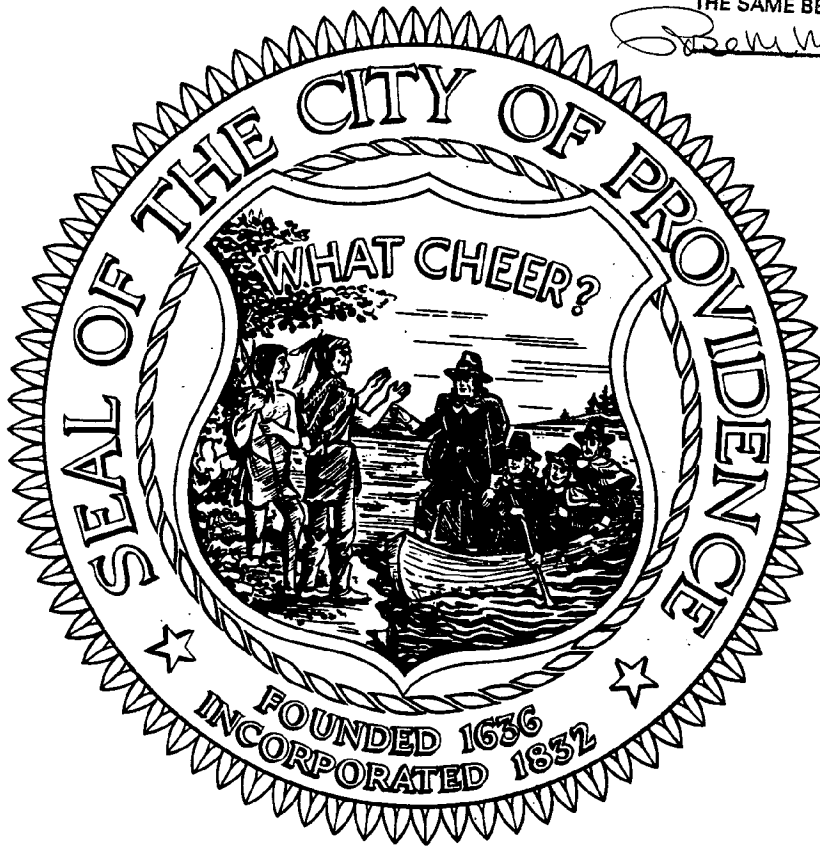


**CITY OF PROVIDENCE  
CERTIFIED LOCAL GOVERNMENT PROGRAM  
ANNUAL REPORT  
1989 - 1990**

IN CITY COUNCIL

READ  
WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Ben Monahan* CLERK



**PROVIDENCE HISTORIC DISTRICT COMMISSION  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
400 WESTMINSTER STREET  
PROVIDENCE, RHODE ISLAND**



## Executive Chamber, City of Providence, Rhode Island

JOSEPH R. PAOLINO, JR.  
MAYOR

November 2, 1990

### Mayor's Message To The City Council:

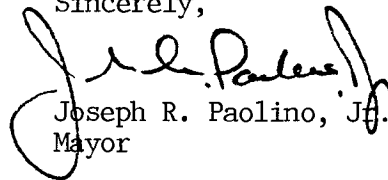
I am herewith submitting the Annual Report of the Providence Historic District Commission summarizing the Commission's activities for 1989-90.

In the thirty (30) plus years of historic district zoning in the City of Providence, the results of the protection of our cultural, historical and architectural resources through the direction of the Commission are clearly visible to the citizens of Providence and to all of those who work or visit our City.

It was with a sense of deep regret that I accepted the resignation in March of Mrs. Antoinette F. Downing, Chairman of the Commission since its inception in 1960. Mrs. Downing has devoted a half century of her life to the pursuit of historic preservation. Providence has been a direct beneficiary of this outstanding citizen who has been called a "national treasure." The gavel was passed to Mrs. Karen L. Jessup, who's professional credentials will insure that the process which Mrs. Downing and all past and present Commissioner's have developed will continue.

I am pleased to report that the Commission and staff are now fully integrated into the Department of Planning and Development process.

Sincerely,

  
Joseph R. Paolino, Jr.  
Mayor

THOMAS V. MOSES, ESQ.  
DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## Department of Planning and Development

*"Building Pride In Providence"*

November 2, 1990

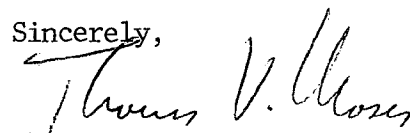
Director's Letter To The Mayor:

I am pleased to present the 1989-90 Annual Report of the Providence Historic District Commission. This report covers the period of October 1, 1990 - September 30, 1990 as mandated by the Certified Local Government program administered by the Rhode Island Historical Preservation Commission and the National Park Service.

The Providence Historic District Commission plays a vital role in the preservation of Providence's historic neighborhoods as evidenced in the College Hill, Stimson Avenue, Broadway and Armory Historic Districts. The City Council will be reviewing a proposal for an additional historic district in South Elmwood in the near future. Other districts may be established as neighborhoods petition the City Council or as recommended by the Comprehensive Master Plan.

The Department of Planning and Development provided staff and support services to the Commission. After thirty (30) years, we are very pleased that the administration of the Commission is now fully integrated into the City Planning process.

Sincerely,

  
Thomas V. Moses, Esq.

KAREN L. JESSUP  
CHAIR



JOSEPH R. PAOLINO, JR.  
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

November 2, 1990

Mrs. Sharon Brokaw  
Historic Preservation Specialist  
R.I. Historical Preservation Commission  
150 Benefit Street  
Providence, Rhode Island 02903

Dear Mrs. Brokaw:

Enclosed is a copy of the Annual Report from the City of Providence as required by your office and the Certified Local Government Program.

The report contains a summary of the activities of the Providence Historic District Commission for the calendar year October 1, 1989 - September 30, 1990.

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

Yours very truly,

  
Mary Packard Turkel  
Executive Secretary

MPT/jp

cc: Mayor Joseph R. Paolino, Jr.  
Thomas V. Moses, Esq.  
Thomas E. Deller, AICP  
Rose M. Mendonca, City Clerk  
City Council  
Commission Members



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

**HISTORICAL PRESERVATION COMMISSION**

Old State House  
150 Benefit Street  
Providence, R.I. 02903  
(401) 277-2678

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

**OCTOBER 1, 1989 - SEPTEMBER 30, 1990**

**DEADLINE FOR SUBMISSION: OCTOBER 15, 1990**

**INSTRUCTIONS**

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1989 through September 30, 1990. 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  
Providence Historic District Commission

Name of Contact Person: Mary Packard Turkel, Executive Secretary

Address: Department of Planning and Development  
400 Westminster Street  
Providence, Rhode Island 02903

Telephone Number: (401) 351-4300 Ext. 519

CRITERIA # 1

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

1. Was the ordinance amended? Yes  
IF YES, ATTACH a copy of the amendment.
2. Were procedural or design guidelines developed or amended? Yes  
IF YES, ATTACH a copy of new or amended guidelines.
3. List the current design standards being used by the Commission.  
Secretary of the Interior's Standards for Rehabilitation, PHDC New  
Construction Guidelines, PHDC Signage 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
In-House	39	39			
Alterations	34	29	2	3	2
Signs	6	6			
Demolitions	4	4			
Site Improvements	6	6			
New Construction	8	8			
Relocations	0				
Totals	97	92	2	3	2
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?  
IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted. No
9. Was the district enlarged? Yes  
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. 3
- 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.  
The resignation of Susann Mark in Nov. 1989 created a vacancy to allow Mrs. Downing to resign as Chair, but continue as a regular commission member. After careful consideration of potential chairs, the Mayor filled the vacancy in March 1990. The City Council has elected only one member and the Senate has not made an appointment as allowed in RIGL45-24-1-3.

3. Meetings

Total number of meetings held 12 regular meetings

4. Professional Training

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

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? \_\_\_\_\_

-

PLEASE NOTE: If survey work has been conducted during the year, the RIHPC survey staff will be asked to answer the following question 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 negative 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? \_\_\_\_\_

Yes

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.

College Hill Plan Publication - completed

Doyle Avenue National Register Historic District nomination

Our Lady of Lourdes Church Complex National Register nomination



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  
and review at a regularly scheduled meeting of the Providence  
Historic District Commission.

2. Assurances

- a. ALL HISTORIC DISTRICT COMMISSION MEETINGS HAVE BEEN ANNOUNCED AND MEET THE REQUIREMENTS OF THE OPEN MEETINGS LAW, TITLE 42, CHAPTER 46, OF THE GENERAL LAWS OF RHODE ISLAND (1976, 1982, 1984).
- b. HISTORIC DISTRICT COMMISSION MEMBERS ARE IN COMPLIANCE WITH THE CONFLICT OF INTEREST LAW, TITLE 36, CHAPTER 14, RI GENERAL LAWS, WHICH REQUIRE THAT EACH MEMBER FILE A YEARLY FINANCIAL STATEMENT WITH THE CONFLICT OF INTEREST COMMISSION AND THAT THEY REFRAIN FROM CERTAIN PROHIBITED ACTIVITIES INCLUDING OFFICIAL CONDUCT WHICH COULD RESULT IN PERSONAL FINANCIAL GAIN.
- c. I HEREBY CERTIFY THAT THE HISTORIC DISTRICT COMMISSION CONTINUES TO MEET THE REQUIREMENTS FOR CERTIFICATION IN ACCORDANCE WITH THE RHODE ISLAND CERTIFIED LOCAL GOVERNMENTS PROGRAM REGULATIONS, AS AMENDED.

Karen L. Pessier (3/90 - 9/90)  
Signature, Historic District Chairman

November 2, 1990  
Date

Robert F. Downey (10/89 - 3/90)  
Signature, Historic District Chairman

November 2, 1990  
Date

[Signature]  
Signature, Chief Elected Official

November 2, 1990  
Date

PROVIDENCE

HISTORIC DISTRICT COMMISSION MEMBERSHIP

ANNUAL REPORT 1988 - 1989

NAME	(REGULAR) COMMISSION MEETINGS ATTENDED	RESUME	DISCIPLINE (NPS STANDARD)
1. Antoinette Downing	11	Yes	Arch. History
2. Andrew J. Annaldo	4	Yes	
3. Cornelis J. deBoer	10	Yes	Architecture
4. Anna Esposito	7	Yes	
5. Stephen Gordon	10	Yes	
6. Morris Nathanson	6	Yes	
7. Tina Regan	11	Yes	
8. Ray Rickman	12	Yes	
9. B. Clarke Schoettle	12	Yes	History
10. Rita Williams	9	Yes	
11. Karen L. Jessup, Chair	6	Yes	History
12.			
13.			
<u>Staff: Mary Turkel</u>	12	Yes	History
Thomas E. Deller, AICP	9	No	
David Curtin-Legal Counsel (assigned July 1990)	3	No	
Joseph Bevilacqua-legal counsel (assigned March 1990, resigned)	1	No	

ATTACHMENTS

- 1) Minutes - October 1, 1989 - September 30, 1990
- 2) In-house staff approvals - October 1, 1989-  
September 30, 1990
- 3) Sample Resolution
- 4) College Hill Historic District expansion map  
and ordinance amendment
- 5) Commission member's professional training
- 6) Special projects
- 7) Copy of Rules and Regulations as adopted

ATTACHMENT 1

MINUTES

OCTOBER 1, 1989 - SEPTEMBER 30, 1990

KAREN L. JESSUP  
CHAIR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 24, 1990, at 3:30 P.M., at the 4th floor conference room, Department of Planning and Development, 400 Westminister Street, Providence, Rhode Island 02903.

#### MEMBERS PRESENT:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Stephen Gordon, Deputy Vice Chair  
Cornelis deBoer  
Antoinette F. Downing  
Anna Esposito  
Representative Ray Rickman  
Clark Schdettle  
Rita Williams

#### MEMBERS ABSENT:

Councilman Andrew Annaldo  
Morris Nathanson

#### STAFF:

Mary Packard Turkel  
Thomas E. Deller, AICP  
David Curtin, Law Department

#### GUESTS:

Amy Harrington, Roger Williams College Intern

#### CALL TO ORDER:

There being a quorum present, the meeting was called to order at 4:05 P.M. after a delay in the availability of the conference room. Mrs. Jessup presiding.

MINUTES:

The minutes of the meetings of July 23, 1990 and August 27, 1990 were distributed by mail. The following additions and/or corrections were noted:

- 1) July 23, 1990: The Providence Historic District Commission requested a copy of the status report of the city schools done by the Rhode Island Historical Preservation Commission.
- 2) Karen Jessup's name should be added to the list of sub-committee members who reviewed the Rules and Regulations.
- 3) August 27, 1990: Mrs. Williams was absent. On a motion by Mrs. Downing, seconded by Mr. Schoettle, the Commission voted to approve the minutes as sent with the noted comments. (Mr. Gordon was absent for the vote).

PROJECT REVIEW:

- 1) 162 Prospect Street - continuation from August 27, 1990 - A presentation for revised plans for the conceptually approved balcony at the rear of 162 Prospect Street was given by Angelo Scapicchio, owner and Frank Gaj, designer.

The Commission requested revised plans of the rear balcony with details to be more appropriate to a Victorian house and the balcony enlarged.

Mr. Gaj presented revised plans. The Commission suggested that the siding on the ends of the balcony should be a tongue and grooved boarding rather than clapboards. Revised drawings are to be submitted to the staff for final in-house approval.

On a motion by Mr. Schoettle, seconded by Mrs. Downing

THE COMMISSION VOTED TO APPROVE THE PLANS AS PRESENTED PROVIDED THAT HORIZONTAL TONGUE AND GROOVED BOARDING IS USED ON THE ENDS OF THE BALCONY. ALL TRIM DETAIL IS TO MATCH THE EXISTING DETAIL ON THE HOUSE.

Mrs. Regan abstained. Mr. Gordon was absent for vote. The Commission read a letter from abutting neighbor Wendy Nicholas, objecting to the construction of a balcony at this location as it interrupts the current privacy in the rear yard. The Commission noted that conceptual approval was previously given. They regret not receiving the letter before the previous hearing.

PROJECT REVIEW CONT'D:

- 2) 104 Congdon Street - A presentation for revised conceptual plans and model for 104 Congdon Street was given by Mrs. Myrna Hall, owner and Mr. William Kite and Mr. Bruce Landenberger architects. The staff explained that a special meeting was held on September 7, 1990 to present a new proposal for the rear addition which incorporated many of design concerns that the Commission expressed at the August 27, 1990 hearing.

The roof of the addition and the main house are now connected and the new addition is the same ridge height. The roof pitch is less than was previously submitted. The north side now has a recessed crossed gable to break the roof mass. The garage roof will stay the same except it will have tar and gravel. The doors will be custom paneled over head doors with a series of fixed lights above the doors.

Mr. Kite is seeking final approval of this conceptual design approach, continued approval for demolition of the rear and approval for a foundation permit. Final construction documents will be submitted at the next hearing.

On a motion by Mr. Gordon, seconded by Representative Rickman

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE DESIGN CONCEPT AS PRESENTED, CONTINUED DEMOLITION AT THE REAR AND THE FOUNDATION FOR THE NEW ADDITION. COMPLETE PLANS WILL BE SUBMITTED AT THE OCTOBER 22, 1990 HEARING.

- 3) 156 Meeting Street - A presentation for changes to 156 Meeting Street was given by Ron Whitney, owner and Nancy Taylor, designer. The applicant proposed to change a number of windows on the rear ell on the north, east and west elevations in response to rennovating the kitchen, mud room, downstairs bathroom and upstairs bathroom. The windows at the north would allow light into a dark kitchen which now has only one window. A four-part window is proposed. Several other windows would have the sills raised to accomodate kitchen and bathroom counters.

There was a great deal of discussion about the necessity of moving the windows. It was difficult for the Commission members to understand the windows in context with the partial elevations as submitted. The Commission recommended that the four-part window in the rear be reduced to a triple window and that the units themselves be enlarged to be more compatible with the windows above. The single window proposed for the north or the small addition on the east would be an improvement over the existing small window.

PROJECT REVIEW CONT'D:

- 3) The applicant and the Commission agreed to continue discussion of the windows in the bathrooms and mud room and the west kitchen windows until the next hearing on October 22, 1990.

The Commission made the following recommendations:

- A) 1 - leave in place
- B) 2 - blank-off window with Shutter
- E) 5 - move to bathroom B, leave full length (?)
- F) 6 - leave full length (?)

On a motion by Mr. Schoettle, seconded by Representative Rickman

THE COMMISSION VOTED TO APPROVE A TRIPLE WINDOW ON THE NORTH ELEVATION AND TO APPROVE WINDOW C ON THE NORTH ELEVATION AS PROPOSED.

MRS. DOWNING ABSTAINED.

- 4) 357 Benefit Street - A presentation for proposed landscaping changes and site improvements to 357 Benefit Street was given by Mrs. Cecilia Searle, landscape architect and Mr. Robert Emlen, of the John Nicholas Brown Center (owners). Mr. deBoer recused himself due to potential conflict of interest. A letter is in the file. The Commission has had a group site visit to review the project. The Nightengale Brown House is a National Historic Landmark and some of the garden area on the north, was designed by John C. Olmstead, although never fully executed.

The house has been occupied as a single family house until a few years ago. It has continually evolved to meet the needs of the Brown family over the years.

The only thing that remains prior to 1891 is a gigantic beech tree. The entire site at that time was bounded by a wooden fence. It is now bounded by a brick wall. The spirit of the Olmstead design remains in that there is a great lawn surrounded by vegetation with a path that runs up to the rear gate. The house has serious problems with water running towards the foundation. Regrading will need to be done to keep the water away from the building. The drying or laundry area will be used as a scholars garden with a low sitting wall which will also act as a retaining wall.



PROJECT REVIEW CONT'D:

- 4) The courtyard area near the carriage house will be lowered 4"-6" to keep water away from the rear of the house which has caused extensive rot. The materials will be yellow brick to match the original if it can be located or granite sets.

The electric service on the south wall needs to be removed and put underground in a vault. Meters only will be placed on the south wall and screened. A path will connect from the new egress on the south to the front walkway. Parking will be extended slightly on the south lawn as required by zoning. The brown stone and brick wall will be repaired or replaced in-kind. Period lighting will be used along the path.

It is necessary to air condition the entire building which will require a chiller. It appears that the best location is on the front lawn along Benefit Street. It will be screened with vegetation. The location may not be final - the Noise Ordinance needs to be complied with.

The electrical meters on the south will also require fresh air and exhaust vents.

The Commission suggested that further studies be done for the placement of the chiller. Concern was expressed over the noise it would create on a residential street and the fact that it would be above the top of the brick wall. The Commission also suggested that plantings be used to screen the parking area on the south lawn and that they be related to the screening of the meters more carefully.

Further study will be done on the screening of the parking and the placement and screening of the chiller.

On a motion by Mrs. Downing, seconded by Mr. Schoettle

THE COMMISSION VOTED TO ACCEPT THE APPLICATION AS PRESENTED PROVIDED FURTHER STUDY IS DONE OF THE LANDSCAPING AROUND THE PARKING AREA. ONE TREE IN THE NE CORNER OF THE YARD MAY BE REMOVED AS NECESSARY.

PROJECT REVIEW CONT'D:

- 4) Final details of the landscaping, lighting, paving, etc. will be done in-house with staff, Mrs. Jessup and Mr. deBoer.

Mr. deBoer abstained. Mr. Gordon was absent.

- 5) 30-32 Jenkes Street - A presentation for changes to 30-32 Jenkes Street was given by Mr. William Penn, owner. Mr. Penn requested approval to 1) replace an existing aluminum storm door with a wood storm door with one pane of glass, 2) replace the rear stockade fence with a 5' high board fence with a cap, 3) replace 2 sets of stairs and decks with more appropriate style railings with balustrades, 1½" sq. balusters, 4" x 4" posts with caps, new stair treads and risers, west and north elevation. Lattice screen would cover open stringers, 4) remove shingles on street elevation and restore clapboards, corner boards, pediment, etc. No photo documentation of previously existing condition was available.

Would like approval of numbers 1-3 and advice on #4.

On a motion by Mr. Schoettle, seconded by Mrs. Regan

THE COMMISSION VOTED TO APPROVE THE DESCRIPTION OF THE WORK TO BE PERFORMED FOR ITEMS 1-3.

Mr. Penn questioned whether it would make sense to remove the shingles from the front only. The Commission noted that it may be a serious problem to turn the corners and have the side wall shingles line up with the corner boards. Mr. Penn will table removing the shingles for the time being.

- 6) 222 Broadway - No one was at the hearing to represent the application. The staff noted that a permit was issued at her request with the understanding that the owner, Mr. D'Amico, would come before the Commission at this hearing to discuss retrofitting the gable windows to meet fire code.

The Commission made a finding of fact that there was insufficient evidence submitted, without the owner present, in order to render a decision. The application will be tabled until the next hearing on October 22, 1990 and the owner will be notified.

PROJECT REVIEW CONT'D:

- 6) The motion was made by the Chair and seconded by Mrs. Regan. All present voted for the motion.

OTHER BUSINESS:

- 1) Representatives of the proposed South Elmwood Historic District were present to make a presentation to the Providence Historic District Commission about Elmwood and its potential as a new local historic district. The City Plan Commission would like a written opinion from the Providence Historic District Commission, on the proposed South Elmwood Historic District. George Lewis, President of the Elmwood Foundation made the presentation. Others who made comments to the Commission were: April Wolf and Joe Elliot of the Elmwood Foundation, Amy Jordon and Fred Stanstrom of the Providence Preservation Society. Also present supporting the district was Councilman Nicholas Easton and other residents.

The proposed district consists of approximately 150 buildings representing 135-140 owners. The majority of the neighborhood supports historic district zoning. Over 88 owners have signed petitions. The houses themselves have continued to attract new people into the area. Many of them have been completely restored. Owners have invested sweat equity and would like their investment protected by historic district zoning.

Providence Preservation Society supports the South Elmwood Historic District and feels that the interest in protecting this neighborhood must be supported by the City. This type of local enthusiasm should be supported by the Providence Historic District Commission and the City Plan Commission. Fred Sandstrom sends his endorsement of this proposal on behalf of the Board of Trustees of the Providence Preservation Society.

On a motion by Mr. Schoettle, seconded by Representative Rickman

THE COMMISSION VOTED TO STRONGLY ENCOURAGE THE CITY PLAN COMMISSION, THE CITY COUNCIL AND THE ORDINANCE COMMITTEE TO ACCEPT THE APPLICATION TO INCORPORATE THE SOUTH ELMWOOD HISTORIC DISTRICT, AS DEFINED ON THE MAPS PRESENTED, INTO A LOCAL HISTORIC DISTRICT AND SUPPORT IT.

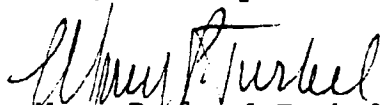
A copy of the letter will go to the Elmwood Foundation.

OTHER BUSINESS CONT'D:

- 2) The Chair announced that she has met with Mrs. Haffenreffer and Mrs. Ardente to review landscaping ideas for 98 Congdon Street.
- 3) The Chair noted that informational letters recently went out to the home owners in the College Hill expansion district.
- 4) The Chair and staff noted that the bricks on the chimneys at 98 Congdon Street have been painted on and the architect, Peter Niemitz, will no longer represent the Ardente's. The appeal of the Providence Historic District Commission's decision is proceeding.
- 5) The Chair would like the procedures sub-committee to be reactivated to work on the check lists, so that complete applications will be filed.

There being no further business, the Commission adjourned at 8:00 P.M.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Secretary

KAREN L. JESSUP  
CHAIR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

MONDAY, SEPTEMBER 24, 1990  
3:30 P.M.

FOURTH FLOOR CONFERENCE ROOM  
DEPARTMENT OF PLANNING AND DEVELOPMENT  
400 WESTMINSTER STREET  
PROVIDENCE, RHODE ISLAND 02903

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of July 23, 1990 and  
August 27, 1990
- D. Project Review
  - 1) 162 Prospect Street - continuation of application.  
Revised drawings for rear balcony.
  - 2) 30-32 Jenkes Street - continuation from 8/27/90.  
Replace two existing stairways, general exterior  
rehab.
  - 3) 104 Congdon Street - Revised conceptual plans for  
new addition to rear (west) elevation.
  - 4) 156 Meeting Street - move windows on east and  
west, add four double hung windows to rear  
(north).
  - 5) 222 Broadway - enlarge front and rear gable  
windows to meet fire code. General exterior  
rehab.

D. Project Review cont'd

- 6) 357 Benefit Street - Conceptual review of landscaping and parking plans.

E. Other Business

- 1) Presentation by South Elmwood Historic District Neighborhood group of proposed Elmwood Historic District.

F. Adjourn

Karen L. Jessup

~~ANTOINETTE F. DOWNING~~

CHAIRMAN

MARY TURKEL

EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.

MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, August 27, 1990, at 4:00 P.M., at the Probate Court, City Hall, Providence, Rhode Island 02903.

#### MEMBERS PRESENT:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Antoinette F. Downing  
Stephen Gordon  
Morris Nathanson  
Rep. Ray Rickman  
Clarke Schoettle

#### MEMBERS ABSENT:

Councilman Andrew Annaldo  
Cornelis deBoer  
Anna Esposito  
Rita Williams

#### STAFF:

Mary Packard Turkel, Executive Secretary  
David Curtin, Special Counsel

#### CALL TO ORDER:

There being a quorum present, the meeting was called to order at 4:10 P.M. Mrs. Karen Jessup presiding.

#### MINUTES:

The minutes of the meeting of June 25, 1990 were distributed. It was noted that the size of the sign for 407 Broadway should be corrected to read 16' x 15". On a motion by Antoinette Downing and seconded by Morris Nathanson,

THE COMMISSION VOTED TO APPROVE THE MINUTES AS NOTED.

PROJECT REVIEW:

- 1) 2 Stimson Avenue - A presentation for the demolition of a garage at 2 Stimson Avenue was given by Mrs. Carol Wooten and Ms. Ancelin Lynch, both of Brown University.

It was noted that the garage appears to be c.1920 and is in such deplorable condition that it is ready to collapse. The building is not mentioned on the National Register survey sheet and appears to have no historical and/or architectural significance. 2 Stimson Avenue is an important Italianate building designed by the Architect Alpheus Morse and built in 1861.

Brown would like to demolish the garage and create 3 additional parking spaces. The driveway is shared with the adjoining building, the International House and there is presently open parking behind this building. Ms. Lynch noted that Brown notified all the Stimson Avenue neighbors about the demolition of the garage. Two letters of support were received and no objections.

The Commission requested that Brown work with the International House to create a landscaping buffer at the driveway entrance on Stimson Avenue.

On a motion by Morris Nathanson, seconded by Representative Raymond Rickman

THE COMMISSION VOTED UNANIMOUSLY TO ALLOW BROWN TO DEMOLISH THE GARAGE. THE BUILDING DOES NOT HAVE HISTORIC OR ARCHITECTURAL SIGNIFICANCE AND IS IN DANGER OF COLLAPSING. BROWN WILL WORK WITH THE INTERNATIONAL HOUSE TO SOFTEN THE ENTRANCE WITH PLANTINGS.

2. 162 Prospect Street - A presentation for changes to 162 Prospect Street was given by Mr. Angelo Scapicchio, owner and Mr. Frank Gaj, designer. The applicant proposed adding a balcony to the 3rd story rear gable area and changing the direction of the front porch and stairs.

The staff noted that this is the last of 3 very similar late Victorian houses in a row built c. 1875-1895. It is a legal 3 family. The staff suggested that instead of



2. 162 Prospect Street cont'd

destroying the original historical and architectural form of the front porch and stairs that the walkway, parking, lawn and sidewalk area need to be more clearly defined. The staff also noted that if light was the compelling reason for adding a balcony to the rear 3rd floor gable, that a third window could be added between the 2 existing windows.

The designer stated that the applicant wanted more privacy by redirecting the stairs towards Prospect Street so that tenants would not walk past his window. The applicant also stated that he may need handicap access to the porch. The applicant would like the balcony so the third floor apartment would have access to the outside without having to walk down 3 flights of stairs.

The Commission expressed the following concerns:

- 1) There is no compelling reason to change the direction of the front stairs and allowing such a change would be against the Commission's Standards.
- 2) The front porch and stairs as they exist are part of the original character design of the building and this should not be destroyed.
- 3) The stairs as they exist allow easier access for handicap in terms of accessibility from the driveway and the height from the ground level to the porch deck.
- 4) The "privacy issue" created by the stairs going by the first floor windows could be resolved interiorly with curtains, shades, louvers, etc.
- 5) The driveway, walkways, sidewalk and front "lawn" area need to be more clearly defined. This would be an overall less expensive solution and would not alter the historic building.

- 6) The balcony as design is too contemporary in feeling and is incongruous with the historic structure.
- 7) The detailing of the balcony should compliment the detailing of the front porch and other historic balconies of this period.
- 8) The balcony should be lengthened to go on either side of the two windows in the gable.
- 9) The detail of the door onto the balcony should match the detail of the existing window.

On a motion by Stephen Gordon, seconded by Tina Regan

THE COMMISSION VOTED TO DENY THE APPLICATION NO. 1 TO ALTER THE FRONT PORCH AND TO CHANGE THE DIRECTION OF THE STAIRS TO EXIT TOWARDS PROSPECT STREET.

The applicant has not shown a compelling reason to allow this change and such change would violate Standard #2.

- #2 The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.

MORRIS NATHANSON VOTED AGAINST THE MOTION.

On a motion by Stephen Gordon and seconded by Representative Raymond Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO CONCEPTUALLY APPROVE APPLICATION #2 FOR A BALCONY AT THE REAR (WEST), 3RD STORY GABLE PROVIDED THAT IT REFLECTS THE DETAILING OF THE FRONT PORCH SO THAT IT IS CONSISTENT WITH EXISTING RAILING AND FACIA DETAILS. THE LENGTH OF THE BALCONY SHOULD BE EXTENDED AS NOTED.

The applicant and the Commission agree to continue the Application until the next scheduled hearing. The applicant will submit detailed revised drawings for the proposed balcony as per the motion.

3. 104 Congdon Street - A presentation for further design development of a proposed rear addition to 104 Congdon Street was given by Mr. William Kite, architect, representing the property owners, Dr. & Mrs. Howard Hall. The staff noted that conceptual approval for a rear addition was given to the applicants on February 26, 1990 provided that the necessary side yard variances were granted by the Zoning Board of Review. In addition to requesting more detailed information on the project, including photographs, the Commission requested that the architect further study the shallow roof pitch, the proportions of the columns and the overall "modern feeling" of the design.

Mr. Kite stated that the applicants were looking for continued approvals on the design of the addition. They would like to begin construction this fall. The applicants today are seeking approval to begin demolition of the rear decks, stairs and porches, restoration and repair of the garage and general approval of the design changes.

As requested by the Commission, the roof pitch as been increased. In order to accomplish this, a separation has been created in the continuous roof line (from the original to the addition) which allows for an area between the roofs for flat skylights.

The Commission raised the following concerns about the garage: 1) the roof form and overhead door give the garage a 1960's suburban look; 2) a hipped roof form like a typical 1920's Providence garage may be more appropriate; 3) the existing garage doors are an architectural detail which should be reused if possible; 4) the garage is not mentioned in the application form which creates a procedural problem.

Mr. Kite will withdraw the consideration of the garage at this time, reconsider those items listed and fill out the proper paper work.

The Commission raised the following concerns about the changes on the model of the addition as presented (and therefore the entire concept previously approved). 1) the ridge of the roof is higher than the roof of the original building; 2) the roofline has substantially changed in that it is no longer connected at the ridge, and it has a flat skylighted connector; 3) the addition

3. 104 Congdon street cont'd

itself with its temple form takes on more importance than the original building and is therefore not compatible with the character of the property or the neighborhood as designated in Standard #9.

Mr. Kite requested that he be allowed to withdraw his presentation of the new roof line as presented today. However, he requested that they be allowed to go forward and begin demolishing the rear decks, stairs, etc.

On a motion by Representative Rickman and seconded by Stephen Gordon

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE DEMOLITION OF THE REAR (WEST) DECKS, RAILINGS AND STAIRS.

The Commission requested that Mr. Kite fill out a proper and updated application form with a complete description of the project.

4. 447 Broadway - A presentation for a new sign at 447 Broadway was given by Ammar Sahli, tennant. The present plastic backlit sign was erected in February or March without a building permit or Providence Historic District Commission approval. Notice of violation was sent from the Department of Inspection and Standards and from the Providence Historic District Commission.

Mr. Sahli is proposing to remove the existing sign and replace it with a 4' x 4' wood double faced sign, burgandy background, 12" white letters, letter type is Roman, 15' clearance from the sidewalk in the same location, hung from a decorative wrought iron bracket.

The Commission suggested gooseneck lighting over the sign. A shop drawing should be submitted to the staff for final in-house approval.

The staff requested that the applicant agree to remove the existing plastic sign. The Commission agreed to allow the applicant 60 days to remove the sign and replace it with the approved sign.

4. 447 Broadway cont'd

On a motion by Morris Nathanson and seconded by Antoinette Downing

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN AS PRESENTED PROVIDED THAT:

- 1) the applicant present a scaled shop drawing of the sign to the staff and Commission member Tina Regan for approval.
- 2) the existing plastic sign will be removed and the new sign installed within 60 days of the date of this hearing.

OTHER BUSINESS

1. Mayor Paolino has reappointed Antoinette F. Downing, Cornelis deBoer and Clarke Schoettle to the Commission for another 3 year term.

2. Representative Rickman nominated Tina Regan for Vice Chairman, seconded by Stephen Gordon. The motion was unanimously approved.

Clark nominated Stephen Gordon for Deputy Vice Chairman, seconded by Representative Rickman. The motion was unanimously approved.

3. Discussion of South Elmwood Historic District and Shepards Historic District.

The Commission unanimously agreed that Shepards should be an historic district. It was noted that both ordinances are designated as Section 7. A correction should be made. This building is worthy of historic district zone protection.

The Commission unanimously agreed that the South Elmwood Historic District is architecturally worthy of historic district zone protection. However, the Commission will be supportive of this district only if additional staff is provided for the Commission. The Commission requested that the Elmwood Neighborhood group make a presentation to the Commission on the activities of the neighborhood.

OTHER BUSINESS CONT'D


3. On a motion by Stephen Gordon, seconded by Morris Nathanson

THE COMMISSION UNANIMOUSLY AGREED TO SEND A LETTER TO THE CITY PLAN COMMISSION REQUESTING THAT THE CITY COUNCIL MOVE WITH ALL DUE DISPATCH TO DESIGNATE SHEPARDS AS AN HISTORIC DISTRICT. THIS BUILDING IS ALSO IN THE DOWNTOWN NATIONAL REGISTER HISTORIC DISTRICT.

4. The Commission agreed to move the meeting time to 3:30 P.M.

There being no further business, the Commission adjourned at 7:00 P.M.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Secretary

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, AUGUST 27, 1990

4:00 P.M.

PROBATE COURT - 5th FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meetings of June 25, 1990 and July 23, 1990.
- D. Project Review:

- 1. 2 Stimson Avenue - Brown University - demolition of early 20th century garage.

**PLEASE MAKE A SITE VISIT**

- 2. 447 Broadway - removal of existing backlit plastic sign and replacement with a 4' X 4' wood sign.

**PLEASE MAKE A SITE VISIT**

- 3. 162 Prospect Street - change the direction of the front steps to exit towards Prospect Street instead of the present parallel configuration. Add a balcony at the 3rd story rear in the gable.
- 4. 104 Congdon Street - review of conceptual plans for new addition to the west elevation.
- 5. 30-32 Jenkes Street - replace two existing stairways with style in keeping with the house, general exterior rehabilitation.

PAGE 2  
AGENDA  
AUGUST 27, 1990

E. Other Business

1. Election of Vice Chair and Deputy Vice Chair.
2. Discussion of South Elmwood and Shepherd's Historic Districts.

F. Adjourn

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 HEARING DATE.



KAREN L. JESSUP  
CHAIR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, July 23, 1990 at 4:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island.

#### MEMBERS PRESENT:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Cornelis deBoer  
Antoinette F. Downing  
Anna Esposito  
Stephen Gordon  
Morris Nathanson  
Representative Raymond Rickman  
Clark Schoettle  
Rita Williams

#### MEMBERS ABSENT:

Councilman Andrew Annaldo

#### STAFF:

Mary Packard Turkel, Executive Secretary  
David Curtin, Special Counsel  
Thomas E. Deller, AICP, Planning Department  
Merlin DeConti, Building Inspection

#### CALL TO ORDER:

There being a quorum present, the meeting was called to order at 4:05 P.M. Mrs. Jessup presiding.

#### PROJECT REVIEW:

- 1) 38 Congdon Street - A presentation for changes to 38 Congdon Street was given by Mr. Frank Scotti, contractor, representing Mr. & Mrs. Robert Clendenen, owners. The staff noted that this application is to allow the owners to maintain the higher fence in the back yard as constructed. The approved fence height was for 42" (to match the front fence) and is now 47". The cross rail on the front fence and the rear fence should be the same. This would visually reduce the height of the fence.

PROJECT REVIEW CONT'D

- 1) Mr. Scotti noted that the owners needed the fence higher in the rear to keep the family dog in the yard area.

It was noted that a lower horizontal rail needs to be added to match the original fence that was removed along Congdon Street. The Commission suggested that a sub-committee visit the site with the contractor for final approval of the placement of the horizontal rails.

On a motion by Cornelis deBoer, seconded by Representative Raymond Rickman

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE HIGHER FENCE AT THE REAR PROVIDED THAT THE HORIZONTAL RAIL IS DROPPED 10" FROM THE PICKETS AND THAT A BOTTOM HORIZONTAL RAIL IS ADDED TO BOTH FENCES TO MATCH THE ORIGINAL. THE STAFF AND CORNELIS deBOER WILL MEET ON SITE WITH MR. SCOTTI TO APPROVE THE FINAL DETAILS.

2. 158 Messer Street and 29 Brinbridge Avenue - A presentation for replacement of doors with metal doors and addition of wire glass on some of them at the Asa Messer School and the West Broadway Elementary School was given by Mr. Robert Delaar of FRM Corp.

The Commission noted that these properties are owned by the City and are therefore exempt from review by the Commission. Both schools are contributing buildings to the Broadway/Armory National Register Historic District. The staff suggested that any doors that are removed should be labeled and stored on the premises as part of the historic fabric of the buildings.

The City and FRM have been working with the Rhode Island Historical Preservation Commission to develop appropriate specs for the door repair and replacement in 22 schools throughout the City including these two schools. The Commission has had no written communication from the

PROJECT REVIEW CONT'D

2. 158 Messer Street and 29 Bainbridge Avenue cont'd

Rhode Island Historical Preservation Commission on this project.

On a motion by Stephen Gordon, seconded by Rita Williams

THE COMMISSION VOTED TO APPROVE THE APPLICATION AS SUBMITTED WITHIN THE LEGAL BOUNDS ALLOWED THE COMMISSION.

The Commission suggested that any original doors that are removed be labeled and stored at their original site and further suggested that the City continue to confer with the staff in the future.

Antoinette Downing abstained

Representative Raymond Rickman abstained

The motion carried.

3. 104 Bowen Street - A presentation for changes to 104 Bowen Street was given by Mr. & Mrs. Thomas Goddard, owner and William Bergin, architect. Mr. Andrew Teitz, attorney represented the owners.

The building at 104 Bowen Street is a Greek Revival moved to this lot in the 1940's. It is a contributing structure to the College Hill Historic District. The applicant applied to the Zoning Board of Review for a variance for an addition to the rear garage before the historic district extension was formally approved. The Commission will conceptually review the garage addition with a deck.

The applicant requested approval of extensive general exterior repair and replacement in-kind, addition of a greenhouse on the east, removal of four existing windows on the east and replacement with french doors, addition of a 4' x 4' flat skylight on the east roof face (over the stair hall), remove 1966 bay window and replace with a stairwell window and two additional small windows, addition of a dormer on the east roof to match the existing dormers and a wood board fencing with a cap along the south and west.

PROJECT REVIEW CONT'D

3. 104 Bowen Street cont'd

The applicant submitted a letter from the abutting neighbor on the west property line stating that he had no objection to the erection of a fence on the stone retaining wall. The fence proposal was to continue into the next property owned by Rev. Chase. The Commission suggested that although they had no objection to a fence at this location, the owner Rev. Chase needs to submit a proper application.

On a motion by Antoinette F. Downing, seconded by Representative Raymond Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSED CHANGES TO THE MAIN HOUSE AND THE 1966 ADDITION AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #9:

- #9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

On a motion by Morris Nathanson, seconded by Antoinette F. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE BOARD FENCE ALONG THE SOUTH AND WEST AS SUBMITTED IN THE PLANS SUBJECT TO THE HEIGHT LIMITATIONS IMPOSED BY THE CITY ORDINANCE.

On a motion by Antoinette F. Downing, seconded by Morris Nathanson,

THE COMMISSION APPROVES THE CONTINUATION OF THE FENCE DESIGN ALONG ABUTTING NEIGHBOR REV. CHASE'S PROPERTY PROVIDED THAT HE SUBMIT A PROPER APPLICATION TO STAFF FOR IN-HOUSE APPROVAL.

PROJECT REVIEW CONT'D

3. 104 Bowen Street cont'd

On a motion by Antoinette Downing, seconded by Representative Raymond Rickman

THE COMMISSION VOTED UNANIMOUSLY TO CONCEPTUALLY APPROVE THE GARAGE UPON APPROVAL OF THE NECESSARY VARIANCE FROM THE ZONING BOARD OF REVIEW. THE APPLICANT MUST SUBMIT WRITTEN NOTICE OF SUCH APPROVAL TO THE STAFF. THE PLANS AS SUBMITTED INCLUDE THE 1½ STORY GARAGE ADDITION AND THE 10' ADDITION TO THE EAST AS PRESENTED IN THE PLANS. THE PLANS ARE CONSISTENT WITH THE COMMISSION'S NEW CONSTRUCTION GUIDELINES IN TERMS OF SCALE, MASS, PROPORTION, ROOF SHAPE AND MATERIALS.

On a motion by Stephen Gordon, seconded by Tina Regan,

THE COMMISSION VOTED UNANIMOUSLY TO WAIVE REVIEW OF THE FINAL PLANS FOR THE GARAGE EXPANSION PROVIDED THAT: 1) THE ZONING BOARD OF REVIEW GRANTS THE REQUESTED VARIANCE BASED ON THE PLANS REVIEWED BY THE COMMISSION; 2) THE APPLICANT PROVIDES WRITTEN NOTICE OF SUCH APPROVAL TO THE STAFF; 3) THE PLANS AS SUBMITTED - MUST BE SIGNED AND STAMPED IN-HOUSE BY THE STAFF FOR FINAL APPROVAL.

4. 72 Prospect Street - A presentation for an additional window to the rear (west) of 72 Prospect Street was given by Mr. Steve Lerner, architect.

Mr. Lerner proposed adding a window to the rear bay (west) of the building to allow more light in the room. The bay is a later addition to this 1857 Italianate house designed by the architect Alpheus Morse. The window is not visible, would match the existing windows in the bay and would balance this blank side of the bay. The proposal would not be incongruous with the historic structure.

PROJECT REVIEW CONT'D

4. 72 Prospect Street cont'd

On a motion by Cornelis deBoer, seconded by Stephen Gordon,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE ADDITION OF A WINDOW AS PRESENTED. THE PLANS ARE CONSISTENT WITH STANDARD # 10:

#10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

5. 88 Congdon Street - The application for a fence and stairs at 88 Congdon Street was not acted upon. No one was present to represent the application. The application itself was not complete.

The Commission unanimously directed the staff to return the incomplete application to the applicant and inform him that the Commission took no action at this time. He may refile whenever proper documentation is ready.

6. 98 Congdon Street - A presentation for modifications to previously approved plans (12/19/88) for 98 Congdon Street, Plat 10, Lot 155, was given by Mr. Peter Neimitz, architect and Mr. Vincent Tarducci, landscape architect. Attorney Karen Ellsworth, represented Mr. & Mrs. Ernest Ardente, owners.

Mr. Nathanson recused himself verbally and by written letter to the Commission due to potential conflict of interest.

The staff noted that 98 Congdon Street is a contributing building to the College Hill Historic District built C.1854 in the Italianate style. Approval of plans for the renovation work including the addition of a garage and deck were given at a hearing on 12/19/88 with final in-house approval on 2/10/89. A letter was sent to the architect and owners on 2/13/89 summarizing the approvals

PROJECT REVIEW CONT'D

6. 98 Congdon Street Cont'd

and noting that any changes from approved plans encountered during the construction must be reviewed and approved by the Providence Historic District Commission.

Mr. Neimitz submitted a letter informing the Commission that his firm will no longer be working with the Ardente's on the interior of the building, however, due to existing conflicts with regard to the execution of the exterior plans for the project, his office will continue to work with the client with the understanding that the client will adhere to the rules and regulations of the Providence Historic District Commission.

Mr. Neimitz noted that over the course of the project various modifications were made to the approved plans during the construction process. All work has stopped on the project pending the last site visit by the Commission on 4/25/90. Some final painting of the railing of the deck and some grading of the area around the house has been done since.

Mr. Neimitz submitted drawings of what has been built along with modifications of approved plans showing solutions to the problems cited by the Commission. The problems as specified by the Commission in a memo dated 4/25/90 are:

- 1) Chimneys which were to be faced in brick and painted are now faced in dryvit;
- 2) The roof balustrade does not duplicate the original;
- 3) A skylight has been added to the east roof;
- 4) The side door next to the garage door is flush with a rosette transom, a fixed louvered door was approved;
- 5) The rear wall of the garage was pushed about 3' to the north creating a cantilevered deck above the garage
- 6) The site plans submitted to the Commission show stone retaining walls along the driveway which were constructed in brick.

PROJECT REVIEW CONT'D

6. 98 Congdon Street cont'd

- 7) the approved two story center bay was constructed as a one story continuous bay;
- 8) the size of the dormer windows has been enlarged;
- 9) the overall length of the garage was reduced approximately 12' and it was constructed as a two-bay instead of a three-bay garage;
- 10) the steps and walk along the north side of the building have been eliminated.
- 11) there appears to be a zoning violation created by moving the garage wall and deck towards the north property line;
- 12) complete site plan details were not submitted.

Mr. Neimitz agreed that reconstructing the balustrade, facing the chimneys in brick and changing the side door will all be done within 120 days to comply with the previously approved plans.

Mr. Neimitz stated that 2 skylights were installed on the east and south face of the roof for ventilation, natural light and headroom, however, the bathroom is usable space without the skylights. Both skylights are visible from the street.

Mr. Neimitz stated that the original plans called for a 3-car garage addition. Due to an engineering error with the south retaining wall, the wall of the garage had to be shifted 3' to the north in order to get in and out of the garage. The deck on top of the garage extended an additional 22" which now creates a cantilever. After the fact, the staff approved in-house the reduction in the size of the garage from 3-car to 2-car. Shifting the garage to the north and cantilevering it beyond the wall creates a zoning violation as well as a violation of approved plans. Mr. Neimitz is proposing to construct lattice screens on the south and west to minimize the effect of the cantilever. The screens would have to be



PROJECT REVIEW CONT'D

6. 98 Congdon Street cont'd

reconfigured if the north side of the deck were cut back.

Mr. Neimitz stated that the bay across the rear (west) elevation of the house was originally approved as a two-story center bay with a series of french doors across the length of the rear wall opening onto the deck. The owners found that the back room was extremely narrow (11' 2") and so the whole rear wall was pushed out to be flush with the approved bay. This was a considerable deviation from the approved plan. The Commission questioned why the applicant did not come back to the Commission to request this change. Ms. Ellsworth stated that if the owners had it to do over again they would have come back to the Commission first as required. The owners were too eager to finish the job and figured they would make changes while the workers were on the job and get approvals later.

Mr. Neimitz stated that the applicants enlarged the rear dormer windows as required by the fire code. Plans approved by the Providence Historic District Commission were denied by the fire marshall pending enlargement of the windows. They did not come back to the Commission with the change, however. The applicant could have requested relief from this code.

Mr. Neimitz stated that the steps and walk on the north side of the plan were removed without the Providence Historic District Commission approval for security reasons. The applicants did not think they were an historical element. There was no documentation as to their historic value. They were removed during the excavation for the addition.

Mr. Tarducci stated that the sidewalk will most likely be a brick herringbone pattern, the heated driveway will be brick and concrete, the fence will be simple keeping to the style of the original. The Commission stated that the driveway was approved at 15' and is now 21'. The opening is almost half the linear dimension of the front elevation. This does a disservice to the quality of the

PROJECT REVIEW CONT'D

6. 98 Congdon Street cont'd

historic building. The Commission would like the protrusion of the deck on the north to be screened from Congdon Street with year-round greenery.

On a motion by Stephen Gordon, seconded by Tina Regan

THE COMMISSION VOTED TO DENY THE APPLICATION FOR PERMISSION TO INSTALL 2 SKYLIGHTS ON THE EAST AND SOUTH ROOF FACE, WHICH IS A VARIANCE FROM THE ORIGINALLY APPROVED PLANS.

The construction is in violation of the approved plans.

Antoinette F. Downing voted no

Morris Nathanson abstained

The motion carried.

The staff noted that she approved the shifting of the garage wall 3' to the north as indicated in a letter from Peter Neimitz dated 10/11/89 which primarily address the issue of changing the garage from a 3-car to a 2-car garage. However, the staff did not at any time realize that there would be an additional brick veneer and an over hanging deck. Also the one-car garage door was accepted.

On a motion by Stephen Gordon, seconded by Representative Rickman

THE COMMISSION VOTED TO APPROVE THE SHIFTING OF THE NORTH FOUNDATION WALL OF THE GARAGE 3' AND THE ONE CAR GARAGE AS HAS BEEN CONSTRUCTED.

Morris Nathanson abstained.

On a motion by Stephen Gordon, seconded by Representative Rickman

THE COMMISSION VOTED TO APPROVE THE DECK AS BUILT WITH THE FOLLOWING MODIFICATION:

PROJECT REVIEW CONT'D

6. 98 Congdon Street cont'd

- 1) that the northerly wall of the deck be cut back to be in line with the northerly foundation wall of the garage.
- 2) this will require the reconfiguration of the trellis and the design of the north rail of the deck.
- 3) the design of the trellis as presented is appropriate.

Morris Nathanson abstained.

On a motion by Cornelis deBoer, seconded by Stephen Gordon

THE COMMISSION VOTED TO APPROVE THE MODIFICATIONS TO ENLARGE THE 1ST STORY BAY AS CONSTRUCTED.

Morris abstained.

On a motion by Cornelis deBoer, seconded by Clark Schoettle

THE COMMISSION VOTED TO APPROVE THE MODIFICATION TO ENLARGE THE DORMER WINDOWS ON THE WEST ELEVATION AS REQUIRED BY CODE.

Morris Nathanson abstained.

On a motion by Cornelis deBoer, seconded by Clark Schoettle

THE COMMISSION VOTED TO APPROVE THE MODIFICATIONS TO ENLARGE THE DORMER WINDOWS ON THE WEST ELEVATION AS REQUIRED BY CODE.

Morris Nathanson abstained.

On a motion by Stephen Gordon, seconded by Anna Esposito

THE COMMISSION VOTED TO APPROVE THE REMOVAL OF THE STEPS ON THE NORTH SIDE OF THE BUILDING.

Morris Nathanson abstained.

The Commission and the applicant agreed to continue the discussion and the presentation of the site improvements including the driveway, fencing, walkway(s) retaining walls and plantings for 60 days.

The Commission grants to the applicant a period not to exceed 120 days from the date of the written resolution to:

- a) remove the skylights on the south and east roof;
- b) cut back the deck on the north to be flush with the garage wall;
- c) reconfigure the railing on the deck to comply with the reduction in the size of the deck;
- d) reconstruct the roof balustrade to match the original;
- e) replace the side door for light with a louver as previously approved;
- f) remove the dryvit on the chimneys and face them with brick painted to match the body of the house with black caps as previously approved;
- g) paint the stainless steel stacks and vents protruding from the chimneys, black;
- h) construct lattice screens with vegetation to conceal the cantiliverd deck on the south and west.

PHDC MINUTES  
JULY 23, 1990  
PAGE 13

OTHER BUSINESS

The Commission reviewed the proposed Rules and Regulations as presented to the members. Thomas Deller noted several typos and corrections that need to be made, however, the document as presented is complete. The subcommittee, consisting of Cornelis deBoer, Antoinette Downing, Anna Esposito, Stephen Gordon, Karen Jessup, Tina Regan and Clark Shoettle with staff assistance from Mary Turkel, Alison Holm, Thomas Deller and David Curtin spent many months developing the Rules and Regulations.

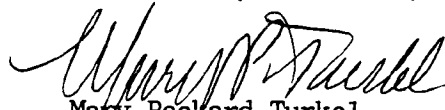
On a motion by Stephen Gordon, seconded by Tina Regan,

THE COMMISSION VOTED TO APPROVE THE RULES AND REGULATIONS WITH THE NOTED CORRECTIONS.

Rita Williams was absent.

There being no further business, the Commission adjourned at 8:25 P.M.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Secretary

Karen L. Jessup  
~~ANTHONY R. DOWLING~~  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, JULY 23, 1990

4:00 P.M.

PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of June 25, 1990
- D. Project Review
  - 1) 38 Congdon Street - request for approval of change in fence height.
  - 2) 158 Messer Street - Asa Messer School
  - 29 Bainbridge Avenue- West Broadway Elementary School
  - City of Providence - replacement of original doors
  - 3) 104 Bowen Street - removal of bay and replacement with french doors, new side entry (east), fencing, conceptual review of addition at rear.
  - 4) 72 Prospect Street - addition of window to rear bay (west).
  - 5) 88 Congdon Street - Fence at end of driveway, new steps
  - 6) 98 Congdon Street - Request for approval of modifications to approved plans

PHDC AGENDA

JULY 23, 1990

E. Other Business

- 1) Review of Draft Rules and Regulations
- 2) Correspondence

KAREN L. JESSUP, CHAIR

~~ANTOINETTE F. DOWNING~~

CHAIRMAN

MARY TURKEL

EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.

MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 25, 1990 at 4:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island.

#### MEMBERS PRESENT:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Cornelis deBoer  
Antoinette F. Downing  
Stephen A. Gordon  
Clark Schoettle  
Representative Ray Rickman

#### MEMBERS ABSENT:

Councilman Andrew Annaldo  
Anna Esposito  
Morris Nathanson  
Rita Williams

#### STAFF:

Mary Packard Turkel, Executive Director  
Thomas E. Deller, AICP - Planning

#### CALL TO ORDER:

There being a quorum present, the meeting was called to order at 4:10, Mrs. Jessup presiding.

#### MINUTES:

The minutes of the meeting of May 21, 1990 were distributed and read. It was noted that the names of Brian Kauch and Ray Rickman were misspelled. On a motion by Clark Schoettle and seconded by Cornelis deBoer,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES WITH THE CORRECTIONS NOTED.



PROJECT REVIEW:

1. 156-170 Benefit Street - A presentation for proposed changes to What Cheer Garage, 156 Benefit Street was given by Mr. Harold Washburn, architect and Ms. Fran Gast of the Rhode Island School of Design. RISD proposed converting the existing maintenance garage into student studio space. The general proposal would involve restoring the blocked-up window openings back to their original size and muntin configuration on the north and east elevations. Wire glass will be used on the west elevation for fire safety and the three windows in the south west corner of the garage and the Meeting Street School will be removed and blocked-in. The window types will be aluminum in a factory finish dark green to match the original. The existing main garage entrance on Benefit Street will have a recessed door to the left of the opening and multipaned units across the opening. The main entrance to the building will be via a new recessed opening in the brick building to the south. The opening will have two (2) double glass entrance doors. There will be six (6) skylights in the roof, four (4) of them are in existence and need to be replaced. The skylights are set behind the parapet roof and are not visible.

An existing garage door opening at the lower level on South Court Street will be removed and replaced with a smaller steel roll up service unit to the east of the existing opening. An egress door will be added to the west of the new service opening. The windows along the lower level of South Court Street that have louvers will be blocked up.

The concrete will be repaired where necessary, the color will remain monochromatic.

The Commission expressed concern over the Benefit Street elevation which shows an existing door next to the main opening to remain with a smaller version of the new window type above. The commission suggested that the door and/or the panel below the window be removed and that the window be the same size as the windows along the front street level. This would re-establish the rhythm of the windows and create a better architectural balance for this facade. The Commission felt that the overall proposal was well thought out and very exciting and complimented RISD on its proposal. RISD agreed to plant more trees along Benefit Street as suggested by the Commission to soften the impact along the street.

What Cheer Garage was built in 1910 and the southern portion in 1923 and was designed by Martin and Hall. It was the first parking garage built in Providence and was used for that purpose until 1983. It is historically important to the development of Benefit Street. The project represents a good reuse of the building and the new windows proposed in aluminum duplicate the originals using a better product.

On a motion by Cornelis deBoer and seconded by Antoinette F. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH STANDARDS 6, 9 AND 10. THE WINDOWS ALONG BENEFIT STREET AT THE GROUND LEVEL ARE TO BE THE SAME SIZE WITH THE PANEL, SHOWN IN THE DRAWINGS, ELIMINATED.

- #6 Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings.
- #9 Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- #10 Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Detailed plans of the proposed work are to be submitted to the staff for final approval including any lighting at the entry ways. One standard RISD sign will be allowed on Benefit Street. The roof skylights are approved.

2. 45 John Street - A presentation for a deck on the rear of 45 John Street was given by Ms. Valerie Molloy, contractor. Ms. Malloy proposed a 12' X 17' deck and changing an existing double window to a double door to allow access to the deck. Ms. Molloy also proposed adding a canvas awning over the side door (east) which currently has an aluminum awning, however, this request was not part of the information submitted.

The Commission suggested that the deck not be cantilevered over the support post. The size of the deck should be reduced or a new footing poured so that the post could be directly under the corner of the deck. The Commission also suggested that the type of door onto the deck be studied further with final details worked out with the staff.

There was a lengthy discussion of the awning. The concerns were:

1. the use of an awning over a door on a residential building;
2. the request for an awning was not part of the application submitted;
3. no drawings or details of the awnings including the size, height, or means of attachment to the building were available for the Commission to review.

After several motions made, not seconded and/or withdrawn,

A motion was made by Mr. Gordon and seconded by Mr. deBoer,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSAL FOR A 17' X 12' WOOD DECK TO BE CONSTRUCTED AT THE REAR OF THE HOUSE (SOUTH) WITH THREE (3) POSTS ALONG THE SOUTH RAIL AND A DOUBLE DOOR. DETAILS FOR THE CONSTRUCTION OF THE DECK AND THE TYPE OF DOOR ARE TO BE WORKED OUT WITH THE STAFF.

The Commission stated that if the owner wanted an awning over the side door that plans are to be submitted for review.

3. 486 Broadway - A presentation for an awning at 484 Broadway was given by Patricia Monopoli, tenants. Ms. Monopoli proposed erecting a canvas awning over the storefront and entry door. The name "Salon Jesabel" will be along the front edge of the awning. The Commission noted that no dimensions of the awning were provided including the projection from the building and the clearance from the sidewalk. The size of the letters on the valance and the final color were not known.

On a motion by Mr. Gordon and seconded by Representative Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE AWNING SUBJECT TO DETAILS OF THE AWNING DIMENSIONS, COLOR AND LETTERING DETAILS BEING APPROVED IN-HOUSE BY THE STAFF. THE AWNING PROPOSAL IS CONSISTENT WITH STANDARD #10.

- #10 Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

4. 407 Broadway - A presentation for the erection of two (2) signs at 407 Broadway was given by Dr. David Cichy, tenant. Dr. Cichy proposed a 16' X 15' wood sign mounted flush to the building in the signage space above the storefront. The background will be dark blue, burgundy or dark red border and gold leaf lettering. The copy will read "Cichy Chiropractic Clinic". The second sign will be 2' back from the sidewalk at the property line. It will be a 3' X 4' wood oval sign, double faced, dark blue background, dark red or burgundy accent with gold leaf lettering. Copy will read "407, Dr. David L. Cichy, Chiropractor". The sign will be hung from a 4" X 4" post with an 8' clearance, or possibly attached to the post in some other manner.

On a motion by Representative Rickman and seconded by Mr. Gordon,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE TWO SIGNS AS PRESENTED WITH DETAILS OF THE ATTACHMENT OF THE OVAL SIGN SUBMITTED TO STAFF FOR FINAL APPROVAL. THE PROPOSAL IS CONSISTENT WITH THE COMMISSION'S SIGNAGE GUIDELINES.

5. 211 Broadway - Applicant requested postponement of this sign application.  
(6:08 P.M. - Mr. Schoettle left the meeting).

6. 98 Transit Street - A presentation for proposed changes to 98 Transit Street was given by Mr. Peter Allen, owner. Mr. Allen proposed reconstructing the front entry way using existing details located under a later addition, reconstructing the fan over the doorway using the evidence of the design detail which exists along the interior of the fan, removing a concrete set of front steps and replacing it with a double run of wood stairs, removing the exterior shingles and repairing the original clapboards and/or replacing in-kind where necessary and replacing the splayed lintels over the windows. There are numerous examples of houses and doorways in the neighborhood which duplicate this doorway and will be used as a model for final details. The house was probably built by the same housewright in the late 18th century.

Mrs. Downing stated that the detail of the balusters need further study.

On a motion by Mrs. Regan and seconded by Representative Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #6.

- #6 Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Details for the balusters on the front stairs are to be worked out with the staff and Mrs. Downing.

#### OTHER BUSINESS

1. There was a general discussion of the pending sign violations on Broadway. It was the general consensus of the Commission that the Building Official must be informed again in writing that action must be taken against these violations. In addition, it is the responsibility of the Director of the Department of Inspection and Standards to enforce violations in cases where permits have not been taken out for work which has been done or in cases where work approved and done does not comply with the approved plans.

2. 98 Congdon Street - The staff stated that Karen Ellsworth, attorney for the Ardente's, called last week and requested a further continuance of 98 Congdon Street due to a medical emergency. It was the consensus of the Commission that the whole issue should be turned over to Merlin DeConti to enforce the approved plans. The Commission noted that there was nothing in writing asking for a continuance. Representative Rickman felt it was appropriate for the Commission to give the applicants another opportunity to present their case.

The Commission noted that exterior work is continuing.

On a motion by Mr. Gordon and seconded by Mrs. Downing,

THE COMMISSION VOTED TO HAVE THE CHAIR SEND A LETTER TO MERLIN DECONTI PURSUANT TO ARTICLE VI-A ADVISING HIM OF THE VIOLATIONS OF THE PLANS APPROVED BY THE PHDC FOR 98 CONGDON STREET. THE COMMISSION REQUESTS THAT BUILDING INSPECTION SEEK CONFORMANCE WITH THESE APPROVED PLANS. THE VIOLATIONS WILL BE LISTED.

Representative Rickman voted no. The motion carried 5 to 1.

3. Karen noted for the record that David Curtin, from the Law Department, has been assigned as legal counsel to the Commission.
4. Karen noted that the meeting time has been changed to 4:00 P.M.
5. The Commission reviewed the National Register nomination of the Burrows Block.

On a motion by Mr. deBoer and seconded by Representative Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO SEND A LETTER OF APPROVAL FOR THE NOMINATION OF THE BURROWS BLOCK TO THE NATIONAL REGISTER OF HISTORIC PLACES TO THE RHODE ISLAND HISTORICAL PRESERVATION COMMISSION. THE CHAIR NOTED FOR THE RECORD THAT THE RHODE ISLAND HISTORICAL PRESERVATION COMMISSION SHOULD SEND A COMPLETE NOMINATION PACKAGE, INCLUDING ALL GRAPHIC DOCUMENTATION, IN THE FUTURE IN ORDER FOR THE COMMISSION TO MAKE AN INFORMED DECISION.

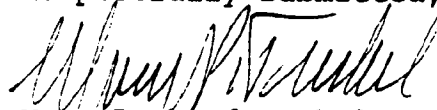
6. The staff stated that the Providence Preservation Society contacted her inquiring whether or not the Commission was interested in having regular news space in the Providence Preservation Society Newsletter. Perhaps a guest commentary occasionally would be helpful on special activities. It may be a good source to publish procedures and guidelines after they've been adopted.
7. 38 Congdon Street - The staff distributed a letter from the owner of 38 Congdon Street requesting approval of the change in fence height in the back yard. The Commission requested that a proper application form be submitted and placed on the agenda for the next meeting.
8. The staff noted that the College Hill expansion has passed one passage through City Council. In addition, Councilman Easton submitted a Resolution to make the Shephard Building an historic district and to create a South Elmwood Historic District. Additional information is necessary for Elmwood in terms of plats, lots, homeowners, etc. Additional staff is absolutely necessary if more historic districts are added.
9. Representative Rickman stated that a general letter needs to go out to all the homeowners in the College Hill Expansion informing them they are in an historic district.
10. Representative Rickman noted that the two Historic District Zoning Bills before the General Assembly are moving along. The fee bill has passed, however, the bill having enforcement go to Housing Court is being held up in House Judiciary.
11. The Commission discussed the letter recently sent to the East Side Monthly by Russ Gower which was critical of the present Historic District Commission process. The Commission feels strongly that the Historic Districts are for the use, pleasure and education of all of the citizens of the City and not just those who live in the historic districts as defined in the purpose section of Article VI-A and R.I.G.L. 45-24.1 et seq..

PHDC  
JUNE 25, 1990  
PAGE 9

The Commission discussed whether or not they should respond publicly to Mr. Gower's letter. The Commission agreed that the Chair should respond to Mr. Gower's letter to set the record straight. The Chair will write a draft letter and circulate it before sending it.

There being no further business, the Commission adjourned at 7:10 P.M.

Respectfully submitted,



Mary Packard Turkel  
Executive Director

MPT/bms



KAREN L. JESSUP  
~~ANTHONY J. JESSUP~~  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, JUNE 25, 1990  
4:00 P.M.

PROBATE COURT - 5th FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of May 21, 1990
- D. Project Review:
  - 1. 156 Benefit Street - What Cheer Garage - New windows, front entry, repair of concrete, general repair.
  - 2. 45 John Street - rear deck.
  - 3. 484 Broadway - awning.
  - 4. 407 Broadway - erection of two signs.
  - 5. 211 Broadway - approval of plastic backlit sign erected without a permit or PHDC approval.
  - 6. 98 Transit Street - construction of double run front stairs, restoration of front doorway, general exterior rehabilitation.
  - 7. 98 Congdon Street - Review of existing modifications to approved plans not submitted to PHDC for review.
- E. Other Business:
  - 1. National Register Review and comment of Burrows Block.
  - 2. Discussion of regular news space for the PHDC in the PPS Newsletter.
  - 3. Correspondence.
- F. Adjourn

Karen L. Jessup  
~~ANTOINETTE F. DOWNING~~

CHAIRMAN

MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 21, 1990 at 3:00 p.m. at the Probate Court, City Hall, Providence, Rhode Island.

MEMBERS PRESENT: Stephen A. Gordon, Acting Vice Chair  
Cornelis deBoer  
Antoinette F. Downing  
Anna Esposito  
Morris Nathanson  
Rep. Ray Rickman  
Clark Schoettle  
Rita Williams

MEMBERS ABSENT: Councilman Andrew Annaldo  
Karen L. Jessup  
Tina Regan

STAFF: Mary Packard Turkel, Executive Director  
Thomas E. Deller, AICP - Planning

CALL TO ORDER: There being a quorum present, the meeting was called to order at 3:10 p.m.

### ELECTION OF ACTING VICE CHAIRMAN:

Due to the absence of the Chairman and the Vice Chairman, the membership elected Stephen Gordon as Acting Vice Chairman until the Vice Chairman, Tina Regan, can return to her duties on behalf of the Chair, who is out of the country. The motion to elect Mr Gordon was made by Mrs. Downing, seconded by Mr. Nathanson and passed unanimously.

Mr. Gordon expressed condolences to Mrs. Regan for the death of her father on behalf of the Providence Historic District Commission.

### Minutes:

The minutes of the meeting of April 23, 1990 were distributed and read. On a motion by Mrs. Esposito, seconded by Councilman Rickman,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES.

OLD BUSINESS:

The staff reported that the owner of 55-57 Benefit Street has reconstructed the railings on the front porch to be in compliance with approved plans. The Department of Building Inspection and Standards sent a notice that legal action would be taken if the porch was not corrected. The Commission was pleased with the swift action from the Department of Inspection and Standards in this matter.

PROJECT REVIEW:

1. 357 Benefit Street - continuation of application. A presentation for proposed changes to 357 Benefit Street was given by Martha Goodwin, architect, of Irving Haynes and Associates. Also present was Irving Haynes and Robert Emlen of the Nicholas Brown Foundation.

It was noted that Mr. deBoer, a member of the architectural firm, recused himself from the meeting due to potential conflict of interest. A letter to that effect was submitted to the Chair.

The staff noted that a group site visit was held at 357 Benefit Street on May 14, 1990.

The proposed connector will be in the location of the 1920's bulkhead on the east elevation of the building. It will replicate the detail of the existing 1920's passageway as stated at the hearing on April 23, 1990. The applicant also proposed a second means of egress (stairway) to be located on the south elevation of the building and perpendicular to it. It would be centered under the existing tripartite kitchen window.

The stairway would have a simple iron railing and the cheek walls would be faced with brownstone or a brownstone like material. Plantings along the sides of the stairs would screen it. The egress is required by code.

While the Commission is sensitive to the need for the new egress stairway, they feel that tucking it behind the face of the southeast corner of the building and running the stairs parallel to it would make them less visible. Mrs. Goodwin stated that they had studied numerous options for the placement of the stairs and that the design they have presented is the least obtrusive and least disruptive in terms of the yard area. This elevation is currently used as a service entrance.

PROJECT REVIEW:

The Commission expressed concern over the proposed placement of the AC chiller on the west lawn area directly across from residential housing. The staff noted that the chiller at 55 Power Street was also located as far away as possible from the main house and behind a high brick wall. The noise level was so high that the neighbors complained. The solution was to put a 12' high stockade fence around it which rises above the brick wall and is visually intrusive. The applicant noted that the placement of the chiller is not part of the plans being reviewed at this hearing.

On a motion by Mrs. Downing, second by Mrs. Esposito,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSED CONNECTOR ON THE EAST ELEVATION AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #9:

#9 "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

Representative Rickman voted no.

On a motion by Mr. Nathanson, second Mr. Schoettle,

THE COMMISSION VOTED UNANIMOUSLY TO CONCEPTUALLY APPROVE A STAIRWAY FOR A SECOND EGRESS ON THE SOUTHSIDE OF THE BUILDING CENTERED UNDER THE TRIPARTITE KITCHEN WINDOW. DETAILS AND FURTHER STUDY ARE NECESSARY FOR FINAL APPROVAL.

2. 343 Broadway - A presentation for proposed changes to 343 Broadway was given by Ms. Elizabeth Sugarman. Ms. Sugarman proposed removing the existing asbestos siding on at least two sides (south and east) and restoring the clapboards and decorative shingles below, and rebuilding the front porch to match the original as closely as possible using a 1910 photograph.

The Commission raised some concerns that the details of the porch. As indicated in the drawings should copy the original in the photo more closely using stock materials. The columns, balusters and finials needs closer study. The Commission appointed a subcommittee consisting of Mr. Schoettle, Mr. Nathanson and the staff to work with the applicant on the details of the porch.

On a motion by Representative Rickman, seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE REMOVAL OF THE ASBESTOS SIDING AND THE RESTORATION IN-KIND OF THE CLAPBOARDS AND SHINGLES UNDERNEATH.

PROJECT REVIEW:

On a motion by Representative Rickman, seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE RECONSTRUCTION OF THE FRONT PORCH BASED ON THE 1910 PHOTO AND BEING CONSISTENT WITH STANDARD #6:

#6 "Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the materials being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."

The subcommittee will give final approval of the porch details.

3. 24 Stimson Avenue - A presentation for landscaping changes to 24 Stimson Avenue was given by Mrs. Charlene Karns, owner. Mrs. Karns proposed constructing a retaining wall along 24 Stimson Avenue regrading the lawn area, removing an existing chain link fence and replacing it with a 3 1/2' wood fence, removing an asphalt walkway on the east lawn and seeding the area, adding cobblestone pavers to the driveway on the west side, and adding a brick patio and low retaining wall at the northeast corner of the property. Mr. Gordon refrained from participating due to previous representation of Mr. & Mrs. Karns before the Zoning Board of Review.

The Commission stated that the 34" high retaining wall proposed for the street is too high. In addition, the check walls would be more appropriate at right angles instead of splayed as indicated on the drawing. The wall would be brick with a brownstone or brownstone like material for the cap. The portico area in the rear yard needs further design study and more details submitted.

On a motion by Mr. Nathanson, seconded by Mrs. Downing,

THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED WITH THE FOLLOWING MODIFICATIONS:

1. The height of the front retaining wall will be the height of the step below the landing;
2. the side walls are to be squared off;
3. final plans for the brick patio area are to be reviewed at a later date.

Mr. Gordon abstained.

Mrs. Karns noted that there is a large tree at the rear of the property (north) growing against Brown's stone wall that may need to be removed if it can't be saved.

PROJECT REVIEW:

4. 61 Parade Street - A presentation for changes to 61 Parade Street was given by Mr. Brian Couch, owner. Mr. Couch requested approval to retain a fence section he erected along the portico (south) and to put the same on the north side of the portico. Mr. Couch stated this was for safety reasons as he has a young child and has had dogs come into his yard through the portico area.

The Commission stated that the use of a fence in this location is an inappropriate element, however, they will permit the owner to retain the fence and add a section on the north side of the portico on a temporary basis. A design for a more permanent railing solution should be studied and presented to the Commission staff within six (6) months.

On a motion by Mr. Nathanson, second by Mrs. Downing,

THE COMMISSION VOTED TO APPROVE THE USE OF FENCE SECTIONS IN THE PORTICO FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE HEARING.

Mr. Schoettle abstained.

This decision allows the owner to address the "safety" issue while giving time for further design study.

5. 112 Benefit Street - A presentation for a new fence at 112 Benefit Street was given by Mrs. Joan Batting, owner. Mrs. Batting proposed replacing an existing board fence along Benefit Street and at the rear yard area with a similar board fence with a molded cap. She also requested increasing the height 6" along Benefit Street.

The Commission stated that increasing the height of the fence at this location would be visually out of scale with this Greek Revival building. In addition, it is important not to block the pedestrian view corridors along Benefit Street.

On a motion by Representative Rickman, seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE BOARD FENCE MATCHING THE EXISTING IN STYLE AND HEIGHT.

Mr. Nathanson left the meeting.

PROJECT REVIEW:

6. 98 Congdon Street - Karen Ellsworth, attorney for Mr. & Mrs. Ardente of 98 Congdon Street requested a continuance to the June 25, 1990 meeting. Ms. Ellsworth said she was recently hired by the Ardente's and needs further time to research the issue of noncompliance of approved plans.

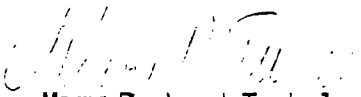
On a motion by Representative Rickman, seconded by Mrs. Esposito, the Commission agreed to continue the 98 Congdon Street matter until the June 25th meeting. The Commission requested that the Ardente's explain to the Commission why changes were made to the approved plans without obtaining approval from the PHDC first. The Commission requested that the owners show why they should be allowed to keep these changes.

It was noted that the Commission was not requesting a "show cause" hearing on the matter.

Mr. Gordon requested that the meeting time be changed to 4:00 p.m. The Commission agreed to see if this time would work better for everyone's schedules.

There being no further business, the Commission adjourned at 5:25 p.m.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Director

MPT:p

Karen L. Jessup  
~~ANTONIO DE DOMINICK~~  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, MAY 21, 1990

3:00 P.M.

PROBATE COURT - 5th FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A. Election of Deputy Vice-Chairman
- B. Call to Order
- C. Minutes of the Meeting of April 23, 1990
- D. Old Business
  - a) 55-57 Benefit Street
- E. Project Review:
  - 1) 357 Benefit Street - continuation of application for construction of connector.
  - 2) 343 Broadway - removal of asbestos shingles on south and east facades, reconstruction of second story front porch.
  - 3) 24 Stimson Avenue - construction of low retaining wall along Stimson Avenue, landscaping and parking.

PLEASE MAKE A SITE VISIT.

- 4) 61 Parade Street - Addition of side rails on front portico. South side rail has been added without Providence Historic District Commission review.

PLEASE MAKE A SITE VISIT.



PHDC AGENDA  
MAY 21, 1990  
PAGE 2

- 5) 112 BEnefit Street - reconstruct board fence - raise height  
6"
- 6) 98 Congdon Street - Review of existing modifications to approved  
plans not submitted to Providence Historic District Commission  
for review.

F. Other Business

G. Adjourn

KAREN L. Jessup  
XXXXXXXXXXXXXXXXXXXX  
ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 23, 1990, at 3:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island 02903.

MEMBERS PRESENT: Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Councilman Andrew Annaldo  
Stephen Gordon  
Morris Nathanson  
Representative Ray Rickman  
Clark Schoettle  
Rita Williams

MEMBERS ABSENT: Cornelis deBoer  
Antoinette F. Downing  
Anna Esposito

STAFF: Mary Packard Turkel, Executive Director  
Thomas E. Deller, AICP - Planning

CALL TO ORDER:

There being a quorum present the meeting was called to order at 3:10 p.m., Mrs. Jessup presiding.

MINUTES:

The minutes of the meeting of March 26, 1990 were distributed and read. On a motion by Councilman Annaldo and seconded by Mrs. Williams

THE COMMISSION VOTED TO APPROVE THE MINUTES AS READ. (Mr. Gordon & Representative Rickman were absent for the vote).

NEW BUSINESS:

1. The Chair announced that there will be a group site visit to 98 Congdon Street on Wednesday, April 25, 1990 at 9:15 A.M.. The members will review changes to approved plans for this building which have not been reviewed or approved by the Commission.

2. A public hearing will be held on Monday, May 7, 1990 at 6:00 P.M., City Hall Council Chambers for the expansion of the College Hill Historic District.
3. The Procedures and Guidelines committee has met to review the final draft of the Historic District Zoning Ordinance, Article V, Special Zones. Copies were distributed to the Commission members.

On a motion by Councilman Annaldo and seconded by Mrs. Williams,

THE COMMISSION VOTED TO APPROVE THE RECOMMENDATION OF THE SUB-COMMITTEE TO APPROVE THE ORDINANCE AS SUBMITTED. A LETTER WILL BE SENT TO COUNCILMAN THOMAS GLAVIN APPROVING THE RECOMMENDATION.

The staff noted that legislation is pending before the General Assembly that would allow the Commission to charge application fees and a section for this would have to be added at a later date if it passes.

Thanks went to the sub-committee members: Stephen Gordon, Antoinette F. Downing, Tina Regan, Cornelis deBoer, Clark Schoettle, Anna Esposito and the staff for producing a workable document. Thanks also went to Alison Holm from the Law Department.

4. The staff reminded the Commission that the annual preservation conference of the R.I. Alliance of Historic District Commissions will be held on Saturday, April 28, 1990 in Warwick. All members should try to attend at least one conference a year in accordance with CLG regulations.

PROJECT REVIEW:

1. 48 Bainbridge Avenue - A presentation for repair, replacement in-kind of clapboards and trim, removal of vinyl siding and preparation of the surface for painting was given by Mr. Steve Conti, attorney for the owners, Mr. & Mrs. DeVito. JoAnn DeVito was also present. Rotted wood would be replaced or repaired to match the existing. A 3' aluminum gutter would be replaced on a section of the south side. The soffit area on the north side will be repaired.

The Commission offered technical assistance on appropriate paint colors if the DeVitos would like guidance.

On a motion by Mr. Nathanson and seconded by Councilman Annaldo.

THE COMMISSION VOTED TO APPROVE THE APPLICATION AS PRESENTED PROVIDED THAT THERE ARE NO STRUCTURAL CHANGES TO THE BUILDING. THE APPROVAL IS CONSISTENT WITH STANDARD #6:

#6 "Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by physical evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."

Representative Rickman and Mr. Gordon did not vote as they were not present for the discussion.

2. 486 Broadway - A presentation for a sign for 486 Broadway was given by Tom Parente, tenant and owner of Parente's Sandwich Shop. The staff noted that there had been a previously existing illegal sign which came down after the building sustained a serious fire in 1989.

The proposed sign is a wood 2' X 5' sign placed flush against the building facing Broadway. The background is dark green with white letters and a black molding.

The Commission suggested using M.D.O. plywood for the sign. The Commission further suggested using two dark green or black gooseneck lights over the sign for proper lighting. The existing signage in the window will be removed when the new sign is erected.

The Commission stated that the molding should be 3/4" without a frame.

On a motion by Representative Rickman and seconded by Councilman Annaldo

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN WITH THE RECOMMENDATIONS OF THE COMMISSION AS NOTED: TWO GOOSENECK FIXTURES, 3/4" MOLDING, AND M.D.O. PLYWOOD, AND BASED ON THE PLANS PRESENTED.

3. 357 Benefit Street - A presentation for a connector to the east elevation of 357 Benefit Street was given by Martha Goodwin, architect, of Irving Haynes and Associates. It was noted that Corrie deBoer, a member of the firm and the Commission was absent from the meeting. Robert Emlen of the John Nicholas Brown Center was also present.

It was noted that 357 Benefit Street is a National Historic Landmark and that the present structure is undergoing major extensive renovation and reconstruction in order to preserve the structure.

The proposed connector will be in the location of the bulkhead which was constructed in the 1920's. The bulkhead has been removed so that the sills could be replaced. (It has been documented and could be reconstructed). The rear of the house has serious water problems. The removal of the bulkhead, and the design and construction of the proposed connection would match the existing wood and glass connector along the back of the house and the library wing which was done in the 1920's. The addition is 6'6" wide and 9'8" to the cornice line with another 2'2" for the metal roof.

The Commission stated that if they approve the connector then they will technically be approving a new basement access which is proposed along the south side of the house. Plans and details for the new basement entrance have not been submitted. Therefore, approving the connector without seeing the plans for the south access could put the project at risk.

The Commission and the applicant agreed to continue the application and to set up a group site visit to 357 Benefit Street for Monday, May 14, 1990 at 4:00 P.M.. Conceptual drawings for the new egress and the connector will be presented at the next meeting, May 21, 1990.

4. 67 Stimson Avenue - an informal discussion for a porch addition to 67 Stimson Avenue was requested by Susann Mark, owner. Ms. Mark would like to remove an existing bulkhead and deck, construct a screened porch and add a mud room. The porch would be at the north side of the house and would not be visible from the street.

The Commission suggested that the overall size should be reduced and set back from the original house. A shed roof was also suggested.

Ms. Mark will work with her architect and submit a formal plan.

OTHER BUSINESS:

1. The Commission set the next meeting date for Monday, May 21, 1990, as the 4th Monday is Memorial Day.
2. The Commission discussed changing the time of the regular meeting until 4:00 P.M.
3. The owner of 55-57 Benefit Street has been notified of non-compliance of plans. Merlin DeConti's office will start the appropriate legal proceedings.
4. 38 Congdon Street - contact owner and contractor to note that fence along the stone walled parking area is not being constructed according to approved plans.
5. The staff met with Joe Elliot from the Elmwood Foundation last week to tour two (2) areas of Elmwood that the neighbors would like to have local historic districts, North and South Elmwood.
6. The Commission discussed the present staff situation. The Planning Department is currently creating a job description for the staff with a new title to fit into the framework of the department and titles as they are currently spelled out by personnel rules and regulations.

An additional staff person with historic preservation planning background is still in the budget.


The Commission expressed concern over the loss of the title "Executive Director" for the current staff. It was pointed out that other Commissions have executive directors, such as the Providence Human Relation Commission, which is also appointed by the Mayor. The public perception of a strong Commission with a strong staff title is very important and loss of such could disrupt what has come to be an orderly process. While the existing Mayor and Planning directors are all honorable people and have been very supportive of the Historic District Commission, keeping the executive director staff title will help to transfer the Commission into a new administration. Perhaps keeping the title of executive director while using "Supervisor of Historic Preservation" within the department's framework would be a solution.

The Commission unanimously agreed to send its recommendation that the current staff title of Executive Director be retained to Tom Moses.

7. Representative Rickman informed the members that 90H-8148 has been amended and passed by the House to allow Historic District Zoning enforcement to go to Housing Court. Copies will be sent to the members as soon as they are available. The staff and Merlin DeConti testified with Representative Rickman before the House Judiciary Committee.
8. The sub-committee on Procedures and Guidelines scheduled their next meeting for May 10, 1990 at 8:30 A.M..

There being no further business the Commission adjourned at 5:30 P.M..

Respectfully submitted,

  
Mary Packard Turkel  
Executive Director

Karen L. Jessup  
~~MONITORING~~  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, APRIL 23, 1990  
3:00 P.M.  
PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A. Call to Order
- B. Minutes of the Meeting of March 26, 1990
- C. New Business
  - 1) Procedures and Guidelines Committee
- D. Project Review:
  - 1) 48 Bainbridge Avenue - repair and replacement of clapboards, trim and moldings for purposes of repainting.
  - 2) 486 Broadway - new sign on building fascia - 2' x 5'.
  - 3) 357 Benefit Street - removal of bulkhead, construction of connector, west elevation.
  - 4) 67 Stimson Avenue - informal presentation of rear porch and mudroom addition.
- E. Other Business
- F. Adjourn



Karen L. Jessup

~~ANTOINETTE F. DOWNING~~

CHAIRMAN

MARY TURKEL

EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.

MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 26, 1990, at 3:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island 02903.

#### MEMBERS PRESENT:

Karen L. Jessup, Chairman  
Tina Regan, Vice Chairman  
Antoinette F. Downing  
Cornelis deBoer  
Anna Esposito  
Representative Ray Rickman  
Clark Schoettle  
Rita Williams  
Councilman Andrew Annaldo  
Stephen Gordon  
Morris Nathanson

#### STAFF:

Mary Packard Turkel  
Thomas E. Deller, AICP - Planning

CALL TO ORDER: There being a quorum present the meeting was called to order at 3:20 p.m. Mrs. Jessup presiding.

#### MINUTES:

The minutes of the meeting of February 26, 1990 were distributed and read. On a motion by Mrs. Downing and seconded by Councilman Annaldo

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES AS READ.

NEW BUSINESS:

1) Mrs. Jessup set a date for a meeting of the Procedures and Guidelines Committee for April 11, 1990 at Mr. Gordon's office. Staff was requested to have revised and updated copies of the Historic District Zoning Ordinance to the Committee members before the meeting.

2) Representative Rickman announced for the record that Mrs. Jessup was sworn in today right before the Commission meeting by Mayor Joseph R. Paolino, Jr. and that Mrs. Antoinette F. Downing has stepped down as Chair but will remain on as a regular Commission member.

PROJECT  
REVIEW:

- 1) 393 Cranston Street - A presentation for the proposed parking and landscaping plans for 393 Cranston Street was given by Mr. William Floriani, Department of Planning and Development, City of Providence. Staff noted that this project is a continuation of previously reviewed and approved plans to demolish a gas station on this lot. The Commission requested that the applicant submit detailed site plans. Staff also noted that the plans call for a 4' board fence which in fact will be a 1' high granite retaining wall to delineate the parking and landscaping area.

The Commission expressed concern over having access on Cranston Street and Chapin Avenue which is a very busy corner. The lot contains 3 parking spaces with 2 additional spaces at the rear of the Chapin Street building. Parking would be used by the residents at the rear of the lot. The Commission stated that the Chapin Street access should be closed off and the developer should have one means of egress in and out of the parking area.

On a motion by Representative Rickman and seconded by Mr. Nathanson

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE DESIGN AS PRESENTED WITHOUT THE BOARD FENCE, WITH THE CONDITION THAT THE CURB CUT ON CHAPIN STREET BE ELIMINATED AND THAT THE LANDSCAPING DETAILS BE WORKED OUT WITH THE STAFF. THE PLANS ARE CONSISTENT WITH STANDARD #9:

- #9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Mrs. Jessup stated she would work with the staff and applicant if necessary. It was noted by Mr. Floriani that the PRA must also approve the plans.

- 2) 76 South Main Street - continuation of application. A presentation for storefront windows and an awning for 76 South Main Street was given by Mr. Paul Weber, designer. Also present were Mr. William Goddard - owner, Mr. Ture Tefvesson and Mr. George Warren, tenants. The staff noted that this project was reviewed at last months' hearing but due to the nature of the vote (4-3) no action was taken. The applicants are submitting a design for 3 plate glass storefront windows with 10 light transoms. In addition, the applicant is seeking approval for a black retractable awning for over the storefront. Mr. Weber presented historic photographs showing awnings on this storefront at two different time periods. After discussions with staff, Mr. Weber felt that the design for the 10 light transom was more consistent with the glazing size of the double hung windows in the upper stories.

Mr. Nathanson suggested lengthening the sign so that it goes over the entire storefront windows and the awning.

On a motion by Mr. Nathanson seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE AWNING AND HAVE THE BELT SIGN EXTENDED THE FULL WIDTH OF THE STORE FRONT WINDOWS. ALSO, THE AWNING SHOULD EXTEND THE FULL WIDTH OF THE STOREFRONT.

The Commission reviewed the plans for the storefront windows including those submitted at previous meetings. After much discussion, the Commission and the applicant stated that the design submitted at the previous hearing for the plate glass storefront windows with the 3 light transom, design #1, was the most preferable window treatment.

On a motion by Mr. Schoettle, seconded by Councilman Annaldo

THE COMMISSION VOTED TO APPROVE THE STOREFRONT DESIGN #1 HAVING PLATE GLASS WINDOWS WITH A 3 LIGHT TRANSOM AS BEING CONSISTENT WITH STANDARDS #9 & 10:

- #9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- #10) Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

APPROVE

Morris Nathanson  
Corrie deBoer  
Steve Gordon  
Karen Jessup  
Rita Williams  
Councilman Andrew Annaldo  
Clark Schoettle  
Antoinette F. Downing

DENY

Tina Regan  
Representative Ray Rickman

- 3) 109 Transit Street - A presentation for the reconstruction of a central chimney and the addition of a skylight in the east elevation of the ell roof was given by Mr. Paul Evans, owner. Mr. Evans would like to reconstruct the central chimney which was removed above the ridge sometime in the past. The existing stack and attic framing would be used to determine the size. From the ridge up, the chimney would be a straight rectangular run with simple corbelling at the top. The chimney would be similar to other chimneys in the neighborhood of similar federal houses. No historical photographs could be found. If old brick cannot be found, 1 3/4" x 7 1/2" brick pavers will be used. The chimney top will have a blue stone cap.

The proposed skylight is for the east side of the ell roof. It is not visible. It would provide light and ventilation for an existing hallway. The size of the skylight is 21 1/2" x 38 1/2".

On a motion by Mr. Gordon, seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE RECONSTRUCTION OF THE CHIMNEY AS PRESENTED AS BEING CONSISTENT WITH STANDARD #6:

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic or physical, evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

On a motion by Representative Rickman, seconded by Councilman Annaldo

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PROPOSAL FOR A SKYLIGHT TO THE EAST ROOF OF THE ELL AS BEING CONSISTENT WITH STANDARD #9:

- #9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- 4) 354 Broadway - A presentation for the demolition of an existing garage and the creation of surface parking at 354 Broadway was given by Dr. Paul DeCesare, owner. Dr. DeCesare stated that the Commission approved a new sign design for him in November 1989. It has not been erected at this time because when applying for a building permit, it was noted that a change of use from residential to commercial had never been applied for. Because he has to go through the time and expense to address the zoning issue, Dr. DeCesare thought this would be the appropriate time to also apply for the parking.

The staff noted that the garage is a non-contributing structure and it is in poor condition, especially the west facade. The green space and iron fence around the building however, are significant and contribute to the overall historic character of the building.

Dr. DeCesare stated that parking in the area is a major problem. This building has been used as a doctor's office for over 60 years. The applicant stated that he spoke to his neighbors about creating parking and they had no objections.

The garage is currently been rented for parking by people in the neighborhood. The Commission noted the following concerns:

- 1) The owner is not under any mandate from zoning or any other municipal office to create more parking. The request is for his benefit only. The new sign would require a special exception to a non-conforming use (R-4 zone)
- 2) The loss of the garage and replacement with an asphalt parking area would have a negative impact on the surrounding residential character of the area.
- 3) The site plan as submitted does not in any way indicate what the area would look like without the garage or the impact it would have on the existing important historic building, the iron fence or the setting of the building in relationship to the historic landscape.
- 4) The plans do not give the Commission anything to react to.
- 5) If surface parking is approved it must be properly landscaped.
- 6) The Commission is concerned that the "parking lot" would not be secured at night.
- 7) The site plan as submitted is inaccurate as four cars cannot fit on the south lawn as indicated.
- 8) The landscape setting of this building frames the architecture.

On a motion by Mr. Nathanson, seconded by Mrs. Downing,

THE COMMISSION VOTED UNANIMOUSLY TO HAVE THE APPLICANT SUBMIT A DETAILED PLAN AND PERSPECTIVE OF THE PROPOSED SITE SHOWING HOW THE AREA WOULD BE SCREENED FOR PARKING IF THE GARAGE WERE TO BE DEMOLISHED. THE STAFF WILL WORK WITH THE APPLICANT TO ASSURE DEVELOPMENT OF PROPER PLANS.

- A) with the garage
- B) without the garage
- C with the removal of the requested lawn area

The Commission and the applicant agreed to continue the application .

- 4) 94 Angell Street - A presentation for final approval of plans for the reconstruction of the west porch at 94 Angell Street was given by Mr. Matthew Shilling, owner.

The staff noted for the record that when the application was reviewed by the Commission in December 1989 a sub-committee consisting of Mr. deBoer, Mr. Schoettle and staff was appointed by Chairman Downing to work with Mr. Shilling. No formal action was taken by the Commission. The sub-committee worked with the applicant on site with plans and revised drawings. Mrs. Turkel stamped and signed the drawings on March 8, 1990 without realizing that the Commission had not formally voted on the matter. It is on the agenda today requesting formal approval of the sub-committees' recommendation.

Mrs. Shilling stated he has changed several things on site since the drawings were submitted. On a motion by Mr. deBoer, seconded by Mrs. Downing

THE COMMISSION VOTED: TO APPROVE THE RECOMMENDATION OF THE SUB-COMMITTEE, AND THAT THE REVISED SUBMISSION BEFORE THE BOARD BE APPROVED AND THAT DETAILS OF THE DRAWINGS FOR CONSTRUCTION BE WORKED OUT IN-HOUSE WITH THE STAFF AND THE SUB-COMMITTEE ON SITE.

Mr. Gordon abstained.

Mr. Gordon explained for the record that he abstained because in the past the Commission has prevented applicants from taking the most expedient way out when making repairs. Even if they had begun repairs, the Commission has often made them go back and do that which is proper. In this case, the proper way to reconstruct the porch was a major undertaking and perhaps beyond the means of this owner. The Commission has not been consistent in this case. Based on the sub-committee's recommendation, Mr. Gordon abstained instead of voting against the motion.

Mrs. Jessup suggested that the Procedures and Guidelines Committee should take up the issue of dealing with economic hardship.


Mr. deBoer stated that a grants program is needed to help owners do the proper restoration work for their buildings.

NEW BUSINESS:

- 1) The Commission requested the staff to write to Merlin DeConti and the owner of 55-57 Benefit Street, stating that the porch and railings are not in compliance with the approved plans and requesting that the Director take the appropriate enforcement action.
- 2) The Commission discussed a number of items at 98 Congdon Street that are not in compliance with the approved plans for the restoration work and garage addition. The Commission directed the staff to write to the owners requesting that a site visit be made to discuss the changes done without Commission approval.
- 3) Representative Rickman stated that the legislation before the House (H-9820) that would permit the City to levy application fees will be coming up for a hearing soon. The other piece of legislation, H-8148, which would allow enforcement of historic district's decisions to go to the Housing Court before Superior Court will also be coming up for a hearing.

There being no further business, the Commission adjourned at 5:35 p.m.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Director



Karen L. Jessup

~~PROVIDENCE HISTORIC DISTRICT COMMISSION~~

CHAIRMAN

MARY TURKEL

EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.

MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

MONDAY, MARCH 26, 1990

3:00 P.M.

PROBATE COURT - 5th FLOOR

CITY HALL

PROVIDENCE, RHODE ISLAND 02903

- A) Call to Order
- B) Minutes of the meeting of February 26, 1990
- C) New Business
  - 1) Procedures and Guidelines Committee
- D) Project Review:
  - 1) 76 South Main Street - Revised plans for storefront windows.
  - 2) 109 Transit Street - Reconstruct center chimney; skylight on east roof of ell.
  - 3) 354 Broadway - demolition of rear 3 car garage for surface parking; removal of small section of fencing along Knight St. to allow for surface parking for four cars.

PLEASE MAKE A SITE VISIT!

PHDC AGENDA

MARCH 26, 1990

D) Project Review cont'd

4) 94 Angell Street - continuation of application -  
formal action on sub-committee  
site visit for reconstruction  
of west porch.

5) 393 Cranston St. - Review of site plan for parking  
and landscaping.

E. Other Business

F. Adjourn

ANTOINETTE F. DOWNING

CHAIRMAN

MARY TURKEL

EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.

MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, February 26, 1990, at 3:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island 02903.

#### MEMBERS PRESENT:

Antoinette F. Downing, Chairman  
Tina Regan, Vice Chairman  
Cornelis deBoer  
Anna Esposito  
Representative Ray Rickman  
Clark Schoettle  
Rita Williams

#### MEMBERS ABSENT:

Councilman Andrew Annaldo  
Stephen Gordon  
Morris Nathanson

#### STAFF:

Mary Packard Turkel  
Joseph A. Bevilacqua - Council  
Thomas E. Deller, AICP - Planning

#### GUESTS:

Karen L. Jessup

#### CALL TO ORDER

There being a quorum present, the meeting was called to order at 3:10 p.m., Mrs. Downing presiding.

#### NEW BUSINESS:

Mrs. Downing introduced and welcomed Mr. Joseph A. Bevilacqua and Mrs. Karen L. Jessup. Mr. Bevilacqua is the legal council assigned to the Commission and will regularly attend the Commission meetings and provide legal advice to the Commission. Mrs. Jessup has agreed to take over the job as the Providence Historic District Commission Chairman. Mrs. Downing will remain on the Commission as a regular member. This change is scheduled to take place during the month of March. The appointment will be made by Mayor Paolino and reviewed by the City Council. Mrs. Downing also announced that Thomas Deller will regularly attend the Commission meetings as a representative of the Planning Department.

MINUTES: The minutes of the meeting of January 22, 1990 were distributed by mail. Mrs. Regan noted that she did not agree with Mr. Gordon's comment that she was "excited about the concept" of the addition to 104 Congdon street as noted in the Minutes. On a motion by Representative Rickman and seconded by Mrs. Regan, the Commission voted to approve the minutes as corrected. Mr. Schoettle was absent for the vote.

PROJECT REVIEW:

- 1) 76 South Main Street - a presentation for revised drawings to the storefront of 76 South Main Street was given by Mr. Paul Weber, designer. Mr. William Goddard, owner and Mr. George Warren, tenant were also present.

Mr. Weber presented four design schemes for the windows, however, design #1 was the only one discussed. The design as presented was for three plate glass windows with a three light transom.

Mr. deBoer noted that he did some research on storefronts after the last meeting. Although plate glass was available in this country by the mid 1830's, it was uncommon, it was imported and it was limited to approximately 2' X 3' sizes. Larger plate glass was available by the late 1840's but was rare. The intent was to have as much glass as possible as technology allowed. The earliest photos of the storefront are of the 1870's or 1880's and show a single glass with no transom. Other photos showing earlier designs are very vague. Given the fact that a transom line has been established over the doors, a transom above the windows would be appropriate to tie the five bays together visually.

Mrs. Downing agreed and found that the existing windows are a "colonial" scale and typical of the Williamsburg type restorations that were common in the early 60's and are not historically correct for this early victorian commercial building. The new design has a clearer size relationship to the original. Representative Rickman feels that although the buildings are attached, they are two distinct buildings. One has dormers, one has a cast iron storefront, slate roof, etc. They were never the same. He does not see a business necessity for changing the windows.

Mrs. Regan also sees them as two separate buildings and has grown accustomed to the existing windows. The early photos show a number of changes including the doorway. This design is not historically accurate.

Mrs. Esposito stated she was not here at the last meeting. She agrees with Mr. deBoer but likes the existing windows. The designs are based on preference and not need.

Mr. Goddard stated that although Code Enforcement did not require the tenants to put safety glass in the storefront windows, as a building owner and as tenants they are concerned about the issue of liability whether or not it's required by Code.

On a motion by Corrie deBoer and seconded by Rita Williams

THE COMMISSION VOTED TO APPROVE THE WINDOW TREATMENT INDICATED AS #1 IN THE SUBMISSION AS BEING CONSISTENT WITH STANDARDS 9 AND 10:

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Approve

Mr. deBoer  
Mr. Schoettle  
Mrs. Williams  
Mrs. Downing

Deny

Representative Rickman  
Mrs. Regan  
Mrs. Esposito

Five votes are needed to approve or deny the motion. The motion did not carry. The Commission stated that the applicant could submit a new proposal.

Those voting to deny the application cited Standard #4:

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

If the applicant has a new proposal they can resubmit it to the Commission.

- 2) 320 South Main Street - A presentation for revised drawings for 320 South Main Street was given by Mr. Richard Kuehl, architect, addressing details of the canopy and the rear deck and stairs. The canopy has been reduced to 3' X 4' with a decorative bracket. The rear deck and stairs have been modified showing turned balusters and decorative posts. The Commission stated that the overall character of the design is more appropriate to this simple Federal building but requested that the following items be modified:
  - a. the bracket under the canopy should be simplified and reduced in scale to comply with the size of the canopy;
  - b. the balusters should be square instead of turned;
  - c. the post caps should be simple ball caps;
  - d. the bottom rail along the deck should be lowered.

On a motion by Mrs. Regan and seconded by Representative Rickman:

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE REVISED PLANS WITH THE ABOVE DETAILS a - d REVISED. THE PLANS WITH REVISIONS ARE CONSISTENT WITH STANDARD #'s 9 & 10:

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Revised drawings are to be submitted to the staff for final approval.

- 3) 391-393 Cranston Street - A presentation for demolition of an existing gas station at 393 Cranston Street was given by Mr. Robert Yeremian of the Department of Planning and Development. Mr. Yeremian stated that this is a Providence Redevelopment Agency parcel.

The City will be working with developers of the two adjacent houses on Wendell Street to improve the area. The lot that the gas station is on is needed for parking. It was the recommendation of the West End Project Area Committee that it be demolished and a landscaped parking area for 3 cars be created.

Mrs. Turkel noted that the gas station is mid 20th century and a non-contributing structure to the Broadway/Armory National Register Historic District.

The Commission stated that the site plan showing parking and landscaping is to be submitted for review.

On a motion by Corrie deBoer and seconded by Representative Rickman

THE COMMISSION VOTED TO APPROVE THE DEMOLITION OF THE GARAGE AS ITS' LOSS WOULD NOT HAVE AN ADVERSE IMPACT ON THE HISTORICAL OR ARCHITECTURAL SIGNIFICANCE OF THE STRUCTURE OR THE SURROUNDING STRUCTURES. IN ADDITION IT WOULD BE A MAJOR IMPROVEMENT TO THE NEIGHBORHOOD.

Mrs. Regan abstained. The 2 month delay period is waived.

- 4) 151 Broadway - a presentation for exterior changes to 151 Broadway was given by Mr. Richard Amato, owner. Mr. Amato stated that 151 Broadway will be the main headquarters for KPI Properties and 151 Broadway Associates, and that they would like to improve the street image of the building. Associate Ed Webb was also present. Mr. Amato proposed the following:

- a) Add awnings along the front and at the Dean Street side entry. The color of the awnings would be dark green solid tweed;
- b) Change the color of the existing curtain wall inserts to a light green;

- c) Add a rooftop sundeck which will not be visible from the street;
- d) Add HVAC units to the rooftop
- e) Add a new stair case on the roof to access the new sundeck;
- f) block up the existing rear loading door.

Mrs. Turkel noted that this building is listed as a non-contributing structure as of the most recent survey in 1987. This block is not in the National Register but many of the buildings are National Register eligible. This building is, however, a very good example of the International Style of Architecture which has recently won recognition in a Burlington, Vt. court case. The members and applicant were each sent a copy of an article on this case.

Mr. Amato stated this is basically a 25,000 sq. ft. building which is vacant. They would like to dress up the front and make it more attractive with retail and restaurant on the first floor and office space above. They would make changes primarily through the use of color and landscaping. The curtain wall inserts would be spray painted.

The Commission was concerned about the amount of green on the front of the building and the number and placement of the awnings. The Chairman appointed a sub-committee consisting of Corrie deBoer, Clark Schoettle and staff to meet on-site with Mr. Amato to review the color of the inserts and the placement of the awnings.

On a motion by Corrie deBoer, seconded by Representative Ray Rickman

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE:

- 1) Plans for the HVAC units
- 2) Staircase, with details to be submitted
- 3) Addition of sundeck
- 4) Bricking in the rear yellow loading door
- 5) Changing the rear double loading doors to a glass rear entry door with canopy



6) Plantings along Broadway

Conceptual Approval:

- 1) Awnings on the front and at the Dean Street Entrance
- 2) Changing the color of the curtain wall inserts.

Approvals are consistent with Standard's 9 & 10:

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Detailed plans for the design of the sundeck railings need to be submitted.

The sub-committee will work with Mr. Amato for final in-house approval.

- 5) 104 Congdon Street - a presentation for a proposed addition to 104 Congdon Street was given by Mr. William Kite, Architect and Mrs. Myrna Hall, buyer. Michele Christianson of R.I. Hospital Trust Bank representing abutting neighbor Mrs. Mauran, was also present.

The proposed addition is 2 stories plus a basement at the rear of the house (west) approximately 20' x 20' and contains approximately 1000 sq. ft. This is a continuation of an informal presentation given to the Commission at the January 22, 1990 meeting. The Hall's would like to add to the rear of the house which is quite small. They would like to keep the old and expand the rear taking advantage of the view. The house had many insensitive additions over the years including raising the front half to create a 2 story house along Congdon Street and many bays, decks and dormers on the rear.

There is an existing garage which they would keep but change the flat roof to gable in front/hip on rear with cedar shingles. This would create a buffer with neighboring 98 Congdon Street.

The rear of the house is not easily visible except from Smith Hill and downtown. All along Congdon Street there is a rhythm of gable roofs from a distant view. Mr. Kite would extend living space with the use of large amounts of glass at the rear. Much of it would be in shadow created by the extended second story gable roof structure. The building, like most all of the buildings along Congdon Street, is very two-sided.

Ms. Christiansen stated that she is representing Mrs. Mauran at 110 Congdon Street. Mrs. Mauran is supportive of the design but does not want the landscaping along the property line disturbed during construction.

Mr. Kite & Mrs. Hall stated that everything possible will be done not to disturb the landscaping during construction.

Mrs. Downing asked for comments from the members.

Mrs. Esposito liked the design.

Mrs. Williams liked the design.

Mr. Schoettle would like to see the gable roof have more pitch.

Mr. deBoer said it was a good design for the site. Would also like to see the pitch of the gable roof changed. Roof looks too light for the heaviness of the columns.

Representative Rickman - How does it look from Pratt Street? Has a very modern feeling.

Mrs. Regan is concerned about shallow pitch of gable. The roofline is the most visible part.

It was noted that a zoning variance is needed for the north side yard. The architect will continue to work with the Commission through the design development process.

On a motion by Representative Rickman and seconded by Mrs. Esposito:

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPTUAL DESIGN OF THE ADDITION TO 104 CONGDON STREET AS BEING CONSISTENT WITH THE PROVIDENCE HISTORIC DISTRICT NEW CONSTRUCTION GUIDELINES AND WITH STANDARD #9:

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

The color of the addition and the original house will be in earthy tones.

- 6) 29 South Court Street/68 Meeting Street - A presentation for a new construction project at the parking lot at 29 South Court & 68 Meeting Streets was given by Steve Lerner, architect. Also present were Christian Ladds, associate and Irwin Loft, principal with the developers, Capital Center Associates.

Mr. Lerner gave a preliminary presentation of a design for two apartment buildings containing six (6) units on the site between Meeting and South Court Streets (and Congdon and Benefit Streets). The site is presently a parking lot for fourteen (14) cars.

Mr. Lerner is seeking preliminary approval so the owners can proceed to zoning. Upon receiving the necessary zoning variances, further documentation will be shown to the Commission so the design can be further developed. Mr. Lerner stated that a 1926 insurance map shows two (2) buildings on this lot built close to the lot lines. The neighborhood is predominately student housing.

There is a grade change of approximately 10' between Meeting and South Court Streets. There is also a grade change in the width of the lot. The height of the retaining walls stepping down the hill are almost a story high. Most of the surrounding buildings sit on a basement which is above grade and a livable space. The intended use of the "basement" level of the new construction is parking for nine (9) cars with garage doors on both streets. The two proposed buildings will sit on this "parking base".

The following zoning variances are needed:

1. lot area per dwelling unit (R-4)
2. lot coverage
3. front yard
4. side yard
5. rear yard
6. lot area

The Commission expressed concern over the following:

1. violation of zoning in every way possible;
2. loss of existing fourteen (14) parking spaces for the neighborhood;
3. overall impact on the neighborhood and the impact that the increased density would have on the surrounding conditions;
4. buildings appear as though they are siting on a podium - need a stronger transition from the base element to the building siting on top of it;
5. too close to the building to the west - does not allow for adequate light, fire separation is a serious issue;
6. window fenestration needs further study, perhaps interior needs to relate better to exterior design considerations.

Mr. deBoer thought the massing was okay, but the overall design needs to fit more closely into the fabric of College Hill.

Mrs. Downing stated that she thought the design doesn't work on that lot and that it's unfair to bring a project before the Commission that has to have a variance for every zoning requirement. Zoning was meant to protect areas from this type of planning.

The Commission stated that it appears to be an unnatural design characteristic of a house to be so closely spaced. The open covered stairway between the buildings gives a tenement housing character to the design. Perhaps the owners should consider reducing the number of units to four (4). The six (6) units requested seem like an excessive situation in terms of lot coverage. The Commission and architect spoke in general terms of changing the design form to that of an apartment building instead of a single family house.

PHDC MINUTES  
FEBRUARY 26, 1990  
PAGE 11

Mrs. Downing stated that although the Commission does not review zoning issues, that zoning issues can and do have an impact on the design elements. This is very apparent in this design presentation.

Mr. Lerner will review the Commission's comments with the owners and decide how they will proceed. Owner, Mr. Loft, and the Commission agreed to continue the application.

There being no further business, the Commission adjourned at 6:40 P.M.

Respectfully submitted,

Mary Packard Turkel  
Executive Director

MPT/bms

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, FEBRUARY 26, 1990

3:00 P.M.

PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND

- A) Call to Order
- B) Minutes of the Meetings of January 22, 1989.
- C) Old Business
- D) Project Review:
  - 1. 76 South Main Street - continuation of application - revised plans for storefront windows.
  - 2. 320 South Main Street - continuation of application - revised detailed drawings of door hood, rear deck and stairs.
  - 3. 391 Cranston Street - demolition of gas station for landscaped parking area. Providence Redevelopment Agency parcel.
  - 4. 151 Broadway - proposed "upgrading" of building exterior to include awnings, paint, landscaping, roof top deck.

PLEASE MAKE A SITE VISIT

- 5. 104 Congdon Street - new construction - formal presentation for conceptual approval of rear addition (reviewed informally at January 22, 1990 hearing).
- 6. 29 South Court Street/68 Meeting Street - new construction - proposed construction of two buildings for rental apartments - six (6) units.

PLEASE MAKE A SITE VISIT

PAGE 2

AGENDA

FEBRUARY 26, 1990

E) Other Business

F) Adjourn

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 22, 1990, at 3:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island 02903.

MEMBERS PRESENT: Antoinette F. Downing, Chairman  
Tina Regan, Vice Chairman  
Councilman Andrew Annaldo  
Cornelis deBoer  
Stephen Gordon  
Representative Ray Rickman  
Clark Schoettle

MEMBERS ABSENT: Rita Williams  
Anna Esposito  
Morris Nathanson

STAFF: Mary Packard Turkel

CALL TO ORDER There being a quorum present, the meeting was called to order at 3:15 p.m., Mrs. Downing presiding.

MINUTES: The minutes of the meetings of November 27, 1989 and December 18, 1989 were read. On a motion by Representative Ray Rickman, seconded by Councilman Andrew Annaldo, the Committee voted to approve the minutes. (Mr. Gordon was absent for the vote).

### PROJECT REVIEW

- A) 230 South Main Street - a presentation for a guard house in the parking lot of Plantations Condominiums was given by Mr. Richard Reynolds, Managing Agent. Mr. Reynolds explained to the Commission that the Condominium Association would like a security guard to help with the problem of vandalism.



The guard house would be placed in the center of the parking area. It would be constructed of wood with clapboards, windows, doors, roofing, etc., to match the existing detail of the condominiums.

On a motion by Mrs. Regan, seconded by Mr. deBoer, THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE CONSTRUCTION OF THE GUARD HOUSE AS BEING CONSISTENT WITH STANDARD #9:

Standard #9: "Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

The staff noted that this 18 building complex was built in 1974 and is non-contributing to the College Hill National Register Historic District.

- B) Brown University Dormitory - Power, Charlesfield, Brook and Thayer Streets - modifications to the conceptually approved plans for the new Brown dorm were presented by Carol Wooten of Brown University and Marta Rudski, architect.

Ms. Rudski noted that Brown has recently acquired the commercial block along Brook Street. Access needs to remain for the future development of this portion of the block and therefore the service entry for the dorm has now been moved from Charlesfield to Power Street. There would be approximately 4-6 mini vans per day and trash pick up using the service entry. The entrance would be screened from Power Street with a gate. In addition, the location of the faculty apartment has been shifted to the Charlesfield Street side. Detailed plans for the mechanical space were discussed defining the overall size and showing metal louvers between the "chimneys". An 8' high iron fence and landscaping surround most of the dorm.

Ms. Rudski presented a sample of the brick to be used on the building but would like it without the light variation. The bays and area between the windows and below the cornice line will be either wood clapboards or metal panels. The windows have white metal frames with precast sills and soldier course lintels, and water shed brick with some rustication at the base. The overall feeling is "traditional". The brick color would be similar to Wriston Quad. The dorm sets back 17 1/2' from the property lines.

The Commission expressed concern over the following:

1. visibility of the handicap ramp on Power Street;
2. lack of articulation on the south east corner facing Power Street;
3. 10'-12' height between window sills and ground level along Power Street;
4. main entrance and service entrance need more detail;
5. material on the bays and the area below the cornice need further study.

Brown stated that:

1. the handicap ramp will be behind the fence and will be screened with shrubbery.
2. the south east end of the complex facing Power Street will be studied further;
3. perhaps the land could be buried along Power Street to lessen the impact of the height of the windows from the ground level;
4. the details of the main entrance and the service entrance will be studied further;
5. the material on the bays and the areas between the upper windows and below the cornice will be either wood or metal panels.

On a motion by Representative Rickman and seconded by Councilman Annaldo, THE COMMISSION VOTED TO ALLOW BROWN THE OPTION OF USING EITHER METAL OR WOOD PANELS FOR THE FACING OF THE BAYS AND THE AREAS BETWEEN THE UPPER WINDOWS AND BELOW THE CORNICE. FINAL DETAILS ARE TO BE SUBMITTED TO THE STAFF AND THE COMMISSION MEMBERS ARE TO BE NOTIFIED.

On a motion by Mr. deBoer and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE BRICK SAMPLE WITHOUT THE LIGHT VARIATIONS. THE STAFF WILL REVIEW THE BRICK MOCK-UP ON SITE .

On a motion by Mr. deBoer and seconded by Councilman Annaldo, THE COMMISSION VOTED TO APPROVE THE CHANGE IN THE SERVICE ENTRANCE FROM CHARLESFIELD TO POWER STREET AS SHOWN IN THE DRAWINGS.

All motions are consistent with the Commission's Procedures Relating to New Construction.

Mr. Gordon abstained from voting on all motions.

- C) 76 South Main Street - A presentation for proposed changes to 76 South Main Street was given by Mr. Paul Weber, designer and Mr. William Goddard, owner. Mr. George Warren, tenant was also present.

The following changes were proposed:

1. Replace existing divided light storefront windows with single light glass. Add flush lights in panels below windows.
2. Front door to swing out.
3. Install lights and sign on west elevation as per plans.
4. Install exhaust duct from kitchen on south and east elevations as per plans.
5. Add new side door on south elevation for approved second means of egress.
6. Replace wood transom above front door with glass.
7. Add dormer on roof with new fire escape as per plans.

The staff reported that this building was constructed circa 1846. It is known as the Joseph Mauran/Joseph Balch Building. It is a 4 1/2 story brick commercial building and one of the few of its kind remaining in the City. It is a contributing structure to the College Hill National Register Historic District. The storefront windows which are part of the subject of this application were installed in 1962. The rear of the building is visible from Benefit and Hopkins Street.

There was a great deal of discussion about changing the storefront windows. Although they are not original, they are in excellent condition and energy efficiency is not a concern. At this point in time they are part of the history and development of the building. The single large plate glass windows proposed are no more or less appropriate than what presently exists. The new tenant wants to open a restaurant and would like people to be visible inside from the street view. The owner presented early photos (date unknown) showing a single pane of glass and a transom with roundels. The size of the single large pane in the photo is considerably smaller than what was presented. The proposal as presented is not a restoration but is simply the contemporary whim of a new tenant. Mr. Schoettle noted that the technology for large plate glass was not available when the building was constructed. The original windows were probably 9 lights of glass. The styles and technology for store fronts changed about every 30 years. The Commission must be concerned with retaining the historic character of this well known and highly visible building. The Commission, the applicant and the owner agreed to further study the window configuration until the next meeting. They withdrew the plans as presented.

All other items except #7 (fire escape) were reviewed with minor discussion. The Commission asked that the exhaust duct from the kitchen be painted out a brick color. In addition, the window in the proposed dormer should be casement to meet code. Detailed drawings of the fire escape and dormer need to be submitted to the staff for final approval subject to approval by the fire inspector.

1. On a motion by Mr. Gordon and seconded by Councilman Annaldo, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CHANGES TO THE SOUTH EGRESS DOORS.
2. On a motion by Mr. Gordon and seconded by Councilman Annaldo, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE CHANGING THE TRANSOM ABOVE THE FRONT DOOR FROM WOOD TO GLASS.
3. On a motion by Mr. Gordon and seconded by Councilman Annaldo, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE CHANGING THE SWING OF THE FRONT DOOR.

4. On a motion by Representative Rickman and seconded by Mrs. Regan, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE EXHAUST STACK PROVIDED IT IS PAINTED TO BLEND WITH THE BRICK.

5. On a motion by Mr. Gordon and seconded by Representative Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONSTRUCTION OF A DORMER TO MATCH THE EXISTING DORMERS AT THE REAR (EAST) AND EXTEND THE METAL FIRE ESCAPE TO THE DORMER. THE WINDOW IS TO BE A WOOD MULTIPANED, TRUE-DIVIDED LIGHT CASEMENT WINDOW TO RESEMBLE A DOUBLE HUNG SASH. THIS APPROVAL IS CONDITIONAL ON OBTAINING APPROVAL FROM THE FIRE MARSHALL. DETAILED DRAWINGS ARE TO BE SUBMITTED IN-HOUSE FOR FINAL STAFF APPROVAL.

6. On a motion by Mr. Gordon and seconded by Representative Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN AND LIGHTING INCLUDING THE FLUSH LIGHTS IN THE FRONT PANELS AS PRESENTED IN THE DRAWINGS. THE PLANS ARE CONSISTENT WITH THE COMMISSION'S SIGNAGE GUIDELINES.

Motions 1-5 are consistent with Standards 9 & 10:

"Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

"Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired."

- D) 322 Benefit Street - A presentation for changes to the existing fence and the addition of a parking space was presented by Jack Renshaw, architect. Mr. & Mrs. David Von Hemert were present. Mr. Renshaw stated that the owners need parking. The owners presently park off-site. The only space they have available is on the south boundary of the property. The architect proposed removing two (2) bays from the fence. This would also necessitate a curb cut and moving an existing street lamp approximately 9' to the south.

The driveway material proposed is asphalt. The Commission made the following suggestions: 1. a more appropriate driveway material should be used. Pavers or chipped stone in oil would be acceptable. 2. some sort of gate system should be designed so that privacy in the yard could be maintained and so that a fence will continue along the south property line.

Representative Rickman noted that for the record, he objects to creating parking spaces in areas that were not meant to accommodate cars. The Commission suggested bringing the fence 6" off the south property line so that the neighbors would not object.

On a motion by Mr. Gordon and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE: 1. THE PARKING SPACE, HOWEVER, ASPHALT WILL NOT BE APPROVED; 2. APPROVE SOME SORT OF GATE SYSTEM WITH DETAILS TO BE FINALIZED IN-HOUSE BY STAFF; 3. MOVE THE STREET LIGHT; 4. ALLOW A CURB CUT. ALL ITEMS ARE CONSISTENT WITH STANDARD #9.

"Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment."

Representative Rickman voted no.

- E) 320 South Main Street - A presentation for details of the door hood, balcony and stairs was given by Mr. Charles Millard, contractor, representing Bruce Sundlun.

The canopy is a lead coated copper top. The size is 6' X 4' with a denticulated cornice. The Commission stated that the size of the canopy is very large. Mr. Millard stated that the owner needed something to stand under. The Commission understood that the idea of brackets would be considered. Dentils should be eliminated with a simple molded band. A cast or wrought iron bracket should be considered. The Commission needs more detail.

The railing seems very contemporary in design and cannot be seen in the context of the building from the drawings presented. The pickets go through the bottom rail, railings are different from one another on the same drawing, the second rail should be removed, the posts are too pointed.

Mr. Millard and the Commission agreed to continue the application until the next meeting. Further revised detailed drawings are to be submitted.

(Representative Rickman excused himself at 5:45 P.M.)

- F) 1402-04 Westminster Street - A presentation for changes to 1402-04 Westminster Street was given by Mr. Kenneth Henderson, contractor for Mrs. Maria Constantino. Mr. Henderson proposed repairing and reconstructing where necessary the rear porch (south), remove the existing rotted bulkhead and replace it with a steel bulkhead, rebuild the stairs as closely to the original as feasible, replace the clapboards on the south side.

Staff reported that the building is a 2 1/2 story, slate mansard circa 1895. The dormers are gabled, there is a 2 story corner tower and bracketed trim. It is a side-hall plan double house with an Italianate entry portico. First floor front has a brick veneer.

The Commission noted that it was difficult to determine the proposed work from the lack of detailed drawings that were submitted.

The entire project is basically a reconstruction using stock materials modified to match the original as closely as possible. The newel post at the beginning of the stairs will have a ball cap. The existing bulkhead will be removed and replaced with an inverted steel bulkhead. The spalling brick piers will be repointed and bricks replaced where necessary. Lattice to match the original will be in-between the brick piers. The original 28" height of the railing will be maintained to retain the original character of the porch.

On a motion by Mrs. Regan and seconded by Mr. Schoettle, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH STANDARDS #5 AND #6.

"Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."

"Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."

- G) 78 Congdon Street - a presentation for a fence along the north boundary of 78 Congdon Street was given by Mr. William Kite, architect, representing Mr. & Mrs. Irwin Chase, owners.

The Chase's are required by code to have a fence along the retaining wall (north) from the front fence to the jog in the house where the electric and gas meters exist. The fence is a simplified picket fence which is consistent in overall character to the front fence. It is wood, the height is 3'8".

The Commission requested that the height of the top rail of the fence be the same as the gooseneck on the existing end post of the front fence where they join.

On a motion by Mr. Gordon and seconded by Mr. Schoettle, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE FENCE AS SUBMITTED PROVIDED THE HEIGHT OF THE TOP RAIL OF THE FENCE IS THE SAME AS THE GOOSENECK ON THE EXISTING END POST.

- H) 104 Congdon Street - A general presentation for proposed changes to 104 Congdon Street was presented by Mr. William Kite, architect and Mrs. Myrna Hall, potential buyer of the property. Mr. Kite explained that the Hall's are interested in purchasing this property provided they could make some major changes to the rear. They would like to maintain the front as is and open and enlarge the rear to take advantage of the views of the City. The house has been dramatically altered insensitively over the years. The model which was presented showed an addition approximately 13' X 20' with a 2 story gable which provided a covered porch. There is a good deal of glass. It is contemporary in feeling.



Mr. Gordon - okay, excited about concept.

Mrs. Regan - agrees with Mr. Gordon.

Mr. Schoettle - not sure yet - heavy handed - not opposed to doing something.

Mr. deBoer - agrees with Mr. Schoettle - this is a quick glance here, a forceful design, not sure of scale - is incongruous with the front. Should the Commission look at this project in relationship to the street facade or the rear facade? Excited about possibilities.

Concerns:

1. loss of the back wall of the original house.
2. change in basic geometry of the building.
3. lack of relationship between the front and rear facades.

The Commission in general (5 members present) did not object to an addition at the rear.

OTHER BUSINESS

1. Letter from Patricia Hearst regarding appeal of Providence Historic District Commission's decision for 48 Bainbridge avenue requesting paperwork for appeal.
  - a. request for transcript.
  - b. seven (7) copies of memorandum of agreement.

The Commission feels that the Zoning Board of Review is making up rules and regulations that do not exist. This is unfair to the Commission. The Commission cannot lose this appeal by default for failure to provide a transcript.

The City is shirking its responsibility to one of its agents by not providing legal council and a transcript. The Chairman should send a letter to the Mayor, all City Council members, law department and planning department apprising them that the Commission as an adjunct to the City is not being provided with the necessary funds to perform the function to which they have been delegated.

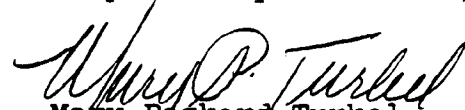
The Commission is a delegated authority of the City Council and they should be aware that the Commission is being deprived of the right to operate properly. The Commission has given thousands of dollars in donated services in an effort towards the goals of preservation for the benefit of the entire City.

On a motion by Mr. Schoettle and seconded by Mr. deBoer, THE COMMISSION VOTED TO CHARGE A TWENTY FIVE DOLLAR (\$25.00) APPLICATION FEE FOR ALL APPLICATIONS. THE MONEY WILL BE USED TO DEFRAY THE LEGAL COSTS OF THE COMMISSION.

2. The Providence Historic District Commission has applied to the Rhode Island Historical Preservation Commission for two (2) CLG grants.
3. Representative Rickman has submitted a bill to the General Assembly to have the Historic District Commission's violations go to Housing Court and not to Superior Court.

There being no further business, the Commission adjourned at 7:00 P.M.

Respectively submitted,

  
Mary Packard Turkel  
Executive Director

MPT/bms

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, JANUARY 22, 1990

3:00 P.M.

PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND

- A) Call to Order
- B) Minutes of the Meetings of November 27, 1989 and December 18, 1989
- C) Project Review:
  - 1) 230-274 South Main Street - The Plantations - Addition of a guard house in the parking area.
  - 2) Brown University Dormitory - Power, Charlesfield, Brook and Thayer Streets - changes to new construction plans.
  - 3) 76 South Main Street - replace storefront windows, addition of signage, lighting, side door, exhaust stack on rear.
  - 4) 322 Benefit Street - Addition of parking space, modification to fence along Benefit Street.
  - 5) 320 South Main Street - detailed plans for rear deck and door hood.
  - 6) 1402 Westminster Street - rebuild rear stairs, remove and replace bulkhead, general exterior work.
  - 7) 78 Congdon Street - addition of fence along north retaining wall.
  - 8) 104 Congdon Street - Informal presentation for proposed addition to rear of building (west)

PLEASE MAKE A SITE VISIT

- D) Other Business
- E. Adjourn

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 18, 1989 at 3:00 p.m. at the Probate Court, City Hall, Providence, Rhode Island.

#### MEMBERS PRESENT:

Antoinette F. Downing, Chairman  
Tina Regan, Vice Chairman  
Cornelis deBoer  
Anna Esposito  
Representative Ray Rickman  
Clark Schoettle  
Rita Williams

#### MEMBERS ABSENT:

Councilman Andrew A. Annaldo  
Morris Nathanson  
Stephen Gordon

#### STAFF:

Mary Packard Turkel, Executive Director  
Thomas E. Deller, AICP,  
Associate Director of Planning  
Alison Holm, Law Department

#### CALL TO ORDER:

There being a quorum present, the meeting was called to order at 3:05 P.M., Mrs. Downing presiding.

#### PROJECT REVIEW:

- A. 478 Broadway - continuation of application - a presentation for a new fence at 478 Broadway was given by Mr. Michele Paliano. Mr. Paliano proposed erecting a 3 1/2' stockade fence along the west property line from the existing rear fence to the corner of the house and an iron fence from the corner of the house to the sidewalk. The stockade fence would be approximately 50' and the iron fence approximately 16'. The Commission noted that the use of shrubbery such as arborvitae may be more compatible with the stockade fence than iron fencing.

PHDC MINUTES  
PAGE 2  
DECEMBER 18, 1989

Mr. Paliano agreed that shrubbery would be appropriate and he would keep them trimmed to a height of not more than 3 1/2'.

ON A MOTION BY MRS. ESPOSITO AND SECONDED BY REPRESENTATIVE RICKMAN THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE 3 1/2' STOCKADE FENCE ALONG THE WEST PROPERTY LINE TO THE CORNER OF THE HOUSE AND THE USE OF ARBORVITAE OR EQUAL FROM THE CORNER OF THE HOUSE TO THE SIDEWALK AS BEING CONSISTENT WITH STANDARD #10.

"Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired."

- B. 94 Angell Street - continuation of application - a presentation for changes to 94 Angell Street was given by Mr. & Mrs. Matthew Shilling, owners, Mr. Shilling stated that he was cited by the Department of Inspection and Standards several years ago for working without a permit although he had a permit from 1971 which he thought was valid.

According to the Providence Historic District Commission files, plans were not reviewed by the Commission. Mr. Shilling has been doing all the work on the house himself. He has been reconstructing the west porch but is not duplicating the original as it is too expensive.

The Commission stated that the porch as it is being constructed does not meet code requirements. In addition, the plans submitted are not complete enough to determine the porch details.

Mr. Shelling agreed to meet with a Commission sub-committee at the site to help work out a solution for rebuilding the porch. Mrs. Downing appointed Mr. deBoer and Mr. Schoettle to work with the staff and Mr. Shilling. Mr. Shilling agreed to extend his application to the January or preferably the February hearing.

PHDC MINUTES

PAGE 3

DECEMBER 18, 1989

- C. 199 North Main Street - continuation of application - a presentation for revised changes to conceptual plans for an addition to 199 North Main Street was given by Mr. Friedrich St. Florian, architect. Mr. Steven Ursillo, owner and Mr. Richard Lessard, attorney were present. The addition is 3 stories, brick, with a rear curved wall (east). The size is 30'+ X 30'+. Details of the windows will match the existing structure.

As requested at the previous hearing, Mr. St. Florian made the following modifications:

1. the roof line is now 2' below the main cornice;
2. the front entry side lights and transom remain with a single french door added;
3. windows were added at the rear curved wall, second and third stories.

The Commission agreed that the changes were appropriate to the building and to the surrounding area. Final detailed working drawings are to be submitted for final approval after the Providence Redevelopment Agency and zoning requirements are met.

ON A MOTION BY MR. SCHOETTLE AND SECONDED BY REPRESENTATIVE RICKMAN THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPTUAL PLANS AS SUBMITTED AS BEING CONSISTENT WITH THE PROVIDENCE HISTORIC DISTRICT COMMISSION'S NEW CONSTRUCTION GUIDELINES AND WITH STANDARD #9.

"Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment."

- D. 44-46 Bainbridge Avenue - A presentation for vinyl siding at 44-46 Bainbridge Avenue was given by Mr. Gregory Eighme, owner and Mr. Pasquale Lanci of Vinyl Marketing.

The staff noted that Mr. Lanci came to the office to get a permit for vinyl siding on December 4, 1989. She explained that vinyl siding was not an approved restoration technique for historic buildings. Mrs. Turkel went to the site on December 6, 1989 and met with Mr. Lanci and Mr. Eighme. It was noted on site that about 1/3 of the rear of the house has been sided (east) and also the south side has vinyl on it. The job was started without a building permit or the approval of the Providence Historic District Commission. A STOP WORK ORDER was posted on the building by the Department of Inspection and Standards. Mrs. Turkel noted that the house was constructed C.1900. It is a 2 1/2 story wood frame building with cross-gables, side hall plan and a 2 story bay. The house is in overall good condition with minor alterations. It is listed as a contributing structure to the Broadway - Armory National Register Historic District.

Mrs. Turkel gave copies of literature from the Commission's technical files concerning the use of substitute siding on historic structures and the adverse impact it can have on their historic and architectural character to Mr. Eighme. He was also given a copy of the STANDARDS which the Commission uses to judge projects.

Mr. Eighme stated that if he had to fix up the house nicely it would cost over \$35,000.00.

The staff noted that she had two painting contractors give written estimates taken from the public right-of-way on all four sides of the house.

1. Warwick Painting - \$15,800.00.
2. Architectural Preservation Group - \$9,875.13

Both would include painting, labor, materials, etc. The contract which was signed with Vinyl Marketing was for \$14,500.00 and included removing all the historic trim around the doors, windows, soffits and the water table. It was noted that although there are other properties on Bainbridge Avenue that have substitute siding, they were done prior to the passage of the Broadway Historic District in 1982. The Commission has consistently denied applications for vinyl siding on historic structures.

It was further noted that work was begun without a building permit, which is required by the City, or review by the Providence Historic District Commission.

Mr. Lanci stated that he has been in the business for 35 years and never heard of a historical area. He admitted that he made a "boo-boo" by not getting a permit.

The Commission noted that the City Council by ordinance in consultation with the neighborhoods affected has designated certain areas of the City as being historic and worthy of protection. It is the job of the Commission to enforce the ordinance through the review process.

It was further noted that:

1. 44-46 Bainbridge Avenue is located in the Broadway Historic District;
2. 44-46 Bainbridge Avenue is a contributing structure to the Historic District;
3. Work was begun without a permit.

ON A MOTION BY REPRESENTATIVE RICKMAN AND SECONDED BY MRS. REGAN THE COMMISSION VOTED UNANIMOUSLY TO TO DENY THE APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS TO APPLY VINYL SIDING TO 44-46 BAINBRIDGE AVENUE BASED ON STANDARD #2 AND #6.

"The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible."

"Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."



The staff explained the appeal process to the applicant.

- E. 173-185 Benefit Street - A presentation for proposed repairs to Colonial Apartments was given by Mr. Steve Lerner, architect; Ms. Fran Gast, RISD and Ms. Loretta Devine, Hillside Properties.

The staff noted that the application is for 173-185 Benefit Street which is a one story building on Benefit Street (173) and Colonial Apartments (175-185) built C. 1931, a three (3) story on a high foundation brick veneer apartment building with a flat tiled roof, masonry trim, small steel casement windows. The style is eclectic colonial revival/mediterranean. The building is owned by RISD. It is a contributing building to the College Hill Historic District.

The application is for emergency repairs to railings, stairs, windows, balustrades, and roof tiles. It was noted that RISD is considering demolishing the building in the near future but they are not ready at this time to address that issue. Two structural reports have been done on the building that have determined that the building has essentially out lived its useful life and should be razed. RISD needs to address questions of apartments that are unlivable at this time.

The building is generally in poor condition. The extent of the repairs is so overwhelming that the staff did not want to approve the repairs in-house without assistance from the Commission.

Mr. Lerner noted that the repairs are temporary in that they address immediate safety issues while giving RISD more time to decide whether to apply for a demolition permit or to spend a considerable amount of money to restore the building. RISD wishes to address the safety issues in a visually sensitive manner.

Ms. Gast noted that while admitting that RISD has neglected the building over the years, it should be replaced with a student housing facility that contributes to Benefit Street the way Colonial Apartments does.

Mr. Lerner requested that the following needs be reviewed by the Commission:

1. Windows: Many don't close - put louvers at basement level windows and reuse window parts on broken windows;

2. Metal Rails: A number of different rails have been put up over the years; steel, aluminum, copper, wood - many are broken and/or missing;
3. Masonry Guards, Walls and Posts: Masonry guards (balustrades) are falling over. Water has undermined the guards - Safety issue;
4. Lanterns & Masonry Stands: Cast Concrete is broken, glass is broken, lanterns are ready to fall over;
5. Roof Tiles: Missing and/or falling off.
6. Exterior Masonry: Caulk, grout, repoint as necessary to make water tight. Water gets behind the cast-in-place trim around the windows causing the brick veneer to pull away from the building;
7. Masonry Retaining Walls: Water gets behind the walls from the terraces and makes the walls bow. Water needs to be able to escape.

RISD would like to be able to proceed with emergency repairs and work with the staff.

The Commission expressed concern that the loss of the above mentioned features for safety reasons will diminish the overall historic character of the building. All things that are removed should be carefully recorded and stored.

Mr. deBoer stated that the building should be stabilized as soon as possible and is concerned that it could collapse on itself. The school is taking the steps here to address some of the safety issues, however, he feels that the building as it presently exists is not habitable which is a code enforcement issue and he assumes that the code officials are addressing these issues. Mr. deBoer noted that several issues became apparent when Irving Haynes & Associates did their structural analysis of the building. They are:

1. Water penetration through the parapets is causing the brick veneer to move away from the wall and causing the steel windows to corrode;

2. The freeze/thaw cycle has caused movement in the walls and the masonry ties to be unsound.
3. The tread/riser ratio of the steps in the courtyard is unsafe.

The Commission stated that it was concerned about approving visual changes to the building that leave code violations. These repairs will only extend the life of the building. Perhaps a reasonable time limit could be imposed to allow RISD time to decide its course of action on the building. Ms. Gast stated that she was not in a position to speak on behalf of RISD in this regard. However, she agreed to modify the request for a Certificate of Appropriateness to give further study to the:

- a. masonry retaining walls
- b. masonry guard rails
- c. masonry posts
- d. metal lanterns
- e. masonry stands

All work is to be documented before and after; all salvageable material is to be stored.

ON A MOTION BY REPRESENTATIVE RICKMAN AND SECONDED BY MRS. ESPOSITO THE COMMISSION VOTED TO APPROVE THE REPAIR, REUSE AND/OR REMOVAL AND STORAGE OF THE FOLLOWING:

1. Windows, including reuse of the basement windows;
2. Replacement of any basement windows removed with black metal louvers;
3. Metal rails;
4. Roof tiles;
5. Exterior masonry (caulk, grout, repoint);

As being consistent with Standard #5.

"Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity."

Mr. Lerner will work with the staff on details of the project.

- F. 5-7, 9-11 Chapin Avenue - A presentation for proposed changes to 5-7, 9-11 Chapin Avenue was presented by Mr. Mark Van Noppen of the Armory Revival Company.

These are twin vacant mansard buildings which need to be completely restored/rehabilitated. These 2 1/2 story, wood frame buildings have slate roofs, gabled dormers single sidehall plan, and turned post entry porches. They were built C. 1880. The garage in the rear, which the applicant proposes to demolish, is a non-contributing structure to the historic district. The rear porches are of reused materials and of minor significance.

The houses will be completely redone into six (6) apartments - one per floor. The exterior work will have the details duplicated, where they need to be replaced or repaired. The windows will be 1/1 wood windows with insulated glass. Trim will be replaced at 7/8". The top portion of the roof will be rubber membrane or rolled roofing. The slate mansards will be repaired and slates replaced where necessary. The applicant proposes skylight windows in the bathrooms. The front porches will be restored. The plans call for the double windows on the east, first and second stories to be single windows reduced from 66" to 42" in height. The Commission stated that the size of the single double hung window should match the existing windows. The rhythm of the openings is significant and should be maintained.

The Commission suggested a simple metal rail from the house to the turned posts and down the center would be appropriate.

The applicants would like to remove the rear porches and the garage. The porches are poorly constructed of dubious reused materials.

The Commission questioned whether the project meets zoning requirements for:

1. The area to be used for parking
2. The density on the lot.
3. Lot coverage.

Mr. Van Noppen will submit plans for parking, landscaping and fences in the spring.

PHDC MINUTES  
PAGE 10  
DECEMBER 18, 1989

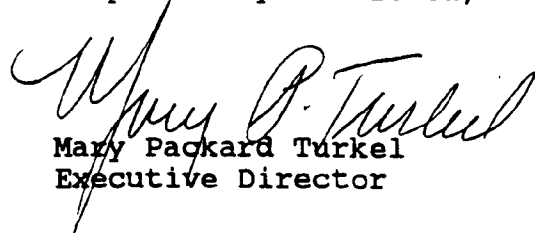
ON A MOTION BY MR. DEBOER AND SECONDED BY REPRESENTATIVE RICKMAN THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED PROVIDED THAT THE KITCHEN WINDOWS ON THE FIRST AND SECOND STORIES, EAST ELEVATIONS, ARE THE SAME SIZE AS THE EXISTING SINGLE DOUBLE HUNG WINDOWS. THE PLANS ARE CONSISTENT WITH STANDARDS #6 AND #7.

"Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures."

"The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken."

There being no further business, the Commission voted to adjourn at 5:50 P.M.

Respectively submitted,

  
Mary Packard Turkel  
Executive Director

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, DECEMBER 18, 1989

3:00 P.M.

PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A) Call to Order
- B) Minutes of the Meeting of November 27, 1989
- C) Project Review:
  - 1) 478 Broadway - Continuation of Application - addition of stockade and iron fence
  - 2) 94 Angell Street - Continuation of Application - reconstruction of west porch
  - 3) 5-7, 9-11 Chapin Avenue - Continuation of Application - complete rehab, removal of rear porches, demolition of garage
  - 4) 199 North Main Street - Continuation of Application - new construction 3 story addition to rear of building (east) - revised plans
  - 5) 44-46 Bainbridge Avenue - Application of vinyl siding. Work started without a building permit or Providence Historic District Commission review. PLEASE MAKE A SITE VISIT.
  - 6) 173-185 Benefit Street - Colonial Apartments - emergency repairs to railings, stairs, tile roof, windows, etc.
- D. Other Business
- E. Adjourn

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 27, 1989, at 3:00 P.M. at the Probate Court, City Hall, Providence, Rhode Island 02903.

MEMBERS PRESENT:

Antoinette F. Downing, Chairman  
Tina Regan, Vice Chairman  
Councilman Andrew Annaldo  
Cornelis deBoer  
Stephen Gordon  
Morris Nathanson  
Rep. Ray Rickman  
Clark Schoettle  
Rita Williams

MEMBERS ABSENT:

Anna Esposito

STAFF:

Mary Packard Turkel

CALL TO ORDER

There being a quorum present, the meeting was called to order at 3:10 p.m., Mrs. Downing presiding.

MINUTES:

The minutes of the meeting of October 23, 1989 were read. The Commission voted unanimously to approve the minutes as read.

PROJECT REVIEW:

- 1) 165 Benefit Street - a presentation for a new sign at 165 Benefit Street was given by Mr. Jeffrey Shore, tenant. Mr. Shore stated that a new restaurant will be opening in the center commercial unit of 165 Benefit Street. The name of the restaurant will be "Wyatt's". Mr. Shore proposed a carved wood sign 30" x 20" suspended from a decorative iron bracket. The Commission requested that final approval of the bracket and sign colors be approved in-house by the staff. There was insufficient information presented to determine the placement of the bracket in relation to the existing fire escape.

On a motion by Steve Gordon, seconded by Rep. Ray Rickman THE COMMISSION VOTED TO APPROVE THE 30" x 20" WOOD SIGN AS PRESENTED. THE COPY WILL READ "WYATT'S" WITH A CARVED CHICKEN MOTIF.

Final approval of the colors and bracket will be given in-house by the staff and sign sub-committee.

- 2) 364 Benefit Street - a presentation for a new parking area, fencing and changes to the side entry of 364 Benefit Street was given by Mr. Michael Weremy, Architect. Mrs. Kate Gilbane, owner, was present.

Mrs. Regan recused herself due to potential conflict of interest.

The staff reported that work was started before the Commission reviewed the plans. Mrs. Turkel suggested several modifications to the plans for the side railings which Mr. Weremy incorporated into his presentation. The plans call for a single parking space to the south of the house on Benefit Street with a board fence on the south property line and returning back towards the house. The driveway will be cobblestone, the sidewalk will be brick pavers, the existing concrete walkway and steps will be overlayed with bluestone. A new wrought iron handrail will be placed along the side entry steps.

Mrs. Downing noted that the balusters should be set into the treads.



On a motion by Morris Nathanson, seconded by Councilman Andrew Annaldo, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED WITH THE EXCEPTION THAT THE BALUSTERS, IN THE HANDRAIL MEET THE STAIR TREADS. THE APPLICATION IS CONSISTENT WITH STANDARDS #1 AND #9.

- #1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
  - #9) Contemporary design for alterations to existing properties shall not be discouraged when such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- 3) 88 Congdon Street - a presentation for a new driveway and fencing to the south of 88 Congdon Street was presented by Mr. Donald Breed, owner. Mr. Breed proposed using the existing fence along Congdon Street at the rear of the parking space. He was undecided about the type of paving material he would use for the driveway. The Commission noted that the use of interlocking pavers would be incongruous with the historic character of the district. Mr. Breed will speak to the abutting property owner about fencing along the property line. He will further study using a gate along Congdon Street.

On a motion by Rep. Ray Rickman, seconded by Councilman Andrew Annaldo, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE PARKING SPACE, FENCING AND GATE SYSTEM AS BEING CONSISTENT WITH STANDARDS #1 AND #9.

- #1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- #9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Final plans are to be submitted in-house for final approval.

- 4) 117 Parade Street - a presentation for changes to 117 Parade Street was given by Mr. Michael Chellel, owner and Mr. Wayne Trissler of the Providence Preservation Society Revolving Fund.  
(CLARK SCHOETTLE RECUSED HIMSELF DUE TO POTENTIAL CONFLICT OF INTEREST).

Mr. Chellel proposed reconstructing the front porch as closely as possible to the original using existing physical and pictorial evidence. The porch would have four wood Tuscan columns with squared bases. The entablature and frieze would be slightly more decorative than the side entry. The railing would have 1 1/4" square balusters, 3 1/2" o.c. The height of the railing is 2'- 6". The dimension of the entry is 5'-8" x 12'.

On a motion by Rita Williams, seconded by Tina Regan, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #6:

- #6) Deteriorated architectural features shall be repaired rather than replaced, where possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- 5) 199 North Main Street - a preliminary presentation for an addition to 199 North Main Street was presented by Friedrich St. Florian, architect; Steve Ursillo, owner and Richard Lessard, attorney. Mr. Russell Gower, neighbor was present.

Mr. St. Florian stated that Sparrow, Johnson and Ursillo is a C.P.A. firm who owns the building and needs room to expand. The addition would be a 3 story brick addition of approx. 2,500 sq. ft. The addition would be attached to the existing east wall of the building. A zoning variance will be needed for expansion of a non-conforming use and possibly the parking requirement. In addition, the project will need to be reviewed by the PRA.

Mr. St. Florian proposed changing the front entry door of the existing building to a french door to allow more light.

The Commission stated that the front entry with its transom and sidelights is an integral part of these three original neo-federal style buildings which were built C.1980. They are listed as non-contributing structures to the College Hill Historic District.

The Commission agreed that the general concept of the building, although large, is compatible with the existing structure and the surrounding district. They asked that the following design issues be studied further:

- 1) lower the roofline on the addition;
- 2) maintain the transom and sidelights on the front entry;
- 3) add windows to the east elevation

On a motion by Morris Nathanson, seconded by Rep. Ray Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE ADDITION TO THE EAST ELEVATION OF 199 NORTH MAIN STREET AS BEING CONSISTENT WITH STANDARD #9:

Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

The owner and architect agreed to further study the design and submit a revised model at the next Commission meeting.

OTHER BUSINESS:

- 1) The staff noted that no one was present to represent applications for:

- a) 478 Broadway
- b) 94 Angell Street
- c) 5-7, 9-11 Chapin Avenue


On a motion by Councilman Andrew Annaldo, seconded by Tina Regan, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THESE APPLICATIONS UNTIL THE NEXT SCHEDULED HEARING ON DECEMBER 18, 1989 SITING INSUFFICIENT FACTS TO ACT ON THE APPLICATIONS.

The Commission requested that the staff notify the applicants of this action.

- 2) The Commission set the next hearing date for December 18, 1989.

There being no further business, the Commission adjourned at 5:40 p.m.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Director

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, NOVEMBER 27, 1989

3:00 P.M.

PROBATE COURT - 5th FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A. Call to Order
- B. Minutes of the meeting of October 23, 1989
- C. Project Review
  - 1) 478 Broadway - addition of stockade and iron fence running N/S along the west property line. PLEASE MAKE A SITE VISIT.
  - 2) 165 Benefit Street - erection of new sign
  - 3) 364 Benefit Street - parking area to south of house, fencing, changes to side entry railing and steps. PLEASE MAKE A SITE VISIT.
  - 4) 88 Congdon Street - parking area to south of house, fencing. PLEASE MAKE A SITE VISIT.
  - 5) 94 Angell Street - approval of reconstruction of porches on west elevation. PLEASE MAKE A SITE VISIT.
  - 6) 117 Parade Street - construction of front porch. PLEASE MAKE A SITE VISIT.
  - 7) 5-7, 9-11 Chapin Avenue - complete rehab. removal of rear porches, demolition of garage. PLEASE MAKE A SITE VISIT.
  - 8) 199 North Main Street - new construction, preliminary hearing - 2 story addition to the rear (east). PLEASE MAKE A SITE VISIT.

D. Other Business

- 1) Correspondence
- 2) next meeting date - December 18, 1989
- 3) group site visit to 357 Benefit Street, Nightengale -  
Brown House.

E. Adjourn

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 23, 1989 at 3:00 p.m. at the Probate Court, City Hall, Providence, Rhode Island.

MEMBERS PRESENT:

Antoinette F. Downing, Chairperson  
Tina Regan, Vice Chairperson  
Cornelis deBoer  
Anna Esposito  
Stephen Gordon  
Representative Ray Rickman  
Clarke Schoettle  
Rita Williams

MEMBERS ABSENT:

Councilman Andrew Annaldo  
Morris Nathanson

STAFF:

Mary Packard Turkel, Executive Director  
Thomas E. Deller, AICP, Planning Dept.  
Allison Holm, Law Dept.

CALL TO ORDER:

There being a quorum present, the meeting was called to order at 3:15 p.m., Mrs. Downing presiding.

MINUTES:

The Minutes of the meetings of August 28, September 11 and September 25 were read. The Commission voted unanimously to approve the minutes as read.

PROJECT REVIEW:

- 1) 31 John Street - a presentation for proposed changes to the existing house at 31 John Street and the addition of a glass conservatory were presented by Mr. Luigi Bianco, designer. Mr. Bianco was representing the owners, Mr. & Mrs. Geddes Parsons. Mr. Bianco proposed the following:

- a) the addition of two dormers on the south face of the roof of the original house to allow for more head room and usable space in the attic area;
- b) relocation of the chimney in the ell from the east to the west side of the ridge to allow greater rise of the interior kitchen space this would include removal of the original interior fireplace;
- c) south elevation of the ell - remove existing door and triple window on the first story; install double window, remove blind window and re-clapboard on second story;
- d) west elevation of ell - add a pre-fab wood and glass conservatory manufactured by Marston & Langinger, London, England. Relocate existing 2nd story windows and add two oculus windows above conservatory roof. Addition of the conservatory will result in the removal of two windows and a door on the first story.

The Commission expressed concern over several of the changes proposed for this building; specifically:

- a) the reconstruction of the chimney which would result in the loss of the original fireplace in the ell. The date of the house is 1806 and the ell about 1810.
- b) the addition of the conservatory on the west elevation of the ell will result in the loss of an early door with a 3 light transom and an early window. They will be replaced with 3 sets of french doors to allow access from the interior to the conservatory. The second story will have the two 6/6 windows relocated and two oculus windows added over the peak of the conservatory.
- c) the use of an elaborate Victorian style conservatory on a simple Federal style house may be incongruous.



The Commission stated that the proposed changes would have a minimal impact on the building and the surrounding area. Careful drawings and documentation must be done on the interior configuration as it relates to the proposed exterior changes. Historic and architectural materials removed during the construction process should be retained on site for future reconstruction. The proposed conservatory is well planned, not very visible, removable and of very high quality.

On a motion by Corrie deBoer, seconded by Anna Esposito, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #9.

Standard #9: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

- 2) 28 John Street - a presentation for a proposed greenhouse addition to 28 John Street was given by Myrth York, owner and Bruce Morris of Morris Sunspace Center. Staff reported that a site visit was made to 28 John Street. The building is a 2½ story Federal style house, built C.1822. The location of the proposed greenhouse would be in the northeast(rear) corner at the basement level. It would not be visible. It may require a zoning variance for lot coverage.

The greenhouse would be a redwood unit, 11' x 9½' set on a concrete slab. It would be attached to the brick foundation with expandable silicon sealant masonry cement. The unit could be removed at any time with no adverse impact on the building. The slab would be the only permanent construction. A partial knee wall about 18" high would be constructed to support the redwood and glass

structure. There are no exterior doors to the unit. The unit will come across one existing window which the owner would leave.

On a motion by Representative Rickman, seconded by Stephen Gordon, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION FOR THE GREENHOUSE ADDITION AS BEING CONSISTENT WITH STANDARD #9.

Standard #9: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

- 3) 65 Benefit Street - a presentation for revised plans for a new garage and addition at 65 Benefit Street were given by Rubin Wade, designer and Mrs. Jane Hoesterey, owner.

Staff noted that an on site visit was made on 9/29/89 at the request of the owners to discuss the design issues in relation to the existing structure and site. The Commission made the following suggestions to Mr. Wade to be incorporated into the design process:

- a) put the garage at the rear of the building
- b) raise the height of the hipped roof on the garage or use gable roof form
- c) add windows to the west wall of the garage if it is a separate building set perpendicular to the main house and ell and add a cupola
- d) incorporate the garage and the main building instead of using a covered connector.

Mr. Wade submitted two plans, A & B, which incorporate the suggestions of the Commission. Plan A, the roof pitch was changed and a cupola added, two windows were added on the west elevation. The addition would remain as previously approved. The connection point of

the buildings has shifted to the east slightly.

Plan B, the garage is behind the original house and ell and is incorporated into a new addition. The roofline matches the pitch of the original, however, is below the existing original house. The access to the garage is on the south in approximately the same area that they now surface park. This solution is much less visible.

The Commission felt that this design was a significant improvement. It accomodates the need for a garage and extra space and incorporates it into a single structure. Keeping the ridge height approximately the same as the original building makes the new addition less visible from Benefit Street, it reduces the overall lot coverage which was not acceptable in the previous design and simplifies the overall impact on the existing structure and the surrounding area. Although the addition is now the same size as the original structure, the detail and trim will match the 1970's ell. The garage door will be flush-panel overhead doors. The Commission stated that the design of the door openings should be rectangular as opposed to the segmental arches shown on the drawings.

On a motion by Corrie deBoer, seconded by Clark Schoettle, THE COMMISSION VOTED TO APPROVE PLAN B AS PRESENTED WITH THE CONDITION THAT THE GARAGE DOORS ARE SQUARED AS OPPOSED TO ARCHED AND THAT THE WINDOW, DOORS, SIDING DETAILING OF THE GARAGE/ADDITION REFLECT THE DETAILING OF THE 1970's ELL IN ALL RESPECTS BASED ON STANDARD #9.

Standard #9: Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.

Representative Rickman opposed - inappropriate design.

There will be changes to the existing landscaping in terms of the possible necessity of low retaining walls. The walls will be concrete as are the foundation walls of the house. Retaining walls will be hidden with plantings.

The Commission would like more detailed plans on the retaining walls and fences to be submitted in-house for final approval. (Steve Gordon left at 4:35 p.m.)

- 4) Brown University Dorm - block bounded by Power, Charlesfield, Thayer and Brook Streets. A presentation for a conceptual approval for a new dorm was presented by Carol Wooten, Ed Lupi, Ancelin Lynch of Brown University and Martha Rudsky, architect. The proposal is for beds for 300 students, 24 guest rooms and a snack bar with 200-250 seats. The highest portion of the building is six stories although it appears lower. The remaining three sides of the quad are 4 stories that appear as 3 because the space under the roof is utilized. There was originally a 33' set back on Power Street, as required by the I-Zone, however, at the suggestion of the Chairman, staff and Planning Department, the issue of reducing the set back was discussed with Merlin DeConti's office and the set back is now 17'6" on both Power and Charlesfield Streets. This brings the building in line with the face of the surrounding area. There will be a wrought iron fence along Power Street that will line up with the Grad Center. The main entrance for the project will be on Thayer Street. The service entrance will be from Charlesfield Street in the 20' alley between the proposed dorm and the existing commercial buildings on Brook Street. This would also contain the dumpster.

The building is brick, with gabled roofs, asphalt shingles and wood/vinyl clad windows. The details of the projecting bays are not known at this time. There is a large brick enclosure for the mechanicals at the SE corner of the roof. The snack bar is oriented towards the courtyard. The corner unit on Power Street will be a faculty apartment allowing as few

students as possible into the neighborhood.

Brown hopes to start construction on the project in March and complete it in about 17 months.

The Commission expressed concern over the prominent location of the mechanicals on the SE corner of the building. The architects will continue to study the shape of the mechanicals but can find no other location for the mechanicals. Every effort will be made to disguise them.

It was noted that Brown recently purchased the adjacent commercial block on Brook Street (the land not the buildings). There are no definite plans at this time for expansion as there are existing long-term leases.

Aria Billeadeau, a neighbor, expressed concern over the access of so many students into the neighborhood but was generally favorable towards the design.

On a motion by Tina Regan, seconded by Representative Rickman, THE COMMISSION VOTED TO APPROVE THE CONCEPTUAL PLANS FOR THE NEW DORMITORY AS PRESENTED AS BEING CONSISTENT WITH THE NEW CONSTRUCTION GUIDELINES IN TERMS OF HEIGHT, MASS, SCALE, SITING, ROOF SHAPES AND COLOR AND TEXTURE OF MATERIALS. The general design is not incongruous with the surrounding area.

#### OTHER BUSINESS

- 1) The proposed nomination of the Doyle Avenue Historic District and Our Lady of Lourdes Church Complex to the National Register of Historic Places was discussed by the Commission. Each member was sent a package of nomination materials to review before the meeting.

On a motion by Clark Schoettle, seconded by Tina Regan THE COMMISSION VOTED TO APPROVE THE 2 NOMINATIONS AS SUBMITTED.

- 2) The following members attended the Annual Meeting of the National Trust for Historic Preservation in Philadelphia, Pa.

- a) Antoinette F. Downing
- b) Tina Regan
- c) Clark Schoettle
- d) Mary Turkel (staff)


Mrs. Downing announced that Mary Turkel was elected to the Board of Directors of the National Alliance of Preservation Commissions, at the Philadelphia meeting.

- 3) Mrs. Downing announced that she hopes that Allison Holm will be coming to the Commission meetings on a regular basis. Tom Moses will send a letter to Edward Clifton, City Solicitor requesting legal council be present at the Commission meetings. She has also sent a letter to the Mayor.
- 4) Allison noted that notification to area residents for new construction projects such as the Brown Dorm is important even if it is not legally required. It should be part of the application process.

The idea of charging an application fee was discussed and will be given further consideration.

There being no further business, the Commission voted to adjourn at 5:40 p.m.

Respectfully submitted,

  
Mary Packard Turkel  
Executive Director

ANTOINETTE F. DOWNING  
CHAIRMAN  
MARY TURKEL  
EXECUTIVE DIRECTOR



JOSEPH R. PAOLINO, JR.  
MAYOR

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

AGENDA

MONDAY, OCTOBER 23, 1989

3:00 P.M.

PROBATE COURT - 5TH FLOOR  
CITY HALL  
PROVIDENCE, RHODE ISLAND 02903

- A) Call to Order
- B) Minutes of the Meetings of August 23, September 11 and September 26, 1989
- C) Project Review:
  - 1) 31 John Street - NEW CONSTRUCTION. Continuation of application-addition of glass conservatory on west face of ell, addition of two single dormers on south roof of original building, relocation of several doors and windows on west and south facades of the ell.
  - 2) 28 John Street - greenhouse addition to rear basement of building (NE corner)
  - 3) 65 Benefit Street - NEW CONSTRUCTION. Revised plans for garage and addition.
  - 4) Brown Dorm - NEW CONSTRUCTION. Power, Charlesfield, Thayer and Brook Streets. Preliminary proposal for conceptual approval.
- D. Other Business:
  - 1) Discussion of proposed nomination of:
    - a) Doyle Avenue Historic District
    - b) Our Lady of Lourdes Church Complex
    - c) Attendance at annual National Preservation Conference in Philadelphia, PA. by members and staff.
- E. Adjourn

ATTACHMENT 2

IN-HOUSE STAFF APPROVALS

OCTOBER 1, 1989 - SEPTEMBER 30, 1990



IN-HOUSE STAFF APPROVAL

1/10/89 - 9/30/90

- 1) 62, 74, 78, 80 and 84 Benefit Street - New storm windows
- 2) 56-58 Bainbridge Avenue - Repair and replace railings, repoint foundations, new downspouts, trim
- 3) 347 Broadway - Reconstruct balustrade, new porch roof
- 4) 140 Power Street - Replace fence
- 5) 115 Williams Street - Repair patio, trim, water table
- 6) 24 Stimson Avenue - Repair in-kind
- 7) 193-195 Benefit Street - Repair roof, soffits, trim
- 8) 350 Benefit Street - Repoint chimneys
- 9) 138 Brook Street - Reshingle exterior side walls
- 10) 296 Angell Street - General exterior repair
- 11) 416 Broadway - Repair brownstone steps
- 12) 164 Power Street - Reposition front door, repair trim
- 13) 312-316 Broadway - Replace windows in-kind
- 14) 137 Power Street - General exterior repair in-kind
- 15) 55 Power Street - Addition of chiller
- 16) 140 Power Street - Addition of chiller
- 17) 32 Sheldon Street - Repair and replace clapboards
- 18) 139-141 Transit Street - Reconstruct 1st story porch
- 19) 81 Parade Street - Storm doors, repair bulkhead
- 20) 118 Williams Street - Minor repair and paint
- 21) 6 Benevolent Street - Masonry repairs, gutters
- 22) 34 Dexter Street - Reconstruct side porch

- 23) 98 Transit Street - Repair chapboards, brick sidewalk, cobblestone driveway
- 24) 36 Bowen Street - Repair front portico
- 25) 8 Stimson Avenue - Replace gutters
- 26) 2 Cushing Street - Roof, gutters
- 27) 402 Broadway - Repoint church, repair and replace slate roof, new lexan windows
- 28) 11 Thomas Street - Repoint
- 29) 103 Prospect Street - Gutter repair
- 30) 7-9 Creighton Street - Repair decking on 2 porches
- 31) 51 John Street - Repair front porch, stairs
- 32) 10 Arnold Street - New gutters
- 33) 74 Dexter Street - Membrane roof
- 34) 23 Halsey Street - Asphalt roof
- 35) 172 Congdon Street - Replace clapboards
- 36) 28 Cushing Street - Replace fence
- 37) 146-148 Prospect Street - New gutters
- 38) 9 Diman Place - Repair front steps
- 39) 25 Cushing Street - Repair soffit and gutters

ATTACHMENT 3

SAMPLE RESOLUTION

KAREN L. JESSUP  
CHAIR



JOSEPH R. PAOLINO, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

October 10, 1990

Mr. Ammar Sahli  
Broadway Mart  
447 Broadway  
Providence, Rhode Island 02909

### RESOLUTION 90-24

WHEREAS, the applicant, Mr. Ammar Sahli, applied to the Providence Historic District Commission for a Certificate of Appropriateness to erect a 4' x 4' wood sign hanging from a decorative iron bracket at 447 Broadway, Plat 33, Lot 324; and,

WHEREAS, the Commission held a hearing on the application on August 27, 1990 at which time testimony was heard from the applicant and other interested parties; and,

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

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

- 1) The building at 447 Broadway is located in the Broadway Historic District and is a contributing building to the Broadway/Armory National Register Historic District.
- 2) The building has historic and architectural significance.
- 3) An existing back lit plastic sign was erected without a building permit or Providence Historic District Commission approval.
- 4) The existing back lit plastic sign is incongruous with a Victorian building and inconsistent with the Commission's Signage Guidelines as adopted.

Mr. Ammar Sahli  
October 10, 1990  
Page 2

RESOLUTION 90-24

- 5) The plans for the wood sign as presented are not incongruous with the existing historic structure or the overall character of the surrounding historic district.
- 6) The plans as proposed are consistent with the Commission's Signage Guidelines in the following ways:
  - a) The location of the sign does not obstruct or obscure architectural details.
  - b) The material and colors are compatible with the structure.

Based on the above findings of fact, the Commission concludes that the proposal for a wood sign at 447 Broadway is appropriate with the following conditions:

- 1) That a scaled shop drawing be submitted to the staff for final in-house approval.
- 2) That the existing illegal sign be removed from the building within sixty (60) days of the date of the hearing (October 26, 1990)

A copy of the drawings for the execution of the work described herein is hereby made a part of this Resolution and must be filed by the applicant with the Department of Inspection and Standards.

The application for a Certificate of Appropriateness is approved.

Very truly yours,

*Karen L. Jessup*

Karen L. Jessup, Chair

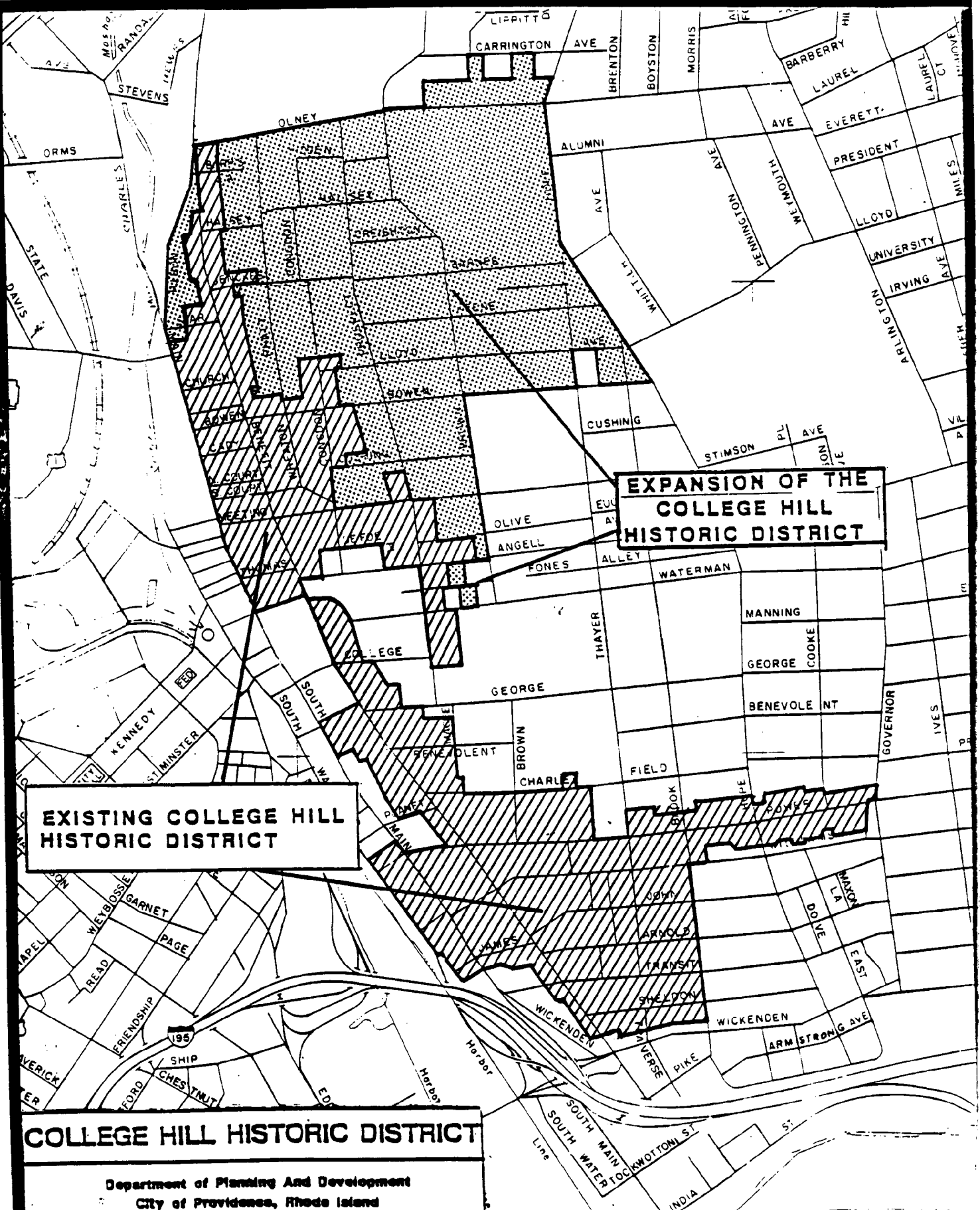
cc: Merlin DeConti, Jr.  
David Curtin  
Broadway East Associates  
Thomas V. Moses, Esq.  
Thomas E. Deller, AICP

ATTACHMENT 4

COLLEGE HILL HISTORIC DISTRICT

EXPANSION MAP AND

ORDINANCE AMENDMENTS



**EXPANSION OF THE  
COLLEGE HILL  
HISTORIC DISTRICT**

**EXISTING COLLEGE HILL  
HISTORIC DISTRICT**

**COLLEGE HILL HISTORIC DISTRICT**

Department of Planning And Development  
City of Providence, Rhode Island

Scale: 1"=600'



Date: Sept, 1990

THE EXACT DISTRICT LINES ARE LOCATED ON AN OFFICIAL MAP AT THE CITY CLERK'S OFFICE.  
THE CITY ENGINEERS DETERMINE THE EXACT BOUNDARY LINES BY ASSESSOR'S PLAT AND LOT.

# City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

## CHAPTER 1990 - 11

No. 324 **AN ORDINANCE** AMENDING SECTION C OF CHAPTER 1342, APPROVED AUGUST 5, 1960, ENTITLED, "AN ORDINANCE AMENDING CHAPTER 544 OF THE ORDINANCES OF THE CITY OF PROVIDENCE, APPROVED SEPTEMBER 21, 1951, AS AMENDED, BY ADDING ARTICLE VI-A, ENTITLED, 'HISTORIC DISTRICT ZONING', CREATING THE HISTORIC ARMORY DISTRICT IN ADDITION TO THE HISTORIC COLLEGE HILL DISTRICT, THE HISTORIC STIMSON AVENUE DISTRICT AND THE HISTORIC BROADWAY DISTRICT, AS AMENDED."

*Approved July 2, 1990*

### *Be it ordained by the City of Providence:*

SECTION 1. Chapter 544 of the Ordinances of the City of Providence, entitled, "An Ordinance Zoning the City of Providence and Establishing Use, Height, and Area Regulations" approved September 21, 1951, as amended, by Article VI-A, entitled, "Historic District Zoning, is further amended by inserting the following Paragraphs "7" and "8" in Section C entitled "Historic Districts".

7. There is hereby created an Historic College Hill District Extension, the boundaries of which are shown on map B entitled "College Hill Historic District", dated August 1989, which maps are incorporated and made a part of the within ordinance.
8. There is also incorporated and made a part of the within ordinance as appurtenant to said Historic College Hill District Extension, a first priority list, and a second priority list of structures within, said College Hill District Extension, said lists being appended hereto."

SECTION 2. This Ordinance shall take effect upon its passage by the City Council and its approval by the Mayor.

A true copy,  
Attest:



Rose M. Mendonca  
City Clerk



ATTACHMENT 5

COMMISSION MEMBER'S  
PROFESSIONAL TRAINING

COMMISSION MEMBERS PROFESSIONAL TRAINING

1989-1990

- 1) Councilman Andrew Annaldo  
R.I. Alliance Annual Preservation Conference
- 2) Cornelis deBoer, AIA  
R.I. Alliance Annual Preservation Conference  
Construction Specification Institute  
Rehab Workshop - Providence Preservation Society
- 3) Karen L. Jessup, Chair  
Research Fellowship/England Land Conservation Philosophy  
and Practice
- 4) Tina Regan  
National Trust Annual Conference - Philadelphia  
R.I. Alliance Annual Preservation Conference
- 5) Clark Schoettle  
National Trust Annual Conference - Philadelphia  
Preservation Action  
Historic Massachusetts Preservation Conference, New Bedford  
Resource Panel - National Trust  
CRA Workshop  
Affordable Housing Summit  
Wisconsin Main Street Program  
Speaker: Roger Williams College  
Boston University  
R.I. Alliance Annual Preservation Conference  
Rehab Workshop - Providence Preservation Society
- 6) Mary Turkel (staff)  
National Trust Annual Conference - Philadelphia  
R.I. Alliance Annual Preservation Conference

ATTACHMENT 6

SPECIAL PROJECTS

### SPECIAL PROJECTS

The Commission and the staff worked on the following special projects during 1989-1990:

- 1) Passage of the expansion of the College Hill Historic District including public hearings.
- 2) Proposed historic districts in Elmwood.
- 3) Historic District Zoning Ordinance update and rewrite.
- 4) Writing and adoption of the Providence Historic District Commission's Rules and Regulations.
- 5) Annual preservation conference of the R.I. Alliance of Historic District Commission's, Warwick.
- 6) Submission of two bills to the General Assembly affecting historic district zoning including testimony before House and Senate.
- 7) Award of two Certified Local Government grants to the City of Providence.

In addition, Commission members and staff gave general preservation and historic district zoning information to the following groups, committees and/or individuals:

- 1) Elmhurst Neighborhood Association
- 2) South Elmwood Neighborhood Group
- 3) North Elmwood Neighborhood Group
- 4) Pawtucket Planning Department
- 5) Barrington Historical Society
- 6) Portland Maine Planning Department
- 7) West Broadway Homeowners Association

- 8) Town of Scituate
- 9) House Judiciary and Corporations Committees for preservation bills 90H-6014 and 90H-9820.
- 10) Rhode Island Ethics Commission hearing for an exception for historic architects - granted -
- 11) Student interviews from:
  - University of Virginia
  - Brown University
  - Roger Williams College
  - R.I. School of Design
- 12) Town of Tiverton

ATTACHMENT 7

RULES AND REGULATIONS

**PROVIDENCE HISTORIC DISTRICT COMMISSION  
RULES AND REGULATIONS  
ADOPTED July 23, 1990**

**Section 1 - Authority:** The Providence Historic District Commission is authorized by Article VI-A of the Providence Zoning Ordinance to adopt rules and regulations which are necessary to carry out its functions. These rules and regulations are prepared in accordance with this provision.

**Section 2 - Purpose:** To establish procedures for processing applications for Certificates of Appropriateness for any changes in the exterior appearance of an existing structure and/or appurtenance; design of new structures and/or appurtenance; and for demolition and moving of existing structures within the Providence Historic Districts.

**Section 3 - General Rules:** The Providence Historic District Commission shall be governed by the terms of Chapter 544, Article VI-A, Historic District Zoning, of the Providence Zoning Ordinance and by the terms of R.I.G.L. 45-24.1 et seq., Historical Area Zoning.

**Section 4 - Jurisdiction:** The Historic District Commission shall have the authority to regulate the construction, alteration, repair, demolition, and moving of any structure which results in the change to the exterior of the structure and/or appurtenance within any Historic District identified on the Official Zoning Map, adopted in accordance with the provisions of the Providence Zoning Ordinance and identified as the Historic College Hill District, including the Power Street Extension and the College Hill Extension, the Historic Stimson Avenue District, the Historic Broadway District and the Historic Armory District.

**Section 5 - Organization:**

**5.1 - Memberships:** The Commission shall be constituted in accordance with Article VI A, Chapter 544 Historic District of the Providence Zoning Ordinance and R.I.G.L. 45-24.1-3.

- A. Chair:** A Chair shall be appointed by the Mayor. The Chair shall decide all points of order and procedure, subject to these rules, unless directed otherwise by a majority of the Commission in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the Commission.

Adopted July 23, 1990

- B. Vice Chair: A Vice-Chair shall be elected by the Commission from 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 Commission from among its members in the same manner as the Vice-Chair and shall be eligible for re-election. He/she 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.

5.2 - Office and Staff: The Commission's office shall be located in the Department of Planning and Development. The Department shall supply staff for the Commission's day to day operation.

- A. Staff Services: The Department of Planning and Development shall supply staff services to the Commission and a member of the staff shall serve as Secretary to the Commission. The Department shall keep all records; conduct all correspondence of the Commission; and handle the clerical and administrative work of the Commission. Staff shall not be eligible to vote upon any matter.
- B. Legal Counsel: The City Solicitor's Office shall be requested by the Commission to assist in all legal matters.

5.3 - Records: The Commission shall keep written records of its meetings, deliberations, and decisions. The Secretary of the Commission shall have the primary responsibility for keeping the records. The Commission may also require a verbatim, recorded or stenographic record.

- A. Review of Commission Records: Requests to review the Commission records shall be in writing and such records shall be made available for review within ten (10) days from the receipt of the request. Copies of the records will be made available for a fee.
- B. Minutes: Minutes of Commission hearings shall show the vote of each member on each question including absences and abstentions. At a minimum, Commission minutes shall contain:



Adopted July 23, 1990

1. A listing of Commission 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 meetings;
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 Commission deliberations for each application for a Certificate of Appropriateness including all references to the Commissions standards or criteria used; and,
7. Findings of fact made, conclusions reached, and actions or motions taken on each application or other general business before the Commission.

**5.4 - Attendance at Meetings:** The Commission shall advise the mayor of any member of the Commission 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. Absence due to sickness, death, or other emergencies of like nature may be recognized as excused absences. The staff shall notify a member when he/she is approaching the maximum number of unexcused absences. When a member has exceeded the maximum number of unexcused absences, the staff shall notify the Commission. (Providence Home Rule Charter Article XII, Section 1202)

**5.5 - Conflict of Interest:** No Commission member shall take part in the consideration or determination of any case for a Certificate of Appropriateness in which he/she 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 Commission member having the potential conflict of interest to disclose such conflict in writing and to recuse himself/herself from participation in the discussion or the vote.

Adopted July 23, 1990

**5.6 - Voting:** The concurring vote of five (5) members shall be necessary to approve or disapprove of any plans before the Commission.

**5.7 - Conduct of Members:** Members of the Commission shall be discouraged from expressing individual opinions on the proper judgement of any application with any persons prior to the determination of that application except in accordance with these rules.

## **Section 6 - Meetings:**

**6.1 - Regular Meetings:** The Commission 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 4:00 P.M. at the Department of Planning and Development or at such other day, time or location announced at least seven days prior to the regular meeting.

**6.2 - Special Meetings:** Special meetings of the Commission may be called at anytime by the Chair. At least forty-eight (48) hours notice of the time and place of special meetings shall be given, by the Secretary or the Chair to each member of the Commission and shall be posted in the City Clerk's Office and the Department of Planning and Development.

**6.3 - 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.

**6.4 - Quorum:** At least five (5) members of the Commission shall constitute a quorum for the transaction of its business.

**6.5 - 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 previous meetings;
- D. Committee reports;
- E. Old business, including continued applications;
- F. New business, including applications for Certificates of Appropriateness;
- G. Adjournment.

Adopted July 23, 1990

**Section 7 - APPLICATION:** An application for a Certificate of Appropriateness is required for any change which affects the exterior appearance of a structure or its appurtenances located in an 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.

**Section 8 - PROCEDURE:** The following procedures shall apply for the filing of an application for a Certificate of Appropriateness.

**8.1 - GENERAL REQUIREMENTS:** An application for a Certificate of Appropriateness must be filed in person and by appointment with the Commission staff at least ten (10) calendar days before a scheduled hearing. Applications are filed with the Commission staff as delegated by the Director of the Department of Inspections and Standards. All applications must be signed by the property owner and applicant. The application, completed in full, together with all required documentation, shall be received and date stamped on the day submitted. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

**8.2 - APPLICATION CATEGORIES:** Applications shall be accepted in the following categories:

- A. new construction/additions
- B. alterations/minor modifications
- C. signage
- D. awnings/shutters/etc.
- E. site improvements
- F. in-kind replacement/repairs
- G. demolition
- H. moving of historic structures

The owner/applicant shall submit the material that is required by the application and other information which is reasonably necessary to evaluate the proposed work for a Certificate of Appropriateness.

**8.3 - Acceptance of Applications:** In accordance with R.I.G.L. 45-24.1 et seq., the Commission shall determine, at a regularly scheduled meeting, that an application is complete and shall accept the application for consideration. If the Commission determines that the application is not complete, the Commission is not required to accept the application and may require the applicant to supply additional information at the next regularly scheduled meeting. Upon determination that all required material is filed, the application may be accepted and the review period shall begin.

Adopted July 23, 1990

**8.4 - Staff Authority:** The Commission staff shall be authorized to approve Certificates of Appropriateness for in-kind replacement and repairs or as directed by action of the Commission at a public hearing.

**Section 9 - Pre-application Hearing:** The applicant shall have the right to seek a pre-application hearing with the Commission when new construction, additions or major alterations are proposed. The staff shall review the pre-application request to determine if it warrants review by the Commission and may accept the request for a pre-application hearing. The Commission shall use the same order of business as in reviewing Certificates of Appropriateness with the following exceptions:

- A. Motions to grant or deny conceptual approval or provide agencies of the City with advisory opinions shall identify preliminary preservation issues and may suggest solutions.
- B. After a pre-application hearing the Commission shall provide the applicant with a written advisory.

**Section 10 - Site Visits:** It shall be the policy of the Commission in regard to applications that a subcommittee of the Commission shall be available to meet with the applicant or his/her representatives at any time in the design process in order to advise them informally concerning the Commission's 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 Commission to make site visits, from time to time, as deemed necessary.

**Section 11 - Advisory Opinions:** The Commission 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 Commission at a pre-application hearing, at a site visit or at an informal meeting shall be in any way official or binding upon the Commission. Only the official vote of the Commission shall be binding.

**Section 12 - Review Criteria:** In reviewing applications for Certificates of Appropriateness, the Commission shall take into account the following:

- 12.1 The historical and architectural significance of the structure and its appurtenances;

Adopted July 23, 1990

12.2 The way in which the structure and its appurtenances contribute to the historical and architectural significance of the district;

12.3 The appropriateness of the general design, arrangement, texture, materials and siting proposed in the plans.

The Commission may designate more explicit design criteria as it deems necessary.

Section 13 - Consideration of Application: 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:

13.1 A preliminary statement concerning the application;

13.2 A presentation by the applicant of the project, including arguments and material in support of the application. This presentation shall be made to present the material in a way that both the Commission and the public audience may hear, see and understand the verbal and graphic description of the proposed work and the impact of the work on the features of the buildings, structures, appurtenances and historic landscape features of the property and the district in which it is located;

13.3 A staff report, project review comments and/or review committee report;

13.4 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 association;

13.5 Public comments from interested parties, abutters, etc.;

13.6 Commission members' questions of the applicant, staff or review committee concerning the application;

13.7 A summary of the application, arguments and materials presented; and

13.8 Commission's deliberation regarding a Certificate of Appropriateness shall be based upon adopted Standards of Review, and the impact of the project to the features of the buildings, structures, appurtenances and historic landscape features of the property.

Adopted July 23, 1990

**Section 14 - Issuance of a Certificate of Appropriateness:** An application for a Certificate of Appropriateness may be approved, denied, or approved with amendment or conditions by the Commission. Motions to grant or deny a Certificate of Appropriateness shall include a specific reference to the Commission's Standards of Review under which the proposal has been judged. Upon granting a Certificate of Appropriateness, the Commission or its designee shall:

14.1 Stamp three (3) sets of all application documents, including the application form for a Certificate of Appropriateness and all plans. The documents will be dated, stamped and signed by the Chair.

14.2 Two (2) sets of signed and stamped documents will be returned to the applicant along with a copy of the decision. It is the responsibility of the applicant to file one (1) set of the stamped and signed documents and a copy of the decision with the Department of Inspection and Standards for the necessary permits.

14.3 One (1) set of stamped and signed documents will be retained by the Commission in the files at the Department of Planning and Development.

14.4 All decisions of the Commission shall be in writing. The Commission 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 Commission 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 Commission has determined to be historically or architecturally significant.

**Section 15 - Changes to a Plan after a Certificate of Appropriateness is Issued:** Changes to a plan after a Certificate of Appropriateness is issued must be approved 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 the City Zoning Ordinance.

**Section 16 - Failure to Act:**

**16.1 - Automatic Approval:** The failure of the Commission to act within forty-five (45) days from the date of acceptance of a completed application in accordance with Section 8.3 shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the Commission.

Adopted July 23, 1990

**16.2 - Extensions:**

- A. In the event that the Commission shall make a finding of fact within this forty five (45) day period that the circumstances of a particular application requires further time for additional study and information, then the Commission shall have a period of up to ninety (90) days from the date of filing a completed application within which to act upon such application.
- B. Nothing in this section shall be construed to prevent the applicant and the Commission from mutually agreeing on an extension beyond the ninety (90) days.

**Section 17 - Expiration of a Certificate of Appropriateness:**

Any Certificate of Appropriateness granted by the Commission shall expire six (6) months after the date of the filing of the resolution in the Commission's office 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 Commission, 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. Failure to act within the second six (6) month extension shall cause the Certificate of Appropriateness to become null and void and will require the applicant to file a new application with the Commission.

**Section 18 - Reconsideration of Applications Which Have Been**

**Denied:** The order of business for reconsideration of applications for Certificates of Appropriateness which previously have been denied shall be as follows:

18.1 The Chair shall entertain a motion from a member of the Commission 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 Commission to determine whether or not there has been a 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 Commission decides to reconsider the application.

18.2 After receiving the evidence, the Commission 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 Commission finds that there has been such a change, it shall treat the request as a new application.

Adopted July 23, 1990

**Section 19 - Modifications of Applications:** A pending application for a Certificate of Appropriateness may be modified by a written request from the applicant to the Commission. Such a request shall include a description of the proposed change and shall be accompanied by elevations, plans or sketches, where necessary. If an application is modified, it shall be considered a new application and shall be handled in accordance with Section 8 of these Rules and Regulations

**Section 20 - Modifications of a Certificate of Appropriateness:** After a Certificate of Appropriateness is issued, any change shall require a new application for a Certificate of Appropriateness. However, the Commission may determine at a pre-application hearing that a full application is not required.

**Section 21 - Enforcement:** Enforcement of Commission decisions shall be through the Director of the Department of Inspection and Standards in accordance with Article VIII of the Providence Zoning Ordinance.

**Section 21 - Amendments:** These rules may be amended at any time by an affirmative vote of the Commission.

FILED  
NOV 29 11 28 AM '90  
DEPT. OF INSPECTION  
PROVIDENCE, R.I.