however, if staff cannot approve an application

normally reviewed in-house, the application will be referred to the PHDC for review. All major alterations, new construction, demolition, and moving of structures are reviewed by the PHDC at a public hearing.

Applicants should attend the hearing or send a representative who is familiar with the project and able to negotiate with the PHDC. At the hearing, all those intending to speak about the application are sworn in. The applicant presents the proposal and discusses it with the PHDC. Public comment is invited. At the end of the discussion the PHDC votes whether to approve the application as submitted, to approve with conditions, or to deny the application. The PHDC may also vote to continue the hearing if further information or study is needed.

4. Decision is issued. For projects approved in-house by staff, a Certificate of Appropriateness is issued and sent to the Department of Inspection and Standards (190 Dyer Street, Providence). Applicants can claim Certificates and approved (stamped) drawings there, along with any necessary building permits. It is the applicant's responsibility to find out whether a building permit is needed and to obtain one. Applicants whose projects are reviewed at a public hearing receive a written resolution describing the PHDC's decision and the reasons behind it. If an application is approved, all conditions of approval must be met by the applicant before a Certificate of Appropriateness and stamped drawings are sent to the Department of Inspection and Standards as described above. *IF AN APPLICATION IS DENIED, THE PROJECT MAY NOT PROCEED.*

Any PHDC decision may be appealed to the Zoning Board of Review within 30 days of the date of the written resolution. The Zoning Board examines the record of the hearing to determine if the PHDC had enough evidence to make its decision, and if any errors were made in the hearing process; it cannot substitute its own judgement on the merits of the application for that of the PHDC. Further appeal may be made to Superior Court.

APPLICATION CATEGORIES

The following projects are reviewed by the PHDC at a public hearing, in accordance with these Standards and Guidelines:

Alterations: Changes in materials, design, dimensions, configuration, texture and visual appearance, including changes required by building, housing, fire, and barrier-free access codes, lead paint laws and other regulations. (Some minor alterations are reviewed by staff or exempt from review, as noted below.)

New Construction: New buildings or structures of any kind, or additions to existing structures.

Demolition: The partial or complete destruction of any building or structure.

Moving of Structures: Relocation of any structure that is moved within its current lot, brought into the district from an outside site, moved from one site to another within the district, or moved out of the district altogether.

The following projects may be reviewed in-house by staff, without a public hearing, in accordance with these Standards and Guidelines. Staff may not deny an application; therefore, in certain circumstances, the staff may determine that an application normally reviewed in-house must go before the PHDC for a full hearing.

Repairs, In-Kind Replacement and Restoration

Awnings

Fences and Gates

Mechanical and Electrical Equipment

Shutters and Blinds

Signs

Site Improvements

Storm/Screen Windows and Doors

GENERAL STANDARDS

Complying in intent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, these Standards and Guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of existing buildings within the historic districts, as well as new construction. The PHDC cites one or more of these standards in each decision it makes on an application.

1. Original or historically significant materials and/or features of a structure or site shall be maintained and repaired rather than replaced whenever possible.
2. If replacement of existing materials or features is necessary, the new feature shall match the old in design, color, texture, and other visual qualities.
3. Replacement of missing features should be based on historical, documentary, physical or pictorial evidence.
4. Minimal alteration of the building, structure, site or environment shall be made.
5. Each property shall be recognized as a product of its own time. Alterations that seek to create a false sense of historical development shall be discouraged.
6. Changes to a building or site which have taken place over time are evidence of its history and development. Those changes that have acquired significance in their own right shall be recognized and preserved.
7. Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or the district, proposed alterations or additions affecting such features shall be reviewed more stringently.
8. New additions, exterior alterations, or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.
9. Whenever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired.

Applicants should also refer to PHDC design guidelines for specific application categories.

EXEMPTIONS

A number of appurtenant features are **generally not reviewed** by the PHDC. Nonetheless, the visual character of these elements contributes to the overall character of a building and the surrounding historic district. The following is an attempt to guide the property owner in making appropriate and sensitive choices:

1. Flags: Municipal, state, U.S., and foreign national flags may be installed on poles attached to a building facade or in a front, side or rear yard. Flagpoles or brackets attached to buildings should be located so as not to damage or obscure significant architectural features. Flags may be illuminated provided the lighting is directed toward the flag and does not spill over onto neighboring properties or the public way; electrical conduit should not be exposed.
2. Hardware and Electrical Devices: Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms, and mailboxes should be located within a recessed entry vestibule whenever possible. Small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other mechanical and/or electrical devices should be mounted only on inconspicuous locations and painted in such a manner to conceal them, whenever possible and permitted. *Through-wall louvers and exhaust fans requiring an opening exceeding 2 square feet in area will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "Major Alterations" guidelines).*
3. Garden Furnishings and Lawn Irrigation Systems: Ornamental statuary, portable planters and urns, pergolas, dog houses, bird houses and birdbaths, playground equipment, lawn furniture, hose bibs, above- or below-ground sprinklers etc. are not reviewed. Prefabricated storage sheds (smaller than 20 square feet and less than 6 feet tall) may be installed without review in rear yards only; *larger sheds or alternative locations shall require an application for Certificate of Appropriateness and a hearing before the PHDC (see "New Construction" guidelines).*
4. Lighting: Light fixtures should be appropriate to the style of the building and not overly large or glaring. If exposed conduit must be used, it should be painted to match the background material. Simple period fixtures of appropriate size and design, or unornamented modern fixtures, can be compatible in a historic district. Exterior flood- and spotlights should be unobtrusive and should minimize spill-over of light to abutting buildings.
5. Paint Color: Paint color on wood, metal, and previously painted masonry building surfaces is not reviewed, although technical information on period colors and surface preparation is available upon request. *Chemical, mechanical and abrasive methods of paint removal and the painting of previously unpainted masonry surfaces will require an application for Certificate of Appropriateness (see "In-Kind Replacement, Restoration and Repair" guidelines).* The painting of murals on wood, metal or previously painted masonry surfaces is not reviewed provided the mural's content and purpose is artistic rather than commercial; however, *painted signs require an application for Certificate of Appropriateness (see "Signs" guidelines).*
6. Plant Materials: Installation, replacement or removal of trees, shrubs, hedges, and plants is not reviewed *except where part of a historic landscape (see "Site Improvements" guidelines).* Trees and shrubbery should not be placed next to the building foundation, since this could lead to deterioration of the building fabric. Climbing plants may also cause deterioration of exterior wall surfaces.
7. Portable Window Air Conditioners: Seasonal window air conditioners should be installed on secondary elevations within existing window openings. *Through-wall air conditioners will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "Major Alterations" guidelines).*
8. Security Grilles: Metal security grilles should be simple in design and sized to fit fully within the window opening. They should be painted a dark color, and the horizontal rails should have pierced and not

REPAIRS, IN-KIND REPLACEMENT and RESTORATION

Proper, regular maintenance is encouraged for all structures in a local historic district. All exterior repairs, no matter how minor, are subject to review and require a Certificate of Appropriateness from the PHDC, regardless of whether a building permit is required. Repairs ordered by another regulatory agency (e.g. repairs ordered by the Department of Inspection and Standards to correct housing code violations) are also subject to review. Repair projects are generally reviewed in-house by staff, without a public hearing.

DEFINITIONS

Repair: Work meant to remedy damage or deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, texture or visual appearance.

In-Kind Replacement: Replacement of an architectural feature, damaged or deteriorated beyond repair, where the new feature will match the feature being replaced in materials, dimensions, design, configuration, texture and visual appearance. *(Replacement features which will differ from the existing in material, design, configuration, texture, dimensions and other visual qualities shall be reviewed by the PHDC as an alteration; see "Major Alterations" guidelines.)*

Restoration: Re-creating an original architectural element so that it closely resembles the appearance it had at some previous point in time, based on historical, documentary, physical or pictorial evidence.

GENERAL

Deteriorated architectural features should be repaired rather than replaced wherever possible: repair is often cost effective and conserves original historic materials.

If replacement of a historic architectural feature is necessary, the new feature should match the existing as closely as possible in materials, dimensions, design, color, texture, and other visual qualities. Replacement in kind of inappropriate elements is permitted, but applicants are encouraged to seek more appropriate solutions.

Restoration of missing historic features, or of original or historical conditions, should be substantiated by documentation (e.g. historic photographs, drawings, physical evidence). Where existing features are not appropriate to the historic structure, and documentation exists as to the original condition, then restoration or reconstruction of the original feature may be reviewed by staff without a public hearing.

COMMON REPAIR/REPLACEMENT ISSUES

The following guidelines attempt to address the most common repair/replacement issues in the historic districts. If your project is not listed here, check with PHDC staff about appropriate guidelines.

Exterior Wood: The decorative patterns, spacing, beaded edges, and visual texture of wood shingles and clapboards are character-defining features of historic buildings which should be retained and preserved. Shingles and clapboards should be repaired wherever possible, and if replacement is necessary they may be replaced to match. Wood trim elements such as corner boards, belt courses, window and door surrounds, brackets, moldings and other decorative features should likewise be repaired or replaced to match. Wood features should not be stripped of paint to bare wood if they were painted historically; paint protects the surface from moisture and light. Chemical preservatives should be applied only to those features that are prone to decay and are traditionally unpainted. Pressure-treated wood may be used for structural elements but is not an acceptable replacement material for wood railings, trim elements and decorative details, due to its tendency to shrink and warp. The removal of existing artificial sidings and restoration of original siding materials and details is encouraged.

EXEMPTIONS - Continued

overlapping welded joints. Grilles should be mounted within the reveal of the window and secured. Interior grilles should be considered for storefronts, although exterior security shades or roll-down grilles may be installed.

9. Signs for Handicapped Access: Signs directing users to an accessible entrance or parking space should be installed to avoid damaging or obscuring significant architectural features, while conforming to the State Building Code Commission's Accessibility Standards (ADAAG). See "Barrier-Free Access" guidelines (page 23) for more information.
10. Temporary Signs: Temporary signs, including sale advertisements, political signs, banners, real estate signs, sidewalk sandwich boards, etc. should be designed and located so as not to damage or obscure significant architectural features. See Section 602.6 of the Providence Zoning Ordinance for regulations regarding size and duration of temporary signs.
11. Window Boxes: Wooden window boxes for plants should be painted. The size should match the width of the window opening.

Masonry: Brick, stone, stucco and concrete should be repaired with a material closely matching the existing in color, texture and dimension; patching materials should have integral color.

Surface Coatings. Sealers and waterproofers are not encouraged, as they can trap moisture within walls and lead to further deterioration; however, they may be permitted in cases of severe deterioration, provided they do not change the color of the masonry or leave a shiny residue. Test patches or material samples may be required. Masonry that has not previously been painted should not be painted unless deterioration has progressed so far that a protective surface coating is needed. In such cases, use a breathable masonry paint in a color consistent with the natural masonry. Masonry that has previously been painted may be repainted; colors should be consistent with natural masonry colors.

Repointing should preserve original mortar colors and joint profiles; samples may be required. Old mortar should be removed by hand to avoid damaging the surrounding masonry. On 18th and 19th century brick buildings, the soft brick can be damaged by mortars with high concentrations of portland cement; repointing mixes should include a high lime content.

Cleaning methods can damage historic materials and remove the irreplaceable patina of age. Buildings should be cleaned only when necessary to halt deterioration or to remove heavy soils. Use the gentlest method possible: usually detergent and a low pressure water wash (under 600 pounds per square inch), and scrubbing with natural bristle brushes, will clean surface soils. All cleaning methods should be tested in an inconspicuous location on the building to make sure no damage will ensue. Chemical cleaners should be used with care: determine the weakest possible solution which will do the job without damaging historic materials, and neutralize afterwards. Abrasive mechanical cleaners, such as sandblasting, rotary sanding disks and rotary wire strippers are not permitted because they can erode masonry surfaces and shred wood surfaces, leaving pits and scars and increasing the chance of water damage. Check with the R.I. Department of Environmental Management's Division of Air Resources (401-277-2808) about requirements for containing residues and airborne particles resulting from some cleaning methods.

Paint Removal/Lead Paint: Painted surfaces require periodic maintenance, but stripping all paint off of a historic structure is often unnecessary. Removing trouble spots, priming and repainting with one (not thick) layer of new paint will often suffice. Stripping paint can damage wood and masonry materials and remove evidence of early paint schemes, resulting in a loss of important information about the history of the structure. Furthermore, paint removal can also contribute to lead contamination.

Lead in water, dust, soil and paint is hazardous to adults and children, particularly pregnant women and children under 6 years of age. Lead was a common ingredient in architectural paints until 1978, and many historic structures have lead-based paint. In response to the Lead Poisoning Prevention Act of 1991, the R.I. Department of Environmental Management has developed Air Pollution Control Regulation No. 24, "Removal of Lead-Based Paint from Exterior Surfaces." The regulation, designed to reduce environmental lead levels, requires that exterior surfaces painted with lead-based paint be maintained or encapsulated to prevent peeling, flaking and chalking; that lead-based paint be eliminated from exterior friction surfaces of windows and doors; and that precautions be taken when removing lead-based paint. *It is important to note that Regulation No. 24 does not require that all lead-based paint be removed from the exterior of a historic structure.* Compliance with Regulation No. 24's requirements for notification, site preparation, approved removal techniques and site clean-up is required of all persons conducting any lead-based paint removal. Contact DEM's Division of Air Resources at 401-277-2808 for more information. (For information about removal of lead-based paint from interior surfaces, contact the R.I. Department of Health, Office of Environmental Health Risk Assessment, at 401-277-3424.)

From the perspective of environmental safety and historic preservation, the least damaging method of preparing a painted surface for repainting is to wet the surface with water and then to hand-scrape and hand-sand failing paint layers, down to a sound layer (dry manual scraping and sanding are not permitted). Other acceptable methods of paint removal include heat guns or heat plates (temperatures not to exceed 1000 degrees F.), non-flammable chemical paint removers (strippers containing methylene chloride or hydrochloric acid are not

permitted). Thermal methods should only be used by experienced personnel due to the fire hazard. Chemical paint removers should be tested in an inconspicuous location to make sure the solution will not burn, stain or otherwise damage the underlying surface. Mechanical and abrasive removal techniques, including rotary disc and wire sanders, high-pressure water, and grit blasting, can severely damage wood and masonry substrates and are not permitted; however, abrasive methods may be used on cast iron and other metals in conjunction with required vacuum equipment and High Efficiency Particulate Air (HEPA) filters. In all cases, dust and debris must be contained and disposed of properly. The installation of metal panning on window sills, or of vinyl or aluminum siding on wall surfaces, for the purpose of encapsulating elements painted with lead-based paint is discouraged and will require review by the PHDC at a public hearing; see "Major Alterations" guidelines.

Porches and Steps: Original materials, configurations, designs and dimensions should be retained. Railings should have a molded cap and balusters inserted between a top and bottom rail; pressure treated wood should not be used for railing balusters because of its tendency to warp and twist. Nosing profiles on original stair treads should be retained. Pressure treated wood may be used for substructures, porch decks, and steps; exposed elements should be painted or stained as soon as possible.

Roofing and Gutter Systems: Original roofing materials should be retained, repaired and preserved wherever possible. Replacement in kind is encouraged where replacement is necessary; original historic materials, shapes, colors, patterns and textures should be matched. Roof colors should be medium to dark in tone, should complement the building's color and define the outline of the roof against the sky. Asphalt roof shingles are not encouraged as a replacement material for slate. Rolled rubber roofing is an acceptable substitute for tar and gravel roofs.

A weather-tight roof with a functioning water run-off system is essential to the preservation of the entire structure. Regular maintenance of gutter systems is encouraged. Built-in gutters should be retained wherever possible, as they are character-defining features of certain architectural styles such as Greek Revival, Italianate and Mansard. Existing original materials such as wood or copper should be maintained and preserved, but may be replaced in kind. New copper flashing, gutters and downspouts may be allowed to weather naturally, but aluminum gutters, downspouts, leaders and flashing should be painted to blend in with the color of the building, to reduce their visibility. Vinyl gutters may replace aluminum gutters, provided the profile is consistent with the existing and the color matches the background color of the building; vinyl or PVC downspouts with a round profile are not appropriate.

Proposed alterations to roof forms and the installation or removal of cresting rails, balustrades, finials, cupolas, monitors, chimneys, headhouses, roof decks and other rooftop elements will be reviewed by the PHDC at a public hearing; see "Major Alterations" for documentation requirements.

Windows and Doors:

Windows. The number, location, size, and glazing patterns of original windows, as well as unique features such as curved or bent glass, stained glass, leaded glass, and unusual shapes, should be retained and preserved wherever possible. Windows may often be repaired rather than replaced; even if some windows are deteriorated, it is seldom necessary to replace all windows in a building. Historic wood windows that are properly repaired, caulked and weatherstripped, and provided with well-fitted storm windows, can be as energy efficient as new thermal (double glazed) windows.

Where replacement is necessary due to deterioration, new windows should match the originals in materials, design, dimensions, configuration, and number of panes. Avoid replacement windows that don't fit the original window openings. (If an interior ceiling must be dropped below the height of a window, provide a setback in the ceiling design to allow the full height of the window opening to be preserved.) Muntins dividing panes of glass in original windows should be retained: multipane replacement windows should have true divided lights (muntins penetrating the glass); applied muntins and muntins sandwiched between panes of glass are not

acceptable. Double glazing may be acceptable if the muntin widths and profiles match the original. Window glass should be clear, not tinted or frosted; low-E glass with minimal reflectivity may be acceptable.

Aluminum, aluminum-clad, vinyl, and vinyl-clad windows are generally not acceptable substitutes for wood windows, and such proposals must be reviewed by the PHDC at a public hearing. Vinyl windows in particular can close down a window opening with heavy framing, and are not available with true divided lights.

Doors. The number, location and dimensions of original doors should be retained and preserved wherever possible. Repairing original doors is encouraged over replacement. The number and configuration of panels in a replacement door should be consistent with the architectural style of the building.

Replacement of wood doors with aluminum-framed glass or steel doors, and replacement of double doors with single-leaf doors, is discouraged and will require a hearing before the PHDC.

DOCUMENTATION REQUIREMENTS - REPAIR, IN-KIND REPLACEMENT, AND RESTORATION

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of repair, replacement in kind, or restoration of missing/inappropriate features. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and the scope of repairs or proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction, and date. Color xeroxes may be acceptable if the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability. (Photos are not required when replacing an existing asphalt roof with new asphalt.)
- ☐ A description of the proposed roofing, gutter or downspout material and color, including manufacturer's specifications and product information. Where new gutters or downspouts are proposed, indicate specific locations.
- ☐ Manufacturer's specifications and product information, if available.
- ☐ Specifications for repointing, cleaning, sealing, or patching of masonry.
- ☐ Test patches, material or color samples, if requested by staff.
- ☐ Scaled drawings (3 copies) of replacement elements, if requested by staff.
- ☐ Historic photographs or drawings, or photographs illustrating physical evidence, of a feature to be reconstructed or restored.

AWNINGS

Awnings can add color and architectural interest to a commercial or residential building. They can shelter passersby, reduce glare, conserve energy and provide a location for signage.

Materials: Opaque soft canvas, acrylic or vinyl materials are preferable to wood or metal. Translucent fabrics may be used for lettering or graphics.

Colors: Should be compatible with the building.

Installation: Awning installation should not damage the building or visually impair distinctive architectural features. Where possible, awnings should be mounted within a recessed window or door opening rather than directly onto the face of the building. Awnings should be shaped to the opening in which they are installed.

Type/Profile: Awnings may be fixed or retractable (retractable awnings with movable valances are preferred on buildings originally designed as residences). A traditional shed (diagonal) profile awning is preferable to a rounded profile.

Signage: Lettering and graphics may be installed on awning valances; sizes should be proportional to valance dimensions. Lighting for signage on an awning should be directed specifically toward the graphics to prevent the entire awning from glowing. Signs on awnings shall also conform to the requirements of the Providence Zoning Ordinance.

Multiple Storefronts: Where awnings are proposed for one or more businesses in the same building, awnings are encouraged to be consistent in materials, shape and profile, height, location, graphics and signage. Colors should be complementary. Development of a master awning plan for buildings with multiple storefronts, to be followed by all tenants, is encouraged. Applications for master awning plans will be reviewed by the PHDC.

Other Regulations: A building permit is required for an awning projecting over the sidewalk. Fixed awnings must meet zoning setback requirements. There must be a minimum 7-foot clearance from the sidewalk to the metal frame. The awning projection must be set back at least 12 inches from the curb.

DOCUMENTATION REQUIREMENTS - AWNINGS

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of awnings. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction, and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ Scaled elevation and section drawings of the building (3 copies), showing front and side views of the awning(s) in place on the building, relationship of the awning(s) to other facade elements, and the method of attachment. All dimensions are to be indicated. If signage is to be included, the drawing must also indicate the location, dimensions, colors and typefaces of all lettering and graphics.
- ☐ Material and color samples.

FENCES and GATES

While complete privacy is often not possible in densely built urban areas, a fence can mark the boundary line between one property and another, or distinguish public spaces (streets and sidewalks) from semi-public spaces (front yards). Fences are often character-defining features and should be treated sensitively. It is important that the fence design harmonize with the character of the historic structure and the surrounding district.

Materials: Fences and gates made of cast iron, wrought iron, or wood pickets are appropriate for front yards; solid, vertical board wood fences, with a flat cap, are appropriate for rear or side yards. Fences may be painted, stained or left to weather naturally. Woven wire (chain link) and stockade fences (with jagged tops) are discouraged. Barbed wire is not permitted under the Providence Zoning Ordinance.

Design: Front yard fences should be designed to allow views of the yard and building. While fences for rear or side yards may be more opaque, be aware that tall, solid fences that obscure views to the building and the yard can also hide intruders: consider a compromise between privacy and security. Gates should be compatible with any existing fencing, walls or landscaping, and should be designed to swing onto the private walkway or driveway, not onto the public sidewalk.

Other Regulations: Fence height is regulated by the Zoning Ordinance. Fences and gates along street frontages may not exceed 42 inches (3.5 feet) in height, to avoid obscuring the view of any driver entering or traveling in traffic. Fences along side or rear lot lines are limited to 72 inches (6 feet) in height. Fences and gates proposed in excess of these height limits must also be reviewed by the City Fence Viewer, who can be reached at 943-1483. Approval from the Fence Viewer does not guarantee approval by the PHDC. Applicants are responsible for contacting the Fence Viewer.

Impacts on Abutting Properties: Fences on common property lines can have a negative impact on neighboring properties. For example, if the neighbor's yard is lower than the yard where the fence is installed, then from the neighbor's perspective the height of the fence is increased by the difference in grade. Also, boundary disputes may occur when a fence is proposed along an interior (side or rear) lot line.

To avoid conflicts, and permit a fence application to be reviewed without a public hearing, any applicant proposing to alter or install a fence along a common interior lot line should contact the owner(s) of property directly abutting said lot line to confirm that the proposed fence is acceptable, before an application for a Certificate of Appropriateness is filed. If the proposed fence is acceptable to the direct abutter(s), they should be asked to waive in writing their right to a public hearing (abutters may sign a waiver form provided by the PHDC, or write a letter). The waiver shall then be submitted as part of the documentation of the application. If any directly affected abutter is unable or unwilling to waive the right to a public hearing, then the application shall be reviewed at the next available public hearing so that comments may be heard. (Although abutter comments will be duly considered by the PHDC, abutter consent is not required in order to approve an application.) Boundary disputes should be resolved before the application is filed.

Proposals for replacement in kind of any existing fence, regardless of location, with no change in height, location, material or extension of length, and for new fences along street frontages, shall be exempt from the requirement to obtain abutter approval.

DOCUMENTATION REQUIREMENTS - FENCES AND GATES

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of fences. Incomplete applications cannot be reviewed.

- ☐ A completed application form signed by the applicant and the owner describing the existing conditions and the proposed improvements.

DOCUMENTATION REQUIREMENTS - FENCES AND GATES (continued)

- ☐ 35mm color or black and white photos of the building, showing the entire property and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable if the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ A scaled elevation drawing (3 copies) showing the design of the proposed fence, noting the material, all dimensions, and manufacturer's specifications, if available.
- ☐ A scaled site plan (3 copies) showing the location of existing and/or proposed fencing in relation to the building and other site elements. Indicate north arrow.
- ☐ For fences along common lot lines (excluding street frontages), a completed abutter waiver form (or letter) signed by each owner of abutting property sharing said lot line.

MECHANICAL AND ELECTRICAL EQUIPMENT

Equipment for heating, ventilation and air conditioning (HVAC) systems and communications equipment such as cable television wiring and satellite dish antennae should be installed in a sensitive manner whenever possible.

Location: HVAC should be located inside the building wherever possible. If exterior installation is necessary, units should be sited in side and rear yards rather than the front yard, or placed on flat roofs out of view from street level; generally, pitched roofs are not appropriate locations for mechanical equipment. Exterior ductwork is discouraged but if necessary should be located inconspicuously. Communications equipment should be located as inconspicuously as possible, preferably in rear or side yards, or on rooftops out of view from street level. Cable wiring should go underground or along side or rear walls wherever possible.

Dimensions: Equipment should be the smallest size possible without interfering with performance or signal reception.

Design and Color: A mesh dish antenna is less obtrusive than a solid dish. Painting equipment or ductwork to blend in with a background color can help diminish visual impact.

Screening: HVAC equipment in yards should be screened with fencing or landscaping. Communications equipment may be screened if screening does not aggravate a negative visual impact and if it does not interfere with signal reception.

Other Regulations: Refer to the Building Code and the Zoning Ordinance for related restrictions on HVAC equipment and rooftop structures. HVAC units may not exceed the allowable decibel readings (noise levels) for residential neighborhoods, according to City Ordinance.

DOCUMENTATION REQUIREMENTS - MECHANICAL AND ELECTRICAL EQUIPMENT

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of mechanical and electrical equipment. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the entire property, showing the building and the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction, and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ A scaled site plan and/or roof plan (3 copies) showing the proposed location of the equipment in relation to other building or site elements and the property line(s), as well as the method of any proposed screening. (If equipment will be screened with fencing, include 3 copies of a scaled elevation drawing showing the design, material and height of the fence.)
- ☐ For rooftop installations, a scaled section drawing (3 copies) indicating sightlines.
- ☐ For exterior ductwork, a scaled elevation drawing (3 copies) showing the proposed location and method of attachment, in relation to other building elements.
- ☐ Manufacturer's specifications and product information, specifically noting dimensions, design, and finish colors.

SHUTTERS AND BLINDS

Shutters (with solid panels) and blinds (with louvers) were traditionally used to control light and ventilation, and to improve privacy. Today, their primary purpose is decorative. Shutters and blinds were common on houses built before 1860; were sometimes found on Italianate and 2nd Empire styles of the 1860s-1880s; and were also exhibited on Colonial Revival and Neoclassical styles of the early 20th century.

Materials: Wood (painted a dark color) is the traditional material. Vinyl and metal do not adequately replicate the appearance of wood and are not appropriate.

Dimensions and Configuration: Each shutter or blind should match the height and one-half the width of the window opening. Shutters and blinds are generally inappropriate on windows that are wider than they are tall, such as picture windows. Shutters and blinds for arched windows should follow the shape of the window opening.

Installation: Proper shutter hardware and placement is important. Shutters and blinds can be hung from a variety of hinges, slide bolts, pintels and shutter dogs; historic hardware designs are still available. Check to see if there is evidence of hardware on window frames or on the building. Tacking shutters and blinds onto the face of the building is not appropriate because shutters and blinds should appear to be operable. Blinds should be hung so that the louvers point upward when the blinds are open; the louvers on operable blinds point downward only when the blinds are closed.

DOCUMENTATION REQUIREMENTS - SHUTTERS AND BLINDS

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of shutters and blinds. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and the proposed changes.
- ☐ 35mm color or black and white photographs of the building showing the entire building elevation and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ A scaled elevation drawing (3 copies) illustrating the shutters/blinds in place on the building, their relationship to the size and shape of window openings, and method of attachment; OR written specifications detailing the dimensional relationships between the window openings and the proposed shutters/blinds, and the method of attachment.
- ☐ Manufacturer's specifications or product information on the proposed shutters or blinds and shutter hardware, if available, including description of materials.

SIGNS

Signs are one of the most prominent visual elements on a street. Well designed signs add interest, color and variety to building facades and streetscapes: poorly designed signs can cause visual clutter and be a major distraction from a well designed storefront or converted residential building. Although signs should be clearly visible, signage in historic districts should be scaled to pedestrians, not automobiles.

Type: The following types of signs may be acceptable: painted or applied wall signs, projecting signs (hung perpendicular to the wall on a decorative bracket), signs on awnings or canopies, and freestanding signs. Traditional shapes include the rectangle, square, and oval. Lettering on window or door glass and interior window signs are permitted without review.

Location: A sign should be located so as not to obscure architectural details. Most commercial buildings are designed with sign bands in the storefront; these are the most appropriate locations for wall signs. Residential buildings converted to commercial use may not have a designated sign band, so appropriate placement of a wall sign becomes more of a concern; in these cases other sign types, such as projecting signs, lettering applied to windows or doors, freestanding signs, and signs on awnings, may be considered. The sign location should be coordinated with signs on adjacent storefronts or buildings. Placing a sign higher or lower than an adjacent sign creates confusion.

Materials: Wood is the most traditional sign material; lettering may be carved, applied or painted. A variety of other materials may be considered, including metal, brass, granite, marble, slate, etc. Plastic is discouraged.

Message: A sign should identify the name, function, and perhaps the address of the business. This information can be conveyed in words, pictures, names, symbols and logos. Keep it simple: too many pieces of information clutter the sign and confuse the viewer.

Colors should be compatible with the building and the surrounding buildings. A sign is more easily read when the letters or graphics contrast with the background color.

Lighting: Signs may be lighted indirectly with exterior fixtures. Internally lit signs (backlit plastic) are incompatible with Providence's historic districts and not acceptable.

Corporate Standards: Where corporate standards for logos, colors, dimensions, sign types and locations, and lighting are inconsistent with the historic character of the property, these may not be acceptable. Signs should be designed specifically for the property on which they will be placed.

Master Sign Plans: Where a building houses multiple commercial tenants or activities requiring signage, or signs will be installed on multiple properties by a common owner, a master sign plan governing locations, types, dimensions and materials should be developed and followed by all tenants. Applications for master sign plans will be reviewed by the PHDC.

Other Regulations: Projecting signs must have a minimum 10-foot clearance from the sidewalk to the bottom of the sign. Signs which project over city property must be hung by a sign company that is bonded and insured with the City of Providence, as required by the R.I. State Building Code, Section 2906.23-27.3.

Zoning. All signs must conform to underlying zoning regulations (see Article VI of the Providence Zoning Ordinance). Any necessary variances for use, for the number of signs or the dimensions of signs must be obtained *prior* to filing an application for a Certificate of Appropriateness.

DOCUMENTATION REQUIREMENTS - SIGNS

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of signs. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable if the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ A scaled elevation drawing (for wall signs, freestanding signs and awnings), section drawing (for projecting signs and awnings), and/or site plan (freestanding signs), showing the proposed sign(s) in place on the building or in relationship to the building and other site features, including the property line. Submit 3 copies of each drawing.
- ☐ A scaled drawing (3 copies) of the sign, indicating its type, dimensions, materials, colors, graphics and lettering, method of attachment and any illumination.
- ☐ Written confirmation of zoning status and any variances granted by the Zoning Board of Review.

SITE IMPROVEMENTS

The relationship between a historic building and its site features such as green spaces, pathways, paved areas, terraces, retaining walls, boundary walls and grade levels is important in defining the overall historic character of the building and the surrounding historic district.

Historic Landscapes: Historic site plans and features should be identified, retained and preserved.

Walkways: Walkway materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate, or accent materials); asphalt is not appropriate. Walkways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property.

Accessibility improvements: All paving materials noted above will also provide a hard, stable, regular, slip-resistant path of travel for disabled individuals. Original cobblestones should be reset rather than replaced with another material whenever possible. If a soft surface (such as loose gravel, crushed stone or shells, sand, or wet clay) is a historically accurate material for a pathway, consider using a bonding material to stabilize the surface rather than repaving in another material. Snow/ice melting equipment may be installed under paved areas. Pathways with a slope exceeding 1:20 (1 foot in height for every 20 feet in length) may be regraded as an alternative to installing railings.

Driveways and Parking Areas: Driveway and parking area materials should be compatible with the existing building and site and the setting of the historic district. Appropriate choices include unit pavers of stone, brick or concrete; poured concrete with a surface treatment (tinting, scoring, exposed aggregate, or accent materials) and asphalt. Paving of front or side yards to accommodate parking is discouraged. Driveways of crushed stone or shells are not common in urban settings and are generally inappropriate unless there is documentation for the historic use of such materials on the property. A landscaped area at least 3 feet in width should be provided and maintained between parking areas and any adjacent property, public street, walk or right of way. In addition to ground cover and small plantings, a translucent vertical screen (including but not limited to trees, evergreen shrubs, or decorative metal fencing on top of low masonry walls) should be provided, with a minimum height of 30 inches and a maximum height consistent with the Zoning Ordinance regulations for fencing. Zoning variances may be required and must be obtained before filing an application for Certificate of Appropriateness.

Accessibility improvements: All paving materials noted above will also provide a hard, stable, regular and slip-resistant path of travel for disabled individuals. Original cobblestones should be reset rather than replaced with another material whenever possible. If a soft surface (such as loose gravel, crushed stone or shells, sand, or wet clay) is a historically accurate material for a driveway, consider using a bonding material to stabilize the surface rather than repaving in another material. Parking areas may be striped and identified as needed for accessible parking spaces. Snow/ice melting equipment may be installed under paved areas.

Landscaping: Landscaping is encouraged. Avoid placing trees and shrubs next to building foundations where they can encourage water to penetrate the building, causing deterioration. Installation or removal of plant materials, including trees, shrubs, hedges, and planting beds for flowers and vegetables are not reviewed by the PHDC except where part of a documented historic landscape (see also "Other Regulations," below). Proper drainage should be maintained.

Retaining Walls: Retaining walls intended to serve a structural purpose should be designed by a qualified professional engineer or architect, to ensure that wind loads, grade changes, and foundation requirements are properly accommodated. Materials may be stone, brick, or concrete with a surface treatment (tinting, scoring, exposed aggregate, veneers and accent materials). Railroad ties may be used in inconspicuous locations, such as

rear yards. If a height over 4 feet is proposed, consider using terraces (perhaps with planting beds) to alleviate the visual impact.

Boundary Walls: Boundary wall materials, scale and design should be compatible with those of the building. Stone walls enclosing gardens and yards are rare in historic urban settings (although possibly appropriate for more recent buildings); check for physical or documentary evidence of an original stone wall. Brick walls should use similar brick colors and sizes, mortar, joining, and coursing as found on the building; generally, brick walls should be capped in natural or cast stone. If a height over 4 feet is proposed, a low masonry base with a transparent or semi-transparent iron or wooden fence on top may be an appropriate solution.

Other Regulations: The Zoning Ordinance regulates boundary walls and hedges as well as fencing (see Section 411). Hedges on common lot lines may be planted provided the abutting owners agree in writing to maintain and trim them; the agreement is to be filed with the City Fence Viewer (telephone 943-1483). Walls of brick, cement or other material are limited to 6 feet in height, and must be capped and finished neatly on both sides. Stone walls are limited to 4 feet in height, and walls adjacent to driveways are limited to 3 feet in height for a distance of 20 feet back from the property line.

Exceptions to staff review: The following site improvements will be subject to a public hearing before the PHDC: changes in grade over 2 feet, alterations to historic landscapes or settings of highly significant historic buildings, installation of underground parking garages, paving of open space on a street frontage to provide parking, construction of decks and wheelchair ramps, enclosures for outdoor seating areas (commercial businesses), and any other applications the staff chooses to direct to the PHDC for review; see "Major Alterations" and "Barrier-Free Access" for documentation requirements.

DOCUMENTATION REQUIREMENTS - SITE IMPROVEMENTS

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of site improvements. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing the existing conditions and the proposed changes.
- ☐ 35mm color or black and white photographs of the building and its relationship to the site, showing the entire property and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ A scaled site plan (3 copies), illustrating the proposed changes in context with the building, other existing site elements, and the property lines. Indicate north arrow.
- ☐ For retaining walls, terraces and site improvements other than paving, scaled elevation and section drawings (3 copies) showing the construction in relationship to surrounding site or building elements. Structural retaining walls should be designed by an engineer or other qualified professional.
- ☐ A description of the proposed materials; samples may also be requested.

STORM/SCREEN WINDOWS AND DOORS

The high cost of heating fuels and need to conserve energy has made combination storm/screen windows a common feature on historic buildings. Storm windows can protect historic primary sash from the elements and may be a reasonable alternative to replacing original windows. However, storm windows are not a substitute for weathertight primary windows. In some cases, caulking, reglazing and weatherstripping the primary windows can stop air leaks, making storm windows less of a necessity. Window screens are often sold in combination with storm windows, but are also available separately.

Screen doors may need to be custom made, particularly for wide doorways. Storm doors are often an eyesore on historic buildings, and usually unnecessary if the exterior door is properly weatherstripped.

The goal of any installation should be minimal visual impact on the original primary window or door.

Materials: Wood, painted aluminum or anodized aluminum may be considered. Raw aluminum (with a silver finish) is not appropriate. Glass should be clear; glass is preferable to acrylic, which may scratch and discolor over time.

Colors: Frame colors should match those of the window trim. Many manufacturers can customize colors upon request.

Design: Storm windows should have narrow perimeter framing, and the meeting rails between upper and lower panels should align with the meeting rails of the primary sash. Half screens (e.g. covering only the bottom or top sash) are preferable to full screens covering the entire window opening. Consider interior storm panels as an alternative to an exterior installation, especially on the street facade. Windows with stained glass, leaded glass, curved glass, or unusual shapes or materials may require special custom treatments in order to preserve the window and its unique visual qualities. Storm and screen doors should be as simple as possible, with a plain glass or screen insert; avoid historically inaccurate decorative details.

Dimensions and Configuration: Storm and screen windows and doors should be sized to fit the window or door opening. Rectangular storm windows are not appropriate on windows with unusual shapes; in such cases either a custom fitted exterior storm window or an interior storm panel may be required.

DOCUMENTATION REQUIREMENTS - STORM/SCREEN WINDOWS AND DOORS

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of storm/screen windows and doors. Incomplete applications cannot be reviewed.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and close-ups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable if the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ Manufacturer's specifications and product information, including proposed dimensions and colors.

MAJOR ALTERATIONS

The primary purpose of the historic district ordinance is to preserve buildings, sites and appurtenances with historic and architectural significance. It is important to identify character-defining features such as height, setback from the street, shape, roof form, wall cladding, trim and ornamentation, windows and doors, porches and stairs, siting, storefronts and signs. Alterations which recognize, maintain and preserve distinctive features, materials, finishes, construction techniques and examples of craftsmanship will help to protect the integrity of the historic property and the district.

In reviewing proposed plans, the PHDC shall consider: the historic and architectural significance of the structure and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the proposed general design, arrangement, texture, materials and siting, in relationship to the existing historic structure.

Examples of alterations requiring full PHDC review include, but are not limited to, those listed below. Check with PHDC staff if you do not see your project listed. Projects must be approved by the PHDC prior to construction.

1. Replacement of features resulting in a change in material, dimension, design, texture or visual appearance, including work ordered by any regulatory agency to correct code violations. If existing features are character-defining elements of a historic structure, they should be replaced in kind to match as closely as possible. If existing features are not appropriate to the architectural style of the building, consider replacement with a more appropriate design. Avoid creating a false sense of historical development.

2. Changes in wall materials and surfaces, including installation of artificial siding, installation of through-wall vents and air conditioners, and addition or removal of projections or recesses. Original or historic bay windows and oriel windows should be retained and preserved. Aluminum and vinyl siding are generally not appropriate because: 1) their installation usually results in the covering or removal of clapboards, shingles, window and door surrounds, cornices, corner boards and quoins, belt courses, brackets and other character-defining elements; 2) installation of artificial siding on top of existing siding changes the relationship of elements in the vertical plane of the wall, often eliminating projections and recesses; and 3) artificial sidings will not halt deterioration all by themselves, and thus are not a substitute for proper repairs. Generally, artificial siding may be considered only for non-contributing buildings. Removal of existing artificial sidings and restoration of original wall surfaces is encouraged. Through-wall vents larger than 2 square feet in area should be located inconspicuously on secondary elevations. Through-wall air conditioners are discouraged, particularly on primary elevations.

3. Changes in fenestration, including installation or elimination of window and door openings. Generally, creating new openings and closing up original openings is discouraged, particularly on primary elevations.

4. Changes in ornamentation, including installation or removal of trim, brackets, cornices, corner boards, belt courses and other decorative elements. Generally, removal of character-defining trim and ornamentation is discouraged. New trim should be consistent with the architectural style of the building.

5. Changes in roof form or elements, including construction or removal of dormers, monitors, cupolas, skylights, cresting rails and balustrades, headhouses, and decks. Original historic rooflines, dormers, monitors, cupolas, skylights, cresting rails and balustrades should be retained. Consider locating new rooftop elements so that they will be out of view from street level. Skylights should not be located on front roof slopes, and flat profiles are preferable to rounded profiles; however, the PHDC may consider an exception for a non-contributing building.

6. Changes to porches, stairs, and entryways, including enclosure with glass or screens and installation, alteration or removal of railings, steps, handrails, door hoods, transoms, and sidelights. Porch

enclosures should be located inside the railings and columns, minimizing the visual impact: use clear glass or dark mesh screens. Removal of original stairs, porches and entryways is discouraged. Avoid pressure-treated wood for new railings and trim pieces, as it tends to warp and twist.

7. Changes in grade levels and foundations. Major grade changes that would alter the historic setting of the property are generally discouraged. Underground parking garages inserted into hillsides may be considered. Cladding original exposed foundation materials in another material is generally discouraged. The permanent raising or lowering of a structure is discouraged.

8. Installation, alteration or removal of storefronts. Original storefront elements such as display windows, recessed entryways, sign bands, transoms, etc. should be maintained and preserved. Where buildings have been converted to commercial use, new storefronts should be designed in harmony with the historic facade.

9. Changes to meet other regulatory codes, including installation or removal of fire escapes, construction of wheelchair ramps, etc. See "Barrier Free Access" and "Fire Escapes" guidelines. Note that state codes may allow exceptions for historic buildings. Wherever possible, seek solutions which will have the least visual impact. Approval from the relevant regulatory agency (Building Board of Review, Fire Dept., Zoning Board of Review, etc.) should be obtained prior to filing an application for a Certificate of Appropriateness.

DOCUMENTATION REQUIREMENTS - MAJOR ALTERATIONS

The following information must be filed in person by appointment with the PHDC staff at least TWELVE (12) DAYS BEFORE A SCHEDULED HEARING for review of major alterations. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- ☐ Three (3) sets of scaled plan, elevation and section drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new door should be shown in context with the entire elevation. Drawings should be titled, indicate the scale, labelled with the street address and dated. Examples of the drawings needed for varying types of projects are listed below: *this is not an exhaustive list, check with staff about documenting your particular project.*
 - ☐ Site Plan: for projections and recesses, wheelchair ramps, stairs, ground-level porches and decks, changes in grade, underground parking garages, etc. Show the entire building, adjacent buildings, and property lines. Indicate north arrow.
 - ☐ Floor Plans: for projections and recesses, window and door openings, upper floor porches and decks, fire escapes, barrier-free access, storefronts, etc.
 - ☐ Roof Plan: for dormers, chimneys, monitors, cupolas, skylights, railings and balustrades, headhouses, decks and changes to the roofline.

DOCUMENTATION REQUIREMENTS - MAJOR ALTERATIONS (Continued)

- ☐ Elevations: for replacement of features, changes in wall materials and surfaces, fenestration, ornamentation, roof forms and elements, porches, stairs, entryways, grade levels, foundations, storefronts, fire escapes, barrier-free access, through-wall vents and air conditioners, etc. Show front and side views of three-dimensional elements.
- ☐ Sections: for projections and recesses, changes in roof form, porches and stairs, underground parking garages, details such as railings, trim and ornamentation.
- ☐ One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- ☐ Written approval from the fire department for the design and location of any proposed fire escape.
- ☐ Copy of any required zoning, building, or access code variances obtained for the project.
- ☐ Manufacturer's specifications or literature for elements such as windows and doors, skylights, vents, etc. indicating all dimensions, details and finishes.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

BARRIER-FREE ACCESS

The Americans with Disabilities Act (ADA) of 1990 and the Rhode Island Civil Rights of Individuals with Disabilities Act (R.I. General Laws 42-87) extend comprehensive civil rights to individuals with disabilities, and require that equal access be afforded to all citizens in all places of public accommodation, commercial facilities, and state and local governments. Although ADA exempts religious entities, private clubs, and private residences from compliance, R.I.G.L. 42-87 covers all entities in Rhode Island, exempting only private residences.

These laws require: 1) that all new public and commercial buildings and facilities be accessible; 2) that if existing elements, spaces or common areas are altered, then these shall be made readily accessible, consistent with the ADA Accessibility Guidelines (ADAAG); and 3) that all barriers to accessibility in existing buildings and facilities be removed, on an on-going basis, when it is "readily achievable" to do so (that is, accomplished without much difficulty or expense). Generally, normal maintenance, re-roofing, painting, asbestos removal, and changes to mechanical and electrical systems do not trigger requirements for ADA and R.I.G.L. 42-87 compliance.

For more information about ADA and R.I.G.L. 42-87 requirements, contact the Accessibility Coordinator of the R.I. Building Code Commission at 401-277-6320, or the Governor's Commission on the Handicapped at 401-277-3731. These agencies, along with the R.I. Historical Preservation Commission (401-277-2678), may also have review authority over accessibility improvements for properties in local historic districts. All of them encourage applicants to seek joint consultation and review whenever possible.

EXCEPTIONS FOR HISTORIC PROPERTIES

While historic properties are not exempt from ADA, the law does recognize the national interest in preserving historic properties. ADA Accessibility Guidelines provide alternative minimum requirements for qualified historic structures, such as those listed on the National Register of Historic Places or located within designated local historic districts, that cannot be made physically accessible without threatening or destroying their historic significance. *These alternative requirements may only be used after consultation with the R.I. Historical Preservation Commission.* The alternative minimum requirements are:

- * One accessible route must be provided from a site access point to an accessible entrance.
- * One accessible entrance must be provided, preferably at a public entrance but possibly at a secondary, unlocked entrance. Directional and notification signage must be provided.
- * Where toilets are provided, one unisex accessible toilet must be provided.
- * Public spaces on the level of an accessible entrance must be accessible, and other public levels should be accessible wherever practical.
- * Displays and written information should be located where they can be seen by a seated person.

If the RIHPC determines that even the alternative requirements will threaten or destroy the significance of a structure, then alternative methods of access may be used, including audio-visual materials and devices, and guided tours. This last exception is intended to be narrow and will apply only to a very small group of historic properties. Owners may initiate the consultation process by contacting RIHPC.

DESIGN GUIDELINES

Exterior alterations to provide universal access to the site and to the structure will usually be reviewed by the PHDC at a public hearing. (Changes to paved surfaces are subject to staff review; installation of identification and directional signage identifying accessible parking spaces and entryways is exempt from review.) Interior

alterations to provide access to the main floor, other floors, toilet facilities, drinking fountains and telephones are not reviewed by the PHDC unless they have exterior expression (such as an elevator tower).

Owners contemplating making alterations to improve the accessibility of their properties should follow a three-step process to identify and implement appropriate access solutions:

1) Identify the architectural materials, features and spaces that convey the historic significance of a property. These may include: *construction materials*, such as brick, stone, or wood; *elements that clearly reflect the design intent* of the architect or builder, such as porticos, bay windows, balconies, stairs, porches, columns, gates, paving, and entryways; *decorative features* exhibiting a high level of craftsmanship, such as trim, carvings, moldings, or applied ornament; and *associated landscape features*, such as driveways, walkways, berms, terraces, steps and green spaces.

2) Evaluate the historic property for compliance with state and federal accessibility requirements (whichever is stricter should apply) before planning changes. An "accessibility audit" should survey architectural barriers for persons with mobility, visual and hearing impairments.

3) Evaluate the accessibility options using the PHDC General Standards (page 3) and the guidelines below.

The ideal accessibility solution for a historic building is one which provides the highest level of access, is readily achievable, and does not threaten or destroy the property's historically significant materials, features and spaces. Each building's access problems must be studied and resolved on a case-by-case basis. If access to the primary entrance cannot be provided without threatening or destroying significant architectural features, consider providing access at a well-lit, secure and well-maintained secondary entrance (especially one adjacent to an accessible parking area).

Wheelchair ramps: Consider locations which will have the least visual impact on the historic building and setting. On some buildings, ramps can be integrated into existing stairs or porches with little visual impact. Materials for ramps and railings should be compatible with the building: wooden ramps are often appropriate for frame buildings and converted residences, while concrete or brick ramps may be best for masonry buildings. Ramp and railing designs should be coordinated with existing elements wherever possible. Wooden ramp surfaces can be painted with a sanded paint for slip-resistance. State code requires the slope of a wheelchair ramp to be at maximum 1:12, that is, to rise no more than one inch for every 12 inches in length; however, at sites where there is not enough space to accommodate a ramp with a 1:12 slope, ramps with a 1:6 slope are permitted for a run of up to 2 feet, which can overcome one or two steps. In some cases, altering grade levels to accommodate a very shallow ramp slope can alleviate the requirement for railings. Ramps can be concealed with landscaping.

Wheelchair lifts: Under ADA, wheelchair lifts are less preferable than ramps because they can require assistance to operate and may break down. Nonetheless, lifts may be considered where the site does not provide ample room for a ramp. Both vertical platform lifts (which work like elevators, for a distance of up to 7 feet) and incline lifts (which ride along rails attached to stair railings) require a 25 square foot level platform between the lift and the entryway, and therefore can be extremely intrusive, particularly on a primary entrance. In some cases a telescoping hydraulic lift, which maintains the platform at grade level when not in use, can be a inconspicuous solution.

Entryways and Steps: Where an existing door opening is too narrow to accommodate a wheelchair, consider installing offset door hinges to widen the opening. Installing an automatic door opener for a historic double door can create a suitably wide opening without requiring replacement of doors or enlargement of the opening itself. In some cases, replacing double leaf doors with a single leaf off-center door and fixed side panel may be acceptable. Alterations to door hardware, although exempt from review, should consider reversible solutions such as installing a lever handle over an existing round door knob. Where steps must be replaced to

comply with ADAAG, try to maintain as much of the original historic appearance as possible; materials for new steps should replicate the original or be compatible with other materials on the building.

Paving: See "Site Improvements" guidelines, page 17.

DOCUMENTATION REQUIREMENTS - BARRIER-FREE ACCESS

The following information must be filed in person by appointment with the PHDC staff at least TWELVE (12) DAYS BEFORE A SCHEDULED HEARING for review of accessibility improvements. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- ☐ Three (3) sets of scaled plan, elevation and section drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new door should be shown in context with the entire elevation. Drawings should be titled, indicate the scale, labelled with the street address and dated.
 - ☐ Site Plan: for wheelchair ramps and lifts, alterations to stairways and landings, and major changes in grade. Show the proposed changes in context with the entire building, adjacent buildings, and property lines. Indicate north arrow.
 - ☐ Elevations: for wheelchair ramps and lifts, alterations to entryways and stairways, etc. Show front and side views of three-dimensional elements in context with the building elevation.
 - ☐ Sections: for major changes in grade. Show changes in relationship to the building and to other site elements.
- ☐ One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- ☐ Copy of any required zoning, building, or access code variances obtained for the project.
- ☐ Manufacturer's specifications or literature for wheelchair lifts, new doors, etc. indicating all dimensions, details and finishes.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

FIRE ESCAPES

State building and fire codes require that in case of emergency, a second means of egress must be provided from all buildings. Accommodation of egress requirements in historic buildings requires careful planning so that public safety may be provided while protecting significant architectural features. Ideally, both means of egress should be located inside the building.

Be cautious about fire escape installation ordered by a non-regulatory entity, such as when a bank requires it as a condition of issuing a mortgage. If a building has less than four residential units, for example, the state fire code does not require that exterior fire escapes be provided for every unit. Always check with the Providence Fire Department (401-421-8290) to confirm that fire escapes are required, and for information about other fire safety requirements.

Many buildings in Providence's historic districts have been converted from an original single-family use to a multi-family use. In such cases, fire escapes will only be considered for buildings with legal densities.

Before submitting an application for a Certificate of Appropriateness, obtain certification from the Fire Department that the proposed fire escape design and location are acceptable.

Fire Escapes: Where necessary, fire escapes should be located on secondary elevations, with escape routes oriented toward the rear of the building rather than the front wherever possible. Consider arranging the interior layout of a building so that bedrooms face away from the street, thus precluding the need for a fire escape on a primary elevation. The least intrusive design is preferable; for example, a ladder has less visual impact than a scissor stair. Brackets and supports for fire escapes should not be attached to decorative elements such as window and door surrounds, quoins, and cornices. Consider painting the fire escape to match the background color of the building, to reduce its visual impact.

Fire Doors: Conversion of double hung windows to casement windows for egress, and enlargement of window openings to accommodate fire doors, are discouraged, especially on primary elevations. In many historic buildings, upper floor double hung windows are tall enough to permit egress to a fire escape through the raised bottom sash. Avoid installing fire doors in door openings on primary elevations wherever possible.

DOCUMENTATION REQUIREMENTS - FIRE ESCAPES

The following information must be filed in person by appointment with the PHDC staff at least TWELVE (12) DAYS BEFORE A SCHEDULED HEARING for review of fire escapes and other alterations for fire egress. Staff or the PHDC may request any additional information. Incomplete applications cannot be accepted for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the building, showing the entire building elevation(s) and closeups of the area where the work will occur. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long term stability.
- ☐ Three (3) sets of scaled plan and elevation drawings as necessary, illustrating existing conditions and proposed changes. All drawings should show proposed changes in relationship to major architectural features: e.g., a new fire escape should be shown in context with the entire elevation. Drawings should be titled, indicate the scale, labelled with the street address and dated. The following drawings may be required:

DOCUMENTATION REQUIREMENTS - FIRE ESCAPES (Continued)

- ☐ Floor Plans showing interior room layouts and location of proposed fire doors or fire escapes. Indicate whether an internal second means of egress is possible.
- ☐ Elevations showing front and side views of proposed fire escapes (including supports) and new fire doors or replacement egress windows, in context with the entire side of the building.
- ☐ One (1) complete set of drawings reduced to 11x17 inches for mailing purposes.
- ☐ Written approval from the Providence Fire Department for the design and location of any proposed fire escape.
- ☐ Copy of any required zoning variances (relative to density) required for the project.
- ☐ Manufacturer's specifications or literature for proposed fire doors or replacement egress windows, indicating design, dimensions and materials.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

NEW CONSTRUCTION AND ADDITIONS

Since its inception in 1960, the PHDC's philosophy regarding new construction has been to promote high quality new design, often contemporary in nature, that fits within the context of the historic districts. (For the purposes of these guidelines, "new construction" refers to new buildings or structures of any kind, including garages, and to substantial additions to existing structures.) Additions may be designed in the spirit of the existing architectural style, or may be clearly differentiated from the historic structure but compatible with it and with the surrounding historic district. It is not necessary to replicate historic architectural styles; designs should be contextual, but should not seek to create a false sense of historical development.

It is strongly recommended that the applicant retain the services of a registered architect, design professional or engineer for the design and construction of any new structure or addition within a historic district.

REVIEW PROCESS

Review of an application for a Certificate of Appropriateness for new construction generally occurs in four phases, including a minimum of two public hearings (conceptual review, final review), unless otherwise waived by the PHDC. Applications for conceptual approval may be filed and reviewed prior to obtaining any necessary zoning variances; however, variances must be granted before the PHDC will proceed with final review. The four phases of design review for new construction projects are:

- 1) *Pre-application consultation and/or review.* Consulting with the PHDC staff and arranging a site visit early in the design process (during preliminary design, and before filing an application) is essential. This is the time to identify issues for both the property owner and the PHDC, and to investigate alternative approaches to resolving these issues. Applicants may also request a non-binding pre-application review with the PHDC, to obtain informal feedback on a design concept before filing an application. At a pre-application review the applicant should be prepared to present a written description of the project, 35mm photographs of the site, and schematic site plans and elevations. Pre-application reviews are an agenda item at PHDC regular meetings, and consequently a written request and accompanying documentation must be submitted by the filing deadline for a specific regular meeting.
- 2) *Conceptual review.* Once a complete application is filed (see "Documentation Requirements," below), it is scheduled for conceptual review at a public hearing. The applicant's presentation should include identification of the use of the new structure, a statement of design philosophy, and a conceptual design showing height, shape, roof form, setback, scale, rhythm, materials, and major site elements. If substantial design modifications are suggested, the PHDC may continue conceptual review until a subsequent public hearing, and establish a subcommittee of its members to work with the applicant in the meantime. If the application is approved in concept, it then passes to final review.
- 3) *Final review.* After an application is approved in concept and any necessary zoning variances have been obtained, at a subsequent public hearing the applicant presents final drawings (not for construction) that respond to comments made at the conceptual review, and that clarify relationships of various building and site elements to each other, relate interior arrangements to exterior appearance, address issues such as projections and recesses, doors and windows, trim and ornament, landscaping, etc., and include operating systems (mechanical, electrical, plumbing). If the final design is approved, the application then passes to review of construction details.
- 4) *Construction detail review.* Construction drawings and other details (such as material or color samples) are reviewed by staff or the subcommittee after a project's final design has been approved by the PHDC. These drawings show how the structure will actually be built, and are used by the contractor to price the job, obtain permits, and carry out the work. Construction drawings can be reviewed informally unless there are substantial changes to the approved final design; staff or the

subcommittee will determine whether proposed changes warrant a further public hearing. Construction drawings must be approved (stamped) before a Certificate of Appropriateness and a building permit can be issued.

CHANGES TO AN APPROVED PROJECT

It is common for project details to change during the course of construction. However, a Certificate of Appropriateness for any project is tied to a specific design and details as illustrated in stamped construction drawings. **ALL CHANGES MUST BE BROUGHT TO THE ATTENTION OF THE PHDC STAFF BEFORE CONSTRUCTION PROCEEDS ON THOSE CHANGES.** Staff will determine whether the changes can be reviewed in-house or whether the PHDC needs to review them at a public hearing.

FAILURE TO ADVISE THE PHDC OF CHANGES TO AN APPROVED PROJECT AND TO OBTAIN APPROVAL FOR THOSE CHANGES WILL INVALIDATE THE CERTIFICATE OF APPROPRIATENESS AND BE DEEMED A VIOLATION OF THE ZONING ORDINANCE. IT MAY ALSO RESULT IN REFUSAL BY THE DEPARTMENT OF INSPECTION AND STANDARDS TO ISSUE A CERTIFICATE OF OCCUPANCY, WHICH CAN JEOPARDIZE YEARLY TAX BENEFIT CLAIMS AND PRECLUDE FINAL PAYMENTS FROM LENDING INSTITUTIONS.

DESIGN CRITERIA

Historic districts in Providence contain a wide variety of building types and architectural styles. While some streets demonstrate great similarity of building sizes, shapes, materials, and setbacks, others are characterized by great diversity, demonstrating how a neighborhood has grown over time or how different activities were carried out in the same area. This variety makes it impossible to mandate a specific design for new construction. These guidelines therefore deal with general issues of building height, mass, scale, siting, rhythm, materials, etc. They are intended to provide a framework within which design creativity and the needs of the property owner can co-exist with respect for designated historic districts.

New construction should reflect the design trends and concepts of the period in which it is created, while recognizing that a new building or addition must fit into an existing framework of a variety of older buildings. New structures should harmonize with existing older structures, and at the same time be distinct from the old so that the evolution of the district can be interpreted correctly.

When designing an addition or a new building, consider the following architectural and site features in relationship to the existing structure and/or the surrounding structures:

- | | |
|---|------------------------------------|
| 1. Height | 10. Color and texture of materials |
| 2. Scale | 11. Architectural detail |
| 3. Massing, form, proportion | 12. Development patterns |
| 4. Directional expression | 13. Views |
| 5. Siting and setbacks | 14. Topography |
| 6. Height of foundation platform | 15. Parking |
| 7. Sense of entry, porches, doors, stairs | 16. Landscaping |
| 8. Rhythm and size of openings | 17. Known archeological features |
| 9. Roof shape | |

All new public and commercial buildings must be fully accessible to the disabled under federal and state law. Emergency egress in any new building shall be accommodated inside the building. See also "Site Improvements," "Barrier Free Access," and "Fences and Gates" guidelines.

DOCUMENTATION REQUIREMENTS - NEW CONSTRUCTION AND ADDITIONS

CONCEPTUAL REVIEW. The following information must be submitted in person by appointment with the PHDC staff AT LEAST 12 DAYS IN ADVANCE OF A SCHEDULED PUBLIC HEARING. Incomplete applications cannot be scheduled for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the property owner and the applicant, including a description of existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs of the site where the proposed new construction will occur, and of all abutting properties (abutters are those properties whose lot lines touch the lot lines of the subject property; streets are considered common property lines). Photos should be at least 4x6 inches and must be labelled with the street address, compass direction, and date. Color xeroxes of slides may be acceptable if the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ One (1) set of scaled architectural drawings of the proposed new construction. Drawings should be titled, indicate the scale, and labelled with the property address and date. The scale should be sufficient to indicate clearly all aspects of the project. Drawings should include:
 - ☐ Site Plan, illustrating the location of all new construction in relationship to all other site elements, the property lines, and structures on abutting properties. Site plan should be based upon data provided by a registered land surveyor, and shall clearly indicate the location of all design features of the proposed construction, including: building setbacks, landscape features, paved areas, parking areas, walls, fences, mechanical equipment, and other planned improvements. Indicate north arrow.
 - ☐ Conceptual Floor Plans, Roof Plan and Exterior Elevations, showing the design concept for all four elevations, all interior floors, and the roof. Drawings should illustrate the relationship of the proposed structure to abutting buildings, and shall clearly indicate all design features of the proposed construction, including: building materials, and colors of all permanent exterior finish materials; location, configuration and type of doors and windows; overall dimensions; general details of roofing, siding, ornament and trim; location and type of any proposed signs; exterior mechanical equipment; and other building or site features.
 - ☐ Axonometric or Perspective Drawings (and/or Model), illustrating in three dimensions the proposed construction in context with the surrounding area and abutting buildings.
- ☐ One (1) complete set of the above drawings, reduced to 11x17 inches for mailing purposes.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

FINAL REVIEW. The following information must be filed in person by appointment with staff AT LEAST TWELVE (12) DAYS BEFORE A SCHEDULED HEARING:

- ☐ Written list of all changes made to the project design since conceptual approval. Changes shall also be highlighted on the drawings submitted for final review.

DOCUMENTATION REQUIREMENTS - NEW CONSTRUCTION (Continued)

- ☐ One (1) full-size set of final design drawings, to scale, depicting the final design of the project. Drawings shall include floor, roof, and site plans, all exterior elevations, building sections and exterior details. Drawings should be titled, indicate the scale, and labelled with the property address and date.
- ☐ One (1) set of final design drawings, to scale, reduced to 11x17 inches for mailing purposes.
- ☐ Any other information requested by the PHDC or the staff at the Conceptual Review hearing or at a subsequent sub-committee meeting.

CONSTRUCTION DETAILS. The applicant shall submit three (3) sets of scaled construction drawings to the PHDC staff. Material and color samples, if requested, should be made available on site.

MOVING OF HISTORIC STRUCTURES

When a historic structure is moved from its original site, it loses its integrity of setting and its sense of time and place, which are important aspects of the historic building and its environment. Their loss is irreplaceable. Ordinarily, a contributing historic structure listed on the National Register of Historic Places (as are many of the buildings in Providence's local historic districts) will lose its National Register status if moved from its original site.

Moving of historic structures into, within or out of historic districts is discouraged except as a last alternative to demolition. In any case, the selection of a new site, appropriate for the building, plays a key role in the success of the relocation project. Consider how the building will relate to the proposed site and to its immediate context in terms of size, massing, scale, setback, texture of materials and parking; and how its architectural style relates to its surroundings and to the district as a whole.

Structures may be moved intact, partially disassembled, and completely disassembled. It is important that the structure be moved by a professional building moving firm with experience in moving historic structures. ADEQUATE INSURANCE COVERAGE MUST BE PROVIDED FOR ALL PHASES OF THE OPERATION. The property owner will need to get various licenses and permits from city agencies such as the public works, traffic engineering, police, fire, and building departments; and from utility companies. The owner must provide proof of ability to comply with all local and state safety regulations, and supply the necessary equipment and vehicles. If the owner is using federal assistance to move a structure listed on the National Register, archeological investigations are usually required.

DOCUMENTATION REQUIREMENTS - MOVING OF STRUCTURES

The following information must be filed in person by appointment with the PHDC staff at least TWELVE (12) DAYS BEFORE A SCHEDULED HEARING. Incomplete applications cannot be scheduled for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ 35mm color or black and white photographs completely documenting the entire structure in context of its original site; and photos of the proposed site to which the structure will be relocated, including abutting properties on all sides. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the images reproduce clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ If the structure is to be moved to a site within a local historic district:
 - ☐ A scaled site plan (3 sets) of the proposed location of the structure, indicating its relationship to the new site and the surrounding neighborhood. Drawings should be titled, indicate the scale and north arrow, and note the street address and date.
 - ☐ Scaled elevation drawings (3 sets) of the building in its proposed new site in the district, showing its relationship to abutting buildings on all sides; and a scaled foundation plan. Drawings should be titled, indicate the scale, and note the street address and date.
- ☐ If the structure is to be moved from a site within a local historic district: scaled plan, elevation and section drawings (3 sets) as necessary to illustrate any proposed new construction or site treatment (see "New Construction" or "Site Improvements" guidelines for complete documentation information).

DOCUMENTATION REQUIREMENTS - MOVING OF STRUCTURES (Continued)

- ☐ A certified report from an engineer or the moving company describing the method of moving, expected loss of historic fabric, timetable, etc.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

DEMOLITION

Demolition of any historic structure constitutes an irreplaceable loss to the historic district and the City of Providence. Even the demolition of a non-contributing structure, or a secondary structure such as a garage, can have serious consequences for the district as a whole. Consequently, demolition is strongly discouraged.

Demolition proposals are reviewed on a case-by-case basis. The applicant must make a good faith effort to demonstrate that all alternatives to demolition have been evaluated (including rehabilitation, sale, adaptive reuse, and relocation of the structure), and to provide both architectural and financial data to support a conclusion that demolition is the only feasible solution. The documentation requirements for demolition proposals are extensive, but complete information is necessary for the PHDC to make an informed decision.

All demolition proposals should include information about how the site will be treated once the structure is removed. Where demolition of a primary structure is proposed, plans for development of the site with new construction should be included with the application. Replacing a building with a surface parking lot can seriously diminish the architectural integrity of historic districts and is strongly discouraged.

Upon approval of an application for a Certificate of Appropriateness for demolition, the PHDC may require that the exterior and interior of the structure be recorded, at the owner's expense, according to the documentation standards of the Historic American Buildings Survey (HABS) and the Historic American Engineering Record (HAER). Such records would be deposited with the PHDC.

APPLICATION PROCEDURES

ALL demolition proposals within a local historic district require an application for a Certificate of Appropriateness. Consultation with the PHDC staff prior to submitting an application is strongly encouraged. The review process consists of at least two monthly public hearings, and is structured to give ample time to the community, the applicant and the PHDC to obtain information and study the proposal thoroughly. Where demolition of a secondary or non-contributing structure is proposed, the PHDC may at its discretion decide to streamline this process. Review procedures can be summarized as follows:

1. Application is submitted, at least thirty (30) and no more than forty-five (45) days before a scheduled regular meeting (public hearing). Applications must be documented as outlined below; incomplete applications cannot be reviewed. Check with staff for filing deadlines and hearing dates.
2. Preliminary public hearing is held at a regular PHDC meeting to determine the architectural and historic significance of the structure and its contribution to the historic district, and to determine whether to accept the application as complete. The applicant and/or property owner shall attend the hearing and present the application to the PHDC. Public comment will be taken.

The PHDC shall first determine whether the structure proposed for demolition is: 1) contributing to the significance of the district, and valuable to the City, State or Nation; 2) contributing to the significance of the district, and valuable for the period of architecture it represents, or to the district; or 3) non-contributing to the significance of the district. The PHDC will use its own judgement in making determinations of architectural and historical significance, and may call upon expert witnesses. Applicants may also present testimony as to the significance of the structure.

Next, the PHDC shall determine whether sufficient information has been submitted with the application to allow thorough review (see "Documentation Requirements," below), and whether all alternatives to demolition have been considered. If the PHDC finds that the documentation is complete and all alternatives to demolition have been considered, it will vote to accept the application and schedule the application for review at the next regular meeting. If the application cannot be accepted because additional information is needed, then the preliminary hearing will be continued until the next regular

PHDC meeting or such time as the additional information can be submitted. The application is considered formally accepted as of the date of the vote to accept.

3. Second public hearing is held at the next regular meeting following the vote to accept the application, to review the application in light of the Review Criteria listed below. The criteria vary depending on whether the structure was determined to be a contributing or non-contributing structure in the district. The applicant and/or property owner shall attend, and public comment will be taken.

If the structure is contributing, the PHDC votes whether the proposal meets the primary review criteria outlined below. If so, then the application will be reviewed in light of the secondary review criteria. If the application is consistent with both the primary and the secondary review criteria, then it may be approved, either as submitted or with conditions. If not, the application may be denied.

If the structure is non-contributing, the PHDC votes whether to approve, approve with conditions, or to deny the application for demolition, using the secondary review criteria outlined below.

At the second hearing the PHDC will also review any claim of economic hardship (see "Economic Hardship" guidelines, page 39).

4. A written resolution is issued within 15 days of the vote to approve or deny the application, describing the PHDC's decision and the reasons behind it. Any conditions of approval (such as HABS/HAER recording) must be met before a Certificate of Appropriateness is issued and a demolition permit obtained. If an application is denied, a new application for demolition of the structure may not be submitted for a period of one (1) year from the date of the written resolution.

REVIEW CRITERIA

At the second public hearing, the PHDC shall use the following criteria for review, based on whether the structure has previously been determined to be contributing or non-contributing to the significance of the historic district.

Contributing Structures: If a structure is deemed contributing, then the PHDC shall consider whether the application meets the following primary criteria:

1. If the structure is deemed *valuable to the City, State or Nation*, such that its loss will be a great loss to the City, State or Nation, then in order for the PHDC to approve demolition the structure must constitute a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve the structure.
2. If the structure is deemed *valuable for the period of architecture which it represents, or to the district as a whole*, then at least one of the following requirements must be met in order for the PHDC to approve demolition:
 - a) Retention of the structure constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including the sale of the structure on its present site to any purchaser willing to preserve the structure.
 - b) Preservation of the structure is a deterrent to a major improvement program which will be of substantial benefit to the community.
 - c) Preservation of the structure would cause an undue and unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including the sale of the structure to any purchaser willing to preserve the structure.

- d) Preservation of the structure would not be in the interest of the majority of the community.

If the primary criteria have been met, then the PHDC may consider any or all of the following secondary criteria in deciding whether to approve or deny the application:

1. The merit of the structure to be demolished.
2. The effect of the demolition on the surrounding buildings.
3. The effect of the demolition on the historic district as a whole.
4. The value or usefulness of the proposed replacement structure to the community, and the appropriateness of its design to the historic district.
5. If the lot is to be left open, the impact of open space in that location and on the district as a whole.
6. The effect of the demolition on the local economy.
7. Whether the demolition will foster civic beauty.
8. Whether the demolition will stabilize and improve property values in the district.
9. The effect of the demolition on safeguarding the heritage of the City, State or Nation.
10. The effect of the demolition on promotion of the district for the education, pleasure and welfare of the citizens of the City.

Non-Contributing Structures: If a structure is deemed non-contributing, the PHDC may consider any or all of the secondary criteria above in deciding whether to issue a Certificate of Appropriateness for demolition.

EMERGENCY DEMOLITION

In cases of fire, natural disaster or other event which causes the Director of the Department of Inspection and Standards to order demolition immediately due to an imminent public safety hazard, the PHDC may hold a special meeting with 48 hours notice, in accordance with the R.I. Open Meeting Law, to review an application for a Certificate of Appropriateness for demolition. Documentation with the application shall include interior and exterior 35mm color or black and white photographs illustrating the building's condition, and written documentation of the nature of the emergency and of the building's irreparable and dangerous condition. The PHDC, in approving an emergency demolition, may require as a condition of approval that the applicant return within a specified period of time with a proposal for new construction on the site.

DOCUMENTATION REQUIREMENTS - DEMOLITION

The following information must be submitted in person by appointment with PHDC staff AT LEAST THIRTY (30) DAYS BEFORE A SCHEDULED HEARING for review of demolition. Incomplete applications cannot be scheduled for review.

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most current records of the City Tax Assessor. "Abutter" is defined as any property whose lot lines touch the front, side or rear lot lines of the subject property; since streets are common property lines, properties across the street are included as abutters. Properties on a corner should include the three opposite corner properties as abutters, in addition to those sharing side or rear lot lines.

Architectural Data

- ☐ 35mm color or black and white photographs of the structure to be demolished, showing all elevations, closeups of details, and relationship to surrounding structures. (If the structure to be demolished is a secondary structure, such as a garage, include photos of the primary building(s) as well.) Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color

DOCUMENTATION REQUIREMENTS - DEMOLITION (Continued)

xeroxes of slides may be acceptable provided the image reproduces clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.

- ☐ A site plan, to scale, showing the location of the structure proposed to be demolished in relationship to other structures on the property, and to the property lines.
- ☐ A written report from an engineer licensed in Rhode Island, and/or from the Building Inspector of the City of Providence, as to the structural soundness of the building and its adaptability for rehabilitation. Any dangerous conditions should be identified.
- ☐ A description of the proposed replacement for the structure, including schematic plan and elevation drawings (see "New Construction" guidelines).

Demolition Alternatives

- ☐ An itemized breakdown of the feasibility of all possible alternatives to demolition, and reasons why such alternatives were rejected, including:
 - ☐ Sale of the structure on the present site to a party willing to preserve the structure.
 - ☐ Sale of the structure for removal and preservation on a new site. Consider the likelihood of a party willing to buy the structure for removal, and the feasibility of removal in both economic and practical terms.
 - ☐ Public or quasi-public agencies having any potential use for the structure, or knowing of potential users or purchasers.
 - ☐ The availability of financial programs that could assist in the rehabilitation and preservation of the structure.
 - ☐ Alternative uses for the structure that would allow its preservation.

Financial Data

- ☐ Form of ownership of the property, including the names and addresses of the owners. If the owner is an organization, governmental entity, or corporation, include the name, address and telephone number of a contact person.
- ☐ The fair market value of the property as determined by a qualified professional expert.
- ☐ The amount paid for the property, the date of purchase, and the name of the seller, including the relationship between the applicant or owner of record and the party from whom the property was purchased.
- ☐ The price asked for the property and any offers received in the previous three years.
- ☐ If the property is commercial or income-producing: the gross annual income from the property for the past three years, the itemized operating and maintenance expenses for the previous three years, the depreciation deduction and annual cash flow before and after debt service for the previous three years.

DOCUMENTATION REQUIREMENTS - DEMOLITION (Continued)

- ☐ The remaining balance on any mortgage or other financing secured by the property and the annual debt service for the past three years.
- ☐ Three bids for the cost of the proposed demolition compared to the cost of stabilizing or "mothballing" the structure, and compared to the cost of rehabilitating the structure.
- ☐ A list of all economic incentives for preserving the structure available to the applicant through federal, state, city or private programs.
- ☐ If making a claim of economic hardship, such financial information as listed on page 39 of these guidelines.

ECONOMIC HARDSHIP

In some instances, the preservation of a structure and its features may cause an undue and unreasonable economic burden on the property owner. These guidelines will inform applicants as to the circumstances under which an owner may claim economic hardship and seek approval to alter a property in a manner inappropriate to historic preservation.

For the purposes of these guidelines, the term "economic hardship" shall refer to an owner's inability to see a reasonable economic return for an investment which will comply with PHDC Standards and Guidelines to preserve the property. Evidence of economic hardship is generally limited to instances when the cost of preservation exceeds the value of the building, or preservation will deprive the owner of reasonable use of the property. *An owner's personal financial status is NOT an issue that the PHDC may consider.*

The PHDC may allow projects to be completed in phases to accommodate the long-term and short-term availability of funds for preservation. Federal and state tax credits, and a variety of low-interest loans are available to owners of historic properties for appropriate rehabilitation work. Although the PHDC itself does not provide financial assistance, the staff can provide information on these programs.

APPLICATION PROCEDURES

1. A claim of economic hardship shall accompany an application for a Certificate of Appropriateness. Claims of economic hardship shall be documented as described below. The PHDC may require that any of the submitted information be verified by a professional evaluation. All documentation becomes part of the public record.
2. Applications which are accompanied by claims of economic hardship shall be submitted at least thirty (30) days before a regularly scheduled meeting (public hearing) of the PHDC. Claims of economic hardship relative to demolition applications shall be reviewed at the second public hearing on the application.
3. The applicant shall be required to testify at the public hearing. Public comment will be taken. The PHDC shall determine whether the application is complete (see Documentation Requirements, below) and, if no further information is needed, shall consider the following factors:
 - a. Whether the property does or does not contribute to the significance of the historic district.
 - b. The impact of the inappropriate alterations, construction or demolition on the structure as a whole.
 - c. The impact of the inappropriate alterations, construction or demolition on the historic district as a whole.
 - d. The economic impact on the applicant of complying with the guidelines of the PHDC.
4. After considering all evidence, testimony, and criteria, the PHDC will vote on the application. An approval will include acceptance of the claim of economic hardship; approvals may be made of the application as submitted, or modifications may be required as conditions of approval. A denial will include both the application and the claim of economic hardship. Denied claims of economic hardship may not be resubmitted within one (1) year of the date of the written resolution.

DOCUMENTATION REQUIREMENTS - ECONOMIC HARDSHIP

The following information must be submitted in person by appointment with PHDC staff AT LEAST THIRTY (30) DAYS BEFORE A SCHEDULED HEARING:

- ☐ A completed application form for a Certificate of Appropriateness, signed by the applicant and the property owner, describing existing conditions and proposed changes.
- ☐ List of the names and mailing addresses of all abutting property owners, derived from the most recent records of the City Tax Assessor. "Abutters" are defined as those properties whose front, side or rear lot lines touch the lot lines of the subject property, including properties across the street. Abutters of corner lots include the three opposite corner lots, in addition to those sharing side or rear lot lines.
- ☐ 35mm color or black and white photographs of the property, showing all elevations, closeups of details, and relationship to surrounding structures. Photos are to be at least 4x6 inches and must be labelled with the street address, compass direction and date. Color xeroxes of slides may be acceptable provided the image reproduces clearly. Xeroxed prints and instant (polaroid) snapshots are not acceptable due to lack of clarity and long-term stability.
- ☐ Plans and drawings (to scale) showing all proposed changes (see Alterations, New Construction or Demolition Guidelines, as relevant, for more specific information).
- ☐ Form of ownership of the property, including names and addresses of the owners. If the owner is a corporation, institution, government or other organization, include the name and telephone number of a contact person.
- ☐ A comparison of the cost of the proposed work with the cost of complying with PHDC Standards and Guidelines (minimum three estimates each).
- ☐ Estimated market value of the property: a) in its current condition; b) after complying with PHDC Standards and Guidelines; c) after the proposed alteration.
- ☐ Amount paid for the property, the date of purchase, and the party from whom the property was purchased, including any relationship between the parties.
- ☐ If the property is commercial or income-producing: a) the annual gross income for the previous three years; b) itemized operating and maintenance expenses; c) depreciation deduction; and d) annual cash flow before and after debt service.
- ☐ Remaining balance on any mortgage secured by the property.
- ☐ Assessed value and real estate tax of the property, according to the two most recent tax assessments.
- ☐ Any real estate listing of the property for sale or rent in the past three years, including offers received.
- ☐ The long term and short term availability of funds, including income and financing, available to the owner that would allow compliance with PHDC Standards and Guidelines.
- ☐ The feasibility of alternative uses for the property that would allow compliance with PHDC Standards and Guidelines.
- ☐ Any other information that the PHDC deems necessary for its determination.

ATTACHMENT 3

Agendas and Minutes of PHDC Meetings, 10/1/93 through 9/30/94

Tina C. Regan
Chair

Vincent A. Cianci
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, October 25, 1993
3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of September 27, 1993
- D. New Business
 - 1. Annual PHDC Retreat
 - 2. PHDC Annual Report
 - 3. Uniform Street Signage for Historic Districts

4:00 PM

- E. Project Review:

PLEASE MAKE SITE VISITS

- 1. 46 Dexter Street (Armory) - continued from 9/27/93. replacement of doors, without Certificate of Appropriateness or building permit.
- 2. 54 Halsey Street (College Hill) - continued from 8/23/93 and 9/27/93. Install fire balconies on front and rear elevations; replace selected windows to allow fire egress.
- 3. 44-46 Hidden Street (College Hill) - painting previously unpainted brick on first floor.
- 4. 318 Broadway (Broadway) - renovations to storefront, alteration of doorway, installation of signs, awning, installation of exterior vents.

5:00 PM

5. 144 Congdon Street (College Hill) - Construction of deck on rear elevation.

6. 55 Power Street (College Hill) - Brown University, President's House; construction of new terrace, steps, greenhouse addition, fencing.

7. 64 Waterman Street (College Hill) - Brown University, Robinson Hall; installation of snow guards on roof.

8. 10 Cushing Street (College Hill) - Final review of landscaping alterations, parking area, garage alterations following conceptual review on 6/28/93.

6:00 PM - BREAK

6:30 PM

9. 58 Weybosset Street (Downtown) - construction of addition to rooftop penthouse, alteration of doorway on rear elevation, blocking of window openings, new signage, as part of conversion to chapel/residence.

10. 128 Transit Street (College Hill) - construction of new small outbuilding, alteration of side door, installation new iron railing on front steps.

11. 140 Prospect Street (College Hill) - Construct new garage, alter window pattern on south elevation, west wing.

7:30 PM

12. 236 Atlantic Avenue (Southern Elmwood) - demolish deteriorated carriage house.

F. Adjournment - Projected adjournment 8:00 PM

Copies of the staff report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 25, 1993, at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Robin Rao Ryan, Kenneth Schadeegg, Cornelis deBoer, Michael Everett, Clark Schoettle, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Franco Beneduce

Members Absent

Mildred Parrillo, Antoinette Downing

Staff

Kathy Cavanaugh, Joan Fleming

Others Present

Arnold Robinson, Providence Preservation Society

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of September 27, 1993 were distributed. They were amended to read, on Page 9, paragraph 2 "Mr. Schadeegg recused himself from the discussion". On a motion by Mr. deBoer, seconded by Mr. Schoettle, the Commission voted unanimously to approve the minutes of September 27, 1993, as amended.

New Business

1. The PHDC Annual Retreat will be held in the Chamber of Commerce meeting room in Exchange Terrace. Possible topics for discussion at the retreat were reviewed. Mr. Sam Shamoon of the DPD will give a presentation of the Downcity Plan.

2. The PHDC Annual Report will be completed before the due date of 10/30/93.

3. Uniform Street Signage - The plan to install uniform street signs to identify the city's historic districts was discussed. In general, the Commission's opinion was that in concept the idea of such signs is a good one. The actual placement and final design of the signage requires further review by the Commission. The signage design and placement should be coordinated with other city signage plans.

Project Review

Project review began at 4:05 pm

1. 46 Dexter Street (Armory) - Mr. Schoettle gave a summary of his and Mr. Beneduce's meeting with Mr. Naolue Kue, pastor of the Hmong Evangelical Church, in regard to the replacement of the church's front doors with new metal safety doors without a Certificate of Appropriateness or a building permit. On 10/5/93, possible options were discussed to minimize the visual effect of the door replacement.

It was considered to be possible to do an applique on the doors now installed, with tongue and groove veneer and strap hinges. This solution, however, is not ideal, as it would be only a thin board system screwed into a metal door every 12". Essentially, it would then be a fire door with wood on it. A high level of skill would be required, too, for the application, and the maintenance of the applied veneer would be a problem. The difficulties that the church has experienced in the past was recognized in terms of unreliable contractors and raising the funds necessary for repair and maintenance.

Mr. Beneduce recommended that a package of work items be developed for the rest of the alterations planned for the exterior of the church.

Mr. Everett stated that in his opinion painting the door would be preferable to installation of the veneer, as the wood on the outer surface would introduce a "false historical" element to the facade. It was stated, too, that the congregation did not prefer red doors, and would paint the new doors in a new color, and paint the remaining wooden door the same color.

On a motion by Mr. Everett, seconded by Ms. Williams, the Commission unanimously voted to approve the doors as installed, with the provision that the painting be coordinated with that of the remaining doors, and that the congregation would keep the remaining Dexter Street Door in a restored condition.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, Williams, Schadeegg, Robertson

2. 54 Halsey Street (College Hill) - The application was continued from 8/23/93. Mr. deBoer summarized the result of a meeting on the site with himself, Mr. Ron Reedy, window contractor, Mr. and Mrs. Michel, and staff. He stated that the applicant had to find an acceptable modification of the existing sample window examined on site. The applicant is relying on Mr. Reedy to locate and possibly supply such a window. The result would be the replacement of the existing windows adjacent to the proposed fire escapes with metal windows similar visually to those existing.

On a motion by Mr. Everett, seconded by Mr. Beneduce, a motion was made to approve the fire escapes, in the interests of safety, so the fire marshal's demand is met, with staff review of the fire escape and windows, noting that in no respect was this to be construed as being to the benefit of the building. The motion did not pass.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, Williams, Schadeegg, Robertson

Votes: Yes = 5, No = 4 (A minimum of 6 "yes" votes is required for passage)

Mr. Everett recommended that the Building Inspector take another look at the building, and that the Housing Offices of Brown University and RISD be informed of the condition of the building.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, the Commission voted unanimously to request further information from the Building Inspector in regard to the number of units in the building and the relative precedence of the fire safety and Historic District Commission mandates. The application is to be continued, pending receipt of this requested information.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, William, Schadeegg, Robertson

3. 44-46 Hidden Street (College Hill) - Mr. Irwin Greenberg, partner in I and R Realty, appeared to discuss the application of paint to the previously unpainted first story of the building. He stated that he has owned the property for 25 years, and would not have done the work without the permission of the Commission, had he been aware of PHDC review of exterior work in the District.

Councilwoman Pat Nolan arrived at 5:00 pm

Mr. Greenberg stated that the first story had been red brick, and the present light brown was chosen to echo the color of the house across the street. He stated, too, that three coats of water-based latex paint had been applied.

On a motion by Mr. Everett, seconded by Mr. Beneduce, the Commission voted unanimously to approve the application of the paint with the provision that landscaping would be done in the spring of 1994 to soften the visual effect of the painting.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, Williams, Schadeegg, Robertson, Nolan

4. 318 Broadway (Broadway) - Ms. Kim Nathanson of Morris Nathanson Design and Ms. Jane Hudson, who will operate the proposed restaurant at 318 Broadway, gave a presentation regarding the alterations to the exterior of the building.

The doorway would be altered by installing a wooden door to the right (west) of the existing front door. Ms. Hudson stated that she was informed by Mr. Ramsay Loca of the Department of Inspections and Standards that compliance with ADA would not be required due to excessive cost.

The vents on the west wall were discussed, as were alternative placement options. Ms. Hudson stated that she would review the vents with her ventilation contractor.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, for the whole facade, including the sign, citing Standards 4 and 8. A provision was made that the applicant was to review alternatives to the venting system proposed, exploring the possibilities of combining the two vents or covering the vents with siding to match that of the building to obscure them.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, Williams, Schadeegg, Robertson, Nolan

5. 144 Congdon Street (College Hill) - Ms. Hilda Verrecchia, owner of the property, and her son, Mr. Peter Verrecchia discussed their proposal to construct a new, larger deck to the rear of the house to replace one in poor repair.

They submitted letters from abutting property owners. One of the abutters had objected to the deck design on the grounds that it would infringe on his privacy. He agreed, in the letter, to a modified design that incorporates a solid board "privacy wall" on the south side of the proposed deck. Another abutter sent a letter of approval for the project.

Mr. Verecchia stated that according to the Department of Inspections and Standards, the deck construction did not require a variance, but did require a building permit and Certificate of Appropriateness.

He stated that the house was purchased a few years ago, and painted in historically appropriate colors.

Mr. Everett commented that with the screen wall attached to the edge of the deck, the appearance of the deck was altered. It was stated that the deck would be 8' from the property line, with rough height of the deck 12'.

The west side of the deck would be planted with non-deciduous shrubs such as cedar to screen the lower sections of the deck, and the balance of the deck's lower section would also be screened either with lattice or landscaping plants. The deck would be stained to match the color of the house.

On a motion by Mr. Everett, seconded by Ms. Robertson, the Commission unanimously voted to approve in concept the application as submitted, with modification to the south side as submitted at the hearing, delegating final review to staff, citing standards 8 and 9.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Beneduce, Williams, Schadegg, Robertson, Nolan

6. 55 Power Street (College Hill) - Ms. Dorothy Renaghan and Mr. John Noonan of Brown University, and Mr. William Adams, architect for the project, gave a presentation regarding the proposed construction of a new service terrace to the rear of the building, along with construction of a new, larger greenhouse off the kitchen, replacement of wooden steps with brick and stone stairs and replacement of a portion of the existing stockade fence with an iron fence and gate.

Ms. Renaghan stated that the new terrace was designed as a service terrace, or food service and preparation area for University functions. It was intended to provide safer egress for guests. Mr. Adams also reviewed the proposed design.

Mr. Everett suggested some modifications to the design. He suggested that a mid-level terrace be installed, with the terrace level reduced to one-half the distance from the height of the present terrace to the ground, or at the level of the second of the existing egress steps from the terrace. He also suggested that the proposed hexagonal steps to the garden be changed to ones running straight across, parallel to the terrace. In addition, he recommended that the existing fencing and landscaping be modified to reflect the importance of the building.

Ms. Renaghan replied that the University would be willing to replace the fence if funding was available.

Mr. Adams stated that the terrace could be lowered, and the possibility was discussed of installing a slight ramp in place of steps between the terrace levels, to facilitate rolling of food service equipment. The egress steps would then be placed on the side of the terrace. Steps would then be needed to provide access to the greenhouse.

It was observed that the University should review the proposed project with abutting property owners. Mr. deBoer inquired as to the type of drainage to the garden and the distance to the property line of the project. The drainage is into a footing drain, underground and on the property.

Mr. Beneduce departed at 5:45 pm.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, citing Standards 2, 8 and 9, with the provision that the terrace area proposed be lowered 12", with a ramp connecting the two terrace levels and steps relocated. Review of revised plans and project details was delegated to staff.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Williams, Schadeegg, Robertson, Nolan

7. 64 Waterman Street (College Hill) - Mr. Robert Grzyb of Plant Operations, Brown university and Mr. David Fixler gave a presentation regarding the installation of metal snow guards on the roof of Robinson Hall, 64 Waterman Street.

They described the need for the snow guards, to protect users of the building from falling ice and snow, and the locations where the snow guards would be installed. The "pinpoint " type of snow guard could not be installed due to the type of roof sheathing on the building.

The position of the snow guards would be altered slightly from that submitted with the application, to make the appearance of the snow guards on the south elevation symmetrical.

Mr. deBoer asked whether snow guards were part of the renovation of the building approved by the PHDC several years ago.. Mr. Grzyb replied that the roofer told him that the installation was part of a change order after the approval was granted. It was also stated that the existing stainless steel plate of the snow guards would be replaced with bronze plates.

On a motion by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standards 4 and 9.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Williams, Schadeegg, Robertson, Nolan

8. 10 Cushing Street (College Hill) - A presentation was made by Mr. William Kite, architect, with Ms. Carol Levinger, applicant, regarding the final design for the addition of a parking strip, the replacement of the front stone wall with a brick wall with an iron fence on top, and the rebuilding of the front of the garage entrance, forming a two-tiered garden wall.

Mr. Kite described the ways in which the design submitted differed from that given conceptual approval at the hearing of 6/28/93. The fence and gate were set back from the street, a planter was installed on top of the garage in place of the fence, and the fence design had been simplified. He stated that Albert Veri was doing the landscape plan.

The Commission commended Mr. Kite on the revision to the original plan, and on a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted unanimously to approve the final design as submitted.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Williams, Schadeegg, Robertson, Nolan

There was a break from 6:10 - 6:50 pm

9. 58 Weybosset Street (Downtown) - Mr. Stephen McGovern of Benefit Street Design, designer for the project, gave presentation regarding the conversion of the building from commercial space to residential/chapel use. The alteration proposed are construction of a small addition to

the existing roof top penthouse to accommodate the new kitchen, blocking of a series of windows on the west side of the building, removal of an exterior fire escape on the south side of the building, with infilling of brick to match adjacent wall surfaces, and new signage.

He specified the number of bedrooms, the location of the new chapel on the ground floor, and location of offices on the mezzanine. The position of the signage was also discussed.

Ms. Robertson arrived back at 7:00 pm

On a motion by Mr. Everett, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standards 4, 8 and 9, with the provision that additional attention be given to review of the signage.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, William, Schadeegg, Robertson, Nolan

10. 128 Transit Street (College Hill) - A presentation was made by Mr. Robert Major, of the Preservation Cooperative, designer of the project, and Dr. Neida Ogden Dimeo, owner of the property. They discussed those aspects of the renovation of the house and site that required review at the hearing; the construction of a small outbuilding, the replacement of the existing side door with a Dutch door and the installation of a new iron railing on the front steps.

The surface treatment of the outbuilding was discussed. The applicant would like to have the option of placing shingles on the visible front and sides and clapboards on the less-visible walls and the option of using asphalt shingles on the outbuilding's roof.

On a motion by Mr. Schadeegg, seconded by Ms. Robertson, the application for construction of the outbuilding was unanimously approved, citing Standards 8 and 9.

On a motion by Mr. Everett, seconded by Ms. Nolan, the design of the replacement door was unanimously approved, citing the same standards.

On a motion by Ms. Ryan, seconded by Mr. Everett, the design of the railing was unanimously approved, citing the same standards.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Williams, Schadeegg, Robertson, Nolan

11. 140 Prospect Street (College Hill) - A presentation was made by Mr. Jay Litman, architect for the project, and Mr. Stanley Weiss, owner. They discussed the proposal to alter the window pattern on the south side of the west wing of the house, as part of a kitchen renovation, and the construction of a new deck. They also discussed the design of the new garage and entry tower connecting it to the second floor, on the west side of the house.

The goal of the construction of the entry tower was to gain enclosed access to the second floor of the house. The design of the tower echoes that of the existing bay. The deck is to be open, with lattice below.

Mr. Schoettle asked if an design for the garage that incorporated a flat roof had been considered. Mr. Litman replied that it was meant to resemble a monitor roof, and was more harmonious with the design of the balance of the property.

In regard to the window pattern alteration and deck construction, it was observed that a French door might be preferable as an alternative to the proposed alteration of the window in the west side of the house.

Mr. Everett requested that the final design model show the proposed garage in relationship to the existing cottage to the west of the main house.

On a motion by Mr. Everett, seconded by Ms. Ryan, the Commission voted unanimously to approve the design in concept, with all design details of the deck, tower and other alteration to be reviewed at a subsequent hearing of the Commission.

Members Voting: Regan, Ryan, Everett, deBoer, Schoettle, Williams, Schadeegg, Robertson, Nolan

While waiting for the final applicant to appear, the Commission discussed several topics. The application submitted for the paving of the drive of the Candace Allen House was examined, and it was the consensus of the Commission that the application was to be reviewed at the next available hearing of the PHDC.

The recording of liens against a property whose owner is in violation of historic district zoning was also discussed. It was suggested that a letter be drafted and sent to the financial institution involved in the property transfer that outstanding violations exist.

12. 236 Atlantic Avenue, carriage house to rear (Southern Elmwood) - Mr. Ken Filarsky, architect, represented the applicant, the Elmwood Foundation, in its application to demolish the carriage house.

Mr. Schadeegg and Ms. Robertson recused themselves from the discussion.

Mr. Filarsky noted that while any building can be saved from demolition, the carriage house has major structural and cosmetic problems. In addition, the Alternate Learning Project, a city school, is located next door, and the structure's present condition makes it a detrimental element to the surrounding area. The carriage house, too, is larger in relation to others on a similar size lot.

The benefits for demolition include making the lot livable and removing a nuisance. Three units exist in the main house.

The relative costs of demolition to rehabilitation were \$ 6,700 for demolition and \$47,000 for rehabilitation. No interior views of the structure exist.

Ms. Nolan, who resides close to the structure, stated that her house is a smaller version of the carriage house, and was built about 1877. It is located to the rear of the property line, unlike other houses on the street. There was speculation that the deteriorated carriage house was a replacement for her home, which may have served as servants' quarters or originally as the carriage house for the property before it was subdivided. She stated that the carriage house for 9 years has been a nuisance.

The Providence Plan, the current owner, would transfer ownership to the Elmwood Foundation, who would in turn sell it to an owner occupant.

It was felt that the carriage house was worthy of documentation prior to demolition, but that its deteriorated condition would preclude its dismantling and moving to another site.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted to approve the application for demolition, citing the facts that it is not specifically listed as a contributing building to the district, and it is in a severely deteriorated condition. In addition, approval is conditional upon recording of the building prior to demolition by means of photographs and measured drawings.

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It was pointed out that the carriage house was constructed with major structural flaws that hastened its deterioration.

Members Recused: Schadegg, Robertson
Members Voting: Regan, Ryan, Everett, deBoer, Schoettle,
Williams, Nolan

There being no further business, the hearing was adjourned at 8:05 pm.

Respectfully submitted:

Joan Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Ci
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF SPECIAL MEETING

PROVIDENCE HISTORIC DISTRICT COMMISSION ANNUAL RETREAT

MONDAY, NOVEMBER 8, 1993

4:00 p.m.

Chamber of Commerce Conference Room
30 Exchange Terrace
Providence, Rhode Island

AGENDA

1. Review 1993 work program
2. Revisions to zoning ordinance: Downcity, Old Harbor; proposed new districts
3. Conservation Districts
4. Resolving conflicts with other regulations (zoning, fire code)
5. Assessing the Standards and Guidelines (relationship to Secretary of Interior's Standards; demolition/economic hardship; PHDC vs. in-house review)
6. Dealing with violations (setting deadlines, imposing liens)
7. Set 1994 work program
8. Other Business

Projected Adjournment 8:00 p.m.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A special meeting of the Providence Historic District Commission was held on Monday, November 8, 1993 at 4:00 p.m. in the Chamber of Commerce conference room at 30 Exchange Terrace, Providence, Rhode Island. The purpose of the meeting was the Commission's annual retreat.

MEMBERS PRESENT: Tina Regan (chair), Cornelis deBoer, Antoinette Downing, Michael Everett, Councilwoman Patricia Nolan (4:00 p.m. to 6:00 p.m.), Mildred Parillo, Robin Ryan, Kenneth Schadeegg, Clark Schoettle, Councilwoman Rita Williams.

MEMBERS ABSENT: Franco Beneduce, Pamela Robertson.

STAFF: Kathryn J. Cavanaugh, Joan G. Fleming; Thomas E. Deller, AICP, Samuel Shamoon (4:00 p.m. to 6:00 p.m.).

CALL TO ORDER: The meeting was called to order at 4:20 p.m., Mrs. Regan presiding. Copies of the 1992-1993 Annual Report and of the new PHDC brochure were distributed. After a roll call, Mrs. Regan asked Ms. Cavanaugh to lead the discussion of items on the meeting agenda.

1. REVIEW OF 1993 WORK PROGRAM:

A. Photo survey of all districts (Southern Elmwood completed 1991). The PHDC's application for a CLG grant to fund the project was denied this year, so the project did not proceed.

B. Activate Designations Subcommittee. Designations subcommittee members are Ken Schadeegg, Franco Beneduce, Pat Nolan, Tina Regan, Mike Everett and David Salvatore. The subcommittee, working with staff, was to draft proposed criteria for designating new districts and guidelines for establishing boundaries; suggest improvements to the designations process, including alternative tools such as conservation districts; and comment on proposed new districts to the PHDC, the City Plan Commission and the City Council. Since no new districts were proposed in 1993, the committee was inactive.

C. Demolition and Economic Hardship Guidelines. Draft guidelines were completed this past summer by a student intern. Although the drafts were reviewed at two public hearings, the PHDC took no action pending further in-depth discussion at this retreat (see item 5 below).

D. PHDC Handbook. Staff hopes to distribute at the handbook at the 11/22 hearing. Initially the handbook will be a training manual for commission members; in the future it may be expanded to include information for the general public. The handbook will discuss the designation process; give a profile of each of the current districts (including a map); discuss the legal basis, powers and organization of the Commission; describe the design review process; and identify sources of technical, financial and educational assistance for preservation. The handbook will be in a looseleaf format for easy updating as needed. Mr. Everett suggested that a list of all past and present PHDC members be included in the handbook.

E. PHDC Brochure. Completed. A Spanish translation was not completed due to time constraints.

F. Annual notice to property owners. Sent to all district property owners in March 1993, in the form of a "thought you'd like to know" flyer from the Mayor's office.

2. REVISIONS TO THE ZONING ORDINANCE:

A. Proposed New Districts. Ms. Cavanaugh, Mr. Deller, Mrs. Regan and Arnold Robinson of the Providence Preservation Society have met with Ms. Naomi Brown of Doyle Avenue and Councilman Joshua Fenton to discuss the possibility of designating a new local historic district on Doyle Avenue. The proposed district would have the same boundaries as the existing National Register district. The Commission made the following points:

1. The purpose of a local historic district is not to stimulate preservation activity, but to protect a continuity of largely intact historic architectural fabric. Since many of the buildings on Doyle Avenue have already been altered in a manner that diminishes their historic character, perhaps designation would be more appropriate after the neighborhood has restored some of its buildings.
2. Doyle Avenue has a high percentage of absentee landlords, who cannot be expected to support designation.
3. The designation process should move slowly, with lots of one-on-one contact with property owners to ensure they fully understand what designation means. (Ms. Brown has been asked to provide letters from at least 60% of Doyle Avenue property owners indicating an understanding of and support for historic district zoning. Such letters should be dated within a short time of any petition to the City Council.)
4. The boundaries of the district should include vacant lots on Doyle Avenue so that new construction there may be controlled. A suggestion was made to look into expanding the district north of Doyle Avenue where there are buildings of similar historic fabric.
5. Separate design guidelines specifically tailored to Doyle Avenue may be needed.
6. It may be important to identify how many units are in each building, and which buildings might be predicted to have fire egress problems related to an excess number of units.

A discussion of the designation process in general ensued. The current process lacks criteria for designation, which allows the potential for a district to be proposed for reasons not directly related to protecting historic resources (e.g. fighting blight, or increasing neighborhood status). The inherent political nature of the designations process could perhaps be supplemented by an organized effort to

identify those areas that should be designated, and then to encourage a neighborhood to seek historic district status. Although the Department of Planning and Development should make this effort and include potential historic district designations in its neighborhood plans, the Department currently lacks adequate professional staff to fulfill this responsibility. Meanwhile, the PHDC's Designations Committee should draft designation criteria to recommend to City Council.

Another potential new local district could be in Smith Hill, which has a new National Register district. The neighborhood does not appear to be in any hurry to acquire local designation.

B. Old Harbor and Downcity. Mr. Deller discussed changes to the zoning ordinance to bring it into conformance with state enabling legislation as amended in 1991. Two changes which may affect the PHDC relate to Old Harbor and Downcity.

1. Old Harbor: The relocation of I-195 and subsequent availability of developable land will affect three National Register districts (College Hill, Downtown, Jewelry District). The PHDC's advice will be sought as the Department of Planning and Development develops design guidelines and a review process for the Old Harbor area.
2. Downcity: The existing Downtown Historic District located in the central business district of downtown will be eliminated. A new Downcity overlay zone will be created, including design regulations for rehabilitation of existing buildings (based on the Secretary of the Interior's Standards) and for new construction. Height limits have also been reduced in most areas of downtown. All buildings within downtown will be subject to review. The PHDC chair or her designee will sit on the new Downcity Design Review Committee. Both the Rhode Island Historical Preservation Commission and PPS have indicated support for the Downcity plan.

A discussion about the proposed Providence Place mall and parking issues in Downtown concluded with the Commission urging that parking rates be low enough to compete with suburban malls.

3. CONSERVATION DISTRICTS:

Ms. Cavanaugh outlined the basic differences between a local historic district and a conservation district. Buildings in conservation districts tend to have a lesser degree of historic or architectural significance than those in a local historic district, but the neighborhood as a whole nonetheless has a vitality and sense of time and place that is important to the community. Also, design review guidelines are less restrictive, focusing on overall character and streetscapes rather than on individual building elements. Conservation districts can work well in areas with low to

moderate income levels, where there is a significant level of community support for preserving neighborhood character and affordable housing, but where the neighborhood has suffered demolition, deterioration and inappropriate alteration and is not a good candidate for historic district status. The concept is in place in roughly a dozen communities across the country.

In response to Ms. Cavanaugh's suggestion that Doyle Avenue should be considered a candidate for conservation district status, the Commission had the following reactions:

A. The impetus to seek conservation district designation should come from the ground up, not be imposed from above.

B. The city's new housing initiatives make it prudent to look at conservation districts in a larger context, as a tool to halt the incremental erosion of historic fabric all over the city, and to increase awareness of the role of physical fabric in neighborhood identity and economics.

C. Consider conservation district status a first step toward historic district designation, so that neighborhoods have a chance to improve their buildings and increase support for historic district zoning. Be careful, however, not to create a two-tiered "class" system.

D. How do you handle the problem of reviewing a landmark-status building under the less restrictive guidelines in a conservation district? Ranking buildings according to priorities creates administrative and public relations problems.

E. Would conservation districts (which might, for example, allow vinyl windows) affect Providence's Certified Local Government status? Perhaps the PHDC is not the appropriate reviewing agency for conservation districts.

Mr. Deller offered to investigate defining in the zoning ordinance a conservation district and a historic district, with varying levels of review under the PHDC. Rhode Island law does not recognize the term "conservation district" but does allow commissions to create different guidelines for different districts. The Designations Committee will assess the feasibility of using conservation districts in Providence.

4. RESOLVING CONFLICTS WITH OTHER REGULATIONS.

A. **Zoning.** Where an application for a Certificate of Appropriateness also requires a zoning variance, it shall be handled as follows:

1. Applications for alterations and new construction may be reviewed at a PHDC public hearing before zoning variances have been obtained (applicants should be encouraged to begin the variance process simultaneously with PHDC review). If approved, the approval shall be in concept, conditional upon obtaining any necessary variances, and a Certificate of Appropriateness shall not be issued until variances are granted.

2. Applications normally subject to staff review (e.g. for signs, paving) must include a zoning variance as part of the documentation in order to be reviewed in-house. The guidelines shall be revised to note this requirement. Staff may direct to the PHDC any application at its discretion.
3. In either case, if the zoning board's review results in any design changes, those changes must be brought back to the PHDC (or staff as appropriate) for approval.

B. Fire Code. The installation of fire escapes and balconies and the replacement of windows and doors to provide emergency egress can severely compromise the historic architectural integrity of a building. The PHDC can find itself in a difficult position: if it denies an application for fire escapes, it risks appearing indifferent to safety issues; but if it approves an application that will result in diminished historic character, then it compromises its own standards and guidelines and its legal mandate.

The discussion touched on the following issues:

1. According to Merlin DeConti, the fire code's mandate to protect public safety does not legally supersede the PHDC's mandate to protect historic properties.
2. The PHDC is not obligated to allow an owner to develop a property to its highest and best use (e.g. increasing the number of units, resulting in the need for additional fire escapes) if such development will destroy a building's historic integrity.
3. Fire escapes (especially those installed in inconspicuous locations) are fairly benign, and essentially removable. However, where an existing window has to be replaced with a fire door, as is apparently required under the current code, the change becomes more permanent and more damaging to the historic fabric of a building. The PHDC should challenge this provision of the state fire safety code.
4. The R.I. Alliance of Historic Preservation Commissions should be contacted through Ted Sanderson with the suggestion that this issue be placed on their annual conference agenda for April 1994. This is a statewide issue.
5. With respect to the current application at 54 Halsey Street the Commission requested staff to alert the housing offices at Brown University and the Rhode Island School of Design about the potential danger to students who may be living in the building.
6. David Salvatore will be asked to draft some standard language to use in all future communications about this issue, to address the perception that the PHDC is indifferent to public safety.

7. The state fire marshall shall be invited to a future PHDC meeting to explain the fire code and to try to resolve these conflicts.

5. REVISIONS TO STANDARDS AND GUIDELINES.

A. General Standards. After assessing the relationship between the current Secretary of the Interior's Standards for Rehabilitation and the PHDC's general standards, the following changes were suggested to Standards 3, 4, 5, 6, 7, and 8 (all language to be reviewed by David Salvatore prior to formal adoption by the Commission):

1. Reword Standard 3 as follows: "Replacement of missing features shall be based on historical, documentary, physical or pictorial evidence."
2. Reword Standard 4 as follows: "Minimal alteration of the building, structure, site or environment shall be made."
3. Reword the second sentence of Standard 5 as follows: "Alterations that seek to create a false sense of historical development shall be discouraged."
4. Standard 6: Change "these" to "those" in the second sentence.
5. Standard 7: Eliminate existing text, which is redundant relative to Standard 1, and substitute the following: "Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or district, proposed alterations or additions affecting such features shall be reviewed more stringently than alterations or additions to non-contributing features."
6. Reword Standard 8 as follows: "New additions, exterior alterations, or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old, and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site."

Language shall also be included at the foot of the general standards, referring applicants to the design guidelines for specific building elements and treatments.

The Commission discussed the need for a general standard dealing with archeological resources, and decided that subsurface resources are not within the Commission's purview. However, Mrs. Regan noted that there is new state legislation directing historic district commissions to review changes to historic cemeteries. Ms. Fleming will contact the RIHPC and Rep. Leona Kelly for a copy of the law.

The Commission also discussed the issue of visibility from a public way. A change to the rear of a building or on the roof, which is not visible from the street, may be said to have no impact on public views of the property or the historic district. However, it does have an impact on (possibly original) materials and features of the building itself; furthermore, the alteration may become visible at some point in the future (for example, an adjacent structure may be removed, allowing views to the rear yard from the street). Although visibility is often considered when reviewing proposed additions and new construction, the Commission concluded that if visibility from the street were to be formally codified as a review standard, it might be used by applicants to justify inappropriate changes, or against the Commission on appeals. The Commission directed staff to create a new Standard 7, dealing with the issue of treatment of significant and insignificant building elements.

B. Demolition and Economic Hardship Guidelines. The PHDC requested that the demolition review process be shorted from three hearings to two, and that David Salvatore review the demolition guidelines in anticipation of adoption in December. The economic hardship guidelines are acceptable as written; if Mr. Salvatore concurs, they may be scheduled for adoption in November.

The Commission also discussed the condition of the Bowen Street triple deckers, which have significantly deteriorated since an application for demolition was denied by the PHDC several years ago. This decision was upheld in court. It is the Commission's position that the owner has an affirmative obligation to keep the buildings from deteriorating, and, since he has failed to do so, the Commission now has an obligation to pursue a formal determination of demolition by neglect. Staff will ask David Salvatore to draft a motion, to be taken up at the November 22 meeting, to request Merlin DeConti to assess the buildings prior to submitting a petition to the City Council. Mr. Everett indicated that he may know a professional engineer who would be willing to assess the buildings pro bono.

6. DEALING WITH VIOLATIONS.

Enforcement of violations needs to be more regular and consistent. Staff will refine the current system for dealing with violations, including following up with Merlin DeConti after directing matters to him for enforcement. It was suggested that a quarterly report to Mr. DeConti be instituted, which would be copied to the PHDC.

If work done in violation is found to be inappropriate, then the PHDC should automatically deny it, without consideration of extenuating circumstances. Alternative solutions for correcting violations should be made wherever possible. The Commission also needs to be more aware of setting deadlines for undoing inappropriate work.

When dealing with applicants who are upset, the Commission needs to try to avoid: being overly sympathetic to the point of accepting inappropriate work; using subjective

language that can be construed as an attack on an owner's taste or judgement; and allowing irrelevant testimony (such as information about the applicant's difficult personal life).

Mr. deBoer suggested that information on creating a defensible record (which was first introduced to the Commission at a retreat in 1991) be included in the PHDC handbook.

Mr. Schoettle asked that Mr. DeConti be invited to a PHDC meeting to discuss enforcement matters, perhaps in conjunction with the fire marshall's appearance. Councilwoman Williams suggested that a special meeting be held in January to discuss these matters.

7. 1994 WORK PROGRAM.

The PHDC adopted the following work program for 1994:

A. Process all applications for Certificates of Appropriateness within statutory time frames. Request enforcement actions from Merlin DeConti as needed.

B. Review and comment on Preservation Plan and work toward its adoption; implement Preservation Plan recommendations for local historic districts:

1. Produce HDC handbook (complete 1993 work program).
2. Provide annual notice to all property owners of historic district status (continued from 1993 work program).
3. Clarify designations process.

C. Submit Certified Local Government applications (due 11/19) for 50% matching grants for preservation projects.

1. Photo survey of 6 districts (Southern Elmwood was done in 1991).
2. Research and document Providence's early 20th century resources, with eventual goal of National Register listing (collaborate with PPS).

D. Revise standards and guidelines, especially for demolition and economic hardship (include updated documentation lists and, perhaps, illustrations).

E. Designations subcommittee to be activated January 1994: address criteria for designating new districts, guidelines for establishing boundaries, alternative types of designations (e.g. conservation districts).

The Commission discussed the issue of translating PHDC written information (brochure, guidelines, etc.) into foreign languages. Given the small percentage of Hispanic property owners in the districts (Mr. Schadeegg indicated less than 10%), and the expense of translation, translating the PHDC brochure into Spanish is not a priority for the Commission at this time. Councilwoman Williams suggested that along with

the annual notice to property owners, a note be included that advises people who need translating services to contact staff on an as-needed basis; the School Department may be able to provide translation services on the Commission's behalf.

In response to a request from the Society of Colonial Dames of America in Rhode Island, that the City of Providence submit a CLG application for the publication of a book on early Rhode Island architecture, the Commission suggested that a statewide project should not be a Providence CLG project. A more appropriate use of funding might be updating and reprinting Antoinette Downing's book on the same subject. The Dames' primary source material could be incorporated into the revisions of Mrs. Downing's book. Staff will convey these suggestions to the Dames.

Relative to the photo survey, Mr. Schadeegg offered funding from the Elmwood Foundation to do Northern Elmwood should the CLG grant application not be approved. Mr. deBoer, Mr. Everett and Mrs. Regan offered to help with photography.

8. OTHER BUSINESS

Mr. Schoettle made some suggestions relative to streamlining hearing procedures to shorten meeting length:

A. When review of an application is continued over a period of two or more months, it is not necessary for subsequent staff reports to repeatedly identify the property as contributing or non-contributing and to describe the property. This information becomes part of the record when the staff report is read at the first hearing at which the application is reviewed.

B. Staff should take more initiative to keep matters off the agenda that are better handled in-house.

C. Eliminate the dinner break.

D. The project file, particularly the photographs, should circulate as the staff report is being read.

The Commission concurred with all of these suggestions.

Mrs. Regan noted her discomfort with the practice of swearing applicants in at public hearings. After discussion, the consensus of the Commission was that the practice should be retained because other city commissions (e.g. the zoning board) swear people in; because it clarifies the applicants' relationship to the commission and formalizes the review process; and because creates a record.

There being no further business, the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Kathryn J. Cavanaugh

Tina C. Regan
Chair

Vincent A. Ci
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION
"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

**Monday, November 22, 1993
3:30 P.M.
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street, Providence, Rhode Island 02903**

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meetings of 10/25/93 and 11/8/93.
- D. New Business:
 - 1. Revisions to Standards and Guidelines: general standards, economic hardship guidelines.
 - 2. Potential Demolition by Neglect: 115-117 Benefit Street, 57-59 Bowen Street, 61-63 Bowen Street, 65-67 Bowen Street, 69-71 Bowen Street, 23-25 Wheaton Street.

4:00 p.m.

E. Project Review:

- 1. 54 Halsey Street (College Hill) - Continued from 10/22/93 - Install fire balconies on south (front) and north (rear) elevations, replace 6 double-hung windows (3 on 2nd floor, 3 on 3rd) with "casement" windows to be used as emergency exits.
- 2. 191 Congress Avenue (Southern Elmwood) - Install 2nd floor porch railing (work already accomplished without Certificate of Appropriateness or permit).
- 3. 272 Broadway (Broadway) - Replace upper floor windows with vinyl windows (work already accomplished without Certificate of Appropriateness or permit); replace two front doors.
- 4. 12 Benevolent Street (College Hill) - Pave over driveway with asphalt (work already accomplished without Certificate of Appropriateness or permit).

4:40 p.m.

- 5. 155 Benefit Street (College Hill) - Reconstruct ramp and railing at rear.

(Over)

MINUTES

A meeting of the Providence Historic District Commission was held on Monday , November 22, 1993, at 3:30 pm in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02903.

Members Present

Tina Regan, Robin Rao Ryan, Kenneth Schadeegg, Cornelis deBoer, Michael Everett, Clark Schoettle, Mildred Parrillo, Councilwoman Patricia Nolan, Pamela Robertson.

Members Absent

Franco Beneduce, Antoinette Downing, Councilwoman Rita Williams

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of October 25, 1993, were distributed. They were amended to read, on Page 1, that Pamela Robertson was also a member in attendance. Previously, Ms. Ryan's brief absence between 4:45 and 5:15 was noted, as was her absence from the vote to approve painting on the first floor of #44-46 Hidden Street. On a motion by Ms. Robertson, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the minutes of 10/25/93. On a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted unanimously to approve the minutes of the PHDC Annual Retreat on 11/8/93.

New Business

1. a. Revisions to the Standards and Guidelines: New Standard 7, the general standard stating that alteration to contributing features was to be reviewed more stringently than to non-contributing features, was discussed. The term "non-contributing" was to be amended,

4:40 p.m. (cont'd)

6. 232 Adelaide Avenue (Southern Elmwood) - Remove two windows at rear and replace with single double-hung window; remove existing fire escape.

7. 151 Melrose Street (Southern Elmwood) - Remove aluminum siding, restore shingles; restore front and side porch railings; replace garage door.

5:00 p.m.

8. 31 Olney Street (College Hill) - Cover stucco with brick veneer; replace shingles with clapboards; replace windows, doors and storefronts; various repairs, site improvements and fencing (to be reviewed by staff).

9. 140 Prospect Street (College Hill) - continued from 10/25/93 - Final details of new construction of garage and stair tower at rear, and alterations to fenestration at rear.

10. 36 Exchange Terrace (Downtown) - Replace arched windows with doors (north and east elevations), construct wheelchair ramp (east elevation); install signs (to be reviewed by staff).

F. Other Business

G. Adjournment - Projected adjournment 6:00 p.m.

Copies of the Staff Report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING DATE.

but the general intent of the new Standard was approved. On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the new Standards and Guidelines, as amended.

b. Economic Hardship Guidelines: On a motion by Mr. Schadeegg, seconded by Ms. Robertson, the Commission voted unanimously to adopt the guidelines.

Project Review

Ms. Parrillo arrives at 3:50 pm

Project review begins at 3:55 pm

1. 54 Halsey Street (College Hill) - Mr. and Mrs. Herbert Michel discussed their application to install 3 fire escapes and 6 pushout windows at 54 Halsey Street, as directed by the fire safety officials (Fire Safety Code Board of Appeal and Review, file # 89-0324). The application was continued from 8/23/93 and was discussed at the hearing of 10/25/93. At the hearing of 10/25/93, the Commission asked for additional information from Mr. Merlin DeConti, Director, Department of Inspections and Standards, regarding the legal number of units in the building and an opinion as to whether fire safety regulations take precedence over PHDC standards.

Mr. DeConti met with the applicants on 11/5/93. At that meeting, it was agreed to eliminate one of the 9 units in the building, on the third floor. The building will now be an 8-, rather than a 9- unit building. The existing means of egress were legally adequate when installed in 1961, and were legal until the fire code was changed. According to current code, the occupant of a unit cannot be required to cross a porch roof, as is now necessary.

Mr. deBoer reported the results of a lengthy meeting with Mr. Ron Reedy, the window contractor retained by the applicants to develop an acceptable design for the casement pushout window required by the fire safety board of review. Mr. deBoer described the proposed window as a custom-made aluminum window. The sash would be replaced, keeping the same opening, with a thicker style, increasing in size from 1-1/2" to 3". The muntins would be of approximately the same thickness as those existing, with a 2" rather than 1-1/2" meeting rail. Mr. deBoer stated that Mr. Reedy has tried to find another acceptable design, but has not been able to do so as yet. It was restated that there were 3 windows on the 2nd floor and 3 on the third that require replacement, and that these windows are of two different sizes. The color of

the windows would be a dark bronze rather than the color of the existing sash, which is black.

Mr. Schoettle noted that the changes to the 2nd story windows could impact any structure with similar requirements. These regulations apply to buildings of more than 3 units. He asked if storm windows would be retained on all the other windows and not on the new bronze pushouts. He also asked if the window could be fabricated in wood rather than metal. Mr. DeBoer replied that the wooden replacement had been attempted, but wasn't possible, and that the swinging mechanism would require a 3" extension even on a wooden window. Mr. deBoer also asked whether it was possible that the Fire Safety Board had acted arbitrarily in requiring the installation of pushout windows.

Ms. Robertson considered whether it was possible to grant approval for the installation only for the period when the applicants would own the building. Mr. Salvatore stated that each case before the Commission is heard on its own merits, and that approval of this application need not set a precedent.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted unanimously to deny the application as submitted, citing Standards 1, 3 and 4.

Members Voting: Parrillo, Everett, deBoer, Regan, Schadeegg, Robertson, Schoettle

Ms. Ryan arrives at 4:15 pm.

Mr. Michel asked about issues of liability, and stated that he was now caught between two agencies, the PHDC and the Fire Safety Board. Mr. Salvatore suggested that other treatments, such as use or installation of interior staircases as a second means of egress might be possible solutions. It might be necessary for the applicant to return to the fire safety officials to explore alternate means of egress. Ms. Robertson suggested that Commission explore the possibility as to whether the Commission could appeal the decision of the Board in interpreting the fire code on the grounds of "simultaneous jurisdiction".

Ms. Regan suggested to the applicants that they contact the Fire Marshal and then contact the Commission's legal counsel, Mr. Salvatore. Mr. Michel was told again that the application to install fire escapes and install new windows has been denied.

2. 191-193 Congress Avenue (Southern Elmwood) - Mr. Edward Manning, Jr., attorney, represented his client, the applicant, Mr. William Marshall.

Mr. Marshall had replaced the railing of the second floor porch roof during the week of 11/1/93, without obtaining a Certificate of Appropriateness. The permanent removal of the railing was denied at the hearing of 7/26/39.

Mr. Manning was given a copy of the photograph of the building taken in 1991, showing the former railing in place. Mr. Everett commented on the poor quality of the drawing submitted with the application. and informed Mr. Manning that a better drawing was needed of the proposed railing. Ms. Regan told Mr. Manning that applicant should work with staff to develop an appropriate and acceptable railing design.

A motion was made by Mr. Schadeegg, seconded by Mr. Everett, to approve in concept the replacement of the railing. The railing as installed is to be modified to be a match, as close as possible, to the existing railing on the first floor porch, and its design is to be based on photographic evidence. Before the vote, the motion was amended to give the applicant 120 days to correct the violation. The Commission voted to approve the motion.

Ms. Nolan arrives at 4:40 pm.

Members Voting: Parrillo, Everett, deBoer, Regan,
Ryan, Schadeegg, Robertson, Schoettle
Abstaining: Nolan

3. 272 Broadway (Broadway) - Mr. John Voccola appeared to discuss the installation of thermopane vinyl windows without a Certificate of Appropriateness, and the proposed replacement of two doors with new metal doors and sidelight.

Mr. Voccola stated that he thought that vinyl would be an acceptable replacement material as a building across the street from his property appeared to have new vinyl replacement windows. He also stated that the windows were not repairable, due to severe damage by former tenants. He also felt that removal of the storm windows would enhance the appearance of the building. The windows on the third floor were wooden windows, and older windows had to be replaced there due to their poor placement.

Mr. Schadeegg asked about the location of the original windows, and was told that they were discarded. In addition,

Mr. Voccola stated that the building restoration was costing 30% over budget. He also needs to restore the deteriorated porch posts by means of installation of steel supports that are to be enclosed in wooden boxes. In installing the new windows, he was trying to beat the oncoming winter weather, and to install them as quickly as possible. Mr. Schadeegg informed him that in the Commission's opinion, storm windows are acceptable.

Ms. Parrillo asked about the appearance of the building before the removal of the storefront and restoration of lower floor windows. Mr. Schoettle was told that thirty-seven (37) windows were replaced.

Ms. Regan asked about the location and condition of the doors whose replacement is proposed.. She was told that the wood was dry-rotted and the door cannot be repaired. When asked if both the doors were in bad condition, Mr. Voccola replied that one door is at the cabinetmaker. He said he would contact Columbus Door Company to locate an acceptable replacement door. The existing sidelights could be retained, and the glass now missing could be replaced.

On a motion by Ms. Robertson, seconded by Mr. Everett, the Commission voted unanimously to approve repair/replacement in kind of the existing wooden doors, citing Standards 1 and 2, with installation of the proposed metal replacement doors denied. Details were delegated to staff.

Members Voting: Schoettle, Robertson, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo, Nolan

A motion was made by Mr. deBoer, seconded by Mr. Schadeegg, to deny the installation of vinyl windows, and to replace the vinyl windows installed on the front and east and west elevations with wooden windows simulating the original windows in place on all three floors. The motion was amended to give the applicant a six-month time frame to correct the violation.

Mr. Schoettle asked a procedural question, inquiring as to whether the Commission should serve in the role of developing and modifying applications submitted. He considered whether this should be more the applicants' responsibility.

Mr. Voccolla stated that in his opinion painting the sashes of the newly-installed windows would render the effect of the vinyl invisible. He also restated that the building across the street from 272 Broadway had vinyl replacement windows recently installed. Ms. Regan assured him that this would be investigated.

Ms. Robertson departed at 5:15 pm.

The motion as amended was unanimously approved.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo, Nolan

4. 12 Benevolent Street (College Hill) - Mr. Herbert McLaughlin of the First Unitarian Church represented the applicant, and appeared to discuss the paving of the driveway of the Candace Allen House without a Certificate of Appropriateness or a building permit.

He presented photographs showing that the cobble and brick area on the sidewalk was retained, as was the brick area adjacent to the rear door. The area of drive removed and paved over was made up of dirt, brick and concrete, with blacktop in the approved parking area. he also stated that snow removal equipment needed to operate on a repaved surface. He stated that the Church wished to leave the driveway as installed, citing a cost of \$7,000 for the paving.

Mr. Everett commented that the pre-paving appearance of the drive was like that of a country lane. There was no integrity of materials on the former drive, and the new asphalt surface was not very noticeable.

Mr. McLaughlin observed that different options, such as crushed stone and scored concrete had been suggested as possible alternative paving materials for the drive. In his opinion, the use of crushed stone would not have been a feasible option, not serving the purpose of providing a firm surface for snow removal equipment.

Mr. Everett asked about the possible effect of the new paving on the drive's drainage pattern. Mr. McLaughlin stated that two drains were located in the drive area, one adjacent to the Samaritans office and one in the center of the parking area. Mr. Schoettle remarked on the outlined parking spaces for the building occupants.

On a motion by Mr. Schadeegg, seconded by Ms. Nolan, the Commission voted to approve the application as submitted, citing Standard 2.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, Everett, Parrillo, Nolan

Votes: Yes=6 No=1
Members Abstaining: deBoer

5. 155 Benefit Street (College Hill) - Mr. Greg Nelson, designer of the project, appeared to discuss the rebuilding of a ramp to the rear of the building. He stated that the existing ramp is unsafe, and that he wished to replace it with one of a new design.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, citing Standard 7.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, Everett, Parrillo, Nolan, deBoer

6. 232 Adelaide Avenue (Southern Elmwood) - Mr. Don DeSantis, owner of the property, appeared to discuss his proposal to replace two deteriorated windows on the second floor with a single wood window unit. The unit would be a custom wood window with true divided lights. In addition, sections of an unnecessary fire escape would be removed.

On a motion by Mr. Schoettle, seconded by Ms. Nolan, the Commission voted unanimously to approve the application as submitted.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, Everett, Parrillo, Nolan, deBoer

7. 151 Melrose Street (Southern Elmwood) - Roger Dickinson, owner of the property, appeared to make a presentation regarding exterior alterations proposed for the house. The proposal is to replace the existing garage door with one containing a single row of glass, rather than wood, panels, remove the recent vinyl siding, restore the underlying wooden shingles, and restore the front and rear porches.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, citing Standard 2 for the garage door replacement, Standards 8 and 9 for the removal of siding and

restoration of exterior shingles, and Standards 3 and 8 for restoration of the porches.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo, Nolan

Ms. Nolan departed at 5:55 pm.

8. 31 Olney Street (College Hill) - Ms. Ruth Corria, owner of the property, and Mr. Daniel Corria, designer of the proposed renovations, appeared to discuss proposed alterations to the property's exterior and site.

Mr. Corria stated that he had lived in the building as a child, and therefore was very interested in correcting any deterioration and improving the appearance of the exterior. He and Ms. Corria stated that the proposal was to install new wooden replacement windows with storm windows over them. Mr. Corria was also intending to remove the paint from the brick, possibly by means of a chemical remover. There was a discussion of the application of stucco rather than a brick veneer over the existing concrete blocks on the Pratt Street side of the building. The use of Dryvit was also discussed for this purpose.

The replacement of the existing wooden doors was discussed. It was recommended that the front (Olney Street) door be replaced by a more appropriate wooden storefront type door. The doors on the Pratt Street side should be replaced, if replacement is necessary, with wooden doors as close as possible in appearance to those existing. Metal doors should not be installed.

On a motion by Mr. Everett, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, with the provision that brick veneer not be applied over the concrete blocks, and that the replacement doors be wood rather than metal, citing Standards 2, 8 and 9. Details are to reviewed by staff.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo

9. 140 Prospect Street (College Hill) - Mr. Jay Litman, architect, and Ms. Beth Weiss, resident of the property, appeared to discuss the details of the design for a new garage, entry tower and deck given conceptual approval at the hearing of 10/25/93.

Mr. Litman stated that the proposed deck would be constructed of cedar and redwood, and that the balusters and lattice would be painted. He described the rainboard on the base of the deck as a connecting piece that ties elements of the deck together.

Mr. Everett considered whether there would be a storage area under the deck. Mr. Litman added that the post caps would be a "Nantucket" style, and would be built of cedar. he also stated that the deck was similar in width to that of the deck on the Coffee Exchange on Wickenden Street (ca. 12'), and was in keeping with the scale of the property. Mr. deBoer was told that the deck was 7-1/2' off grade.

There was a discussion of the design of the railing and the spacing of the balusters, and the way in which the design met code requirements. It was also stated that the area in front of the lattice would be planted.

On a motion by Mr. Everett, seconded by Ms. Ryan, the Commission voted unanimously to approve the application as submitted, with the provision that the design of the lattice and spacing of the railing be reviewed by staff prior to granting final approval, citing Standards 8 and 9.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo

10. 36 Exchange Terrace (Downtown) - Mr. Joseph Gately of Ocean State Brewing Company and Mr. James Souza, of Morris Nathanson Design, appeared to discuss the proposal to alter the exterior of the building prior to operating a brewery/restaurant on the property.

The design of the signage, proposed handicapped ramp and alteration of existing windows to doors was discussed. On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted in concept, citing Standards 4, 8 and 9. Final scaled drawings of the sign and the handicapped ramp are to be reviewed by staff before a Certificate of Appropriateness is issued.

Members Voting: Schoettle, Schadeegg, Ryan, Regan, deBoer, Everett, Parrillo

Project review ended at 6:40 pm.

F. Other Business


Potential Demolition by Neglect: 115-117 Benefit Street, 57-59 Bowen Street, 61-63 Bowen Street, 65-67 Bowen Street, 69-71 Bowen Street, 23-25 Wheaton Street

Mr. Salvatore, Esq. presented various options for addressing the Commission's concerns regarding the continuing deterioration of the buildings listed above. The imposition of liens, the effect on the owner's mortgage, and the position of the City Solicitor was discussed. It was his opinion that action taken against the owner in Housing Court would be a more feasible strategy than asking for a finding of demolition by neglect. The criteria for demolition by neglect is based on a state ordinance.

53 Parade Street (Armory) - The situation regarding continuing attempts to bring enforcement action against the owner of this property was discussed. Mr. Salvatore specified the difficulties in locating the owner in order to serve her with the contempt papers necessary to compel her to appear in Housing Court. In addition, he felt that given the relatively minor change to the building's exterior, a judge might not find against the owner. He suggested that continued aggressive attempts to locate the owner be terminated, and that a suitable penalty be suggested to the court.

There being no further business, the meeting was adjourned at 6:55.

Respectfully submitted,


Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, December 20, 1993
3:30 P.M.

4th Floor Conference Room
Department of Planning and Development
400 Westminister Street, Providence, Rhode Island 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meetings of 11/22/93.
- D. New Business:

- 1. Revisions to Standards and Guidelines: demolition guidelines; preliminary discussion of general revisions.
- 2. Set date for Special Meeting in January 1994 re: violations, fire code issues.

E. Project Review:

- 1. 69 Kennedy Plaza (Downtown) - Install temporary signs for "Buck a Book".
- 2. 180 Westminister Street (Downtown) - Install awnings with signage for "Blimpie's."
- 3. 54 Halsey Street (College Hill) - Replace 3rd floor windows with casement windows. Install metal grate on 1st floor roof for egress path; modify existing fire escapes.

4:00 p.m.

- 4. 71-73 Olney Street (College Hill) - Replace porch railings and build new steps. Work already completed without Certificate of Appropriateness or permit.
- 5. 101 Benefit Street (College Hill) - Replace brownstone railing with wood railing.
- 6. 254 Hope Street (College Hill) - Demolish barn at rear of property.

F. Other Business:

- 1. Pre-Application Review - 88 Dexter Street (Armory) - Proposed construction of garage, new dormer.

G. Adjournment - Projected adjournment 5:00 p.m.

Copies of the Staff Report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 20, 1993 at 3:30 pm in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02903.

Members Present

Tina Regan, Franco Beneduce, Kenneth Schadeegg, Cornelis deBoer, Clark Schoettle, Mildred Parrillo

Members Absent

Antoinette Downing, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Robin Rao Ryan, Michael Everett, Pamela Robertson

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 11/22/93 were distributed. On a motion by Mr. Beneduce, seconded by Ms. Parrillo, the Commission voted unanimously to approve the minutes of 11/22/93.

New Business

1) a. Revisions to Standards and Guidelines

i. Demolition Guidelines - Kathy Cavanaugh discussed the new demolition guidelines, and the reduction of the number of required hearings from 3 to 2. The first hearing would determine whether the building is a contributing structure, and whether the application is complete. At the second hearing, information regarding economic hardship may be introduced, along with other information. For secondary structures, such as garages, the hearing process may be condensed. One hearing may be sufficient for demolition of a certain class of structure, such as garages, and the

Commission may decide to condense application hearings at its discretion. The guidelines were formally adopted.

ii. Discussion of General Revisions - The Commission will comment on the existing versions of the Standards and Guidelines, without a date set for a meeting of a special subcommittee.

2. Set Date for Special Meeting in January, 1993 - A special meeting is planned for January 10, 1994. Mr. Merlin DeConti and Mr. Tom Coffey will be invited to discuss the problematic issues of violations of historic district zoning and fire code requirements for alterations of structures in historic districts. The planned date is 1/10/94, at 4:00 pm., at the Department of Planning and Development.

E. Project Review

1). 69 Kennedy Plaza (Downtown) - No representative of the applicant appeared, no action was taken on the application for retaining temporary signage at Buck-a-Book.

2. 180 Westminster Street (Downtown) - The proposal to install a series of three awnings along the Dorrance Street frontage for a new "Blimpies" restaurant was discussed by Ms. Lisa Marrocco of Niles Co, Mr. Steven Souza of the Northeast division of "Blimpies", and Mr. Joseph Hastings, tenant and operator of the restaurant.

The applicant presented an overlay on a photo of the appearance of the awnings as they would look when installed. Samples of the awning material were distributed, and a photo of the awning installed on a restaurant in Atlanta was presented.

The applicant stated that the awning with internal lighting would add light to the corner of Dorrance and Westminster Streets in the evening. There was a discussion of the relationship between the proposed new awnings and the existing Bagels East awning. The existing awning is approximately 8' above the sidewalk, the proposed would be ca. 10' above, and thus would not block or cover the existing awning.

There was a discussion of the uniform construction of the awnings throughout the chain of restaurants, and whether any others are located in historic districts. The applicant stated that there were 650 stores in the chain, and that not all had awnings. A question was raised as to whether there was to be any change to the windows, and the applicants replied that none was planned. Mr. deBoer asked if all three

awnings were necessary, or whether a single awning would serve the same purpose. There was also a discussion of the option for a shed profile rather than the rounded or domed shape proposed. In addition, the use of external lighting for the awning by means of gooseneck lamps was discussed.

It was proposed that a subcommittee be formed to study a revised design for the awnings. The fabric, lighting source and engagement of the columns should be modified.

On a motion by Mr. Beneduce, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the installation of the awnings in concept, citing Standard 9, with final review delegated to a subcommittee composed of Mr. Beneduce, Mr. Schoettle, and Mr. Schadeegg.

Members Voting: Schadeegg, Schoettle, Beneduce,
Regan, deBoer, Parrillo

3. 54 Halsey Street (College Hill) - Mr. and Mrs. Herbert Michel appeared to discuss their application to modify the existing fire escapes and install 3 new pushout windows on the third floor of 54 Halsey Street.

Mr. Michel stated that the new grids on the porch roofs would be unobservable from the street. He also stated that the new pushout casement windows would be wooden, not the vinyl-clad type shown in the Andersen window catalog. They would be either Crestline, Pella or Wenco windows. The window would be the right size opening for legal egress. The crankout feature would be disconnected and a new type of hardware installed, like the old casement type of rod catch.

There was a discussion of the mix of window configurations on the third floor of the building. There is a problem in the process of bonding the wood to glass, and a discussion ensued regarding the optimal method of applying a wooden meeting rail to a casement window. There was agreement that a meeting rail ca. 1-1/8" in width would be installed on the three new windows, giving the appearance of 1/1 windows.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the modification of the fire escapes and installation of three new replacement windows on the third floor, to be modified by installation of a meeting rail to give the appearance of 1/1 windows, citing Standard 9.

Members Voting: Schadeegg, Schoettle, Beneduce, Regan,
deBoer, Parrillo

4. 71-73 Olney Street (College Hill) - Mr. Beamon of the property management company that maintains the building, and Mr. Rick Creighton, contractor and applicant, appeared to discuss the construction of new porches on the front of 71-73 Olney Street. The porch work was done without a building permit or a Certificate of Appropriateness.

Mr. Creighton stated that the on the porches, wood replaced wrought iron on the columns and railings. The design of the porch steps was driven by the presence of cement rubble under the porch, which encompassed the older treads, and made installation of a stair with a tread and riser pattern impossible. He stated that the new design is stronger than a conventional set and riser stair. The applicant and Mr. Beamon stated, too, that they were unaware that the building was within a historic district.

Mr. Beamon stated that the repair and rebuilding of the porches was done in response to a complaint by the Post Office that the condition of the porches posed a hazard to the mail carriers. A tenant was hurt on the deteriorated front steps. A small child, too, was living in a unit with deteriorated railings, and was at risk.

Mr. Schoettle commented that the columns were not plumb, and Mr. Creighton replied that the new wooden columns replicated the older iron columns in placement. He also stated that Mr. Mike McHugh, the building inspector of the Department of Inspections and Standards who examined the work, felt that the construction was acceptable. Mr. McHugh did wish to see an additional 2" x 8" joist installed under the porch for support.

Mr. Arnold Robinson of the Providence Preservation Society (PPS) spoke as an interested party. He observed that the concept of replacing wrought iron with wood as porch elements is commendable. He also stated that problems arising from the necessity of modifying the porches as built could have been avoided by applying for a building permit before the work began. While he recognized that the safety concerns caused an emergency situation, the system was, in this case, circumvented. The execution of the design for the porch reconstruction is inappropriate. As good designs for porches have been developed for other properties on and near Olney Street, he would not wish to see the street "eroded" by inappropriate design. He urged the Commission not to allow the existing work to remain permanently.

Mr. Schadeegg stated that he recognized that the repairs needed to be done in the interests of safety. The existing porches, however, should not be considered a permanent

feature of the building, but a temporary structure built to address immediate safety issues. A motion was made by Mr. Schadeegg to approve the installation of the porches, with recognition that it was done on an emergency basis, with the provision that the design be modified within 90 days. The motion was not seconded, but was discussed further. After this discussion, Mr. Schadeegg made another motion to deny the application as submitted, citing Standard 3. The Commission would recommend that no enforcement of penalties be imposed by the Department of Inspections and Standards for a period of 60 days. A new application would be submitted, with a new design for the porches, to be discussed at the PHDC hearing of 2/28/94. The motion was seconded by Mr. Beneduce, and was unanimously approved.

Members Voting: Schadeegg, Schoettle. Beneduce, Regan, deBoer, Parrillo

5- 101 Benefit Street (College Hill) - Dr. and Mrs. Iannuccilli, owners, appeared to discuss the installation of a mahogany railing to replace a deteriorated brownstone railing on the porch roof on the west side of the house. Repairs to the brownstone, without a building permit or Certificate of Appropriateness, was also discussed.

They stated that they had engaged Mr. St. Angelo to repair the brownstone when spalling of the stone caused a safety hazard. The porch railing was falling apart, as shown by photographs brought to the hearing by the applicants. Mrs. Iannuccilli described their attempts to locate fabricators for a new brownstone replacement railing. She stated that she had tried to engage Donald Brown and Sons, but got no response. Former attempts at patching, too, didn't hold.

Mr. deBoer asked about the color of the porch columns. Mrs. Iannuccilli replied that the columns were painted with brown paint. The paint was applied to give a uniform color to the columns after patching. It was hoped that when the columns had to be repainted, the patching material color would have become more compatible with the main body of the brownstone. Mr. deBoer then discussed the different approaches to brownstone repair that had been used on the Nightingale-Brown House and the Corliss-Brackett House, both major significant buildings on Benefit Street. He stated that the Gnazzo Co. of Connecticut was a reputable firm. In addition, he found that use of the brownstone repair compound JAHN was more successful than the ConProCo MIMIC in terms of color matching with brownstone. Mrs. Iannuccilli and Commission members discussed the effect of water on brownstone that was left without patching material.

It was observed that the replacement of a similar railing at the Corliss-Brackett House (45 Prospect Street) was approved by the Commission. The reuse of elements of the brownstone railing, the stone cap and the piers, was discussed as well. This was considered acceptable, providing that stainless steel anchors are used.

On a motion by Mr. Beneduce, seconded by Mr. Schoettle, the Commission voted unanimously to approve the application as submitted, for replacement of the brownstone railing in the west porch roof with one fabricated in mahogany, and brownstone repair in concept, provided all details, including test patches and color samples, be reviewed by staff before work begins, citing Standard 2.

Members Voting: Schadegg, Schoettle, Beneduce,
Regan, deBoer, Parrillo

5. 254 Hope Street (College Hill) - Mr. Irwin Greenberg, the new owner of the property, appeared to discuss his proposal to demolish a deteriorated outbuilding to the rear of 254 Hope Street.

Mr. Greenberg stated that he had no use for the building. Mr. deBoer asked about the age of the building and its contents. Mr. Greenberg did not know the age of the building. Upon being asked about the interior, he replied that it had a sand floor and was filled with debris. The building has a second story, probably originally used as a hayloft. At present, it is not used for any purpose, not even as a garage.

Ms. Regan and Mr. deBoer asked if the owner had any plans, desire or incentive to restore the building. He replied that he did not have any such plans. He said he considered it to be an eyesore and he bought the property with the intention of demolishing the building. Mr. Greenberg stated that the former owner never carried out plans for restoring the building, and it was allowed to deteriorate to its present state.

Mr. deBoer and Mr. Schadegg observed that the documentation submitted was not complete enough to allow the Commission to make a decision about the demolition proposal. The building needs to be more thoroughly recorded, and an engineer's report, a site plan, and a plan of proposed changes to the site needs to be submitted. Mr. Greenberg protested, stating that the firm engaged for the planned demolition was able to do the work immediately, but might not be available at the price agreed to in a few months' time. Mr. Greenberg also intended to leave the area shortly,

and would not be able to attend upcoming hearings. Mr. David Salvatore informed Mr. Greenberg that the Commission had a mandate to reach a defensible and justifiable decision. In the Commission's judgment, the documentation was incomplete, and therefore a decision could not be made on the application.

Mr. Beneduce departed at 5:50 pm. No quorum existed after this time.

Mr. Schoettle departed at 5:52.

It was decided that staff would send a letter to Mr. Greenberg specifying the documentation requirements. Research would be done on the building to determine its age and history. Mr. Greenberg would meet with Mr. DeConti, and a written report on the building's condition would be submitted, following an assessment of the building's structural condition.

The application would be discussed at a future hearing, when Mr. Greenberg was able to attend, and additional documentation was available. No action was taken on the application.

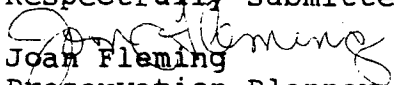
F. Other Business

1. Pre-Application Review - 88 Dexter Street (Armory)

Mr. Leslie Papp, prospective buyer of 88 Dexter Street, presented preliminary plans for construction of a new garage on the property and alteration of an existing dormer to provide more room on the interior of the second story of the house.

The preliminary design for the garage was acceptable at a conceptual level. Mr. Papp was encouraged to make the final design compatible with the design of the Greek Revival house. The initial sketch for the proposed dormer was reviewed. It was suggested that a shed dormer would probably be the most harmonious type of alteration. Additional research would be done by Mr. Papp, who would submit an application to be reviewed at a later hearing.

There being no further business, the hearing was adjourned at 6:05 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Cianci, Jr
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF SPECIAL MEETING

PROVIDENCE HISTORIC DISTRICT COMMISSION

MONDAY, JANUARY 10, 1994

4:00 pm

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI

AGENDA

1. Enforcement of Violations of Historic District Zoning
2. Implementation of Fire Code, and its Effect on Structures in Historic Districts

Projected Adjournment 6:00 pm

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE T 412-7740 OR 751-0203, 48 HOURS IN ADVANCE OF THE MEETING DATE.

Meeting Notes

A meeting of the Providence Historic District Commission was held on January 10, 1994, at 4:00 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02906.

Members Present

Tina Regan, Cornelis Deboer, Robin Rao Ryan, Kenneth Schadeegg, Clark Schoettle, Councilwoman Patricia Nolan

Members Absent

Antoinette Downing, Franco Beneduce, Pamela Robertson, Mildred Parrillo, Councilwoman Rita Williams, Michael Everett

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Others Present

Mr. Ramzi Loqua, Department of Inspections and Standards

Mr. Thomas Coffey, Executive Director, Fire Safety Code Board of Review

Mr. John Rancourt, Deputy Fire Marshal, City of Providence

Mr. Michael DiMascolo, Acting Fire Marshal, City of Providence

Mr. Arnold Robinson, Providence Preservation Society

Subject of Meeting

1. Enforcement of Violations of Historic District Zoning

Mr. Ramzi Loqua, representing the Department of Inspections and Standards, discussed the process of enforcing the requirement of conforming to historic district zoning. Property owners violating the historic district zoning will eventually be compelled to appear in Housing Court. The process is quite slow, due partially to the fact that only one staff member of the Department, Mr. Ralph Guarniro, has responsibility for code enforcement. In terms of assigning priority to code violations, safety issues are considered to be the most pressing. Those situations where the public safety is at risk will be addressed before violations of historic district zoning.

The penalty imposed on owners who do work without a building permit is \$150.00. A lien is also registered on the property. This lien is referred to the Recorder of Deeds at City Hall. The imposition of this lien on violators is a common practice of the Department.

2. Implementation of the Fire Code

Mr. John Rancourt, Fire Marshal, stated that the fire code only applies to structures containing four or more units, and that most single and two-family structures would not need to comply with code requirements. The example of the construction of a fire escape at 61 Parade Street was used of a two-unit building for which a fire escape was thought to be required. Mr. Rancourt stated that many fire safety questions are based on misinformation. There was a discussion of the history of fire safety inspection at 54 Halsey Street. Mr. Rancourt stated that to the best of his information there was no record of any inspection in the past, prior to the recent upgrade of fire safety features on the building.

Mr. Thomas Coffey, Executive Director of the Fire Safety Board of Appeal and Review, gave a presentation regarding the history of the state fire code, the implementation of the fire code in terms of historic structures, and the process of upgrading codes in response to new technologies. He discussed the NFPA 101 standards, and the implementation of a nationally recognized code.

The Chairman of the Fire Safety Code Review Board, Mr. Joseph Marciano, and the Chief Building Inspector recognize the need to develop more comprehensive rules and regulations and to minimize the appearance of applicants at repetitive hearings. Mr. Coffey illustrated shortcomings in the current code by referring to situations such as one where a 1-2 unit apartment building with a business on the first floor must conform to the more stringent regulations for businesses rather than one for residences. Businesses are considered to represent a more hazardous use of the structure, and are therefore regulated more strictly.

Mr. Coffey suggested that the Providence Historic District Commission (PHDC) be included in the updating of the fire safety code.

Mr. John Rancourt and Mr. Schoettle discussed the state fire code and the review of structural fire safety plan. Mr.

Rancourt stated again that the code applies only to structures containing 4 or more units or to commercial properties. Mr. Loqua and Mr. Rancourt discussed the example of a laundromat on Manton Avenue that was built without a building permit or fire safety review, and the steps followed before a building permit was finally issued.

Ms. Regan brought up the example of 54 Halsey Street and the Commission's concern about the legality of the number of units in the building. Mr. deBoer asked the about the requirement by the Fire Safety Board that the double hung windows on the third floor be replaced with upshot windows. Mr. Coffey stated that the requirement was dictated by the size of the windows. The size of the second floor windows was slightly too small to serve as an acceptable means of exit, but the Board allowed an exception as long as the window hardware did not impede exit. Those on the third floor were not large enough to allow them to be used as exits, so the requirement for upshot windows was imposed.

Mr. Coffey stated, too, that in cases where fire safety features such as fire doors, windows and fire escapes will negatively affect a historic structure, the Fire Safety Board will most likely accept a plan of action developed by the Fire Marshal and incorporating PHDC requirements. In the case of fire escapes, interior egress plans are always preferable to the installation of new fire escapes. An example of a property where a plan could be developed was 62-66 South Main Street. At this property, new egress routes are needed, and new fire safety ladders, egress door and ramp are proposed.

A list of properties within the districts that contain 4 or more units or that are commercial properties will be developed and sent to the Fire Marshals and the Fire Safety Board. Commission brochures and maps of the districts will also be sent.

Mr. Arnold Robinson of the Providence Preservation Society spoke about the goal of preventing violations of historic district zoning. he suggested sending a legally binding mailing, perhaps by certified letter, to all property owners in the districts. The mailing should include information about the penalties for violations, and that the owner of property where work is done without a building permit is subject to the \$150 penalty, fines imposed by Housing Court of \$ 100.00/day and liens placed against the property. He also spoke about the necessity for creating a defensible record, and the Commission's review of

applications filed in response to violation notices. He cautioned the Commission on allowing dangerous precedents to be set for exterior alterations that may not be appropriate. Several recent applications (12 Benevolent St, 52 Barnes Street) were used to illustrate the discussion. It was also suggested that notices regarding historic district zoning be attached to important documents, such as city tax bills, sent to property owners.

There being no further business, the meeting ended at 5:50 pm.

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, January 24, 1994

3:30 pm

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of December 20, 1993
- D. New Business
 - 1. Summary of Special Meeting 1/10/94
 - 2. Proposed Change to Rules and Regulations
 - 3. Standards and Guidelines, revisions
 - 4. Designations Subcommittee

4:00 PM

- E. Project Review

PLEASE MAKE SITE VISITS

1. 69 Kennedy Plaza (Downtown) - Install temporary signs for "Buck a Book". Continued from 12/20/93
2. 153 Bowen Street (College Hill) - Demolish existing garage, replace gate at head of drive and extend drive along east side of property, remove asphalt and replace existing fence with gate on west side; construct new deck, carport, and site improvements including installation of concrete slab in southwest corner and replacement of patio with sod and plantings.
3. 28 Thayer Street (College Hill) (violation) - repair and reconstruction of front porch.
4. 118 Benefit Street (College Hill) - construction of new shed dormer to rear.

5:00 PM

5. 271 North Main Street, Cathedral of St. John (College Hill) - installation of satellite dish on roof of adjacent structure.

6. 62-66 South Main Street (College Hill) - installation of new fire safety ladders, pavers on roof, alteration of door and window pattern on north (Hopkins Street) elevation

7. 572 Elmwood Avenue (Southern Elmwood) (violation)- replacement of sections of molding, 3rd floor mansard

8. 426 Broadway (Broadway) (violation)- installation of new sign, installation of vinyl replacement windows

9. 272 Broadway (Broadway) (violation) - replacement in kind of clapboards, installing new porch support columns under porch, porch column bases

6:00 PM

F. Other Business

1. 61 Parade Street (Armory) - review of alterations made to fire escape

2. 109 Melrose Street (Southern Elmwood) - formation of subcommittee to review application for replacement windows, with sample window installed in courtyard

G. Adjournment - Projected adjournment 7:30 PM

Copies of the staff report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 24, 1994 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02903.

Members Present

Tina Regan, Franco Beneduce, Pamela Robertson, Kenneth Schadeegg, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Mildred Parrillo

Members Absent

Antoinette Downing, Robin Rao Ryan, Michael Everett, Cornelis deBoer, Clark Schoettle

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 12/20/94 were distributed. On a motion by Ms. Williams, seconded by Mr. Schadeegg, the minutes were amended to read on page 2 that the special meeting was planned for January 10, 1994, rather than January 11, 1993, and that the planned date is actually 1/10/94. On a motion by Ms. Williams, seconded by Mr. Schadeegg, the Commission voted to approve the minutes as amended.

New Business

1. Summary of Special Meeting, 1/10/94.

A written summary of the special meeting held on 1/10/94 was distributed, and Joan Fleming gave a brief description of the meeting. The subject of the meeting was enforcement of violations of historic district zoning and implementation of the fire code. Those attending the meeting were Commission members Tina Regan, Cornelis deBoer, Robin Rao Ryan, Kenneth Schadeegg, Clark Schoettle, Councilwoman Patricia Nolan, and Mr. Ramzi Loqua (Department of Inspections and Standards), Mr. Thomas Coffey (Fire Safety

Code Board of Review), Mr. John Rancourt and Mr. Michael DeMascolo (Providence Fire Department) and Mr. Arnold Robinson (Providence Preservation Society).

2. Ms. Kathy Cavanaugh discussed the proposed change to the Rules and Regulations, which calls for a change in the application filing schedule for demolition and economic hardship applications. Applications for demolition and economic hardship claims are to be due at least 30 and no more than 45 days prior to a regularly scheduled hearing.

3. Revisions to the Standards and Guidelines were also discussed. Comments were received from the Department of Environmental Management and the State Commission on the Handicapped. A letter from Mr. Ted Sanderson of the RIHPC was read into the record, commending the Commission on the clarity and utility of the new Standards and Guidelines. The issues of a separate application category for roofs, gutters and downspouts and that of an exemption for prefabricated toolsheds were discussed. Exemptions are to be made only for such sheds smaller than 20 square feet in area and 6 feet in height, to be installed in rear yards only. It was decided that there be no separate roof guidelines, and that the size and location of prefab toolsheds needed to be specified. In terms of guidelines for awnings, it was suggested that where awnings are proposed for one or more businesses, that the awnings be consistent. It was Mr. Beneduce's opinion that requiring consistency was too restrictive, and that variations could be acceptable. The guidelines would state instead that it is "encouraged" that awnings be consistent.

In regard to the Major Alterations guidelines, it was suggested by Mr. Thom Deller that the installation of aluminum and vinyl siding and bubble-type skylights, as well as those on front elevations, be prohibited rather than discouraged. It was felt that this, too was too restrictive, as in certain cases, such as applications for work on non-contributing buildings, such installation may be acceptable.

A four-step process for applications for New Construction was integrated into the guidelines, to allow the applicant to crystalize the design issues, addressing them at a preliminary level, and to have a consensus on approval of the project.

In terms of Demolition, there was a discussion of allowance for the necessity of emergency demolition, and for an accelerated process for demolition review in the case of

a hazard to public safety. It was the opinion of Mr. Salvatore, Legal Counsel, that the Open Meetings Law allows for emergency situations, with a provision for shortening the time for notice requirements, and that it was not necessary for the Commission to compromise its review capacity in the interests of expediting an emergency demolition.

On a motion by Ms. Williams, seconded by Ms. Robertson, the Commission voted unanimously to adopt the Standards and Guidelines as revised.

4. A subcommittee to study the creation of new historic districts, and the designation of conservation districts, was formed. The subcommittee members are Mr. Schadeegg, Mr. Beneduce, Ms. Nolan, Ms. Regan, Mr. Everett, and Mr. Salvatore. The first meeting of the group will be on February 22, at noon, in the 5th floor conference room of the Department of Planning and Development.

Project Review

Project Review began at 4:10 pm.

1. 69 Kennedy Plaza (Downtown) - Mr. Steve Chinsky, controller of Buck-A-Book, discussed the store's application to retain temporarily fabric banners on the Westminster Street and Kennedy Plaza entrances to the People's Bank Building. He conformed that the ownership of the building was in transition, and stated that he hoped to meet with the new owner during the week of 1/24/94 to discuss the status of the store's occupancy of the building.

Ms. Williams asked if the store intended to stay in the building. Mr. Chinsky replied that he wanted to stay in the downtown location, and to expand to at least one other location on College Hill.

He explained that the chain had three standard signs, and a color range limited to green, black and white. The store in Copley Square, at 64 Boylston Street, Boston, in the Back Bay Historic District, had red and white awnings installed.

In response to a question by Mr. Beneduce, Mr. Chinsky replied that he thought the new owner of the building was a Mr. Burroughs, but was not sure of the ownership status of the building.

On a motion by Mr. Schadeegg, seconded by Ms. Williams, the Commission voted unanimously to approve the temporary retention of the existing banners until 3/15/94, citing Standards 7 and 9.

Members Voting: Robertson, Beneduce, Regan, Williams, Schadeegg, Parrillo

2) 153 Bowen Street (College Hill) - Peter and Susan Gill, the owners of the property, appeared with Ms. Mary Brewster, architect, to discuss their proposal to construct a new deck, replace a flagstone patio with sod and plantings, install a new concrete slab to serve as a dog pen, and build a new carport. In their application, they also requested an extension of time for the Certificates of Appropriateness issued on 6/24/93 and 8/25/93, as the 6-month period for which the Certificates are valid had expired without their applying for a building permit to begin the work. The approval granted by the Commission at the hearing of 5/24/93 for the work is being appealed by the abutting property owner of 157 Bowen Street to the Zoning Board. The work items under appeal are demolition of an existing garage, replacement of a gate on the east side of the property, extension of the driveway on the east side of the property, removal of asphalt and replacement with plantings on the west side of the property, and replacement of a fence on the west side with a gate

Mr. Samuel Miller, Esq., attorney for the appellant, and Mr. Bishop of 38 Keene Street appeared to discuss the appellant's position in regard to the application.

Mr. Salvatore stated that the applicants, the Gills, had offered to withdraw the approval given by the Commission to the work on 5/24/93, the first set of items on the application. The applicants then would allow the Commission to review these items at the present hearing, giving the appellant an opportunity to comment on the proposal. Mr. Gill stated that the appellant had refused the offer for settlement, and instead wish to pursue the appeal. He stated that the applicants wished to withdraw the old work items from the application and only have the new items heard at the present hearing.

Mr. Miller stated that it was his position that since an appeal was pending, the matter should be stayed, the application could not be heard at the present hearing, and that, since the meeting notice included all the items listed on the application, a portion of the application could not now be withdrawn. Mr. Salvatore replied that the meeting

notice for the hearing of 1/24/94 included notice of discussion of old and new work items, and stated that therefore there should not be a problem in dealing with a part of the work proposed and described in the notice, as the Commission has done this in the past. Mr. Salvatore stated that it was his understanding that the Commission would make approval of the new work contingent upon the upholding of the approval of the old work currently under appeal. Mr. Miller then replied that it was his position that item 2 on the meeting notice did not distinguish between the old and new work.

On a motion by Mr. Beneduce, seconded by Mr. Schadeegg, the Commission voted unanimously to hear the application as amended, with only the construction of a new deck, installation of a concrete slab for a dog pen, replacement of a flagstone patio with sod and plantings, and construction of a new carport reviewed at the hearing of 1/24/94.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo

Mr. Miller objected to the review of items 6-9 on the application, the new work. Mr. Salvatore stated that Mr. Miller's objections would be noted. He stated that Commissions decisions would be based on awareness of the circumstances of the application and the appeal.

In response to a request for clarification by MS. Williams and Mr. Schadeegg, Mrs. Gill described the offer to give up the Certificate already granted after the hearing of 5/24/94 if this would resolve the conflict with the appellant and would eliminate the need to pursue an appeal. Mrs. Gill stated that she wished to have approval for the new work reviewed at the present hearing as it would save time for the Commission. Mr. Miller then stated that since the piers for the proposed carport were under appeal, The rest of the structure should not be reviewed. Mr. Beneduce assured him again that the Commission was aware that any approval granted would be done with the awareness of the contingency that the approval be upheld by the Zoning Board. Mrs. Gill and Ms. Brewster observed to Mr. Miller that the item approved on 5/24/94 were not piers, but were, as the plans showed, sonotubes, or subsurface supports for future work.

Ms. Mary Brewster gave a presentation regarding item 6, the construction of a new carport. She stated that it would be constructed of 6" brick piers to match the house

foundation, wood fascia, aluminium gutters, and a seamed metal roof, with pitch to match that of the house roof and constructed of fireproof materials. She then discussed installation of a concrete slab in the southwest corner of the property. She stated that it was not intended as a foundation slab, but as on dog pen only, with a yard drain and 3' drywell. A black vinyl chain link fence was part of the proposal, but the applicant was willing to install the slab without such fencing. Other items were the construction of a new deck off the kitchen. The deck was to be built on 2 levels, with the design intended to maintain the existing water table of the house, and was designed to maintain use of the exterior door. The deck was to be built of pine baluster and fir posts, 3" on center, in simple, traditional design, with hinged lattice panels underneath the deck. The area under the deck was intended as a storage area. The design of the new deck did not follow the design of the deck above.

Mr. Schadeegg commented that with 1-1/8" balusters, the 3" on center distance was too wide, and that he would request a modification to 2-1/2" on center.

The next items discussed was the removal of a flagstone patio in the area, to be replaced with sod and plantings.

Ms. Regan asked if the construction of the deck was contingent upon demolition of the garage. Ms. Brewster replied that it would be.

It was stated that the lattice panels might be placed on black painted plywood, to control the entry of wind and rain under the deck.

In reply to a question, Mr. Beneduce, was told that the applicants had owned the property for 3 years.

Ms. Williams commented that the proposed alteration would create more areas of sod and grass than presently exist on the property. The applicants stated that a landscape designer would oversee the site's landscaping and drainage control. Ms. Brewster stated that the existing condensers would be relocated to area #17 on the site plan. Mr. Schadeegg noted that the finish lumber on the deck should be cedar or fir. Mr. Beneduce asked for a clarification of the design of the gate. Ms. Brewster stated that the fence on the east side had been withdrawn from the plans.

Mr. Miller asked to be excused to make a telephone call. Upon his return after a brief absence, discussion resumed.

Mr. Beneduce and Mr. Schadeegg discussed the design of the carport, especially in relation to the roof/pier relationship. They suggested that the design be modified to incorporate thicker piers, with a shallower pitch to the roof. It was stated that the material of the floor of the carport was to be scored concrete.

Ms. Williams asked for a clarification of the objections of the abutters to the proposal. Mr. Miller replied that they objected to the floor of the carport, and that there were concerns in regard to the Zoning Ordinance's maximum allowable coverage of yard areas. Mr. Salvatore observed that these issues were questions best addressed by the Zoning Board itself. There was a discussion of the scale of the site plan. It was observed that since the 11 x 17" copies sent to Commission members with the application were reduced from the original print, slight inaccuracies may be introduced by the copying process, but that the original drawing was to scale. Ms. Brewster stated that as yet, a surveyor has not ascertained the precise location of the lot lines, but this will be done as part of the application for a building permit.

There was a further discussion of the proposed design for the carport. Ms. Brewster stated that a pitched rather than a flat roof was selected to echo the design of the roof of the house. Ms. Brewster stated that measures have been taken in the design to minimize the ways in which the pitch might affect the abutters, such as the installation of gutters, the possible installation of a drywell, and the installation of gravel for control of any runoff.

Mr. Beneduce asked again what specific issues the abutters found to be of concern. Mr. Miller replied that there were objections in terms of the requirements of the Zoning Ordinance for maximum coverage of side and rear yard areas. He also stated that the design of the carport was not consistent with the character of the neighborhood. It was stated that the carport would disrupt the appearance of the entire area, that carports are not appropriate to the east Side, and that garages and carriage houses were appropriate. Ms. Regan asked if there were any other objection to the work proposed. Mr. Miller stated that he was not prepared to discuss the objections at this time. Mr. Salvatore commented for the record that the attorney for the appellant was not prepared to present specific objections to the work proposed. Mr. Miller replied that the abutter also objected to the installation of the dog pen. He also

repeated his objections in regards to possible nonconformance with the zoning ordinance, and to the existence of a carport. Ms. Brewster wondered if the applicant would prefer a garage to a carport. Mr. Miller noted that the application called for the installation of a fence around the dog pen, and stated that abutter approval was required for the installation of such a fence. Ms. Cavanaugh clarified the approval process, stating that approval of those property owners on interior lot lines directly adjacent to the property where the fence was proposed, was required, and expressed regret that Mr. Miller felt the approval requirements were vague.

Mr. Schadeegg made a motion to approve the deck and dog pen as proposed, but to deny the carport as designed. Instead of voting on this motion, it was decided to separate out each work item for a separate motion.

On a motion by Mr. Schadeegg, seconded by Mr. Beneduce, the Commission voted unanimously to approve the deck as proposed, contingent upon the modification of the spacing of the balusters from 3" to 2-1/2" on center, citing Standards 4, 8, 9, contingent upon upholding of the prior approval.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo

Ms. Nolan arrived at 5:15 pm

On a motion by Mr. Schadeegg, seconded by Ms. Williams, the Commission voted unanimously to approve the removal of the flagstone patio and replace it with sod and plantings, citing Standards 4, 8 and 9.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo

A motion was made by Mr. Schadeegg, seconded by Mr. Beneduce, to deny construction of the carport as designed, citing Standard 8. Mr. Beneduce stated that the intent of the motion was to have the design brought back after modification. The motion failed, as not enough "yes" votes were given to the motion.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo

Yes = 5, No = 1, (6 Yes votes are required for motion to pass)

In a discussion of the relative merits of a carport and garage for vehicle protection, Ms. Robertson expressed reservations about delegating the decision to construct a carport rather than a garage to staff. Ms. Williams also expressed some concern about new construction on the property. Ms. Brewster stated that she had discussed the carport with Mr. John Pagliaro of the Department of Inspections and Standards vis-a-vis zoning and lot size requirements.

Ms. Regan asked why a carport was desired by the applicant. Mr. Gill then presented his reasons for wishing to construct the carport. He cited security and protection from ice and snow as a concern. At present, parking is confined to an unsecured driveway. One car has already been stolen from this driveway. He also stated that as a physician, he is often called out on an emergency basis in the late-night/early morning, and needs to leave the driveway quickly, unimpeded by ice and snow. He felt that a garage would close off open space in the backyard, and wanted the carport to be appropriate and attractive.

Mr. Beneduce asked if it was possible to redesign the carport so that it resembled a pergola, which would be a more unobtrusive design than the one proposed. One with a flat roof that did not make an architectural statement would be preferred. Mr. Gill indicated that he was open to that possibility, and that he was willing to install a fence along the property line shared with the appellant.

Ms. Regan commented that the applicant seems flexible in terms of the redesign of the carport, and Ms. Williams added that a less obtrusive design would be more acceptable. Mr. Beneduce questioned the use of brick for the piers, and Ms. Brewster agreed that the design would optimally be for a wooden structure. Ms. Brewster stated that one area of concern was the fireproofing of the structure, a requirement of the building inspector. The Commission members agreed that the idea of "lightness" in a modified design should be pursued.

The Commission agreed to continue this part of the application until the hearing of 2/28/94, when a modified carport design would be presented for discussion.

On a motion by Ms. Robertson, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the installation of a 8' x 12' concrete slab in the southwest corner of the property, with the provision that no shed or fencing be installed adjacent to or on top of it, citing Standard 4, and Standard 9 if the slab is ever removed.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo

3. 28 Thayer Street (College Hill) - Ms. Barbara Holmes and her daughter, Ms. Katherine Placco, discussed their application for replacement in kind and repair of the front porch of 28 Thayer Street. The work was completed without a building permit or a Certificate of Appropriateness.

Ms. Placco stated that the work was done to repair a deteriorated porch. On the recommendation of Mr. Paul Daniel, a carpenter was engaged to shore up the front porch. As the work progressed, other it became apparent that other elements also required repair or replacement. She stated that the inappropriate porch railing balusters could be replaced. She stated, too, the work on the porch represented an improvement from its former condition. She also stated that had she been aware of the requirements of historic district zoning, she would have come before the Commission before the work was done. She and her mother felt hat one the porch was painted, it would be relatively unobtrusive.

Mr. Schadeegg stated that a simple modified design, based on that of the porch railing that was replaced, would be acceptable. He suggested that the railing should not be constructed of pressure treated wood, and the balusters should be square, set between the upper and lower rails, and be 2-1/2" on center.

On a motion by Mr. Schadeegg, seconded by Mr. Beneduce, the Commission voted unanimously the approve the application, with the provision that the railing be replaced within 90 days as per the modifications suggested by Mr. Schadeegg.

Members Voting: Robertson, Beneduce, Regan,
Williams, Schadeegg, Parrillo, Nolan

Mr. Beneduce departed at 5:45 pm.

4) 118 Benefit Street (College Hill) - Mr. Fred Flanagan, contractor, appeared to discuss the owner's proposal to construct a new rear shed dormer on the third floor of 118 Benefit Street. Mr. Flanagan stated that the building had 4 chimneys, and that the dormer was proposed between the two rear chimneys. He also stated that the owner

wished to use windows like those used in the new addition renovations approved in 1993.

Ms. Williams asked if the property was a one-family house, and about the need for a dormer. Mr. Flanagan stated that it was a single-family house, and that he thought the owner wished to use the renovated attic rooms for office space, and to install a bath on the third floor. The owner also wished, if possible, to have access to the view to the west. He also stated that at this time, conceptual approval only was sought for the alterations.

Mr. Schadeegg commented that the proposed design would require too much alteration to the original fabric of the building. He suggested that the applicant may wish to explore the option of creating additional space in the renovated first floor addition rather than reworking the original structure.

On a motion by Ms. Robertson, seconded by Ms. Nolan, the Commission voted to continue the application for conceptual approval until such time as acceptable modifications could be made to the proposal. The design as presented was not approved, but approval was given to the exploration of options for alterations that would provide additional light and/or space. It was recommended that the applicant work with staff, or possibly a subcommittee, to develop a modified proposal.

Members Voting: Robertson, Nolan, Regan, Williams, Schadeegg, Parrillo

5) 271 North Main Street (College Hill) - Mr. John Harris of NWS Communications and Mr. Richard Singleton of the Episcopal Diocese of Providence appeared to discuss the proposal to install a satellite on the roof of a recent building adjacent to the Cathedral of St. John.

The options were presented for four (4) different locations for the antenna. The first was the one originally proposed, on the northwest corner of a recent flat roofed building adjacent to the Cathedral. The second was one on the northeast corner of the building, the third to the east of that on the land near to the Cathedral's historic cemetery, and the fourth on a ledge to the east of the building, not within the cemetery bounds. The relative advantages of each option were discussed.

Ms. Regan asked if the large size of the satellite (7' high, 7.5' in diameter) was required. The requirements in

terms of size and location were discussed, as was the constraint imposed by the necessity of having each of the participants in the Episcopal Teleconferencing Network use the same equipment. Ms. Cavanaugh asked if it was possible for the dish to be located elsewhere and to have the signals received by phone. This option was not considered to be feasible.

On a motion by Ms. Williams, seconded by Ms. Robertson, the Commission voted unanimously to approve the installation of the satellite dish, with the provision that it be installed at location #4, on the ledge to the east of the original location, citing Standards 4, 8 and 9.

Members Voting: Robertson, Nolan, Regan, Williams, Schadegg, Parrillo

6. 66-68 South Main Street (College Hill) - Mr. Stephen McGovern gave a presentation of the plans for proposed alterations to the fire safety features of the building. He stated that Mr. John Rancourt of the Providence Fire Department, with whom he had discussed the fire safety plan for the building, was expected but was unable to attend the hearing.

He reviewed the proposal to install a new inclined ships ladder to replace an existing safety egress ladder in a well to the rear of the first floor of the building. The path of egress from this ladder to a new proposed ladder on Hopkins Street would be marked by a line of pavers. There was a discussion about the requirement of installing a covering over the egress path, or of placing a handrail next to it. Mr. McGovern indicated that the covering would not be necessary if the path was kept clear of ice and snow.

Mr. McGovern also stated that the option of providing internal arrangements for emergency egress had been explored, but were found to be not feasible.

Ms. Regan asked why these proposed alterations were now being required by the Fire Marshal. Mr. McGovern replied that Mr. Rancourt wished to correct an existing dangerous condition in the building. In addition, Mr. Rancourt had expressed a wish for the installation of a railing along the line of the pavers.

There was a discussion of the options for the landing on Hopkins Street, with the use of wood, cast iron, granite and granite veneer debated. It was the consensus of the Commission members that the use of wood and cast iron would be discouraged, but that granite or granite veneer would be acceptable.

A motion was made by Ms. Robertson, seconded by Ms. Nolan, to approve the application as submitted, with the exception of the railing on the roof, and to continue the discussion of the railing to a subsequent hearing. On a motion by Ms. Robertson, and seconded by Mr. Schadeegg, the motion was amended to delegate review of the railing, if it is required by the Fire Marshal, to a subcommittee made up of Mr. Everett, Mr. deBoer, and Mr. Schoettle. The motion was unanimously approved.

Members Voting: Robertson, Nolan, Regan, Williams, Schadeegg, Parrillo

7. 572 Elmwood Avenue (Southern Elmwood) - Mr. Robert Strothoff of Outreach Ministries and Mr. John Gatlin, attorney, appeared to discuss the replacement in kind of section of the wooden molding of the third floor mansard. The work was done without a Certificate of Appropriateness or a building permit.

Mr. Strothoff described how and why the work was done, stating that the aim was to eliminate water damage. He stated, too, that he was willing to change the material already installed. No further work on the building is proposed. The molding replaced was rotted and badly deteriorated.

Letters regarding the work were received, and the names of those sending the letters were read into the record. Those ending letters mentioned at the hearing were Mr. Joseph Elliott, Mr. Henry Allen, Ms. Nancy Martin, Mr. Don DeSantis, and Ms. Marsha Carpenter. In general, the writers expressed concern regarding the work as completed, and expressed a wish that more appropriate repairs be done.

Mr. Schadeegg commented that he had no objection to approving repair and replacement in kind. He felt that replacement of the existing replacement material with a clear fir, high quality soft wood would not be expensive. He also stated that the Elmwood Foundation would be able to provide, upon request, references for contractors able to do acceptable work in the District. Answering an inquiry from

Mr. Gatlin, Mr. Schadeegg replied that the list was not exclusive, but was intended as a guide for locating an acceptable contractor. It was agreed to send copies of the letters received to Mr. Gatlin.

On a motion by Mr. Schadeegg, seconded by Ms. Robertson, the Commission voted unanimously to approve in concept the repair/replacement in kind of the molding, with the provision that the new boards are to be removed, and replaced with boards of high quality clear fir, and that the profiles of the moldings be modified to make them replications of the original, existing moldings. These modifications are to be completed within 60 days.

Members Voting: Robertson, Nolan, Regan, Williams,
Schadeegg, Parrillo

8. 426 Broadway (Broadway) - Mr. David Salvatore, Legal Counsel, stated that the applicant, Ms. Brenda Rioles, had requested a continuance until 2/28/94, to allow her to provide additional information in support of her application. The application was for approval of vinyl windows and a sign installed without a Certificate of Appropriateness or a building permit. The continuance request was granted to give her time to work with staff on amending her application..

9. 272 Broadway (Broadway) - Mr. John Voccola appeared to discuss his application for replacement in kind of sections of clapboards on the west. east and south elevations of the building, replacement in kind of stair stringers, rebuilding porch support columns by installing new steel columns covered by new wooden support posts, and replacement in kind of column bases on the porches. The work was completed without a Certificate of Appropriateness.

Mr. Voccola stated that the new clapboards were a high quality cedar, rather than the pine that was in place. The misalignment of portions of the new moldings installed was discussed, as was the necessity for modifying them. These suggested modifications to the porch column bases were discussed, and it was agreed by the applicant that the moldings as installed would be modified as soon as weather permitted. In the spring, too, the cast iron steps were to be reinstalled after being repaired. As additional work items, such installation of storm windows, shutters and other portions of the restoration project were planned, Mr. Voccola would submit additional applications for the required Certificate of Appropriateness.

On a motion by Ms. Williams, seconded by Ms. Robertson, the Commission voted unanimously to approve the application as submitted for installation of new stair stringers, porch support columns, column bases and sections of clapboards, citing Standard 2, with the understanding that the moldings are to be modified as soon as feasible in the spring of 1994.

Members Voting: Robertson, Nolan, Regan, Williams, Schadeegg, Parrillo

After the departure of Mr. Schadeegg at 6:50 pm, no quorum existed.

Other Business

1. 61 Parade Street (Armory) - The present status of modifications to the fire escape installed was discussed. It was agreed that Ms. Regan would consult with staff to determine the further course of action. In general, it was agreed that the installer of the fire escape, Mr. Scardera, should not be penalized by having the owner at the time of installation, Citizens Bank, further withhold payment pending PHDC approval of the modifications. The option of having the fire escape removed by a future owner of the property was discussed, as were the requirements of the fire department and the internal arrangements for egress.

2. 109 Melrose Street, St. Elizabeth's Home (Southern Elmwood) - The application for replacement of existing metal windows in the recent addition and in the sun room was delegated to a subcommittee consisting of Ms. Robertson, Mr. Schadeegg and Ms. Nolan.

There being no other business, the hearing was adjourned at 7:15 pm

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, February 28, 1994
3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of January 24, 1994
- D. New Business
 - 1. PPS plaques
 - 2. Brief report on CORE workshop
 - 3. Photo survey of Districts, funded by CLG grant
 - 4. Designations Committee Report

3:50 PM

E. Project Review:

- 1. 153 Bowen Street (College Hill) - continued from 1/24/94. Revised design for carport reviewed at hearing of 1/24/94.
- 2. 71 Olney Street (College Hill) - continued from 12/20/93. Revised design for porches reviewed at hearing of 12/20/93.
- 3. 121 Hope Street, RIHS Library (College Hill) - installation of new fence, partially stockade (violation)
- 4. 52 Power Street, John Brown House (College Hill) - repair of garden balustrade, restoration of bench section

4:45 PM

- 5. 43 Congdon Street (College Hill) - creation of new parking space, moving and rebuilding retaining walls, construction of new garden stairway, new fencing, regrading, alteration of rear porches (variance required, conceptual approval)

6. 48 Lloyd Avenue (College Hill) - creation of one parking space, without 3' landscape buffer

7. 66-68 South Main Street (College Hill) -alteration of fire safety plans approved 1/24/94

8. 116 Broadway (Broadway) - installation of new plastic backlit sign to replace old Engle Tire sign

5:45 PM

9. 116 Congdon Street (College Hill) - removal of non-functioning doorway, installation of shingles over opening

F. Other Business

1. 58 Weybosset Street (Downtown) - coordination of exterior colors of chapel sign, louvers, vents

G. Adjournment - Projected adjournment 6:30 PM

Copies of the staff report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, February 28, 1994 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02903.

Members Present

Tina Regan, Kenneth Schadeegg, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Mildred Parrillo, Michael Everett, Cornelis deBoer, Clark Schoettle

Members Absent

Antoinette Downing, Robin Rao Ryan, Pamela Robertson, Franco Beneduce

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:45 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 1/24/94 were distributed. A motion was made by Ms. Nolan, seconded by Mr. Schadeegg, that the minutes be amended to delete the redundant reference to the arrival of Councilwoman Nolan at 5:30 pm on Page 10, that the word "non-conforming" be changed to "non-contributing" on page 2, and that the terms of exemption for prefabricated toolsheds be clarified, also on page 2. The motion was delayed until later in the meeting, when more members would be present, and no vote was taken.

New Business

Discussion of New Business began at 3:50

1. Mr. Arnold Robinson of the Providence Preservation Society (PPS) gave a presentation regarding the historic

marker program. He sought a general approval for installation of such markers without review of the PHDC for each individual installation. He stated that the markers are generally located to the left and above hand height on historic buildings, attached with masonry anchors or brass screws. The exemption of plaques marking National Register properties was mentioned as a precedent. On a motion by Mr. Schoettle, seconded by Ms. Nolan, the Commission voted unanimously to grant the exemption, providing that a record of the material and design of the plaques were placed in the PHDC files.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo

2. Ms. Fleming gave a brief summary of the content of the CORE workshops for new Historic District Commission members, held on January 22, and February 5, 1994. The workshops, sponsored by the Rhode Island Historical Preservation Commission (RIHPC), covered the topic of Preservation Law on the morning session on 1/22, and a review of the Secretary of the Interior's Standards in the afternoon. On 2/5, the workshop was oriented toward improving communications skills between and among Commissioners, applicants and the general community. Ms. Cavanaugh noted that the workshops are held yearly, and that two members are able to attend each year.

3. There was a discussion of the CLG grant given to the PHDC for conducting a photo survey of the balance of the city's Historic Districts, Southern Elmwood having been surveyed under a similar grant in 1992. The funds would be available on July 1, 1994, and photography would begin in the fall of 1994. The grant covers the cost of film, processing and binders.

4. The Designations Committee meeting on 2/22/94 was lightly attended, due in part to failure of the meeting notice to reach members in time, despite having been mailed well in advance of the meeting. It was decided that Ms. Cavanaugh would work on developing the criteria for designation of new districts. The members attending, Ms. Nolan and Mr. Schadeegg, expressed concern that there be adequate notice to interested parties prior to designation, that preliminary hearings be held in public rather than private locations, and that the information given to the public be accurate. In addition, the creation of districts should be available as a method of facilitating neighborhood revitalization.

Mr. Everett and Ms. Williams arrived at 4:00 pm.

Ms. Regan mentioned that a dinner would be held for the departing Director of the Department of Inspections and Standards, Mr. Merlin DeConti, in March, at the Johnson and Wales facility in Seekonk, and that those interested in attending should contact her or Mr. Robinson for tickets.

Project Review

Project Review began at 4:05 pm.

1. 153 Bowen Street (College Hill) - Mrs. Susan Gill, owner and applicant, and Ms. Mary Brewster, architect for the project, gave a presentation of the revised design for the carport proposed for the rear yard of 153 Bowen Street. The design for the carport presented at the hearing of 1/24/94 was not approved, and suggestions were made for modifications. The new design incorporates those suggestions.

Mr. Samuel Miller, Esq., was present to represent the abutting property owner, Mr. Flint of the Parma Company, at 157 Bowen Street, who Mr. Miller stated was unable to attend due to illness. Mr. Miller stated objections to the hearing. Mr. Miller was not sworn. Ms. Regan asked that he wait to object until after the staff report was read. Mr. Miller again objected after the staff report and before comments were made by the applicant and architect regarding the staff report.

Ms. Brewster gave more detailed comments on the new design, stating that it was intended to be differentiated from the adjacent brick wall by having a stucco surface, that it was intended to resemble a garden structure, with a lower roof pitch and trellises to soften the impact of the structure. She then reviewed the site plan, and the position of the new structure on the lot. The intent of the project of extending the drive and constructing the new carport, she stated, was both to provide vehicle shelter and open up the yard.

Mr. Schadeegg inquired about the garden fence. Ms. Brewster replied that the fence was transparent, that the applicants had wished to install a solid wood fence with lattice top, but that it was withdrawn due to abutter objections. Mr. Schadeegg stated that he felt that the revised design of the structure answered the objections

expressed by Commission members on 1/24/94, and was a reasonable solution to those objections.

Mr. Miller continued to object to the hearing of the revisions of the design. There was a discussion of the forwarding of copies of the plans to the abutting property owners, and a clarification as to whether the abutters had received notice and were aware of this hearing. It was observed that a request for copies outside of the PHDC was not part of the due process of the Commission, and Mr. Miller stated that there had not been a request to the Commission for a copy. Ms. Regan asked Mr. Miller if he had any comments on the revised design being reviewed. Mr. Miller stated that his expertise lay in legal rather than architectural matters. Mr. Everett asked Mr. Miller about the substance of the objection, whether it was regarding the edifice itself or its design. It was discussed whether a garage would be more acceptable, whether it was the concept of a carport that was problematic, and whether an appropriate design would be acceptable. Mr. Miller stated that his objections were based on zoning issues, on the concept that carports are not indigenous to the East Side (College Hill Historic District), and that its construction would set a poor precedent for future construction.

Ms. Brewster presented a perspective drawing showing how the revised design would look from the Bowen Street streetscape, and in relation to the existing fence on the abutting property at 157 Bowen Street.

Mr. Miller then repeated his objections to the hearing. Mrs. Gill stated that she had strong reservations regarding the validity of the abutter's objections.

There was a discussion of the position of the structure's downspouts among Mr. Schoettle, Mr. deBoer and Ms. Brewster.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted unanimously to approve the revised design as submitted, citing Standards 8 and 9.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

2. 71 Olney Street (College Hill) - Mr. Rick Creighton, applicant, and Mr. Gary Beamon, of Consumers Management Company, representing the owner, discussed the revised design for the three levels of porches at 71 Olney Street. The revised design incorporates suggestions made at the hearing of 12/20/93, when the design as installed was

denied, and is based on the designs of approved porch renovations in the surrounding district.

Mr. Robinson of the PPS observed that the revised design was very successful, and will enhance the appearance of the property.

On a motion by Ms. Nolan, seconded by Mr. Everett, the Commission voted unanimously to approve the revisions in concept, with provision that all details are approved by the building inspector, that they meet the provision of the building code, and that documentation be provided to a level necessary to support a valid building permit, citing Standards 3, 8 and 9.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

3. 121 Hope Street (College Hill) - Mr. James Mahoney of the Rhode Island Historical Society, gave a presentation of the reasons for installing the fence along the south side of the Society's library. The fence was installed without a Certificate of Appropriateness. He asked that the fence be approved as installed.

Mr. Schoettle asked if the fence was to be painted, and was told that it was to weather naturally without surface treatment. There was a discussion of the degree to which the fence was blocked from public view, and was in the shadow cast by adjacent buildings. On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the fence as installed, citing Standards 8 and 9.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

Mr. deBoer recused himself from the review and vote on the following application, and was not present during the time the application was before the Commission.

4. 52 Power Street, John Brown House (College Hill) - Ms. Martha Werenfels of Irving Haynes and Associates, architect for the project, and Mr. James Mahoney of the Rhode Island Historical Society, owner of the property, gave a presentation regarding the proposal to restore a marble balustrade in the garden to the west of the house.

Ms. Werenfels reviewed the documentation available for restoring the balustrade. The original balustrade was part

of the Olmsted landscape plan for the property, and a copy of the plan from the Olmsted archives was presented. It seems, too, that the marble balusters were replaced at a previous time, ca. 1923-1924.

There was a discussion of the present location of the fountain that had occupied a central place in the lawn of the house, and that had been aligned with the bay of the balustrade and the west door of the house. A photograph of the property dated 1952 shows the fountain in place. Further research has shown that the fountain is now in on the grounds of the Swan Point Cemetery, donated to the cemetery in 1960 by the Historic Society. It may have been a 16th century Italian fountain brought to the John Brown House by Marsden Perry.

There was further discussion of the repair and renovation of the balustrade in terms of the materials to be used and the method of reconstruction. In attaching the balustrade, the former mortar joints would be replaced with stronger steel pins. Samples of marble were distributed for inspection. Ms. Werenfels observed that the present coloration of the marble is the result of exposure to pollutants, and that the color of the marble on the surface differs from that of the core. After the surface is cleaned, and the soot and small plants are removed, the color will be different from the existing variegated surface. In addition, the new balusters will differ in color from the old, due to the effects of age and weathering. The option of using a limestone as replacement material was also discussed.

Ms. Werenfels stated that the plan for the restoration was to bid the scope of work with two alternates, one with the use of limestone rather than marble, and one with the addition of the restoration of the projecting bay. The funds for the restoration are grant-generated, and thus are limited.

Mr. Schoettle asked if there were any plans for applying a surface treatment to protect the new marble. Ms. Werenfels replied that the marble might be harmed by new surface treatment, and that the improved design for internal support of the balustrade elements would increase its longevity. The existing surface would be cleaned and treated in a 4-step process, beginning with a water wash, and progressing to a non-ionic detergent and brush treatment, to a Sure Kleen treatment, and finally to a masonry pre-wash.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, giving approval to either option, for restoring the balustrade alone or including restoring the projecting bay, citing Standard 3.

Members Voting: Nolan, Schadeegg, Regan, Schoettle, Parrillo, Williams, Everett

Mr. deBoer returned at 5:05 pm.

5. 43 Congdon Street (College Hill) - Ms. Kate Field of Alexander Associates, landscape designer, and Mr. Bradford Kopp, owner, gave a presentation regarding the proposed creation of a new parking space, moving and rebuilding retaining walls, constructing a new garden stairway, replacing the retaining wall fencing and parking area gate, regrading the lawn area, and altering the rear porch.

Mr. Kopp discussed in detail the need for the new parking space, and Ms. Field emphasized the need for rebuilding the deteriorated retaining walls. She also discussed the fact that there was no level area in the existing landscape for play space or entertaining, and the proposed design would provide this space. The porch alterations would match existing details of the porch.

In response to a question by Mr. deBoer, Ms. Field stated that the abutting property owner to the east, Ms. Antoinette Breed, had examined the project plans and had no objection to the plans as submitted. There followed a further discussion of the tree species selected for the landscaping plan.

Mr. Schoettle asked about the material to be used in rebuilding the retaining walls, and was told that the stone was to be reused, and that brick was to be used in the columns associate with the stairs. Ms. Field stated that a structural engineer would be working on the wall design. It was also stated that the gate at the head of the new drive would be stained to match the trim of the house. Mr. deBoer observed that the proposed design was a good solution to the parking problem. In response to a question about the gate design by Mr. Schoettle, it was stated that the design would be a square spindle design from Walpole, as shown in the catalogue illustration submitted. Mr. deBoer was told that an application had been submitted for the required curb cut.

Several neighboring property owners were mentioned as supporting the project, and none had registered any objections to the proposed alterations.

On a motion by Mr. Everett, seconded by Ms. Williams, the Commission voted unanimously to approve the application in concept, with the provision that a variance be granted for the new parking space by the Zoning Board of Review, citing Standards 8 and 9.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

6. 48 Lloyd Avenue (College Hill) - Ms. Joan Daniels appeared to discuss her application to install a single parking space in a restricted space on the west side of her property. The space is needed because the parking for the property had been provided for several years under an easement with the adjoining property, and a dispute had arisen regarding this easement. The only feasible location for parking on the lot is a ca. 10' x 24' gravelled side yard. The existing wooden picket fence on the west property line is also to be replaced in kind.

In response to a question by Mr. Everett, Ms. Daniels stated that the large beech tree to the west of the property was on the adjacent lot, and would not be affected by the proposed work. There was also a discussion of the effect on the stone column and iron lamppost and fence of the proposed parking space.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, with the provision that modifications be made to the proposed design, citing Standards 4, 8 and 9. The modifications are the installation of two parallel brick paths, to mark the tire lanes, constructed of red brick pavers, with gravel in the center and to either side of the brick, with stone curbing installed on the north, west and east side of the new drive, and shrubbery planted at the north end of the drive.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

7. 66-68 South Main Street (College Hill) - Mr. Stephen McGovern gave a presentation of the proposed changes to the fire safety features approved at the hearing of 1/24/94. After discussion with the Fire Marshal, Mr. John Rancourt, the proposed features required modification. The

new plans call for a lengthened safety ladder on the Hopkins Street (north) elevation of the building, reduction in the number and change in the path of the pavers on the roof , and installation of a handrail and guardrail. Mr. McGovern indicated that the owner would seek a variance from the Fire Safety Board of Review from provisions of the fire code for certain aspects of the proposal.

In response to a question by Mr. deBoer, Mr. McGovern replied that installation of a basket-type railing around the new safety ladder was requested by the Fire Marshal. After a discussion about this installation, it was generally agreed that it would be preferable not to have the basket, but that it could be installed if considered necessary by the fire safety code. On a motion by Mr. Everett, seconded by Ms. Williams, a motion was made to approve the application as presented, with the option of installing the basket if necessary, citing Standards 4, 8 and 9. The motion was amended by Mr. deBoer, with the provision added that the new railing match the existing railing on the fire escapes to the upper floors of the building. The motion as amended was unanimously approved.

Members Voting: Nolan, Schadeegg, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

8. 116 Broadway (Broadway) - Mr. David Disaia of AA Sign, the installer of the proposed sign, appeared to discuss the installation of a new plastic backlit sign to replace the old and deteriorated Engle Tire sign on the roof to the rear of 116 Broadway.

There was a discussion of the relative merits of the installation of the sign, the size of the sign, its visibility from Route I-95, and the measures taken by the applicant to reduce the size of the sign. There was debate about the way in which the proposed sign serves as a gateway into the Broadway Historic District, the possibility of waiving the PHDC signage requirements for a non-contributing building, and the way in which the proposed sign would result in a net smaller signage area than repair of the existing deteriorated backlit sign.

A motion was made by Mr. Everett, seconded by Ms. Williams, to approve the application as submitted, waiving the PHDC signage requirements, and citing Standards 7 and 9.

Members Voting: Nolan, Schadeegg, Schoettle, Regan, deBoer, Parrillo, Everett, Williams
Yes = 3 No = 5

The motion failed, as 6 concurring votes are required for a motion to pass.

A motion was made by Mr. Schadeegg, seconded by Ms. Nolan, to deny the application, citing PHDC signage guidelines, and citing Standard 8.

Members Voting: Nolan, Schadeegg, Schoettle, Regan, deBoer, Parrillo, Everett, Williams
Yes = 5 No = 3

(Note: Despite the fact that a majority of the members present voted to deny the application, and the consensus of the Commission was that the application was denied, this was actually not in accord with Section 4.4 of the PHDC Rules and Regulations. According to these Rules, no binding vote was taken, as a vote of the quorum, or 6 concurring votes, is required to take action on a motion. This resulted in no action being taken on the application. After examination of the record and the PHDC Rules and Regulations, the applicant was informed of the situation, and the application scheduled for a vote at the next scheduled hearing of the Commission on 3/28/94.)

9. 116 Congdon Street (College Hill) - Mr. Nick Paciorek of New Age Builders, contractor for the Project, and Mr. Jay Murray, owner, appeared to discuss the proposal to eliminate a non-functioning doorway on the south side of the house, and cover the opening with cedar shingle siding siding.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission unanimously approved the application as submitted, citing Standards 2 and 9.

Members Voting: Williams, Nolan, Schadeegg, Schoettle, Regan, deBoer, Parrillo, Everett

Mr. Schadeegg departed at 6:05 pm.

Other Business

1. 58 Weybosset Street (Downtown) - Mr. Stephen McGovern of Benefit Street Design appeared with Mr. Thomas Cleary of the Holyland Art Company to discuss the coordination of the color of the vents and louvers on the building with the colors of the proposed signage. The consensus was that the vents and louvers should be a cream or white, matching the existing frame color and that of the existing louvers. The background color of the courtyard

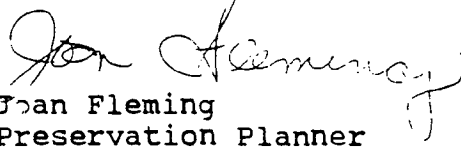
signs was to be a dark brown, Benjamin Moore black umber # 7613, with gold lettering. No Plexiglass was to be installed on the signs, but a surface treatment might be applied. The color of the signboard over the chapel door was to be cream, with bronze letters.

2. Deferred Vote on Minutes of 1/24/94 - It was the opinion of Mr. Salvatore, Legal Counsel, that members not attending the hearing of 1/24/94 could vote on the minutes of the hearing, but could not make or second the motion for approval. On a vote by Ms. Parrillo, seconded by Ms. Williams, the Commission voted unanimously to approve the minutes of 1/24/94 as amended.

Members Voting: Nolan, Regan, deBoer, Schoettle, Parrillo, Williams, Everett

There being no further business, the meeting was adjourned at 6:30 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, March 28, 1994

3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of February 28, 1994
- D. New Business

1. Amendment to PHDC Rules and Regulations, by addition of Section 6.11, re: reviewing applications for properties with outstanding violations.

2. Review of National Register Nomination for Zachariah Allen House, Smith Street

3:50 PM

E. Project Review:

1. 116 Broadway (Broadway) - vote to be taken on application for installation of new plastic backlit sign to replace old Engle Tire sign.

2. 5 Bell Street, Bell Street Chapel (Broadway)(violation) - replacement in kind of roof shingles without Certificate of Appropriateness or building permit.

3. 10 Cushing Street (College Hill) (violation) - alterations to landscaping, completed ca. 11/93 without Certificate of Appropriateness. Building permit not required.

4. 10 Cushing Street (College Hill) - alteration to door and window pattern on rear, east and west elevations, removal of fire escape, alteration to rear doorway.

4:30 PM

5. 97 Williams Street (College Hill) (violation) - removal of small window opening to rear, begun without Certificate of Appropriateness or building permit, work stopped 3/15/94.

6. 36 Exchange Terrace (Downtown) - creation of outdoor seating area with iron railings and planter boxes.

7. 123 Pratt Street (College Hill) - Conceptual approval for construction of new single family house, reviewed and approved in 1992. Application submitted as Certificate of Appropriateness expired 1/2/93, becoming null and void.

5:30 PM

F. Other Business

1. Window replacement at 150 Power Street, Dyer House

2. Discussion of procedure for review of work done without Certificate of Appropriateness.

3. Report on DOWNCITY Charrette

G. Adjournment - Projected adjournment 6:00 PM.

Applications are available for review on the 5th Floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD) , 48 HOURS IN ADVANCE OF THIS MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 28, 1994 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI, 02903.

Members Present

Tina Regan, Cornelis deBoer, Michael Everett, Kenneth Schadegg, Clark Schoettle, Councilwoman Rita Williams

Members Absent

Antoinette Downing, Robin Rao Ryan, Pamela Robertson, Franco Beneduce, Councilwoman Patricia Nolan, Mildred Parrillo

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

3:35 pm

Presentation by Mr. Deller

Before the meeting was formally called to order, before a quorum was present, Mr. Thomas Deller, Associate Director for Planning, Department of Planning and Development, gave a presentation regarding the proposed improvements to the street lighting on Westminster Street in Downtown Providence. He brought a sample lighting fixture to the hearing. The fixture is to be mounted on top of the buildings along the street, on the parapet wall. The light is a white, rather than amber light. The property owners are to mount and maintain the fixtures, and the city is to pay for the fixture itself and the electricity. The fixtures are in place on the Wilcox Building, housing the Pot Au Feu restaurant, along the Weybosset Street and Custom House Street facades. The intent of the light is to illuminate the facade of the building as well as the street. There was a discussion of the relative merits of different types of lighting, the lifespan of different bulbs, and the spacing of the lighting fixtures. Commission members were asked to observe the lights in place on the Wilcox Building, and express an opinion regarding their effect on Westminster Street buildings.

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 2/28/94 were distributed. A motion was made by Mr. deBoer, seconded by Mr. Everett, to approve the minutes. Prior to a vote, Mr. Schoettle observed that the minutes should be amended to correct a typographic error on page 5, paragraph 3, to read "in" rather than "sin", and Ms. Williams stated that it was Ms. Nolan rather than herself who seconded the motion for denial of the application to install a sign at 116 Broadway, and the record on page 10, paragraph 2 was to be amended to reflect this. On a motion by Ms. Williams, seconded by Mr. Everett, the Commission voted unanimously to accept the minutes as amended.

New Business

Discussion of New Business began at 3:55 pm.

1. Ms. Cavanaugh led a discussion of the proposed amendment of the Rules and Regulations, section 6.11. The new section would create a policy for dealing with applications submitted for Certificates of Appropriateness where an outstanding violation exists on the property.

At present, there is no formal procedure for dealing with such applications. The proposed new policy would clarify the process, and make the applicant aware of the necessity of correcting the violation before new work can be approved. This would give the Commission more leverage in having applicants correct violations.

Mr. Schoettle observed that the application for new work should be separate from the application for approval of the older work or the correction of the violation. It was felt that correction of the older violation should be a condition of approval of the new work.

Mr. Salvatore questioned the role of the PHDC in enforcing violations. He expressed concern that an applicant denied approval for new work would claim that the hearing was biased because of the existence of older (uncorrected) violations. Mr. deBoer observed that use and interpretation of the rule would be done on a case-by-case basis. Mr.

Schoettle used the example of the alteration of the paneled door on one of the houses on Athenaeum Row. In a case such as this, future work may not be approved until the violation is corrected. Mr. Salvatore expressed the opinion that it was important that an applicant have a hearing on the new application, regardless of the status of the violations on the property. The issuing of the Certificate of Appropriateness, however, may be provisional upon the correction of outstanding violations. Due to the complexity of the legal issues involved, Mr. Salvatore stated that he needed more time to study the proposed rule. No vote was taken.

2. The National Register Nomination for the Zachariah Allen House, 1093 Smith Street, Providence

The property, in the Elmhurst section, is not located within a city historic district. The house, built in 1789 by Amos Allen for his brother Zachariah, is the last surviving remnant of the Zachariah Allen Farm. It is one of the few remaining structures that represent the early development of what was then North Providence. Changed very little in the nineteenth century, the house is remarkably well-preserved and possesses excellent integrity.

On a motion by Mr. Schoettle, seconded by Ms. Williams, the Commission voted unanimously to endorse the nomination.

Members Voting: Williams, Schadeegg, Regan, DeBoer, Everett, Schoettle

Project Review

Project Review began at 4:10 pm

1. 116 Broadway (Broadway) - Mr. David Disaia of AA sign, Jefferson Boulevard, Warwick, appeared to discuss the application for installation of a backlit plastic sign on the roof to the rear of 116 Broadway. The application was reviewed at the hearing of 2/28/94. After examining the record of the hearing, however, it was discovered that a valid and binding vote on the application was not made at that hearing. A concurring vote of the quorum of PHDC members was not cast either for approval or denial of the application. In effect, this meant that no action was taken on the application. The applicant was informed, and agreed to appear while the vote was taken at the present hearing of 3/28/94.

There was a discussion of the rule, and the number of concurring votes necessary. Since six members were present on 3/28/94, a unanimous vote would be required on any action. It was observed that, according to the Rules and Regulations, if no action is taken within 45 days after the submission of a completed application, this failure to act will constitute approval of the application.

Mr. Everett made a motion to take no action, but then withdrew the motion. Mr. Schadeegg made a motion to deny the application, citing Standard 8 and the PHDC signage guidelines. No member seconded the motion.

Mr. Disaia asked for a clarification of the contents of Standard 8, and Ms. Cavanaugh read the provisions of the Standard. Mr. Disaia commented on the specifications of the proposed sign.

The Commission members present agreed to take no action on the application. A motion was introduced by Mr. Everett, seconded by Ms. Williams, to take no action, but the motion was withdrawn. After 45 days from the date of the completed application, which was 2/18/94, a Certificate of Appropriateness is to be issued. The date of issue is to be within the first week of April, 1994.

Members Present During Decision to Take No Action:
Schoettle, Everett, deBoer, Schadeegg, Williams, Regan

The necessity for quorum for valid decision-making prompted Ms. Regan to observe that it was important that the Commission positions now vacant be filled as soon as possible. A letter is to be sent to the Speaker, to follow up on the letter sent approximately a year ago.

2. 5 Bell Street, Bell Street Chapel (Broadway) - Mr. Richard Philbrick appeared to discuss the replacement of shingles and repair to the roof of the Chapel.

There was a brief summary of the events leading up to the issuance of the notice to the property owner, the clarification of the color of the replacement shingle, and the existence of photographs on file at Irving Haynes and Associates documenting the former color of the replacement shingles. Mr. Philbrick described the difficulties in maintaining the building, and the expenses involved in repair of furnaces and other elements. The contractor engaged to do the roof replacement was selected because he was available to do the work immediately, to repair the leaking roof.

On a motion by Ms. Williams, seconded by Mr. Everett, the Commission voted unanimously to approve the work as completed, citing Standard 2.

Members Voting: Williams, Schadeegg, Regan, deBoer, Everett, Schoettle

3. 10 Cushing Street (College Hill) - Mr. Albert Veri, landscape architect for the project, appeared to give a presentation regarding the goals, design and material of the alterations to the property's landscaping. The alterations are completed on the north side of the property, and are planned for the south side, along the Cushing Street elevation. The completed work has been carried out without a Certificate of Appropriateness, but, according to the applicant, no building permit is needed.

Mr. Veri stated that it was intended that as much existing material as possible be retained. Problems with site drainage were to be addressed by this landscaping. Mr. Veri was familiar with the site, as he had lived next to it for many years, and had looked out on it for some time.

The site work on the front (south) elevation is oriented toward improving the drainage in front of the existing garage. The existing cobbled drive is to be altered by installing a new drain and relaying the cobbles. A new cobbled drive, matching the existing drive, is to be laid in front of the new west parking space, from the property line to the street. The tree opening is to be fixed, and the brick is to be reset.

Several Commission members expressed concern about the use of cobbles in front of the new parking space. They felt that the surface would be an impediment to passage by children's strollers and to wheelchairs. To ameliorate this problem, there was discussion of the possibility of installing a brick path through the cobbles, to provide a more even surface. Mr. Veri stated that the other drives on Cushing Street penetrate to the street. Safety concerns regarding the steepness of the hill were discussed.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, (with the provision that a brick pedestrian strip be installed through the existing and new cobbled drives, withdrawn), citing Standards 8 and 9.

(Note: After a review of previous approvals given to the project, in response to a query posed by Mr. Kite, the provision was withdrawn from the motion. This is described below, in the section of the minutes reviewing the action taken on the application for approval of alterations to the door/window configuration of 10 Cushing Street)

Members Voting: Williams, Schadeegg, Regan, deBoer, Everett, Schoettle

4. 10 Cushing Street (College Hill) - Mr. William Kite and Mr. Paul Thompson, of William Kite Architects, appeared to give a presentation regarding the proposed alterations to the door and window configuration, removal of a fire escape and construction of a new door hood on the property.

Prior to discussing the proposed alterations, Mr. Kite stated that the provision requiring the installation of a brick pedestrian strip on the cobbled drive areas would prove to be a hardship to the owner. He asked that the record be examined to determine whether the new cobbled drive proposed had been included in the plans approved in October, 1993. A close examination of these plans showed that the approval had been granted. Upon this determination, the proposed amendment to the motion previously approved was withdrawn by Mr. Everett.

Ms. Williams stated that the concerns regarding effect on baby carriages and wheelchairs by the surface on the public sidewalk remained. Mr. Kite stated that he would pass on the Commission's concerns to the owner. There followed a discussion of the constraints on paving materials on public sidewalk, what permits were required, and the certification of sidewalk installers.

Mr. Kite then gave a presentation of the alterations proposed for west side of the house, with new French doors installed in place of the existing sliding metal doors onto the side porch. On the east side, the metal doors and 1/1 windows opening into the dining room would be replaced by new wooden doors and multi light casement windows. The small entry enclosure off the kitchen would be rebuilt to make it symmetrical with the rest of the facade. The existing fire escape would be removed. The present door and window pattern would be altered, with the new windows lined up with the existing windows on the upper floors. The new door would have a new hood installed over it.

The application is to be amended to include the alteration to the southern most window on the east facade to accommodate service between the new patio and the interior of the Brewery. The design proposed was amended, and drawn by Mr. deBoer. A letter amending the application is to be sent to staff by the applicant.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the application was approved as submitted, citing Standards 8 and 9, with the provision that the proposed alteration of the window be amended to one of 2 single-hung sash with a fixed panel on the top. Final review of the window design is delegated to staff.

Members Voting: Williams, Schadeegg, Regan, deBoer, Everett, Schoettle

It was decided that the Commission wished to continue outdoor seating plans at a scheduled hearing.

7. 123 Pratt Street (College Hill) - Ms. Jane Mayerson, applicant, and Mr. Robert Donelly, architect for the project, appeared to discuss the proposal to construct a new single-family house on a vacant lot at 123 Pratt Street. The project was approved by the Commission in May, 1992, but the Certificate has expired.

Ms. Regan had intended to recuse herself due to a former business relationship with the applicant. However, no valid and binding vote could be taken on the application with fewer than 6 members, only 6 members were present, and her recusing herself would leave only 5 members available for a vote. Ms. Regan discussed the situation with the applicant. Ms. Mayerson stated that, under the circumstances, she had no objection to Ms. Regan being present and voting on the application.

All the members present were on the Commission when the application was first reviewed and approved in 1992, and so were familiar with the project. Mr. Donelly discussed the revisions requested in 1992, and stated that revised drawings were reviewed by Mr. Ramzi Loqa, Acting Director of the Department of Inspection and Standards. These drawings need to be collated.

Mr. Schadeegg and Ms. Mayerson discussed the relatively lower costs of construction with steel framing, and the use of steel rather than wood in a fluctuating market. There was a discussion of the stucco surface, and the color of the surface materials. The main color is to be a buff, with

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, citing Standards 3, 8 and 9.

Members Voting: Williams, Schadeegg, Regan, deBoer, Everett

5. 97 Williams Street (College Hill) - Mr. Robert Mende, contractor for the project, appeared to discuss the removal of a small window, rebuilding a section of brick wall, and replacement in kind of a brownstone lintel. The work was begun without a Certificate of Appropriateness or a building permit.

Mr. Mende explained that the owner had completed the application for a Certificate of Appropriateness, but had not mailed it. The lack of a Certificate was made known when he applied for a building permit. A site visit was made the same day, the application form was submitted, and the work reviewed.

Mr. Mende gave a detailed description of the deterioration of the rear wall associated with the window, of the existing condition of the wall, and the structural history of the rear (south) facade of the building. He stated that the new brownstone lintel over the rear door matched the existing lintel, and that no new brick was used in rebuilding the wall. He discussed the approved rebuilding of new box gutters, and the poor construction of the former gutters.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted, citing Standards 2 and 3.

6. 36 Exchange Terrace (Downtown) - Mr. Joseph Gately and Mr. Frank Hennessey, operators of the Union Station Brewery, appeared to give presentation regrading their application to install a seasonal outdoor service area on the east side of the existing Brewery. Mr. Jim Souza of Morris Nathanson Design, designer of the project, was unable to attend due to a death in the family.

Samples of the material to be used in the tables were distributed. There was a discussion of the type of umbrellas to be used, and the design of the railings and planter boxes that would define the boundary of the seating area. The use of the area on a seasonal or permanent basis was discussed, with the applicants stating that the use was to be seasonal. The review process for a new sign at the top of the steps leading from Exchange Place down to the Brewery.

PHDC Minutes 3/28/94
Page 10

3. New Housing
4. New Parking Facilities
5. New Academic Landuse

There being no further business, the hearing was
adjourned at 6:00 pm

Respectfully submitted,

Joan Fleming
Preservation Planner

accents in blue and red. Prior to final approval, a colored rendering of the building is to be submitted by the applicant.

Mr. deBoer asked about the status of the questions contained in a memo from Mary Turkel to Mr. Donnelly dated July 1, 1992. Mr. Donnelly replied that the changes to the plans requested in the memo had been made.

In response to a question by Mr. Donnelly, he was told that 3 sets of full-size drawings were required to be stamped and signed prior to the issuing of the Certificate of Appropriateness. A set of plans could also be forwarded as a courtesy to the Providence Preservation Society (PPS).

On a motion by Mr. Schadeegg, seconded by Ms. Williams, the Commission voted unanimously to approve the application in concept, citing Standard 8 and the New Construction Guidelines, with final review of the revised drawings delegated to staff.

Members Voting: Williams, Schadeegg, Regan, deBoer, Everett, Schoettle

F. Other Business

1. 150 Power Street (College Hill) - Brown University has had difficulty in finding appropriate replacement windows for the Dyer House. Nine (9) windows need to be replaced. The Marvin windows selected had muntins that were too thick for the replacement of the original Federal windows. Upon further research, the use of Brosco windows of suitable design has been proposed.

2. In a discussion of the procedure for review of work done without a Certificate of Appropriateness, it was the consensus of the Commission that such work should continue to be reviewed at a regular hearing of the Commission.

3. Downcity Charrette - Ms. Cavanaugh gave a brief presentation of the five elements of the Downcity Charrette that may be implemented to improve the city's downtown area. The Charrette was held on March 3-8, 1994, led by city planner Andres Duany, and was attended by several members of the community.

1. Construction and Operation of Cinemas
2. New Retailing Strategies

PHDC Agenda 4/25/94
Page 2

G. Adjournment - Projected Adjournment 5:30 pm

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

Tina C. Regan
Chair

Vincent A. Cianci, J
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION
"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday April 25, 1994
3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminister Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of March 28, 1994
- D. New Business

- 1. Update on Uniform Street Signage for City Historic Districts

4:00 pm

PLEASE MAKE SITE VISITS

- E. Project Review

- 1. 254 Hope Street (College Hill) - demolition of outbuilding to rear of house, continued from 12/20/93
- 2. 11 Church Street (College Hill) - alteration of door and window configuration on ca. 1961 addition and garage, installation of garage skylights
- 3. 426 Broadway (Broadway) (violation) - installation of vinyl replacement windows, continued from 1/24/94
- 4. 8 Wood Street (Armory) (violation) - installation of vinyl replacement windows

5:00 pm

- F. Other Business

- 1. Rhode Island Alliance of Historic District Commissions - membership and Board positions
- 2. Continuing Discussion of Violation Enforcement

Chambers in Providence City Hall on April 27, 1994. The new Zoning Ordinance hearing was to be held at the same time and place on the following day, April 28. As part of the new Zoning Ordinance, the Downtown Historic District was to be replaced by the DOWNCITY zone, with design and exterior work reviewed by a DOWNCITY Review Commission rather than the PHDC.

Mr. Schadeegg arrived at 3:45.

2. Uniform Street Signage for City Historic Districts

Ms. Cavanaugh then gave a presentation of a street signage project, one for the Jewelry District. She mentioned that the Department of Planning and Developments deadline for creation of uniform Historic district signage was flexible, and that the signs would be developed after 5/15/94.

She showed the district map, with the sign locations clearly marked, and keyed to photographs of the locations. On the boundaries of the district, the signs reading "The Jewelry District" had an additional sign reading "Welcome To".

The preliminary design for the sign was rectangular, with dark cursive script on a white background, to be mounted vertically. The consensus of the Commission members was that with the vertical mounting the sign was not legible.

Ms. Regan asked if it was possible to identify the Historic district on the signs identifying the names of the streets. Such signs exist in Fox Point and in Federal Hill. Commission members also commented that the signs should be uniform, that it shouldn't be necessary to design distinct signs for each district, that they should be standardize. Commission members also wished to know about the funding source for the signage.

Ms. Parrillo arrived at 3:55 pm.

3. Joan Fleming gave a brief summary of a meeting on 4/22/94 with Kevin Blais and Jim Conachen of the Bi-Glass company. They gave a demonstration, with window samples, of their new method of retrofitting wooden windows. They also left a copy of the video of the company's appearance on "This Old House", to be viewed by Commission members.

MINUTES

A meeting of the Providence Historic district Commission was held on Monday, April 25, 1994 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Cornelis deBoer, Kenneth Schadeegg, Clark Schoettle, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Robin Rao Ryan, Pamela Robertson, Franco Beneduce, Mildred Parrillo

Members Absent

Antoinette Downing, Michael Everett

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:40, Ms. Regan presiding. All testimony was sworn.

Minutes

A motion was made by Mr. deBoer, seconded by Mr. Beneduce, to approve the minutes of the hearing of 3/28/94. Ms. Williams observed that Ms. Parrillo was not present to vote as shown in the minutes on pages 5-9, and her name should be deleted from the list of members voting on those pages. The Commission voted unanimously to approve the minutes as amended.

Ms. Nolan arrived at 3:42.

New Business

1. Ms. Cavanaugh informed Commission members that 5 plans (Old Harbor, DOWncity, Providence 2000, Plan For Preservation, Recreation and Open Space) were to be discussed at a public hearing at 6:00 pm in the City Council

2. Enforcement of Historic District Zoning Violations

The most recent letter, dated 4/25/95, to Mr. Ramzi Loqa, listing the current violations, was distributed. Ms. Fleming reported that, in a recent conversation, Mr. Loqa stated that the letters were helpful, and that they were forwarded to Mr. Ed Civito for enforcement. It was suggested that Mr. Loqa and Mr. Civito be invited to a monthly hearing in mid-summer to discuss enforcement procedures.

Project Review

Project Review began at 4:05 pm.

1. 254 Hope Street (College Hill), small outbuilding to rear - Mr. Gary Greenberg of I and R Realty, owner of the building, and Mr. Greg Healey, an abutting property owner at 115 Keene Street, discussed the proposal to demolish the building.

Mr. Greenberg stated that he was concerned that the building was a hazard, that it might be an attractive nuisance for high school students at nearby Hope High School. He stated that after the building was demolished, there were no plans for the site, and that it would be covered in gravel. Ms. Regan asked if he had drawn up site plans for the lot, or if it to be used as a garden. Mr. Greenberg stated in reply that there were no plans to rebuild a structure on the lot.

Mr. Beneduce asked about the length of time the property had been owned by Mr. Greenberg's firm. He replied that he owned adjacent properties on Hope and Thayer Streets, and the property itself had been owned for 3-4 months.

Ms. Nolan asked about the debris shown on photographs of 4/13/94 as piled outside the building. Mr. Greenberg stated that the demolition company engaged to demolish the building would remove the debris at the same time. He stated that debris on front had been stored inside the building, and was removed to allow assessment of the buildings structural condition.

Mr. Healey, the abutting property owner, stated that workmen painting the adjacent property had told him that the site of the building was to be blacktopped after demolition.

The process consists of removing the window from the frame, removing the weights and ropes, insulating the pockets, and installing new jamb liners. The window is taken to a truck/workshop on site, where the old glass is removed, new insulating glass is installed, and a new exterior muntin is applied. The interior muntin is retained. The window is a reinstalled, and can be tilted in for cleaning and maintenance. No storm windows are required, as the insulating glass provides thermal efficiency.

There are advantages and disadvantages to the system. Mr. Blais and Mr. Conachen indicated that they are willing to work with local HDC's to meet their requirements for retention of Historic fabric. They mentioned that the Hingham and Natick, MA HDC's had approved the process. They indicated that they would like to meet with Commission members to discuss the process at the hearing on 5/23/94.

Ms. Robertson offered the use of her office VCR to view the tape prior to the hearing. A convenient and mutually agreeable time was to be arranged.

Other Business

1. Rhode Island Alliance of Historic District Commissions

Ms. Regan gave a brief presentation of the results of the annual meeting of the Alliance at Salve Regina College in Newport on 4/10/94. It was sponsored by the Rhode Island Historical Preservation Commission (RIHPC). She mentioned that there was good attendance by Commission members at the meeting, and that Mr. Schadeegg received an award on behalf of the Elmwood Foundation. There was a workshop that discussed the role of staff support for Historic District Commissions. It was mentioned that Newport currently has no staff for their Commission, and that Bristol and some other communities have part-time support. Board members are needed from each town for service on the Alliance Board, which meets 4 times a year. Any Commission member interested in serving on the Board should speak to Ms. Regan. Mr. Beneduce was part of a panel discussion led by Ms. Cavanaugh about the relationship between institutions and Historic District Commissions. He commented that the Providence Historic District Commission was well-known and respected across the state.

Mr. Salvatore arrived at 4:00 pm.

Members Voting: Williams, Nolan, Beneduce, Regan,
deBoer, Schadeegg, Robertson, Ryan, Parrillo
Yes = 9 Abstaining= Schoettle

2. 11 Church Street (College Hill) - Mr. Richard Kazarian, new owner of the property, appeared to discuss his proposal to alter the 1961 addition to the 18th century house. The alterations include changes to the doors and windows of the breezeway addition to the south of the kitchen and the garage.

He mentioned that the installation of skylights on the breezeway addition was to be altered, and that the skylights were instead to be installed in the garage roof, on the east side.

He and Mr. deBoer engaged in a discussion of the design of the alteration to the garage doors. It was stated that the new doors were to swing out, and that the panes would be oriented horizontally rather than vertically. The doors would be modeled after the wainscoting on the front of the house. There would be flush panelling on the garage doors. There followed a discussion of the thickness of the muntins, and the use of insulating glass. Mr. deBoer recommended that Mr. Kazarian's research the use of a Pella window (architectural series) with 7/8" thickness, which he considered to be a good product, with applied muntins on insulating glass.

Mr. Schoettle asked Mr. Kazarian about the design of the new louver door that was to be installed between the patio and the kitchen, replacing an aluminum screen door. Mr. Kazarian replied that he liked the design of the door, and that it resembled one on a house in Beacon Hill. A photograph of that door was included in the application.

There was a further discussion of the skylights in the garage roof, and a query as to whether the abutting neighbors had been informed and/or had any objection to the new skylights. Mr. Kazarian stated that he had heard of no objections. Mr. Schoettle asked who would be fabricating the garage doors. Mr. Kazarian replied that he would be doing the work himself, with some assistance from others. In response to a question, Mr. Kazarian stated that the two end panels of the garage doors were to be fixed. Mr. deBoer stated that the design of the new doors needed to be seen in the context of the balance of the elevation.

Mr. Healey has strong objections to a parking lot directly adjacent to his property. He also stated that the debris outside the building had been there since the fall of 1993. He was concerned about the disposition of the property after the building was demolished, and about its conformance to zoning. There were 6 designated parking spots for seven apartments in adjacent buildings, and Mr. Healey was concerned that there would be random parking within the space opened up by the demolition of the building. Mr. Healey recognized that there had been maintenance problems on the property caused by the previous owner. He had no problem with the barn coming down, recognizing its deteriorated condition, but was concerned about the treatment of the site after demolition.

It was the consensus of the Commission that a site plan showing the treatment of the site following the proposed demolition should be submitted by the applicant before a determination is made on the application.

Mr. Schoettle arrived at 4:30 pm.

Mr. Scott Summer, attorney for the applicant, was sworn. He stated that he was concerned about the owner's liability, should a tenant be injured as a result of the deterioration of the building. He also stated that it would be possible to obtain an engineer's report on the structural condition of the building. Mr. deBoer observed that it was possible to shore up and secure the building to minimize the hazard, and that perhaps this should be done as quickly as possible.

The items listed in a letter sent to Mr. Irwin Greenberg on December 22, 1993, after the hearing of 12/20/93, which are the required documentation for an application for a Certificate of Appropriateness for demolition, were discussed. This documentation was to be provided by the applicant.

Ms. Cavanaugh observed that a special meeting of the Commission could be arranged prior to the next scheduled hearing of 5/23/94 to review the application once all the necessary documentation was submitted.

On a motion by Mr. Beneduce, seconded by Ms. Nolan, the Commission voted to continue hearing the application, and not to vote on the application, until all required documentation was provided.

windows to replace the original wood windows on three of the four elevation of the house. The windows were replaced without a building permit or a Certificate of Appropriateness.

Mr. Mildner described the events leading up to the installation of the windows. Mr. Mildner had replaced the original windows on the third floor of the house approximately 10 years ago, prior to the creation of the Armory Historic District in 1989. He stated that it cost \$4200 to heat the house last year. He stated that it was through his own lack of knowledge of the existence of Historic District zoning that he allowed the windows to be installed by the contractor, Mr. Card. He had no idea the house was within a city Historic District.

Mr. Card stated that he, too, had no idea the house was historic. He stated that he was informed of the requirements for PHDC review when the work was stopped by the Building Inspector. He stated that some towns do not require building permits for window replacement. The windows themselves were installed ca. 2 months ago, and the crew was finishing work on the sills. Mr. Schoettle asked Mr. Card about his knowledge of the permits required by the City of Providence.

Mr. Jones, Mr. Mildner's attorney, stated that he wished the record to reflect that Mr. Card was not appearing on behalf of Mr. Mildner.

Mr. Mildner stated that he would have obtained any permits required.

Mr. Card stated that Mr. Mildner would have been liable for the expense of the windows had the windows been ordered and then not been installed due to their incompatibility with PHDC Standards and Guidelines.

There was a discussion of the storm windows removed. The frames for the old aluminum storm windows were stored on site along with the original windows. Mr. Schadeegg remarked that the applicant was fortunate that the windows had not been destroyed.

Mr. Jones stated that the contractor, Mr. Card, should have obtained a Certificate of Appropriateness and a building permit. He stated, too, that his client, Mr. Mildner, would suffer financial loss by reinstalling the windows. He observed that the third floor windows had

On a motion by Mr. deBoer, seconded by Ms. Nolan, the Commission voted unanimously to grant conceptual approval of the application as submitted, citing Standards 4, 8 and 9, with the provision that the application be modified to reflect the relocation of the proposed skylights to the garage, and with a request that more detailed drawings be submitted of the two sides affected by the alterations, superimposing the drawings on the 1961 blueprints of the construction of the addition and garage. The new drawings are to be reviewed by staff.

Members Voting: Williams, Nolan, Robertson, Regan, deBoer, Schadeegg, Ryan, Parillo, Schoettle, Beneduce

Councilwoman Nolan and Councilwoman Williams departed at 5:00 pm.

3. 426 Broadway (Broadway) - Shortly prior to the hearing, at 2:30 pm, the secretary for the applicant's attorney called staff to report that due to court appearances and for other reasons, neither the applicant, Ms. Brenda Rioles, nor her attorney could attend the hearing. Through the secretary, the applicant requested a further continuance on the hearing of her application to install new vinyl windows to replace the original wooden windows on her property. The windows were replaced without a building permit or a Certificate of Appropriateness in December 1993.

The applicant's request for a further continuance was discussed. The circumstances of the application were reviewed. Since the application had been continued since 1/20/94, and involved resolution of an outstanding violation, the Commission decided to review the application on the basis of the documentation presented with the application, without the applicant's attendance.

On a motion by Mr. Beneduce, seconded by Mr. Schadeegg, the Commission voted unanimously to deny the application as submitted, citing Standards 1,2 and 4. The applicant, to allow dismissal of the violation, is to remove the new vinyl windows and restore appropriate wooden windows to the building.

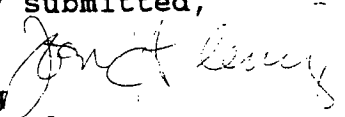
Members Voting: Robertson, Beneduce, Regan, deBoer, Schadeegg, Parrillo, Ryan, Schoettle

4. 8 Wood Street (Armory) - Mr. Jeff Mildner, owner and applicant, Mr. Paul Jones, attorney for Mr. Mildner, and Mr. Ray Card, of Bristol Aluminum and Vinyl Products Company, appeared to discuss the installation of new vinyl

PHDC Minutes 4/25/94
Page 10

There being no further business, the hearing was
adjourned at 5:45 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

already been replaced, and that the house was the only property on Wood Street within the Armory Historic District.

There was a discussion of appropriate replacement windows, and Ms. Regan observed that it seems that Mr. Card was aware that he needed a building permit to replace windows in Providence. Mr. Card replied that some property owners did not wish to obtain permits.

Ms. Robertson and Mr. Salvatore discussed the length of time that would be allowed to rectify the violation. Mr. Schoettle and Ms. Regan discussed the condition of the windows and the relative costs of retrofitting and repairing the existing windows to replacement windows. There was a discussion of the alterations to the window opening, including removal of the sash weights, insulation of the opening, and removal of the parting bead. In reply to a question, Mr. Card stated that he did not repair windows.

On a motion by Mr. Schadeegg, seconded by Ms. Robertson, the Commission voted unanimously to deny the application for installation of new vinyl windows to replace the original wooden windows, citing Standards 1, 2 and 4. The original windows are to be reinstalled within a six-month period, before November 1994. The applicant may also submit an application for installation of appropriate replacement windows.

Members Voting: Robertson, Beneduce, Regan, deBoer, Schadeegg, Schoettle, Ryan, Parrillo

Mr. Mildner again stated that he was unaware that his house was located within the Armory Historic district, and had been since 1989. Ms. Regan replied that had his contractor applied for the legally required building permit, he would have been informed of the requirements of historic district zoning and PHDC review.

Mr. Card requested a copy of the Resolution and application for a Certificate of Appropriateness.

There followed a discussion of the problem of informing property owners in districts of PHDC review requirements, especially in the cases of properties, like 8 Wood Street, on district boundaries.

5. 118 Benefit Street (College Hill) - construction of new dormer on 3rd floor, rear, west elevation.

6. 419 Benefit Street (College Hill) - window alteration on first floor, rear, east elevation.

7. 40 Pratt Street (College Hill) - restore 3 stories of porches, install new parking area on Pratt Street frontage.

8. 116 Congdon Street (College Hill) - replace shingles with clapboards on rear, west elevation.

6:15 pm

9. 544 Elmwood Avenue (Southern Elmwood) - exterior alterations, including addition of skylight, changes to windows, addition of metal awning.

F. Other Business

G. Adjournment - Projected Adjournment 7:00 pm

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

Tina C. Regan
Chair



Vincent A. Cian
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday May 23, 1994

3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of April 25, 1994
- D. New Business

- 1. Presentation by Mr. Jim Conachen of Bi-Glass window repair system
- 2. Presentation by Mr. Dan Baudouin (Executive Director, Providence Foundation) of the Banner Trail Project

4:15 pm

PLEASE MAKE SITE VISITS

E. Project Review

- 1. 254 Hope Street (College Hill) - demolition of outbuilding to rear of house, continued from 4/25/94.
- 2. 57-59 Williams Street (College Hill) (violation) - replacement of stockade fence.
- 3. 175-183 Benefit Street, Colonial Apartments (College Hill) - exterior repairs and alterations, including installation of new roof elements, removal of fire escapes, replacement of fire doors, construction of new stairway on west elevation.
- 4. 193-195 Benefit Street (College Hill) - exterior repairs and alterations, including construction of new fire stair tower and wheelchair ramp, removal of fire escapes, site improvements, alteration of portico stair railings.

5:15 pm

Mr. Baudouin stressed that the project planners were seeking support, ideas, and persons to serve on committees. The graphics have not yet been designed. The input of PHDC members on the Banner trail would be appreciated. It was observed that the PHDC does not review banners, Ms. Robertson asked what the time frame for the plan was, and was told that the plan was to be developed in the next 30 days, but was to be incremental by task.

Mildred Parrillo arrived at 3:52 pm.

2) Bi-Glass window replacement system - Mr. Jim Conachen of the Bi-Glass company gave a presentation of the method of replacing existing glass and retaining as much as possible of the existing sash of windows in historic properties. He emphasized the advantages of the system, specifically the ability to tilt windows for cleaning, and the presence of more energy efficient insulating glass. The system is about 8 years old, and has had ca. 1780 customers, with replacement of ca. 3,000 windows in the Boston area. The firm is working with government agencies to make the system comply with agency regulations. The system has been developed in response to demand for windowed that tilt, are insulated and well-balanced for ease of opening.

The windows are of two types, one with an exterior grille and one with single light sash. The wooden exterior grille is different from the interior. The interior is the original, with the locks maintained. There are two sizes of windows, the Boston size, 3/8" shorter than the NY style modular window. Providence has both styles. Mr. deBoer inquired if the alteration would affect the strength of the meeting rail. He was told that small rubber feet were installed to carry the weight to the edges of the windows. Double strength glass is installed, with a minimum thickness of 7/16". There was also a question regarding the color of the spacers.

Mr. Schadeegg arrived at 4:05 pm.

The use of aluminum spacers in historic windows is not recommended. The spacer is colored, with tan and brown available. Mr. Conachen stated that with some older windows, new sash can be fabricated to be installed into the same opening.

Mr. Salvatore arrived at 4:07 pm.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 23, 1994, in the 4th Floor Conference Room, Department Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Cornelis deBoer, Kenneth Schadeegg, Clark Schoettle, Robin Rao Ryan, Pamela Robertson, Mildred Parrillo

Members Absent

Antoinette Downing, Michael Everett, Franco Beneduce, Councilwoman Rita Williams, Councilwoman Patricia Nolan

Staff

Kathy Canvannah, Joan Fleming, David Salvatore, Legal Counsel

New Business

Just prior to the hearing, there was an unexpected and heavy rainstorm that prevented several members from reaching the hearing at the scheduled beginning time. As not enough members had arrived by 3:45 pm to call the meeting to order, a presentation was given by Mr. Dan Baudouin, Executive Director of the Providence Foundation, to those members, staff and interested parties present.

The Banner Trail, as described by Mr. Baudouin, is a project of the Providence Foundation, and is a key component of the proposed Arts and Entertainment District. More than banners, the project is a coordinated program that includes banners, maps, signs, guide books and other elements. Several sections or components of the project were discussed including 1) graphics, banners and signage, 2) publication and information 3), outdoor art, possibly in connection with Convergence, in a rotating display 4) indoor art, in lobbies and new display spaces 5) an Arts Mart, possibly modelled on the Torpedo Factory In Virginia, with a residential component, an AS220 for crafts rather than performance arts 6) an Information Center, 7) an event database with modem access, 8) marketing strategies for the trail.

which is 40', and Mr. Schadeegg asked about the extent of the engineer's report submitted with the application.

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the demolition and the plan for treatment of the site after demolition, citing PHDC guidelines for demolition. No further documentation requirements were specified.

Members Voting: Schadeegg, Schoettle, Robertson, Regan, deBoer, Parrillo, Ryan

2. 59 Williams Street (College Hill) (violation) - Ms. Caroline Elliott, of the firm of Ropes and Gray, appeared to discuss the application for approval of the installation of a new stockade fence around the property's perimeter. The fence was installed without a Certificate of Appropriateness.

The property is part of the estate of Frances Sloan, and the estate's affairs are handled through the firm of Ropes and Gray. According to Ms. Elliott, the executors apologized for the violation, and were unaware of PHDC guidelines. They are now aware of the requirement of PHDC review of exterior repair and alterations.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, the Commission voted unanimously to approve the application as submitted, citing PHDC guidelines for fences and gates and Standards 2, 8 and 9.

Members Voting: Schadeegg, Schoettle, Robertson, Regan, deBoer, Parrillo, Ryan

3. 173-183 Benefit Street, Colonial Apartments (College Hill)

Mr. deBoer recused himself from the presentation and vote on the application, leaving at 4:45 pm.

Mr. Steve Lerner and Mr. Chris Hoell of Lerner Ladds Architects, Inc, architects for the project, and Mr. Brian Janes of the Rhode Island School of Design, owner of the building complex, appeared to discuss the application to conduct exterior repairs and alterations to the buildings.

The use of screens on the windows was also discussed. Wooden screens can be reused, or new ones installed. Half-screens were recommended. Storm windows can be left in place with the Bi-Glass system. There was a discussion of the system's advantages, and the use of the method with multilight windows. It was noted that a similar system was developed in 1921 to handle bigger windows, with balance springs, pulley and stainless steel cable.

The application of the system at various locations on Boston was discussed, including Simmons College and the Sharon Community Center. The appearance of condensation on the newly altered windows, the presence of air infiltration, the use of tubular weatherstripping, and the application of exterior muntins was discussed. Mr. Schadeegg borrowed the video showing the application of the system.

Call to Order

The meeting was called to order when a quorum was present, at 4:20, Ms. Regan presiding. All testimony was sworn.

Project Review

Project review began as soon as the meeting was called to order, at 4:20 pm.

1. 254 Hope Street (College Hill) - Mr. Gary Greenberg, representing I & R Realty, owner of the property, Mr. Scott Summer, attorney for Mr. Greenberg, and Ms. Sarah Bradford, landscape architect, appeared to discuss the proposed site plan for the space to be created after demolition of the outbuilding to the rear of the primary structure on the property.

Ms. Ryan arrived at 4:30 pm.

A revised site plan was presented, incorporating the modifications requested by the abutting owners of 115 Keene Street. Ms. Bradford showed how the new plan had a wider drive, and barriers to protect the fence from vehicles. The drive is to be reproved with bituminous concrete, parking is to be regularized on the west side of the lot, shrubs are to be planted, 5 new spaces are to delineated, and the dumpster is to be relocated. Mr. deBoer asked if there was any problem with the amount of lot coverage for parking in terms of zoning. Mr. Schoettle asked about the width of the drive,

The opinion stated that on occasion architects may make such presentations. Architects are needed for service on Commissions, and can't give up the ability to practice. It can be seen as an extension of the necessity doctrine, where a member may stay to make up a quorum even if a potential conflict of interest exists, provided the circumstances are fully disclosed and agreed to by the parties concerned. It is their opinion that Mr. deBoer may give the presentation, as other members of the firm are usually sent to make such presentations before the PHDC. No other members were available to appear at this hearing.

Mr. Schadeegg asked if there were any precedents for the situation. The answer was that Mr. deBoer made one or two presentations to the PHDC in the late 1980's, and that he made the ability to make such presentation from time to time a condition of serving on the PHDC.

Mr. deBoer returned at 5:10 pm.

Mr. deBoer and Mr. Brian Janes of the Rhode Island School of Design appeared to make a presentation regrading the construction of a new stair tower, and alterations and repair to the exterior of the building. The site plan was reviewed, with the new additions and site improvements discussed. The site improvements consist of the rebuilding of a retaining wall on the north side of the property and construction of a new retaining wall on the east side. The new stair tower is to measure ca. 11' x 20', and is designed to meet the requirements of the building and fire codes.

The plan is to gut the existing interior of the building, and to create 23 efficiency apartments, with 2 handicapped accessible units in the basement. AS part of the conversion, a new handicapped ramp is to be constructed on the front of the building. The ramp cannot be located in less conspicuous location in the rear of the building due to constraints on the site. The grade change is too great in the rear of the building to allow construction of a ramp that would comply with ADA requirements (1-8/12 vs. 1-12). In addition, because of the new code requirements, all units on the first floor would need to be handicapped-accessible. It was decided that the ramp would be best on the front for both user and builders. There would be planting treatments in the front.

The buildings currently contain 14 units. The building was constructed as two town houses, and is now substandard and unsafe. The old servants' staircase now serves as the

They stated that the existing fire escapes are to be removed, as the interior reconfiguration proposed would allow egress for new doors rather than windows. The existing fire doors would be replaced with new flush metal doors with lever hardware, with the direction of swing in line with the direction of travel.

The blue black color of the replacement windows was to be modified to a black to match the existing color of the windows.

The masonry on the exterior is to be repaired by removal of the precast jambs, and installation of new precast members. The masonry veneers are to be rebuilt in sections. The veneer is to be reanchored, which will not be visible from the exterior.

The roof repairs consist of the installation of membrane over the flat sections of roof, installation of new skylights, which are to be hipped units of similar profile to existing, constructed of aluminum and plastic rather than steel and glass. They will not be visible from the street. as they are located behind a parapet wall. Air vents are needed for attic ventilation, and the existing rain diverters are to be removed from the exterior. aluminum air vents are to be installed with weepouts at masonry holes.

The railings to be repaired, and some new ones are to be installed. A new stair and walkway is to be installed on the front (Benefit Street) of the complex, at street level, conforming to an existing informal pedestrian path. The concrete foundations are to be recoated. Metal stairtreads on a set of egress stairs on Meeting and Benefit Streets egress stairs are to be extended, with the swing of the door altered to reflect the path of travel. New doors on the fire stairs are proposed to replace several windows on the stairs.

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, citing Standards 3, 4, 8 and 9.

4. 193-195 Benefit Street (College Hill) - Mr. David Salvatore read into the record a statement, the advisory opinion of the Ethics Commission on the ability of Mr. deBoer to appear before the PHDC to give a presentation regarding the proposal for new construction, repair and alterations to the exterior of the building.

time, the proposal was not approved, but the applicant was to explore alternative designs.

The applicant presented a large-scale photograph of the west side of Benefit Street, showing the various types of roof forms and dormers along the street. He also presented a model showing the proposed dormer in place on the existing roof. He noted that the new design has no structural element higher than the existing roofline.

Two options were presented. Option A, the one preferred by the applicant, has a peaked gable dormer combined with a shed dormer. The other option (B) is a shed dormer, 6' from the edge of the roof, and not higher than 2'. Option A provides for a peak on the new bath, while B is only for two bedrooms with no bath. An option with two peaks was also discussed. The addition on the first floor rear of the house was dated to the 1880's. It was felt by the applicant that Option A was sympathetic to the addition, and that the new dormer could not be seen from either North Main or Benefit Streets. It was described as a self-effacing full shed. Photographs of dormers on other historic structures in the Benefit Street area were cited as precedents for the new dormer.

Mr. Schadeegg felt that citation of evidence of change was not a compelling argument for continuance of it. Mr. deBoer stated that there was indeed a precedent for the construction of dormers in the area, and that the question before the Commission and applicant was the manner in which dormer construction was handled. Mr. deBoer favored a simple shed/monitor type dormer. He cited several successful dormer additions, specifying on Pratt Street between Halsey and Jenckes Streets. This was a shed dormer. He also cited the rebuilding of a shed dormer by RISD at 48 Angell Street. He suggested that the proposed dormer be within the lines of the two rear chimneys. The applicant discussed the functional issues involved, including the installation of plumbing for the proposed bath area. Mr. deBoer suggested that the dormer be between 18-19' long, so that it would lie between the chimneys.

Mr. Schadeegg stated that he would not approve any proposal that would require cutting into the existing roof. Mr. deBoer felt that a new dormer would not be greatly noticeable and would potentially create an asset to the house. He cited historical development of other structures as a precedent, and felt that a dormer of good design might be acceptable.

second means of egress on the rear. The plan is to remove the ell on the back and to construct the new stairtower to replace it. On the front, the southernmost of the double doors would be closed, retained only as an emergency exit. The front steps would have a new railing introduced along the center of the steps, which is another code requirement. This would be the only addition to the front steps.

New skylights would be built on the roof as part of the renovations. The design is not final. It would not be visible from the street, as it would be on a flat section of roof above the mansard.

There would be a clean division between the old and new sections of the building, with a glazed connector. The trim would be the same as the trim color of the main house. Another part of the renovation is the removal of all existing fire escapes, which were added to the building in the 1920's. This is an additional benefit of the addition the stair tower.

The restoration of the masonry would be part of the proposal. The front portico requires quite a bit of attention. As yet, the restoration methods have not been clearly identified. The window sash is also to be replaced, as it is in poor repair, and has suffered from many years of use. The Bi-Glass system might be used for the replacement. More research is needed to determine the visual effect of such a replacement.

On a motion by Mr. Schadeegg, which was amended by Ms. Robertson to stipulate that the design of the new skylights be reviewed at a PHDC hearing, and was seconded as amended by Ms. Ryan, citing Standards 2,5,8 and 9, the Commission voted unanimously to approve the application in concept, with design detail review delegated to staff.

Members Voting: Schadeegg, Schoettle, Regan, Ryan, Parrillo, Robertson

Mr. Schoettle departed at 5:35 pm.

5) 118 Benefit Street (College Hill) - Mr. Ed Jackmauh and Ms. Joan Countryman, owners, and Mr. Fred Flanagan, contractor for the project, gave a presentation regarding the proposal to construct a new dormer between the chimneys on the 3rd floor, rear, west elevation of 118 Benefit Street. A proposal for dormer construction at this location was reviewed at the hearing of 1/24/94. At that

of 40 Pratt Street. His contractor, Mr. Brian Dunbar, appeared as well.

Ms. Regan suggested that the two issues be discussed separately. Mr. Dooley presented a series of photographs of porches that had been restored according to designs approved by the PHDC.

Mr. deBoer asked if any historical photographs existing of the porches before they were removed from the building ca. 25 years ago. Such photographs may exist in the files of the Providence Redevelopment Authority. The applicant was directed to investigate the various archives and libraries that might contain photographic evidence of the vanished porches.

The discussion of the porch design was continued following the completion of further research.

When the discussion of the parking space installation began, several abutting property owners and interested parties appeared to discuss the proposal. Mr. Charles Wharton of #44 Pratt Street stated that he was in favor of the proposed porch restoration. He was concerned, however, with the design of the new proposed parking space. He felt that the design as proposed would detract from the appearance of the property, and would set a dangerous precedent for the other multifamily buildings on the street without parking. He also expressed concern about the deterioration and undermining of the retaining wall on the front of the property.

Mr. Cal Groton, another neighbor, also applauds the improvement of the property, and in concept is not opposed to increased parking area on the property. Such an area, however, should be moved farther back from the street. Mr. deBoer asked if there was provision for a garage on the site.

Mr. Dooley commented that the house was a three-family house built in the non-car era, and that new conditions are creating difficulties.

Another neighbor, the owner of 35 Halsey Street, commented that she, too, had problems with unregulated parking, with late-night disturbances from illegal parking.

There was a further discussion of parking issues, and it was a suggestion that a cooperative parking area might be developed for the Pratt Street property owners like the shared space of Benefit Square.

There was a discussion among the Commission members about the proposal. Ms. Robertson stated that she might favor conceptual approval of the construction of the dormer, provided that it was located inside the chimneys. Ms. Parrillo stated that she would favor a dormer narrower than the one proposed. Ms. Ryan would favor entertaining a second, modified proposal. Mr. deBoer felt that the applicant needed to submit more accurate drawings.

Ms. Robertson made a motion to grant conceptual approval, of the application, with several reservations. Mr. Schadeegg initially seconded the motion, but then withdrew the second after subsequent discussion. No vote was taken on the motion.

By mutual agreement between the Commission and the applicant, the application was to be continued at the next scheduled hearing, with the provision that the dormer be reduced as much as possible. The applicant also noted that the existing roof is not original, and that a painting exists that shows the roof with a cupola and widow's walk.

As Ms. Robertson and Mr. Schadeegg departed at 6:05 pm, no quorum existed after this time. No votes were taken on the following applications. The applicants gave presentations regarding the applications, and discussions were carried out about any problematic issues.

6) 419 Benefit Street (College Hill) - Mr. Scott Stenhouse appeared to discuss his application to install a second window on the rear, east elevation of the house. He stated that the new window was to provide more light into the dining room. He pointed out that the new window would not be visible from the street, and barely visible from adjacent houses. The existing facade, too, does not have a great deal of symmetry. He stated, too, that he would like to obtain approval for the proposal as soon as possible, as he has a scheduled July 1 moving date into the house, and that there is a 5-week wait for the window.

Mr. deBoer stated that he would approve the application as submitted if the matter was to be voted before the Commission. No other member registered any objection to the proposal.

7) 40 Pratt Street (College Hill) - Mr. John Dooley appeared to discuss his proposal to restore 3 floors of porches and to install one new parking space on the front

NOTICE OF PUBLIC HEARING

Monday June 6, 1994
3:30 pm
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of April 25, 1994
- D. New Business

3:45 pm

E. Project Review

- 1. 419 Benefit Street (College Hill) - window alteration on first floor, rear, east elevation.
- 2. 40 Pratt Street (College Hill) - restore 3 stories of porches, install new parking area on Pratt Street frontage.
- 3. 116 Congdon Street (College Hill) - replace shingles with clapboards on rear, west elevation.
- 4. 544 Elmwood Avenue (Southern Elmwood) - exterior alterations, including addition of skylight, changes to windows, addition of metal awning.

4:45 pm

- 5. 101 Keene Street (College Hill) (violation) - removal of deteriorated deck, redesign and reinstallation of deck in same location.

On another matter, the use of steel rather than wooden doors would possibly be approved, depending on the design of the door.

8) 116 Congdon Street (College Hill) - Mr. Nick Paciorek of New Age Builders, contractor for the project, appeared to discuss the proposal to replace the existing, deteriorated shingle siding on the rear of the house with new clapboards. There was also a brief discussion of the fence that was part of the application, approved by staff.

There was no objection to the proposal, and it seemed that the application would have been approved, and would be approved at a subsequent hearing.

9) 544 Elmwood Avenue (Southern Elmwood) - Mr. Charles Nafie appeared to discuss the proposal to conduct alterations to the exterior of the new Feinstein High School for Public Service on Elmwood Avenue. The school is scheduled to open on August 15, 1994, and plans are on an accelerated schedule. The plans will require additional information, namely the site plan with landscaping improvements and the signage for the building.

The application will be reviewed and voted on at a subsequent hearing.

There being no further business, the hearing was adjourned at 7:00 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 6, 1994 in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Pamela Robertson, Councilwoman Rita Williams, Tina Regan, Cornelis deBoer, Mildred Parrillo, Kenneth Schadeegg, Franco Beneduce, Michael Everett

Members Absent

Clark Schoettle, Antoinette Downing, Robin Rao Ryan, Councilwoman Patricia Nolan

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:45, Ms. Regan presiding. All testimony was sworn.

Minutes

A motion was made by Ms. Williams, seconded by Mr. deBoer, to approve the minutes of the hearing of 4/25/94. The Commission voted unanimously to approve the minutes.

Project Review

Project Review began at 4:42 pm.

1) 419 Benefit Street (College Hill) - Mr. Scott Stenhouse, owner, and Mr. Neal Kaplan, contractor for the project, appeared to discuss the proposal to install a second window on the first floor rear, east elevation.

Mr. Beneduce arrived at 4:45 pm.

Mr. Stenhouse stated that he would like to install the window to double the amount of window space on the back

PHDC Agenda

6/6/94

Page 2

F. Other Business

1. 220 Weybosset Street (Providence Performing Arts Center) - modifications to design of rear 12' extension, design of Richmond Street storefronts.

G. Adjournment - Projected adjournment 5:30 pm

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

As the owners of the property, Mr. and Mrs. Coleman, had not yet arrived, and were expected to appear later in the hearing, and they would be able to address directly the Commission's questions, it was decided to defer a final discussion and vote until later in the hearing.

(See page 6 for continuation of discussion.)

4) 40 Pratt Street (College Hill) - Mr. John Dooley and Ms. Nancy Robert, owners, and Mr. Brian Dunbar, contractor for the project, appeared to discuss the proposal to restore 3 stories of porches on the front of 40 Pratt Street, and to create a single parking space on the front of the house.

Mr. Everett arrived at 4:20 pm.

Mr. Dooley described their search through many archival sources for a photograph of the porches before they were removed. The earliest photograph was dated 1975, and by then the porches had already been taken down. No photos were found at PPS, RIHPC, RIHS or PPL. They then drove to other parts of the city, searching for analogous examples. They submitted photographs of several buildings on Smith Hill, on Orms and Jewett Streets. As a result of this research a revised design for the porch restoration was submitted, with an ornate central cross-piece rather than a simple square-baluster railing, and two rather than three columns for support.

The use of steel rather than wood doors for the porch entries was discussed, with Mr. Beneduce stating that steel doors might be acceptable, specifically a six-panel door.

Mr. Cal Groton, an interested neighbor, asked if the design of the new porches was guided in some way by an examination of the 3-deckers to either side of 40 Pratt St. Ms. Kathleen Leddy, another neighbor, of #48 Pratt Street, stated that there were severe problems in the area with burglaries. She cited several instances where adjacent houses have been broken into. She herself has a historic dwelling, but felt that in the interests of security, a steel door would be acceptable. Other houses, too, on the street, have steel doors. Mr. Charles Wharton, another neighbor, stated that he, too, has a steel door, which was installed before the extension of the College Hill Historic District in 1990. It was felt that the installation of a burglar alarm won't prevent burglary, but would only inform the owner that a burglary had occurred. In addition, it was felt that the direction of light from the overhanging porch roof would screen the door from view from the street.

wall. Mr. deBoer asked about the type of window that was to be installed, and Mr. Stenhouse replied that it would be a Marvin wood window. Mr. Kaplan added that it would have a 7/8" muntin bar, single glazed, with a storm panel. The storm panel tabs pivot and locks the panel in place

On a motion by Mr. deBoer, seconded by Ms. Williams, the Commission voted to approve the application as submitted, citing Standards 7, 8 and 9.

Members Voting: Robertson, Williams, Regan, deBoer, Parrillo, Schadeegg

Yes = 6, 1 (Mr. Beneduce) abstained

2) 40 Pratt Street (College Hill) was rescheduled, and the projected 3) 116 Congdon Street (College Hill), was heard. Mr. Nick Paciorek of New Age Builders, contractor for the project, appeared to discuss the proposal to replace the existing deteriorated shingle siding on the rear, west elevation with new clapboards. There was a discussion of the spacing and placement of the clapboards, and it was stated that the clapboards would also be used to side the pediment.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standards 7, 8 and 9.

Members Voting: Robertson, Williams, Regan, deBoer, Parrillo, Schadeegg, Beneduce

3) 101 Keene Street (College Hill) (violation) was heard following the vote on 116 Congdon Street, rather than as the projected 5). Mr. Peter Malone of Heartwood Construction, contractor for the project, appeared to discuss the proposal to replace the second floor deck with one of slightly modified design. The plans for the deck, which were drawn in 1988, were revised. There was a discussion of the degree to which the revised plans reflected actual conditions on the house, specifically in regard to the single-light doors in place, rather than the multiplied doors shown on the project plans, and the spacing of the railing balusters. There was also a discussion of the surface treatment of the railing, whether it was to be painted or left to weather naturally. Ms. Regan commented that the revisions represented an improvement on the original design.

that up to 9 cars could be parked in front of the 3 adjacent multiunit houses on Pratt Street.

Mr. Cal Groton, a neighbor living directly across the street, also expressed concern about the proposal. Ms. Leddy, another neighbor, stated that she had no parking on her property, and has rented a parking space for several years. She is concerned about her safety when walking from her rented space at night.

There was also a discussion of the possibility of beginning a program of parking permits, allowing residents to park overnight on the street. The permits would be based on need and would be for a specific car and resident.

Upon the end of the discussion, the applicants withdrew the proposal for the creation of the parking space, and are to pursue alternative solutions to the parking problem.

5) 544 Elmwood Avenue (Southern Elmwood) (future site of Feinstein High School for Public Service) - Mr. Charles Nafie, architect, appeared to give a presentation of the plan for renovation to the building as part of its conversion to the new High School. Mr. Nafie stated that the project was on a fast-paced schedule, and showed Commission member s a set of presentation drawings. He reviewed the interior layout, the parking plan, and the alterations to the rear of the building.

The new canopy and new entry are to be to the rear. Students would be dropped off on the front of the building, on Elmwood Avenue, but would then enter the building under the rear canopy.

All the windows would stay as existing, with the exception of a single opening which would be enlarged. On the front, clerestory windows and glass block would replace the existing window wall. The canopy consists of a sloping canopy roof, with a metal post under the cover. The signage would be of raised aluminum letters. Two skylights would be installed that would not be visible from the street. Mr. Nafie stated that the alterations proposed were designed to be sympathetic with the building.

In terms of the site improvements and parking area, the lot is designed to accommodate 50 cars. The chainlink fence is to be removed, and a new black metal fence is to be installed. Two planting areas with benches are also planned. Shrubs would be placed on the perimeter, with large

On a motion by Mr. deBoer, seconded by Mr. Beneduce, the Commission voted unanimously to allow the installation of steel doors on the porch entries, with a 2-light, 4-panel door on the lower floor, and a 9-light, 2 panel door on the upper floors, citing Standards 3, 8 and 9.

Members Voting: Robertson, Williams, Regan, deBoer, Parrillo, Schadeegg, Beneduce, Everett

The restoration of the porches was the next section of the application discussed. Mr. Everett stated that the drawings submitted needed to be refined in terms of detail. There was a discussion of the relative structural stability of the 2-column and 3-column design. The applicant was advised to consult with a building inspector or structural engineer regarding the structural issues involved in the alternative designs. Given the apparent lack of a central brick pier under the porch, it is possible that the original porches were of a 2-column design.

On a motion by Ms. Williams, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the restoration of the porches in concept, citing Standards 3, 8 and 9. The applicant is to investigate the structural issues involved in the construction of 2- and 3-column designs. The applicant is to prepare drawings of a quality at least sufficient to obtain a valid building permit.

Members Voting: Robertson, Williams, Regan, deBoer, Parrillo, Schadeegg, Everett

The next section of the application discussed was the creation of a single new parking space on the front of the house, directly adjacent to the Pratt Street street frontage.

Ms. Robertson departed at 4:55 pm.

There was a lengthy discussion of the issues of off-street parking, on-street parking, the concerns of the abutting and nearby property owners, and the setting of a precedent for parking between the sidewalk and the houses on Pratt Street.

Mr. Charles Wharton, a neighbor, raised the issue of the possibility of using the existing foundation of the former garage, or altering it in such a way as to accommodate 2 cars. He also expressed concern that the creation of the space proposed would create precedent, and

and decking treated with a wood preservative. The 5" on center baluster spacing was to be reduced, with 2 more balusters added, with a tighter spacing of 4 to 4-1/2" on center. It was made clear that the single light door was to be retained, and that the profile of the decking was to be slightly different from that designed in 1988. Stock molding pieces are to be used, with a square rather than a more articulated post used.

On a motion by Mr. Schadeegg, seconded by Mr. Beneduce, the Commission voted unanimously to approve the rebuilding of the deck, with the provision that the railings be painted, the drawings be annotated to reflect the retention of the single light door, and the spacing between the balusters reduced.

Members Voting: Schadeegg, Beneduce, Regan,
Parrillo, deBoer, Everett

Other Business

1) 220 Weybosset Street, Providence Performing Arts Center (Downtown) - Mr. Michael Abbott of the Newport Collaborative, architects for the project, gave a presentation of the revisions to the design of the 12' addition to the rear of the theater. He stated that the removal of the stair tower from the project plans was caused by cost considerations.

Mr. deBoer expressed concern that the drawings submitted were not quite accurate, as they did not clearly show the existing notch in the building. There was a discussion of the 4" reveal between the old and new sections of rear wall, and the way it formed a subtle break between the elements of the building. Mr. Abbott stated that essentially, the design was the same as was reviewed in 1993, with the exception of the removal of the stair tower.

The use of spandrel (dark) glass on the Richmond Street storefronts was discussed, with the applicant encouraged to explore the possibility of using clear glass instead. The gate was also slightly modified from the previous review of the project.

The decision of the Commission was to formally review and vote on the application at the next scheduled hearing, on 6/27/94.

deciduous trees also part of the landscaping plan. The paving material of the entries and patio areas is to be a scored and tinted concrete.

There was a discussion of the species of plantings among Mr. Nafie, Mr. deBoer and Mr. Everett. There was a further discussion of the sign on the front of the building, the size and alignment of the lettering, and the color of the metal edging for the canopy, which is to be blue. The window frames will be silver metal.

The design of the fence has not been finalized. It is to be an iron railing with 4-5" spacing between square pickets.

On a motion by Mr. Everett, seconded by Mr. Beneduce, the Commission voted to approve the application for structural alterations in concept, citing Standards 4, 8 and 9, with Mr. Everett expressing some concern regarding the service doors and the alignment of the signage lettering.

Members Voting: Everett, Beneduce, Regan, deBoer, Williams, Parrillo

Yes=6, 1 (Mr. Schadeegg) abstained

On a motion by Mr. deBoer, seconded by Ms. Parrillo, the Commission voted to approve the landscaping plan as submitted, citing Standards 4, 8 and 9, with details of the fence design delegated to staff.

Members Voting: Everett, Beneduce, Regan, deBoer, Williams, Parrillo

Yes=6, 1 (Mr. Schadeegg) abstained.

Ms. Williams departed at 6:10 pm.

3) The discussion of the application for replacement of the modified rear deck at 101 Keene Street was continued, and the owners, John and Annette Coleman, appeared with Mr. William Kite, architect.

Mr. Kite described how the deck would be rebuilt on existing footings, with slight design modifications. He described the rot on the base of the railings, and the measures taken to avoid a recurrence.

There were concerns about leaving the deck and railings unpainted. It was agreed that the railings would be painted

Tina C. Regan
Chair



Vincent A. Cianci, Jr.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, June 27, 1994

3:30 pm

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of May 23, 1994 and June 6, 1994
- D. New Business

- 1. PHDC Retreat, projected date July 11, 1994
- 2. Installation of murals on Shepherd's Building
- 3. Update on Grace Square

3:45 pm

- E. Project Review

1. 118 Benefit Street (College Hill) (continued from 5/23/94) - construct dormer on rear, west elevation

2. 220 Weybosset Street (Downtown) (continued from Other Business, 6/6/94) - construct 12' addition to rear of PPAC, revised design

3. 18 Imperial Place (Downtown) (violation) - construct roof structures to enclose mechanicals

4. 125 Parade Street (Armory) (violation) - repair/replacement in kind of porch, windows

4:45 pm

5. 400 Benefit Street (College Hill) - apply Dryvit to stucco, rear wall of theater

2) 58 Weybosset Street (Downtown) - The proposal to install a new mechanical unit for the St. Francis Chapel air-conditioning was discussed. The location of the unit in the alley to the rear, rather than in the courtyard, was found to be acceptable, with the provision that bollards be placed on the perimeter to protect the unit from vehicle damage.

3) 191 Westminster Street (Downtown) - Ms. Cavanaugh showed Commission member the most recent design for the Westminster Street storefront of the renovated Kresge Building. The modified design no longer represents a restoration but is still an improvement on the existing design.

There being no further business, the hearing was adjourned at 6:50 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 27, 1994 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Pamela Robertson, Councilwoman Rita Williams, Tina Regan, Cornelis deBoer, Mildred Parrillo, Kenneth Schadeegg

Members Absent

Clark Schoettle, Antoinette Downing, Robin Rao Ryan (appointment expired), Councilwoman Patricia Nolan, Franco Beneduce, Michael Everett

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50, Ms. Regan presiding. All testimony was sworn.

Minutes

A motion was made by Mr. deBoer, seconded by Mr. Schadeegg, to approve the minutes of 5/23/94 and 6/6/94. Ms. Williams made a motion to amend the minutes to correct the spelling of Ms. Leddy, an abutter of 40 Pratt Street, from Ms. Letty. The minutes were unanimously approved as amended.

New Business

1. The Annual PHDC Retreat is scheduled for July 11, 1994, at 4:00 pm at the Providence Preservation Society, either in the garden to the rear of 21 Meeting Street or in the Brick Schoolhouse at 24 Meeting Street. Any member with topics to discuss should let staff know so they can be placed on the agenda.

PHDC Agenda

6/27/94

Page 2

6. 37 Barnes Street (College Hill) - construct addition and alter exterior of garage to rear of house

7. 19 Barnes Street (College Hill) - restore porch railing, alter basement windows

8. 115 Williams Street (College Hill) - alter doorway and window pattern on south elevation, replace doors on south and west elevations

5:45 pm

9. 148 Congdon Street (College Hill) - enlarge dormers, construct new rear deck, replace north entry, alter window pattern, change basement window to door

10. 18 Benefit Street (College Hill) - construct new porch, south elevation, alter door/window pattern on east elevation

11. 118 Moore Street (Northern Elmwood) - alter door/window pattern on south and west elevations

12. 140 Ontario Street (Southern Elmwood) - construct new rear deck, 2nd floor, restore widow's walk, replace wood garage gutters with metal gutters

6:45 pm

F. Other Business

G. Adjournment - Projected adjournment 7:30 pm.

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

2. 220 Weybosset Street (Downtown) - The architect for the project, Mr. Michael Abbott of the Newport Collaborative, gave a presentation regarding the request for a extension of the previous approval given to construction of a 12' addition, revision of this design, and modifications to the storefronts and gate on the Richmond street elevation. The request for a variance in regard to transparency requirements was also discussed.

Mr. Abbott stated that the Commission's comments at the hearing of 6/6/94 had been incorporated into the revised design for the Richmond Street storefronts. Spandrel glass is to be replaced with clear glass. The stairtower that was originally proposed for the 12" addition had been eliminated due to cost considerations.

There was a discussion of the proposal to create new openings the building to comply with transparency requirements. The applicant intends to request a variance for relief of the these requirements. The PHDC would support such a variance request on the basis of the lack of historic precedent for the new openings and the negative impact they would have on the fabric of the building.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standards 4, 8 and 9, with the modifications proposed by the applicant, the elimination of the stairtower from the addition, the alteration of the Richmond Street gateway, and the use of clear rather than spandrel glass in the storefront, as shown on revised plans submitted with the application.

Members Voting: Regan, deBoer, Williams, Schadeegg,
Parrillo, Robertson

On a motion by Ms. Robertson, seconded by Mr. Schadeegg, he Commission voted unanimously to deny in concept the proposal to install new window/door openings in response to compliance with zoning requirements for transparency, citing Standards 8 and 9. In addition, the Commission supports the applicant in the variance request.

Members Voting: Regan, deBoer, Williams, Schadeegg,
Parrillo, Robertson

2. The installation of a mural on plywood panels, on the Westminster Street elevation of the Shepard's Building at 259 Westminster Street was reviewed. The mural is part of the Museum in the Streets program, and was produced by Providence high School students. The mural had been installed without a Certificate of Appropriateness.

On a motion by Ms. Williams, seconded by Ms. Robertson, the Commission voted unanimously to approve the installation.

3. After an introduction by Ms. Cavanaugh, Mr. Stanley Weiss, developer for the project, gave a brief presentation on the progress of the Grace Square/ Freeman Park project. The new downtown park, on the corner of Westminster and Matthewson Streets, is to be a quasi-public space, with construction beginning in the late summer of 1994. Possible tenants for the buildings around the park are Ben and Jerry's and the Coffee Connection. It is to be lit at night, and there is to be a plan for signage and awnings.

Project Review

Project review began at 4:02 pm.

1. 118 Benefit Street - Mr. Ed Jakmauh and Ms. Joan Countryman, owners of the property, appeared to give a presentation of the revised proposal to construct a dormer on the rear, west elevation of the house. The discussion was continued from 5/23/94. Mr. Jakmauh discussed the dormers on other properties in the area, specifically those at 44 Wheaton and 48 Angell Street.

There was a discussion of the dates of the original house (1814) and the rear addition (1885). Mr. deBoer commented that the revised design submitted was close to the concept that was suggested at the previous hearing. The proportions of the windows was to be revised, to resemble more closely the windows of the ell.

On a motion by Ms. Robertson, seconded by Mr. deBoer, the design was unanimously approved in concept, with the provision that the revised window pattern be brought back for review at a subsequent hearing of the Commission.

Members Voting:
Parrillo, Robertson

Regan, deBoer, Williams, Schadeegg,

that the family was willing to replace the existing Plexiglass on three windows with glass as soon as feasible, given the security problems surrounding the property.

On a motion by Mr. Schadeegg, seconded by Ms. Williams, the Commission voted unanimously to approve the application as submitted, with the provision that the Plexiglass be replaced with glass as soon as feasible, citing Standards 1,2,8 and 9.

Members Voting: Regan, deBoer, Schadeegg, Parrillo,
Williams, Robertson

5. 400 Benefit Street (College Hill) - Mr. Franklin Hurd of the Barker Playhouse, Chairman of the House and Grounds Committee, and Mr. Matthew Oliverio, an attorney who is a member of the theater association, appeared to discuss the proposal to install a layer of Dryvit on the rear exterior wall of the theater, over the original stucco surface. The proposal had been discussed in 1987, and the use of this material had not been recommended.

Mr. Oliverio stated that the theater had been considering this treatment since 1987. He stated that the Dryvit replicates as closely as possible the surface of the stucco, and that the material and installer has a good reputation. The texture and color can match that of the original stucco.

There was a discussion of the feasibility of correcting the heatloss problems by interior insulation, such as the installation of a plastic insulation curtain or the building of an interior wall. Each alternative would have the effect of covering the rubble interior wall that is used for the stage backdrop and is an important part of the theater's interior stage arrangements.

Mr. deBoer question the efficacy of the use of Dryvit as the solution to heatloss problems. Mr. Oliverio stated that it would be an effective solution. Mr. deBoer then asked about specific date regrading the R value of 2" of Dryvit as an insulator. It is ca. R8. Mr. deBoer then stated that while he agrees that it is possible to get an good finish on a Dryvit wall that replicates that of the original stucco. it would impact the existing plane of the wall, changing its appearance. Mr. Oliverio stated then that a 1" layer of Dryvit would be effective as well.

3. 18 Imperial Place (Downtown) - Mr. Warren Ducharme, architect for the project, and Ms. Laurie Greenwood gave a presentation regarding the proposal to install new rooftop mechanical enclosures on the roof of 18 Imperial Place. Ms. Greenwood explained the legal issues involved in the ownership of the condominium association. Due to the financial difficulties of the former owner, the condominium board has been reorganized, and Amresco is the current owner.

The existing, partially completed rooftop structures are made of plywood, and are not in compliance with building code, as per John Pagliaro. The existing structures are approximately 8-1/2' x 10'. They were erected without a building permit or a Certificate of Appropriateness, and a stop-work order was put into effect by the Department of Inspections and Standards.

Mr. Ducharme discussed the design of the new mechanical enclosures. They are to be made of non-combustible materials, with a design emulating the roof structures of the adjacent building at 14 Imperial Place. The color is to be an oxidized green metal.

On a motion by Ms. Williams, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, citing Standards 4, 8 and 9.

Members Voting: Regan, deBoer, Schadeegg, Williams, Parrillo, Robertson

4. 125 Parade Street (Armory) - Mr. Daniel Meunier, brother of the applicant, Ms. Carolyn Whitecross, discussed the proposal to conduct repair/ replacement in kind of the porch and fascia board of the house. The house is now vacant, and is for sale, as part of the estate of the former owner, of which the applicant is administratrix. The work had been completed without a Certificate of Appropriateness. The family was unaware of the requirements for PHDC review.

The house had been subject to repeated vandalism and breaking and entering. Many windows on the first and second floors have been broken, and first Plexiglass, and then plywood, has been placed over the windows to prevent repeated breakage.

A letter was read into the record from the applicant describing the work done on the house and the measures taken to protect the house from further damage. Mr. Meunier stated

The applicant responded to these suggestions. The reduction of the existing roof by 1' was acceptable, but there was a problem with moving the storage area 3' from the property line, as it would eliminate it from the design. The roof shingles could be the same as those of the house. There was a discussion of the use of skylights and the clerestory windows.

Ms. Sandra Carlson, of 183 Brown Street, a member of the Zoning Board, commented on the zoning issues involved in the proposal. The building could not be built to the north, rather than east, for zoning reasons, but the present design conformed to zoning requirements.

There was a further discussion of the use of skylights rather than a monitor, the elimination of the storage area, and the difficulty of maintenance of the building on the property line. The issues were considered to be too diverse and complex to resolve at the hearing, so the Commission agreed to a continuance to allow the applicant time to address the issues discussed. The application was to be reviewed at a subsequent hearing. No vote was taken on the application itself.

7. 19 Barnes Street (College Hill) - Ms. Barbara Wigren appeared to discuss the proposal to conduct exterior alterations to the house. The porches on the first and second floors are to be restored, downspouts installed, the foundation repaired and repointed, and the basement windows altered.

The porches are to be restored and replicated exactly in kind, based on photographic and physical evidence. The basement windows are to be wooden Brosco 3-light windows, and the foundation is to be infilled with brick. At a later time, the driveway is to be repaved.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the application as submitted, citing Standards 2, 3, 8 and 9.

Members Voting: Regan, deBoer, Schadeegg, Robertson,
Parrillo, Williams

8. 115 Williams Street (College Hill) - Mr. Wilfred Carney, and Ms. Linda Carney, applicants and owners, and Mr. David Hill of Fypon Molded Millwork appeared to discuss the proposal to conduct alterations to the doors and windows on the south elevation of the house.

Given the many issues involved in the application, the Commission agreed to continue the application. A committee would be formed to study the problem, composed of Mr. deBoer, Mr. Schoettle, and Ms. Regan. The committee would meet after 7/17/94, and would then report to the Commission at a subsequent hearing. The application would be heard following the meeting of the committee. No vote on the application was made on the application at this hearing.

6. 37 Barnes Street (College Hill) - Mr. Frederick McClure, owner, appeared to discuss the proposal to construct an addition to the garage on the southwest corner of the property. Philip and Judy Benedict, abutting property owners at 185 Brown Street, appeared to discuss their concerns about the proposed project.

The dimension of the garage addition, the concerns about the mass of the building and the view from the kitchen and porch of the adjacent property were discussed. Mr. McClure stated that the proposed design is a revision of the first (not submitted for review), which was rejected as being too massive. There had been substantial reduction in the length, height, mass and roof slope.

There was further discussion of the possible areas of reduction to the proposed design, and of the purpose of the alterations, which id to provide space of a studio and to serve as a garden house.

Mr. deBoer inquired about the zoning issues involved in the proposal. A letter from the architect was read into the record, stating Mr. Ramzi Loqa's opinion that no variance was required fro the design as submitted. There was also a discussion of the degree to which the small eastern extension of the existing garage would be altered during the project.

Mr. and Mrs. Benedict, the abutting property owners, presented a series of photographs showing the effect of the proposed alterations on the their property. They stated, too, that they appreciated the efforts made by the McClures to arrive at a compatible and appropriate design.

The Benedicts suggested several modifications to the design proposed, including lowering the roof pitch, moving the back wall 3' from the property line, reducing the 4' addition, and using a color other than black shingles.

used if a suitable Fypon molding cannot be found or fabricated. More detailed drawings of the window and door pattern alterations are to be submitted. The motion was made citing Standards 1, 2 and 3. The motion was seconded by Ms. Parrillo, and unanimously approved.

Members Voting: Regan, deBoer, Schadeegg, Williams, Parrillo, Robertson.

9. 148 Congdon Street (College Hill) - Peter and Chiara Van Erp gave a presentation regarding their proposal to conduct exterior alterations to the house, including construction of a rear deck, replacement of the north entry, alteration to the door and window pattern and the alteration to the existing roof dormers.

There was a discussion of the design for the north entry replacement, with the intent of replicating the existing doorway, and reconfiguring the entry to give better access to the stairs. The entry would be reconstructed 4' further to the east.

On the third floor, the dormers would be widened to the width of the room, and on the west, a deck would be added to the third floor, a chimney would be removed, and 4 new skylights would be added. In addition, windows would be altered to accommodate new kitchen alterations, and the windows would match existing windows.

Mr. deBoer inquired as to whether there were any zoning issues involved in the proposal. Mr. Van Erp replied that there was some gray area with the extension of the north steps forward, but did not anticipate any difficulty in terms of zoning.

The proposal was discussed in detail, working from the roof down to the basement. There was an extensive discussion of the new dormers, with some members expressing reservations regarding extensive alterations to an original feature of the house. The use of 4 new skylights was also discussed, but was considered, after extensive discussion, to be acceptable.

The use of pressure treated wood on the deck was discussed, as was the use of pine and fir railings and balusters, and the painting of the deck and railings as soon as possible. The spacing of the balusters was to be

Ms. Carney stated that they had moved into the house in December 1993. Interior renovations had been completed, but no major work had been done on the exterior. Ms. Carney presented the proposal. Mr. Hill of Fypon distributed literature and samples of the polymer used to replicate historic moldings and other structural elements.

On the west elevation, the door is to be replaced in kind, no storm door is to be installed, and the fanlight is to be repaired rather than replaced if necessary. The use of a Pella replacement fanlight was not approved.

On the south elevation, the goal of the proposed alterations to the windows and doors was discussed. The enlargement and addition of windows was to add light to the interior and to give a view to the garden.

Specifically, the windows labelled C and D, which are different in dimension in the proposal, are to be the same size, with a longer C and a Shorter D. Window F was to be eliminated, and G was to be moved to the left. Window H was acceptable. The use of Fypon as a window molding was discussed.

The use of Fypon as a synthetic material was not considered to be against the guidelines, and the reproduction of the existing moldings with Fypon, and use of a stock Fypon pattern, slightly altered from the existing, was discussed.

Mr. deBoer made a motion to approve the application as submitted, with the provision that changes be made to the proposed window pattern. On the south elevation, the windows J and K are to be altered, with the windows to match the existing windows on the first floor, Thayer Street elevation. The installation of H is also approved, and windows G and E are to conform to the Thayer Street windows as well. The position of E and G is to be modified to create a more symmetrical configuration. The change to the door itself (B) is approved as proposed. Windows C and D are to be altered, with new sizes to be approved by staff. The gable vent may be constructed of Fypon, with the design to be dependent on the slope of the roof. If a triangular vent is not suitable, a round vent may be used. The subject of the replacement of the existing Greek Revival doorway is tabled until further research is conducted into the history of the door surround. The window casings may be made of Fypon, replicating as closely as possible the existing molding profile on the Thayer Street elevation. Wood may be

11. 140 Ontario Street (Southern Elmwood) - Ms. Brooke Hammerle, applicant and owner, and Mr. John Rock, contractor for the project, appeared to discuss the proposal to replace the existing and deteriorated wooden gutters on the garage with new metal gutters, restore a widow's walk on the roof, and construct a new deck on the roof of the kitchen addition.

There was an extensive discussion of the proposal to construct the deck, due to design problems with the plans submitted. While in general, the concept of the construction of a deck in that location was acceptable, it was decided to table the discussion until a subsequent hearing, to give the applicant time to reevaluate the plans and design for the deck.

The use of pressure-treated wood for the widow's walk was nor considered to be acceptable, as it warps and cannot be painted as soon as higher-quality wooden elements. The use of fir, pine or mahogany would be considered appropriate. The height of the railing is to be based on that of the second floor, lowered to ca. 30-32". On a motion by Mr. deBoer, seconded by Ms. Robertson, the Commission voted to approve in concept, citing Standards 2, 3, 8 and 9, the restoration of the widow's walk, with the provision that the wood used not be pressure-treated, with the newel posts, caps and spacing to be the same distance on center as the balusters of the second floor railing, with the height reduced to ca. 32", subject to approval by the Building Inspector. The replacement of the gutters was also approved.

Members Voting: Regan, deBoer, Robertson, Williams, Parrillo, Schadeegg

12. 118 Moore Street (Northern Elmwood) - The applicant, Lady Johnnet Bush, was overseas, and thus did not appear, nor did any representative. The application was for exterior alterations and relocation of windows on the rear of the house. Nevertheless, the Commission voted to approve the application as submitted, based on the evidence presented, on a motion by Ms. Williams, seconded by Mr. Schadeegg, citing Standards 2, 4, 8 and 9.

Members Voting: Regan, deBoer, Schadeegg, Parrillo, Robertson, Williams

altered to 4"-4-1/2" on center rather than the 6" proposed. The use of pressure-treated decking was acceptable.

The small window on the north side was to be retained, but the replacement of the north and west windows shown on the plans submitted with more appropriate windows, as well as the replacement of a basement window with a door was considered acceptable.

After further discussion of the dormer enlargement and alteration, Ms. Robertson made a motion, citing Standards 3, 4, 8 and 9, to approve as submitted the application in respect to the north entry construction, new deck and railing, removal of the unused chimney, 4 new skylights, replaced of the corner windows, alteration of the basement window to a door, removal of the iron planting bed edging. The provision was made that the baluster spacing be altered. The motion was seconded by Mr. Schadeegg, and was unanimously approved. The section of the application regarding the dormers was continued to a subsequent hearing of the Commission.

Members Voting: Regan, deBoer, Parrillo, Robertson,
Schadeegg, Williams

10. 18 Benefit Street (College Hill) - Mr. Lance Bay and Ms. Angela Lorenzo, owners and applicants, gave a presentation regarding the ongoing program of restoration of the house. As part of the restoration of the east, Benefit Street, elevation, the windows on the west and north elevation would be altered and relocated to the east. The replacement window proposed were Certainteed windows with a grille in the glasss, which was to be inserted in existing openings.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the application was approved as submitted, citing Standards 2, 3, 8 and 9, with the provision that the window on the second floor opening, west elevation, be closed with a wooden shutter, and a replicate window casing be installed. On the north elevation, the new windows are to be the same width as the existing, with the height to vary.

Members Voting: Regan, Schadeegg, deBoer, Parrillo,
Robertson, Williams

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF SPECIAL MEETING

PROVIDENCE HISTORIC DISTRICT COMMISSION ANNUAL RETREAT

MONDAY, JULY 11, 1994

4:00 pm
Providence Preservation Society
21 Meeting Street
Providence, Rhode Island

AGENDA

1. Attendance at Scheduled Hearings
2. Possible Modifications to Hearing Procedures
 - a. reduction in mailing
 - b. limitation in scheduled applications
 - c. additional delegation to staff/subcommittee
3. Recent City Ordinances
 - a. Chapter 1994-17, No. 320 - as of 6/13/94, filing fees are to be charged for applications for Certificates
 - b. New Zoning Ordinance, effective 6/28/94, creates Duncity District Review Commission (DRC), partially replacing Downtown PHD
4. Other Business

Projected Adjournment 6:00 pm

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0230 (TDD), 48 HOURS IN ADVANCE OF THE MEETING DATE

PHDC Minutes 6/27/94
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There being no further business, the hearing was
adjourned at 9:00 pm.

Respectfully submitted,

Joan Fleming

Joan Fleming
Preservation Planner

application, and the degree to which conceptual approval is defined, and about the usefulness of pre-application review.

Mr. Beneduce observed that the Commission should be cautioned about making statements regarding an applicants personal taste and aesthetic judgement.

The issue of the level of quality if drawings submitted with applications was raised. The difficulties in the production of acceptable drawings by applicant's were discussed Mr. deBoer stated that he served as a VISTA volunteer, producing architectural drawings for low-income homeowners who needed such drawings of permits, variances, etc. There was a discussion of the PPS program where a member is provided with an hour of a professional consultant's time. There was a sense that the position of the Commission on the production of drawings needs to be clarified. Ms. Regan observed that the cost of drawing production was paramount to the applicant.

The use of architects' services, the fact that local chapter of the AIA maintained a reference list of architects, and the proposal that a registered architect's seal appear on drawings submitted for building permits was discussed. It was observed that a major obstacle was the lack of information on the part of the general public about the cost of architectural services, and that contractors serve in place of architects for many small projects.

3. Recent City Ordinances

Mr. Deller introduced the new zoning law, and discussed briefly the creation of the Downcity Design Review Commission. The Downcity district was created as a result of the Duany charrette, and replaces a section of the Downtown Historic District. It now encompasses about three times as much area as the former District.

According to the terms of the new Ordinance, the chair of the PHDC automatically has a seat on the Downcity Design Review Commission (DRC) , and may appoint an alternate. No appointments have as yet been made to the DRC by the Mayor.

The subject of the charging of fees for applications to the DRC and HDC was raised. The ordinance was revised to allow for the charging of these fees. Mr. Deller stated that the fees need to be charged consistently, and that they must be charged for all applicants in a category or for none. As a single fee had been received by the PHDC, it was to be

monthly filing date and before the monthly hearing. This panel, made up of 3 members on a rotating basis, would meet to review applications submitted, rule on the completeness of the applications, and approve those applications that are minor, in complete accord with the PHDC Standards and Guidelines, or for some other reason easily approved. The results of the panel decisions would be sent to abutters, and, if no objection is made to the decision, the approval would be finalized after 10 days, pending an acceptance of the results of the panel hearing at the next scheduled hearing of the full Commission. The section of state law dealing with the actions of a zoning enforcement officer can be used as a model for this new procedure. (45-24-46) (see attached).

There then followed a discussion of the possible measures that could be taken to reduce the mailing involved in relation to the monthly hearing. It was decided not to xerox Exhibit 2 (application photographs), as the quality was poor and the property would be seen in a site visit.

The packages to Councilwoman Rita Williams and Councilwoman Patricia Nolan could be sent to the City Council office in City Hall, rather than to their homes.

There was a suggestion that the reading of the staff report into the record be eliminated. Several members commented that it was a helpful practice. It is intended to be a part of the defensible record. In the event of an appeal, the staff report will then appear on the official hearing transcript. There was also a discussion of the possibility of sending a copy of the staff report to applicants prior to the hearing. It was observed that the agenda notice must be sent out 7 days in advance of the meeting for legal reasons, and that the staff report is sometimes not completed by that date. A notice also appears on the agenda form informing all applicants and abutters that the staff report is available at the hearing. It was decided that applicants would be given a copy, or informed that copies were available at the beginning of each hearing, giving them an opportunity to review it before it was read into the record.

There was also a discussion of the imposition of a time limit for applications, and ways of limiting discussion, especially unproductive and repetitive discussion. There was also a debate about the meaning of conceptual approval of an



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday July 25, 1994

3:30 pm

4th Floor Conference Room
Department of Planning and Development
400 Westminister Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of June 27, 1994
- D. New Business

- 1. Arnold Robinson (PPS) - presentation of new National Register Districts
- 2. Change to PHDC Rules and Regulations re: appeal period
- 3. Review of issues discussed at PHDC Retreat 7/11/94

3:45 pm

E. Project Review

1. 118 Benefit Street (College Hill) - (continued from 6/27/94), final review of construction of dormer on rear, west elevation

2. 37 Barnes Street (College Hill) - (continued from 6/27/94), construct addition and alter exterior of garage to rear of house

3. 178 Power Street (College Hill) - change window to doorway, construct new entry porch on west elevation, alter north elevation with new bay, 1st floor, additional windows, 2nd floor

4. 210 Adelaide Avenue (Southern Elmwood) - remove small mudroom, replace with side porch, install 2 metal replacement doors, as part of exterior repairs

4:45 pm

returned to the applicant.

Ms. Regan stated that she was not anxious to charge fees, as it would be burdensome on staff, on the applicant, and would make some applicants hesitant to go through the review process. Ms. Williams stated that the fees could be used to offset the expenses of administering the Commission.

At the present time fees will not be charged for any PHDC applications but for demolition and new construction, and any fees received are to be returned. The full Commission would vote on the matter at a regularly scheduled hearing.

Ms. Cavanaugh described other provisions of the new ordinance in terms of emergency demolition, with 48 hours notice given if the property posed a hazard to public safety. The appeal period is to be reduced from 30 to 20 days from the date of the written decision. A new zoning classification, R-4, for professional/residential use has been created.

In general, the Commission members felt that homeowners, and those application for work on owner-occupied properties should be exempt from fees.

The question of the disposition of the Bowen Street (PDN) properties, and the finding of demolition by neglect, was raised. The possibility that the city could condemn and then sell the properties was discussed.

There being no further business, the meeting ended at 6:45 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, July 25, 1994 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Pamela Robertson, Councilwoman Rita Williams, Cornelis deBoer, Michael Everett, Franco Beneduce, Kenneth Schadeegg, Mildred Parrillo

Members Absent

Antoinette Downing, Councilwoman Patricia Nolan, Robin Rao Ryan (term expired, to be reappointed), Clark Schoettle

Staff

Kathy Cavanaugh, Joan Fleming

Call to Order

The meeting was called to order at 3:35 , Ms. Regan presiding. All testimony was sworn.

A motion was made by Ms. Williams, seconded by Ms. Robertson, to approve the minutes of 6/27/94. The minutes were unanimously approved.

New Business

1. Mr. Arnold Robinson, Acting Director of the Providence Preservation Society (PPS), and Ms. Karen Parker, a PPS intern and graduate of the Boston University historical preservation program, gave a presentation regarding the ongoing project of nominating new districts to the National Register of Historic Places.

Mr. Schadeegg arrived at 3:40 pm.

After reviewing the involvement of the RIHPC, the creation of a context statement for early 20th century resources, two areas of the city with both integrity and significance were identified, Elmhurst and the section of

F. Other Business

G. Adjournment - Projected Adjournment 5:30 pm.

Applications are available for review on the 5th floor of the Department of Planning and Development by appointment prior to the hearing. The staff report will be available to the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THIS MEETING.

3. Discussion of the Retreat of 7/11/94 - The discussion was deferred until later in the meeting, following project review.

Project Review

Project review began at 3:50 pm.

1. 118 Benefit Street (College Hill) - Mr. Ed Jakmauh, owner of the property, gave a presentation of the design of the dormer proposed for the third floor, rear, west elevation of 118 Benefit Street. Mr. Jakmauh had appeared at several previous hearings for review of the dormer, and was asked at the hearing of 6/27/94 to bring a revised design for the dormer windows back for Commission review.

He described how the windows now extended an additional 6" into the sill from the previous design. The slope (1/5) of the dormer roof had been altered also, as a structural engineer had advised him that the previous design was too steep for the installation of composition shingles. A membrane roof would have to be installed, with shingles applied only as a decoration. The altered dormer shows a roofline meeting the roofline of the house.

A motion was made by Ms. Robertson, seconded by Ms. Williams, to approve the design as submitted. Before a vote was taken, Mr. deBoer commented that the roof edge detail, should be reviewed by staff, and should echo the edge detail of the existing roof. Ms. Robertson amended her motion to include this provision, and Ms. Williams seconded the amended motion. This motion was approved unanimously.

Members Voting: Regan, deBoer, Schadeegg, Parrillo, Robertson, Williams, Everett, Beneduce

2. 37 Barnes Street (College Hill) - Mr. Fredrick McClure, owner, Ms. Gale Goff, architect for the project and Mr. Philip Benedict, an abutting property owner, appeared to discuss the revised design for the garage alterations. The proposal to alter and enlarge the existing garage was originally discussed at the previous hearing on 6/27/94.

Revisions to the original design were conducted in response to objections made by the Benedicts, owners of abutting property at 185 Brown Street. Ms. Goff stated that

the East Side containing many 20th century structures. A mapping project outlined 8 potential NR districts on the East Side. The boundaries were based on 1920's development in the area. The plan is to nominate those areas with well-defensible boundaries first, expanding into additional areas. Approximately 360 structures are included in the project. The time-frame for the nomination process is September/October of 1994, with PHDC review possibly in 1994-1995.

Ms. Parrillo arrived at 3:42 pm.

Ms. Regan commented that it was important to recognize the significance of 20th century architecture. Ms. Williams asked if the property owners in the proposed districts were aware of the nomination process. Mr. Robinson replied that owners had been contacted on an individual basis as PPS members, neighborhood groups has been informed, and a mailing was being prepared. In addition, the surveyors carried an information sheet about the project, to be given to anyone inquiring about the survey. Mr. Robinson emphasized that the nomination did not require much review on property alteration, and qualified owners for tax credits.

Mr. Beneduce asked for a clarification of the eligibility requirements for city and National Register historic districts. Ms. Cavanaugh replied that city and National Register districts can be separate. It was discussed how listing on the National Register can be an incentive for preservation.

Ms. Regan stated that the PHDC was supportive of the nomination effort.

2. The change to the PHDC Rules and Regulations, Section 4.9 re: the appeal period from 30 to 20 days was discussed. The new phrase creates the sentences: "Any person aggrieved by a determination of the HDC may appeal that decision within twenty (20) days of the date of the written resolution. Appeals are made to the Zoning Board of Review."

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the amendment to the Rules and Regulations.

Members Voting: Regan, Robertson, Williams, deBoer, Everett, Beneduce, Schadege, Parrillo

that much time and effort has been spent making the design attractive, that he cared what the design looks like, and the effect it would have on adjacent properties. Mr. Benedict stated that he felt an even lower design would be better from his perspective, and would appreciate any softening of the design, perhaps by planting. He stated again that he wished the storage area could be removed, and the garage used for storage. Mr. McClure replied that he felt that the existing architectural condition of the garage was not an asset to the property.

After Ms. Regan asked if there were any additional comments, Mr. deBoer made a motion, seconded by Mr. Beneduce, to approve the application as revised and submitted, citing Standards 8 and 9.

Members Voting : Regan, deBoer, Beneduce, Williams, Schadegg, Robertson

Yes Votes = 6, 2 (Mr. Everett and Ms. Parrillo) Abstain

3. 178 Power Street (College Hill) - Mr. Laurence Walsh, applicant and architect, gave a presentation regarding the proposal to alter the northern elevation of the house and to replace an existing window with a door and porch on the south elevation. The application is for conceptual approval.

The reasons for wishing to alter the window to a door and porch were stated. They include security issues for the children of the family. The design of the new porch echoes that of the existing front porch.

On the north (rear) elevation, the proposal to construct a new bay on the first floor was discussed. Mr. Walsh stated that the design was guided by the wish to alter the simple square of the rear elevation. The house also needs major repair of the sills, and the grade needs to be altered to improve drainage and halt further deterioration. The bay, too, would provide more light into the interior of the house. Future alterations to the property may include removal of the existing siding and removal of the front dormer. The present proposal includes removal of an unnecessary chimney.

There was a discussion of the plan to relocate the existing window after its removal during creation of the new door opening and side porch construction. The door is to reflect the light pattern of the existing door. The intent is to retain the same light pattern as the exiting windows

a letter submitted with the revisions listed the alterations made to the design reviewed on 6/27/94. In general, these revisions lower the height of the roof.

There was a review of the suggestions made, such as changing the slope of the addition, and replacing the proposed monitor with a skylight. Mr. Benedict restated his objections to the original design and his suggestions for modifications, which included lowering the height of the roof of the garage and new addition, altering the proposed shingle color, and removal from the design of the proposed storage shed.

Ms. Goff and Mr. McClure then commented on the revised design, citing individual instances and methods whereby the height would be reduced. The removal of the proposed storage area would be a problem, and it was observed that the new design lies 3' farther away from the property line than the existing garage. The plate height would be 6', the height of the existing boundary fence. The creation of the monitor was an architectural design issue. The garage roof shingle color was to be a dark gray to match the color of the house shingles, and would complement the house.

There was a discussion of the function and design of the shutters on the facade, and it was made clear that they would close, folding over a pair of double doors. The shutters are a decorative detail as well as a security feature over full height glass doors. The windows were design to simulate the windows on the house. Mr. deBoer asked about the asymmetrical pattern on the shutters, and was told they were flush tongue and groove woodwork, not beaded.

Ms. Regan asked Mr. Benedict if he was more satisfied with the revised than with the original design for the alterations. Mr. Everett, as a near neighbor of the property, questioned the need for a skylight on the Brown Street side of the garage. He asked if the light from the monitor would be an intrusion to building occupants on the south side of the property line, and wondered if the monitor was necessary. Mr. McClure replied that the monitor was 9" high. Mr. Everett said the monitor could be viewed as a "lantern" as night. On further questioning by Mr. deBoer, Ms. Goff stated that the skylights were designed to provide light to the west and south side of the interior.

Mr. Schadeegg observed that the abutters did not have a strong objection to the revised design. Mr. McClure stated

The new metal replacement door has been installed. The wooden door is being stored.

Mr. Schadeegg then stated that he had discussed the door replacement with Mr. Richard Weinberg of the Providence Plan Housing Corporation (PPHC). The PPHC is the provider of the loan for the project. Mr. Weinberg has said that the PPHC would provide a 20% bonus (up to \$1500) for the door replacement, as it was located in a Historic District. Ms. Hoegan stated that she would still be liable for repayment of the loan. She restated her reasons for wanting to install a steel door.

There was a discussion of the issues of consistency in matching the doors. Mr. Everett suggested drawing the door for the record.

A motion was made by Ms. Robertson, seconded by Mr. Everett, to accept the portion of the application submitted for the removal of the mudroom and replacement with a side entry with steps, landing and railing, with the provision that the railing be modified to reflect that of the rear, rather than the front, porch railings, citing Standards 8 and 9. The motion was unanimously approved.

Members Voting: Regan, deBoer, Parrillo, Schadeegg, Robertson, Beneduce, Williams, Everett

There was a discussion of the necessity for producing a revised drawing for the side porch.

There was further discussion of the replacement of the wooden door on the front with a steel door, and several Commission members stated that the replacement would not be appropriate. There was also a discussion of the installation of storm doors to mitigate the visual effect of the metal doors. There was also a discussion of the possibility of continuing this section of the application.

Mr. deBoer made a motion, seconded by Mr. Beneduce, to accept the installation of a six-panelled steel door on the side entry, as part of the mudroom alteration, citing Standard 8, with the provision that it be painted as soon as feasible. The motion was unanimously approved.

Members Voting: deBoer, Regan, Parrillo, Schadeegg, Robertson, Everett, Beneduce, Williams

Ms. Hoegan was reluctant to agree to a continuance on the section of the application for replacement of the front

in the new addition or bay. Mr. Everett and Mr. deBoer expressed a preference for a rectangular addition or enclosure rather than a bay, keeping the geometry simple. There then followed a discussion of the window pattern proposed for the second floor alterations. The future removal of the front dormer was also discussed, but was not proposed at the present time.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the Commission voted to grant conceptual approval to the application as submitted, citing Standards 7, 8 and 9. The approval is conditional upon the alteration of the design to eliminate the angle of the bay and reconsider the door and window placement and dimensions of the roof line.

Members Voting: Regan, deBoer, Schadeegg, Robertson, Williams, Parrillo, Beneduce, Everett

A revised design will be submitted for final review on 8/22/94, submitted by the filing date of 8/10/94. Franco Construction and Mary Turkel are to be involved in the project.

4. 210 Adelaide Avenue (Southern Elmwood) - Ms. Vicki Hoegan, owner of the house, appeared to discuss her proposal to conduct exterior alterations requiring Commission review, specifically the removal of a small "mudroom " or addition, with construction of side porch and metal entry door, and replacement of a wooden front door with a new metal door.

Two letters were read into the record, one letter from Ms. Hoegan, explaining her reasons for wishing to install the metal doors, and one from the Providence Preservation Society (PPS), objecting to the replacement of the wooden door with a metal one.


Ms. Hoegan stated that it was her understanding that the steel door had been approved, and cited confusion between the contractor and the specifications drawn up by the PPS Revolving Fund, in regard to the installation of storm doors over two different front doors. Ms. Hoegan stated that the mudroom was not original to the house, and that it was a hindrance to people moving furniture into the house. She submitted additional photographs of the wooden front door, which she considers to be unsafe and in poor repair. She stated, too, that the style of steel door selected, which matches the other entry door installed before the creation of the District, was selected to complement the house.

PHDC Minutes 7/25/94
Page 9

The meeting notes of the PHDC retreat were reviewed, and discussed. No changes were suggested to the meeting notes.

There being no further business, the hearing adjourned at 6:15 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

wooden door with a metal door, as she wished for resolution of the matter.

Mr. Everett made a motion to accept the door as installed due to extenuating circumstance, with the provision that the door be kept on the premises, citing Standards 8 and 9. No member seconded the motion at that time.

There was continuing discussion of the issues of security, consistency and replacement of original material. Mr. Beneduce, after consideration, then seconded Mr. Everett's motion.

Members Voting: Robertson, Schadeegg
No = 2, Mr. deBoer abstained

As 8 members were present, and 6 yes votes are needed for a motion to pass, the motion failed. Ms. Cavanaugh suggested another motion be made.

Ms. Hoegan repeated that she wished for resolution of the issue. Ms. Regan replied that time needed to be granted for consideration of alternative s to the door installation as completed. Ms. Hoegan was advised that if the application was denied, then the matter could not be heard again for a year.

Mr. Beneduce commented that the funding issues needed to be confirmed in writing, and Mr. deBoer stated that the Commission needed to approve a door that was right for the building. There was a discussion of the imposition of liens. Ms. Hoegan asked that Commission members inspect the door as installed.

On a motion by Mr. Beneduce, seconded by Mr. Schadeegg, the Commission voted unanimously to continue this section of the application until the next hearing on 8/22/94.

Members Voting: Regan, Parrillo, Beneduce, Everett, deBoer, Williams, Schadeegg, Robertson

There was a discussion of the issues of security, replacement doors and their appropriateness. The Commission is to consider these issues and investigate alternatives to metal doors for security.

D. New Business (continued)

3. Review of issues discussed at PHDC Retreat 7/11/94

6. 647 Broad Street (Northern Elmwood) -
demolish service station structure, conduct site
improvements following demolition

7. 236 Atlantic Avenue (Southern Elmwood) -
construct rear porch

8. 210 Adelaide Avenue (Southern Elmwood)
(continued from 7/25/94) - replace wooden entry door with
metal door

6:00 pm

G. Other Business

H. Adjournment - Projected Adjournment 6:30 pm.

Applications are available for review on the 5th floor
of the Department of Planning and Development by appointment
prior to the hearing. The staff report will be available to
the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED
OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S
ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN
ADVANCE OF THIS MEETING.

Tina C. Regan
Chair

Vincent A. Cian
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, August 22, 1994
3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of July 25, 1994
- D. Executive Session
- E. New Business
 - 1. National Trust Conference, October 1994

4:00 pm

F. Project Review

- 1. 178 Power Street (College Hill) (continued from 7/25/94) - change window to doorway, construct new entry porch on west elevation, alter north elevation by construction of small addition, alter window pattern, skylight installation
- 2. 400 Benefit Street (College Hill) (continued from 6/27/94) - apply Dryvit to west exterior wall
- 3. 40 Arnold Street (College Hill) (violation) - construct new porch on north, front elevation.

5:00 pm

- 4. 58 Weybosset Street (Downtown) - install new through-wall vent for ventilation system
- 5. 4 Traverse Street (College Hill) - install fence and sign

1. 178 Power Street (College Hill) - Mr. L. Walsh and Ms. Mei Ping of L. S. Walsh, architects for the project, gave a presentation of the revised plans for alterations to the west and north elevations of the property. In addition, conceptual plans for alterations to the existing garage were reviewed.

Mr. deBoer asked that Mr. Walsh specify the changes that are proposed for each of the four elevations of the building. On the east, a window is to be altered, on the north, a square bay and new windows are to be installed, and skylights are proposed for the 3rd floor on the north side, which will not be seen. The dormer on the south side will be altered in some way in the future, but this is not part of the present application. A new side entry porch is proposed for the west side of the house.

There followed a discussion of the proposed alterations to the garage. The house has no usable basement or attic storage space, and the garage is to be used as storage area/ playspace and studio. A large eyebrow is proposed on the south elevation of the garage. There was some question as to whether it was too large and fussy for the building. Mr. deBoer observed that such an ogee arch is a feature of Providence buildings, but questioned its suitability on garage. Mr. Schadeegg commented that it added a desirable personality to the property. There was discussion of the relative merits of having the window fixed or operable. The material of the window is to be metal, a copper eyebrow window. There was no objection to the design proposed.

Mr. Walsh then discussed plans for future phases of restoration, with the existing siding removed and the original siding, quoins and corner posts restored.

Mr. Schadeegg made a motion to approve the application as submitted, citing Standards 8 and 9, including conceptual approval of the garage alterations, with details to be reviewed by staff. These plans would not have to go back to the Commission unless there was a substantial change from that reviewed. The motion was seconded by Councilwoman Nolan.

There was a discussion of the landscape alterations proposed, with changes to the steps, grade and retaining wall on the south elevation. This aspect of the project was not included in the motion. These plans would be brought back to the Commission for review at a subsequent hearing.

After this discussion and clarification, the motion was unanimously approved.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, August 22, 1994 in the 4th Floor Conference Room , Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Pamela Robertson, Cornelis deBoer, Kenneth Schadeegg, Mildred Parrillo, Clark Schoettle, Councilwoman Patricia Nolan

Members Absent

Michael Everett, Franco Beneduce, Councilwoman Rita Williams, Antoinette Downing, Robin Rao Ryan (term expired, to be reappointed)

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:15, Ms. Regan presiding. All testimony was sworn.

A motion was made by Mr. deBoer, seconded by Mr. Schadeegg, to approve the minutes of 7/25/94. The minutes were unanimously approved.

The planned Executive Session was rescheduled to later in the hearing.

New Business

Ms. Cavanaugh gave a presentation regarding the planned National Trust Conference in Boston. Mr. Thom Deller of the Department of Planning and Development is to give a paper on Preservation Planning. Ms. Cavanaugh will give a tour of Providence as part of the Conference. Commission members can obtain registration and other information from National Trust publications on file in the Planning Department.

Project Review

Project Review began at 4:20 pm.

Members Voting: Regan, deBoer, Schadeegg, Nolan,
Schoettle, Parrillo

2. 400 Benefit Street (College Hill) - Mr. Franklin Hurd, representing the Barker Playhouse, appeared to discuss the application to apply a layer of Dryvit to the west wall of the theater. Mr. Hurd reported that he had discussed the application with members of the Players. He reported to them the results of a meeting on 8/3/94 at the theater, attended by Mr. deBoer, Ms. Fleming and Mr. Hurd.

At this meeting, the implications of using the Dryvit were discussed at length. It was Mr. deBoer's opinion, among other issues, that the application would result in an R value of R10, which would not be a solution to the problem of heatloss in the theater. Other mitigating measures were suggested, such as the use of an insulating interior blanket, weatherstripping existing double doors on the rear of the stage area or a permanent covering of the exposed stone wall.

Mr. Hurd stated that for the cost of the Dryvit application (ca. \$7500), it would not be a worthwhile project. He expressed appreciation to the Commission for the time and effort expended in the review of the proposal, and withdrew the application.

Ms. Robertson arrived at 4:55 pm.

Ms. Regan commented on the damage she had observed to a brick building, caused by application of Dryvit to the exterior.

3. 40 Arnold Street (College Hill) - Ms. Constance Gonsalves and Councilman Robert Clarkin gave a presentation regarding the construction of a new front porch at 40 Arnold Street. The work was begun without a building permit or a Certificate of Appropriateness.

Ms. Gonsalves, owner of the house, stated that she was unaware that the building was historic and required PHDC review. Mr. Schoettle observed that a building permit is required for such work, and the contractor would have been informed of the review requirement had he applied for a building permit. Mr. Schadeegg also observed that the contractor should have applied for a building permit.

Councilman Clarkin stated that he had built the houses on Arnold and Brook Streets 25 years ago for low income

residents of the community. The original owners are still residents. He believed the porch blended in the with surrounding district. The houses sold for \$21,000 in 1972-1973. He felt the porch was an attractive addition to the house and should be approved.

There was a discussion of the necessity for a building permit, and a question to whether there were footings installed for the steps. None are shown on the plans submitted. Ms. Gonsalves stated that the work as completed had been approved by the building inspector as conforming to code. There was an additional discussion of the need for the pressure treated wood used in the construction to cure, due the high moisture content of the material. There is a tendency for the material to warp and crack.

Mr. Schoettle stated that he felt the porch as built was not inappropriate to the house, which is a non-contributing recent structure. There was a discussion of painting the porch, the installation of lattice to finish the lower section of the porch and the use of landscaping to screen it.

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the Commission voted unanimously to approve the porch as constructed, with the provision that the wood be painted as soon as feasible, and a landscape screen of bushes be planted in front of the porch, citing Standards 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Nolan, Parrillo, Robertson

Ms. Gonsalves and Councilman Clarkin would inform other property owners in the area about PHDC review requirements for exterior work.

4. 58 Weybosset Street (Downtown) - Mr. Richard Ellis of Phalanx Engineering, installers of the ventilation equipment, appeared to discuss the application to install a condenser and a 3' x 3' through wall vent for the air-conditioning and ventilation system of the St. Francis Chapel.

There was a brief discussion of the need for a fresh air vent into the chapel, of the location of the condenser unit, and the location of the property line shown on the plans submitted with the application.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standard 4.

Members Voting: Regan, deBoer, Schoettle, Nolan,
Schadegg, Parrillo, Robertson

5. 4 Traverse Street (College Hill) - Mr. Scott Ehrenberg, of Berg Design, appeared to discuss the application to relocate the existing signage and to install a fence 4 Traverse Street. The application was to be heard at a public hearing as abutting property owners had not given written consent to the fence installation.

No interested parties appeared to comment on the application. No objections were made to proposed project. On a motion by Mr. Schoettle, seconded by Councilwoman Nolan, the Commission voted unanimously to approve the application as submitted, citing Standards 4 and 8.

Members Voting: Regan, deBoer, Schoettle, Parrillo,
Schadegg, Robertson, Nolan

6. 647 Broad Street (Northern Elmwood) - Mr. James Marshall appeared to discuss his application to demolish a gasoline station and landscape the lot following demolition.

Councilwoman Nolan asked about the future plans for the lot. Mr. Marshall stated that the lot was being held for future use. No fast food or other commercial use was sought for the lot. It would not be used as a gas station. He plans to leave the lot empty while waiting for the land to increase in value. A possible future use would be professional offices or hospital-related activities.

There was a discussion of the material to be used for the proposed fence, and about the degree to which the landscaped lot would be maintained. There was also discussion of the size of the trees that would be planted. There was also a question of the type of trees that would be planted, and whether they would remain after a building was proposed. Approximately 6,000 square feet of open space would be left after the landscaping was installed, leaving an undersized lot. The owner would need to go to the Zoning Board for relief from the lot size requirements.

The use of macadam as a paving material for the lot was discussed, with gravel embedded in a matrix preferred to asphalt. There was also a further discussion of the issue of aluminum as an appropriate material for the fence.

Mr. Schoettle made a motion to accept the application as submitted, waiving the requirement of hearing the application at a second public meeting, including the

proposed landscaping in the motion, citing PHDC Standards and Guidelines for demolition. This was seconded by Mr. Schadeegg. The motion was amended to delegate review of details of the proposed fence and specific details of the proposed landscaping to staff, and was unanimously approved.

Members Voting: Nolan, Schadeegg, deBoer, Regan, Schoettle, Parrillo, Robertson

7. 236 Atlantic Avenue (Southern Elmwood) - Ms. Lynn Auger of the Elmwood Foundation was to give a presentation regarding the proposal to construct a new rear entry, with steps, deck and railing, at 236 Atlantic Avenue.

Three (3) of the seven (7) Commission members present, Mr. Schadeegg, Ms. Robertson, and Councilwoman Nolan, are associated with the Elmwood Foundation, the applicant, and therefor would recuse themselves from voting on the application. As only four (4) members were available to vote on the application, and six (6) are required for a valid vote to be taken, the application was tabled.

There was a brief discussion of the documentation required for the proposal, the possibility of installing temporary steps for the occupants, and the design of the porch as submitted.

8. 210 Adelaide Avenue (Southern Elmwood) - Ms. Vicki Hoegan, owner and applicant, appeared to continue the discussion of the section of the application for exterior repair and alteration that concerned the replacement of a wooden front door with a metal door. The door has been installed. The discussion was continued from the hearing of 7/25/94.

Ms. Hoegan stated that she wishes to keep the door as installed. She also would like to build the side porch approved on 7/25/94 with vertical square balusters with the diagonal design originally proposed.

Mr. Schadeegg stated that he had nothing new to add regarding his position on the installation of the door. Ms. Robertson stated that she did not like the door as installed.

There was a discussion of the funding limits for PPHC loans, with a 20% bonus available for restoration on historic properties.

Mr. Don DeSantis, a resident of Adelaide Avenue, spoke as an interested party. He stated that he wished that the

integrity of the property would be maintained. He had replaced his own front door for under \$250, and felt that financial considerations were no reason enough to approve the installation of the metal door. He said, too, that the wooden door would be as sturdy as any other door.

Ms. Lynne Auger, of the Elmwood Foundation, stated that she felt that approving the metal door would set a precedent for such approvals, and that wooden doors could be found that would exceed a steel door in thickness. There was a discussion of feasibility of locating an appropriate wooden door.

Ms. Hoegan maintained that installing a wooden door on the front entry would result in two different door styles, and stated that she would be willing to install storm doors over the steel doors. There was a discussion of the feasibility of replacement of the old wood door, and the degree to which the doors should match. Ms. Hoegan stated that she did not object to wooden doors per se, but did not want to borrow more money. There was a discussion of the possibility of relocating the new metal front door to the rear or side. Ms. Hoegan stated that she would like to replace the doors, but when her time and finances would permit it.

The issue of the installation of the new steel door as a violation was discussed. The installation was done without a building permit. The consequences of a violation were outlined by Mr. Salvatore. Violations can be referred to housing court. If there is a finding of willful contempt in housing court, an owner in violation can be jailed. There was a further discussion of issues of security, of the installation of storm doors to screen the front doors, the cost of a new wooden door, the financing practices of PPHC, and the impact of the increased loan amount on the applicant's insurance premiums.

Councilwoman Nolan observed that there had been no facts on the matter presented from PPHC, and all of the financial issues were based on hearsay. More information was needed. Consultation among the parties concerned, including the applicant, PPHC, the contractor and PPHC was to take place.

The Elmwood Foundation would aid in making drawings of the side porch. On a motion by Ms. Robertson, seconded by Councilwoman Nolan, this issue was to be continued, pending production of the drawings.

On a motion by Councilwoman Nolan, seconded by Mr. Schadeegg, the Commission voted to deny the installation of the new steel door on the front entry, citing Standards 1 and 2.

Members Voting: Regan, Parrillo, deBoer, Schadeegg, Nolan, Robertson

Member Abstaining: Mr. Schoettle

The Commission decided to delay any request for enforcement for 90 days, to allow the parties involved time to explore replacement options for the steel door.


Executive Session

On a motion by Ms. Robertson, seconded by Mr. Schadeegg, the Commission voted unanimously to go into Executive Session. On a motion by Ms. Robertson, seconded by Councilwoman Nolan, the Commission voted unanimously to adjourn and seal the minutes of the Executive Session.

Members Voting: Nolan, Schadeegg, Schoettle, Robertson, Regan, deBoer, Parrillo

There being no further business, the hearing was adjourned at 7:20 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, September 26, 1994
3:30 PM

4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of August 22, 1994
- D. New Business

4:00 pm

- E. Project Review

1. 95 Transit Street (College Hill) (violation) -
construction of fence

2. 185 Brown Street (College Hill) (violation) -
roof repair without Certificate of Appropriateness

3. 57 Stimson Avenue (Stimson Avenue) - install
a new metal railing on the front entry steps

4. 157 Bowen Street (College Hill) - conceptual
review of proposed additions, site improvements

5:00 pm

5. 125 Congdon Street (College Hill) -
alteration of outbuilding, site improvements

6. 148 Congdon Street (College Hill) (continued
from 6/27/94) - alteration of third floor dormers

7. 236 Atlantic Avenue (Southern Elmwood)
(continued from 8/22/94) - construction of rear porch

8. 132 Congress Avenue (Northern Elmwood) -
reconstruction of garage roof

6:00 pm

9. 94-96 Moore Street (Northern Elmwood) -
violation for replacement in kind of roof shingles, and
proposal for installation of vinyl on soffit

10. 179 Ontario Street (Southern Elmwood)
(violation) - construction of brick patio, and proposed
rebuilding of playhouse in new location

F. Other Business - 178 Power Street, redesign
required by Zoning

G. Adjournment - Projected Adjournment 7:00 pm

Applications are available for review on the 5th floor
of the Department of Planning and Development by appointment
prior to the hearing. The staff report will be available to
the public at the hearing upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED
OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZEN'S
ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN
ADVANCE OF THIS MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 26, 1994 in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan (reappointed), Cornelis deBoer, Clark Schoettle, Mildred Parrillo, Councilwoman Rita Williams, Franco Beneduce, Robin Rao Ryan (reappointed), Councilwoman Patricia Nolan

Members Absent

Pamela Robertson, Antoinette Downing, Michael Everett (term expired), Kenneth Schadeegg (term expired)

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:45, Ms. Regan presiding. All testimony was sworn.

A motion was made by Mr. Beneduce, seconded by Mr. deBoer, to approve the minutes of the 8/22/94. The minutes were unanimously approved.

New Business

Ms. Cavanaugh announced that the PHDC Annual Report was due in October. Any Commission member who had completed educational or training workshops should contact her for inclusion in the Report.

Project Review

Project review began at 3:50.

1) 95 Transit Street (College Hill) (violation) - Mr. Ted Sripsack appeared to discuss the installation of a fence along the property line shared with #97 Transit Street. He stated that he felt that the fence did not

encroach on the land belonging to #97. He used existing brackets in the wall along the property line to install the fence. His insurance required that a fence be installed, and that his elderly parents required a fence for their safety.

The fence is to be painted, and the landscaping is to be restored in the rear yard.

Mr. Chris McMahan, the owner of #97 Transit, stated that he was not consulted about the design of the fence. He felt the fence as installed does not match the character and quality of his existing fence, and that he wishes the new fence to match the existing. In response to a question by Ms. Regan, Mr. McMahan stated that he had no objection to a fence in the present location, but wished it was a greater barrier between the two properties. He has a problem with Mr. Scripsack's dog, and would like a solid board fence installed. He stated, too, that no fence had existed in that location in the last 6 years, and that there seemed to be more precedent for a fence on top of the wall. The quality of the fence left much to be desired, and it was of a different visual quality from the existing fence.

Ms. Parrillo arrived at 3:58 pm.

Mr. Scripsack stated that he felt the fence was small and did not have a great visual effect, and had no problem with positioning the posts on top of the wall.

Mr. deBoer asked if it was possible to reposition the fence on top of the wall rather than overlapping the wall, and be set within the property line. Mr. Scripsack replied that the fence could be on top of the wall. Mr. Schoettle asked if the fence could be moved on top, as the style was not inappropriate.

Mr. Beneduce made a motion to approve in concept the installation of the fence, but deny the fence as installed, due to the attachment problem, citing Standard 8. The design of the fence could be amended in cooperation with the neighbors of the applicant. Mr. deBoer seconded the motion. before the vote was taken, the application was amended to call for repositioning the fence to a position above the wall. This amended application was then approved.

Ms. Ryan suggested again that the abutters cooperate in their fencing. Mr. McMahan could also submit an application for a fence on his property line.

Members Voting: Regan, Parrillo, Ryan, Beneduce,

Schoettle, deBoer, Williams.

2) 185 Brown Street (College Hill) (violation) - No applicant or representative appeared in regard to the application for approval of repair/replacement in kind of roof slates in August, 1994, completed without a Certificate of Appropriateness. As the work completed was found acceptable and appropriate, the application was approved unanimously, citing Standards 1 and 2.

Members Voting: Regan, Parrillo, deBoer, Schoettle, Williams, Ryan, Beneduce.

3) 57 Stimson Avenue (Stimson Avenue) - Mr. James Barrett appeared to discuss the application to install a single metal handrail on the front steps of 57 Stimson Avenue.

Following the staff report, Mr. Schoettle made a motion to accept the application as submitted, citing Standards 4, 8 and 9. The motion was seconded by Ms. Williams.

Before a vote was taken, questions were raised regarding the specifications of the railing as shown on the drawing submitted. The motion was amended. The applicant was asked to have the contractor submit an amended drawing showing the measurements of the height of the rail and details of the molding cap. This was unanimously approved.

Members Voting: Regan, Parrillo, Schoettle, deBoer, Parrillo, Williams, Ryan.

4) 157 Bowen Street (College Hill) - Ms. Margaret Burgess, owner, and Mr. Robert Ornstein, architect for the project, appeared to discuss the site improvements and new kitchen addition proposed for 157 Bowen Street.

A letter was read into the record from the abutting property owners on the west, Susan and Peter Gill, at 153 Bowen Street. In general, they supported the project, but had some reservations about project plans for a dog run and fence where it directly abutted their property.

Mr. Ornstein stated that he would like to add to the application alterations to the existing railroad tie retaining wall on the front of the house, which would be replaced with a low concrete wall, as well as replacement windows for the 3rd floor dormer. The configuration of these windows was discussed.

Councilwoman Nolan arrived at 4:30 pm.

The proposed shed and driveway on the east side of the property was discussed. Mr. Ornstein reviewed all the proposed alterations to the property , as well as whether any zoning issues needed to be resolved.

The issue of simplifying the design of surface elements of the kitchen addition was discussed, as was the installation of a sliding glass door on the second floor of the addition, and the appearance of the shed and fence proposed.

The application was amended at the hearing to include alteration of the front retaining wall and the dormer window alteration. Changes to the proposed gate on the east side of the property were suggested.

A subcommittee was formed, made up of Mr. Schoettle, Mr. Beneduce, and Mr. deBoer, to review revised drawings. The revisions include clarification of the articulation of the addition, and simplification of the brackets.

Mr. Beneduce made a motion, seconded by Ms. Ryan, to approve plans for the addition in concept, citing Standards 8 and 9, with design details to be reviewed by the subcommittee. All other items, including the fence, gate, shed and paving pattern, are to be reviewed at a subsequent hearing. This motion was unanimously approved. It was stated that the dog run and proposed fence on the west property line are not planned to be installed until the Gills are able to construct their proposed carport and driveway extension.

Members Voting: Regan, Nolan, Parrillo, Ryan,
deBoer, Schoettle, Williams.

5) 125 Congdon Street (College Hill) - Sharon and Lukas Ingendahl, prospective owners of the property, and. Mr. Lane Myer, architect, appeared to discuss the proposal to conduct alterations to the outbuilding and site improvements at 125 Congdon Street. The carriage house, adjacent to the main residence, would be changed into a kitchen and bedroom addition, connected directly to the main house.

Mr. Myer reviewed the proposed alterations.

Mr. Salvatore departed at 5:07 pm.

There was a discussion of the zoning issues and any variances needed for the project. The only variance that

might be required is one for energy efficiency, as no insulation is proposed for the new kitchen, and the brick walls would remain exposed.

Mr. Myer showed the Commssion members copies of the original plans for the house, drawn up by Frank Waterman of Founatin and Kinnecut of Woosocket, an assocaites of Norman Isham.

The Commssion members spent time considering the proposal. There was a discussion of the removal of windows, reusing of the existing garage doors, and customizing of new windows and French doors. Mr. deBoer commented that the work was conceptually good, and represented a sensitive remodelling of the property.

Ms. Ryan made a motion to approve the application as submitted, citing Standards 8 and 9, with the exception of the east elevation, where the design is to be simplified and the lattice eliminated. Details and revised drawings are to be submitted to staff for review. The motion was seconded by Mr. Beneduce, and was unanimously approved.

Members Voting: Ryan, Regan, Parrillo, Beneduce, Nolan, Williams, Schoettle, deBoer

6) 125 Congdon Street (College Hill) - Peter and Chiara Van Erp appeared to continue review of the dormers proposed for the third floor of 148 Congdon Street. The discussion was continued from the hearing of 6/27/94.

Four (4) designs were submitted as options for the enlargement of the existing dormers. Of these, Mr. Van Erp expressed a preference for either SK-3 or SK-4. SK-3 was the best in terms of interior space, and SK-4 best in terms of minimal visual appearance on the exterior.

After discussion, it was decided that the approved design would be a hybrid of the two options. The application was amended to reflect this new proposal.

Mr. Schoettle made a motion to approve the application as amended, with the design of SK-3 narrowed to the width of SK-4, and a roof slope similar to that of SK-3, making a flat rather than shed dormer profile. Amended drawings showing the new design are to be submitted. This motion was seconded by Ms. Nolan, and was approved unanimously by all voting members.

Members Voting: Ryan, Regan, Schoettle, Beneduce, Parrillo, Nolan, Williams. Mr. deBoer abstained.

7. 236 Atlantic Avenue (Southern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation and Mr. Joe Abby of Abby Construction appeared to discuss the application for construction of a new rear porch on the property. The discussion was continued from the hearing of 9/26/94.

Ms. Auger stated that the plans submitted were incorrect in specifying the use of pressure-treated wood for the deck, railing and steps. The wood to be used was actually pine. Only the post in contact with the ground was to be pressure-treated wood.

There was a discussion of the completion schedule for the project.

Mr. Beneduce made a motion to approve the application, citing Standards 7, 8 and 9, with the provision that the nosing on the steps and slant on riser be straightened. The motion was seconded by Ms Nolan, and unanimously approved.

Members Voting: Regan, Ryan, Parrillo, Schoettle, deBoer, Williams, Nolan, Beneduce

8. 132 Congress Avenue (Southern Elmwood) - As no applicant or representative appeared to discuss the application to reconstruct the garage on the property, and Commission member shad questions about design details and materials, the application was deferred to a subsequent hearing,

9. 94-96 Moore Street (Northern Elmwood) - Ms. Maritza Cepeda, owner of the property, and Ms. Lynne Auger of the Elmwood Foundation appeared to discuss the application to approve replacement in kind of roof shingles completed without a Certificate of Appropriateness as well as application of new vinyl to the soffit.

Ms. Cepeda stated that she wished to cover the soffits with vinyl to avoid painting in the future. The rest of the house is sided in vinyl. Mr. Beneduce inquired as to whether she had received any contractor estimates to repair the wood of the soffits without covering them with vinyl after repair. She had not received any, but had an estimate of \$2,000 to repair the soffit and cover it with vinyl. She stated that she and her husband had owned the house since 1982, and stated again that she wished to cover the soffit.

There was a discussion of the longevity of a paint job on a repaired soffit, and the likelihood that an application of vinyl will mask any water damage problems, making it more difficult to detect and solve such problems in the future. Ms. Cepeda was encouraged to get specifications on repair only from the contractor, and the Commission encouraged her to repair and paint the soffit, and refrain from covering it with vinyl.

On a motion by Ms. Ryan, seconded by Ms. Parrillo, the Commission voted to approve the roof work as completed, citing Standard 4, and to deny the application of vinyl over the soffit, citing Standard 1. The applicant was strongly encouraged to submit an applicaiton for repair of the soffit. The motion was unanimously approved.

Members Voting: Regan, Ryan, Parrillo, Schoettle, deBoer, Nolan, Williams, Beneduce.

10. 179 Ontario Street (Southern Elmwood) - Ms. Patti Weichert, owner, and Mr. Albert Ross, and interested neighbor, appeared to discuss the application for approval of a brick patio installed without a Certificate of Appropriateness, as well as for a proposed extension of an existing fence and relocation of a disassembled playhouse.

There was no objection to the brick patio as installed. There was a discussion of the proposed fence. The section along Ontario Street was to be lowered to a point no higher than the cap on the brick piers on the porch.

On a motion by Mr. Schoettle, seconded by Ms. Nolan, teh application was approved as submitted, citing Standards 7, 8 and 9, with the provision that teh fence be lowered in height along Ontario Street, and that the relocation of teh playhouse conform to safety and zoning codes. The motion was unanimously approved.

Members Voting: Regan, Parrillo, Ryan, deBoer, Schoettle, Beneduce, Williams, Nolan

Other Business

1) 178 Power Street (College Hill) - The minor modifications to the proposed plans for a rear addition required by the zoning ordinance setback limits were reviewed and approved.

PHDC minutes 9/26/94

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2) 115 Williams Street (College Hill) - The issue of the replacement of the doorway on the south elevation was discussed. The door was examined by Mack Woodward (RIHPC) and Bob Major, and was considered by Mr. Major to be unique and repairable. Mr. deBoer and Mr. Schoettle were to meet and examine the doorway.

There being no further business, the meeting was adjourned at 7:15 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner

ATTACHMENT 4

Sample Approval Letter

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

March 4, 1994

APPLICANT

Ms. Martha Werenfels
Irving B. Haynes and Assoc.
One Park Row
Providence, RI 02903

OWNER

Rhode Island Historical Society
110 Benevolent Street
Providence, RI 02906

RESOLUTION 94-12
Application 94.20

WHEREAS, the applicant, Ms. Martha Werenfels, applied to the Providence Historic District Commission for a Certificate of Appropriateness for restoration of a garden balustrade, located to the west of the John Brown House, at 52 Power Street, Plat 16, Lot 152; and

WHEREAS, the Commission held hearings on the matter on February 28, 1994, at which time testimony was heard from Ms. Martha Werenfels, applicant, Mr. James Mahoney, Associate Director of the Rhode Island Historical Society, and other interested parties; 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. 52 Power Street is a contributing building to the College Hill Historic District, and has architectural and historic significance, as does the landscape and gardens associated with the house.

2. The restoration as proposed consists of the disassembling of the marble retaining wall from the south end to the existing steps, reassembling and realigning the wall using the existing marble components, replacing the broken and missing balusters with new balusters to match the existing, and replacing broken portions of the handrail as required. If funding permits, the restoration of a projecting bay, a part of the original balustrade, directly opposite the west entrance of the house, is proposed. While the bay no longer exists, evidence for the bay exists in the

form of original plans for the Olmsted landscape, historic photographs (ca. 1920), and existing physical evidence.

3. The alterations as proposed are not incongruous with the structure, its appurtenances, or the surrounding historic district.

4. The exterior alterations are consistent with PHDC Standards 2 and 3 in the following ways:

a) If replacement of existing materials or features is necessary, the new feature shall match the old in design and other visual qualities.

b) Replacement of missing features should be based on historical, documentary, physical or pictorial evidence.

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. All project details are to be reviewed by staff. Any changes to the project shall be submitted for review before work begins.

ii. If funding permits, the option of restoring the projecting bay opposite the west entrance is approved.

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 goes to the applicant, one to the building department, and one to the PHDC files).

Since the final drawings are approved, stamped and signed, the Certificate and a stamped copy of accompanying documentation may be claimed from the Department of Inspections and Standards, 190 Dyer Street, when applying for a building permit. The approval is valid for six months from the date of the Resolution.

Tina C. Regan, Chair

cc: Mr. Merlin A. DeConti
Mr. David Salvatore, Esq.
Ms. Martha Werenfels
Mr. James Mahoney, RIHS

ATTACHMENT 5

Project Summaries and List of In-House Approvals, 10/1/93 through 9/30/94

ATTACHMENT 5

PROJECT SUMMARIES - OCTOBER 1, 1993 through SEPTEMBER 30, 1994

Total Projects

Type of Project	Total	Approved	Denied	Split Decision	Pending	Withdrawn	Appealed
In-House ¹	137	133	0	0	4	0	0
Alterations	82	59	4	4	13(+1) ³	2	2(+1) ⁴
Demolitions	4	3	0	0	1	0	0
New Construction	2	1	0	0	0	1	0
Combinations ²	13	12	0	1	(+1) ³	0	0
Relocations	0	0	0	0	0	0	0
TOTALS	238	208	4	5	18(+2) ³	3	2(+1) ⁴

Notes

¹In-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 anything specifically delegated by the PHDC to staff review.

²Combinations include projects with more than one type of work item; for example, alterations and new construction.

³ Two applications contained some items approved and some still pending. The total in this column has been adjusted so that these applications are not counted twice in the overall totals.

⁴One appeal heard in 1994 was continued from previous years.

Total Applications Compared Over 5 Years

	<u>Total</u>	<u>% Change</u>
1989-1990	97	
1990-1991	122	+26%
1991-1992	168	+38%
1992-1993	224	+33%
1993-1994	238	+6.25%
Increase in 5 Years	141	+145%

Applications Reviewed by District

District	Totals	Approved	Denied	Split Decision	Pending	Withdrawn	Appealed
Armory	6	4	1	0	1	0	0
Broadway	16	11	1	1	3	0	0
College Hill	158	142	2	2	9	3	1(+1) ²
Downtown ¹	18	16	0	0	2	0	0
Northern Elmwood	13	10	0	1	2	0	0
Southern Elmwood	23	21	0	1	1(+2) ³	0	1
Stimson Avenue	4	4	0	0	0	0	0
TOTALS	238	208	4	5	18(+2) ³	3	2(+1) ²

Notes

¹The Downtown Historic District was reduced in size after passage of the revised zoning ordinance on 6/27/94. Approximately 100 properties are no longer within the jurisdiction of the PHDC.

²One appeal heard in 1994 was continued from previous years.

³Two applications contained some items approved and some still pending. The total in this column has been adjusted so that these applications are not counted twice in the overall totals.

Violations Cited By District

District	Cited 1993-1994	Resolved	Resolution Pending	Requested Enforcement
Armory	5	1	1	3
Broadway	11	3	4	4
College Hill	30	12	4	14
Downtown	4	4	0	0
Northern Elmwood	4	2	1	1
Southern Elmwood	11	2	7	2
Stimson Avenue	0	0	0	0
TOTALS	65	24	17	24

LIST OF IN-HOUSE APPROVALS 10/1/93 through 9/30/94

*Approval pending.

**Other items in application reviewed by PHDC.

	District	Address	Scope of Work
1	CH	1 Thayer St.	Replace roof
2	CH	16 Barnes St.	Install fence
3	SE	112-114 Melrose St.	Repairs: porches, trim
4	CH	25 George St.	Replace roof
5	CH	128 Transit St. **	Install storm/screen doors
6	CH	128 Transit St.	Install fence
7	DT	127 Dorrance St.	Install window vents
8	CH	6 Thayer St.	Replace roof, skylight, gutters
9	NE	78-80 Princeton Ave.	Replace roofs; repair chimneys and siding
10	CH	320 South Main St.	Install sign - "Microfibres"
11	CH	120 Transit St.	Install fence
12	CH	341 North Main St. **	Repairs: front entry
13	NE	27 Whitmarsh St.	Repair soffit; repoint foundation, chimney
14	SE	109 Melrose St.	Install sign - "St. Elizabeth's Home"
15	CH	19-21 Pratt St.	Replace roof, skylight, flashing
16	BW	446 Broadway	Replace roof
17	CH	22 Arnold St.	Repair/replace roof, gutters, flashing
18	CH	64 Angell St.	Replace fence
19	CH	134 Lloyd Ave.	Repairs
20	CH	27 Arnold St.	Repair/replace garage roof, porch decking, masonry
21	CH	113 Williams St.	Replace roof
22	CH	72 Barnes St.	Install gutters, downspouts
23	CH	5 Burrs Lane	Repair/replace siding, trim; install gutters
24	SE	110 Melrose St.	Replace roof, porch steps
25	CH	2 Thayer St.	Replace roof
26	CH	94 Benefit St.	Paving, site improvements
27	CH	47 Barnes St.	Install fence
28	CH	125 Benefit St.	Replace siding, trim
29	DT	175 Mathewson St.	Replace stone window mullions

	District	Address	Scope of Work
30	CH	12 Olive St.	Paving, site improvements
31	SA	2 Stimson Ave.	Repair/replace roof, siding, railing
32	CH	2 John St.	Paving
33	CH	68 Keene St.	Repair/replace porch elements
34	CH	107 Halsey St.	Install handrail
35	CH	60 Barnes St.	Replace roof
36	BW	280 Broadway	Alter sign
37	DT	86 Weybosset St.	Install awning
38	CH	51 Barnes St.	Replace porch deck, roof
39	NE	691 Broad St.	Install public telephone
40	DT	58 Weybosset St.	Install vents, louvers, mechanical equipment
41	CH	404 Benefit St.	Replace roof
42	CH	7 Thayer St.	Replace roof
43	CH	170 Prospect St.	Replace siding
44	CH	11 Thomas St.	Repairs
45	CH	85-87 Congdon St.	Repair/replace siding, trim, gutters, window
46	CH	257 Benefit St.	Repair, repoint masonry
47	SE	132 Congress Ave.	Install storm windows
48	CH	22 Cushing St.	Replace roof
49	CH	140 Brown St.	Replace porch steps
50	CH	97 Williams St.**	Repair masonry, install gutters
51	DT	69 Kennedy Plaza	Install sign - "Buck a Book"
52	SE	236 Atlantic Ave.	Repair siding, windows
53	CH	14 Olive St.	Site improvements
54	CH	133 Prospect St.	Replace roof
55	CH	251 Benefit St.	Repair/restore fence
56	BW	426 Broadway	Replace garage roof, doors, windows
57	CH	188 Benefit St.	Replace gutters
58	SE	210 Adelaide Ave.**	Repair roof, gutters, porches, trim; install storm doors
59	SE	132-134 Congress Ave.**	Repair roof, gutters, trim
60	CH	21 John St.	Repair siding
61	CH	67 Lloyd Ave.	Repair carriage house
62	SE	175 Congress Ave.	Repair/replace/repoint masonry foundation

	District	Address	Scope of Work
63	AR	15-17 Chapin Ave.	Replace roof, skylight, storm windows, trim
64	NE	118 Moore St.**	Repairs
65	CH	126-128 Brook St.	Repair/replace roof
66	CH	134 Brook St.	Repair/replace roof
67	CH	24 Meeting St.	Site improvements
68	CH	166 Prospect St.	Repair/replace trim, soffit
69	DT	146 Westminster St.	Replace roof
70	CH	151 Power St.	Replace siding
71	CH	161-163 Bowen St.	Replace steps, repoint foundation
72	CH	14 Barnes St.	Install fence
73	BW	272 Broadway	Repair paving, install handrail
74	CH	185 Brown St.	Repair porches
75	DT	58 Weybosset St.	Repairs
76	CH	400 South Main St.	Site improvements
77	CH	116 Congdon St.**	Install fence
78	CH	419 Benefit St.**	Replace roof, skylight
79	CH	88 Williams St.	Repair/repoint retaining walls
80	CH	22 Keene St.	Repair/replace trim
81	CH	77 Olney St.	Repair/replace trim, install gutters, downspouts
82	CH	20-22 John St.	Install storm windows
83	CH	1 Benevolent St.	Repair/repoint masonry
84	DT	137 Chestnut St.	Install sign
85	NE	101-103 Princeton Ave.	Install fence
86	CH	50 South Main St.	Install satellite dish
87	DT	101 Dyer St.	Repair/replace trim
88	CH	4 Benefit St.	Repair roof
89	NE	121 Moore St.	Repair roof, gutters, paving
90	NE	130 Moore St.	Repair/replace roof, siding, trim, gutters, downspouts
91	DT	58 Weybosset St.	Install mechanical equipment
92	CH	132 Bowen St.	Restore masonry
93	CH	115 Williams St.	Install storm door
94	CH	251 Benefit St.	Repair handrails

	District	Address	Scope of Work
95	CH	19 Barnes St. **	Install downspouts; repoint masonry
96	SE	211 Adelaide Ave.	Reconstruct balcony
97	CH	6 Olive St.	Repair fence
98	CH	153 Power St.	Replace roof
99	CH	418 Benefit St.	Replace roof
100	CH	18 George St.	Replace roof
101	CH	407-409 Benefit St.	Repair/replace front steps, landing
102	CH	Various Brown University properties	Install access card readers in entryways
103	CH	246-248 Hope St.	General repairs
104	AR	31 Chapin Ave.	Repair columns, trim
105	CH	151 Benefit St.	Repair/replace siding, trim; repoint chimney; install downspouts
106	CH	15 Hopkins St.	Repair roof, skylight, siding, trim
107	SA	70 Stimson Ave.	Repair/replace siding; install vents
108	CH	47 Barnes St.	Repair/replace siding, trim
109	CH	28 South Court St.	Repoint chimneys
110	CH	45 Pratt St.	Site improvements
111	SE	172 Ontario St.	Remove wheelchair ramp and restore front entry; replace siding
112	CH	251 Benefit St.	Repair iron railing
113	CH	162 Meeting St.	Replace siding, trim; install storm doors
114	CH	155 Benefit St.	Repair siding and trim
115	CH	4 Benefit St.	Install signs - "Christiaan Salon"
116	CH	38 Barnes St.	Replace roof
117	CH	36 Sheldon St.	Repair/replace siding, trim
118	CH	104-106 Olney St.	Restore porch railings; replace siding, trim
119	CH	188 Benefit St.	Replace roofing over window hoods
120	CH	69 Waterman St.	Replace roof
121	CH	101 Congdon St.	Replace window moldings, gutters
122	NE	22 Whitmarsh St.	Repair/replace siding, gutters, roof
123	SA	70 Stimson Ave.	Install storm/screen door; replace windows; install mechanical equipment
124	SE	236 Atlantic Ave.	Replace windows

	District	Address	Scope of Work
125	CH	5 Burrs Lane	Repairs, replace gutters
126	CH	31 Olney St.	Renew approval for repairs and alterations: (issued 1/24/93)
127	SE	195 Lexington Ave.	Replace roof
128	NE	125 Princeton Ave.	Repair/replace porches, roof, siding
129	NE	94-96 Moore St.**	Replace roof
130	CH	40 Pratt St.*	Restore gable window
131	CH	12-14 Pratt St.	Repair/replace porch elements, siding
132	CH	128 Hope St.	Repair chimneys
133	CH	383 Benefit St.	Repair chimneys
134	CH	153 Benefit St.	Repair roof
135	CH	24 Meeting St.	Replace sign, reinforce door supports, rebuild door
136	BW	156 Broadway	Repair/replace windows
137	AR	1-9 Hollywood Rd.	Repair gutters
138	CH	109 Williams St.	Replace roof
139	CH	10-12 Barnes St.	Replace roof
140	CH	185 Brown St.**	Repoint chimneys; replace bricks, shingles
141	CH	55 Power St.	Repair and waterproof foundation
142	CH	51 Prospect St.	Restore fence
143	CH	259 Benefit St.	Repoint bricks; install downspout
144	CH	345 South Water St.	Install awning
145	BW	196-198 Broadway	Repair/replace roof
146	CH	384-386 Benefit St.	Repair/replace porch, trim, siding

ATTACHMENT 6

PHDC Rules and Regulations, as amended

PROVIDENCE HISTORIC DISTRICT COMMISSION

RULES AND REGULATIONS

Adopted 10/28/91; Amended 12/16/91, 2/24/92, 7/26/93, 1/24/94, 7/25/94.

Section 1 GENERAL PROVISIONS

- 1.1 Authority
- 1.2 Purpose
- 1.3 General Rules
- 1.4 Jurisdiction

Section 2 ORGANIZATION

- 2.1 Membership
 - A. Chair
 - B. Vice Chair
 - C. Deputy Vice Chair
- 2.2 Staff
- 2.3 Records
 - A. Review of HDC Records
 - B. Minutes
- 2.4 Office
- 2.5 Legal Counsel

Section 3 MEETINGS

- 3.1 Regular Meetings
- 3.2 Business Meetings
- 3.3 Special Meetings
- 3.4 Cancellation of Meetings
- 3.5 Attendance
- 3.6 Conduct of Meetings
- 3.7 Executive Session

Section 4 PROCEDURES

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**PROVIDENCE HISTORIC DISTRICT COMMISSION
RULES AND REGULATIONS**

Adopted 10/28/91; amended 12/16/91, 2/24/92, 7/26/93, 1/24/94, 7/25/94.

SECTION 1 - GENERAL PROVISIONS

- 1.1 **AUTHORITY:** These rules and regulations are adopted pursuant to Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564, adopted 10/24/91), authorizing the Providence Historic District Commission (HDC) to adopt rules and regulations which are necessary to carry out its functions.
- 1.2 **PURPOSE:** To establish procedures for processing applications for Certificates of Appropriateness, for enforcement, and for the internal management of the HDC.
- 1.3 **GENERAL RULES:** The HDC shall be governed by the terms of Article V, Section 501, Historic District Zoning, of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), and by the terms of R.I.G.L. 45-24.1 et seq., Historical Area Zoning.
- 1.4 **JURISDICTION:** Under Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), the HDC shall have the authority to regulate the construction, alteration, repair, demolition and moving of any structure or appurtenance which results in a change to the exterior of the structure and/or appurtenance within any Historic District in the City, as designated in accordance with the Providence Zoning Ordinance and shown on the official Zoning Map.

SECTION 2 - ORGANIZATION

- 2.1 **MEMBERSHIP:** The HDC shall be constituted in accordance with Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) and R.I.G.L. 45-24.1-3.
 - A. **Chair:** A Chair shall be appointed by the Mayor. The Chair shall preside over all HDC meetings and shall decide all points of order and procedure, unless directed otherwise by a majority of the HDC in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the HDC.
 - B. **Vice Chair:** A Vice Chair shall be elected by the HDC from among its members, by majority vote of its members, and shall be eligible for re-election. The Vice Chair shall serve as acting Chair in the absence of the Chair. At such times, the Vice Chair shall have all the same powers and duties as the Chair. The Vice Chair shall be elected at the first regular meeting of each calendar year.

- C. Deputy Vice Chair: A Deputy Vice Chair shall be elected by the HDC from among its members in the same manner as the Vice Chair, and shall be eligible for re-election. S/he shall serve as acting Chair in the absence of the Chair and Vice Chair, and at such times shall have the same powers and duties as the Chair. The Deputy Vice Chair shall be elected at the first regular meeting of each calendar year.

2.2 **STAFF**: The Department of Planning and Development shall supply staff for the HDC's day-to-day operations, and a member of the staff shall serve as the secretary to the HDC. Staff shall not be eligible to vote upon any matter before the HDC. The duties of staff shall be as follows:

- A. Keep all records, conduct all correspondence of the HDC, provide public information, and handle the clerical and administrative work of the HDC.
- B. Act as liaison between the HDC and all other agencies, departments and organizations to which it must relate in the conduct of its affairs.
- C. Consult with applicants and property owners regarding the procedures, rules and regulations, and standards and guidelines of the HDC.
- D. Prepare a written analysis of each application pending before the HDC, discussing the historical and architectural significance of the property, consistency of the proposal with standards and guidelines, preservation issues, and other pertinent information.
- E. Issue in-house staff approvals for applications for Certificates of Appropriateness for in-kind replacement and repairs, and for other work as defined in the HDC standards and guidelines. The HDC may, by action at a public hearing, direct to staff the approval of any application. In-house staff approvals shall be consistent with the standards and guidelines. Staff may not deny an application, but shall refer such action to the HDC for a hearing.
- F. Perform such duties and assume such other responsibilities as the HDC may from time to time direct.

2.3 **RECORDS**: The HDC shall keep written records of its meetings, deliberations, and decisions. The Secretary of the HDC shall have the primary responsibility for keeping the records. The HDC may also require a verbatim, recorded or stenographic record. All records shall be open to the public.

- A. Review of HDC Records: Requests to view the HDC's records shall be in writing. Records shall be made available within ten (10) calendar days of the receipt of the request. Copies of the records will be made available for a fee.
- B. Minutes: Minutes of HDC hearings shall show the vote of each member on each question, including absences and abstentions. At minimum, minutes shall contain:

1. A listing of HDC members present and absent;
 2. A listing of others present, specifically staff, city solicitor, public agency staff, applicants and/or representatives;
 3. Approval of the minutes of the previous meeting;
 4. Summary of applications for Certificates of Appropriateness and the preservation issues presented, including a description of the relevant features of the building, structure or appurtenance which will be affected;
 5. Summary of arguments and materials presented for each application, including supporting documents, objections and corrections;
 6. Summary of HDC deliberations for each application, including all references to the HDC standards and guidelines used; and,
 7. Findings of fact made, conclusions reached, and actions or motions taken on each application or other general business before the HDC.
- 2.4 OFFICE: The HDC's office shall be located in the Department of Planning and Development.
- 2.5 LEGAL COUNSEL: The City Solicitor's office shall be requested by the HDC to assist in all legal matters.

SECTION 3 - MEETINGS

- 3.1 REGULAR MEETINGS: The HDC shall establish a schedule of regular meetings for the calendar year and post it in the City Clerk's office and the Department of Planning and Development. Regular meetings shall be held on the fourth Monday of each month at 3:30 p.m. in the offices of the Department of Planning and Development or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting.
- 3.2 BUSINESS MEETINGS: The HDC may hold a business meeting for the purposes of discussing standards and guidelines, rules and regulations, procedures, and such other business as may come before it, including any overflow of applications for Certificates of Appropriateness which could not be heard at a regular meeting because of time limits. Business meetings may be held during a regular meeting, or separately on the second Monday of each month at 3:30 p.m. at the offices of the Department of Planning and Development, or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting. *[Amended 2/24/92.]*

- 3.3 **SPECIAL MEETINGS:** Special meetings of the HDC may be called at any time by the Chair. At least forty-eight (48) hours notice of the time and place of the special meeting shall be given by the Secretary or the Chair to each member of the HDC and shall be posted in the City Clerk's office and the Department of Planning and Development.
- 3.4 **CANCELLATION OF MEETINGS:** When in the opinion of the Chair there is good cause, the Chair may dispense with a regular meeting by giving notice to all members and all applicants scheduled for the meeting, not less than twenty-four (24) hours prior to the time set for the meeting.
- 3.5 **ATTENDANCE:** The HDC shall advise the Mayor of any member of the HDC who fails to attend more than five (5) consecutive regular meetings and shall request that the position be declared vacant and a new member be appointed. Absences due to sickness, death, or other emergencies of like nature may be recognized as excused absences. The staff shall notify a member when s/he is approaching the maximum number of unexcused absences. When a member has exceeded the maximum number of unexcused absences, the staff shall notify the HDC. (Providence Home Rule Charter Article XII, Section 1202.)
- 3.6 **CONDUCT OF MEETINGS:** All meetings shall be open to the public. The order of business at regular meetings shall include:
- A. Call to order;
 - B. Roll call;
 - C. Approval of the minutes of the previous meeting;
 - D. Committee reports;
 - E. Old business, including continued applications;
 - F. New business, including applications for Certificates of Appropriateness;
 - G. Adjournment.
- 3.7 **EXECUTIVE SESSION:** For purposes authorized by the open meeting law, the HDC may on a motion duly adopted and for reasons stated on the record, adjourn to executive session.

SECTION 4 - PROCEDURES

- 4.1 **PUBLIC HEARING:** The HDC shall hold a public hearing on an application for Certificate of Appropriateness.
- A. Applications shall primarily be scheduled for a public hearing at the HDC's regular meeting on the fourth Monday of the month. The last application shall be heard at 7:00 p.m. unless a quorum of the HDC agrees that the meeting may carry on after that time. Applications not heard by 7:00 p.m. shall be rescheduled to a business meeting on the second Monday of the next month, unless the applicant agrees to a further extension. *[Amended 2/24/92.]*

- B. Applications involving repair and in-kind replacement, or those items delegated to in-house review under the HDC standards and guidelines, shall not require a public hearing unless referred to one by the HDC staff.
- 4.2 **NOTICE:** Notice of the hearing shall be given to the applicant, property owner, and other persons listed on the application form, to abutting property owners, to the HDC members, and to other persons requesting notice, at least seven (7) days prior to the public hearing, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.
- 4.3 **QUORUM:** A majority of the duly appointed members shall constitute a quorum.
- 4.4 **VOTING:** The concurring vote of the quorum shall be necessary to approve or disapprove of any plans before the HDC, or to amend these rules and regulations or the HDC standards and guidelines. Proxy voting is not allowed.
- 4.5 **CONFLICT OF INTEREST:** No HDC member shall take part in the consideration or determination of any application for a Certificate of Appropriateness in which s/he is a party or has a financial interest, except as noted in the Rhode Island Ethics Commission Advisory Number 8, dated November 30, 1989. It shall be the responsibility of the HDC member having a potential conflict of interest to disclose such conflict in writing and to recuse him/herself from participation in the discussion or the vote. Minutes shall state that the member has recused him/herself from consideration of the matter.
- 4.6 **CONDUCT OF MEMBERS:** Members of the HDC shall be discouraged from expressing individual opinions on the proper judgement of any application with any persons prior to the determination on that application, except in accordance with these rules.
- 4.7 **SITE VISITS:** A subcommittee of the HDC, or the staff, shall be available to meet on site with the applicant or his/her representatives at any time in the design process in order to advise them informally concerning the HDC's procedures and guidelines, the nature of the area where the proposed construction is to take place, and other relevant factors. The applicant shall agree, by signing the application, to allow the HDC, as a group or individually, or the staff to make site visits from time to time as deemed necessary.
- 4.8 **ADVISORY OPINIONS:** Outside a regular meeting, the HDC shall refrain from any indication of approval or disapproval, but shall not, for that reason, be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given, or reported as having been given, by any member of the HDC at a pre-application hearing, at a site visit, or at an informal meeting shall in any way be official or binding upon the HDC. Only the official vote of the HDC shall be binding.
- 4.9 **APPEALS:** Any person aggrieved by a determination of the HDC may appeal that decision within twenty (20) days of the date of the written resolution. Appeals are made to the Zoning Board of Review. *[Amended 7/26/93, 7/25/94.]*

SECTION 5 - APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

5.1 **APPLICATIONS:** An application for Certificate of Appropriateness is required for any change which affects the exterior appearance of a structure or its appurtenances located in a historic district, including construction, alteration, repair, moving or demolition. An appurtenant feature is a feature other than a primary or secondary structure which contributes to the exterior appearance of a property.

A. Application Categories: Applications may be accepted in the following categories:

1. New construction/additions;
2. Alterations/minor modifications;
3. Signage;
4. Awnings/shutters and blinds;
5. Site improvements;
6. In-kind replacement/repairs;
7. Demolition;
8. Moving of structures.

B. Preliminary Applications: An applicant seeking a Certificate of Appropriateness for new construction, additions or major alterations shall first file a preliminary application for Conceptual Approval from the HDC. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, and may grant or deny Conceptual Approval. Conceptual Approval shall provide that the applicant file an application for Certificate of Appropriateness for approval of final details.

C. Pre-Application Hearing: An applicant may seek a pre-application hearing with the HDC when new construction, additions or major alterations are proposed. Such requests shall be submitted in writing. Staff shall review the pre-application request to determine if it warrants HDC review, and may accept the request. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, with the following exceptions:

1. No formal determination to approve or deny the proposal shall be made.
2. The HDC may provide agencies of the City with advisory opinions, which shall identify preliminary preservation issues, and may suggest solutions.
3. After a pre-application hearing the HDC shall provide the applicant with a written advisory. Advisory opinions shall be non-binding.

5.2 **FILING OF APPLICATIONS:** An application for a Certificate of Appropriateness must be filed in person and by appointment with the HDC staff at least twelve (12) calendar days before the regular meeting on the fourth Monday of the month, except in cases of

demolition or economic hardship. Applications for demolition or economic hardship shall be filed at least thirty (30) and no more than forty-five (45) calendar days before a regular meeting. All applications must be signed by the property owner and applicant. Applications must be accompanied by all documentation reasonably necessary to evaluate the proposal, including photographs, drawings, plans, or other information as requested by the HDC or staff. It is the owner/applicant's responsibility to submit all required documentation. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**
[Amended 2/24/92, 7/26/93, 1/24/94.]

- 5.3 **ACCEPTANCE OF APPLICATIONS:** Staff shall review all applications for completeness of documentation, according to minimum standards published in the HDC standards and guidelines. Incomplete applications will not be scheduled for a hearing. The HDC shall vote at the beginning of the hearing on each application, before any presentation or testimony begins, whether an application is complete and can be accepted. Upon acceptance, the formal review period begins. Acceptance of an application does not preclude the HDC from requesting any additional information it determines to be necessary to make a decision on the application. *[Amended 2/24/92.]*
- 5.4 **ZONING VARIANCES:** Projects which will require relief from the provisions of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) shall obtain any necessary variances before an application for a Certificate of Appropriateness is filed. Written confirmation that all variances have been granted shall be submitted along with the application; however, the fact that a zoning variance has been granted shall not guarantee that the project will receive a Certificate of Appropriateness. Applications seeking Conceptual Approval may be exempted from this requirement. The HDC may also waive this requirement if the zoning issue is not related to the physical condition of the property or will not compromise the HDC standards and guidelines. Zoning status shall be determined by the Department of Inspection and Standards. *[Amended 7/26/93.]*

SECTION 6 - ACTIONS ON AN APPLICATION

- 6.1 **REVIEW CRITERIA:** In reviewing applications for Certificates of Appropriateness, the HDC shall use the criteria set forth in R.I.G.L. 45-24.1 et. seq. and Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564). The HDC may designate more explicit design standards and guidelines as it deems necessary.
- 6.2 **CONSIDERATION OF APPLICATIONS:** The applicant or his/her designated agent shall appear at the hearing on his/her application. All testimony shall be sworn. The order of business for consideration of applications for Certificates of Appropriateness shall be determined by the Chair and may include the following:
- A. A preliminary statement concerning the application.
 - B. A presentation by the applicant, including arguments and material in support of the application. The presentation shall present the material in a way that both the HDC

and the public audience may hear, see and understand the verbal and graphic description of the proposed work and its impact on the features of the buildings, structures, appurtenances and historic landscape features of the property and the district in which it is located.

- C. A staff report, project review comments and/or subcommittee report.
 - D. Statements or arguments submitted by any official, commission or department of the City of Providence, any state agency, or any local historical, preservation or neighborhood organization.
 - E. Public comments from interested parties, abutters, etc.
 - F. HDC members' questions of the applicant, staff, or subcommittee concerning the application.
 - G. A summary of the application, arguments and materials presented.
 - H. After closing the hearing to public comment, HDC deliberation regarding a Certificate of Appropriateness, based upon evidence submitted, adopted Standards and Guidelines, and the impact of the project on the features of the buildings, structures, appurtenances, and historic landscape features of the property.
 - I. Findings of fact, motion(s) to approve or deny the application, and voting.
- 6.3 **LIMIT OF TIME FOR TESTIMONY:** The Chair may limit the amount of time allowed at a public hearing for verbal testimony regarding any application or other business before the HDC. Such limit shall be announced at the beginning of the hearing, and noted on the written public notice of the hearing. Written testimony may be submitted for HDC consideration in cases where verbal testimony is limited. *[Amended 2/24/92.]*
- 6.4 **DETERMINATIONS:** An application for a Certificate of Appropriateness may be approved, denied, or approved with amendments or conditions by the HDC. Motions to grant or deny a Certificate of Appropriateness shall include findings of fact and a specific reference to the review criteria under which the proposal has been judged.
- A. Resolutions: All decisions of the HDC shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record in the form of a Resolution. In the case of a decision not to issue a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.
 - B. Issuance of a Certificate of Appropriateness: Upon granting a Certificate of Appropriateness, the HDC or its designee shall:

1. Stamp three (3) sets of all application documents, including the application form and all plans and drawings. The documents will be dated, stamped and signed by the Chair or the staff as directed by the Chair.
 2. Return two (2) sets of signed and stamped documents to the applicant along with a copy of the resolution. It is the responsibility of the applicant to file one (1) set of stamped and signed documents and a copy of the resolution with the Department of Inspection and Standards for the necessary permits.
 3. Retain one (1) set of stamped and signed documents for the HDC files at the Department of Planning and Development.
- C. Conditional Approval: The HDC may issue a Certificate of Appropriateness/Conditional Approval where an application would otherwise be approved except that one (1) or more necessary city, state or federal agency approvals are pending. If other necessary approvals are not obtained within 180 days of the Conditional Approval, then the Certificate will become null and void and a new application will be required to proceed with the project. If other agency reviews result in changes to the project approved by the HDC, then those changes shall be brought back to the HDC for approval. *[Amended 12/16/91.]*

6.5 FAILURE TO ACT

- A. Automatic Approval: The failure of the HDC to act within forty-five (45) days from the date of the acceptance of a completed application in accordance with these rules and regulations shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the HDC.
- B. Extensions:
1. In the event that the HDC shall make a written finding of fact within this forty-five (45) day period that a particular application requires further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of acceptance of a completed application within which to act on such application.
 2. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing to an extension beyond the ninety (90) days.

- 6.6 MODIFICATIONS TO A CERTIFICATE OF APPROPRIATENESS: Changes to a project after a Certificate of Appropriateness is issued shall require a new application for Certificate of Appropriateness. Such application shall be submitted before construction of the changes begins, unless the HDC determines at a pre-application hearing that a full application is not required. New applications will be reviewed in accordance with these

rules and regulations and the Providence Zoning Ordinance. Any change not so approved shall be deemed a violation of the Certificate of Appropriateness and of the Zoning Ordinance.

- 6.7 **MODIFICATIONS TO AN APPLICATION:** A pending application for a Certificate of Appropriateness may be modified by a written request from the applicant to the HDC. Such request shall include a description of the proposed change and shall be accompanied by elevations, plans, photographs and/or sketches as necessary. If an application is modified, it shall be considered a new application and shall be handled in accordance with these rules and regulations.
- 6.8 **EXPIRATION OF A CERTIFICATE OF APPROPRIATENESS:** Any Certificate of Appropriateness granted by the HDC shall expire six (6) months after the date of the approval, unless the applicant shall, within the six (6) months, obtain a legal building permit and proceed with construction, or obtain a certificate of occupancy when no legal building permit is required. The HDC, upon written request and for cause shown prior to the expiration of the initial six (6) month period, may renew the Certificate of Appropriateness for a second six (6) month period. An applicant's failure to act within the second six (6) month extension shall cause the Certificate to become null and void and will require the applicant to file a new application with the HDC.
- 6.9 **RESUBMITTAL OF A DENIED APPLICATION:** An application for Certificate of Appropriateness which has been denied by the HDC shall not be heard again for a period of one (1) year from the date the application was denied, unless the majority of the HDC present at a meeting agrees to waive this requirement.
- 6.10 **RECONSIDERATION OF A DENIED APPLICATION:** An applicant may request the HDC to reconsider its decision on an application. Such request may be made before the end of the meeting at which the decision was made, or afterwards in writing within a period of one (1) year from the date of the decision. The order of business for reconsideration of applications for Certificates of Appropriateness which have previously been denied shall be as follows:
- A. The Chair shall entertain a motion from a member of the HDC that the applicant be allowed to present evidence in support of the request for reconsideration. Such evidence shall be limited to that which is necessary to enable the HDC to determine whether or not there has been substantial change in the facts, evidence or conditions relating to the application; provided, however, that the applicant shall be given the opportunity to present any other additional supporting evidence if the HDC decides to reconsider the application.
 - B. After receiving the evidence, the HDC shall proceed to deliberate whether or not there has been a substantial change in the facts, evidence or conditions relating to the application which would warrant reconsideration. If the HDC finds that there has been such a change, it shall treat the request as a new application.

SECTION 7 - ENFORCEMENT

- 7.1 **ENFORCEMENT:** Enforcement of HDC jurisdiction and decisions shall be through the Director of the Department of Inspection and Standards, in accordance with Article VIII of the Providence Zoning Ordinance.
- 7.2 **VIOLATIONS:** Any exterior work to a structure or appurtenance within a historic district, which proceeds without a Certificate of Appropriateness from the HDC, or which does not comply with the provisions of a Certificate of Appropriateness, shall be deemed a violation of the Providence Zoning Ordinance (Chapter 1991-29, No. 564). Work in progress or already completed without a Certificate of Appropriateness may be deemed a violation.
- 7.3 **PROCEDURES:**
- A. Any person may report a violation to the HDC.
 - B. Staff will confirm that the work is a violation and report it to the Department of Inspection and Standards; if the work is in progress, staff will request the Department of Inspection and Standards to issue a stop-work order.
 - C. Whether the work is in progress or already completed, staff will contact the property owner to request that an application for Certificate of Appropriateness be filed within 30 days.
 - D. The HDC shall review the application in accordance with these rules and regulations; any modifications required to bring the work into compliance with the standards and guidelines shall be made conditions of approval, and a deadline for completion shall be set.
 - E. Failure of the property owner to file an application for a Certificate of Appropriateness within thirty (30) days, or to correct the violation as directed within the deadline set by the HDC, shall cause the matter to be referred to the Department of Inspection and Standards for enforcement.
 - F. If the HDC issued conditions of approval for work done in violation, staff shall inspect the property to confirm that the violation has been corrected. If so, staff shall inform the Department of Inspection and Standards that the violation may be dismissed.
 - G. Written records of all violations shall be kept in the HDC's files.

SECTION 8 - AMENDMENTS AND SEVERABILITY

- 8.1 **AMENDMENTS:** These rules may be amended at any time by an affirmative vote of the HDC.
- 8.2 **SEVERABILITY:** The provisions of these rules and regulations are severable; if any such provision or provisions shall be held invalid or unconstitutional by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of these rules and regulations.

ATTACHMENT 7

PHDC Member and Staff Professional Training

ATTACHMENT 7

PHDC MEMBER AND STAFF PROFESSIONAL TRAINING

1993 National Trust for Historic Preservation Annual Conference - St. Louis, MO (October)

Clark Schoettle

Kathy Cavanaugh (staff)

1994 CORE Workshops - Providence, RI (January)

Tina Regan

Pamela Robertson

Joan Fleming (staff)

1994 R.I. Statewide Preservation Conference - Newport, RI (April)

Franco Beneduce

Cornelis deBoer

Antoinette Downing

Patricia Nolan

Mildred Parillo

Tina Regan

Ken Schadegg

Clark Schoettle

Kathy Cavanaugh (staff)

Joan Fleming (staff)

ATTACHMENT 8

Special Projects

ATTACHMENT 8

SPECIAL PROJECTS

The PHDC and staff worked on the following special projects during 1992-1993:

PHDC

- 1) Adopted revised design guidelines, including guidelines for demolition, economic hardship, barrier-free access, fire escapes and lead paint removal.
- 2) Reviewed and commented on the proposed zoning ordinance replacing most of the Downtown Historic District with the Downcity District Overlay Zone (effective June 27, 1994).
- 3) Reviewed and commented on Providence 2000: The Comprehensive Plan and its subsidiary plans including A Plan for Preservation, the Downcity Plan, and the Old Harbor Plan (adopted May 1994).
- 4) Held PHDC Annual Retreats in October 1993 and July 1994.

Staff

- 5) Mailed annual notice (PHDC brochure and cover letter) to approximately 1,400 property owners informing them about the purposes and regulations of historic district zoning.
- 6) Drafted guidelines and procedures for designating new local historic district overlay zones; currently under review by the City Plan Commission.
- 7) Applied for and received a Certified Local Government grant for conducting a photographic survey of the Armory, Broadway, College Hill, Downtown, Northern Elmwood, and Stimson Avenue Historic Districts (Southern Elmwood was photographed in 1991). The survey will be completed during 1994-1995.
- 8) Assisted the Providence Preservation Society with the drafting of two new nominations to the National Register for historic districts of 20th century resources in the Freeman and Blackstone Realty Plats.
- 9) Moderated a panel discussion on improving relations between institutions and local historic district commissions at the 1994 Statewide Preservation Conference in Newport.
- 10) Produced and distributed PHDC Handbook to all commission members.

ATTACHMENT 9

PHDC Membership List and Meeting Attendance Record

ATTACHMENT 9

PHDC MEMBERSHIP LIST AND REGULAR MEETING ATTENDANCE RECORD 10/1/93 through 9/30/94

<u>Name</u>	<u>Meetings Attended</u>	<u>Resume On File</u>	<u>Discipline (NPS Standards)</u>
Tina Regan - Chair (term expired 9/94; reappointed 9/94)	12	Yes	
Clark Schoettle - Vice Chair	9	Yes	History
Mike Everett - Deputy Vice Chair (term expired 9/94)	5	Yes	Landscape Arch.
Franco Beneduce	6	Yes	
Cornelis deBoer	11	Yes	Architecture
Antoinette Downing	0	Yes	Arch. History
Mildred Parillo - Alternate	10	Yes	
Pamela Robertson	8	Yes	Law
Robin Ryan (term expired 6/94; reappointed 9/94)	5	Yes	
Kenneth Schadegg (term expired 9/94; reappointed 9/94)	12	Yes	
Councilwoman Patricia Nolan	7	Yes	
Councilwoman Rita Williams	8	Yes	
<u>Staff</u>			
Kathryn Cavanaugh	12	Yes	Preservation Planning
Joan Fleming	12	Yes	Archeology
Thomas Deller, AICP	0	Yes	Urban Planning
Samuel Shamoon	0	No	Urban Planning
<u>Legal Counsel</u>			
David Salvatore	11	No	Law