

PROVIDENCE HISTORIC DISTRICT COMMISSION

ANNUAL REPORT

October 1, 1992 - September 30, 1993



City of Providence

Certified Local Government Program

Department of Planning and Development

400 Westminster Street

Providence, Rhode Island

IN CITY COUNCIL

FC 2

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael R. Clement
CLERK



Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

October 29, 1993

Mayor's Message to the City Council:

I am herewith submitting the Annual Report of the Providence Historic District Commission summarizing the Commission's activities for 1992-1993.

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 those who visit or work in our City.

Sincerely,

A handwritten signature in cursive script that reads "Vincent A. Cianci, Jr.".

Vincent A. Cianci, Jr.
MAYOR

JOHN F. PALMIERI

Director



VINCENT A. CIANCI, JR.

Mayor

Department of Planning and Development

"Building Pride In Providence"

October 29, 1993

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

Dear Mayor,

I am pleased to present this 1992-1993 Annual Report of the Providence Historic District Commission. This report covers the period from October 1, 1992 through September 30, 1993 as mandated by the Certified Local Government program administered by the Rhode Island Historical Preservation Commission and the National Park Service.

Although no new local historic districts were added during the past fiscal year, the number of applications for a Certificate of Appropriateness increased by 33% over last year. Additionally, the Commission was understaffed for nine out of twelve months. Nonetheless, each application was reviewed within the statutory time period, and each decision was consistent with established Standards and Guidelines. The Commission's commitment to its mission of preserving Providence's historic neighborhoods and downtown was clearly demonstrated this past year.

Providence currently has seven local historic districts: Armory, Broadway, College Hill, Downtown, Northern Elmwood, Southern Elmwood, and Stimson Avenue. Over 1,600 individual properties are protected through historic district zoning. The Department of Planning and Development, which provides staff support to the Commission, continues to work with the Commission to ensure that historic preservation plays a significant role in the city planning process.

Sincerely,


John F. Palmieri
Director

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



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

October 29, 1993

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

Dear Ms. Brokaw,

Attached is a copy of the Annual Report of the Providence Historic District Commission, as required by your office and the Certified Local Government Program.

The report summarizes the activities of the PHDC for the fiscal year October 1, 1992 through September 30, 1993.

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

Sincerely,


Kathryn J. Cavanaugh
Assistant City 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, 1992 - SEPTEMBER 30, 1993

DEADLINE FOR SUBMISSION: FRIDAY, OCTOBER 29, 1993

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1992 through September 30, 1993. 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, Historic District Commission

Name of Contact Person: Kathryn J. Cavanaugh, Asst. City Planner for Preservation

Address: Department of Planning and Development

400 Westminster Street

Providence, RI 02903

Telephone Number: (401) 351-4300



CRITERIA # 1

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

1. Was the ordinance amended? No
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					
Demolitions					
New Construction			See Attached		
Relocations					

7. Were any of these cases given automatic approval through expiration of the time limit for review? No

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.

CRITERIA #2

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

1. Membership

- a. The RIHPC's most up-to-date list of your commission's members and contact person is attached. Please make any additions or corrections to the personnel sheet. Note the number of meetings attended by each member. ATTACH the list to the report.
- b. If the list notes that a resume is not on file with the RIHPC, ATTACH a copy of the missing resume(s).
- c. ATTACH a resume for each new name added to the list.

2. Vacancies

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

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

Rep. Ray Rickman resigned in December 1992. The Speaker of the House has not appointed a replacement to date. The Senate Majority Leader has likewise not appointed a representative from the Senate for several years now. All Mayoral appointments were made within 90 days.

3. Meetings

Total number of meetings held 12 regular, 2 special

4. Professional Training

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

See Attached.

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.
- Veteran's Memorial Auditorium National Register Nomination - complete
-
- PHDC Brochure - to be completed by 11/10/93
-
-

CRITERIA #5

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

1. Public Participation

- a. Are all records publicly accessible? Yes
- b. Are notices of meetings published or posted in advance? Yes
- c. Briefly describe how the public is given the opportunity to comment on National Register nominations.

National Register nominations are listed as an agenda item for review at a regularly scheduled meeting of the PHDC.

2. Assurances

- a. ALL HISTORIC DISTRICT COMMISSION MEETINGS HAVE BEEN ANNOUNCED AND MEET THE REQUIREMENTS OF THE OPEN MEETINGS LAW, TITLE 42, CHAPTER 40 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. Regan
Signature, Historic District Chairman

10-6-93
Date

Vincenta Chaney
Signature, Chief Elected Official

10-12-93
Date

ATTACHMENTS

1. List of Commission Members and Staff
Resumes of New Appointments during FY92-93
2. Agendas and Minutes of HDC Meetings, 10/1/92-9/30/93.
3. Project Breakdown and List of In-House Approvals,
10/1/92-9/30/93.
4. Sample Resolution.
5. Commission Members' Professional Training.
6. PHDC Standards and Guidelines, as revised.
7. PHDC Rules and Regulations, as revised.
8. Special Projects

ATTACHMENT 1

**LIST OF COMMISSION MEMBERS AND STAFF
RESUMES OF NEW APPOINTMENTS
OCTOBER 1, 1992-SEPTEMBER 30, 1993**

**PROVIDENCE HISTORIC DISTRICT COMMISSION MEMBERSHIP
ANNUAL REPORT OCTOBER 1992-SEPTEMBER 1993**

NAME	(REGULAR) HDC MEETINGS ATTENDED	RESUME	DISCIPLINE (NPS STANDARDS)
Tina Regan Chair	12	Yes	
Clark Schoettle Vice Chair (reappointed 9/93)	11	Yes	History
Michael Everett Deputy Vice Chair	11	Yes	Landscape Arch.
Franco Beneduce	8	Yes	
Cornelis deBoer (reappointed 9/93)	12	Yes	Architecture
Antoinette Downing (reappointed 9/93)	5	Yes	Arch. History
Mildred Parillo (Alternate; appointed 2/93)	6	Attached	
Pamela Robertson (Appointed 11/92)	6	Attached	
Robin Ryan	8	Yes	
Kenneth Schadegg	10	Yes	
Councilwoman Patricia Nolan	9	Yes	
Councilwoman Rita Williams	8	Yes	
Rep. Ray Rickman (Resigned 12/92)	2	Yes	
<u>Staff</u>			
Kathy Cavanaugh	10	Yes	Pres. Planning
Joan Fleming	6	Attached	Archeology
Thomas Deller, AICP	4	Yes	Urban Planning
Samuel Shamoon	2	No	Urban Planning
<u>Legal Counsel</u>			
David Salvatore	11	No	

MILDRED E. PARRILLO
340 WOODWARD ROAD
PROVIDENCE, RI 02904
(401)521-3034

Life long resident of Providence;

Married to Dr. John A. Parrillo

Mother of six children

Lifetime interest in maintaining and preserving the historic quality of the North End.

Affiliations:

1. Woodward Road Improvement Association 1979 to present
2. Board Member of the North End Girls Club 1964-1974
3. Member of Boy and Girls Town of Italy 1960 to present
4. Past President St. Anthony Knights of Columbus Auxiliary
5. Member Metecomet Country Club 1957 to present

PAMELA SYDNEY ROBERTSON

186 Congress Avenue
Providence, Rhode Island 02907
(401) 781-6755 (home)
(401) 276-6570 (office)

EXPERIENCE:

December, 1987 to
Present

Edwards & Angell
Providence, Rhode Island
Associate

Public Finance Department - Public finance law experience includes representation of issuers, borrowers, underwriters, credit facility providers and trustees in financings for multi-family housing, hospitals, nursing homes, educational institutions, industrial facilities, convention center facility, public buildings authority facilities and governmental facilities; experience in structuring complex financings including advance refundings, variable rate tender option bonds, swap, inverse floater and other derivative products and multi-modal bonds; experience in credit-enhanced financings include FHA insurance, MBIA, FGIC, AMBAC, HIBI, Connie Lee, Capital Guaranty and Industrial - Recreational Building Authority as well as letter of credit financings.

June, 1984 to
December, 1987

Finley, Kumble, Wagner, Heine,
Underberg, Manley, Meyerson
& Casey
New York, New York
Associate

Corporate Department - General public finance experience included financings for multi-family housing, single family housing (including financings for NYSHFA, SONYMA and VHDA), §501(c)(3) organizations, prisons, health care facilities, hospitals, equipment, governmental bonds (including general obligations, RANS and TRANS); experience also included representation of letter of credit banks with respect to variable rate financings. Corporate experience included secured debt transactions and representation of bond insurer for corporate transactions.

September, 1981
to June, 1984

New York State Department of
Commerce
New York and Albany
Staff Counsel

Duties involved legislative analysis and drafting for the Division of Minority Business Development, management of intergovernmental relations activities and personnel for the Division, contact with members of the State Legislature, development of venture capital program for minority businesses, development of surety bond program with the New York State Job Development Authority and reviewing program bills for the Department.

EDUCATION:

GEORGETOWN UNIVERSITY LAW CENTER
Washington, D.C.
J.D. 1981
Editor - Law and Policy in International Business

BROWN UNIVERSITY
Providence, Rhode Island
A.B. 1977 International Relations

BAR ADMISSIONS:

State of New York
District of Columbia
State of Rhode Island

**PROFESSIONAL
ORGANIZATIONS:**

National Association of Bond Lawyers (Steering
Committee for 1993 Annual Chicago Seminar)
Rhode Island Bar Association
Rhode Island Black Lawyers Association

COMMUNITY INVOLVEMENT:

Providence Historic District Commission, Commissioner
Elmwood Foundation for Architectural
and Historic Preservation, Vice President
Travelers Aid Society
of Rhode Island, Board of Directors
Blue Ribbon Legislative Commission on
Affordable Housing, Secretary
Leadership Rhode Island
(Mu Class - 1992)

References Available Upon Request

JOAN GALLAGHER FLEMING

249 Doyle Avenue
Providence, RI 02906
(401) 861-6603

Summary of Qualifications:

I have:

- Over twenty years of experience in archaeology in positions of increasing responsibility, with professional emphasis on data analysis and historical research
 - Supervised up to twenty employees
 - Developed technical skills such as computer-based ceramic analysis, site surveying and evaluation, laboratory material processing, archaeological interpretation
 - Used research skills with legal documents such as property titles, probate court records and tax valuations
 - Written and edited many reports mandated by environmental legislation
 - Presented papers to professional and private organizations

Professional Experience

1982 to 1992 **The Public Archaeology Laboratory, Inc., Pawtucket, RI**
Senior Archaeologist

While here, I've been able to:

- Assume final responsibility for successful and timely completion of multi volume analytical reports
- Prepare budgets for individual projects
- Act as the liaison between the public agency and the client
- Evaluate the archaeological potential of construction sites
- Supervise as many as twenty employees, on-site and during analysis and report production
 - Analyze archaeological material such as ceramic and glass
 - Represent the organization at meetings to present findings and recommendations
 - Present papers on current projects at professional meetings

1977 to 1982 **Department of Anthropology, Brown University,**

**1977 to 1982 Department of Anthropology, Brown University,
Providence, RI**

Research and Laboratory Supervisor

During my five years at Brown, my accomplishments included:

- Assuming responsibility for data collection during the excavation of archaeological sites
- Supervising up to six employees
- Conducting documentary research in archives, courthouses, libraries and private collections
- Preparing reports on history, genealogy, and archaeology
- Researching local economic history with primary documents
- Teaching archaeology to students
- Developing excellent research and interviewing skills
- Giving presentations to community groups

1976 to 1977 Independent Consultant, Pennsylvania

- Provided archaeological consulting and fieldwork services for clients such as John Milner Associates, the University of Pennsylvania, and the National Park Service

1971 to 1977 Archaeological Technician and Laboratory Supervisor, UK

- Participated in excavation of urban and rural archaeological sites throughout the British Isles
- Supervised both archaeological excavation and laboratory processing

Education

Brown University, Providence, RI

Master of Arts Degree in Anthropology, 1982

University of Bradford, Bradford, Yorkshire, UK

Post-graduate Diploma in Scientific Methods in Archaeology, 1975

Hunter College of the City University of New York, New York

Bachelor of Arts, Special Honors Degree, 1974

ATTACHMENT 2

**AGENDAS AND MINUTES OF HDC MEETINGS
OCTOBER 1, 1992-SEPTEMBER 30, 1993**

KAREN L JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF SPECIAL MEETING

ANNUAL RETREAT

Wednesday, October 21, 1992

4:00 p.m.

Chamber of Commerce Conference Room
30 Exchange Terrace, Providence

AGENDA

1. Roll Call
2. Review of 1992 Work Program
 - * Photo Survey of All Districts
 - * South Elmwood Guidelines
 - * Subcommittee for Designations
 - * Improve Enforcement of Zoning/Building Codes
 - * Economic Hardship Guidelines
 - * Demolition Guidelines
 - * Subcommittee for Downtown
 - * HDC Training Workshops
3. Proposed 1993 Work Program
 - * Photo Survey - Continue
 - * Demolition Guidelines
 - * Economic Hardship Guidelines
 - * HDC Handbook
 - * HDC Brochure
4. Commission Policies
5. Commission Philosophy
6. Other Issues
9. Adjourn - Projected Adjournment 8:00 p.m.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION 248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A special meeting of the Providence Historic District Commission was held at 4:00 p.m. on Wednesday, October 21, 1992 at the Chamber of Commerce Conference Room, 30 Exchange Terrace, Providence, Rhode Island 02903. The purpose of the meeting was to review the 1992 work program and set a work program for 1993, and to discuss other issues of commission policy and philosophy.

Members Present

Tina Regan, Vice Chair, Acting Chair
Clark Schoettle, Deputy Vice Chair
Franco Beneduce
Cornelis deBoer
Michael Everett
Councilwoman Patricia Nolan
Representative Ray Rickman
Robin Rao Ryan
Kenneth Schadeegg
Councilwoman Rita Williams

Members Absent

Antoinette F. Downing

Staff

Kathryn J. Cavanaugh
Thomas E. Deller, AICP
David Salvatore, Legal Counsel

Guests

Karen L. Jessup

There being a quorum present, the meeting was called to order at 5:05 p.m., Mrs. Regan presiding. Mrs. Jessup explained that she had been informed by the Mayor that her term had expired in September 1992 and that she had not been reappointed to the Commission. On a motion by Mrs. Williams, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO SEND A LETTER TO MAYOR CIANCI, REQUESTING THAT HE CONSIDER ONE OF THE CITIZEN MEMBERS OF THE COMMISSION TO BE THE NEW CHAIR, IN ORDER TO PRESERVE CONTINUITY. Mrs. Regan will sign the letter on behalf of the HDC.

1992 Work Program. Staff summarized the status of the 1992 work program (covering the period October 1991 through September 1992) as follows:

1. Photo Survey of All Districts: A survey of the Southern Elmwood district was completed in January 1992, with assistance from the Elmwood Foundation and Providence Preservation Society. Surveying the other districts will continue in the 1993 work program, with Northern Elmwood being the first priority. Mr. Schoettle suggested the HDC apply for a CLG grant for film and processing. Mr. Everett suggested contacting various photography business to see if they would be interested in underwriting the project. Mr. Deller suggested that in future, all proposed new districts should have a photo survey completed before designation (to be done by the petitioners). Mr. Beneduce volunteered to photograph the Armory District, and Mr. deBoer volunteered to photograph areas of College Hill. Staff will organize all volunteers and arrange for processing of film.

2. Southern Elmwood Guidelines: Adopted in November 1991.

3. Subcommittee for Designations: A committee consisting of Mr. Schadegg, Mr. Beneduce, Mrs. Nolan, and Mrs. Regan was created in October 1991, but never met. This item will continue in the 1993 work program, and Mr. Everett and Mr. Salvatore volunteered to join the committee. Staff will write proposed criteria for designating new districts, guidelines for establishing boundaries, and improvements to the designations process, including alternative tools such as conservation districts. The Designations Subcommittee will review and comment on this information, report out to the full Commission, and then to the City Plan Commission and City Council. The Designations Subcommittee will also review any proposed new districts and comment to the HDC, the CPC and City Council.

4. Improve Zoning/Building Code Enforcement: Staff reported a significant improvement in the building department's ability to flag applications for permits in historic districts and to send those applicants first to the HDC for the necessary approvals. Very few permits were issued in error over the past year. A bigger problem is the people who don't know they need a building permit, or don't bother to get one. Rep. Rickman suggested that the City Council impose fines for failure to get a building permit, and that contractors' licenses be revoked in cases where they deliberately chose not to seek a permit.

5. Economic Hardship Guidelines and Demolition Guidelines: No action taken in 1992. To be continued in the 1993 work program. Mr. Everett volunteered to work on drafting guidelines, for review by the full commission, and indicated he will have time to do this after mid-December 1992. Staff will supply Mr. Everett with examples from other communities.

6. Subcommittee for Downtown: The entire commission reviewed drafts of proposed design guidelines for the Downtown District, and two public meetings were held in January and February 1992 for property owners to ask questions and make comments. Interim design guidelines were adopted in February 1992. No further action has been taken. Under the proposed

Downcity Plan for downtown revitalization, the Downtown Historic District will be eliminated and a new overlay zone, called the Downtown District, will be created. Design review in the Downtown District will be conducted by a five-member Design Review Commission, including the chair (or designee) of the HDC. One of the two alternates on the DRC will also be a designee of the HDC.

Mr. Schadeegg departed about 6:00 p.m.

Proposed 1993 Work Program. In addition to continuing the photo survey of districts, activating the Designations Subcommittee, and producing demolition and economic hardship guidelines, the following items were added to the 1993 work program:

1. HDC Handbook. A handbook containing all enabling legislation, rules and regulations, guidelines, procedures, maps and other information will be produced for each member of the HDC. A section of the handbook will be targeted to property owners for separate distribution. A draft of the handbook was written as a graduate thesis last spring by Pheamo Witcher, an intern with the Planning Department. This draft will be circulated to all HDC members for comment. This item is a priority for completion as soon as possible.

2. HDC Brochure. The HDC received a CLG grant to produce an informational brochure which will be targeted to the general public, particularly property owners in historic districts. The brochure will explain what the purpose of the HDC is, what application procedures are, and what general standards the HDC uses to make its decisions. Mr. Beneduce requested that the brochure be bilingual (Spanish). A first draft has already been written by staff and will be circulated to all HDC members for comment.

Commission Policies. Mrs. Nolan discussed the recent situation on Adelaide Avenue involving paving at a number of properties owned by the same company. The work was begun without permits or HDC approval, but subsequently reviewed and approved by staff, as permitted under current guidelines. Neighbors were very upset about this project and questioned whether the same treatment would have been permitted in another district. Mrs. Nolan noted that the impact of this project on the neighborhood was greater than usual because so many properties (seven) on the same street were done simultaneously. Rep. Rickman proposed that staff continue to review applications for paving except in cases where multiple properties under single ownership will have paving done at the same time; these cases will be referred to the HDC for review.

Mr. Deller proposed that annual notification to property owners of historic district status should go out again in the near future. Staff will work with the Mayor's press office on this effort. This is to be a priority item.

Mrs. Regan suggested that a questionnaire be developed to obtain feedback from applicants about their experience with the HDC. Staff will develop a questionnaire by January 1993.

Commission Philosophy. Rep. Rickman observed that the important thing is to treat applicants fairly, rather than to make them happy with the decisions on their applications. He also encouraged the HDC to be tougher on violations, and not to approve inappropriate work solely out of sympathy for the applicant.

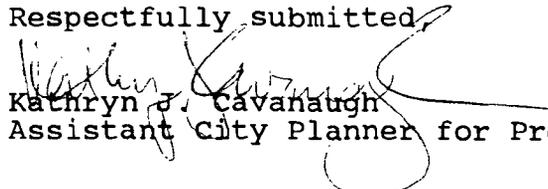
Mr. Beneduce noted that editorial comments on applications ("like", "don't like", "bad", "good") are not appropriate, and that the HDC needs to be careful about how it treats applicants, particularly those with proposals that are badly documented. A discussion about completeness of applications ensued. The HDC agreed that it is essential that all drawings be done to scale, that context be provided in drawings and photographs, and that the staff report include an assessment of completeness of documentation. Mr. Everett suggested that a checklist be prepared which the HDC can use at hearings to comment on the completeness of applications and to flag issues for later discussion. Mr. Beneduce and Mr. deBoer suggested that a list of design service resources (RISD students, AIA RI Chapter referrals, PPS, Elmwood Foundation, etc.) be compiled to distribute to applicants looking for inexpensive but professional design assistance. The list would be targeted particularly to those of limited means and experience with this process, and those who don't speak English.

Mrs. Regan expressed concern about defining the line between keeping an open mind about applicants' proposals and not encouraging applicants to develop ideas the HDC wouldn't approve. Rep. Rickman observed that the HDC seems to look more favorably on proposals that are well presented, regardless of their actual merits. Mr. Everett suggested that staff compile a report on HDC decisions on similar issues, to get a better sense of how the decisions are made. If there are consistently different levels of decisionmaking, then perhaps different guidelines for different districts should be considered.

Other Issues. Mr. Deller noted that the Planning Department has advertised for a replacement for Mary Turkel, and as of October 16 twenty resumes had been received. Interviews will begin in the first week of November. Mr. deBoer noted that the new staff's design skills would be critical.

There being no further business, the meeting adjourned at 8:00 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

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

NOTICE OF PUBLIC HEARING

Monday, October 26, 1992

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 September 28, 1992.

3:40 P.M.

D. Project Review:

1. 150 Chestnut Street (Downtown) - Continued from 9/28/92. Replace doors on Chestnut Street elevation.

2. 46 Chestnut Street (Downtown) - Install signs for Johnson & Wales University: Pine St. Coffee House, University Club. Signs already installed without prior approval.

3. 498 Broadway (Broadway) - Install freestanding sign for Caputo Chiropractic Health Center.

4. 239 Adelaide Avenue (South Elmwood) - Replace garage doors. Work already done without prior approval.

5. 30 Pratt Street (College Hill) - Restore missing chimney.

4:45 P.M.

6. 60 Chapin Avenue (Armory) - Renew conceptual approval (2/91) and review final drawings for new construction of three-story house on vacant lot.

7. 79 Prospect Street (College Hill) - Partially demolish south and east elevations of main building to access new addition. Work already done without prior approval.

8. 151 Pratt Street (College Hill) - Renew approval for new construction of garage (approved 5/92).

(Over, please)

6:15 P.M.

E. Other Business

1. 303 South Main Street (College Hill) - Discuss outstanding violations relative to replacement of door, covering of windows with metal panels.

2. Rules and Regulations Amendments:

- a) Issuance of Certificates of Appropriateness requiring building permits.
- b) Delegation of sign proposals to staff for in-house approval.

3. National Register of Historic Places Nomination:
Ladd Observatory, 210 Doyle Avenue.

F. Adjourn - Projected Adjournment 7:00 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. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION 248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 26, 1992 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Vice Chair
Cornelis deBoer
Michael Everett
Councilwoman Patricia Nolan (3:45 p.m.)
Rep. Ray Rickman
Robin Rao Ryan
Kenneth Schadeegg
Clark Schoettle (4:00 p.m.)
Councilwoman Rita Williams (4:10 p.m.)

Members Absent:

Franco Beneduce
Antoinette F. Downing

Staff:

Kathryn J. Cavanaugh, Planning Dept.
David A. Salvatore, Legal Counsel

Call to Order:

With a quorum present, the meeting was called to order at 3:40 p.m., Mrs. Regan presiding. All testimony was sworn.

Minutes:

The minutes of the meeting of September 28, 1992 were distributed. On a motion by Mr. Everett, seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 9/28/92.

Project Review:

1. 150 Chestnut Street - Continued from 9/28/92. A presentation for replacement of the double doors on the Chestnut Street elevation was made by Mr. Jim Egan, applicant and vice president of the condominium association. The new door will be a single-leaf metal-clad centered door with sidelights, diagonal wood panels in the lower portions, and wire glass in the upper portions. Mr. Egan presented written and verbal answers to questions raised by the Commission at the previous hearing (see staff report and exhibits submitted with the application).

On a motion by Mr. deBoer, seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH STANDARDS 8 AND 9, WITH THE FOLLOWING CONDITIONS: 1) THE WIRE GLASS SHALL HAVE A PERPENDICULAR OR DIAGONAL GRID (NO CHICKEN WIRE), AND 2) ANY CHANGES TO THE PROPOSAL REQUIRED BY OTHER REGULATORY CODES SHALL BE BROUGHT BACK TO THE HDC FOR FURTHER REVIEW. Ms. Williams abstained from the vote; all others were in favor.

2. 46 Chestnut Street - A presentation was made by Mr. Mark Maio, representing the Physical Plant Department of Johnson & Wales University, applicant, and Mr. Anthony Romano of Hub Federal Sign Company, for installation of two signs for Johnson & Wales facilities (Pine St. Coffee House and University Club) in the Waite Thresher Building. The illuminated box signs would utilize existing projecting sign frames on the building (one on the corner of Pine and Chestnut Streets, one on the Pine Street elevation). The faces of the signs had already been changed without PHDC approval, but the applicants proposed to change the color scheme to dark green, dark red, oyster white and dark blue.

The Commission observed that the projecting signs were too large, that the corner of the building is an inappropriate location for a sign, and that the projecting signs are incompatible with the awnings and signage previously installed (with PHDC approval) for the Johnson and Wales bookstore. Furthermore, facilities open only to Johnson and Wales students and faculty and not to the general public should require only small, wall-mounted signs at the entrances to the coffee shop and university club. Mr. Maio requested a continuance of the application to restudy the sign proposal. On a motion by Rep. Rickman, seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE APPLICATION, AT THE APPLICANT'S REQUEST. A REVISED PROPOSAL MAY BE SUBMITTED TO STAFF FOR APPROVAL.

3. 498 Broadway - A presentation was made by Dr. Edward Caputo, applicant, for installation of a freestanding sign for "Caputo Chiropractic Health Center" in the front yard of 498 Broadway. The sign would be 6 feet tall by 6 feet long, set back 3 feet from the sidewalk. The Commission observed that such a large sign would require a zoning variance, that the size of the sign should be reduced, and that the "colonial" detailing on the sign was inappropriate for a Greek Revival building. On a motion by Mr. Schadeegg, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE A FREESTANDING SIGN, CONSISTENT WITH PHDC SIGN GUIDELINES, WITH THE FOLLOWING CONDITIONS: 1) THE SIZE OF THE SIGN SHALL BE REDUCED TO APPROXIMATELY 3 BY 4 FEET, WITH AN OVERALL HEIGHT OF 5 FEET, SUBJECT TO APPLICANT'S OBTAINING A ZONING VARIANCE, 2) THE CAP OF THE SIGN SHALL BE SIMPLIFIED TO A DESIGN MORE CONSISTENT WITH FORMS FOUND ON THE ENTRYWAY ON THE BUILDING, 3) A REVISED PROPOSAL SHALL BE SUBMITTED TO STAFF FOR APPROVAL, 4) PHDC APPROVAL SHALL NOT BE CONSIDERED AN ENDORSEMENT FOR A ZONING VARIANCE, 5) ANY CHANGES TO THE SIGN WHICH MAY BE REQUIRED BY ANY OTHER REGULATORY AGENCY SHALL BE BROUGHT BACK TO STAFF FOR REVIEW.

Rep. Rickman departed at about 4:45 p.m.

4. 239 Adelaide Avenue - No one attended the hearing to present the application for replacement of the garage door. Staff presented the proposal on the applicant's behalf. The work has already been completed without PHDC approval: the original two double-leaf swinging garage doors have been replaced by single-leaf roll-up doors, in wood, divided into 8 horizontal panels, 2 of which are glass. The Commission noted that the garage design, typical of the 1930s, is fairly generic and not particularly consistent with the style of the building. On a motion by Ms. Nolan, seconded by Mr. Schadegg, THE COMMISSION VOTED UNANIMOUSLY TO DELEGATE REVIEW OF THE APPLICATION TO STAFF, DIRECTING STAFF TO WORK WITH THE APPLICANT TO SEE IF VERTICAL MUNTINS CAN BE APPLIED TO THE GLASS PANELS TO DIVIDE THE LARGE VOIDS INTO 3 SMALLER SECTIONS. ALTERNATIVELY, STAFF MAY APPROVE THE DOOR AS INSTALLED, CONSISTENT WITH STANDARDS 4 and 9.

5. 30 Pratt Street - No one attended the hearing to present the application for reconstruction of a missing chimney on the west roof slope, using salvaged brick. Staff presented the proposal at the applicant's request. Physical evidence in the building indicates the location and dimensions of the chimney; the height shall be approximately 6 feet, depending on fire code requirements. On a motion by Mr. Everett, seconded by Ms. Ryan, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH STANDARDS 2 AND 3, WITH THE FOLLOWING CONDITIONS: 1) THE CHIMNEY SHALL HAVE A CAP, 2) THE PROPORTIONS, MORTAR COLOR AND JOINT WIDTHS OF THE NEW CHIMNEY SHALL BE CONSISTENT WITH THOSE OF THE EXISTING CHIMNEY, AND 3) STAFF SHALL REVIEW BRICK SAMPLES BEFORE CONSTRUCTION.

Councilwomen Nolan and Williams departed at 4:55 p.m.

6. 60 Chapin Avenue - A presentation for final approval of new construction of a 3-story, 3-family house on a vacant lot was made by Mr. Steve Crozier, owner. Conceptual approval was granted in February 1991, and had since expired. The following changes were made to the design since the conceptual approval: 1) roofing material changed from standing seam metal to asphalt shingles, 2) eliminate fixed glass above bay windows on north and east elevations, 3) eliminate bay on south elevation, 4) eliminate several windows on west elevation, 5) replace double doors at top of east bay with single door, 6) eliminate molding on top of mansard roof, and 7) simplify ornamentation. Mr. Crozier indicated that all changes were driven by cost considerations.

The Commission expressed concern that the number of windows eliminated from the design might result in inadequate interior light, and noted that the tower on the north elevation terminated awkwardly. On a motion by Mr. Schadegg, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE FINAL PLANS FOR NEW CONSTRUCTION, CONSISTENT WITH NEW CONSTRUCTION GUIDELINES, WITH THE FOLLOWING CONDITIONS: 1) THE STAIR TOWER ON THE NORTH ELEVATION SHALL BE REDESIGNED WITH A FLAT ROOF, AND THE MANSARD SHALL CONTINUE AROUND THE PROJECTING TOWER AND ITS OVAL WINDOW, 2) SIDELIGHTS SHALL BE ADDED ON EITHER SIDE OF THE DOOR ABOVE THE BAY ON THE EAST

ELEVATION, 3) FIVE WINDOWS SHALL BE ADDED TO THE WEST ELEVATION, TWO ON THE FIRST FLOOR, TWO ON THE SECOND ("SCHEDULE D" ON THE 1992 DRAWINGS) AND ONE ON THE THIRD ("SCHEDULE H" ON THE 1992 DRAWINGS), AND ALSO BASEMENT WINDOWS, ALL AS SHOWN IN THE 1991 DRAWINGS, 4) WINDOWS ON THE SOUTH ELEVATION SHALL BE CHANGED TO THE TYPE LABELLED "SCHEDULE H" ON THE 1992 DRAWINGS. REVISED DRAWINGS SHALL BE SUBMITTED TO STAFF FOR APPROVAL.

7. 79 Prospect Street - A presentation was made by Mr. Artemis Joukowsky, owner, Christopher Whitney, Esq. of Adler Pollack and Sheehan, Mr. Fred Lyman, preservation consultant, and Mr. Ralph Dineen, project architect, for partial demolition of the south and east elevations to accommodate construction of an addition. (The new sunroom, replacing an earlier structure, was previously approved in January 1992). Also in attendance were Mr. Ed Berman, contractor, and Mr. Neil Johannesen, property manager. The previous approval for the sunroom had indicated that the sunroom could easily be removed in the future without impairing the historic integrity of the building. The demolition work had already been completed without HDC approval.

Mr. Joukowsky apologized for the violation, and explained that there was no intention to disregard the previous Certificate. Mr. Dineen acknowledged that the error was his, and that removal of the wall was never discussed in the context of the previous application. He submitted a letter to that effect. He also submitted a summary of conditions found during demolition of the earlier sunroom, and an assessment of the percentage of wall material removed. Mr. Lyman noted that he had examined the building and that 75% of the total wall area of the south and east elevations had been altered prior to construction of the current addition, so that the walls had already lost their integrity to a significant degree.

The Commission agreed that the sunroom should be considered a permanent addition to the building. On a motion by Mr. Everett, seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PARTIAL DEMOLITION OF THE SOUTH AND EAST WALLS, ALREADY COMPLETED, AND CONSTRUCTION OF THE SUNROOM AS A PERMANENT ADDITION TO THE BUILDING, CONSISTENT WITH NEW CONSTRUCTION GUIDELINES, WITH THE FOLLOWING PROVISOS: 1) COMPLETE DOCUMENTATION OF THE CONDITION OF THE SOUTH AND EAST WALLS PRIOR TO DEMOLITION SHALL BE SUBMITTED (PHOTOGRAPHS AND PLANS, ELEVATIONS, AND DETAIL DRAWINGS), CONSISTENT WITH HISTORIC AMERICAN BUILDING SURVEY STANDARDS, AND 2) ANY REMAINING BRICKS FROM THE ORIGINAL WALLS SHALL BE RETAINED ON SITE.

Mr. Schoettle departed at 6:00 p.m. The Commission lost quorum at this point. The following issues were discussed without taking any votes:

151 Pratt Street - Mr. Al Wunderlich, owner, attended the meeting. The Certificate of Appropriateness for the garage expires 11/13/92. If a building permit is obtained before that date, then the Certificate will not need to be renewed. Mr. Wunderlich indicated that he would try to get the drawings completed and submitted for staff approval prior to that date. The construction of a new curb on the sidewalk

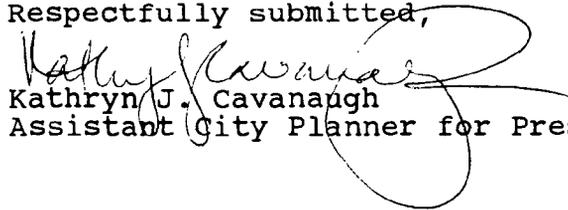
that is part of Mr. Wunderlich's property (brought to the Commission's attention by Mrs. Mary Margaret Walsh of 135 Pratt Street, who also attended the hearing) may be reviewed by staff as a site improvement.

303 South Main Street - Ms. Lisa Ichiba attended the meeting. Her application for a Certificate of Appropriateness for alterations already completed to the first floor of the building (including addition of metal panels over the windows and door, and alteration of the door) was denied in July 1992, and since that time no proposal has been forthcoming to correct the violation. Ms. Ichiba indicated that she wants to resolve the violation but has no resources to hire an architect to do new drawings or to make further significant alterations to the building. The Commission suggested that a RISD student could prepare some drawings at minimal expense. Meanwhile, the Commission will direct the matter to Merlin DeConti for enforcement.

260 Doyle Avenue - All present were in favor of the proposed nomination of the Ladd Observatory to the National Register of Historic Places.

Remaining business on the agenda was continued until the next meeting. The meeting was adjourned at 6:30 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, November 23, 1992
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. Appreciation for Karen Jessup's service as Chair.
- D. Minutes of the Meetings of October 21 and October 26, 1992.
- E. Project Review:
 1. 270 Elmwood Avenue - (Northern Elmwood) - Replace existing windows, add three new windows, replace sign.
 2. 53 Parade Street - (Armory) - Continued from 7/27/92 hearing: various repair/replacement work without Certificate of Appropriateness or building permit.
 3. 75 North Main Street, First Baptist Church - (College Hill) - PRELIMINARY NON-BINDING REVIEW. Extend parking lot, make rear entrances more accessible.
- F. Other Business:
 1. Rules and Regulations Amendments: Change method of issuing Certificates of Appropriateness requiring building permits.
 2. Standards and Guidelines Amendments: Delegation of sign proposals to staff for in-house approval; change documentation requirements for fence proposals to include abutter approval; change documentation requirements for final approval of new construction to include list of changes from the conceptual approval.
 3. National Register of Historic Places Nomination: Ladd Observatory, 210 Doyle Avenue.
 4. Distribution of Annual Report.
 5. Comments on Draft of PHDC Brochure.
- G. Adjourn - 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. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION 248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 23, 1992 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Chair
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Michael Everett
Councilwoman Patricia Nolan (4:00 p.m.)
Representative Ray Rickman
Pamela Robertson
Robin Rao Ryan
Kenneth Schadegg
Clark Schoettle

Members Absent:

Councilwoman Rita Williams

Staff:

Kathryn J. Cavanaugh, Planning Dept.
David A. Salvatore, Legal Counsel

Call to Order:

With a quorum present, the meeting was called to order at 3:50 p.m., Mrs. Regan presiding. All testimony was sworn. Pamela Robertson was introduced as a new member; she has not yet been sworn in, and so did not vote on any matters.

Minutes:

The minutes of the meeting of October 21 and October 26, 1992 were distributed. On a motion by Mrs. Downing, seconded by Ms. Ryan, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 10/21/92 AND 10/26/92.

Appreciation for Karen Jessup:

Councilwoman Nolan presented Karen Jessup with a citation from the City Council thanking Mrs. Jessup for her service as Chair of the Commission.

Project Review:

1. 270 Elmwood Avenue (Northern Elmwood). A presentation for replacement of all window glazing, installation of one new window on the north elevation and two new windows on the south elevation, and replacement of an existing wall sign was made by Ms. Joan Gelch, representing Dorcas Place Parent Literacy Center, the owner, and by Mr. Gregory Snider, architect.

Ms. Gelch explained that due to limited funding, the project will be constructed in phases. Phase 1, to be done immediately, will include replacement of window glazing on the north and west elevations (correcting the staff report which named the east elevation) and removal of security grilles. The applicant requested an extended Certificate of Appropriateness to allow time to obtain funding for the remainder of the project.

An abutter, Mr. Carl Olausen, expressed concern about vandalism, now that security grilles would be removed, and questioned whether the new sign would be illuminated. Mr. Snider indicated that the sign would not be illuminated.

The Commission determined that the building is a non-contributing structure in the Northern Elmwood District, and as such the change in window fenestration on the west elevation from a symmetrical to an asymmetrical arrangement was acceptable. On a motion by Mr. Schadegg, seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH STANDARD 8, WITH THE FOLLOWING CONDITIONS: 1) ALL PROJECT DETAILS SHALL BE SUBMITTED TO STAFF, INCLUDING MATERIAL COLORS FOR THE WINDOWS AND SPANDREL PANELS; 2) THE SIGN PROPOSAL SHALL BE RESTUDIED TO IMPROVE CONSISTENCY BETWEEN THE NEW SIGN AND THE EXISTING LETTERING OVER THE MAIN ENTRANCE ON THE WEST ELEVATION, WITH REVISED DRAWINGS SUBMITTED TO STAFF FOR APPROVAL. The Certificate shall be valid for one year from date of issue.

2. 53 Parade Street (Armory) - The applicant did not attend the hearing, which was a continuation of the 7/27/92 hearing on a proposal for replacement of window trim and corner boards, completed without prior HDC approval or a building permit, and various other repairs. The applicant had requested a continuance until this hearing, but has not been in touch with staff since August. The Commission directed staff to refer the matter to the Director of Inspections and Standards for enforcement of the violation.

3. 75 North Main Street (College Hill) - First Baptist Church - preliminary, non-binding review, no application filed. A presentation for alterations to the rear entrances to the church and for expansion of the parking area, both to provide access for the disabled, was made by Mr. Mark Humphreys, architect, and Mr. Robert Manninen of First Baptist Church. The Commission had the following comments:

a) The church, built in 1774-1775, and its setting of open green space are highly significant to the historic district. The R.I. Historical Preservation Commission holds an easement on the property and its comments should be included in the Commission's review of this project.

b) The loss of green space required by extension of the parking area is a significant concern, particularly for a net gain of two parking spaces. Other solutions might accomplish the objective of increased and accessible parking without such a severe impact on the landscape, including angled spaces, parallel parking, valet parking, accessible parking on the brick area parallel to Waterman Street, and off-site parking (sharing lots with RISD or the Providence Art Club, for example).

c) Although the church is exempt from full compliance with ADA regulations, the law in any case provides alternatives for historic properties. Providing access to the church and providing accessible parking should be viewed as two separate issues, and all alternatives fully explored.

d) Given the incidence of Dutch elm disease on the property and the likelihood of its spreading to the remaining elm trees, a comprehensive landscaping plan should be developed in conjunction with the parking plan. Species other than elms may be considered to maintain the current scale of trees in relationship to the building.

e) Some further barrier between the pedestrian walkway next to the church and the parking area may be needed to keep cars from backing up onto the walkway or into the church building itself.

The Commission offered to create a subcommittee (Regan, deBoer, Everett, Virginia Hesse of RIHPC) to work with the applicants to resolve the conflicts between the equally valid and important goals of providing access for the disabled and preserving a significant historic property.

Other Business:

1. National Register. On a motion by Mr. Schoettle, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO ENDORSE THE NOMINATION OF THE LADD OBSERVATORY, 260 DOYLE AVENUE, TO THE NATIONAL REGISTER OF HISTORIC PLACES. A letter of support will be sent to the RIHPC.

2. Amendments to Rules and Regulations. On a motion by Mr. Schadegg, seconded by Mr. Beneduce, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSED AMENDMENT TO SECTION 6.4 OF THE RULES AND REGULATIONS, RELATIVE TO ISSUANCE OF CERTIFICATES OF APPROPRIATENESS. The text of the amendment, dated 9/24/92 and included in the staff report, is incorporated herein.

3. Amendments to the Standards and Guidelines. On a motion by Mrs. Downing, seconded by Mr. deBoer, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSED AMENDMENTS TO THE STANDARDS AND GUIDELINES RELATIVE TO SIGNS (DELEGATING REVIEW TO STAFF), FENCES (PROVIDING ABUTTER

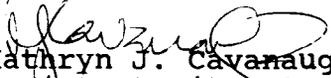
COMMENT FOR FENCES ALONG INTERIOR LOT LINES), AND NEW CONSTRUCTION (REQUIRING APPLICANTS TO SUBMIT A WRITTEN LIST OF CHANGES MADE BETWEEN CONCEPTUAL APPROVAL AND FINAL REVIEW). The text of the changes, dated 11/23/92 and included in the staff report, is incorporated herein.

4. HDC Brochure. A draft of the new brochure (dated 7/31/92) had been distributed before the meeting. Mrs. Downing suggested that the brochure include a comment that contemporary design is encouraged for new construction in the historic districts. Mr. Everett offered to help with graphics.

Mr. Everett, Ms. Ryan, Rep. Rickman and Councilwoman Nolan left between 5:00 and 5:30 p.m.

There being no further business, the meeting adjourned at approximately 5:50 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation

TINA C. REGAN

CHAR



VINCENT A. CIANCI, JR.

MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, December 21, 1992

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 Meeting of November 23, 1992.
- E. Project Review:
 - 3:45 P.M. 1. 206-208 ADELAIDE AVE (Southern Elmwood) - Install skylights.
 - 2. 3 HIDDEN STREET (College Hill) - Install skylights.
 - 3. 8 ABBOTT PARK PLACE (Downtown) - Install two through-wall louvers (east and west elevations) and one window louver (south/Pine Street elevation).
 - 4:30 P.M. 4. 201 BROADWAY (Broadway) - Remove 1 double hung window on 3rd floor level (south elevation) and replace with 2 smaller double hung windows; replace remaining windows on 3rd floor level (south, north and west elevations).
 - 5. 191 WESTMINSTER STREET (Downtown) - Rehabilitate storefront, restore stone sign band on Westminister Street (south) elevation; replace all windows front and rear; alter Fulton St. (north) elevation to include new storefront and garage entrance to underground parking. (Applicant seeks conceptual approval.)
 - 6. 165 BROWN STREET (College Hill) - Construct one-story addition at rear (east) and one-story bay projection at north; extend existing deck toward west; remove fire escape at east. (Applicant seeks conceptual approval.)
- F. Other Business:
 - 1. Distribution of Annual Report.
- G. Adjourn - 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. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION 248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

400 WESTMINSTER STREET - PROVIDENCE, RHODE ISLAND 02903-3275 - TELEPHONE (401) 351-4300 - FAX 351-9533

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 21, 1992 at 3:30 p.m. in the 6th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Chair
Cornelis deBoer
Antoinette Downing
Michael Everett
Councilwoman Patricia Nolan (4:05 p.m.)
Representative Ray Rickman
Pamela Robertson
Kenneth Schadegg
Clark Schoettle
Councilwoman Rita Williams

Members Absent:

Franco Beneduce
Robin Rao Ryan

Staff:

Kathryn J. Cavanaugh, Planning Dept.
Thomas E. Deller, AICP, Planning Dept.
David A. Salvatore, Legal Counsel

Call to Order: With a quorum present, the meeting was called to order at 3:40 p.m., Mrs. Regan presiding. All testimony was sworn.

Minutes: The minutes of the meeting of November 23, 1992 were distributed. On a motion by Mrs. Downing, seconded by Councilwoman Williams, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 11/23/92.

Project Review:

1. 206 ADELAIDE AVENUE (Southern Elmwood). A presentation for installation of two operable skylights was made by Kim Ziegelmayr, property owner. The skylights will be located on the west roof slope toward the rear of the building, partially obscured by the existing bay on the west elevation. Both skylights will have a flat profile and anodized bronze exterior finish. On a motion by Mrs. Downing, seconded by Councilwoman Williams, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION, CONSISTENT WITH STANDARDS 4 AND 9, PROVIDED THAT THE SKYLIGHTS HAVE A FLAT PROFILE AND DARK BRONZE EXTERIOR FINISH.

2. 3 HIDDEN STREET (College Hill). A presentation was made by Brian Callanan, property owner, for installation of 3 skylights, one on the front (south) roof slope and two on the rear (north) roof slope. The skylight in the front roof would be operable. All would have a flat profile and dark exterior finish. The PHDC cited its policy that skylights are not appropriate on front roof slopes, and noted that the steep pitch of the front roof slope on this building would make a skylight extremely prominent. An alternative suggestion was made to add a third skylight to the rear roof slope, horizontally aligned with the two already proposed; Mr. Callanan agreed, provided at least one of the three could be operable. On a motion by Rep. Rickman, seconded by Councilwoman Williams, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION, CONSISTENT WITH STANDARDS 4 AND 9, WITH THE FOLLOWING CONDITIONS: 1) NO SKYLIGHT SHALL BE INSTALLED ON THE FRONT (SOUTH) ROOF SLOPE; 2) A MAXIMUM OF THREE SKYLIGHTS (OPERABLE OR FIXED) MAY BE LOCATED ON THE REAR (NORTH) ROOF SLOPE IN A HORIZONTAL ALIGNMENT AS SHOWN ON THE ROOF PLAN SUBMITTED; 3) ALL SKYLIGHTS SHALL HAVE A FLAT PROFILE AND DARK EXTERIOR COLOR; 4) STAFF SHALL REVIEW ALL PROJECT DETAILS.

3. 8 ABBOTT PARK PLACE (Downtown). A presentation was made by Mark Maio, architect, of Johnson & Wales University (property owner) for installation of 3 dark bronze aluminum ventilation louvers in the side and rear elevations. On the east elevation (facing the parking lot), a new opening will be cut into the masonry wall to allow installation of a 3'-8" long by 2'-4" tall louver approximately 4 feet off the ground. On the west elevation (facing the Waite Thresher Building), an existing louver will be enlarged to 8'-0" long by 3'-0" tall, located approximately 2-3 feet off the ground. On the south elevation (facing Pine Street), an existing louver in an upper sash of one of the first floor windows will be replaced with a new louver. On a motion by Mr. Everett, seconded by Mr. Schadegg, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH THE DOWNTOWN DISTRICT GUIDELINES AND STANDARD 8, PROVIDED THAT LANDSCAPING ALONG THE WEST ELEVATION SHALL BE MAINTAINED TO HELP HIDE THE NEW LOUVER THERE.

4. 191 WESTMINSTER STREET (Downtown). A presentation for conceptual approval was made by William Bergin, architect, representing the property owner Greater Texas Properties, for replacement of the Westminster Street storefront, installation of a storefront and garage entrance on the Fulton Street elevation, and restoration of Art Deco detailing, replacement in kind of all upper floor windows, and cleaning and repair of masonry. The project calls for 1 level of underground parking with a capacity of 20-50 cars depending on the type of parking (attended or self-park).

The PHDC commended the design intent of the new storefronts, front and rear, but debated the concept of the garage entrance at some length, touching on the following issues: 1) The symmetry of the rear (Fulton Street) elevation, which is undermined by the proposed first floor design; 2) The significance of the original Art Deco elements on the rear elevation, including a pair of recessed entryways

and the limestone frame of the ground floor level; 3) The appropriateness of a garage entrance facing City Hall, and the feasibility of using Fulton Street as access to a parking garage, given that it is constantly double parked; 4) The design of the garage door itself, which should be more ornamental; 5) How the garage will be ventilated; and 6) Whether underground parking is actually feasible in the building, and, if not, what other solutions might be proposed for the rear storefront(s).

Comments were heard from Mr. Jerry Sansivera, partner in the group that owns the abutting building at 55 Dorrance Street. Mr. Sansivera applauded the restoration of the front and rear storefronts but expressed grave concern about the proposed parking garage, citing traffic on Fulton Street, the danger to pedestrians, fumes, and the precedent of allowing parking inside existing structures where none now exists. He urged the PHDC not to approve the parking garage, noting that it does not fit in with the PHDC's and the City's efforts to revitalize downtown.

The PHDC concluded that it did not have enough information to make a determination, and requested that the application be continued to the January 25, 1993 meeting so that the following additional information could be submitted: reports from the Traffic Engineering, Police, Fire and Building Departments on the feasibility of underground parking in the building; a statement from the property owner on the economic implications of the project, with and without the garage; and a revised design for the rear elevation that responds better to the symmetry of the upper floors. More than one design option may be presented. Mr. Bergin agreed to the continuance. On a motion by Representative Rickman, seconded by Mr. Schadegg, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE REVIEW OF THE APPLICATION UNTIL ITS NEXT MEETING ON JANUARY 25, 1993.

5. 201 BROADWAY (Broadway). A presentation was made by Dr. Joseph Decesare, property owner, for alterations to the third floor level, including replacement of a single window with a pair of double-hung 2/2 windows (south elevation), and replacement of existing windows on the south, east and north elevations with insulating glass windows. Dr. Decesare noted some errors in the application form and on the existing condition drawings: the correct measurement of the proposed new windows is 3'-0" by 5'-0"; the existing single window is 1/1, not 2/2 as shown on the drawing; and existing third floor windows are to be replaced in the east, not west, elevation.

The PHDC noted that the new pair of windows on the 3rd floor are too big. These windows should be proportioned similar to existing windows in the gable of the south elevation, rather than matching the size of windows on the lower floors. Also, any replacement windows should have single glazing to allow true divided lights and replication of original muntin dimensions; storm windows or panels may be installed for energy conservation. The PHDC encouraged repair of existing windows and refurbishment of existing storm sash as the most economic alternative; if replacement is necessary, replacing only the sash will help save money also.

On a motion by Mr. Schoettle, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION, CONSISTENT WITH STANDARD 8, WITH THE FOLLOWING CONDITIONS: 1) THE NEW PAIR OF WINDOWS IN THE THIRD FLOOR OF THE BAY SHALL BE WOOD, DOUBLE HUNG, 2/2 SASH WITH SINGLE GLAZING AND TRUE DIVIDED LIGHTS, DIMENSIONED TO MATCH EXISTING WINDOWS IN THE SOUTH GABLE (ROUGHLY 33" BY 46"); 2) ANY REPLACEMENT WINDOWS SHALL BE WOOD, DOUBLE HUNG, SINGLE GLAZED 2/2 SASH WITH TRUE DIVIDED LIGHTS; 3) ANY STORM WINDOWS SHALL MATCH EXISTING; 4) ALL PROJECT DETAILS ARE TO BE REVIEWED BY STAFF.

6. 165 BROWN STREET (College Hill). A presentation was made by William Kite, architect, representing property owners John and Jacqueline Moran (also in attendance), for construction of a one-story addition at the rear of the building (across the east elevation), removal of a fire escape on the east elevation, relocation of a pair of french doors from the east to the south elevation, extension of the deck along the south elevation, and construction of a one-story bay on the north elevation. Materials shall match those of the existing building. Mr. Kite noted that a zoning variance will be required for the north bay. Applicants were seeking conceptual approval.

After discussion of some of the details of the proposal, including the single-light "slit" window next to the new bay on the north elevation and the configuration of the roof of the north bay, the PHDC concluded that the project is compatible with the New Construction Guidelines in height, scale, massing, form, proportion, directional expression, rhythm and size of openings, roof shape, materials and details, and will have a minimal visual impact on the building when viewed from the street.

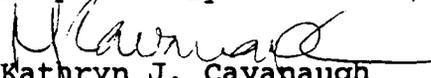
On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION IN CONCEPT, CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES, WITH THE FOLLOWING CONDITIONS: 1) ALL CONSTRUCTION DETAILS ARE TO BE REVIEWED BY STAFF; 2) ANY CHANGES RESULTING FROM REVIEW BY THE ZONING BOARD OF APPEAL SHALL BE BROUGHT BACK TO THE COMMISSION FOR APPROVAL.

Other Business:

- 1) PHDC Annual Reports were distributed to all present.
- 2) The draft PHDC Handbook will be discussed at a special meeting to be held just before the January 25 regular meeting.

There being no further business, the meeting adjourned at 6:15 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation

TINA C. REGAN
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF BUSINESS MEETING

Monday, January 25, 1993
3:00 P.M.

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

AGENDA

- A. Call to Order
- B. Roll Call
- C. New Business
 - 1. Review draft Historic District Commission Handbook.
 - 2. Other Business
- D. Adjourn - Projected adjournment 3:30 p.m.

NOTICE OF PUBLIC HEARING

Monday, January 25, 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 Meeting of December 21, 1992.
- D. Annual Election of Vice Chair and Deputy Vice Chair
- E. Project Review:
 - 1. 191 WESTMINSTER STREET (Downtown) - Continued from 12/21/92: Rehabilitate storefront, restore stone sign band on Westminister Street (south) elevation; replace all windows front and rear; alter Fulton St. (north) elevation to include new storefront and garage entrance to underground parking. Applicant seeks conceptual approval.
 - 2. 40 WESTMINSTER STREET (Downtown) - Construct wheelchair ramp and planter, replace front and rear entrances and building signage.
 - 3. 172 PROSPECT STREET (College Hill) - Amend Certificate of Appropriateness for new construction (issued 3/92) to provide shed dormer on north roof slope (facing Olney Street).
- F. Other Business
- G. Adjourn - 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. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION 248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

400 WESTMINSTER STREET - PROVIDENCE, RHODE ISLAND 02903-3215 - TELEPHONE (401) 861-4300 - FAX 351-9533

MINUTES

A business meeting of the Providence Historic District Commission was held on Monday, January 25, 1993 at 3:00 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present: Cornelis deBoer, Antoinette Downing, Michael Everett

Staff: Kathryn J. Cavanaugh, Planning Dept.; David A. Salvatore, Legal Counsel

The purpose of the meeting was to discuss the draft Historic District Commission Handbook. Mrs. Downing had previously commented that the handbook should indicate that new construction should be representative of its own time, while sensitive to the historic architectural context in which it is located. Mr. deBoer submitted written comments to staff. Mr. Everett requested some additional time to make comments before the final draft is prepared. No votes were taken and the meeting adjourned at 3:30 p.m.

A regular meeting of the Providence Historic District Commission was held on Monday, January 25, 1993 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Chair
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Michael Everett
Clark Schoettle (3:45 p.m.)
Councilwoman Rita Williams

Members Absent:

Councilwoman Patricia Nolan
Pamela Robertson
Kenneth Schadeegg
Robin Rao Ryan

Staff:

Kathryn J. Cavanaugh, Planning Dept.
David A. Salvatore, Legal Counsel

Call to Order: With a quorum present, the meeting was called to order at 3:40 p.m., Mrs. Regan presiding. All testimony was sworn.

Minutes: The minutes of the meeting of December 21, 1992 were distributed. On a motion by Mrs. Downing, seconded by Councilwoman Williams, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 12/21/92.

Project Review:

1. 191 WESTMINSTER STREET, The Kresge Building (Downtown) - continued from 12/21/92. A presentation was made by Mr. William Burgin, project architect. Also in attendance were Mr. Robert Schacht, attorney, representing the property owner, Greater Texas Properties; Mr. Pierre DeBourgknecht of Newbury Street Management Co., applicant, also representing the property owner; and Mr. Sepp Firnkas, engineer.

The scope of work includes replacement of the Westminster Street storefront, restoration of the original signband, repair and replacement as necessary of masonry, windows, and Art Deco elements (front and rear), and construction of a new storefront and parking garage entrance on the Fulton Street elevation.

Mr. Burgin presented revised drawings of the Fulton St. elevation showing a more ornate garage door relocated to the right-hand side of the elevation. The new storefront and garage door are contained within the existing loading area, and both original rear entryways will be retained. Detailing will include applied wrought iron elements similar to features found on the existing fire escape on the Westminster Street elevation. Ventilation of the garage will be through the roof, with no equipment visible from street level. Mr. DeBourgknecht submitted letters from the city building and traffic departments indicating no major objections to the concept of creating one level of underground parking in the building.

Public comment was provided by Mr. Stanley Weiss of 140 Prospect Street, Providence, and Mr. Jerry Sansivera, owner of 55 Dorrance Street, Providence. Mr. Weiss indicated his support of the project. Mr. Sansivera stated that his previous objections had been answered by the revised design showing the garage door on the right-hand side of the Fulton Street elevation.

The PHDC observed that the revised design and additional written testimony answered its concerns from the previous hearing. On a motion by Mr. deBoer, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION IN CONCEPT AS REVISED, CONSISTENT WITH STANDARDS 1, 2 AND 8. ALL PROJECT DETAILS ARE TO BE REVIEWED IN HOUSE WITH STAFF AND AN APPOINTED SUBCOMMITTEE CONSISTING OF MR. DEBOER, MR. SCHOETTLE and MRS. REGAN.

2. 40 WESTMINSTER STREET (Downtown). A presentation was made by Mr. David Fisher, landscape architect of Keyes Associates, applicant, and by Ms. Mary Lou Gotwell of

Spaulding & Slye, representing the property owner, Textron Realty. The scope of work includes replacement of the front and rear entryways, construction of a granite planter at the west/front of the building, and construction of a wheelchair ramp at the southeast/rear of the building. The new entryways will be executed in glass, with a bronze panel above and stainless steel lettering indicating the street address. The new planter will contain small trees (honey locust or similar species) and provide bench seating facing the building. The wheelchair ramp will be constructed in granite, with steel pipe railings, matching adjacent materials.

Mr. Everett suggested that the small gap between the existing retaining wall and the new steps off the ramp was awkward, and should be filled in. Mr. Fisher agreed to restudy this detail. On a motion by Mr. Beneduce, seconded by Councilwoman Williams, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION IN CONCEPT, CONSISTENT WITH STANDARD 8. ALL PROJECT DETAILS ARE TO BE REVIEWED IN-HOUSE BY STAFF.

3. 172 PROSPECT STREET (College Hill). A presentation was made by Mr. Mark Van Noppen of the Armory Revival Company, applicant and property owner, to amend a previous Certificate of Appropriateness (issued March 1992) for new construction of a 2-1/2 story multifamily house, by constructing a shed dormer in the north roof slope facing Olney Street. The work is necessitated by the prospective unit owner's intent to use the top floor space as a bedroom, for which the fire code requires windows. The new dormer will serve two of the three units in the building, and relates in design and materials to the overall design of the building.

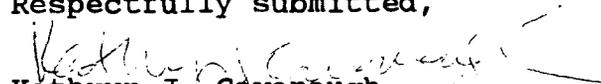
The PHDC discussed the possibility of similar fire code requirements being imposed on the third unit, facing Prospect Street, and noted that any further modifications would have to be submitted for review. On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE AMENDMENT AS SUBMITTED, CONSISTENT WITH THE NEW CONSTRUCTION GUIDELINES. ALL PROJECT DETAILS ARE TO BE REVIEWED BY STAFF.

Other Business:

1. Annual Elections: Mr. Beneduce nominated Mr. Schoettle as Vice Chair and Mr. Everett as Deputy Vice Chair. Councilwoman Williams seconded the motion. All voted in favor.

There being no further business, the meeting was adjourned at 4:50 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation

TINA C. REGAN
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, February 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 Meeting of January 25, 1993.
- D. Project Review:
 - 1. 61 Parade Street (Armory) - Install fire escape for third floor apartment.
 - 2. 14 Bassett Street (Downtown) - Replace garage door with glass block entryway for new restaurant, install sign.
 - 3. 10 Abbott Park Place (Downtown) - Install two satellite dishes and television antenna on roof.
- E. Other Business
 - 1. Comments on proposed Downcity Ordinance.
 - 2. Update on Preservation Planner position.
- F. Adjourn - Projected Adjournment 4:30 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, February 22, 1993 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Chair
Franco Beneduce, Cornelis deBoer, Antoinette Downing,
Michael Everett, Councilwoman Patricia Nolan (4:10 p.m.),
Pamela Robertson, Robin Ryan, Clark Schoettle (3:45 p.m.)

Members Absent:

Kenneth Schadegg, Councilwoman Rita Williams

Staff:

Kathryn Cavanaugh and Thomas Deller, Planning Dept.
David Salvatore, Legal Counsel

Call to Order: The meeting was called to order at 3:35 p.m., Mrs. Regan presiding. All testimony was sworn.

Minutes: The minutes of the meeting of January 25, 1993 were distributed. On a motion by Mr. Beneduce, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 1/25/93.

Project Review:

1. 61 Parade Street (Armory) - A presentation for installation of a fire escape on the south elevation was made by Ms. Chalonda Roberts, applicant and prospective owner. The fire escape is required for 2nd egress from the third floor apartment. The fire escape will consist of a small balcony outside a third floor window, with a ladder descending to the portico roof and then down to a level 8 feet off the ground. There will be a railing on the portico roof along the escape route. No changes are anticipated to the window.

Mr. deBoer noted that the fire dept. has not yet reviewed the installation for code compliance and that further refinements to the design, such as a safety enclosure for the ladder, may be needed. Mr. Schoettle suggested that the fire escape be painted to match the colors of the building. On a motion by Mrs. Downing, seconded by Ms. Robertson, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION CONSISTENT WITH STANDARD 9, SUBJECT TO FIRE CODE APPROVAL AND STAFF REVIEW OF ALL DETAILS. Major changes to the proposal resulting from review by the fire dept. may be directed back to the HDC for approval.

2. 14 Bassett Street (Downtown) - A presentation to replace an existing garage door with a recessed glass block entrance, and to install a wooden wall sign identifying a new cafe in this location, was made by Mr. Mark Rapp and Ms. Dawn Brooks Rapp, applicants. The new entryway will be recessed approximately 6 feet; the sign will be painted with a white background and green lettering and acacia tree graphic for the "Acacia Cafe." The sign will not be illuminated.

Mr. Schoettle and Mr. Everett both suggested that the sign be moved or lengthened over the door to indicate where patrons are to enter the cafe. On a motion by Mr. Everett, seconded by Mr. Beneduce, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION CONSISTENT WITH THE DOWNTOWN GUIDELINES AND STANDARDS 8 AND 9, SUBJECT TO STAFF REVIEW OF ALL DETAILS.

3. 10 Abbott Park Place (Downtown) - A presentation to install two satellite dish antennas and one television aerial antenna on the roof of the building was made by Mr. Philip Desano, owner. One dish will be 4 feet in diameter, the other 11 feet; both will be mounted at an angle. The smaller dish should be out of view from street level; the larger dish, when mounted, should have an overall height of approximately 8 feet and may be slightly visible from some locations within a 200 foot radius from the building. The aerial antenna will be mounted on the elevator headhouse and will project approximately 2 feet above that roofline; it also will be slightly visible from street level. The equipment will be used by a television studio located on the top floor of the building.

Mr. Desano indicated that the proposed rooftop locations for the equipment were chosen both for signal reception and to minimize visibility. He offered to paint the larger dish a color other than white, but the Commission declined. Mr. Desano also noted that future improvements in technology could allow the larger dish to be replaced with a smaller dish in several years. On a motion by Mr. Schoettle, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION, CONSISTENT WITH THE DOWNTOWN GUIDELINES AND STANDARD 9, WITH ALL DETAILS TO BE REVIEWED BY STAFF.

Other Business:

1. Downcity Ordinance. Mr. Deller explained the evolution of the proposed Downcity District and Design Review Committee (DRC), which will replace a portion of the Downtown Historic District (that area of downtown located between the highways, the river and Memorial Boulevard). A map of A and B Streets and proposed new height limits was also discussed. Wm. MacKenzie Woodward of the RI Historical Preservation Commission was also in attendance. The Commission had the following comments:

a) Mrs. Nolan expressed reservations about the A and B Streets concept and the loss of HDC control over downtown buildings.

b) Mr. Schoettle was concerned about the Custom House area at the lower end of Weybosset Street, noting that the proposed 150 foot height limit there is taller than many of the buildings in downtown. Mr. Deller noted that 150 feet represents a substantial downzoning from the current height limit of 300 feet. Mrs. Nolan indicated that she would proposed an amendment to City Council further lowering the height limit in the Custom House area to 100 feet.

c) Mr. Everett encouraged the inclusion of transfers of development rights in the ordinance as an incentive to retain lower heights downtown and to direct new development elsewhere, such as Capital Center and the Old Harbor district.

d) Mr. deBoer made specific comments about the text of the ordinance: page 11, paragraph 5, building materials should be defined as "primary;" page 12, paragraph 3, the 90-day limit for beginning construction after demolition seems unenforceable; page 13, definitions are too specific and may result in too much conformity. For example, the definition of "rooflines" seems to preclude gables, pediments, domes, ziggurats and other non-horizontal roof shapes. Mr. Everett suggested that the roofline definition be modified to state, "generally horizontal."

e) The entire Commission discussed the concept of HDC review of proposed demolitions. Some felt this would needlessly duplicate DRC review, especially since the HDC is represented with a member on the DRC. Others noted it could buy time to find other solutions and provide the HDC member of the DRC with support.

Mr. Woodward noted that RIHPC supported the ordinance, and had some specific comments which would be directed to Mr. Deller. The ordinance is scheduled to go before City Council for approval later this spring.

2. Preservation Planner. The Department of Planning and Development received 14 resumes in response to its second advertisement of the job opening. (Top candidates from the first round all took other jobs.) Mrs. Ryan offered to review the resumes and suggest candidates to interview. Staff plans to begin the interview process as quickly as possible.

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully submitted,

Kathryn J. Cavanaugh
Assistant City Planner for Preservation

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 22, 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 Meeting of February 22, 1993.
- D. Project Review:
 1. 168 Bowen Street (College Hill) - Final approval for rear porch addition (revised design), replace fence.
 2. 2 Richmond Street (Downtown) - Relocate main entrance to Weybosset Street elevation, replace aluminum curtain wall on Weybosset and Richmond St. elevations; masonry cleaning and repair.
 3. 14 Imperial Place (Downtown) - Replace double doors with single leaf door and sidelight (barrier-free access); install awning.
 4. 116 Elm Street (Downtown) - PREAPPLICATION REVIEW of proposed partial demolition and new construction.
- E. Other Business
 1. Departmental Staffing.
 2. Providence Plan Housing Corporation.
- F. Adjourn - Projected Adjournment 5:30 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, March 22, 1993 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Chair; Franco Beneduce, Cornelis deBoer, Michael Everett (4:00 p.m.), Mildred Parrillo (Auxiliary Member), Pamela Robertson (3:55 p.m.), Kenneth Schadeegg, Clark Schoettle (4:20 p.m.), Councilwoman Rita Williams

Members Absent:

Antoinette Downing, Councilwoman Patricia Nolan, Robin Ryan

Staff:

Kathryn Cavanaugh and Sam Shamoan, Planning Dept.

Call to Order:

The meeting was called to order at 3:50 p.m., Mrs. Regan presiding. All testimony was sworn. Mrs. Regan introduced Mrs. Parrillo, the newly appointed auxiliary member. Sam Shamoan of the Planning Department, who will soon replace Thomas Deller as Associate Director for Planning, was also introduced.

Minutes:

The minutes of the meeting of February 22, 1993 were distributed. On a motion by Mr. deBoer, seconded by Mrs. Williams, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 2/22/93.

Project Review:

1. 168 Bowen Street (College Hill) - A presentation was made by William Kite and Bruce Landenberger, architects of William Kite Architects Inc., and William and Mary Lynne Poole, owners, for construction of a screened porch at the rear (west) elevation, partial replacement of a fence, and installation of a wood gate on the abutting property at 158 Bowen Street. The presentation was for final approval following conceptual approval granted on 8/24/92.

The porch will be made of redwood (natural finish), with tilted roof, black mesh screens and copper flashing; the new fence and gate will be wood vertical board. A wood planter will be located along the west wall of the porch; existing landscaping will be retained as much as possible. Revisions to the conceptual design include a slight (55 sf) increase in the porch footprint, which is now rectangular rather than rounded; installation of a screen door and steps to the garden on the south side of the porch, new rounded skylights between the main building and the porch, and elimination of exposed beams under the porch roof.

Mr. Kite noted that the changes were made for economic reasons, but the transparent, light, airy feeling of the design was retained. Mr. Kite also explained that he deviated from the PHDC's policy preferring flat-profile skylights, because the rounded skylights in this case will be completely hidden from view and will shed water better. Mrs. Poole indicated that a letter from the abutters at 158 Bowen, agreeing to the fence and gate proposal, would be forthcoming.

On a motion by Mr. Schadeegg, seconded by Mr. Beneduce, THE COMMISSION VOTED TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH NEW CONSTRUCTION GUIDELINES AND STANDARD 9, WITH ALL DETAILS TO BE REVIEWED BY STAFF. Ms. Robertson abstained from the vote; all others voted in favor. Mrs. Parrillo did not vote.

2. 2 Richmond Street (Downtown) - A presentation was made by Mark Maio, architect of Johnson & Wales University, owner, and Robert Ornstein, architect of Arris Design, for alterations to the ground floor level of the building. Proposed work includes replacement of windows, introduction of an entrance on the Weybosset St. elevation to meet the access code, installation of awnings on both the Weybosset and Richmond St. elevations, and installation of signage on the Weybosset St. elevation. The new windows will be framed in light bronze, with buff granite bases similar in color to the existing limestone surrounds; the awnings will be a dark color with white lettering reading "Johnson & Wales University" only on the Weybosset St. valence; individual metal letters reading "Friendship Building" will replace existing lettering above the ground floor windows on the Weybosset St. elevation.

Mr. Everett and Mrs. Williams expressed a preference for a centered door on the Weybosset St. elevation, rather than an off-center door as proposed. Mr. Schoettle noted that the window sills should be no higher than 18 inches to keep them from becoming seating areas. Mr. Maio and Mr. Ornstein agreed to these modifications. On a motion by Mr. deBoer, seconded by Mr. Schadeegg, THE COMMISSION VOTED TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION AS CONSISTENT WITH THE DOWNTOWN GUIDELINES AND STANDARD 9, WITH THE FOLLOWING CONDITIONS: NEW DOOR ON WEYBOSSET STREET SHALL BE CENTERED, WITH SIDELIGHTS; WINDOW SILLS SHALL BE APPROXIMATELY 18 INCHES IN HEIGHT; ALL PROJECT DETAILS TO BE REVIEWED BY STAFF. Ms. Robertson abstained from the vote; all others voted in favor. Mrs. Parillo did not vote.

Councilwoman Williams departed at 4:50 p.m.

3. 14 Imperial Place (Downtown) - A presentation was made by Robert Ornstein, architect of Arris Design and unit owner representing Imperial Place Condominium Association, for replacement of the existing double doors with a single-leaf door and sidelight, and installation of an awning with lettering noting the street address "14 Imperial Place." The existing double doors, which are not original, are difficult to secure and create wheelchair access problems. The awning will have a flat roof slightly pitched to shed water away from a new wheelchair ramp (approved 8/24/92), and will stretch from the door to the adjacent perpendicular brick wall,

covering the ramp landing and the buzzer panel. An existing light fixture over the door will be relocated to illuminate the buzzer panel.

Mr. Everett and Mr. Schoettle expressed regret that the awning would engage the brick wall but could see no other solution. The PHDC agreed with Mr. Ornstein that the new awning need not replicate the profile of an existing awning at the nearby entrance to the CAV coffeehouse; however, materials, colors and lettering should be consistent. Mr. deBoer noted that the entryway is so recessed from the street that the visual impact of the changes should be minimal. On a motion by Mr. deBoer, seconded by Mr. Beneduce, THE COMMISSION VOTED TO ACCEPT THE STAFF REPORT AND TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH THE DOWNTOWN GUIDELINES AND STANDARD 9, WITH ALL DETAILS TO BE REVIEWED BY STAFF. Ms. Robertson abstained from the vote; all others voted in favor. Mrs. Parillo did not vote.

4. 116 Elm Street (Downtown) - A pre-application hearing was held on the proposed demolition of two ca. 1863 structures and a smokestack in the Elm Street Machine Shop complex. Present were David Medeiros of Downing Corp., owner, and Walter Cass of Garofalo Co., architect. Mr. deBoer submitted a letter recusing himself from the discussion, citing a conflict of interest.

Mr. Cass indicated that the original 1848 structure and a 1907 addition and elevator/stair tower will be retained and rehabilitated, and that new construction is planned on the site of the two buildings to be demolished. The demolition is proposed because an appropriate reuse of the two structures has not been found. Mr. Medeiros indicated that current negotiations with a prospective tenant precluded specific discussion of the new building at this time, except to note that the proposed reuse is office space for a single tenant. The PHDC preferred that the demolition and new construction proposals be reviewed in context with each other. Mr. Medeiros noted that he plans to submit a formal application for demolition in April, and at the same time to request a pre-application hearing on the new construction.

The following issues were identified regarding the proposed demolition: the importance of the South Street elevations of the complex, and whether a partial demolition of the rear of the two targeted structures might not accomplish the owner's goals; the significance of the smokestack, which defines the block and identifies the original industrial use of the complex; the structural condition of the buildings; how each building in the complex (existing and proposed) relates to the others in terms of hierarchy; and materials of the new building.

In addition to documentation items noted in Ms. Cavanaugh's memo to Mr. deBoer dated 3/9/92 (on file), the following additional items were requested: aerial photos of the site from the roof of the Coro Building and the Imperial Knife Co. building; volumetric study of the relationship of various parts of the complex. A site visit for PHDC members was scheduled for Monday, March 29, 1993 between 1:00 p.m. and 3:00 p.m.

Mr. Beneduce left at 5:35 p.m.; Mr. Schadeegg left at 5:40 p.m.

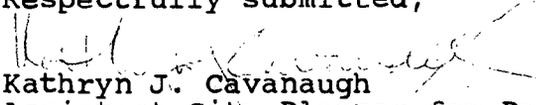
Other Business

1. Departmental Staffing: Mr. Shamon briefly discussed the proposed reorganization of the Planning Dept., indicating that he will likely take Thomas Deller's place as Associate Director for Planning. Ms. Cavanaugh noted that two finalists have been chosen for the Preservation Planner position, and that the Department hopes to get authorization from the Mayor to make an offer shortly. Ms. Cavanaugh is taking a two month leave of absence from the Department and will not be present at the April or May meetings.

2. Providence Plan Housing Corp.: Under state law, when city funds are used for projects in National Register districts, a review process similar to the federal 106 review is to occur. The Planning Department is working out an agreement with R.I. Historical Preservation Commission whereby the preservation planning staff will undertake this review for PPHC rehabilitation projects in National Register districts. Major projects may appear on future PHDC agendas.

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,


Kathryn J. Cavanaugh
Assistant City Planner for Preservation

TINA C, REGAN
CHAR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, April 26, 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 Meeting of March 22, 1993.
 - D. Project Review:
 - 1. 118 Princeton Avenue (Northern Elmwood) - Screen in west side porch (1st floor).
 - 2. 87 Transit Street (College Hill) - Replace door with window and remove stairs on west side elevation; replace window with door and create new stairway on east side elevation.
 - 3. 5 Traverse Street (College Hill) - Install sign for "Kristina Wasserman Gallery" (violation).
- 4:30 p.m.
- 4. Brown University (College Hill) - Master sign plan for all university buildings.
 - 5. 175-185 Benefit Street (College Hill) - Replace all windows.
- 5:15 p.m.
- 6. 9-11 Creighton Street (College Hill) - Alter rear (south) elevation: construct deck, add french doors at 1st floor level; alter fenestration at 3rd floor level.
 - 7. 75 North Main Street (College Hill) - FIRST BAPTIST CHURCH - Create accessible rear (east) entrance, alter and regrade parking area.
- E. Other Business:
 - 1. National Register Nomination - Smith Hill Historic District.
 - 2. 125 Broadway - Interim foundation treatment.
- F. Adjourn - 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.

400 WESTMINSTER STREET - PROVIDENCE, RHODE ISLAND 02903-3215 - TELEPHONE (401) 351-4300 - FAX 351-9533

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 26, 1993 at 3:30 pm in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present

Tina Regan, Chair; Franco Beneduce, Cornelis deBoer, Kenneth Schadeegg, Clark Schoettle, Robin Ryan, Councilwoman Patricia Nolan, Antoinette Downing

Members Absent

Michael Everett, Councilwoman Rita Williams, Mildred Parillo, Pamela Robertson

Staff

Samuel Shamon, Joan Fleming, David Salvatore, Legal Counsel

Call To Order

The meeting was called to order at 3:30 pm, Mrs. Regan presiding. A quorum was declared. All testimony was sworn. Mrs. Regan introduced Joan Fleming, the new Preservation Planner.

Minutes

The minutes of the meeting of March 22, 1993 were distributed. The minutes were amended to read that Mr. Kenneth Schadeegg had arrived at 3:40 pm, as had Mr. Clark Schoettle, rather than the 4:20 pm stated in the minutes. On a motion by Mr. deBoer, seconded by Robin Ryan, the Commission voted unanimously to approve the minutes of 3/22/93, as amended.

Project Review

1. 118 Princeton Avenue (Northern Elmwood) - Mr. Clarke Schoettle recused himself due to involvement with the PPS Revolving Fund. A presentation was made by the homeowners, Casby Harrison and Mary S. Harrison, for a proposal to screen in the first floor west porch. The presentation was for final approval.

The applicants wish to install panels on the porch, hung with an eye hook, of removable aluminum grey screening. The screens would be anchored with a wood strip on the porch floor, which would be removable. It was noted that the balustrade(now removed) of the porch roof would be replaced "in the next couple of weeks", according to Mr. Harrison. The designer of the porch was Angell and Swift, with the original blueprints in Mr. Schadeegg's office. The porch screens would remain all year round, and would not be removed seasonally. Mr. deBoer expressed a preference for darker screening material, as well as a darker paint color for the trim, rather than the lighter cream color consistent with the house trim, which was recommended in the staff report.

On a motion by Mr. deBoer, seconded by Mr. Beneduce, the Commission voted unanimously to accept the staff report, amending the reference to the lighter trim color, and approve the application as submitted, consistent with Commission guidelines for alterations and minor modifications, and Standard 9, with all project details to be reviewed by staff.

2. 87 Transit Street (College Hill) - A presentation was made by Ms. Stephanie Murphy, serving as representative for the applicants, Theodore Scripsack and Rayna Daley, who were unable to attend. The applicants wish to remove one window from the east side elevation and relocate it to an existing doorway on the west elevation, as well as relocating the existing west door to the former window opening on the east side. They also wish to relocate the stairs from the west side to the east side.

Mr. deBoer noted that the drawings submitted with the application were not to scale. Mrs. Regan noted the need for further documentation. Ms. Murphy supported her case by reference to an existing cement slab in the rear of the structure, and the analogy of other houses in the area. She stated that it was the intent of the applicants to return to the original configuration of the entry and window. Mr. Beneduce asked if there was any interior evidence of this former configuration, and Ms. Murphy replied that there was no such evidence. She cited as evidence the existence of the concrete slab. Mr. Schoettle observed that evidence supporting the applicants' claim would exist underneath the window, in the form of cuts in the baseboard. The applicants could look for sheathing boards under the existing siding. Photo documentation of such evidence should be submitted to

support the application, with the existence of the cement slab considered insufficient.

The Commission requires further documentation to support the application. Ms. Murphy agreed to a continuance. Photographs and a site visit by staff would constitute this documentation.

3) 5 Traverse Street (College Hill)- The tenant of the building, Kristina Wasserman, wishes to install a 4' x 5' painted wall sign, with black ground and white lettering, on the south elevation for the "Kristina Wasserman Gallery". The sign has already been installed without a Certificate of Appropriateness or a sign permit, and the application was filed in response to a notice from staff.

The applicant, Ms. Wasserman, pleaded ignorance of the signage regulations. Her landlord, Mr. Gerald Fogel, the owner of the building, was in the audience and was sworn in. Mrs. Regan stated that the problem was that three signs are installed where one is permitted. Mr. Fogel stated that he wished to keep the two signs for "Jerry's Gallery" and "Antiques" on the building for advertising purposes. Mr. Fogel felt that the zoning might allow him the signage, but David Salvatore, Legal Counsel, determined that the building was zoned R2. Mr. Beneduce also raised the issue of zoning. Mr. Salvatore's recommendation was that he probably would not obtain a variance from R2 zoning regulations.

Ms. Wasserman stated that she wished to resolve the issue, and did not wish to postpone a decision. Mr. deBoer expressed the opinion that a hanging sign might be more appropriate.

The Commission's decision was that the violation stands, as Ms. Wasserman's application cannot be reviewed until Mr. Fogel's zoning problem vis-a-vis signage is resolved. As Ms. Wasserman would not be available in May, a continuance was granted until June 28. It was hoped that Mr. Fogel and Ms. Wasserman would come to an agreement, the excess signage would be removed, and an acceptable sign design be submitted for review.

4) Brown University, various properties (College Hill) The applicant wishes to implement a master plan for standard exterior building signs, replacing existing signs and installing new signs where none now exist.

Mr. deBoer recused himself from the discussion, citing a conflict of interest.

Ms. Carol Wooten and Ms. Kathryn deBoer presented a mockup of the signs. Mr. Beneduce asked if existing plaques on historic structures will remain. Ms. Wooten replied that they would. The university intends to install the signs gradually, starting with buildings that currently have no signs. Mr. Schadegg expressed approval of the size of the signs.

Mrs. Downing made a motion to approve the application, according to PHDC sign guidelines and Standard 9. Specific sign locations and placement to be reviewed by staff, no illumination allowed. Mr. Schadegg seconded the motion, which was passed unanimously.

5). 175-185 Benefit Street (College Hill) -The applicant, the Rhode Island School of Design (RISD), proposed replacement of all 403 existing steel windows at the Colonial Apartments with new aluminum windows. A presentation was made by Martha Werenfels of Irving B. Hayes and Associates, and Brian James of RISD.

Mr. deBoer recused himself, citing a conflict of interest.

Ms. Werenfels explained that there were 270 Type B and 90 Type C windows, which she described by reference to drawings. She described the process of selecting the provider of the windows. In addition, the existing fire escapes would be removed, and the windows near fire escapes made compatible with the balance of the windows. The window frames would be welded, with no possibility of glue failure. There was little possibility of salvaging existing sash, due to its deteriorated condition. The exterior trim profile would be an exact duplication of existing trim.

Mrs. Downing expressed reluctance to set a precedent for other structural alterations involving windows. She noted that it updates the usefulness of the building but breaks from a tradition of historical replication held by the PHDC, and breaks the continuity of earlier decisions by the PHDC.

Mrs. Regan questioned the degree of distance from the window to the facade, and Ms. Werenfels replied that it would come deeper into the interior of the room, but the outer plane would be the same.

It was noted that the building was slated for demolition recently, an action discouraged by the PHDC. Mr.

Beneduce commended Ms. Werenfels in her research and presentation.

Mr. Beneduce made a motion to approve the application as submitted, consistent with Standards 2 and 8. Councilwoman Patricia Nolan seconded the motion. The Commission voted unanimously to approve the application, with Mrs. Downing expressing reluctance.

Councilwoman Nolan departed at 5:10 pm
Mr. deBoer returned at 5:10 pm.

6. 9-11 Creighton Street (College Hill)- The applicant wishes to alter the first floor of the rear (south elevation). This would be done by installing 4 wood multi-light french doors, and constructing a wood deck. In addition, the applicant wishes to alter the fenestration of the 3rd floor level, south elevation, consistent with the original design as recorded on a plan by the architect, Norman Isham.

A presentation was made by Mr. Derek Bradford, the architect for the project, of Bradford Associates Architects, on behalf of the applicant, Ms. Marida Hollos. Ms. Hollos arrived at 5:15 pm. Mr. Bradford stated that the applicant wished to do extensive interior renovation, slowly bringing back Isham's original concept. Ms. Hollos would occupy part of the building, and have rental units in the rest. It was stated that the building originally consisted of three separate units.

The applicant proposes to take out the right hand staircase, leaving the door as a fixed element. The change to the third floor from the current window placement was said to reflect Isham's original design.

Mr. Schoettle expressed a preference for 2 french doors with sidelights rather than the proposed 4 door arrangement. Mr. Schoettle departed at 5:25 pm.

Ms. Ryan inquired as to stairway placement. Mr. Schadeegg also inquired as to the placement of the primary staircase. Mr. Bradford replied that it was in the northeast corner. Ms. Ryan inquired as to whether the glass doors would have solid wood muntins. Mrs. Regan noted that at one time the 2nd story porch had a cement roof, and asked if there were any other questions. Mr. deBoer also asked about the muntin bars in the doors, mentioning a 1 1/2 "

thickness. Mr. Bradford specified a thickness of 3/4" to 1", and cited a list of possible suppliers.

Mr. deBoer inquired as to the details of the new porch and deck as it related to the existing porches. There was a discussion of the intention to replicate the handrail and spindle balusters, and the desirability of painted rather than pressure treated wood. He also pointed out that as the Isham plans are clearly dated 1894, the house would itself date from this year, rather than the 1875-1985 mentioned in the staff report.

Ms. Ryan moved that the application be accepted, in accordance with PHDC Standards 3 and 8. Mr. deBoer moved to amend the motion, recommending narrowing the width of the doors leading into the kitchen, with the casings in line with the casings above it. Mrs. Regan added that the third level windows should be checked to see if they are 2 over 2.

Mr. Beneduce seconded the motion, which was unanimously approved.

7. 75 North Main Street - First Baptist Church (College Hill)- The applicant wishes to make site and handicapped access improvements on the east end of the site. Mark Humphreys, the architect, and a representative of the Church reviewed the proposal.

Mr. deBoer expressed his wish that more options were available in terms of handicapped access. He stated that the state reviewers wished to provide handicapped access to the lower level of the building. Lowering the grade was also problematic, with a preference expressed for avoiding lowering the grade around the wall. It was also felt that it was awkward to have the handrail on the lower side. There were also reservations expressed concerning the detailing along the edge in back of the building. It was felt that part of the problem was the necessity for satisfying so many competing interests.

Mr. Beneduce made a motion to approve the application in concept, consistent with PHDC standards 8 and 9. The details were to be referred to a subcommittee. Mr. Schadegg seconded the motion, which was approved unanimously.

Mr. Beneduce departed 5:55 pm. Mrs. Regan noted that no quorum existed from this point on and the Commission would not take action on any matter, but members present could listen to the last presentation.

Ms. Ginger Hesse of RIHPC would attend the subcommittee meeting.

Other Business

1. National Register Nomination- Smith Hill Historic District.

The new deadline for this nomination is July, so discussion was deferred.

2. 125 Broadway- Mr. Alan Berry has been engaged by the owner, Mr. Bennie Sisto, to design and construct a retaining wall to stabilize the foundation of 125 Broadway, now demolished. Mr. Berry was engaged by Mr. Sisto on March 30, 1993. He stated that Mr. Sisto's preference is to erect anew building on the site, as long as it was financially feasible, rather than pave the site for a parking lot.

The proposed retaining wall would stabilize the deteriorated foundation wall, which is partially collapsed and presents a safety problem.

The presentation was considered a conceptual review. Mr. deBoer discussed the assumptions concerning the structure, including the possibility of reconstruction. He stated that the possible new building need not be a replica of the former building. Mr. Berry stated that it was possible to submit several ideas for such a new building, and he was open to many options.

No formal action was taken, no quorum being present, and it was determined that the retaining wall as proposed was subject to in-house review, to follow PHDC guidelines for new construction.

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

Respectfully submitted,


Joan G. Fleming
Preservation Planner

Tina C. Regan
CHAIR



VINCENT A. CIAN
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday May 24, 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 Meeting of April 26, 1993
- D. Project Review
 - 1. 153 Bowen Street (College Hill) - Demolish non-contributing cinder-block garage, repave drive, replace gate and fencing, and replace porch stair rail
 - 2. 102 Prospect Street (College Hill) - Construct new porch, add windows on west elevation
 - 3. 48-50 Pratt Street (College Hill) - Replace existing porch
 - 4. 116 Elm Street (Downtown-Jewelry District) - Demolition of deteriorated structure
 - 5. 220 Weybosset Street, Providence Performing Arts Center (Downtown) - PREAPPLICATION REVIEW of proposal to enlarge rear of structure
- E. Other Business:
 - 1. RI DEM Air Pollution Control Regulation #24/ Removal of Lead Based Paint from Exterior Surfaces- Implications of enforcement of this regulation for historic properties
- F. Adjourn - Projected Adjournment 6:00 P.M.
Copies of the Staff Report will be available to the public at this 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

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 24, 1993 at 3:30 pm in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, 02903.

Members Present

Tina Regan, Kenneth Schadeegg, Robin Rao Ryan, Pamela Robertson, Cornelis deBoer, Councilwoman Rita Williams, Mildred Parrillo, Michael Everett, Councilwoman Patricia Nolan

Members Absent

Franco Beneduce, Antoinette Downing

Staff

Samuel Shamon, Joan Fleming, David Salvatore, Legal Counsel

Call To Order

The meeting was called to order at 3:40 pm, Mrs. Regan presiding. A quorum was declared. All testimony was sworn.

Minutes

The minutes of the meeting of April 26, 1993 were distributed. The minutes were amended to read that Ms. Robertson was an absent member on April 26, 1993. The last sentence of the first full paragraph on Page 5 was to be deleted, to read as follows:

"Mr. Beneduce made a motion to approve the application as submitted, consistent with Standards 2 and 8. Councilwoman Patricia Nolan seconded the motion. The Commission voted unanimously to approve the application, with Mrs. Downing expressing reluctance."

On a motion by Mr. Schoettle, seconded by Ms. Williams, the Commission voted unanimously to approve the minutes of 4/26/93, as amended.

Project Review

1. 153 Bowen Street (College Hill) - The architect for the project, Sabrina Weisberger, of Weisberger Foulke Design Studio, gave a presentation summarizing the proposed alteration to the exterior and landscape of the property. She emphasized the deteriorated condition and non-contributing nature of an existing garage that the applicant wishes to demolish. The garage would be replaced with a grassy backyard. She cited a need for greater security, noting that a car was recently stolen from the premises. Such security would be provided by the installation of the proposed gate and the extension of the existing driveway. The inoperable gate on the west side of the house would become operable, and the existing iron porch handrail would be replaced with a wooden one to match the porch railings. In addition, the existing asphalt would be replaced with blue stone and scored concrete.

Mr. deBoer inquired as to what exactly would be the paved areas, and whether the drive would be extended into the backyard. He noted that zoning restrictions limit paving in residential zones to 50% of the lot.

Ms. Nolan arrived at 3:58 pm.

There was a discussion regarding the height of the proposed porch handrail. The original outline of the now-vanished wooden railing does not meet current building codes in regard to height. It was suggested that the architect discuss this with the building inspector to gain an exception.

Mr. deBoer suggested bringing the newel post down to the existing stone step, in the interests of safety and gaining more support. He also questioned the installation of the piers for the possible installation of a pergola-like car shelter in the future. It was stated that these posts would be installed flush with the scored concrete drive.

On a motion by Ms. Williams, seconded by Ms. Robertson, the Commission voted unanimously to accept the application as submitted, consistent with PHDC standards 4, 8 and 9, with the provision that the newel post be lowered to the bottom step, and the applicant obtain formal approval for the fence height and location from the City Fence Viewer and the abutting property owners, consistent with City ordinance regarding fences.

2. 102 Prospect Street (College Hill) - Mr. Lane Meyer, of John B. Hartley, Architecture and Planning, gave a presentation summarizing the proposed alteration to the rear of the property. He specified that the project was not visible from the street, and was part of kitchen renovation project by the owners. In a discussion of site conditions, he noted that the area was very tight in terms of available space, but there was to be no development into the backyard. He clearly specified the dimensions of the proposed extension of the mud room and porch. In terms of the replacement of the window, the existing crank-outs would be removed, to be replaced by a bay window, and there would be a glass corner to the mud room.

Ms. Robertson questioned him regarding the relocation of the air conditioning compressors, now located under the window to be removed. He replied that they would be placed to the west of the new steps.

A discussion ensued regarding the beauty of the original drawings of the property, dated 1905-1906. Mr. Schadegg observed that the proposed plan was a good adaptation of rear yard space, and that such good adaptations should be encouraged.

A second discussion began regarding the proposed bay window. Mr. deBoer observed that the proposed design was rather busy, and Mr. Schoettle pointed out that the proposed window was not aligned with the existing bay window above it, on the second floor. Mr. Meyer pointed out the relationship of the proposed window to the porch ceiling. He also observed that the window would not be visible from the street, and was part of a service kitchen renovation. He indicated that the owners would like a bay window to increase their ability to see outside from the kitchen. Mrs. Regan observed that a counter would stand in front of the window from the inside, and might affect this visibility.

Ms. Nolan departed at 4:40 pm

Mr. Schadegg stated that the relationship between the dormer and the new window seemed acceptable to him. Ms. Ryan remarked that the eye was drawn to the highly visible bay window on the second floor. It was suggested that it might be desirable to obtain a "Pella" window for the center

window, with a custom window made with single narrow panes on the sides.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the design as submitted, conceptually, with a subcommittee to review the design of the bay window on site, consistent with PHDC guidelines for new construction/additions, and Standards 4,7,8,9.

Ms. Williams departed at 4:50 pm

Mr. Merlin DeConti, Director, Department of Inspections and Standards, arrived at 4:52 pm.

3. 48-50 Pratt Street (College Hill) - The applicant, Mr. Paul Jones, stated that the existing porches are in total disrepair and need to be completely replaced. The proposed new porch design is similar to that at 117-119 Pratt Street. (He was referring to the porches installed at 117-119 Pratt Street, approved by the PHDC at a hearing on March 23, 1992, see Resolution 92-15).

A discussion ensued regarding the change from square to round pillars, the nature of the porch ceilings, which is painted plywood, and the dimensions of the balusters. Ms. Robertson indicated a preference for the installation of lattice on the south side of the porch, under the stairs.

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application, with the provision that lattice be installed under the stairs, and the balusters be 3 1/2" on center, consistent with PHDC guidelines for new construction, and Standards 2,3,8,9.

4. 116 Elm Street (Downtown) - The proposal is for the demolition of ca. 1863 and ca. 1907 portions of the complex, as well as the smokestack, possibly ca. 1907, and has no new construction component.

Mr. deBoer recused himself, citing the reasons stated at the PHDC hearing of 3/22/93.

A presentation was made by Walter Kass of Garofalo and Associates, David Medeiros of Downing Corporation, and Martha Werenfels of Irving B. Haynes and Associates. Mr. Merlin DeConti was in attendance to give evidence regarding the integrity of the building, and its status vis-a-vis

public safety issues. Mr. Rick Greenwood, the author of the National Register nomination for the site, was also in attendance to give his and the RIHPC's views of the options for demolition and rehabilitation of the complex.

Mr. Everett arrived 5:07 pm.

Ms. Werenfels presented a review of the options regarding the demolition of the facade on the south elevation. She stated that a lease is close to being signed, that the prospective tenant can't use the entire existing complex, due to deterioration of the structure and the layout of the structures. Mrs. Regan observed that it was a fortunate situation that someone wanted the Phenix Building, and that it would be saved.

Mr. Everett requested a clarification of the issues regarding the southern elevation of the building proposed to be demolished, and the feasibility of retaining its facade. Mr. Medeiros and Ms. Werenfels replied that it would be very costly to retain the southern facades, and compared the situation to one in Boston, where such facade retention was completed at great cost. Mr. Medeiros described the project, where piles were driven at an angle, shoring installed, and the piles then clipped. To implement such a procedure at the Elm Street site, it would be necessary to relocate existing utility lines, as well as to drive piles. When piles were driven in the area in connection with parking garage construction, structural damage was done to surrounding buildings. The estimated cost of saving the facade would range between \$300,000 and \$400,00, assuming the geotechnical conditions would allow pile driving on the site.

Mr. Merlin DeConti gave his opinion as to the condition of the structures. He stated that 5 years ago, it was the proposed location of the new Lupo's Heartbreak Hotel. Since that time, the buildings' deterioration has worsened. The 1848 Phenix Building's condition is apparently worse than that of other parts of the complex. The decay in the 1863 portion of the complex was described, specifically water damage to the trusses on the west side, with darkening, fungus/wood rot at the supports. All buildings have problems with their floors and roof. The brick is in fairly good condition, although the mortar has weathered. The trusses in the 1907 portions of the complex are lightweight steel rather than wood. In addressing the issue of saving the facade, Mr. DeConti felt that it would be necessary to build behind the facade, and then tie in to new construction. He also observed the difficulty of providing handicapped access

and conforming to ADA with the present configuration of the structures.

Ms. Robertson raised the issue of preservation of the existing smokestack. Ms. Werenfels and Mr. Medeiros cited the high cost of the necessary steel scaffolding and steplejacking, along with the costs of structural reinforcement. A total cost of \$700,00 was given, and it was added that saving the smokestack would reduce the usable area of the building and would impact the floor plan.

Mr. Rick Greenwood of RIHPC observed that the South Street facade was very important in terms of public appreciation of the complex. He would favor an overall plan to preserve most of the complex, with the preservation of the very rare Phenix building the first priority. He wouldn't necessarily support demolition. He would accept a plan that would preserve and protect the complex unless complete preservation was not structurally and financially feasible. He also felt that the plan for any new construction should be identified. While he regretted the loss of the smokestack, he recognized that it might not be possible to preserve it in light of limited resources.

A discussion ensued concerning the Douncity plan, the condition of the Phenix building, the way in which partial removal would create an adverse affect to the resource in terms of NPS guidelines, the possibility of the complex qualifying as a tax credit property, the possibility of making demolition approval contingent upon review of plans for new construction. Mr. Schoettle asked Mr. DeConti about the view of the DIS regarding the possibility of threat to public safety posed by the current state of the building. Mr. DeConti stated that at the present time there is no imminent danger, but that every day increased the deterioration of the buildings.

Another discussion ensued regarding the concept of a conceptual approval for demolition, the most appropriate citation of guidelines, (as PHDC has no specific demolition standards or guidelines), the possible citation of financial hardship guidelines specified in Providence City Zoning Ordinance 501.8, or guidelines allowing demolition where the preservation of structures would be a deterrent to improvement.

On a motion by Ms. Robertson, seconded by Mr. Schadegg, the Commission voted unanimously to approve demolition of the 1863 and part of the 1907 portions of the building, and

the smokestack, as shown on plans submitted with the application, based on a finding of fact that the preservation of the structures is a deterrent to improvement of the complex as a whole, which will be of substantial benefit to the community (City of Providence Zoning Ordinance, October 24, 1991, Chapter 1991-29, no.564, 501.8, Special Criteria for Demolition, section B, 2).

5. 220 Weybosset Street, Providence Performing Arts Center (Downtown). - A presentation was made by Ms. Susan Taylor and Mr. Alan Chiles of plans for the proposed renovation and expansion of the theater. The expansion is necessary for the production of newer, more elaborate Broadway productions, specifically "Phantom of the Opera" and "Miss Saigon." They reviewed the process of PPAC's project management and schedule, the structural issues, the involvement of the RIHPC, the driving of piles on Pine Street. They also presented photos of an analogous theater expansion project in Minneapolis, MN.

There was a discussion of the impact of the proposed expansion on Pine street, which will be narrowed by the development. Mr. deBoer, Mr. Everett and Mr. Schoettle led a discussion regarding the possibility of a jog in the proposed new tower so the brick work would not have to match the existing, the height of the roof, and the issues of zoning and parking.

Due to the preliminary nature of the design, a conceptual approval was not considered to be necessary, but could be discussed at a subsequent hearing.

Other Business

1. The proposed new construction of an addition to the rear of 65 Benefit Street was discussed, with Mr. Salvatore, Legal Counsel, stating that he confirmed that PHDC approvals were subject to a six-month expiration period. PHDC records show that approval was granted (with provisions) on October 23, 1989.

2. The issue of increased parking at 10 Cushing Street was mentioned. Mrs. Regan asked Commission members informally to view the site, at the request of Mr. William Kite, architect. As yet, no application for a Certificate of Appropriateness (CA) has been filed for the property.

3. The installation of a replacement roof of asphalt shingles in place of a slate roof at 160-162 Brown Street

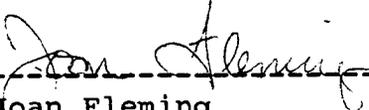
was discussed, as it began on 5/24/93 without the issuing of a CA. Staff would contact Mr. DeConti regarding the issuing of a building permit and a possible stop-work order.

4. The application for a CA for the installation of vinyl siding at 73-75 Moore Street was discussed, with a reiteration of current PHDC policy regarding the prohibition of installation of such siding.

5. The issue of lead paint abatement regulations was discussed. It was decided that a meeting would be held following the scheduled hearing of 6/28/93, at ca. 6:00 pm to develop a position regarding these regulations vis-a-vis the PHDC.

There being no further business, the meeting was adjourned at 6:40 pm.

Respectfully submitted,



Joan Fleming
Preservation Planner

Tina C. Regan
CHAR



VINCENT A. CIANCI, JR.
MAYOR

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

NOTICE OF SPECIAL MEETING

**WEDNESDAY, JUNE 2
9:00AM**

**ON SITE, 160-162 BROWN STREET
PROVIDENCE, RI 02906**

AGENDA

- A. A special meeting of the Providence Historic District Commission is called to discuss an application submitted for a Certificate of Appropriateness for the replacement of roof materials at 160-162 Brown Street.
- B. In order to expedite the review of this application, this meeting has been called prior to the regularly scheduled PHDC public hearing on June 28, 1993.

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

MINUTES
PHDC SPECIAL MEETING
160-162 BROWN STREET

June 2, 1993
9:00 am

SUBJECT OF MEETING

A special meeting of the Providence Historic District Commission was called to discuss Application 93.64, submitted for a Certificate of Appropriateness for the replacement of roof materials at 160-162 Brown Street. In order to expedite the review of this application, the meeting was called prior to the regularly scheduled PHDC public hearing on June 28, 1993.

MEMBERS PRESENT

Tina Regan, Chair, Kenneth Schadegg, Cornelis deBoer, Clark Schoettle, Mildred Parrillo

STAFF

Joan Fleming, Preservation Planner

OTHERS PRESENT

Ray Fournier, roofing contractor, Mr. Joseph Codega, attorney, representing the owner, Mrs. Clapp.

PROJECT REVIEW

1. 160-162 Brown Street (College Hill) - The applicant, Mr. Ray Fournier, initiated the replacement of the roof at the property on 5/24/93, prior to applying for or obtaining a building permit from the Department of Inspections and Standards. He was informed by DIS staff that PHDC approval was required for the replacement, as the property was within the College Hill Historic District. He then contacted PHDC staff, and an appointment was made to inspect the property on 5/25/93. On that day, inspectors from DIS came to the property and issued a stop-work order. PHDC staff conducted a site visit, gave the applicant an application for a Certificate of Appropriateness and PHDC standards and guidelines, and submitted a Notice to Property Owner to Mrs. Elinor Clapp. On the following day, 5/26/93, Mr. Fournier submitted a complete application for a Certificate of Appropriateness. Due to the change of materials and the existence of a violation to historic district zoning, the application required a review during a

PHD Special Meeting

6/2/93

Page 2

PHDC hearing. To minimize the possibility of damage to the interior of the structure, a special meeting of the PHDC was called for Wednesday, 6/2/93, 9:00 am, to expedite review of the application.

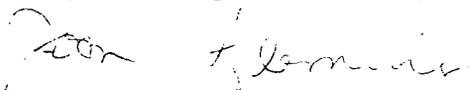
The meeting was attended by the PHDC members listed. Mr. Fournier responded to questions by members regarding the condition of the roof. He stated that repairs had been done to the roof slates over that past two years. These repairs had been ineffective in permanently preventing leaking into the interior of the house. The slates were cracked and/ or broken, and the nails were deteriorated. The options for repair and replacement were reviewed, and Mr. Fournier stated that the option of replacement of the roof with new slates was not affordable by the owner, and thus she decided, in the light of repeated failure of temporary repair, to replace the slate roof with one of architectural grade asphalt shingles.

Mr. Fournier gave a chronological summary of the events leading up to the issuing of the stop-work order. He stated that approximately 40-50% of the slate was removed and replaced with shingles at the time of the cessation of work. He also showed the Commission members present photographs documenting the interior water damage, the deterioration of the slates, and the areas where leakage was occurring.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, four (Mrs. Regan, Mr. Schoettle, Mr. deBoer, Ms. Parrillo) of the Commission members present voted to approve the application, on the basis of the photographic documentation of the failure of prior repairs, and the emergency nature of the necessity for the completion of replacement. Mr. Schadeegg abstained. After viewing the site following the meeting, two more Commission members (Ms. Ryan, Mr. Beneduce) voted to approve the application.

A Certificate of Appropriateness was issued on the same day, June 2, 1993.

Respectfully submitted,



Joan Fleming
Preservation Planner

Tina C. Regan
CHAIR



VINCENT A. CIANCIO, Jr.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, June 28, 1993

3:30 pm

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

NOTE: DUE TO LENGTH OF AGENDA, VERBAL TESTIMONY MAY BE LIMITED

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of May 24, 1993
- D. Project Review:

3:45-4:15

- 1. 357 Benefit Street (College Hill) - Install chain link fence around AC condenser
- 2. 147 Bowen Street (College Hill) - Replace existing slate roof with one of asphalt shingles
- 3. 9 Hollywood Road (Armory) - Reconstruct porch

4:15-5:00

- 4. 30 Sheldon Street (College Hill) - Replace recent plate glass window with glass block window (violation)
- 5. 87 Transit Street (College Hill) - replace door and window, continued from 4/26/93
- 6. 118 Benefit Street (College Hill) - Remove recent awning, replace windows on rear west elevation

5:00-5:30

- 7. 477 Broadway (Broadway) - Construct wheelchair ramp, replace one flight existing wood steps with concrete, pour new concrete porch floor

BREAK 5:30-6:15

6:15-7:00

- 8. 18 James Street (College Hill) - Construct new garage, replace doors on west elevation with new door/window, pave drive, replace deteriorated window lintels with ones of tinted cast stone (concrete), repoint brick

7:00-7:30

9. 10 Cushing Street (College Hill) - Alter landscaping to create new parking area on west side of house, install new fencing

7:30-8:00

10. 73-75 Moore Street (Northern Elmwood) -Install vinyl siding, enclose porches with siding

8:00-9:00

E. Other Business

1. National Register Nomination - Smith Hill Historic District

2. DEM Lead Paint Regulations-discussion with Karen Gersten-Rothenberg, Harry Adler, Ted Burns

F. Adjourn - Projected Adjournment 9:00 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 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 28, 1993 at 3:30 pm in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, 02903.

Members Present

Tina Regan, Kenneth Schadeegg, Robin Rao Ryan, Cornelis deBoer, Mildred Parrillo, Councilwoman Patricia Nolan

Members Absent

Antoinette Downing, Councilwoman Rita Williams

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Others Present

Douglas Cornelius, Intern, Planning Department

Call to Order

The meeting was called to order at 3:40 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of May 24, 1993 were distributed. The minutes were amended to reflect that the proposal description of demolition of part of the complex at 116 Elm Street be clarified to reflect that demolition is proposed for not only the ca. 1863 portions of the complex, but also for the smokestack and some portions of the complex dating to 1907. This new sentence, on Page 4, Paragraph 8, has been amended to read

"The proposal is for the demolition of ca. 1863 and ca. 1907 portions of the complex, as well as the smokestack, possibly ca. 1907, and has no new construction component"

In addition, that part of the sentence in the last sentence on Page 6 and the first paragraph of Page 7 is amended, with the phrase "with the provision that the Commission approve plans of the proposed new construction" deleted. On a motion by Ms. Parrillo, seconded by Ms. Ryan, the Commission voted unanimously to approve the minutes of 5/24/93, as amended.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the minutes of the special meeting of 6/2/93, held on site at 160-162 Brown Street.

Project Review

Mr. deBoer recused himself from this project review.

1. 357 Benefit Street (College Hill) - Mr. Rob Emlen and Mr. Thomas Goddard emphasized several points presented in the staff report. Mr. Emlen stated that the chiller location was carefully chosen, and that the concern was for the safety of visitors to the Center. He stated that the air flow necessary for the maintenance of the chillers required an open fence, and that the installation of a wooden fence would require damage to the landscaping. Additional photographs of the proposed fence location were presented.

The alternatives to the chain link fence were discussed. It was stated that a woven wire fence would be two to three times as costly as the proposed fence. Mr. Goddard repeated that the rhododendrons surrounding the proposed fence would grow to screen it completely.

On a motion by Mr. Schadeegg, seconded by Mr. Beneduce, the Commission voted unanimously to approve the application, citing Standard 9.

2. 147 Bowen Street (College Hill) - A presentation was made by the owner of the property, Mr. Glendon Elliott, demonstrating the necessity of installing new asphalt shingles to replace the existing slate roof. He showed how the deterioration of the slates was advanced. He also stated that the consensus of roofers asked to bid on the possible repair of the slate roof was that the roof was not repairable. The pessimism increased with the experience of the roofer. Between 7 to 10 roofers inspected the roof.

The cost of replacing the existing slate roof with a new slate roof was skied to be between \$45- 50,000. That of

a new roof with architectural grade shingles, and new copper flashing was between \$12-15,000.

There was a discussion of the contrast between the very poor condition of the slates at 147 Bowen Street in contrast to the relative good condition of the slates at 160-162 Brown Street. Mr. Elliott stated that the original wooden roof still existed under the slates, and felt that the slates were installed in response to a new fire code in the late 1800's. There was some discussion of the possibility of installing a roof resembling the wooden shingles as opposed to the slate shingles.

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the Commission voted unanimously to approve the proposed change in roofing materials, citing Standard 4. A dark brown or grey shingle would be considered an appropriate color.

3. 9 Hollywood Road (Armory) - A presentation of the proposed porch renovation was made by Mr. Richard Robbins, the property owner, and Mr. Wayne Trissler, the designer of the new porch and the contractor for the project.

Mr. Robbins stated that an inadequate porch was begun on the property, and this proposed porch design was one that would recapture the original feeling of the building and would improve enormously the appearance of the house. A photograph of the house ca. 1987 was presented. No earlier photographs have been located.

The issue of the use of pressure-treated (PT) wood was discussed. Cost was cited as the reason for the installation of 2 x 2 pickets on the porch. Mr. Trissler stated that the lattice proposed could be changed to one that was hand-constructed. The ball finials could be changed to a square post with a cap. The difference between the stairs on the front and rear was also discussed.

Mr. Trissler stated that the cost for fir rather than PT balusters was three times higher. The use of PT wood was considered to be acceptable by the Commission if used sparingly. The PT wood would be primed within 48 hours, and painted in the fall.

On a motion by Mr. Beneduce, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application, with Mr. deBoer expressing reservations regarding the use of PT wood for the porch balusters.

4. 30 Sheldon Street (College Hill) - A presentation was made by Mr. Milo Winter, the owner of the property, and Mr. Lincoln Rhodes, the contractor who did the replacement of the plate glass window with one of glass blocks on the front of the building. Mr. Winter stated that he was unaware of the PHDC approval process before beginning the work. He also stated that he felt that the glass block window was consistent with the style of architecture of the building. Glass blocks exist on one side of the Portuguese Social Club immediately to the east of 30 Sheldon Street. Mr. Rhodes expressed some confusion regarding the definition of "plaque houses" and a PHD. Mr. Winter expressed the opinion that he should have been informed by his realtor of the existence of PHDC restrictions at the time of the purchase of his house in the spring of 1993. He also stated that his neighbors, John and Carol Dietz, were unaware of the PHDC review process. Mr. Rhodes added that the desire for increased privacy was an issue in the installation of the glass blocks, as passersby could clearly see into the front room of the building.

Mr. Joel Silverberg, who lives across the street at 31 Sheldon Street, testified against the installation of the window. He felt that the building was part of an 1820's neighborhood, and with the former window, the brick frontage blended better with the background. He felt that the glass block, on the other hand, enhances the industrial nature of the building, and has a negative impact on the visual qualities of the street.

Mr. deBoer expressed agreement with Mr. Silverberg.

Ms. Nolan arrived at 4:22.

Mr. Winter rebutted this criticism by emphasizing the insulating character of the glass blocks, which let light in without sacrificing energy conservation.

Mr. Beneduce expressed the opinion that the glass block installation detracts from the integrity of the building. He also observed that the large thermopane window installed about 20 years ago was not consistent with the character of the building either.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the Commission voted for the replacement of the previously existing plate glass window, citing Standards 3 and 5. The

application for the replacement of the plate glass window with one of glass blocks was denied Ms. Nolan abstained. A time frame of six months was granted to remove the glass blocks, and reinstall the plate glass window.

5. 87 Transit Street (College Hill) - The owners of the building, Theodore Scripsack and Rayna Daley, presented new evidence regarding the appropriateness of proposed changes to the door and window configuration on the first floor of 87 Transit Street. The discussion was continued from 4/26/93.

The owners summarized their research. They stated that the house was built ca. 1795, as a duplex with doors on both sides of the first floor. They are proposing to restore the door on the left (east) side. Mr. Scripsack referred to his 21 years of service as a firefighter to address the safety advantages of this new doorway.

After a brief discussion of the present and proposed configuration of the door and window, Ms. Sandra Martin gave testimony. Ms. Martin is the abutting property owner directly to the east of 87 Transit, at 91 Transit. She submitted a written statement of her objections and concerns about the proposed new doorway on the east side of 87. She cited the possibility of increased congestion and loss of privacy as a result of this new doorway.

It was observed that the installation of the door would require a variance. The Commission felt that no final approval could be given until the zoning problem was resolved.

Mr. Schadeegg made a motion for conceptual approval of the application, pending resolution of the zoning issue. The motion was seconded by Ms. Nolan. The approval was only for the installation of the doorway on the east side. The motion was amended to deny approval for removal of the door on the west side. On a motion by Ms. Ryan, seconded by Ms. Parrillo, the Commission voted to grant conceptual approval to the application with condition and provisions, Ms. Regan abstaining.

6. 118 Benefit Street (College Hill) - A presentation was made by Mr. Fred Flanagan, contractor for the project, and Ms. Dawn Kerr, assistant to Mr. Flanagan, regarding the proposed alteration of the window configuration of the recent addition to the Federal house.

Several options for the window alterations were discussed. Mr. Flanagan stated that the owner preferred an option which incorporated transom windows. He also stated that the owner requested guidance from the PHDC regarding selection of the number of lights, and the type of muntins and glass considered appropriate.

A discussion ensued regarding these choices. The consensus was that the windows on the north and west sides should be similar, that this addition can be considered a separate entity from the main body of the house, and that the general concept of changing the existing windows was appropriate.

Mr. Beneduce departed at 5:45.

It was decided that the owner's first choice, incorporating transom elements, would not be acceptable. It was recommended that each casement unit reflect the of the door below. A 4" flat casing would echo design elements of the rest of the house, and would be similar to casing exposure on the lower windows.

Ms. Nolan departed at 5:55.

The Commission recommended modification of the application. It would be approved subject to submission of final drawings. On a motion by Mr. deBoer, seconded by Ms. Ryan, the proposal to replace the plate glass window with casement windows as approved, with the windows on the north side of the ell similar to those of the west (rear). All details were to reviewed by staff. The Commission voted unanimously to approve the application.

7. 477 Broadway (Broadway) - Mr. Michael Berarducci, owner of the Berarducci Funeral Home, presented his case for exterior alterations to the property. He emphasized the necessity for replacing the wooden rear porch stairs with concrete, as the steps were a haven for rodents, and thus constituted a hazard and nuisance.

Mr. deBoer inquired as to the date of the replacement of the wooden porch floor with concrete, and Mr. Berarducci replied that it probably predated WWII. Mr. deBoer also continued the discussion of the interaction of the porch with the ramp, and remarked on the utilitarian nature of the proposed design. Mr. Schoettle inquired about the plans for the existing basement window, and Mr. Berarducci replied that it would be bricked up. Mr. Berarducci also stated that

using the porch for handicapped access was not feasible. Ms. Ryan asked about the surface treatment of the concrete.

The Commission requested photographs of the side view of the stairs where the replacement of materials was to take place. On a motion by Ms. Ryan, seconded by Mr. Schoettle, the Commission voted unanimously to approve the application for installation of the wheelchair ramp and concrete porch floor, citing Standards 2, 4, and 9. The details of approval of the replacement of the wood steps with cast concrete were delegated to staff.

Mr. Berarducci informally presented possible future plans for the building, including glass panels on the porch, the demolition of the adjacent brick building, and alterations to the signage. The Commission deferred comment on these plans pending formal application.

8. 18 James Street - A presentation was made by Mr. Thomas Drew, the property owner, and Mr. Richard Keuhl, architect. They reviewed the 7 items listed on the application in order of priority. The repair of the deteriorated brownstone lintels and sills was discussed, with various repair options presented. Mr. deBoer referred to other projects where patching of brownstone was undertaken. Sources for acceptable replacement brownstone were mentioned.

In regard to repointing the bricks, the repointing was to employ the same material as the existing mortar. The brick for replacement would come from the newly enlarged window opening on the south side. Mr. deBoer mentioned the option of using Scrubcoat over the bricks, but Mr. Keuhl felt that the resulting surface would be blotchy. He observed that the entire house required repointing. He also observed that the gutters needed releading, judging from the staining on the brick that required cleaning.

The third item, that of the new opening in the southern elevation window wall, led to a discussion regarding the options for the treatment of the new door and window arrangement.

Mr. Keuhl stated that he had discussed several options with staff, but that the owners requested that only one option be presented to the Commission at the hearing. Ms.

Regan inquired as to the relationship between the new arrangement and the internal changes to the building. She also commented on the large expanse of glass presented by a single window, and discussed the desirability of subdividing it. Mr. deBoer commented on the transom panels.

The construction of the new 2-car garage was then discussed, with Mr. Keuhl summarizing the construction proposal. He stated that it would have an 18' wooden door, and would measure 24' x 24'. Mr. deBoer felt that the surface treatment with clapboard and the setback of 4' from the property line was acceptable. The paving treatment of brick with broom finished concrete was also considered appropriate. The installation of wooden shutters with the hardware design submitted with the application was also considered appropriate.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the Commission voted unanimously to approve all but one of the seven items contained in the application. The exception was the new window wall on the southern elevation. In house approval is to be given for the repair and repointing, with samples submitted of mortar for repointing and other repair materials. On a motion by Mr. Schoettle, the motion was amended to approve a modified design of the window wall, labelled Exhibit 3D, with a brick soldier course, the height of the transom windows to be equal to the top of the window units, and clear glass on the doors. The amendment was approved.

9. 10 Cushing Street (College Hill) - Mr. William Kite, architect, made a presentation regarding the proposal to alter the landscaping to create new parking on the west side of the house and install new fencing across the front of 10 Cushing Street. He represented the applicants, Fred and Carol Levinger, the prospective buyers of the property, and read a letter from them, as they were unable to appear at the hearing.

He reviewed the reasons why additional parking on the west side of the house was requested, as there was insufficient space for 4 cars to park in and in front of the existing garage. He also stated that the existing stone wall on the front of the property was not in the best tradition, and was more suburban than urban in character also stated that the proposed fence would recreate an older fence and wall configuration. He also stated that the proposal would remove the awkward juxtaposition of the garage to the house, by incorporating the garage into the wall system. He also

stated that the abutting property owners have given their support to the application.

The Commission requested that the applicant check on the 50% maximum coverage by paving allowed by the zoning ordinance. There was also a discussion of the option of moving or enlarging the existing garage, the height of the proposed fence, the removal of the garage pediment, and retaining the fencing along the lot line.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to grant conceptual approval of the proposal, with the condition that the garage treatment be revised, and the driveway be enclosed if feasible. Final plans will be submitted at a later hearing of the PHDC.

10. 73-75 Moore Street (Northern Elmwood) - A presentation by Mr. Steven Breggia, Esq was given, along with testimony by Ms. Andreza Barros, the property owner, Mr. Barros, her son, and Mr. Fred Rogers of Parkway Industries. The application was for the installation of vinyl siding, seamless gutters and downspouts, repair of porches and three exterior doors.

Mr. Breggia reviewed the history of the ownership of the property. Ms. Barros has owned this house, as well as one at 71 Moore Street, across the street from 73-75 Moore Street, for about 15 years. Ms. Barros gifted 73-75 Moore to one of her sons, during which time deterioration of the property took place. Recently, she regained ownership of 73-75 Moore Street. She wishes to bring it to a rental or marketable condition, as it is now vacant and has not received Certificate of Occupancy. Both interior and exterior work is needed.

Mr. Fred Rogers presented his testimony, responding to questions posed by Mr. Breggia.

Mr. Rogers is an owner of Parkway Industries, a firm which installs vinyl siding and other exterior treatments. He has vinyl siding on his own home. He is a carpenter licensed in the state of RI, with 40 years supervisory experience, and has conducted thousands of vinyl siding installations.

He presented a photographic album of installations on various historic properties in the region. Mr. Beneduce and Mr. deBoer requested clarification of the degree of modification made to the original historic fabric of the structures. Mr. Rogers replied that the removal of

distinctive elements (hoods, brackets) was done at the request of the property owner.

Mr. Rogers presented a second set of photographs documented vinyl installation on deteriorated and condemned properties in the city, including one done 18 months ago on Camp Street.

A discussion ensued regarding the ability of the process of installation of vinyl siding to preserve distinctive details and finishes.

Mr. Rogers testified that in his opinion the exterior of the clapboards and shingles at 73-75 Moore Street were in very bad condition, and the existing siding required 50-60% replacement. In his opinion, vinyl siding was the best alternative exterior treatment. He presented a sample of the siding that he proposes to install, and stated that 3/8" insulation would be installed under the vinyl siding.

He stated that the siding material is flexible, durable, washable, guaranteed never to change color, and that a smooth rather than wood-grained finish is available.

Mr. deBoer inquired about the ventilation behind the siding, and Mr. Rogers replied that weepholes were provided for ventilation. He also stated that he had noted little if any damage to wood after the installation of vinyl siding.

Mr. Schoettle asked how the installers would treat the curve of the bracket, and the answer was that the bracket would not be visible, and that some property owners wanted the brackets removed.

There was a discussion of the relative cost of installing vinyl siding and other exterior treatments. Mr. Rogers estimated that the cost of repairing the exterior wood siding would be ca. \$ 40-45,000, while the cost of vinyl would be ca. \$21,000.

The details of the installation were discussed. The option of painting the brackets and siding the rest of the building was discussed. The new doors would be solid core wood doors, and the gutters would be replaced. On the porches, the missing balusters would be replaced with pressure-treated lumber.

Ms. Regan wondered whether the installation of the siding would hasten the rotting of the building, and stated that the rotted wood should be cut out and replaced before insulation was installed.

Mr. deBoer then asked Ms. Barros about her preferences in terms of exterior treatment. Ms. Barros stated that she was concerned about the problem of maintenance of a painted exterior.

Ms. Regan observed that the property consisted of three rental units. Ms. Barros expressed concern about the way the property now had outstanding housing code violations, both on the interior and exterior, and stated that she wanted vinyl siding as the most economic alternative exterior treatment.

Ms. Regan stated that the PHDC had a mandate to rule against the installation of vinyl siding. Ms. Barros replied that she felt that this siding was her only alternative, as she could not afford another type of exterior treatment.

Ms. Regan commented on the use of the property as a rental unit and a source of income, and informed Ms. Barros of provisions in the Providence Plan for possible financial assistance for exterior renovations.

The issue of economic hardship was discussed by Mr. Breggia and Ms. Barros, as were her financial circumstances.

It was stated by Ms. Regan that four previous applications for vinyl siding installations have been denied by the PHDC, and that the PHDC has a mandate to preserve the historic fabric of the districts.

Mr. Schoettle asked if Ms. Barros had good estimates on the relative prices of paint, and she replied that she had rough estimates only, and that they were not recorded.

The applicant then requested a continuance in order to prepare additional testimony.

Ms. Cavanaugh then read into the record a letter in opposition to the application from the Providence Preservation Society (PPS).

The Commission, on a motion by Mr. deBoer, seconded by Mr. Schoettle, voted to grant a continuance of the application until the next scheduled hearing of the PHDC.

A neighbor of Ms. Barros, Ia Kue, of 79 Moore Street, stated that he is concerned that the house will be burned, and testified that he is very satisfied with his vinyl siding. He testified that he felt that 73-75 Moore Street would require painting every 3-4 years. He expressed concern that the site would become a vacant lot.

The Commission thanked him for his testimony.

The Commission unanimously voted to continue review of the application until the next hearing.

Mr. deBoer suggested that one option for exterior treatment was repairing and replacing the wood shingles, staining the shingles, and installing vinyl over the clapboarded section of the exterior.

Ms. Regan observed that this was an opinion of a Commission member, and was not to be construed as a ruling.

E. Other Business

1. DEM Lead Paint Regulations - Mr. Ted Burns and Ms. Karen Rothenberg gave a presentation regarding the hazards of lead paint exposure, and the measures taken to mitigate the lead poisoning of children.

Three options were presented for reducing the hazards of peeling lead paint. They were installation of vinyl siding, which seals the lead paint, removal of lead paint by sanding, and removal by dry-scraping and vacuums.

Publications relating to the problem were cited, including one issued by the MHC in Boston.

Mr. Schoettle commented on conducting hand scraping and hand sanding of lead paint. There was also a comment on the OSHA regulations of removal of lead paint, and their inhibiting effect on painting contractors in the state. New OSHA regulation on lead paint removal went into effect in early June.

2. Smith Hill National Register Nomination - The Commission, on a motion by Mr. Schoettle, seconded by Mr. deBoer, voted to endorse the nomination.

There being no further business, the meeting adjourned at 9:55.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, July 26, 1993

3:30 p.m.

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
- D. Executive Session
- E. New Business
 - 1. Amendments to Rules and Regulations: filing deadlines, appeals, zoning variances
 - 2. PHDC Brochure
 - 3. Draft of Demolition and Economic Hardship Guidelines

4:15 p.m.

F. Project Review

- 1. 5 Traverse Street (College Hill) - continuance from 5/24/93. Update on correcting violation for signage for "Kristina Wasserman Gallery."
- 2. 73-75 Moore Street (Northern Elmwood) - continuance from 6/28/93. Install vinyl siding.
- 3. 72 Whitmarsh Street (Northern Elmwood) - Install vinyl siding on soffit (siding of entire building largely completed prior to district designation 4/13/92).

5:00 p.m.

- 4. 191 Congress Avenue (Southern Elmwood) - Porch balustrade removed without CA or building permit (violation).
- 5. 78 Melrose Street (Southern Elmwood) - Restore original window opening, south elevation.

(OVER, PLEASE)

6. 272 Broadway (Broadway) - Remove concrete stairs on north elevation, restore granite foundation; replace cast iron steps on east and west elevations with wood or concrete steps, install lattice under porches; remove chimney on east side, restore soffit.

5:45 p.m. BREAK

6:15 p.m.

7. 296 Angell Street (Stimson Avenue) - Replace double leaf doors on east elevation with single leaf door and sidelight, to improve handicapped access.

8. 101 Benefit Street (College Hill) - Replace window with door, 2nd floor level, west elevation.

9. 125 Benefit Street (College Hill) - Install awnings with signage on west and north elevations for "125 Benefit St. Antiques."

7:00 p.m.

10. 10 Pratt Street (College Hill) - Build retaining wall at rear of property, resurface foundation in concrete on south side.

11. 158 Bowen Street (College Hill) - Replace flat skylight with domed skylight.

12. 5 Cooke Street (College Hill) - Replace canvas and fiberglass deck roof with one of copper.

7:30 p.m.

13. 165 Brown Street (College Hill) - conceptual approval granted 12/21/92. Final design of addition at rear (east) elevation and modification of existing deck on south.

14. 138-140 Brook Street (College Hill) - Rear 3-story porches replaced without CA or building permit (violation).

15. 25 Arnold Street (College Hill) - Railing on front stoop replaced without CA or building permit (violation).

G. Adjourn - Projected Adjournment 8:15 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 TDD 751-0203, 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, July 26, 1993, at 3:30 Pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, 02903.

Members Present

Tina Regan, Kenneth Schadegg, Cornelis deBoer, Mildred Parillo, Michael Everett, Clark Schoettle, Franco Beneduce, Pamela Robertson, Councilwoman Patricia Nolan, Councilwoman Rita Williams

Members Absent

Antoinette Downing, Robin Rao Ryan

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Others Present

Douglas Cornelius, Intern, Planning Department (Thomas Deller, Deputy Director for Planning, Executive Session only)

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 June 28, 1993 were distributed. The minutes were amended to reflect that the list of Members Present also include Franco Beneduce, and Members Absent also include Michael Everett and Pamela Robertson.

In addition, the sentence on Page 6, Paragraph 4, describing the window configuration proposed for 118 Benefit Street, was amended. The sentence has been amended to read:

"It was recommended that each casement unit reflect the elements of the door below".

Mr. deBoer inquired as to whether the final decision on the design of the window wall at 18 James Street was referred to subcommittee, or whether the design as shown on Exhibit 3D was the one approved. (Examination of the record shows that Exhibit 3D was the approved design. The PHDC subcommittee that visited the site on 7/13/93 was formed at the request of the homeowner, Mr. Drew, subsequent to the approval of the Exhibit 3D design.)

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the minutes of 6/28/93, as amended.

Executive Session

On a motion by Mr. Beneduce, seconded by Mr. Schoettle, the Commission voted to go into Executive Session. The minutes of the Executive Session are recorded separately from these minutes. At 4:05 pm, the Commission voted to go out of Executive Session.

New Business

1. Three (3) amendments were proposed to the PHDC Rules and Regulations regarding filing deadlines, appeals, and zoning variances. Mr. deBoer, asked that an exception be made in regard to zoning variances for those filing for conceptual approval. On a motion by Mr. DeBoer, seconded by Mr. Everett, the Commission voted unanimously to approve these proposed changes to the Rules and Regulations.

2. A presentation was made by Ms. Cavanaugh regarding the new PHDC brochure. Mr. Everett inquired as to whether it would have a second color or be black and white. It was stated that the brochure would be translated into Spanish. The grant funding the brochure production allows for printing 3,000 copies, which would be enough to mail to all District property owners, assuming that enough funds exist for postage. The suggestion was made that the brochure be dated and initialled, and that an attempt be made to reduce it 85% from the present original. On a motion by Mr. Everett, the Commission voted unanimously to approve the brochure.

3. A draft of proposed Demolition and Economic Hardship guidelines, developed by Mr. Douglas Cornelius, was discussed. Mr. Cornelius showed how the economic guidelines spell out the list of information required for claims of

economic hardship. Mr. Schadeegg and Mr. Everett and Mr. Cornelius discussed the differences between the owner's hardship and the building's hardship. Mr. Schadeegg observed that this was a very non-mechanical set of guidelines. Mr. Everett felt that a definition of economic hardship was needed, but Mr. Cornelius felt that this might be limiting. Mr. Everett asked that in regards to the hardship guidelines on P. 2, they state that "staff or Commission determine which are appropriate" and refer to hardship guidelines. The hardship guidelines were not to be generally distributed, but where compliance would be a hardship, then the information would be made available. Mr. Schoettle asked that the requirement be three estimates from licensed (rather than professional) contractors.

The proposed demolition guidelines were based on the Baltimore model. Three hearings would be required for a demolition proposal. The first would consider alternatives to demolition. The second would contain a presentation of the minimal requirements for demolition, such as safety hazards and financial hardship. The third would consider the impact of demolition on the owner, the structure, and the city as a whole. Mr. Schadeegg asked whether there would be review of the replacement or new construction. There was a discussion of enforcement and deed restrictions, and of the actions of abutters.

Project Review

Project Review began at 4:30 pm

1. 5 Traverse Street (College Hill) - Ms. Kristina Wasserman began the presentation of the current status of the signage at 5 Traverse Street. Mr. Gerald Fogel and his attorney, Mr. Robert DiPippo, arrived at 4:35 pm.

Ms. Wasserman stated that Mr. Fogel would put the matter in his attorney's hands. She stated that she has recently signed another year's lease on the building, still wants to have a sign on the building with her gallery's name on it. Mr. DiPippo retained by Mr. Fogel, stated that he understood that there was an outstanding zoning violation, and wished to apply for a zoning variance. He requested a continuance until the zoning variance was approved.

Ms. Cavanaugh reviewed the ways in which the current signage exceeds the size allowed by zoning regulations. A discussion ensued regarding signage options and zoning restrictions. Ms. Wasserman then observed that the PHD boundary ran along the southern property line. The land south of the gallery, outside the district, belongs to her

relative, and so she may place a sign, not subject to PHDC review, on that lot.

On a motion by Mr. Everett, seconded by Mr. deBoer, the Commission voted unanimously to deny the application for retaining the existing sign. The applicant may submit another application for a new sign. It was observed that Mr. Fogel's sign was in violation of the zoning ordinance, and requires a variance.

2. The application for the installation of vinyl siding at 73-75 Moore Street was withdrawn, and a letter confirming the withdrawal, from Mr. Steven Breggia, the applicant's attorney, was read into the record.

3. 72 Whitmarsh Street (Northern Elmwood) - Mr. Manuel Jardinez, representing his mother, the owner, Mrs. Maria Jardinez, made a presentation regarding the necessity of correcting housing code violations at the property. Mr. Ray Heroux, contractor, has been engaged by Mr. Jardinez to finish the project. Mr. Jardinez stated that the initial installation of vinyl siding on the property was completed by his parents prior to the creation of the Northern Elmwood Historic District in 1991. Mr. Jardinez stated that his plans for the building are limited to correcting code violations.

Mr. Schadeegg and Mr. Schoettle disagreed with the staff recommendation that the building was not a contributing element to the district. Mr. Jardinez and Mr. Ray Heroux, the contractor selected by Mr. Jardinez, reviewed the work done on the house. Mr. Jardinez stated that the vinyl installed on part of the soffit was put there by a contractor who defaulted on an agreement to do exterior work on the building to bring it into conformance with the housing code. Mr. deBoer asked if any elements of the building were removed, and the response was that none had been removed. It was stated that the proposal was to replace the old aluminum gutter with a new aluminum gutter. Mr. Schoettle asked whether the porch roof was leaking, and whether there were plans to replace the existing metal trim. There was a discussion of the option of removing the vinyl on the soffit, repairing and replacing any rotted wood, and repainting.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the application to install vinyl around the rest of the soffit was denied, citing PHDC Standard 1. Mr. Jardinez was encouraged to submit a new application for repair,

replacement in kind, and the previously installed vinyl around the soffit was to be removed.

4. 191-193 Congress Avenue (Southern Elmwood) - A presentation was made by Mr. William Marshall, partner in Belynda Realty, owner of the building, and Ms. Phyllis Grade. Mr. Marshall was represented by his attorney, Mr. Edward Manning.

Mr. Manning asked several questions of Mr. Marshall. Mr. Marshall stated that he had been the owner of the property since 1978. There was no railing on the porch in 1978. It was installed one year later, in 1979. It was removed in July 1993. It was considered to be a safety hazard to the tenants.

Ms. Grady testified that she saw pieces of the railing in the shrubs surrounding the house, that part was leaning toward the street, and that it appeared to be in a dangerous condition.

Mr. Marshall stated that he was unaware of the jurisdiction of the PHDC, and would have approached the Commission regarding the railing removal had he been aware of it, unless it was a weekend and he was unable to contact the Commission.

He stated that he had no plans to replace the railing. He also stated that the hall door opened onto the top of the stairs, not into an apartment.

Mr. Schoettle stated that the condition of the railing was not a relevant defense. The question of economic hardship was raised, as was the number of units in the building (4). Mr. Beneduce observed that the owner could have maintained the porch. Mr. Marshall answered that the porch railing was treated like the other railings that had not deteriorated. Ms. Regan asked if there were any other problems with the roof.

Mr. Marshall stated that he never received notification of PHD designation of Southern Elmwood, citing the confusion resulting from his Bristol address on Elmwood Drive. Mr. Schadegg commented that the railing was part of the fabric of the building, and an important one. There was a discussion about the past ownership of the building. Ms. Regan observed that maintenance had been a problem. Mr. Marshall stated that he was not in an economic position to replace the railing.

There was a discussion regarding the options for railing replacement, including reinstallation of the rotted railing, obtaining prices for replacement railings, placing liens on the property, the sequence of public hearings and notifications to property owners. After this discussion, on a motion by Mr. Schoettle, the application to remove the porch railing permanently, without replacement, was denied, citing PHDC Standard 4.

5. 78 Melrose Street (Southern Elmwood) - This application was heard at the end of the hearing (see below).

6. 272 Broadway (Broadway) - Mr. John Voccola and Mrs. Ida Voccola reviewed planned renovations to the building. The plans include removal of concrete landing, removal of paint from the granite on the front elevation, replacement in kind of the basement window frames, removal of the deteriorated chimney. They also discussed reinstalling shutters, citing the placement of existing hardware.

The removal of the cast iron steps was discussed. Mr. Voccola stated that they did not conform to current code, and were dangerous. There was also discussion of installing brass handrails. A motion was made by Mr. Schoettle that the Commission approve the plans as submitted, with the provision that the cast iron stairs be salvaged after being replaced by wooden steps. Ms. Regan asked if the steps could be repaired. Mr. Voccola replied that if it was feasible to repair the steps, he would be open to considering it. The motion was amended to leave the step replacement for further consideration, until repair options could be explored. Review of steps was delegated to staff. Mr. Everett seconded the amended motion, which was unanimously approved.

Mr. Schadeegg departed at 6:25.

Ms. Williams and Ms. Nolan arrived at 6:30.

Ms. Robertson arrived at 6:35.

After a brief break, project review resumed at 6:40 pm.

7. 296 Angell Street (Stimson Avenue) - Mr. Lombard John Pozzi, architect, made a case for the alteration of the side door of the education building of the Central Congregational Church. He stated that the present doorway was poor in terms of providing security, and was not wide enough for handicapped access. He would save the tracery on the door, with a single element reworked by a competent cabinetmaker. The doors would be rebuilt, with an automatic release button, and would be a general improvement to the church.

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

8. 101 Benefit Street (College Hill) - A presentation was made by Mr. Fred Flanagan, contractor for the project. He submitted a composite of photographs showing the present window opening. He stated that there was a bathroom behind the window, and this project was part of a bathroom remodeling.

Mr. deBoer asked if there were any photographs extant of the building with a door where the present window is located. He also asked if there were any drawings by the architect, Alpheus Morse, that might guide the design of the new door. Mr. Schoettle asked about the height of the opening. A discussion continued about sources of information about similar doors, the possibility of the existence of a double door, evidence of former hardware in the opening, and other requirements for further documentation.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve in concept the installation of a door in the present window opening. All details were delegated to staff for review. The applicant is to conduct further research into appropriate treatment for the opening. Ms. Regan offered assistance in examination of PPS files on the structure.

9. 125 Benefit Street (College Hill) - Mr. John Dupre of the Pease awning company gave a presentation of the proposal for installation of awnings on the front (west) and side (north) elevations of 125 Benefit Street, the location of an antique shop.

Mr. deBoer requested further information about the owner's reasons for installation, such a improvement of the appearance of the building, to block light, etc. He also asked whether the proposed design was to be scalloped. He noted that it was difficult to picture the relationship between the proposed awnings and the front facade. He also asked about the mounting methods, and the distance from the sidewalk to the underside of the lintels. He observed that the proposed design required more measurements, and asked whether the existing sign would be retained.

A discussion ensued regarding the design in relation to PHDC Standard 8. It was suggested that a rollup or retractable awning might be more appropriate. Mr. deBoer observed that the awning installation was a reversible change to the building. Mr. Dupre described the mounting

brackets (Z brackets) proposed, and described how a bar was inserted into the awning.

On a motion by Mr. Everett, seconded by Ms. Robertson, the Commission voted to grant a continuance to the applicant. At the next scheduled hearing, the applicant would provide further information about the awning installation.

10. 10 Pratt Street (College Hill) - Mr. Nicholas Gorham, owner of the property, gave a presentation describing the proposed retaining wall installation. He stated that the rear parking area needed a retaining wall, as the abutters are concerned about erosion and subsidence. He stated that brick was not feasible as a construction material, that only concrete would be suitable. He stated that it would have little or no visual impact.

The reinforcement of the foundation was also discussed. Mr. Gorham stated that he would not be removing any brick, but placing concrete over it. Mr. Schoettle inquired as to how the concrete would look in relation to the yellow brick on the front retaining wall. Mr. Everett asked if Mr. Gorham had considered landscaping on top of the rear retaining wall.

A discussion ensued regarding the scale of the drawing submitted with the application, the turning radius for the cars, the possibility of a brick retaining wall, and the possibility of terracing.

The Commission voted to delegate the final decision on the retaining wall and the concrete facing to a subcommittee, consisting of Mr. deBoer and Mr. Everett.

11. 158 Bowen Street (College Hill) - Mr. Richard Kilduff, contractor for the project, gave a presentation regarding the skylight installation at 158 Bowen Street. He stated that the skylight to be replaced was on a flat section of roof, 12' x 17', approximately 50' off the ground. The skylights were deteriorated, the structure rotted from water damage. He stated that a flat skylight could not be guaranteed against leakage by the manufacturer. The other skylights on the roof may also need to be replaced in time.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted to approve the application as submitted. The tinting of the skylight was left to the discretion of the applicant.

12. 5 Cooke Street (College Hill) - A presentation was made by Mr. Frank Scotti, contractor for the project. He stated that the new deck was to be built on what was at one time an older part of the house, but was not really a garage. He said that he'd be happy to install a rubber roof with wood decking rather than the copper one originally proposed. On a motion by Mr. Schoettle, seconded by Mr. Everett, the Commission voted unanimously to approve the installation of an EPDM membrane rubber roof, to be covered with a wooden (fir) deck with copper flashing.

13. 165 Brown Street (College Hill) - Mr. Bruce Landenberger, architect, described how the new design of the deck addition differs from that given conceptual approval on 12/21/92. The existing deck was changed and raised, with 4 steps coming out of the new door. The wooden columns would be replaced with brick piers, which would line up with the face of the existing addition. The fenestration would be somewhat different, with 4 lights as opposed to 6 lights.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the application as submitted.

14. 138-140 Brook Street (College Hill) - Mr. Daniel Read, designer and contractor for the project, and Mr. John Pape, owner, described how the replacement decks to the rear of the building were constructed. Mr. Read stated that the original structure was unsafe and in violation of the housing code. Mr. Pape asked Mr. Read to fix the problems, which he did without a Certificate of Appropriateness or a building permit.

Mr. Read stated that the original stairway was very tight, wouldn't meet code, and needed to be replaced. The existing replacement now meets code. He stated that the choice of balusters was guided by cost considerations, with the cheapest being selected.

Mr. Everett stated that he had few reservations concerning the design, it being a utilitarian replacement for a utilitarian stairway. He did say he'd like to see the stairways painted.

Ms. Robertson observed that the PHDC should be noted on housing code violations.

Mr. Pape stated that the deck was not visible. Mr. Read stated that the stairway (proposed) going down into the basement would be enclosed.

A motion was made by Mr. Everett, seconded by Ms. Nolan, to approve the removal and replacement of the rear decks, and to enclose and repair the basement stair. On a motion by Mr. deBoer, the motion was amended to require application of a surface treatment (paint or stain) as soon as feasible. The motion, as amended, was unanimously approved.

15. 25 Arnold Street (college Hill) - Ms. Nancy Vance, owner of the property, stated that she was willing to modify the recent inappropriate replacement of the front porch stoop deck of 25 Arnold Street, installed without a Certificate of Appropriateness. She said that she was open to suggestions about possible changes.

Mr. Schoettle suggested adding a 4"-5" rail on the front and back, with a new bevelled top. Ms. Vance stated that the posts on the stoop are original, and were not replaced. Mr. Schoettle expressed the opinion that it would probably be easier to remove the existing replacement railing and begin over again than to try to modify the design. Ms. Regan suggested that a search of PPS files would provide information about the earlier appearance of the railing.

On a motion by Mr. Everett, seconded by Ms. Robertson, the Commission voted unanimously to approve replication of the ca. 1985 railing shown on photographs submitted with the application. Ms. Vance will submit measured drawings of the railing, to be reviewed by staff.

5. 78 Melrose Street (Southern Elmwood) - As the owner did not attend, and did not send a representative, the application was discussed by Ms. Cavanaugh. On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the restoration of the original window opening on the south elevation of 78 Melrose Street, citing PHDC Standard 3.

Other Business

The suggestion by Mr. John Ferreira of Nunes Construction Company to install a sample replacement window in an interior courtyard of St. Elizabeth's Home on Melrose Street in Southern Elmwood was approved. It was stated, however, that the original window was to be saved, and the sample was not to be considered a permanent replacement.

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There being no further business, the hearing was
adjourned at 8:30 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC HEARING

Monday, August 23, 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 Meeting of July 26, 1993.
- D. New Business:
 - 1. National Register Nomination - Veteran's Memorial Auditorium/Masonic Temple Complex.
 - 2. RISD Street Signs.
 - 3. Revisions to Standards and Guidelines (preliminary discussion).

3:50 p.m.

- E. Project Review:
 - 1. 125 Benefit Street (College Hill) - Continued from 7/26/93 - Install awnings.
 - 2. 230-392 South Main Street (College Hill) Replacement of doors at 274 and 392 South Main; installation of shutters on all buildings. Most work already completed without permit or PHDC approval. (NB: other repairs and signs and minor alterations to be reviewed in-house by staff).
 - 3. 35 Benefit Street (College Hill) - Remove deck on south elevation and replace with granite stoop. (NB: other site improvements to be reviewed in-house by staff.)

4:30 p.m.

- 4. 43 Congdon Street (College Hill) - Construct two car garage with roof garden, new stairway between garage and upper garden, replace walls and fencing along Congdon and Cushing Street sides.
- 5. 30 Sheldon Street (College Hill) - Request for reconsideration of application for replacement of plate glass window with glass block on south (front) elevation (denied 6/28/93).

(Over)

5:00 p.m.

6. 220-222 Olney Street (College Hill) - Reconstruct railing on 2nd floor porch roof. (NB: Other repairs already approved in-house by staff.)

7. 54 Halsey Street (College Hill) - 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.

5:30 p.m. - BREAK

6:00 p.m.

8. 2 George Street (College Hill) - Replace two windows on south (front) elevation (facing courtyard) with three french sliding doors.

9. 18 Benefit Street (College Hill) - Remove enclosure on south elevation, uncovering original porch and restoring original window; replace steps to side entrance and create parking area. Restore first floor storefront.

10. 220 Lexington Avenue (Southern Elmwood) - Create new opening in west roof gable. Work completed without permit or PHDC approval.

6:45 p.m.

11. 42 Dexter Street (Armory) - Replace 3rd floor porch door with window on south elevation; eliminate existing window in mansard, north elevation; possible removal of 2nd and 3rd floor porch, southeast corner. (NB: Various other repairs to be reviewed in-house by staff.)

12. 46 Dexter Street (Armory) - Replace wood entrance doors with metal doors. Work already completed without a permit or PHDC approval.

13. 61 Parade Street (Armory) - Installation of fire balcony not in compliance with Certificate of Appropriateness issued 5/17/93.

F. Adjourn - Projected Adjournment 7:45 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

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Members Present

Tina Regan, Pamela Robertson, Robin Rao Ryan, Antoinette Downing, Kenneth Shadegg, Cornelis deBoer, Michael Everett, Clark Schoettle

Members Absent

Mildred Parrillo, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Franco Beneduce

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.

Minutes

The minutes of the meeting of July 26, 1993 distributed. On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the minutes of July 26, 1993.

The minutes of the Executive Session held during the hearing of July 26, 1993 were also distributed. On a motion by Mr. Shadegg, seconded by Mr. Everett, the Commission voted unanimously to approve the minutes of the Executive Session.

New Business

1. National Register Nomination - Veteran's Memorial Auditorium/ Masonic Temple Complex

The National Register nomination form for this structural complex was reviewed and examined by the Commission. It is not in a City historic district, but the Commission's comments will be considered during the Rhode Island Preservation Commission hearing on the nomination on 9/23/93.

Mr. deBoer inquired as to the intent of the nomination. Ms. Regan replied that the intent was to provide recognition for the structure and to provide for possible federal level funding. There was a discussion as to whether the nomination was valid and whether the complex was significant. Mr. Shade and Mr. Schoettle agreed that the nomination was long overdue. Ms. Regan added that the highly visible mechanical systems should be removed from the roof. On a motion by Mr. Shadegg, seconded by Ms. Robertson, the Commission voted unanimously to support the nomination.

2. RISD Street Signs - The Commission has no review over these signs, which are to be placed on 4 routes from local highways to the campus. The Commission's comments on the signs were requested by RISD.

The Commission had the following comments about the proposed signs:

1. The words "Rhode Island School of Design" appear three times, which seems excessive. A single appearance is sufficient.

2. It would be preferable to have one condensed sign with several different institutions (RISD, Brown, etc.) listed. A coordinated sign plan would reduce the resulting clutter of streetscapes, especially in residential areas.

3. Revisions to Standards and Guidelines - This was a preliminary discussion of the expanded text and documentation requirements. Ms. Cavanaugh asked for assistance in developing these guidelines by means of a subcommittee. Mr. Shadegg and Ms. Robertson agreed to help.

Project Review

Project Review began at 4:00 pm.

1. 125 Benefit Street (College Hill) - This application is for the installation of awnings across the front elevation, and a single awning on the north side of 125 Benefit Street, with review continued from 7/26/93. Mr. John Dupre began the presentation of the new information

requested by the Commission at the hearing of 7/26/93. The additional information requested included a) a measured drawing of the section of the building where the awnings are proposed, with the location, measurement and design of the awnings clearly indicated, and two options for awning design, fixed and retractable.

Mr. Dupre presented extensive additional information concerning the size, installation methods, placement and type of the proposed awnings, with two options for the awnings shown on color overlay drawings.

Mr. Dupre stated that the retractable awnings were suitable primarily for sun protection only, where the fixed design would be suitable for year-round installation. Retractable awnings could not bear a snow load and had poor capacity for bearing high wind loads.

There was a discussion about the relocation of the existing sign, whether it would be moved up to a location 13" 6" above the street or removed.

Ms. Downing asked whether the awnings were needed for interior or exterior protection, and Mr. Duper replied that they were designed for exterior protection. Mr. Shadegg asked about the fire escape in the photographs, and the issue was clarified by the explanation that the photograph dated from the time of the renovation of the building several years ago, and did not reflect current conditions.

A discussion ensued regarding the visual impact of the awnings, and the placement of the sign. Mr. deBoer expressed some ambivalence about the multiple awning design, preferring an single awning. Mr. Dupre stated that the proposed design would have a traditional scallop drop. The various options for awnings as well as other topics were discussed, including a single awning over the doorways, the size and extension of retractable and fixed awnings, the composition of a fixed unit, the zoning of the building, and the resemblance of the awning to a residential design.

On a motion by Ms. Ryan, the Commission voted to approve the installation of 4 awnings on the street frontage, and 1 on the north side doorway, citing Standards 8 and 9, with the provision that the existing sign be located flush with the building at eye level, in a location appropriate to the nature of the building.

2. 230-392 South Main Street (College Hill) - Mr. Mark Surprenant, project manager for the renovation of the

complex, made a presentation of the history of PHDC review of the project. He stated that he realizes that the application for renovation work items reviewed by the PHDC has been submitted 12 months after it should have been. He was working under the assumption that the process had been completed when it had not been.

The complex was originally Section 8 housing, built ca. 20 years ago, and the current renovation program is designed to give the complex a more residential feel. He understood that one of the items at issue is the installation of window shutters. The design of the shutters was guided by the placement of air-conditioning units, and by the greatly varying dimensions of the windows. Due to these varying widths, the decision was made to have one consistent width for the shutters.

Ms. Regan asked about the placement of the shutters, and was told that they are now in place on 2 of the 4 buildings in the complex. In addition, the proposed doors have been installed, with painting and roofing to be completed. Signage has not been undertaken.

Mr. Shadegg commented that he thought the shutters looked silly, and that they clearly violated PHDC guidelines for shutters. Mr. Everett said he thought that the buildings didn't need shutters at all. He also remarked that the landscaping was quite good, and it softened the appearance of the complex. He thought the shutters were inappropriate. On a motion by Mr. Everett, seconded by Ms. Robertson, the Commission voted unanimously to approve the doorway installation, consistent with Standards 4 and 8, and to deny installation of the shutters, consistent with Standard 5. The shutters are to be removed from the parts of the complex where they have been installed, and no new shutters are to be installed.

3. 35 Benefit Street (College Hill) - Mr. Ralph Hartman, landscape architect, and Mr. George Brown, stone mason, gave a presentation regarding the landscaping renovation at 35 Benefit Street. Mr. Hartman stated that the intent of the renovation was to improve drainage on the property, with the installation of a stone wall. He also stated that the stone wall on the rear of the property has been completed, and that the deck to be removed during the renovation was there in 1992. He also said that in the future, the applicant wished to replace the existing driveway with a cobbled drive and replace the retaining wall on the front of the house, on the south side, next to the driveway, now made of railroad ties with one of granite.

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted. Ms. Robertson recused herself from voting.

4. 43 Congdon Street (College Hill) - The application to construct a new garage at 43 Congdon Street has been withdrawn. The property in question has been sold to another buyer.

5. 30 Sheldon Street (College Hill) - New information was submitted in support of a request for reconsideration of the Commission's denial of approval for the installation of a glass block window at 30 Sheldon Street. The application for the installation was denied at the hearing of 6/28/93. Mr. Milo Winter and Ms. Margery Winter reviewed the new information.

Mr. Winter stated that what he tried to do was show instances of glass blocks, creating a precedent and offering visual evidence. He stated that his argument was based on aesthetic rather than strictly historical grounds. He then read the letter that was submitted with the request for reconsideration.

Ms. Regan asked if the letter contained all the information that was to be submitted. Ms. Robertson asked for a clarification as to how this information differed from that submitted before. The answer was that the plywood obscuring the upper part of the window was removed, revealing the entire window surround. New photographs documented this change. Ms. Winter summarized the reasons for the applicants wish to retain the window, citing privacy and energy conservation. Ms. Regan stated that compliance with guidelines and PHDC review is the responsibility of the owner, but that they should have been informed by their Realtor of the existence of PHD zoning at the time of purchase of the property.

Mr. Salvatore, Legal Counsel, asked the Commission to consider whether there was enough new information to submitted to reconsider its decision. A motion was made by Mr. Everett, seconded by Ms. Ryan, to reconsider the application. Ms. Robertson commented that in her opinion the new evidence consisted of photographs of the project in a finished rather than unfinished state, and felt that it set an dangerous precedent. Her concern was that approval of reconsecration would set a precedent for applicants to complete unfinished but unapproved projects and then come to the Commission for later approval. Ms. Regan asked whether any additional work was done on the window subsequent to the

hearing of 6/28/93. Ms. Winter replied that it was confined to removing the plywood and painting the molding.

Mr. Salvatore asked again if the Commission's opinion was that there was compelling information, enough to change the Commission's decision. Ms. Regan asked for a vote on the motion on the floor. The Commission voted on the motion, but not enough members voted to grant approval for reconsideration. The motion failed, and the Commission's previous decision stands.

6. 220-222 Olney Street (College Hill) - Mr. Peter Borgemeister, designer of the new railing for the second floor porch railing, gave a presentation regarding the design of the railing. He stated that there was ghosting on the clapboards, and that he attempted to match the railing on the 1st floor porch. The proposed railing was raised to meet code.

Mr. deBoer commented on the urn design. Mr. Borgemeister stated that the design was conjectural, and was done at the request of the owner. He stated that he used the porches of 2 houses on Olney Street as models. He also stated that the porch was later than the house, and that he used as models houses of the same period as the porch.

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

7. 54 Halsey Street (College Hill) - Mr. Herb Michel and Ms. Barbara Michel gave a presentation regarding their application to install fire balconies on the south and north elevations, and replace 6 double-hung windows with "casement" windows to be used as emergency exits. They brought to the hearing a sample window.

The Commission members examined the sample window, and Mr. Michel stated that he had great difficulty in obtaining replacement windows that would meet the requirements of the Fire Departments well as the PHDC. The Commission members also discussed the variance granted by the Fire Safety Code Board of Appeals and Review on September 28, 1993. In that variance document the Board specifically directs that the pushout window be installed for access to the fire escape.

Following this, there was a discussion about the time frame for the variance, the names of persons to contact in the Fire Department, the size of the existing windows, the use of double-hung windows as egress windows, and the change

in the number of units in the building in 1923, 1940 and 1970. The design of the proposed fire escapes was referred to, but was not discussed in any great detail.

Given the number of issues that required further discussion, the Commission decided to grant a continuance and did not vote on the application at this hearing. PHDC staff will contact representatives of the fire department to clarify their requirements regarding the replacement windows.

There was a break from 5:40 to 6:07 pm

8. 2 George Street (College Hill) - Mr. Fred Biebescheimer, architect, of Interdesign, represented the owner, Mr. Harry Struck. He reviewed the proposed change to the south elevation, stating that two small windows would be replaced by French doors. They would be Pella units with true divided lights.

There was a discussion of different options for the tracking system for the French doors, the option of installing two fixed side panels and a single swinging center door, the removal of the basement windows, and the muntin configuration. Mr. deBoer expressed preference for a swinging door, with a narrower muntin configuration. Mr. Schoettle also expressed a concern that the shape of the panes were square rather than rectangular in appearance. It was suggested that the elimination of one row of lights would result in a more vertical appearance, would work with a square transom, and would be preferable. A swinging rather than sliding door would also be preferred, as being a more traditional treatment.

On a motion by Mr. Schadegg, seconded by Mr. deBoer, the Commission voted to approve the alteration to the south elevation, with the provisions that the pattern of the door panes be changed from 6 to 5 lights, arranged in a rectangular rather than square configuration to reflect the existing window pattern on the south elevation. A further provision was that the door would be a center, inswinging wood door flanked by two stationary units, rather than the sliding doors originally proposed. The disposition of the basement windows was left to the discretion of the owner. Details are to be reviewed by staff.

A letter was read by Ms. Regan into the record from Arnold Robinson of the Providence Preservation Society (PPS). The PPS has an easement on the property, as recorded in the Providence Recorder of Deeds Book 1217, pp.677-679. In the letter, Mr. Robinson stated that any approval granted

by the PHDC can be conditional to PPS approval in accordance with their easement on the property.

The Commission voted to approve the application as submitted, contingent upon these provisions.

9. 18 Benefit Street (College Hill) - The applicant, Ms. Angela Lorenzo, reviewed her proposal to conduct restoration of the south side of the structure. The plans for restoration are phases, with this first, Phase 1, consisting of the removal of a small, recent addition on the south side, reconstruction of a small porch and steps, and restoration of an original window opening.

Ms. Regan mentioned that in the course of conducting research, no information had yet been found on the date of the addition, or the storefront. Ms. Lorenzo said that in the city directories, the earliest date for the storefront found thus far is 1917, when it was a grocery store. Her research will continue .

On a motion by Mr. Everett, seconded by Ms. Downing, Phase 1 of the renovations was unanimously approved by the Commission, with the applicant directed to work with staff in developing appropriate details. Subsequent phases, such as removing the fire escapes and finalizing the design of the Benefit Street facade, would be reviewed at later hearings.

10. 220 Lexington Avenue (Southern Elmwood) - A presentation was made by Ms. Brenda Brown and Mr. Mariano Brown, reviewing the reasons for the installation of a whole house fan in the rear gable of 220 Lexington Avenue.

The primary reason for the installation was the attempt to prevent another fire. The applicants placed it temporarily in the opening cut into the gable to demonstrate its appearance should it be permanently installed. It has aluminum louvers, which can be painted. The fan is designed to cool the whole house, and is tied to a thermostat in the attic space. Bats are also a problem in S. Elmwood, and the louvers will discourage their entry into the attic.

On a motion by Mr. Schadegg, seconded by Ms. Downing, the Commission voted unanimously to approve the application citing Standards 4 and 9, with the provision that a protective coating be applied to the louvers to match the exterior color of the house as soon as feasible.

11. 42 Dexter Street (Armory) - Ms. Martina Windels, owner, appeared to address any questions regarding the two options for the treatment of the third-floor porch at 42 Dexter Street. The two options are either to retain the existing doorway, and repair and replace deteriorated elements of the existing porch, or to replace the door with a window on the south elevation, and remove the porch.

Mr. Schoettle and Ms. Regan recused themselves from the discussion of the application.

Ms. Windels stated that she is considering keeping the porch, rather than removing it and restoring the former window opening, which is now the porch door. The Commission members also discussed the removal of the small bathroom window cut into the slate mansard roof on the north side of the house.

On a motion by Mr. Everett, the Commission voted to approve the application as submitted. Either porch treatment is appropriate, and the small window on the north side may be removed and the slates replaced.

12. 46 Dexter Street (Armory) - As the representative of the church could not attend, the application was rescheduled for the next hearing on 9/27/93.

13. 61 Parade Street (Armory) - The applicant did not appear. The applicant had been asked to attend the hearing to discuss the installation of the fire escape at 61 Parade Street. The installation does not appear to comply with the proposal approved by staff, and may constitute a violation of the zoning ordinance.

Mr. Salvatore, Legal Counsel, suggested that the matter be referred to Merlin DeConti, Director, Department of Inspections and Standards, for enforcement. Violations of the zoning ordinance have financial penalties, and liens may be placed on properties not in compliance.

Other Business

1. Executive Session Minutes - The Commission will develop an appropriate policy for access to Executive Session minutes.

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There being no other business, the meeting was
adjourned at 7:15 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 27, 1993

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 the Meeting of August 23, 1993
- D. New Business:
 - 1. Annual PHDC Retreat
 - 2. PHDC Annual Report
 - 3. Revisions to Standards and Guidelines

4:00 P.M.

- E. Project Review:
 - 1. 46 Dexter Street (Armory) - continued from 8/23/93. Replacement of front doors, without Certificate of Appropriateness or building permit.
 - 2. 54 Halsey Street (College Hill) - continued from 8/23/93. Install fire balconies on front and rear elevations; replace selected windows to allow fire egress.
 - 3. 61 Parade Street (Armory) - continued from 8/23/93. Fire escape installed not in compliance with Certificate of Appropriateness issued 5/93.

5:00 p.m.

- 4. 45 Pratt Street (College Hill) - Alter 3rd floor at rear: remove portion of pitched roof, install railing to create 6x12' deck.
- 5. 316-320 Hope Street (College Hill) - Hope High School. Create fire exit at rear: replace one window with a door, construct stoop.

5:00 p.m. (continued)

6. 362 Benefit Street (College Hill) - Install solid wood fence on top of existing stone perimeter wall along Benefit and Williams Street (total height: 7 feet).

7. 52 Barnes Street (College Hill) - Alteration to front yard: installation of cobblestones, relocation of granite curbing. Work completed without Certificate of Appropriateness.

6:00 p.m. - BREAK

6:30 p.m.

8. 220 Weybosset Street (Downtown) - Providence Performing Arts Center: Construct addition at rear of building (Pine Street elevation) to expand stagehouse.

9. 530 Broadway (Broadway) - Construct 2nd floor porch railing, replace fire doors, replace rear porch door, install brick pavers on porch deck and steps, replace brick water table.

10. 150 Power Street (College Hill) - Construct wheelchair ramp and chiller pad at rear.

7:30 p.m.

11. 192-198 Atlantic Avenue (Southern Elmwood) - Replace concrete front stoops with new wood porches.

12. 97-101 Weybosset Street (Downtown) - Remove three pay telephones, reinstall one pay phone next to parking attendant's booth.

13. 239 Westminster Street (Downtown) - Replacement and enlargement of Union St. side entrance under canopy, and installation of fire exit on Fulton Street side, not in accordance with Certificate of Appropriateness issued 5/93.

F. Adjournment - Projected Adjournment 8:30 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.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 27, 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 Parillo, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Franco Beneduce

Members Absent

Antoinette Downing, Pamela Robertson

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel, Douglas Cornelius, Intern

Call to Order

The meeting was called to order at 3:55, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of August 23, 1993 were distributed. On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the Commission voted unanimously to approve the minutes of August 23, 1993.

New Business

1. The PHDC Annual Retreat - It was decided that the retreat would be held at some time in the first two weeks of November, possibly in the Chamber of Commerce meeting room in Exchange Terrace. A range of topics, including the types of projects subject to staff vs. Commission review and the 9 Standards, will be discussed.

2. The PHDC Annual Report - The Report is due at the end of October. The Commission members were asked to provide information regarding any related conferences or workshops they had attended.

3. Revisions to Standards and Guidelines - The Demolition guidelines were discussed. Mr. deBoer suggested they be prefaced by reference to state law regarding demolition. Ms. Cavanaugh replied that they had originally been included but were later removed. As proposed, the guidelines require 3 hearings for contributing structures, 2 for non-contributing structures. Mr. Cornelius stated that this would allow time for comment for neighborhood groups. He also stated that The final hearing was the most important, and that The intent of The 3-hearing format was to slow the process of approval/review for demolition. Mr. Schadeegg commented that 3 months might be too long a time, and asked if the process could be condensed to 2 months.

Mr. deBoer observed that the Bowen Street 3-deckers may be affected by these new standards and guidelines. Mr. Schadeegg added that a carriage house on Atlantic Avenue might also be soon subject to a demolition application.

Councilwoman Rita Williams arrived at 4:00 pm.

Mr. Clark Schoettle arrived at 4:03 pm.

Ms. Cavanaugh asked if the documentation requirements could be adopted. There were questions regarding the definition of a structural engineer, and the wording of "should " or "must" in the third paragraph of the guidelines. Mr. Everett asked about the requirements for the documentation of landscaping and replacement structures. The consensus of the Commission was that given these and other issues, The standards and guidelines were not ready to be adopted. Their adoption was deferred until after the annual retreat.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the documentation requirements were unanimously approved by the Commission.

Project Review

1. 46 Dexter Street (Armory) - This application was continued from 8/23/93. A presentation was made by Mr. Naolue Kue, Pastor, Hmong Evangelical Church. He stated that the old doors on the front of the church posed a safety and security hazard, and that The church board came to The decision to replace them. The Columbus Door Company was selected as the installer, as they were the only bidder experienced in commercial, rather than residential, installation. He also stated that at the time of the installation he was unaware that the church was within a

historic district, and that the installation was subject to PHDC review.

In a discussion about the doors between Mr. Kue and Commission members, it seems that the doors replaced were not identical to the remaining side door, that they lacked the distinctive hardware of the existing door, and that they were plainer. They did, Mr. Kue said, appear to be old. While they may have been a replacement for an earlier pair of doors, they had not been replaced since 1987, when the congregation acquired the church.

In order to answer these questions about the appearance of the old doors, the Commission granted a continuance of the application discussion until The next hearing on 10/25/93. During this time, Mr. Beneduce offered to meet with Mr. Kue and the church board to discuss the treatment of the doors. In addition, Mr. Schoettle offered to examine the files of the Providence Preservation Society Revolving Fund to determine if any earlier photographs exist of the front church doors before they were replaced. An attempt would be made to contact Columbus Door to discover the disposition of the old doors.

2. 54 Halsey Street (College Hill) - This discussion was continued from the hearing of 8/23/93. The staff report was read into the record, describing the series of meetings held with fire safety officials regarding the installation of fire balconies and egress windows. The application discussion was continued until 10/25/93.

3. 61 Parade Street (Armory) - This discussion was continued from 8/23/93. No applicant or representative appeared at the hearing. The staff report was read into The record, describing a series of meetings between the installer of the fire escape and PHDC staff, and attempts to resolve the issues raised by the installation of the fire escape, not in compliance with The Certificate of Appropriateness issued on 5/13/93/ On a motion by Mr. Schoettle, seconded by Mr. Beneduce, the Commission voted unanimously to refer the matter to the Director of the Department of Inspections and Standards for enforcement.

4. 45 Pratt Street (College Hill) - A presentation was made by Mr. Ray Bandusky, owner of the property, regarding the creation of small deck on the third floor level of the unit. He explained the poor quality of the photographs submitted, and explained that The proposed project was part of an interior renovation. He stated that he recently found the original blueprints for the unit.

The new terrace is to be on the rear elevation. Mr. Bandusky explained that he needs to have a higher ceiling than that presently existing in the unit on the third level. He would accomplish this by removing a portion of the wall on the third level and building a deck in its place.

On a motion by Mr. Schoettle, seconded by Ms. Williams, the Commission voted unanimously to approve the application as submitted, citing Standard 8.

5. 316-320 Hope Street, Hope High School (College Hill) - A presentations was made by Mr. Thomas Whitten, Executive Director of the John Hope Settlement House, applicant, regarding the installation of a fire exit at Hope High School. He stated that the Fire Department required the installation of a exit for the daycare facility in the remodelled classroom. Mr. Morteza Asadipour, contractor for the project, also appeared.

Mr. Schoettle asked where on the building the fire exit was proposed. He asked if it was to be a masonry and steel railing or one of wood. It was stated that the stairs were to be built of pressure-treated wood. A similar one was built at Central High School. Mr. deBoer asked if cost was the reason why a concrete and steel stairway could not be built. Ms. Regan asked about access to the doorway, and was told that the door was not intended to be opened unless there was an emergency.

On a motion by Mr. deBoer, seconded by Mr. Everett, the Commission voted unanimously to approve the application, with details delegated to staff, citing Standard 8.

6. 362 Benefit Street (College Hill) - A presentation regarding the installation of a fence on top of an existing stone wall on the south side of the property was made by Mrs. John Reid, owner, and Mr. Robert Mende, designer of the fence.

It was stated that the new fence would not be higher than the existing white picket fence. There was further discussion of the height of the fence, as well as of plans for additional landscaping improvements on the property.

Mr. Everett expressed approval of the design of the fence. Mr. Beneduce inquired as to the purpose of the fence, and asked if there was a concern regarding the loss of privacy in the back. Mrs. Reid replied that the site was overgrown. Ms. Regan asked if security was a concern, as a taller fence might provide a hiding place for intruders.

Mrs. Reid replied that the access would be limited by a chain link fence from the Plantations Condominiums. There was a discussion of the method of tying the proposed fence into the existing fence on Benefit Street. A masonry anchor was the method suggested by Mr. Mende.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the Commission voted unanimously to approve the installation of the fence in concept, with details delegated to staff, citing Standards 8 and 9.

7. 52 Barnes Street (College Hill) - A presentation was made regarding the alteration of the landscaping and installation of a small cobbled yard area in the front of 52 Barnes Street by Ms. Alayne Barnicoat, owner of the property. Ms. Barnicoat emphasized that it was not intended to serve as a parking area, and that she rents a nearby garage. She stated that the granite blocks were relocated, not removed, and that her neighbors have expressed approval of the project. She also stated that the soil within the former planting area was infested with bees.

There were questions about the persons who had conducted the site alterations, and whether there was enough room within the new cobbled area for outdoor furniture. Mr. deBoer expressed the opinion that the alterations were unfortunate, and said that the curbing should be replaced to restore the demarcation between the site and the public sidewalk. Ms. Barnicoat said that such restoration of the former appearance of the property would be a great financial burden.

There was a discussion of the cost of the project (ca. \$1,000), the inclusion of the cost of the stone pavers in that figure and the use of a small Bobcat to move the large blocks. Ms. Regan asked if it was possible to restore the former placement of the granite blocks, and explained that the present project was done without a Certificate of Appropriateness, and thus is a violation of the zoning ordinance. A lien or encumbrance could be placed on the property until such time as the violation was corrected.

Ms. Barnicoat stated that the suggestion to demarcate the boundary of the new area with plantings was agreeable to her, but that it would be a financial hardship to move the granite blocks again to restore granite blocks to their former position.

Mr. Beneduce made a motion to continue the application within a time frame of 9 months, with a new site plan to be

submitted by spring and executed by the summer of 1994. Mr. Everett seconded the motion. Mr. Schoettle amended the motion to specify that the curb should be put back in its former place, with an application to be resubmitted within 30 days. After continuing discussion, Mr. Beneduce withdrew his motion. He made a new motion, seconded by Mr. Schoettle, to deny the application citing Standards 1 and 4. The Commission voted to approve this motion, with Mr. Everett abstaining. The applicant was encouraged to submit a new application for a Certificate of Appropriateness, incorporating the Commission's requests for replacement of the granite blocks in their former positions. The matter was to be referred to the Director of Inspections and Standards for appropriate enforcement.

Ms. Ryan arrived at 6:00pm

Councilwoman Nolan arrived at 6:20

Project review resumed at 6:30, after a scheduled break

8. 220 Weybosset Street, Providence Performing Arts Center (Downtown) - Mr. Michael Abbott, architect, of the Newport Collaborative, gave a presentation regarding the proposed alterations to the exterior of the PPAC. These alterations are due to the need to expand the stagehouse of the theater.

Mr. Abbott stated that the fire escapes would be removed from the Page Street elevation. The Pine Street elevation would be changed by altering the center stage door position and by widening, with a small jog on Page Street.

The tower and stair on the Richmond Street elevation was discussed. The alterations would occur behind the 1-story stores. The tower would serve an egress function, replacing the fire escapes on Page Street. There was further discussion of the "loading dock" on Richmond Street. The most current drawings are large scale drawings, not submitted with the application. It was stated that the terra-cotta decorative elements were to be reused.

Mr. deBoer, Mr. Abbott, and other Commission members discussed the tower, asking if it was to be brick, how high it was in relation to the existing roof line, and the about existence of windows on the tower. Mr. deBoer noted that the tower configuration had changed since the preapplication hearing. The massing, however, was considered to be appropriate.

The new iron gate was discussed, as were the storefronts, on the Richmond Street elevation.

An interested party, Mr. Joseph DeBaptista, registered objections to the proposal. As a member of Pine Street Realty Association, owner of the adjacent property on Pine Street, he stated that the project as proposed would have a negative financial impact on his property. He stated that he had also registered objections to the City Council Committee on Public Works, citing problems with traffic safety and narrowing of the street. He also stated that there were safety issues to consider, with a narrowed sidewalk. He also felt that the visual effect of the expansion of the rear of 220 Weybosset Street was severe. He stated that the plan to build a blank brick wall 12' closer to the historically refurbished Pine Street property would have a negative affect on his building.

When asked about these objections vis-a-vis zoning issues, Mr. Abbott stated that a zoning variance had been filed for lack of transparency. Ms. Nolan reported that the City Council had voted against the objector, and had voted in favor of the PPAC expansion proposal.

On a motion by Mr. deBoer, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted, citing Standard 8, with the provision that final design, including modification to the docking area not shown on plans submitted with the application, be approved by staff.

9. 530 Broadway (Broadway) - A second presentation was given by Mr. Abbott, this one regarding the proposal to conduct exterior renovations at 530 Broadway.

Mr. Abbott stated that the 2nd floor porch balustrade was clearly indicated as a ghost on the brickwork on the second floor. There was also a discussion of the existence of column bases on the porch roof, and of a porch on the 3rd floor. The appearance of the 2 flush fire doors, as well as a 6-panelled metal door was discussed, as was the proposed alteration of the existing porch door.

The replacement of the existing porch door with a full light glass door, in the interest of increasing light into the building, as well as providing a signage area, was discussed. Mr. Abbott stated that the frame would be unaltered. The door is thought to be fairly recent replacement of an earlier door, installed during the 1989 program of renovation. The installation of brick pavers was

found to be an appropriate solution to the problem of spalling off on the steps and porch surface.

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the Commission voted unanimously to approve the application as submitted, with the provision the the new door be half-glazed, with wooden panels, designed to resemble as closely as possible the door shown in early photographs of the building prior to the 1989 renovations, to be researched and provided by Ms. Regan.

10. 150 Power Street, Dyer House (College Hill) - Mr. Alan Blied, of Brown University, gave a presentation regarding proposed renovations to Dyer House, including construction of a new wheelchair ramp to the rear of the building. He stated that the chiller pad plan submitted with the proposal was not to be installed, and was to be removed from the application. In order to construct the handicapped access ramp, the rear door requires widening, and a new panel door is to replace the flush door. The renovations were to be done in two phases. He discussed the replacement and alteration of the windows, including the plan to block up an existing window in the course of interior renovations. These windows and changes were shown on photographs 2-D, 2-G, 2-H submitted with the application.

The second phase required the replacement of the windows shown in 2-F, with 2 windows to be replaced with double-hung casement windows. The fire escapes are to be permanently removed. Storm windows are to be installed on the 2nd floor to match those existing.

Mr. deBoer inquired as to the extent of site work, and the issue of handicapped parking. In addition, there was discussion of the filigree embellishment of the iron railing of the ramp. It was the consensus of the Commission that the railing should be simpler, with the filigree removed.

On a motion by Mr. deBoer, the Commission voted unanimously to approve the application as submitted, citing Standards 8 and 9, with the provision that the new railing on the front of the building be discouraged, and was only to be installed if required by code. The filigree was to be deleted from the rear railing.

11. 192-198 Atlantic Avenue (Southern Elmwood) - Mr. Robert Upham and Mr. Henry Allen, owners of the building, and Mr. George Potsidis, contractor for the project, gave a

presentation regarding the restoration of two matching porches on the front elevation of 192-198 Atlantic Avenue.

Mr. Schadeegg recused himself from the discussion.

They began by referring to the original photograph of the porches in the 1970's, before they were removed and replaced by the existing concrete steps and landing, with pipe rail. The porches had disappeared ca. 1980.

There was a discussion between Mr. Potsidis and Mr. deBoer regarding the spacing of the balusters, the existence of a ball finial on the newel post, and the distance of the deck to the trim. Mr. Potsidis stated that code requirements call for a spacing of 5-1/2" on center, but that he was willing to reduce the spacing to 2-1/2 " on center, and to make any other additional modifications requested by the Commission.

Ms. Nolan added that she was very pleased with the redevelopment and restoration of the property, and assured the Commission that the contractor would comply with the wishes of the Commission.

On a motion by Mr. deBoer, seconded by Ms. Nolan, the Commission voted unanimously to approve the application, with the provisions that a 6" x 6" post be used as a newel post, with a ball finial, with details to staff regarding the spacing of the balusters and definition of the entablature.

12. 97-101 Weybosset Street (Downtown) - This application to install telephone booths within a parking lot on this site was delegated to staff.

13. 239 Westminster Street (Downtown) - Mr. Richard Lupo, operator of Lupo's Heartbreak Hotel, on the first floor of the building, gave a presentation and participated in a discussion of the installation of fire doors, not in compliance with a Certificate of Appropriateness issued on 5/13/93.

Commission members examined photographs of the doorways, and asked Mr. Lupo questions about the building. There was a discussion of the painting of the existing iron canopy on the Union Street elevation. Mr. Schoettle observed that it might help to mitigate the effect of the additional brickwork around the doorway on Union Street to paint the

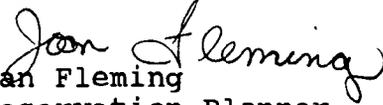
PHDC Minutes 9/27/93
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door surround black. This would help to differentiate the old brick from the new brick.

On a motion by Ms. Ryan, the Commission voted to approve the doorways as installed, pending submission of additional documentation of the installation.

There being no further business, the meeting was adjourned at 7:45 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner

ATTACHMENT 3

**PROJECT BREAKDOWN AND
LIST OF IN-HOUSE STAFF APPROVALS
OCTOBER 1, 1992-SEPTEMBER 30, 1993**

PROJECT SUMMARIES
10/1/92-9/30/93

<u>Type of Project</u>	<u>Total</u>	<u>Approved</u>	<u>Denied</u>	<u>Pending</u>	<u>Appealed</u>
In-House ¹	149	145	0	4	0
Alterations ²	57	46	7	5	0
Demolitions	1	1	0	0	0
New Construction	5	4	0	1	0
Relocations	0	0	0	0	0
Split Reviews:					
Alt./In-House	8	8	0	0	0
Alt./Demo.	3	2	0	1	[1]
Alt./New Const.	1	1	0	0	0
TOTALS²	224	207	77	11	[1]

¹Projects reviewed in-house include repairs, replacement in kind, awnings, signs, storm windows, fences/gates, site improvements, mechanical equipment, shutters/blinds, roofs and gutter systems, and anything specifically delegated by the PHDC to staff review.

²One application received a split decision: part of the proposal was approved, part denied. Consequently, the total number of applications is one less than the sum of approved and denied applications.

Applications Reviewed By District

Armory	9
Broadway	17
College Hill	124
Downtown	26
Northern Elmwood	12
Southern Elmwood	31
Stimson Avenue	5
TOTAL	224

Total Applications Compared Over 5 Years

	<u>Total</u>	<u>% Change</u>
1988-1989:	96	
1989-1990:	97	+1%
1990-1991:	122	+26%
1991-1992:	168	+38%
1992-1993:	224	+33%
Increase in 5 years:	128	+133%

IN-HOUSE APPROVALS
10/1/92-9/30/93

*Approval pending.

**Other items in application reviewed by PHDC.

	DIST.	ADDRESS	SCOPE OF WORK
1.	SE	208 Lenox Ave.	Repair foundation, porch
2.	SE	181, 198, 200, 203, 238 Adelaide Ave., 129, 134 Melrose St.	Repair/replace paving
3.	AR	9 Hollywood Rd.	Repair roof, replace downspouts
4.	AR	9 Hollywood Rd.	Install storm windows
5.	CH	296 Benefit St.	Minor repairs
6.	SE	186 Lexington Ave.	Install storm windows
7.**	SE	239 Adelaide Ave.	Replace garage roof, siding; pav driveway
8.	SE	206 Adelaide Ave.	Various repairs/replacement
9.	CH	66-68 Sheldon St.	Various repairs
10.	NE	34 Whitmarsh St.	Repair/replace front porch
11.	CH	115 Williams St.	Replace sills, clapboards
12.	CH	43 Benefit St.	Replace wood gutters
13.	SE	155 Lexington Ave.	Replace roof
14.	CH	88 Benefit St.	Repair porch
15.	CH	10 Brown St.	Repair fire damaged bay
16.	SE	134 Melrose St.	Repair sills
17.	CH	15 Hopkins St.	Various repairs
18.	SE	168 Congress Ave.	Repair porch
19.*	CH	4 Traverse St.	Install sign
20.	CH	14 Arnold St.	Repl. roof, skylight; install storm windows
21.	CH	12 Keene St.	Repair fire damaged wall
22.	SE	102 Melrose St.	Repair roof
23.	CH	135 Benefit St.	Install handrails
24.	DT	100 Weybosset St.	Install lighting
25.	CH	296 Benefit St.	Install sign
26.**	CH	3 Hidden St.	Repair roof
27.	DT	180 Westminster St.	Install awning w/signage
28.	CH	60 Barnes St.	Replace shingles
29.*	DT	220 Weybosset St.	Install lighting
30.	CH	18 Arnold St.	Replace roof
31.	CH	98 Congdon St.	Install storm windows
32.	NE	60 Whitmarsh St.	Various repairs
33.	DT	17 Weybosset St./ 76 Westminster St.	Install signs
34.	BW	140 Broadway	Replace signs/awning
35.	DT	1 Hospital Trust Twr	Install sign
36.	SA	36, 40 Stimson Ave.	Replace fences
37.	CH	55 Power St.	Repoint chimneys
38.	CH	103 Lloyd Ave.	Replace roof
39.	CH	10 Pratt St.	Replace windows
40.	CH	25 Williams St.	Various repairs/replacement
41.	NE	48 Whitmarsh St.	Install gate/fence
42.	DT	206 Westminster St.	Install sign
43.	NE	41 Whitmarsh St.	Install fence
44.	CH	72 Barnes St.	Replace fence
45.	BW	205 Broadway	Replace roof
46.	CH	160 Prospect St.	Replace clapboards
47.	CH	160 Power St.	Replace porch deck
48.	CH	84 Benefit St.	Repair clapboards
49.	CH	73 Prospect St.	Repair masonry
50.	DT	180 Westminster St.	Install signs

DIST.	ADDRESS	SCOPE OF WORK
51.	CH 88 Benefit St.	Replace roof, gutters, downspouts
52.	SE 225 Adelaide Ave.	Repair clapboards
53.	SA 26 Diman Place	Replace fence
54.	SE 186 Lexington Ave.	Install fence
55.	SE 193-195 Lenox Ave.	Various repairs/replacement
56.	CH 21 Meeting St.	Replace fence
57.	DT 239 Westminster St.	Replace doors
58.	CH 135 Pratt St.	Replace windows
59.	BW 125 Broadway	Construct retaining wall at foundation
60.	SA 314 Angell St.	Repair garage roof
61.	CH 30 Barnes St.	Replace windows
62.	CH 118 Williams St.	Repair roof
63.	CH 250 South Water St.	Install sign
64.	CH 35 Sheldon St.	Install fence
65.	CH 10 Pratt St.	Pave driveway
66.	CH 192 Bowen St.	Repair/replace clapboards
67.	CH 106 Angell St.	Repair/replace clapboards
68.	BW 405-407 Broadway	Install parking bumpers
69.	SE 232 Adelaide Ave.	Replace door, repair steps/walkway, install fence
70.	SE 200-202 Lexington	Various repairs
71.	SE 224 Adelaide Ave.	Repair roof
72.	CH 84 Transit St.	Install storm windows
73.	CH 407-409 Benefit St.	Replace windows, install storm windows
74.	CH 125 Williams St.	Repair/replace roof
75.	AR 9 Hollywood Rd.	Repair replace clapboards/trim
76.	SE 224 Adelaide Ave.	Repair/replace porch posts, gutters
77.	NE 55 Princeton Ave.	Repair/replace roof
78.	CH 92 Prospect St.	Replace fence
79.	CH 403 South Main St.	Reconstruct balusters
80.	CH 362 Benefit St.	Replace gutters
81.	CH 286 Benefit St.	Replace clapboards
82.	CH University Hall	Replace roof balustrade, repair/replace roof
83.	CH 14 John St.	Reconstruct gallery
84.	CH 18 Arnold St.	Replace window frames
85.	SE 183 Lexington Ave.	Install fence
86.	NE 27 Princeton Ave.	Various repairs/replacement
87.	SA 57 Stimson Ave.	Replace roof
88.	CH 147 Bowen St.	Repair/replace soffit, porch
89.	SE 192-198 Atlantic Ave.	Various repairs/replacement
90.	DT 239 Westminster St.	Install sign
91.	CH 50 Barnes St.	Replace shingles
92.	DT 11 Dorrance St.	Replace roof (1st floor)
93.	CH 138 Brook St.	Various repairs/replacement
94.	CH 128 Transit St.	Install storm windows
95.	CH 118 Benefit St.	Install storm windows
96.	CH 69-70 Barnes St.	Repair porches
97.	CH 128 Transit St.	Replace clapboards, window frame
98.	CH 158 Bowen St.	Replace 3rd floor window
99.	SE 186 Lexington Ave.	Replace roof, install gutters/downspouts, repair 2nd fl porch
100.	SE 191-193 Congress Ave.	Replace porch decking
101.	CH 367 Benefit St.	Repair/replace clapboards, window sill
102.	BW 272 Broadway	Replace garage roof and doors
103.**	CH 220-222 Olney St.	Various repairs
104.**	CH 5 Cooke St.	Various repairs
105.	CH 139-141 Transit St.	Various repairs

	DIST.	ADDRESS	SCOPE OF WORK
106.	SE	206 Lenox Ave.	Replace gutters, minor repairs, install downspouts
107.	DT	292 Westminster St.	Install lighting
108.	CH	303 South Main St.	Install signs
109.	BW	225-227 Broadway	Repair roof, replace skylight
110.	SE	195 Lexington Ave.	Install storm doors
111.	CH	153 Bowen St.	Replace gate
112.	CH	107 Halsey St.	Various repairs
113.	CH	115 Williams St.	Replace steps, fence
114.	CH	93 Power St.	Replace clapboards, soffit, gutters
115.	CH	200 Olney St.	Repair replace roof, gutter syst
116.	DT	100 Weybosset St.	Repair/repoint/seal masonry
117.**	CH	35 Benefit St.	Site improvements
118.**	SE	220 Lexington Ave.	Roof repairs (fire damage)
119.**	AR	40-42 Dexter St.	Various repairs
120.	CH	56 Benefit St.	Various repairs
121.	NE	72 Whitmarsh St.	Replace gutters/downspouts
122.	CH	41 Sheldon St./ 2 Traverse St.	Replace side porch
123.	SE	84 Melrose St.	Repair porch, trim
124.	CH	151 Power St.	Repair roof and gutters, replace skylights
125.**	CH	230-392 S. Main	Various repairs, replace storm doors, install signs
126.	DT	220 Weybosset St.	Roof repairs
127.	CH	151 Power St.	Replace clapboards, trim
128.	CH	126-128 Congdon St.	Construct bottom step on rear stoop, install handrail
129.	CH	36 Arnold St.	Replace porch railing
130.	DT	239 Westminster St.	Electrical conduit
131.	SE	239 Adelaide Ave.	Install fence, gate
132.	CH	73 Congdon St.	Replace clapboards
133.	BW	259-267 Broadway	Minor alterations to storefront: replace doors, install HVAC and awnings
134.	CH	12-14 Benefit St.	Repair rear porches, install gutters
135.	CH	10 Pratt St.	Repair/replace porch trim
136.	CH	180 Power St.	Repair roof, chimney, gutters
137.	CH	106 Power St.	Repair gutters
138.	CH	12 Keene St.	Repair/replace clapboards/trim
139.	CH	57 Barnes St.	Replace portico
140.	CH	7 Thomas St.	Sign
141.	NE	67 Princeton Ave.	Various repairs
142.	CH	144 Prospect St.	Replace porch railing
143.	CH	30 Congdon St.	Repair porch
144.	CH	30 Congdon St.	Landscaping/parking area
145.	DT	97-101 Weybosset St.	Remove/relocate telephone booth
146.	CH	175-185 Benefit St.	Replace doors and fire doors
147.	CH	230 South Main St.	Various repairs
148.	CH	52 Barnes St.	Site improvements
149.	CH	8 Barnes St.	Install fence
150.	SE	220 Lexington Ave.	Replace gutter systems
151.*	BW	226-228 Broadway	Signs
152.	BW	56-58 Bainbridge Ave.	Install fence
153.	CH	170 Brown St.	Repair porch deck
154.	BW	272 Broadway	Repair roof, replace gutters
155.	CH	142 Brook St.	Repair/replace clapboards, reppo foundation
156.*	CH	94 Meeting St.	Replace shingles

ATTACHMENT 4

SAMPLE RESOLUTION

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

July 29, 1993

OWNER/APPLICANT

Jane and Luke Driver
78 Melrose Street
Providence, RI 02907

RESOLUTION 93-32
Application 93.100

WHEREAS, the applicants, Jane and Luke Driver, applied to the Providence Historic District Commission for a Certificate of Appropriateness for the restoration of the original window opening on the south side of the house at 78 Melrose Street, Plat 52, Lot 47; and

WHEREAS, the Commission held a public hearing on the matter on July 26, 1993, at which time the application was presented by staff; 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. 78 Melrose Street is a contributing building to the Southern Elmwood Historic District, and has historic and architectural significance.

2. The proposed window restoration will consist of the removal of a small existing double window, and its replacement with the original frame and sash, now stored in the basement. The 1 3/4" molding around the window will be fabricated to match existing molding, and will then be painted.

3. The proposed restoration is not incongruous with the structure, its appurtenances, or the surrounding historic district.

4. The project as proposed is consistent with PHDC Standard 3 in the following ways:

Resolution 93-32
July 29, 1993
Page 2

a. The replacement of the missing feature is based upon physical evidence.

Based upon the above findings of fact, the Commission determines that the restoration is appropriate, and hereby approves the application for a Certificate of Appropriateness.

A copy of the documentation submitted with this application for the execution of the work described herein is hereby made a part of this Resolution.

The Certificate may be claimed from the Department of Inspections and Standards, 190 Dyer Street, Providence, when applying for a building permit. The approval is valid for six months from the date of this Resolution.

Tina C. Regan, Chair

cc: Mr. Merlin A. DeConti
Mr. David Salvatore, Esq
Mr. Luke Driver and Ms. Jane Driver

ATTACHMENT 5

COMMISSION MEMBERS' PROFESSIONAL TRAINING

COMMISSION MEMBERS' PROFESSIONAL TRAINING

Cornelis deBoer

R.I. Alliance of Historic Preservation Commissions Annual Conference, Bristol, RI, April 1993.

Michael Everett

Rural Roads Conferences

Tina Regan

R.I. Historical Preservation Commission/R.I. Alliance of Historic Preservation Commission Workshops for Historic District Commissions, Providence, RI, Jan./Feb. 1993
R.I. Alliance of Historic Preservation Commissions Annual Conference, Bristol, RI, April 1993.

Robin Rao Ryan

R.I. Alliance of Historic Preservation Commissions Annual Conference, Bristol, RI, April 1993.

Clark Schoettle

National Trust for Historic Preservation Annual Conference, Miami, FL, October 1992.
R.I. Alliance of Historic Preservation Commissions Annual Conference, Bristol, RI, April 1993.
National Trust for Historic Preservation Annual Conference, St. Louis, MO, Sept./Oct. 1993.

STAFF

Kathy Cavanaugh

R.I. Historical Preservation Commission/R.I. Alliance of Historic Preservation Commission Workshops for Historic District Commissions, Providence, RI, Jan./Feb. 1993
R.I. Alliance of Historic Preservation Commissions Annual Conference, Bristol, RI, April 1993
National Trust for Historic Preservation Annual Conference, St. Louis, MO, Sept./Oct. 1993.

Thomas Deller

American Planning Association Annual Conference, Chicago, IL, April 1993.

ATTACHMENT 6

PHDC STANDARDS AND GUIDELINES, AS REVISED

THE PROVIDENCE HISTORIC DISTRICT COMMISSION
STANDARDS AND GUIDELINES
for the
ARMORY, BROADWAY, COLLEGE HILL, NORTHERN ELMWOOD,
SOUTHERN ELMWOOD AND STIMSON AVENUE HISTORIC DISTRICTS

ADOPTED 4/22/91
REVISED 1/27/92, 5/18/92, 11/23/92, 9/27/93

A. INTRODUCTION

The 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 Commission reviews all plans affecting the exterior appearance of any structure, site, or its appurtenance, including construction, alteration, repair, moving, demolition and signage, within the historic districts.

These Standards and Guidelines have been adopted in accordance with R.I.G.L. 45-24.1-10 and Chapter 1991-29 No. 564 of the Providence Zoning Ordinance. These advisory guidelines serve to assist the property owner and the Commission in processing applications for Certificates of Appropriateness. A Certificate of Appropriateness is required for all proposed exterior work in the historic districts.

B. REVIEW PROCEDURE

Owners contemplating exterior changes to their properties must contact the Commission staff at the Department of Planning and Development, 400 Westminster St., Providence, Rhode Island 02903, (401) 351-4300. The staff shall determine the level of review needed depending on the scope of the proposed work. Routine repairs and minor projects are reviewed and approved in-house by the Commission staff.

The Commission generally meets for a public hearing on the fourth Monday of the month at 3:30 p.m. at the Fourth Floor Conference Room, Dept. of Planning & Development.

C. GENERAL

The Commission complies in intent with the Secretary of the Interior's STANDARDS AND GUIDELINES for Rehabilitation. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of buildings within the historic districts as well as new construction.

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

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 documentary, physical, or pictorial evidence.
4. Every reasonable effort shall be made to require minimum alteration of the building, structure, site or environment.
5. Each property shall be recognized as a product of its own time. Alterations that have no historical basis and 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. These changes that have acquired significance in their own right shall be recognized and preserved.
7. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be treated with sensitivity.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and the site.
9. Wherever 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.

D. INTENT

The intent of the Standards and Guidelines is to guide the inevitable changes to the exterior 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.

Additional information can be found in Appendix I and II on specific application categories.

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

APPENDIX I

Items That Are Exempt From PHDC Review:

A number of appurtenant features are generally not reviewed at a hearing by the Commission. 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. Light Fixtures: 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 contemporary fixtures of appropriate size and design can be compatible to an historic district. Unornamental modern fixtures can also be appropriate. If possible, exterior flood and spot lights should not be obvious from the street and have minimal spill-over to abutting buildings.
2. 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 overlapping welded joints. Grilles should be mounted within the reveal of the window and secured.
3. Portable Window Air Conditioners: Seasonal window air conditioners should be installed on secondary elevations within existing window openings. No through-wall air conditioners shall be allowed without a full hearing of the Commission.
4. Intercom, Alarm Devices, Door Hardware, Electrical Meters, etc: Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms, and mailboxes should be located within the recessed entry or vestibule whenever possible. Louvers, registers, exhaust fans, alarm devices, cable boxes, electrical, gas, and water meters and other small mechanical and/or electrical devices should be mounted only on inconspicuous locations and painted in such a manner as to conceal them, whenever possible and permitted.
5. Window Boxes: Wooden window boxes for plants should be painted. The size should match the size of the window opening.
6. Paint Color: Paint colors are not reviewed. However, technical information on period colors and surface preparation is available upon request. Painting previously unpainted masonry surface is discouraged. Removal of paint should be done with the gentlest method possible. Disc sanding damages wood surfaces and should be avoided. **SANDBLASTING IS NOT ALLOWED. PRECAUTIONS SHOULD BE TAKEN WHEN REMOVING LEAD PAINT.**

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

7. Ornamental Statuary, Garden Furnishings, Pergolas, dog houses, bird houses, playground equipment and similar appurtenant features are not reviewed.
8. Plant Materials including trees, shrubs, hedges, lawns and plants are not reviewed. However, trees and shrubbery should not be placed next to the building foundation (which could lead to deterioration of the building fabric). Climbing plants on buildings may also cause deterioration and is discouraged.
9. Temporary Signs - Such signage may be allowed for a specified period of time depending on the nature of the sign and its use. Temporary signs may include advertisements, political signs, banners, real estate signs, sidewalk sandwich board signs, etc.
10. Lawn Irrigation Systems.

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

APPENDIX II

In-House Staff Approval Items

The following is a list of application categories and the submission requirements for review of a Certificate of Appropriateness for in-house staff approval. The staff may not deny an application. Therefore, in certain circumstances, the staff may determine that an application for in-house approval must go before the Commission for a full hearing. In such instances, the application shall be treated as a regular application and the applicant must comply with the Rules and Regulations as set forth in Section 8, and as further stated in these guidelines. The staff shall determine whether an application is complete.

IN-HOUSE APPLICATION CATEGORIES:

1. awnings
2. shutters/blinds
3. site improvements/driveways/walkways
4. in-kind replacements/repairs
5. storm windows and doors
6. fences/gates
7. chillers/condensing units
8. roofs/gutters/downspouts
9. signs

SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.

AWNINGS

The use of awnings on storefronts and residential buildings can add color and architectural interest. Awnings can help shelter passersby, reduce glare, conserve energy and serve as signage on storefronts. The material should be soft canvas, acrylic or vinyl material rather than wood or metal. Awnings should be installed without damaging the building or visually impairing distinctive architectural features. Awnings may be fixed or retractable.

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of awnings:

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing conditions and the proposed changes.
2. Photographs of the building showing the entire building and a detail of the proposed awning area. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. A scaled drawing of the commercial or residential building showing:
 - a. front and side view of the awning(s).
 - b. material and color.
 - c. all dimensions.

SHUTTERS/BLINDS

Exterior shutters and blinds have been used in Providence since the early 19th century. While the original function of shutters was for light control, ventilation, and security, shutters are now primarily decorative. Solid paneled shutters were sometimes used.

Proper shutter hardware and placement is important. A variety of hinges, slidebolts, pintels, and shutter dogs were used and are still available. Check to see if there is evidence of hardware on the window frames or on the building. For proper appearance, each shutter should match the height and one half the width of the window opening. Wood is the appropriate material. Black and dark "shutter" green were the most common colors.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of shutters:

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing conditions and the proposed improvements.
2. Photographs of the building showing the proposed location of the shutters. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. Manufacturer's specs and product information on the proposed shutters, if available.
4. Material description.
5. Description or illustration of the size of shutters vs. size of openings.

SITE IMPROVEMENTS/DRIVEWAYS/WALKWAYS

The relationship between an historic building and its site is important in defining the overall historic character of the building and the surrounding historic district.

Site features such as walkways, driveways, lighting, terraces and retaining walls are important in defining the history of the site and should be identified, retained, and preserved. Urban landscaping may be divided into public, semi-public, and private space. The public space of the street and the sidewalk is often distinguished from the semi-public space of the front yard by a change in grade, a low hedge, wall or a fence style. These front yard appurtenances are often character-defining and should be treated sensitively.

Site improvements, such as new walkways, driveways, terraces and retaining walls should use construction materials that are compatible with the existing building, site, and historic district. Trees and shrubbery should not be placed next to building foundations which could lead to deterioration of the building fabric.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of site improvements:

1. A completed application form for a Certificate of Appropriateness signed by the owner and the applicant describing the existing conditions and the proposed improvements.
2. Photographs of the building and its relationship to the site. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. A description of the proposed material for driveways, walkways, retaining walls, etc.
4. If requested by staff, a detailed site plan, not less than 1' equals 40', showing the location of existing and proposed site improvements.

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

IN-KIND REPLACEMENT/REPAIRS

Deteriorated architectural features should be repaired rather than replaced wherever possible. If replacement is necessary, the new feature should match the feature being replaced in design, color, texture, material and other visual qualities. Replacement of missing features should be substantiated by documentary, physical or pictorial evidence. Current photographs serve as a record of existing conditions in all repair and replacement situations.

Specific technical information is available from the PHDC staff upon request for repair work in the historic districts.

SANDBLASTING IS NOT ALLOWED.

The following information must be filed in person by appointment with the PHDC for IN-HOUSE REVIEW of repair and replacement:

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing conditions and the scope of the repair work.
2. Photographs of general views of the structure and details of replacement features as necessary. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. Manufacturer's specs and product information if available.
4. Mortar mix formulas and colors for repointing. A test patch may be required for masonry work.
5. Drawings, if available.

STORM WINDOWS AND DOORS

The high cost of heating fuels has made storm windows a common feature on historic buildings. While they save energy, storm windows and doors can detract from a building's appearance.

Wood is a natural material that complements the texture of other materials on the building and can be painted to match the window trim. Wood should be considered whenever possible on wood window frames. Raw aluminum can also be painted to match the trim or can be purchased in several baked-on colors. Industrial, institutional and commercial buildings often used metal windows.

Interior storms, especially on the street facade, should be considered. The shape of the storm window must fit the shape of the window opening, e.g. no rectangular storms on arched windows. Windows with stained glass, leaded glass, bent glass, or unusual shapes or material may require special custom made treatment in order to preserve the window and its unique exterior visual qualities.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of storm windows and doors:

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing conditions and the proposed changes.
2. Photographs of the exterior of the building and a detail of the windows and/or doors. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. Manufacturer's specs and product information.

FENCES/GATES

Fences are an important appurtenant feature and are often an integral part of the building and its overall design. It is important that the fence design harmonize with the character of the historic structure and the surrounding district.

Street enclosures which allow visual penetration of semi-public spaces such as cast iron, wrought iron, and picket fences are characteristic of densely built urban areas. Lower fences in public and semi-private spaces should be used. Fences over 42" can obscure the view of the street traffic and create a hazard.

The height of a fence should not exceed 4 1/2' by ordinance. Fences in excess of this height require review by the City Fence Viewer in addition to approval from the PHDC.

Where a fence is proposed along an interior lot line, abutting property owners shall be given an opportunity to comment on the proposed height and location of the fence. It is the applicant's responsibility to contact all abutters and receive their written approval before seeking a Certificate of Appropriateness. If any abutter objects to the height or location of a proposed fence along an interior lot line, then the application shall be scheduled for review at the next available PHDC hearing so that public comments may be heard.

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.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of fences:

1. A completed application form signed by the applicant and the owner describing the existing conditions and the proposed improvements.
2. Photographs of the building and the site. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. An elevation showing the design of the proposed fence at 1/2" scale. The elevation should include the material, all dimensions, and manufacturer's specs if available.
4. A scaled site plan showing the location of existing and/or proposed fencing.
5. List of abutting property owners (properties whose lot lines touch the interior lot lines of the subject property), taken from the most recent City Tax Assessors List, and letters from each indicating approval of the proposed fence location and height. Letters shall clearly indicate the name and address of the writer.

CHILLERS/CONDENSING UNITS

If a chiller or condensing unit must be used as part of an air conditioning system in an historic structure, it is important that the unit(s) be placed in a location that is sensitive to the historic structure, the site and the street. Units should be as small as possible and must be screened. Refer to the Building Code for relative restrictions. Chillers and condensing units may not exceed the allowable decibel readings (noise levels) for residential neighborhoods according to City Ordinance.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of chillers and condensing units:

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing conditions and the proposed changes.
2. Photographs of the building and the site including abutting properties affected by the proposed location of the chiller or condensing unit. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. A scaled site plan and/or building plan showing the location and size of the unit and the method of screening in relationship to the property line and the building.
4. General manufacturers specs and product information.

ROOFS/GUTTERS/DOWNSPOUTS

The shape of the roof and its features such as cresting, dormers, cupolas, and chimneys, and the size, color and patterning of the roofing material can be extremely important in defining the overall historic character of the building.

In addition to the design considerations, a weather tight roof with a functioning water-runoff system is essential to the preservation of the entire structure.

Every effort should be made to repair and maintain original roofing materials such as slate, metal and wood. Replacement of these textural materials with a new material can drastically affect the overall character of the structure. Roof colors should be medium to dark in tone and should complement the building's color and define the outline of the roof against the sky.

Built in gutters should be maintained wherever possible as they are character defining features of certain building types such as Greek Revival, Italianate, and Mansard. Aluminum gutters, downspouts, leaders, and flashing should blend in with the color of the building to reduce their visibility.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of roofs, gutters and downspouts.

1. A completed application form for a Certificate of Appropriateness signed by the applicant and the owner describing the existing condition and the proposed changes, including new location(s) of downspouts.
2. Photographs of the building showing the entire building. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. A description of the proposed roofing, gutter, or downspout material including manufacturer's specs and product information.
4. The color of the proposed roofing material and/or gutters and downspouts.

SIGNAGE

Signs are one of the most prominent visual elements of a street. If well designed, signs add interest, color and variety to building facades and streetscapes. If not carefully 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 generally be of pedestrian scale.

The following guidelines should be reviewed BEFORE THE DESIGN PROCESS BEGINS:

1. The sign should be placed on the building or free standing in a location that will not obscure architectural details.
2. The sign should be coordinated with the placement of signage of adjacent storefronts or buildings. Placing a sign higher or lower than adjacent signs creates visual confusion.
3. 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.
4. Colors should be compatible with the building and the surrounding buildings. A sign is more easily readable when the letters or graphics contrast with the background color.
5. The most traditional placement of a sign is attached flush to the building in a designated signage space. Signs can also be hung perpendicular to the wall on a decorative bracket, painted on a window, door, or freestanding. Other types of signage include awnings, neon lighting, cloth or paper banner hung in store windows or painted wall signs.
6. If lighting is to be used, it is important to consider what is to be highlighted - the sign, window display or entire building facade. Spot, track, overhanging or wall lamps are appropriate lighting sources. Internally lit signs (backlit plastic) are incompatible with Providence's historic districts.
7. Projecting signs must have a minimum 10' clearance from the sidewalk to the bottom of the sign. The size should be approximately 16 sq. ft. The most common shapes are rectangular, square or variations of the oval hung from decorative iron brackets.
8. Wood is the most traditional sign material but a variety of other appropriate materials are available such as metal, brass, granite, marble, slate, etc.

The following information must be filed in person by appointment with the PHDC staff FOR IN-HOUSE REVIEW of signage:

SPECIAL PROJECTS

The Commission and the staff worked on the following special projects during 1992-1993:

- 1) Reviewed qualifications of candidates for Preservation Planner (PHDC staff) position in the Department of Planning and Development.
- 2) Revised PHDC Rules and Regulations and Standards and Guidelines, including delegation of review of sign applications to staff.
- 3) Drafted new demolition and economic hardship guidelines (student intern project).
- 4) Held PHDC Annual Retreat.
- 5) Wrote staff training manual.
- 6) Wrote and published PHDC Brochure (CLG project).
- 7) Created flyer to send to district property owners reminding them of district status and responsibilities (in cooperation with Mayor's Office); mailed to over 1,600 property owners.
- 8) Wrote three articles regarding PHDC activities, published in PPS Newsletter.
- 9) Member of Providence Preservation Society Annual Preservation Awards Committee.

ATTACHMENT 8

SPECIAL PROJECTS

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1. A completed application form for a Certificate of Appropriateness signed by the applicant and the property owner.
2. Photographs of the building showing the entire area affected by the proposed signage. Photos must be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. A scaled drawing detailing the proposed sign on the building or in relationship to the building, such as free standing.
4. A scaled drawing of the sign indicating:
 - a. type - wall, hanging, free standing, etc.
 - b. dimensions
 - c. color
 - d. material
 - e. size of proposed letters

All signs must also comply with Article VI, Section 600-610 of the Providence Zoning Ordinance.

***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.**

APPENDIX III

WORK ITEMS REVIEWED BY THE COMMISSION:

In addition to staff recommendations for a full hearing of items generally reviewed in-house, the following is a list of categories and submission requirements for review of a Certificate of Appropriateness by the Commission:

1. new construction/additions
2. alterations/minor modifications
3. moving of structures
4. demolition

SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.

NEW CONSTRUCTION/ADDITIONS

The great variety of architectural styles found in Providence's historic districts makes it impossible to apply specific new construction guidelines. However, clear, general guidelines dealing with building height, mass, scale, siting, rhythm, materials, etc. give the architect and property owner a framework within which creativity and the needs of the current property owner can co-exist with respect for designated historic districts.

The philosophy of the PHDC since its inception in 1960 has been to promote good design, often contemporary in nature, that fits within the context of the historic districts. Additions may be designed in the spirit of the existing architectural style or may be clearly differentiated from the historic structures but compatible with the character of the historic structure and the surrounding district.

In order to provide the required information, 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 construction project within a historic district. For the purposes of these guidelines, new construction refers to new buildings or structures of any kind or substantial additions or modifications to existing structures.

Communication with the PHDC staff early in the design process is essential. An application for a Certificate of Appropriateness for new construction requires a minimum of two hearings (conceptual review, final review) unless otherwise waived by the Commission.

Design Criteria: The following architectural features shall be considered in relationship to the structure and the surrounding structures in the design process:

1. building height
2. scale
3. massing, form, proportion
4. directional expression
5. siting
6. height of foundation platform
7. sense of entry, porches, doors, stairs
8. rhythm and size of openings
9. roof shape
10. color and texture of materials
11. architectural detail

The following site features shall be considered in relationship to the structure and the surrounding structures in the design process:

1. development patterns
2. views
3. topography
4. parking

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5. landscaping
6. known archeological features
7. set backs

CONCEPTUAL REVIEW: The PHDC staff shall advise and assist the applicant in making formal application to the PHDC. The staff shall determine the material which is required to be submitted for review by the PHDC. The required information must be submitted to the PHDC staff in person by appointment at least ten (10) days **BEFORE A SCHEDULED HEARING.** In no case shall such material be less than the following:

1. One (1) copy of a completed application form for a Certificate of Appropriateness with written details of the proposed new construction. The application must be signed by the property owner and the applicant.
2. One (1) set of photographs (color preferred) of a size at least 4" x 6", showing the proposed site of the new construction and all abutting properties. Photos must be labeled and dated. Instant snapshots are NOT acceptable.
3. Two (2) sets of architectural drawings of the proposed new construction. One set must be reduced to 8 1/2" x 11" or 11" x 17" for mailing purposes. Drawings are to be of sufficient scale to indicate clearly all aspects of the project, including but not limited to:
 - A. Site plan, including location of all new construction (drawn to scale). Site plan is to be based upon data provided by a registered land surveyor. The site plan shall clearly indicate all design features of the proposed construction including:
 - building setbacks;
 - landscaping;
 - walls;
 - fences;
 - parking;
 - other planned improvements; and,
 - existing structures on abutting sites.
 - B. Schematic floor plans and exterior elevations of all new construction showing the full scope of the work proposed. Drawings are to indicate clearly the architectural quality of the proposed new construction, including:
 - materials;
 - doors and windows;
 - overall dimensions;
 - location and type of any proposed signs;
 - exterior mounted mechanical equipment;
 - other anticipated building or site features; and,
 - relationship of abutting buildings (in plan and elevations).
 - C. General details of proposed new construction, as necessary to define clearly the character and quality of the proposed work, including:
 - architectural details and trim types;
 - door and window types;

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roofing and siding; and,
all other features important to the visual quality of
the proposed construction.

- D. Colors of all proposed permanent exterior finish materials.
4. Three dimensional drawings and/or models to show adequately and clearly the proposed new construction in context with the surrounding area and buildings.
 5. A list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor for notification purposes.

NEW CONSTRUCTION/FINAL REVIEW

In addition to any other information requested by the PHDC and the staff at the Conceptual Review hearing or at a sub-committee meeting, the following information must be filed in person by appointment with the staff at least ten (10) days **BEFORE A SCHEDULED HEARING:**

1. Written list of all changes made to the project design since the conceptual approval. Changes shall also be highlighted on the drawings submitted for final review.
2. One (1) printed set of final architectural design drawings (full size) which depict the final design of the project in plan, exterior elevations, building sections and exterior details, as needed.
3. One (1) printed set of final architectural design drawings reduced to 8 1/2" x 11" or 11" x 17" for copying and mailing purposes.

If the PHDC approves the design, the following steps are usually taken after the hearing:

- a. The PHDC will prepare a written Resolution explaining the Commission's decision.
- b. The applicant shall submit three (3) sets of architectural drawings prepared for construction to the PHDC staff for an "approved" stamp, signed by the Chair, and a Certificate of Appropriateness signed by the Chair. One set of documents is retained for the PHDC files, and two sets are submitted by the PHDC to the Department of Inspections and Standards (DIS).
- c. The applicant collects the original Certificate of Appropriateness along with one set of stamped drawings from the DIS when applying for a building permit.

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No exterior changes may be made after plans have been approved and a Certificate of Appropriateness has been issued. Any changes not so approved shall be deemed a violation of the Certificate of Appropriateness, the State Building Code and the City Zoning Ordinance.

A Certificate of Occupancy shall not be issued until all approvals have been met. Failure to obtain a Certificate of Occupancy can jeopardize yearly tax benefit claims and preclude final payments from banks and lending institutions.

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ALTERATIONS/MINOR MODIFICATIONS

Proposed alterations and minor modifications to buildings within the city's historic districts should be carefully considered. The preservation of these buildings is the primary purpose of the ordinance which regulates them. The Commission recognizes that the distinctive features, finishes, construction techniques or examples of craftsmanship that characterize a historic property should be preserved. Exterior alterations or related modifications should not destroy historic materials that characterize the property. New work should be compatible with the existing historic building in order to protect the historic integrity of the property and the district. In reviewing proposed plans, the Commission shall consider:

1. The historic and architectural significance of the structure and its appurtenances.
2. The way in which the structure and its appurtenances contribute to the historical and architectural significance of the district.
3. The appropriateness of the general design, arrangement, texture, materials and siting in the proposed plans.

The following information for alteration projects must be filed in person by appointment with the PHDC staff at least ten (10) days **BEFORE A SCHEDULED HEARING**:

1. Application form: One (1) copy of a completed Application for a Certificate of Appropriateness with a detailed written description of the work to be performed. The form must be signed by the owner and the applicant. In the case of a condominium or a holding company, the authorized representative must sign.
2. Drawings: All floor plans, exterior elevations, and building sections must be submitted as necessary to show major architectural features and proposed changes and must be to a scale not less than 1/4" = 1'. One set of drawings must be reduced to 8 1/2" x 11" (or 11" x 17" for larger projects) for mailing purposes. One set of full sized drawings must be submitted for the hearing.
3. Photographs: Photographs must show the entire building and include neighboring buildings as well as close-ups of details affected by proposed changes. Photos must be at least 4" x 6" and must be labeled and dated. Historical documentation may be included. Instant snapshots are NOT acceptable.
4. Plot Plan: A plot plan, to scale, showing the building on the site and the adjacent buildings.
5. A list of names and addresses of all abutting property owners from the most current records of the City Tax Assessor.

APPLICATIONS AND PLANS MUST BE FILED IN PERSON, BY APPOINTMENT ONLY. PLEASE NOTE THAT INCOMPLETE APPLICATIONS WILL BE RETURNED.

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*The Commission or the staff may request additional information not indicated above.

MOVING OF HISTORIC STRUCTURES

In order to preserve the historic fabric of Providence, the moving of contributing historic structures from their sites is an irreplaceable loss to the historic district and should be discouraged. Moving of historic structures (either in or out of the historic districts) should only be considered as an alternative to demolition.

When an historic structure has been moved, it loses its integrity of setting and its "sense of place and time" which are important aspects of the historic building and its environment. Ordinarily, a contributing structure loses its National Register of Historic Places status if it is moved from its contributing site.

While house moving is often viewed as a remarkable feat possible only through skillful application of modern technology, it has in fact been successfully accomplished in this country since the late 18th century. There are three (3) methods of moving a house:

- a) intact,
- b) partially disassembled, and
- c) completely disassembled.

Often the original site and its relationship to the historic structure is as important as the building itself. Therefore, the selection of a new site, appropriate for the building, plays a key role in the success of the relocation project.

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 owner will need to get various licenses and permits for the move from the Department of Inspections and Standards such as:

1. public works
2. utility companies
3. travel of heavy equipment
4. traffic engineering
5. police and fire departments
6. proof of ability to comply with all local and state safety regulations and the ability to provide the necessary equipment and vehicles.
7. foundation permit from the Department of Inspections and Standards.

If an owner is using Federal assistance to move a structure listed on the National Register, archeological investigations are usually required.

Historic structures may be moved into the historic districts. In such cases, the applicant and the PHDC must take into consideration the existing architectural styles of the district and the surrounding buildings, the size of the structure in relationship to the proposed site, the existing set backs, the massing, scale, building height, texture of materials and parking.

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The following information must be filed in person by appointment with the PHDC staff at least ten (10) days **BEFORE A SCHEDULED HEARING**:

1. A completed application for a Certificate of Appropriateness signed by the applicant and the owner.
2. Complete photographic documentation of the structure and the site. Instant snapshots are NOT acceptable.
3. Photographic documentation of the proposed new site and abutting properties.
4. A site plan of the proposed location of the structure indicating its relationship to the new site and the surrounding neighborhood.
5. A certified report from an engineer or the moving company describing the method of moving, expected loss of historic fabric, time table, etc.
6. A copy of the foundation permit required by the Department of Inspections and Standards including a copy of the foundation plan.
7. A list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor for notification purposes.

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DEMOLITION

DEMOLITION: DOCUMENTATION REQUIREMENTS

The following information must be submitted in person by appointment with PHDC staff AT LEAST TWELVE (12) 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.
- 35mm color or black and white photographs of the structure to be demolished, 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.
- 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 and address of a contact person.
- A report from an engineer licensed in Rhode Island, and 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.
- The fair market value of the property as determined by a qualified professional expert.
- 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.
- The cost of the proposed demolition compared to the cost of stabilizing or "mothballing" the structure and the cost of rehabilitating the structure.

(Over)

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- 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.
- The remaining balance on any mortgage or other financing secured by the property and the annual debt service for the past three years.
- A list of all economic incentives for preserving the structure available to the applicant through federal, state, city or private programs.
- A description of the proposed replacement for the structure, including schematic plan and elevation drawings (see "New Construction" guidelines).

ATTACHMENT 7

PHDC RULES AND REGULATIONS, AS REVISED

PROVIDENCE HISTORIC DISTRICT COMMISSION

RULES AND REGULATIONS

Adopted 10/28/91; Amended 12/16/91, 2/24/92, 7/26/93.

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

- 4.1 Public Hearing
- 4.2 Notice
- 4.3 Quorum
- 4.4 Voting
- 4.5 Conflict of Interest
- 4.6 Conduct of Members
- 4.7 Site Visits

- 4.8 Advisory Opinions
- 4.9 Appeals

Section 5 APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS

- 5.1 Applications
 - A. Application Categories
 - B. Preliminary Applications
 - C. Pre-Application Hearing
- 5.2 Filing of Applications
- 5.3 Acceptance of Applications
- 5.4 Zoning Variances

Section 6 ACTIONS ON AN APPLICATION

- 6.1 Review Criteria
- 6.2 Consideration of Applications
- 6.3 Limit of Time for Testimony
- 6.4 Determinations on an Application
 - A. Resolutions
 - B. Issuance of Certificate
 - C. Conditional Approval
- 6.5 Failure to Act
- 6.6 Modifications to a Certificate of Appropriateness
- 6.7 Modifications to an Application
- 6.8 Expiration of a Certificate of Appropriateness
- 6.9 Resubmittal of a Denied Application
- 6.10 Reconsideration of a Denied Application

Section 7 ENFORCEMENT

- 7.1 Enforcement
- 7.2 Violations
- 7.3 Procedures

Section 8 AMENDMENTS AND SEVERABILITY

- 8.1 Amendments
- 8.2 Severability

**PROVIDENCE HISTORIC DISTRICT COMMISSION
RULES AND REGULATIONS**

Adopted 10/28/91; amended 12/16/91, 2/24/92, 7/26/93.

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 thirty (30) days of the date of the written resolution. Appeals are made to the Zoning Board of Review. *[Amended 7/26/93.]*

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. 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.]*

- 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.