

MICHAEL S. VAN LEESTEN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

Department of Planning and Development

"Building Pride In Providence"

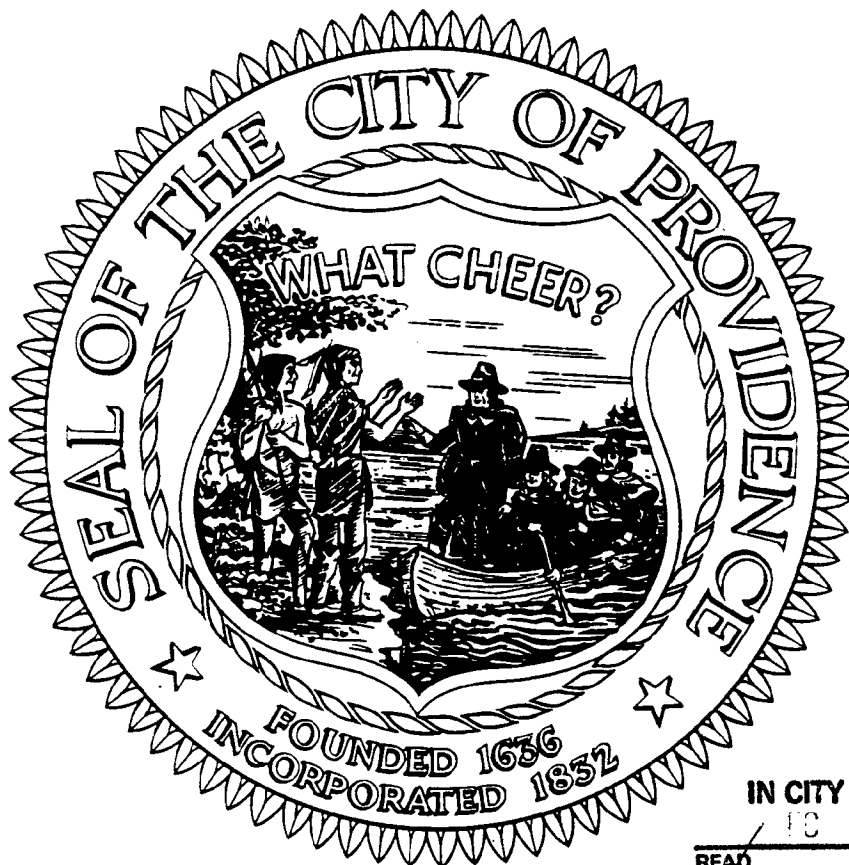
MEMO

TO: Michael Clement, City Clerk
FROM: Michael Van Leesten *MA*
RE: Historic District Commission Annual Report
DATE: November 27, 1992

Attached please find twenty two (22) copies of the annual report of the Providence Historic District Commission. The report covers the activities of the Commission from October 1, 1990 - September 30, 1991. Submission of the report in accordance with the Certified Local Government Regulations administered by the Rhode Island Historical Preservation Commission.

If further copies are needed, please do not hesitate to contact the HDC staff at this office.

**CITY OF PROVIDENCE
CERTIFIED LOCAL GOVERNMENT PROGRAM
ANNUAL REPORT
1990 - 1991**



IN CITY COUNCIL

19 5 91

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Michael R. Christ CLERK

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



Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

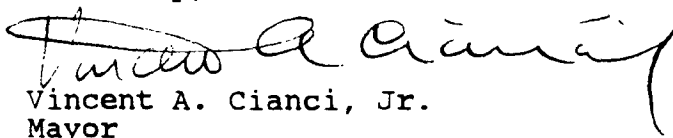
November 15, 1991

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 1990-1991.

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

Sincerely,


Vincent A. Cianci, Jr.
Mayor

MICHAEL S. VAN LEESTEN
DIRECTOR



VINCENT A. CIANCI, JR.
MAYOR

Department of Planning and Development

"Building Pride In Providence"

November 15, 1991

Director's Letter to the Mayor:

I am pleased to present this 1990-1991 Annual Report of the Providence Historic District Commission. This report covers the period of October 1, 1990 through September 30, 1991 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. Other districts may be established as neighborhoods petition the City Council or as recommended in the Comprehensive Master Plan.

As of July 1991, the Department of Planning and Development provides a full-time staff person and support services to the Commission. The Department continues to work with the Commission to ensure that historic preservation plays a significant role in the city planning process.

Sincerely,

Michael S. Van Leesten
Michael S. Van Leesten
Director



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, 1990 - SEPTEMBER 30, 1991

DEADLINE FOR SUBMISSION: OCTOBER 15, 1991

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1990 through September 30, 1991. 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, Preservation Planner

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? No
IF YES, ATTACH a copy of the amendment.
2. Were procedural or design guidelines developed or amended? Yes
IF YES, ATTACH a copy of new or amended guidelines.
3. List the current design standards being used by the Commission.

PHDC Standards and Guidelines

4. ATTACH minutes of all meetings for the year.
5. ATTACH a sample approval letter to an applicant.
6. Summarize the types of projects and their disposition on this chart:

Type of Project	Total	Approved	Denied	Pending	Appealed
In-House	72	72	0	0	0
Alterations	22	21	0	1	1
Signs	10	9	1	0	0
Demolitions	4	3	1	0	0
Site Improvements	9	8	1	0	0
New Construction	5	5	0	0	1
Relocations	0	0	0	0	0
Totals	122	118	3	1	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?
IF YES, ATTACH a copy of the revised district map. No
10. Were any new Historic Districts added?
IF YES, attach a copy of the district map(s). No
11. Were any new properties designated?
IF YES, ATTACH a list of the properties and addresses. No

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. 6
- b. Was each vacancy filled within ninety days? No
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? No
- d. Please explain if you answered no to either of the two previous questions.
Changes in the mayoral administration created some delay. Every effort was made to fill the vacancies, and 3 new appointments were made in 1991. The Senate has not made its second appointment under RIGL 45-24-1-3. New appointments are qualified individuals with a demonstrated interest in historic preservation, as provided by RIGL 45-24-1 et seq and local ordinance.

3. Meetings

Total number of meetings held:

12 regular meetings
1 special meeting

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 questions about your survey. (You do not need to answer these questions.)

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

CRITERIA #4

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

1. National Register

a. Did you evaluate the National Register eligibility of any properties? _____

No

b. Did you prepare any National Register forms? _____

No

c. Did you review and comment on any National Register nominations sent to you by the RIHPC? _____

Yes

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

2. CLG Grant-In-Aid

a. List any grant-in-aid projects completed or currently in progress. Briefly describe the current status.

1) A Plan for Preservation: Complete, awaiting adoption as part of the city's comprehensive plan, "Providence 2000."

2) Historic District Commission Handbook: Complete, delivered to RIHPC.

CRITERIA #5

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

1. Public Participation

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

National Register nominations are listed as an agenda item for review
at a regularly scheduled meeting of the 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 P. Jessup
Signature, Historic District Chairman

11 / 16 / 91
Date

David A. Canning
Signature, Chief Elected Official

11 / 16 / 91
Date

ATTACHMENTS

- 1) List of Commission Members and Resumes of New Appointments during FY90-91
- 2) Minutes of HDC Meetings
October 1, 1990 - September 30, 1991
- 3) In-House Staff Approvals
October 1, 1990 - September 30, 1991
- 4) Sample Resolution
- 5) Commission Members' Professional Training
- 6) Copy of Standards and Guidelines as adopted
- 7) Special Projects

ATTACHMENT 1

**LIST OF COMMISSION MEMBERS
RESUMES OF NEW APPOINTMENTS DURING FY90-91**

PROVIDENCE HISTORIC DISTRICT COMMISSION MEMBERSHIP

ANNUAL REPORT OCTOBER 1990 - SEPTEMBER 1991

NAME	(REGULAR) HDC MEETINGS ATTENDED	RESUME	DISCIPLINE (NPS STANDARDS)
Karen Jessup Chair	10	Yes	History
Tina Regan Vice Chair	11	Yes	
Stephen Gordon Deputy Vice Chair	9	Yes	
Franco Beneduce (appointed 11/90)	9	Attached	
Cornelis deBoer	12	Yes	Architecture
Antoinette Downing	12	Yes	Arch. History
Anna Esposito (resigned 4/91)	2	Yes	
Morris Nathanson (resigned 10/90)	0	Yes	
Clarke Schoettle	11	Yes	History
Joan Verardo (appointed 11/90, resigned 6/91)	2	Attached	
Coun. Andrew Annaldo (term expired 1/91)	1	Yes	
Coun. Patricia Nolan (appointed 1/91)	7	Attached	
Coun. Rita Williams	8	Yes	
Rep. Ray Rickman	11	Yes	
<u>Staff:</u>			
Mary Turkel	12	Yes	History
Thomas Deller, AICP	10	Yes	
<u>Legal Counsel:</u>			
David Curtin	5	No	
Charles Mansolillo (assigned 5/90)	1	No	
David Salvatore (assigned 6/90)	4	No	

Franco A. Beneduce
16 Arch Street
Providence, Rhode Island 02907

SUMMARY OF QUALIFICATIONS:

Comprehensive experience and expertise in the following areas:

- o Extensive experience in analytical assessment, decision-making and problem-solving
- o Excellent communication skills, both written and verbal, and creative abilities in developing, planning, and executing special projects
- o Extensive knowledge of housing and related issues, historic preservation, real estate, and community organizing

PROFESSIONAL EXPERIENCE:

Commercial Coordinator, Elmwood Neighborhood Housing Services
Providence, Rhode Island 1989 - Present

Responsible for the creation and implementation of a comprehensive commercial revitalization and economic development strategy for Broad Street in Providence

- o Successfully capitalized a commercial revolving loan fund to assist business owners with store-front rehabilitation
- o Responsible for the development of a Broad Street Businessman's Association, Broad Street Newsletter
- o Development of aesthetic improvement strategies, technical assistance for business owners, and community outreach to ethnic populations

Marketing and Sales Manager, Tri-State Mortgage Company
Cranston, Rhode Island 1988 - 1989

Instrumental in the creation of an independent mortgage brokerage company. Solely responsible for the implementation of all aspects of a new business including licensing, bookkeeping, advertising, and training.

Management of all phases of account maintenance, processing, and sale of mortgage packages to secondary funding sources

Account Executive in Business Development, Citicorp Mortgage Inc.
Warwick, Rhode Island 1985 - 1988

Responsible for the cultivation and maintenance of a client base including real estate and development firms.

Extensive abilities in customer and client relations, loan interviewing, and underwriting and credit analysis.

Creator of Citicorp Regional Newsletter, Recipient of Citicorp Service Excellence Award

Assistant Branch Manager, CO-OP Credit Union
North Providence, Rhode Island 1983 - 1985

Responsible for all managerial duties including account development,
staff supervision, scheduling, public relations and advertising

ORGANIZATIONS AND AFFILIATIONS:

Committee Member, Docent, and Tour Guide, Providence Preservation Society

Committee Chairman and organizer of the annual Festival of Historic
Houses Tour

Member of PPS Marker Committee responsible for the issuance of
historic house plaques

Board Member-Elect, Tour Guide, Friends of the Roger Williams Park Museum

Guided tours through museum and surrounding Victorian Park and
assisted in the production of various museum exhibits

Committee Chairman, Member, Elmwood Foundation for Architectural and
Historical Preservation

Compiled historic data for the Elmwood neighborhood. Conceived and
produced historiographic video for marketing and public relations

Community Organizer, Arch Street Residents Association and West End Homeowners
Association

Involved in community affairs and outreach. Currently in the process
of restoration of a Victorian home.

Community Organizer/Volunteer, Keep Providence Beautiful

EDUCATION:

B.A., Comparative Literature and Humanities, Providence College
Providence, Rhode Island 1984

Minor concentrations in Philosophy and Renaissance Art

Universita di Firenze, Facolta di Lettere e Filosofia
Florence, Italy 1982 - 1983

Fully matriculated student in the Department of Letters and Philosophy

SPECIAL SKILLS:

Fluent in Italian. Proficient in Portuguese, Spanish, and American Sign
Language

Patricia K. Nolan
230 Atlantic Avenue
Providence, Rhode Island 02907
(401) 467-3093

**PROFESSIONAL
EXPERIENCE:**

Eastman Kodak Company - 20 Years

1989 - Present

Customer Support Representative - Boston & Cambridge
Seminar Training, Key Operator and Casual Operator Training
on Kodak Copiers, Copier-Duplicators & Duplicators. Customer
maintenance and Installation Planning, site specs. good will
calls, proposal writing, etc.

1985 - 1989

Copy Products Sales Representative

Geographic Territory covering Rhode Island and Southern
Massachusetts. Responsible for selling Copier, Copier-
Duplicators, and Duplicators to the Commercial, SLG and
Federal Government Markets. Other Responsibilities included
complete territory management, organizing prospect base,
handling billing issues, demonstrating products and back-up
training when needed. Also coordinated two or three customer
seminars per year.

1983 - 1985

Major Account Sales Representative - New York City
Selling to the Networks, ABC, CBS, NBC. Large Accounting
Firms (Arthur Young, Coopers Lybrand, Arthur Anderson, etc)
General Electric, Gulf & Western, Citicorp, Morgan Stanley,
J. C. Penney - Also Quick Printers (1/2 Manhattan North)
Exceeded quota by 150 to 200%

1982 - 1983

Copy Products Sales Representative - Long Island Territory
Exceeded 100% of Quota

1979 - 1982

Customer Support Representative - New York City & Long
Island
Seminar Training, Key Operator and Casual Operator Training
on Kodak Copier-Duplicator Equipment. Customer Maintenance
and Installation Planning, site specs. good will calls, etc.
CSR of the Year - New York City Region - 1980
(Both Manhattan North and Manhattan South Districts)

1973 - 1979

District Sales Manager Secretary (BIS)
Secretarial Duties, plus kept track of quota standings for Sales
Representatives and the District, order entry, proposals, etc.
Arranged Seminars, sales meetings, customer
meetings.

1970 - 1973

Legal Secretary for Large Real Estate Attorney's Office - also
Accounting and Bookkeeping experience in same office.

1960 - 1963

Eastman Kodak Company
Recordak Corp. Micrographics Sales
Secretarial Duties
CES - New York City - Monitoring Call Reports.
Service Billings, etc.

EDUCATION:

Adelphi University, Garden City, New York
Major: Business Management and Communication

Nassau Community College, Garden City, New York
Major: Marketing

New York University, New York, New York
Major: Elementary Education

Eastman Kodak Company: Marketing Education Center
Copy Products Sales Training
Copy Products Customer Support Representative Training
Update Training

COMMUNITY INVOLVEMENT

1990 - Elected to **Providence City Council** (4 Year Term)

City Council Committees & Boards

Public Works
Urban Redevelopment, Renewal & Planning
Dr. Charles V. Chapin Memorial Award (Vice-Chair)
Board of Contract and Supply
Providence Historic District Commission

9th Ward Democratic Committee

Mayor's Crime Task Force

Mayor's "Drugs and Society" Symposium
Objective: To effectively fight the Drug Problem in Rhode Island

Community Organizations:

Providence Preservation Society
Keep Providence Beautiful
Elmwood Foundation: Past President
Elmwood Neighbors for Action: Past President
Elmwood Community Center: Past Secretary
Elmwood Neighborhood Housing
Washington Park Neighborhood Association

The above organizations involved in Crime Watch, Zoning and Code Enforcement problems, Preservation of Historical Housing, finding Affordable Housing for low-income and Middle class families

REFERENCES:

Available upon request

JOAN A. VERARDO
201 NORTH MAIN STREET
PROVIDENCE, R.I. 02903

1988 to Present	Owner of Sala Associates, Inc., General Contractor and Construction Manager for commercial and residential projects.
1977 to 1988	Vice President of Acme Tile & Terrazzo Company, Prov., R.I., responsible for financial control, expediting of construction contracts.
1979 to 1982	Bryant College, BS in Accounting
1974 to 1977	Tour Guide/Coordinator, Collete Travel, Pawt, R.I.
1970 to 1974	University of Rhode Island, BS in Marketing/Business Administration
Vitals	D.O.B.: March 21, 1953 Married with two children, Sarah- age 9, Laura- age 2 1/2

ATTACHMENT 2

MINUTES

OCTOBER 1, 1990 - SEPTEMBER 30, 1991

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCHI, 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 23, 1991 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminister Street, Providence, Rhode Island.

Members Present:

Karen L. Jessup, Chair
Tina Regan, Vice Chair
Franco Beneduce
Cornelis deBoer
Antoinette F. Downing
Councilwoman Patricia Nolan (4:45 pm)
Rep. Ray Rickman (3:40 pm)
Councilwoman Rita Williams (3:50 pm)

Members Excused:

Clark Schoettler

Staff:

Mary Packard Turkel, Preservation Planner
Thomas E. Deller, AICP
David A. Salvatore, Counsel

Call to Order:

There being a quorum present, the meeting was called to order at 3:35 pm, Mrs. Jessup presiding. All testimony was sworn.

Minutes:

The minutes of the meetings of July 22, 1991 and August 26, 1991 were distributed. On a motion by Mrs. Regan and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE MINUTES OF JULY 22, 1991 WITH THE CONDITION THAT THE STAFF CHECK THE TAPE REGARDING THE ISSUE OF LATTICE SCREENS AT 98 CONGDON STREET. The motion carried. (Rep. Rickman, Councilwoman Nolan and Councilwoman Williams were absent for the vote)

PHDC MINUTES
September 23, 1991
Page 2

On a motion by Mrs. Downing and seconded by Mr. Beneduce, THE COMMISSION VOTED TO APPROVE THE MINUTES OF AUGUST 26, 1991. The motion carried. (Rep. Rickman, Councilwoman Nolan and Councilwoman Williams were absent for the vote)

Project Review:

1. 202 Broadway - A presentation to erect a freestanding wood sign at 202 Broadway was given by Mr. Frank Lombardi, applicant and tenant. The sign would be a maximum overall size of 42" x 72", placed in the front lawn area of 202 Broadway, colors: dark gray, light gray, and dark maroon to compliment the building. Sign is to be located below and centered on the window at the north west corner of the building.

On a motion by Mr. Beneduce and seconded by Councilwoman Williams, THE COMMISSION VOTED TO APPROVE THE DESIGN FOR THE SIGN AS SUBMITTED PROVIDED THAT IT IS LOCATED BELOW AND CENTERED ON THE WINDOW AT THE NORTH WEST CORNER OF THE BUILDING.

Mrs. Downing abstained. The motion carried.

2. 9 John Street - A presentation for changes to 9 John St. was given by Dr. Thomas Gilbert, owner and Mr. William Connell, contractor.

Description of work: remove second story room added to south/east corner above rear porch and replace original window, remove first story glass vestibule on south/west rear porch, add stairs from rear porch to allow access to rear yard, enlarge existing rear porch area, replace brick piers, remove existing rear gate and replace with similar.

ISSUES: second story room has no significance, first story room has some architectural and historical significance but is in very poor condition and interferes with the use of the rear porch, only the center bay section of the porch should be extended into the rear yard, brick piers should be reconstructed in brick or other masonry material not steel, plywood panelling on the SW corner under the pantry window should be removed and re-clapboarded, continue the horizontal rail along the SW clapboard area, add steel bollards near the SE brick pier for protection if necessary, add lattice under stair treads, stairs need to meet current code.

On a motion by Councilwoman Williams and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE REMOVAL OF THE GLASS VESTIBULE, REMOVAL OF THE SECOND STORY ROOM, ADDITION OF THE REAR STAIRS, BRINGING THE RAILING UNDER THE PANTRY WINDOW, RECONSTRUCTION OF THE BRICK PIERS, RELOCATION OF THE FENCE AND GATE AS PER THE DRAWINGS. ALL WORK IS CONSISTENT WITH STANDARD #8. REVISED DETAILED DRAWINGS MUST BE SUBMITTED TO STAFF FOR FINAL APPROVAL.

Rep. Rickman voted no. The motion carried.

PHDC MINUTES
September 23, 1991
Page 3

The Commission stated that this application does not set a precedent for removal of later additions (glass vestibule) due to poor condition.

Mr. deBoer was excused at 5:10 pm.

3. 57-59 Olney Street and 170 Prospect Street - A presentation for general rehabilitation of these two buildings was given by Mr. B.J. Dupre and Mr. Mark Van Noppen, perspective buyers and representatives of The Armory Revival Company. These two vacant buildings will be part of a restoration project for this corner of Prospect and Olney Streets. New construction is planned for the vacant corner lot in the future. Parking will be provided between the buildings. Detailed parking and landscaping plans will be submitted at a later date.

57-59 Olney Street - General exterior repair and replacement of architectural features including reconstruction of the front porches based on existing available details, windows will be replaced where necessary with matching aluminum windows, a concrete retaining wall will be constructed along Olney Street possibly having a 7" granite cap and new concrete steps will be constructed from the street to the front door.

170 Prospect Street - General exterior repair and replacement of architectural features as necessary including reconstruction of the burned out roof. New work will be based on existing available details, windows may be replaced with aluminum to match the existing except on the north elevation where they shall be wood double hung, round headed dormer on the third floor north east corner will be reconstructed, entire north wall will be removed and reconstructed. Applicants will be using Tax Credits and working with the RIHPC in addition to the City.

On a motion by Mrs. Regan and seconded by Mr. Beneduce, THE COMMISSION VOTED TO APPROVE THE PLANS FOR 57 OLNEY STREET AS SUBMITTED. PLANS ARE CONSISTENT WITH PHDC STANDARDS #2 & 3. BACK DOOR IS TO BE WOOD. FINAL DETAILS ARE TO BE SUBMITTED TO STAFF FOR APPROVAL.

The motion carried, Mr. deBoer was absent for the vote.

On a motion by Mr. Beneduce and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE PLANS FOR 170 PROSPECT STREET AS SUBMITTED PROVIDED THAT THE WINDOWS ON THE NORTH ELEVATION ARE WOOD AND THE 3RD FLOOR EAST WINDOWS ARE 1/1 DOUBLE HUNG. PLANS ARE CONSISTENT WITH PHDC STANDARDS #2 & 3.

The motion carried, Mr. deBoer was absent for the vote.

4. 79 Prospect Street - A formal conceptual presentation for an enlarged sunroom addition to 79 Prospect St. was given by Mr. Ralph Dinneen and Mr. Marc Bernstein, architects. Mr. Neil Johanassen was also present representing the owners, Mr. & Mrs. Artemis Joukowsky.

Issues: Removal of a 12' x 13' sunroom addition on the south/east corner of the building and replacement with a 18' x 24' sunroom addition in the same location. The addition will be the same height as the existing sunroom, wood construction, seven arched low-E glass openings with four of the units sliding and an elliptical copper dome with a translucent oculus. The Commission has preliminary review plans for this project at the July and August hearings.

On a motion by Mr. Beneduce and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE CONCEPTUAL PLANS FOR THE CONSTRUCTION OF AN 18' X 24' SUNROOM ADDITION AS PER THE PLANS SUBMITTED. THE PLANS ARE CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES IN TERMS OF GENERAL DESIGN, HEIGHT, SCALE, MASSING AND SITING.

The motion carried, Mr. deBoer was absent for the vote.


The Commission requested further information on the reflective quality of the proposed Low-E glass.

OTHER BUSINESS:

a. The Commission had general discussion on the PHDC workshop/retreat at Alton Jones Campus on October 5, 1991.

There being no further business, the Commission adjourned at 6:55 p.m.

Respectfully submitted,



Mary Packard Turkel
Preservation Planner

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCIALI
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

MONDAY, SEPTEMBER 23, 1991
3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of 7/22/91 and 8/26/91
- D. Project Review:
 - 1. 202 Broadway - erection of free standing wood sign
 - 2. 9 John St. - Removal of 2nd story rear addition, replace original window configuration, addition of rear porch and stairs to back yard.
 - 3. 170 Prospect St. and 57-59 Olney St. - General rehabilitation of fire damaged and vacant buildings.
 - 4. 79 Prospect St. - CONCEPTUAL REVIEW of proposed sunroom addition as previously reviewed at the June and July 1991 meetings.
- E. Other Business
- 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



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

MINUTES

A special meeting of the Providence Historic District Commission was held on Friday, September 6, 1991 at 3:30 pm at 117-119 Pratt Street, Providence, Rhode Island.

Members Present:

Karen L. Jessup, Chair
Franco Beneduce
Cornelis deBoer (3:45 pm)
Antoinette Downing
Councilwoman Nolan (4:10 pm)
Clark Schoettle
Councilwoman Williams

Members Absent:

Representative Rickman

Staff:

Mary Packard Turkel, Preservation Planner
David A. Salvatore, Counsel

Call to Order:

There being a quorum present, the meeting was called to order at 3:35 pm, Mrs. Jessup presiding. All testimony was sworn.

Project Review:

117-119 Pratt Street - The Commission met on site with the prospective buyer of 117-119 Pratt Street, Mr. J. Scott Kilpatrick. The property is currently owned by Marquette Credit Union, now part of DEPCO. The applicant wishes to purchase the property provided he can obtain financing through RIHMFC. Paper work for the project must be processed immediately.


Proposed work: general repair of exterior, including repair of clapboard as necessary, replace asphalt roof, reconstruct front porches, repair windows as necessary, repair and or replace trim as necessary, add a window to the third floor south/west corner, add triple windows to west elevation all floors, add a railing and roof over the north side entry, add skylights to the south roof face. Add rear decks.

Issues: front porches should have round columns, 1 x 1 balusters, pressure treated lumber for the framing with pine finish boards, and eliminate the diagonal bracing. Original windows should be retained or replaced in-kind. The proposed windows for the rear should be one frame and three windows which are the same size as the existing windows or the kitchen window, one of the windows which will be removed on the west could be reused at the third floor SW corner. The issue of the skylights and construction of rear decks will not be addressed at this time at the request of the applicant. The front doors on the second and third floors should be retained. The existing inappropriate front doors can be scraped and repainted if the applicant does not want to replace them at this time.

On a motion by Mr. Schoettle and seconded by Mr. Beneduce, THE COMMISSION VOTED UNANIMOUSLY TO CONCEPTUALLY APPROVE THE PLANS AS MODIFIED ABOVE. THE CONFIGURATION OF THE WEST WINDOWS, DETAILS OF THE FRONT PORCHES AND THE SIDE ENTRY MUST BE SUBMITTED TO THE STAFF FOR FINAL APPROVAL. PLANS AS MODIFIED ARE CONSISTENT WITH PHDC STANDARDS #8 & 9.

There being no further business, the Commission adjourned at 4:50 pm.

Respectfully submitted,


Mary Packard Turkel
Preservation Planner

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCHI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA -

SPECIAL MEETING

Friday, September 6, 1991
3:30 p.m.
117-119 Pratt Street
Providence, Rhode Island 02906

- A. Call to Order
- B. Roll Call
- C. Project Review:
 - 1. 117-119 Pratt St. - Review of proposed extensive exterior rehabilitation of building.
- D. Other Business
- E. 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



VINCENT A. CIANCI, 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 26, 1991 at 3:30 p.m. and 4:30 p.m. in the 4th Floor Conference Room, Department of Planning & Development, 400 Westminster Street, Providence, Rhode Island.

Members Present:

Karen L. Jessup, Chair
Stephen A. Gordon, Deputy Vice Chair (3:40 pm)
Franco Beneduce (3:45pm)
Cornelis J. deBoer
Antoinette F. Downing
Councilwoman Patricia Nolan
Clark Schoettle
Councilwoman Rita Williams

Members Absent:

Tina C. Regan, Vice Chair

Members Excused:

Representative Ray Rickman

Staff:

Mary Packard Turkel, Preservation Planner
Thomas E. Deller, AICP
David Salvatore, Counsel

Call to Order:

There being a quorum present, the meeting was called to order at 3:35 pm, Mrs. Jessup presiding. All testimony was sworn.

Project Review:

1. 123-125 BROADWAY - Mr. Ben Sisto, partner in Forum Associates, owners of 123-125 Broadway requested that the Commission consider his request to demolish the building and improvements at 123-125 Broadway. Ms. Wendy Nicholas, Executive Director of the Providence Preservation Society (PPS), was present and testified on behalf of PPS and a committee, "team", that has been working with Mr. Sisto on rehabilitation and reuse potential of the building.

BACKGROUND

123-125 Broadway, known as the Ingalls-Kenyon House was built c. 1848 and raised c. 1875 with a cast iron storefront added. It is of the Greek Revival style. It became part of the Broadway Historic District by City Ordinance in 1982. Although the block in which it's located is not presently in the Broadway/Armory National Register Historic District, it was determined to be a contributing structure to this block in the 1987 resurvey by a professional consulting team. In addition, 123-125 Broadway was determined to be individually eligible for the National Register by the Rhode Island Historical Preservation Commission (RIHPC) at a meeting on 2/21/91. 123-125 Broadway was noted in the 1986 Comprehensive Preservation, Development and Urban Design Plan for the Broadway Historic District, prepared by the Department of Planning and Development and the RIHPC as a building which contributes architecturally and historically to the Broadway Historic District. In addition, it was identified in the study as a target building whose rehabilitation and reuse would have a significant impact on the east end of Broadway.

The Peppermint Lounge, the building's sole tenant, was closed down by the City in 1988 for code violations. This neighborhood bar had long been a City and neighborhood problem. The building has stood vacant since that time.

SUMMARY OF ISSUES:

1. November 26, 1990 - Mr. Ben Sisto, representing Forum Associates, property owners, applied to the PHDC to "demolish the entire building and improvement". Photos were submitted along with a brief letter from architect Richard J. Cardarelli, whose general conclusion was that rehab of the building was an economically unsound project. After review, the Commission determined that it needed further information on the significance and condition of the building as outlined in R.I.G.L. 45-24.1-4. and as required by the PHDC Rules & Regulations, Section 8.1-3.

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The matter was continued until the 12/17/90 hearing as agreed to by the PHDC and Mr. Sisto. A sub-committee was appointed to meet on site with Mr. Sisto.

2. 12/6/90 - The sub-committee met on site with Mr. Sisto to tour the building. A staff architect and an architectural historian from RIHPC were also present.

3. 12/17/90 - Review of the application was continued. Mr. Sisto submitted a site plan (dated 3-29-79). A letter was read from Wendy Nicholas from PPS requesting that demolition of the building be denied. A staff report from the RIHPC was submitted noting the building's significance and opinion that the building was structurally sound.

It was discussed and agreed that the Commission must have certain information on the building, including written documentation that it was not economically feasible as indicated by the owner, before it can make an informed decision on demolition. Wendy Nicholas agreed to form a team to work with Mr. Sisto to provide rehab costs, demolition cost, etc. Again, the Commission determined that it could not make an informed decision without proper documentation. The PHDC and Mr. Sisto agreed to continue the matter for 120 days to review options to demolition and to report back to the Commission at the 3/25/91 meeting.

4. 1/18/91 - A letter was sent to Mr. Sisto requesting certain documentation in order for the Commission and the applicant to make an informed decision on demolition as outlined in R.I.G.L. 45-24.1-4.7. After no response from the letter, Mr. Sisto claimed that he never received it. Further calls and correspondence with Mr. Sisto still did not produce the requested documentation.

5. 6/20/91 - A site visit was held at 123-125 Broadway with the PPS team of "experts". Mr. Sisto was also present. He requested postponement on the demolition matter until the August Commission hearing. Of prime importance to the issue of preserving the building was the availability of parking. It was agreed that PPS would discuss the issue of abandoning Barclay Street with the City to provide parking for the building.

6. 8/26/91 - The Commission reviewed a rehab proposal prepared by the PPS team. Mr. Sisto provided no further documentation or information to the Commission on the feasibility of rehabing the building. PPS provided a fairly extensive report with various options for rent, reuse, rehab, etc. RIHPC submitted a general historic and architectural analysis, floor plan, interior and exterior photos were taken. Mr. Sisto stated that he hadn't had a chance to study the report and play with the numbers. Mr. Sisto didn't recall the purchase price of the building. City records show it was purchased in 1979 for \$28,640.00. Mr. Sisto stated that the real estate agent he is using was asking \$150,000.00 for the property. Ms. Nicholas stated that no effort has really been made to market and sell the property. In its current unsightly condition, especially the former Peppermint Lounge area, it is not very appealing.

On a motion by Mr. Gordon and seconded by Mr. Beneduce THE COMMISSION FINDS AS A MATTER OF FACT THAT THE STRUCTURE LOCATED AT 123-125 BROADWAY KNOWN AS THE INGALLS-KENYON HOUSE IS DEEMED TO BE VALUABLE FOR THE PERIOD OF ARCHITECTURE IT REPRESENTS AND THE IMPORTANCE TO THE NEIGHBORHOOD WITHIN WHICH IT EXISTS. (R.I.G.L. 45-24.1-4.6)

APPROVE	ABSTAIN	RECUSE
Mr. Schoettle	Councilwoman Nolan	Mrs. Downing
Mr. deBoer	Councilwoman Williams	
Mrs. Jessup		
Mr. Gordon		
Mr. Beneduce		

THE MOTION CARRIED

Legal counsel stated that the Commission should have evidence of financial hardship or a hazard to public safety as defined in R.I.G.L. 45-24.1-4.5. Mr. Sisto has been given every opportunity to meet the requirements under the law. Mr. Sisto stated that upon completion, the building won't be worth what he has to put into it, however no documentation to that effect was submitted. Counsel informed Mr. Sisto that the burden of proof is on the applicant. Perhaps he would like more time to submit information. Mr. Sisto declined.

On a motion by Mr. Gordon and seconded by Mr. Beneduce, THE COMMISSION MOVED TO DENY THE APPLICATION TO DEMOLISH 123-125 BROADWAY AS THE APPLICANT HAS NOT SUSTAINED HIS BURDEN UNDER R.I.G.L. 45-24.1-4.6. MR. SISTO HAS NOT PRESENTED ANY EXPERTS ON HIS BEHALF; REAL ESTATE, ACCOUNTANTS (OTHER THAN HIMSELF) OR OTHERS.

APPROVE	ABSTAIN	RECUSE
Mrs. Jessup	Councilwoman Nolan	Mrs. Downing
Mr. deBoer	Councilwoman Williams	
Mr. Gordon		
Mr. Beneduce		
Mr. Schoettle		

THE MOTION CARRIED

It is noted that Mrs. Downing recused herself from any discussion or participation in this application as she sits on the RIHPC Review Board.

Councilwomen Nolan and Williams had not been present for any previous testimony on this matter.

The Commission thanked Mr. Sisto for his patience in this matter. The Commission gave special thanks to PPS for all its volunteer efforts on behalf of this issue. Mr. Sisto will contact the staff for information regarding the appeal process.

2. 61 Benefit St. - A presentation for proposed work at 61 Benefit St. was given by Mr. Nathaniel Thayer, owner and Mr. Bruno Maravelli, contractor. A number of work items were proposed for the rear ells including moving, removing and replacing existing inappropriate windows with appropriate 6/6 wood windows to match the existing windows in the main house and moving a door on the south to the location of an existing window to the east.

Spec sheets should be modified to include "#5," replace with similar window, "C" could be a 6/6 window if size is the correct proportions, "note", - thermopanes are not to be used and 2/1 in NE corner of the main building can be replaced with a 6/6 sash to match existing. Clapboards and trim to be replaced as necessary to match original. Underground drainage will be provided along the north side of the house.

Staff noted that initial work was started without a building permit or PHDC approval. This included substantial structural work to the north side of the ell.

On a motion by Mr. Gordon and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED WITH MODIFICATION AS NOTED. PLANS ARE CONSISTENT WITH STANDARDS 8 & 9.

3. 357 Benefit St. - A presentation for final detailed plans for the south areaway, conceptually approved on 5/21/90, was given by Martha Werenfels, architect with Irving B. Haynes & Associates.

The walls of the area way will be brownstone infill veneer to match the existing foundation materials, the treads and risers will be constructed in a cast stone colored to match the brownstone. The door replicates the existing rear door in the house. A small ventilated window will be added. A 3' metal railing will surround the area way.

The applicant also requests to replace the S & E ell roofs with rubber membrane with a small copper termination bar. A metal standing seam roof will be replaced.

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On a motion by Mr. Beneduce, seconded by Mr. Schoettle

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS
SUBMITTED CONSISTENT WITH STANDARDS 8 & 9.

4. 53 Olney Street - A conceptual presentation for a
proposed one-car garage was given by Brian Becken, owner and
Spencer Morris (25 Loring Avenue), builder.

A support letter from abutters, Mr. & Mrs. Park Palmer, was
read into the record.

The plans call for a one-car garage to be built underground to
the west of the building. There is no other location on the
property for parking the retaining wall along Olney Street
would be rebuilt.

The roof would be at the existing back yard grade, garage set
back about 5' from street line to access the garage and a
stairway. The retaining wall would be concrete faced in
brick. The front wall of the garage would be brick, final
details for the garage door have not been determined but could
be customized to look more appropriate. There is a railing
along the retaining wall and the top of the garage.

The two trees next to the house will be removed. The east
corner of the foundation of the house may have to be rebuilt.
Stucco may be an option instead of brick. Facing the street
elevation with brick is preferable. The use of metal railings
instead of wood may be a more appropriate solution with a
masonry wall. The railing could follow the contour of the
stairs to minimize the massiveness of the wall. A colored
rendering would be useful for the final presentation.

The application must go to Public Works for a curb cut and the
Zoning Board of Review for a side yard variance. Further
study: railings, retaining wall treatment garage door.

On a motion by Mr. Gordon, seconded by Mr. deBoer

THE COMMISSION VOTED TO CONCEPTUALLY APPROVE THE PLANS AS
SUBMITTED CONSISTENT WITH PROVIDENCE HISTORIC DISTRICT
COMMISSION NEW CONSTRUCTION GUIDELINES - MASSING, SCALE,
MATERIAL.

Mr. Beneduce left at 5:50 PM and was absent for the vote.

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5. 79 Prospect Street - A continuation of a pre-application hearing from July 22, 1991 for a sunroom addition at 79 Prospect Street was given by Mr. Ralph Dinneen, architect. Issues of fenestration, massing (arched openings and brick) were previously discussed. New proposal shows use of wood with a built up cornice molding, 3 window sections on the south and 4 sections on the east with sliding rectilinear doors with arched openings. Size remains the same, copper dome remains as previously shown. glass in the units may be a low E glass. A sample will be submitted. Perspective drawings, photo superimposed would be useful for formal presentation.

A formal conceptual presentation will be given at the September hearing.

6. 123 Pratt Street - A pre-application hearing proposing a single family house at 123 Pratt Street was given by Jane Mayerson (44 Washington Street, Little Compton 02837) perspective owner. Lot is 1600 sq. ft. and zoned for R-1. Interested in purchasing from Davisville Credit Union. Working with architect and structural engineer on "updated Italianate" design - Summary, Pratt Street is a mix of many styles. This type of design would not be inappropriate. Comments by the Commission are totally non-binding. Ms. Mayerson's is working on a Purchase and Sales with the Credit Union.

7. 2 Hidden Street - staff noted that the applicant called and requested that this proposal be deleted from the agenda.

OTHER BUSINESS

A. National Review of Pleasant Valley Parkway, Blackstone Boulevard and Neutaconkanut Park.

The Commission recommends no comment on these 3 nominations. The City Parks Department will communicate its concerns to the R.I. Historical Preservation Commission relating to these nominations.

B. October 5, 1991 will be the retreat day for the Historic District Commission. Possible Topics:
demolition process
creating a proper record
rewriting standards

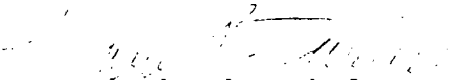
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C. Mr. Gordon and Mrs. Regan's appointments expire September 1, 1991. The Mayor's office has been informed of these vacancies including Anna Esposito and Joan Verardo's on a number of occasions. Letters have been sent and names suggested.

D. Mr. Gordon has been working behind the scenes with the current owners of Shepard's and others to save the building.

There being no further business, the Commission adjourned at 7:30 PM.

Respectfully submitted.


Mary Packard Turkel
Preservation Planner

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCHI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, August 26, 1991

4th 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 22, 1991
- D. Project Review:

3:30 p.m.

- 1. 123-125 Broadway - Continuation of application to demolish entire building.
- 2. 61 Benefit St. - Repair rear ell, alter windows on the north, south and west of rear ell, move door on south of the rear ell.
- 3. 357 Benefit St. - Review of detailed drawings of the south areaway conceptually approved on 5/21/90. Replace existing metal roofs on the south and east ells with rubber membrane roofing.

4:30 p.m.

- 1. 53 Olney St. - CONCEPTUAL REVIEW for construction of a one-car garage.
- 2. 79 Prospect St. - PRE-APPLICATION HEARING to enlarge existing sunroom addition (south/east) - continued from 7/22/91 hearing.
- 3. 123 - 127 Pratt St. - PRE-APPLICATION HEARING for construction of a single family dwelling.
- 4. 2 Hidden St. - PRE-APPLICATION HEARING for a two-car garage addition to existing carriage house.

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E. Other Business:

a. Review and comment of National Register Nomination
for Pleasant Valley Parkway, Blackstone Boulevard and
Neutaconkanut Park.

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



VINCENT A. CIANCI, 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 22, 1991 at 3:30 P.M. in the 4th Floor Conference Room, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present: Karen L. Jessup, Chair
Tina Regan, Vice Chair
Stephen A. Gordon, Deputy Vice Chair
Franco Beneduce (3:53 P.M.)
Cornelis deBoer
Antoinette F. Downing
Councilwoman Patricia Nolan (3:50 P.M.)
Representative Ray Rickman
Clark Schoettle

Members Absent: Councilwoman Rita Williams

Staff: Mary Packard Turkel, Preservation Planner
Thomas E. Deller, AICP
David Salvatore, Counsel

Call to Order: There being a quorum present, the meeting was called to order at 3:35 P.M., Mrs. Jessup presiding. All testimony was sworn.

Minutes: The minutes of the meeting of June 24, 1991 were distributed by mail. On a motion by Mr. deBoer and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE MINUTES AS SENT WITH THE FOLLOWING CORRECTIONS: 1. 211 BROADWAY - MR. ROBERTS (PG. 2) IS AN ADVOCATE NOT AN INTERPRETER. 2. THE DATE OF THE MINUTES SHOULD BE 6/24 NOT 6/22.

New Business: A discussion of "excused absences" ensued. It was decided that the Chair may "excuse" a member under certain circumstances at her discretion.

Project Review:

1. 9-11 Thomas Street - A presentation for a new sign at 9-11 Thomas St., the Providence Art Club, was given by Ira Rakatansky, member of the the club and David Varone (360 Budlong Rd, Cranston) architect.

The Art Club would like a metal hanging sign. The sign would be similar to and compliment the existing Art Club sign in size placement, material, graphics and decorative bracket. The sign would be hung to the left of the existing brick arch.

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

THE COMMISSION VOTED TO APPROVE THE SIGN PROPOSAL AS SUBMITTED. THE PLANS ARE CONSISTENT WITH THE PROVIDENCE HISTORIC DISTRICT COMMISSION SIGNAGE GUIDELINES.

MR. SCHOETTLE ABSTAINED. MR. BENEDUCE AND COUNCILWOMAN NOLAN WERE ABSENT.

2. 140 Broadway - A presentation to modify an existing sign at 140 Broadway was given by Mr. David Carchedi (106 Arbutus Tr., Charlestown) building owner. The application stated the company has had a name change to GZA Geo Environmental, Inc. Mr. Carchedi also seeks approval to add a small awning over a rear door and replace an existing awning over the front entry, and re-letter an existing "No Parking" sign.

The Commission stated that the existing 2 1/2' x 21' sign is too large. The graphics were previously approved by the Commission in February 1988 as replacement graphics for a sign which existed before the district was enacted.

The Commission would like to see the sign reduced in size. The applicant agreed that a size 2 1/2' x 5 1/2' would give them adequate space for the needed graphics.

On a motion by Mr. Gordon, seconded by Mr. Schoettle,

THE COMMISSION VOTED TO APPROVE THE APPLICATION. THE PROPOSED MODIFIED SIGNAGE IS TO BE APPROXIMATELY 2 1/2' X 5 1/2'. FINAL DETAILS OF THE GRAPHICS, SIZE AND MATERIALS ARE TO BE APPROVED IN-HOUSE BY STAFF.

VOTED YES

COUNCILWOMAN NOLAN
MR. GORDON
MRS. DOWNING
Mr. DEBOER
MR. SCHOETTLE

VOTED NO

MRS. REGAN
MRS. JESSUP
REP. RICKMAN

ABSTAINED

MR. BENEDUCE

The motion carried.

The unpainted block wall under the sign will be painted. Sign material can be wood or metal.

3. 166 Broadway - A presentation to modify the existing storefront, add awnings, an additional front step and convert the garage door to a storefront with an egress door at 166 Broadway was given by Mr. William A. Andrews, tenant. The applicant will move his current restaurant business at 500 Broadway to this location.

Mr. Andrews would like the awnings to be black with "Leon's on the West Side" on each awning. The awning over the entry would be curved. There would be gooseneck lighting over the awnings. The applicant seeks approval to remove the overhead garage door on Broadway and install a set of storefront aluminum windows to match the existing. The lower portion would be bricked in. An egress door will be added to the west end of the new storefront windows.

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

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE CANVAS AWNINGS INCLUDING THE GRAPHICS AND THE ALUMINUM STOREFRONT WHERE THE GARAGE DOOR IS. FINAL DETAILS ARE TO BE WORKED OUT ON SITE WITH THE STAFF AND A SUB-COMMITTEE CONSISTING OF MRS. REGAN, MR. SCHOETTLE AND MR. BENEDUCE.

4. 98 Congdon Street - A presentation for detailed landscaping plans (requested at the July 1990 hearing as required by the Providence Historic District Commission New Construction Guidelines) was given by Mrs. Marilyn Ardente owner. Karen Ellsworth, One Center Place, Attorney for Mrs. Ardente was also present. The staff noted that the applicant agreed to a period of 60 days to submit the plans. Although this presentation is well past the 60 days, the owner has been working with the Chair, the PPS Consulting Bureau, a landscape architect and staff on putting a proposal together. The staff further noted that the lattice vegetation screens proposed and approved at the July 23, 1990 hearing have not been constructed as agreed in Resolution 90-19.

The issues before the Commission are the fencing, driveway and walkways, retaining walls, screening of the extended deck at the NW corner of the building and general landscaping. Photos of the original fencing in the front are in the file. After discussion of the general fence design, its stability and proportions, Mrs. Ardente agreed to withdraw the fence design as submitted and will resubmit plans at a later date. Mrs. Ardente would prefer a cast iron fence if she can locate one.

Lattice Screens - The Commission and applicant discussed the lattice screens previously approved for the west elevation. Mr. Gordon objected to changing a vote previously given without completing an application form as required by Providence Historic District Commission's Rules and Regulations, Section 15. The lattice screens should have been completed within 120 days as requested by the original vote. Mrs. Ardente was not adverse to filling out the form for a modification of plans. She would like to eliminate the lattice screens but will construct them if the Commission would like the original approval to remain in force. The purpose of the screens is to visually break up the mass of the west wall and to minimize the cantilevered deck.

On a motion by Rep. Rickman, seconded by Councilwoman Nolan

THE COMMISSION VOTED TO RECONSIDER THE LATTICE SCREENS:

<u>VOTED NO</u>	<u>VOTED YES</u>	<u>ABSTAINED</u>
MR. GORDON	COUNCILWOMAN NOLAN	MRS. DOWNING
MRS. REGAN	MR. deBOER	
	MR. SCHOETTLE	
	REP. RICKMAN	
	MR. BENEDUCE	
	MRS. JESSUP	

THE MOTION CARRIED.

Retaining Walls - West - Low concrete retaining walls will be constructed as necessary for proper terracing. Vegetation will cover the walls. The walkway to the west yard area will be poured in place concrete.

Mr. Gordon stated that he voted "no" on the motion because the application is currently under appeal and therefore the Commission has no jurisdiction in this matter.

North Elevation - On a motion by Mrs. Downing, seconded by Rep. Rickman

THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE NORTH ELEVATION WITH THE STIPULATION THAT AN EVERGREEN BUSH BE USED TO SCREEN THE PROJECTING CORNER OF THE DECK AND THE GAS METER IMMEDIATELY.

Mrs. Ardente agreed to install the modified plans.

EAST - On a motion by Mr. Beneduce, seconded by Mrs. Downing

THE COMMISSION VOTED TO APPROVE THE LANDSCAPING DESIGN EXCLUSIVE OF THE FENCE AND THE NON-PERMANENT PLANTERS.

MR. GORDON - NO. THE MOTION CARRIED.

SOUTH - The Commission expressed concern over the width of the existing driveway. Mrs. Ardente explained that the driveway was the same width when they purchased the property and she is unwilling to reduce the width of the opening on the street either visually, as suggested by the Commission, by the use of a more clearly defined walkway or by bringing the fence in slightly on either side.

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

THE COMMISSION VOTED TO APPROVE THE DRIVEWAY PLANS AS SUBMITTED.

VOTED YES

COUNCILWOMAN NOLAN
MRS. DOWNING
MR. BENEDUCE

VOTED NO

MRS. JESSUP
MR. deBOER
MRS. REGAN
MR. SCHOETTLE
REP. RICKMAN
MR. GORDON

Mrs. Jessup stated that the width of the driveway is too wide as it relates to the house and the overall historic district.

The Commission stated that the issues of the fence and driveway remain unresolved. Mrs. Ardente stated she is unwilling to compromise on the driveway design so it will stay exactly as it is.

5. 14-16 Parade Street - A presentation for approval of two new front doors, frames and modifications to the side lights at 14-16 Parade Street was given by Mr. Fred Pacifico (80 Argol Street), owner.

The staff noted that the work was done without a building permit or Providence Historic District Commission approval. She has made two site visits, one with Commissioners deBoer and Schoettle to try and resolve this issue. The owner was unwilling to fill out an application, provide photos or other required documents as requested. He has been formally notified of the violation. The doors that were removed were inappropriate modern 3 light doors, the doors that replaced them are also inappropriate modern doors for this 1882 LV double house.

Mr. Pacifico stated he didn't care about the law and what ever the Commission wants just let him know. If he likes the proposal he'll comply, if he doesn't he won't comply. He could put the old doors back on.

Mr. Schoettle felt that the original doors were most likely 2 pair of double doors that were modified in the 1950's.

Mr. Pacifico stated he would be willing to take out the fan light at the top of the door and replace it with a raised panel. The Commission and Mr. Pacifico agreed that a member of the Planning staff will meet with Mr. Pacifico to assist him in completing an Application for a Certificate of Appropriateness. An application must be complete in accordance with Providence Historic District Commission Rules and Regulations before it can be acted on.

6. 79 Prospect Street - A PRE-APPLICATION hearing to enlarge an existing sunroom addition at 79 Prospect Street was given Ralph Dinneen and Marc Bernstein, architects (160 N. Washington Street, Boston) for the project and Neil Johannessen, spokesperson for the owners, Mr. & Mrs. Artemis Joukowsky.

Mr. Dinneen explained that the size of the present addition is too small. The addition was built for the previous owners and was constructed before the College Hill Historic District expansion. The proposal called for an 18' x 24' addition, brick arches with large sliding glass doors, and a raised copper dome with a transparent oculus.

Concerns of the Commission:

1. use of brick would be too much brick
2. metal or wood would be more appropriate
3. more glass - perhaps reminiscent of a Victorian conservatory

Mr. Dinneen requested that the pre-application hearing be continued until the August hearing.

OTHER BUSINESS:

1. A letter was received from the West Broadway Neighborhood Association who totally disassociated themselves from the issue of the "garden" at the rear of 1390 Westminster Street and Brian Kauch as a neighborhood spokesman as indicated in a recent NEWSPAPER article.

2. The Commission agreed to try dividing the meeting into 2 segments to alleviate the public having to wait too long to be heard.

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3. Mr. Gordon stated that he is working with a number of groups and individuals to save Shepard's.

3. Rep. Rickman informed the Commission that Fran Gast from RISD has extended an invitation to Commissioners to view the proposed addition to the RISD Museum. Commissioners are encouraged to get in touch with Fran.

4. The Commission agreed that a Saturday retreat would be very useful. October would be a good date. Staff will organize the day.

There being no further business, the Commission adjourned at 8:20 P.M.

Respectfully Submitted,


Mary Packard Turkel
Preservation Planner

KAREN L JESSUP
CHAIR



VINCENT A. CIANCHI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, July 22, 1991
3:30 p.m.

4th 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 June 24, 1991
- D. Project Review:
 - 1. 9-11 Thomas St. - New hanging sign
 - 2. 140 Broadway - New graphics for existing sign
 - 3. 166 Broadway - Storefront rehabilitation
 - 4. 98 Congdon St. - Landscaping plans
 - 5. 14-16 Parade St. - Replacement of front doors without a permit or PHDC approval
 - 6. 79 Prospect St. - PRE-APPLICATION HEARING to enlarge the existing sunroom addition (south/east)
- E. Other Business
- 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



VINCENT A. CIANCI, 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 24, 1991 at 3:30 PM in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island.

Members Present:

Karen L. Jessup, Chair
Tina Regan, Vice Chair
Stephen Gordon, Deputy Vice Chair
Franco Beneduce
Cornelis deBoer
Antoinette F. Downing
Rep. Raymond Rickman
Clarke Schoettle
Councilwoman Rita Williams

Members Excused:

Councilwoman Patricia Nolan

Staff:

Mary Packard Turkel, Executive Secretary
Thomas E. Deller, AICP, Associate
Director of Planning
David Salvatore, Legal Counsel

Call to Order:

The meeting was called to order at 3:30 PM, Mrs. Jessup presiding. All testimony was sworn.

New Business:

Mrs. Jessup noted that prior to calling the meeting to order, the Commission presented a citation to former Commission member Anna Esposito for her dedication to the City and the Commission from 1985-91. The presentation was given by Councilwomen Williams and Nolan. A citation will also be presented to Morris Nathanson who was unable to be at the meeting. Several members and the staff will hand deliver Morris's citation to him.

Minutes:

The minutes of the meeting of May 20, 1991 were distributed. On a motion by Mr. Gordon, seconded by Mrs. Regan

THE COMMISSION VOTED UNANIMOUSLY TO
APPROVE THE MINUTES AS PRESENTED.

Project Review:

- 1) 214 Broadway - A presentation for approval of a sign erected without a building permit or Providence Historic District Commission approval was given by Mr. James Howe, tenant. Mr. Howe's father is the owner of the building. Mr. Howe apologized to the Commission for erecting the sign without approval. The sign is approximately 3' x 4', the material is wood, the colors are grey, white and maroon to match the building.

On a motion by Mr. Gordon, seconded by Councilwoman Williams,

THE COMMISSION VOTED TO APPROVE THE SIGN AS PRESENTED EXPO FACTO. THE SIGN CONFORMS TO THE PROVIDENCE HISTORIC DISTRICT COMMISSION'S SIGNAGE GUIDELINES.

MR. SCHOETTLE ABSTAINED.

- 2) 211 Broadway - A presentation for approval of a sign erected in April 1990 without a building permit or Providence Historic District Commission approval was given by Filomena Quaranta tenant and Mr. William Roberts (151 Elton St., Providence), an advocate for Ms. Quaranta.

Ms. Quaranta explained that the sign was a gift from her nephew. The sign Company (Gulf) did not tell her a permit was needed to hang it and that she did not deliberately break the law. The Commission explained that the difficulty with the sign is that it is a backlit plastic sign which is not recommended by the Providence Historic District Commission Signage Guidelines. At the same time that Ms. Quaranta was first notified of the violation, a similar sign was erected by a tenant at 447 Broadway, also made by Gulf Signs. The tenant removed the backlit plastic sign and replaced it with an appropriate sign. Other illegal signs have been removed and replaced at the owners expense, when they did not conform to the PHDC Signage Guidelines or obtain the necessary permit.

The staff noted that Ms. Quaranta's husband came to the office to see her about a month ago with a notice to go to Housing Court to answer this outstanding violation. Mr. Roberts explained that Ms. Quaranta spoke to former Mayor Paolino about the sign after the first notice of violation and had assumed he was taking care of the issue. Mr. Roberts praised Ms. Quaranta as a good citizen and asked for leniency in this issue.

While the Commission understands these issues, the sign as it exists is inappropriate. The staff reminded the Commission that even if the building were not in an historic district, state and city law require a building permit. The sign hangs over City property. It is a liability and must be hung by a company which is licensed and bonded with the City

of Providence. The staff read the contract signed by Gulf Signs when Ms. Quaranta's husband came to see her at the office. The contract stated that it was not the company's responsibility to obtain any necessary permits.

The Commission feels that it must enforce the Signage Guidelines fairly within the historic districts.

Mr. Beneduce spoke in Italian to the applicant to try to explain the situation more clearly to her. Mr. Roberts suggested that perhaps immigrants like Ms. Quaranta need to be aware, with the help of the City, that they can be taken advantage of. Rep. Rickman requested the name of the sign company and will try to follow up.

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

THE COMMISSION VOTED UNANIMOUSLY TO DENY THE APPLICATION TO APPROVE THE SIGN ERECTED WITHOUT A PERMIT OR PHDC APPROVAL AS IT DOES NOT COMPLY WITH THE PHDC SIGNAGE GUIDELINES IN TERMS OF MATERIAL AND OVERALL DESIGN. IN PARTICULAR, THE USE OF BACKLIT PLASTIC SIGNAGE IS SPECIFICALLY MENTIONED AS AN INAPPROPRIATE MATERIAL.

The Chair regrets the denial but reminds the applicant that the Commission is bound to uphold the law.

3) 23 Chapin Avenue - A presentation for general rehab at 23 Chapin Avenue was given by Mr. Mark VanNoppen (80 Dexter St.), General Partner of the Armory Revival Co., owners.

The application includes repair and replacement of clapboards and trim where necessary, repair and installation of window sash where necessary, addition of a steel bulkhead at the rear (north), new storm windows, cleaning and repointing of the brick foundation, removal of two existing windows on the east elevation (first & second stories) of the rear and complete landscaping, parking and site improvements. The staff noted that a railing will probably be required for the east side door. In her opinion, many of the trees along the property lines slated for removal are not significant. The RIHPC will be reviewing this project for Tax Credits. The significance of the windows proposed to be removed has not been reviewed by the RIHPC.

Mr. VanNoppen suggested a wood railing along the side steps, however, the staff noted that there may not be enough room for clearance in order to meet the building code. The Commission suggested creating a walkway from the parking area through the west lawn area to the front steps. Flagstone or bluestone would be appropriate. The existing concrete apron on the east side will be removed. It may be replaced with grass.

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

THE COMMISSION VOTED TO APPROVE THE APPLICATION AS PRESENTED AS BEING CONSISTENT WITH STANDARD #8. FINAL DETAILS FOR THE STAIR RAILINGS AND FINAL LANDSCAPING DETAILS ARE TO BE APPROVED IN-HOUSE BY THE STAFF.

Mr. Gordon abstained as he was called out for a phone call.

4. 57 Barnes Street - A presentation for a new garage at the rear of 57 Barnes St., facing Clarke Lane, was given by Mr. Frank Macedo (49 Griffith Dr., E. Providence), contractor. The owners, Mr. & Mrs. Thomas Weiss, could not be present as they were out of the country.

Mr. Macedo proposed to construct a 12' x 21' wood frame, gable roof, one-car garage. The building would have wood clapboard siding, asphalt roof, 6/6 wood windows, shutters, and moldings and trim to match the existing 1912 Colonial Revival house.

There had been a small garage that previously existed at this location. The Commission noted that the garage should be set back as close to Clarke Lane as allowed by zoning and building inspection. Several members raised concerns over there being an existing parking pad to the east of the house on Barnes St. which is being used but has no curb cut. Parking is not allowed at the front and the rear of a lot. The following concerns were raised, discussed and voted on:

1. the roof pitch should be increased to approximately 7.5/12 to be more consistent with the garage directly adjacent to the west;
2. if there is parking at the rear, there should not be parking in the front yard area;
3. the applicant must comply with zoning in terms of set backs from Clarke Lane and the property to the west;
4. the Commission waives the final hearing for detailed plans as the plans as submitted are sufficiently detailed and the project is a small auxillary structure.

The Commission stated that the plans for the general design and placement of the garage are not incongruous with the existing historic building or the surrounding historic district.

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

THE COMMISSION VOTED TO APPROVE THE DESIGN OF THE GARAGE AS SUBMITTED AS BEING CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES AND WITH THE FOUR CONDITIONS NOTED ABOVE.

Mrs. Jessup abstained.

The Commission requested the staff to contact the owners regarding the construction of the parking pad to the east of the house on Barnes St. and to file an application for site work as necessary.

The Commission requested that a letter be sent to Merlin DeConti informing him that a permit had been issued for the construction of the garage and was then rescinded by phone after realizing the building was in the historic district.

5. 123-125 Broadway - The staff read a short note from Mr. Ben Sisto, owner, requesting that the issue of demolition of 123-125 Broadway be continued until the July or August 1991 meeting. The Commission agreed to continue the matter until the August meeting. Mr. Sisto is working with a committee to discuss rehabilitation and reuse possibilities.

6. 53 Olney Street - Mr. Brian Becken, owner of 53 Olney St., requested a Pre-Application hearing to discuss the possibility of a parking garage or a parking space at 53 Olney St. Mr. Spencer Morris, contractor, was also present.

The staff noted that this 1 1/2 story early Victorian cottage on a small, steep site presents some major design challenges. Three possible solutions were presented: 1. create a space under the existing building; 2. construct a one-car underground garage to the west of the building with a terrace above; 3. create an open parking space cut into the land area to the west of the building.

A sub-committee consisting of Rep. Rickman, Mr. Gordon, Mr. deBoer, Mr. Beneduce, staff and Mrs. Jessup as an alternate was appointed by the Chair. The sub-committee will meet on site with the applicant to review design issues and explore possible design solutions.

OTHER BUSINESS

1. The Commission discussed the fact that there must be a solution found to notify property owners that they are in an historic district. Some suggested solutions were; historic district signage on streets, notice on deeds, RI Association of Realtors or the Greater Providence Board of Realtors, general news releases, piggyback with PPS mailings to all National Register property owners.

2. The Chair read a letter of resignation from Joan Verardo who is moving out of Providence.

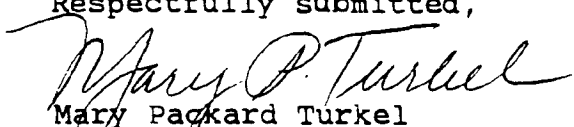
3. The Commission will inform the Mayor of the CLG requirement to fill HDC vacancies within ninety (90) days. The Commission will also forward names and skills needed to the Mayor's office. The Commission would like at least one of the vacancies to be a resident from the west side of the city; the Armory, Broadway or Elmwood Historic Districts.

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4. The Commission discussed having another retreat in September. All members enthusiastically endorsed the idea.
5. The review of the proposed nominations for the parks on the current agenda has been postponed until further notice. The RIHPC postponed their July Commission meeting.
6. The Commission discussed sending a general letter to sign companies to inform them of the historic districts and their review requirements as well as a reminder of state and city law requiring building permits.
7. The Commission discussed clarifying to an applicant that amendments may be imposed at the time a motion is made and voted on. Therefore, it is important that an applicant, not just his/her representative, be present at a hearing.

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

Respectfully submitted,


Mary Packard Turkel
Preservation Planner

KAREN L JESSUP
CHAIR



VINCENT A. CIANCI, JR
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, June 24, 1991

3:30 PM

4th 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 Meetings of May 20, 1991
- D. Project Review:
 - 1. 214 Broadway - sign - erected without permit or PHDC review
 - 2. 211 Broadway - sign - erected without permit or PHDC review. Violation since April 1990
 - 3. 23 Chapin Avenue - general exterior rehab, site work, removal of 1st and 2nd story windows on east elevation (rear)
 - 4. 57 Barnes Street - new construction - garage at rear of property on Clarke Lane
 - 5. 123-125 Broadway - continuation of application for demolition of entire building
 - 6. 53 Olney Street - Pre-application hearing for garage.
- E. Other Business
 - a) Review and comment of National Register Nomination for Pleasant Valley Parkway, Blackstone Boulevard and Neutaconkanut Park.
- 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 HEARING DATE.

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

MINUTES

A meeting of the Providence Historic District Commission was held on Thursday, May 20, 1991 at 3:30 PM, at the 4th floor conference room, Department of Planning and Development, 400 Westminister Street, Providence, Rhode Island 02903.

Members Present:

Tina Regan, Vice Chair (Acting Chair)
Stephen Gordon, Deputy Vice Chair
(arrived at 3:45 PM)
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Representative Ray Rickman
(arrived 3:42 PM, left 4:40 PM)
Clarke Schoettle (left 6:10 PM)
Councilwoman Rita Williams

Members Absent:

Karen Jessup
Councilwoman Pat Nolan
Joan Verardo

Staff:

Mary Packard Turkel, Executive Secretary
Thomas E. Deller, Planning
Charles Mansolillo, Legal Counsel

NEW BUSINESS:

Mrs. Regan introduced and welcomed Charles Mansolillo, Deputy City Solicitor, who will be acting as legal counsel to the Commission.

CALL TO ORDER:

The meeting was called to order at 3:42 PM, Mrs. Regan presiding. All testimony was sworn.

MINUTES:

The minutes of the meeting of April 22, 1991 were distributed. On a motion by Mr. Schoettle, seconded by Councilwoman Williams,

THE COMMISSION VOTED TO APPROVE THE MINUTES AS PRESENTED.

THE COMMISSION VOTED TO CHANGE THE ORDER OF THE AGENDA TO HEAR 41 WATERMAN STREET FIRST.

MR. GORDON WAS ABSENT FOR THE VOTE.

PROJECT REVIEW

- 1) 41 WATERMAN STREET - A presentation for a modification to plans approved at the April 22, 1991 meeting were given by Jane Langmuir, architect, (107 Bowen Street). As suggested at the previous meeting, the original cutback will remain on the north roofline of the 1972 addition.

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

THE COMMISSION VOTED TO APPROVE THE MODIFICATION TO THE PREVIOUSLY APPROVED PLANS FOR 41 WATERMAN STREET AS PRESENTED.

MR. GORDON AND MR. deBOER ABSTAINED. THE MOTION CARRIED.

- 2) LOWER PROSPECT TERRACE - (continuation from April 22, 1991 hearing) A presentation for revised plans for Lower Prospect Terrace were given by Mr. John Izzo, Providence Parks Department.

The staff noted that a sub-committee consisting of Representative Rickman, Councilwoman Williams, Mr. deBoer, Bob McMahon, Mr. & Mrs. Morse and staff met on site on May 2, 1991 to review modifications to the previously submitted plans. It was suggested that a tire-track, using concrete or cobblestone be used instead of an asphalt driveway. It was determined at the site that driving across the rear of the Morse's property to gain access to the area for mowing would not be feasible.

The Parks Department is proposing a tire-track arrangement as discussed on site. Searle and Searle will do the landscape architectural work. Two bollards with a chain across will be used at the "driveway" entrance.

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

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MODIFIED PLANS AS SUBMITTED INCLUDING THE TIRE-TRACK IN GRANITE OR CONCRETE, BOLLARDS, STREET TREES AND RIP RAP. FINAL PLANS ARE TO BE SUBMITTED TO THE STAFF FOR FINAL IN-HOUSE APPROVAL. THE MOTION CARRIED.

Mr. T.F. Morse, abutting property owner at 24 Wheaton Street arrived after the presentation.

The Commission explained that the Parks Department has agreed to mow the lawn, pick up the trash on a regular basis and monitor the bamboo growth and trash every 6 weeks for the next year. Staggering the tire-track material will discourage skate boarders.

3. 247 South Main Street - A presentation to erect a new sign at 247 Main Street was given by Bob North (232 Doyle Avenue) representing Ed Sliney of Model Club. Mr. North proposed a 36" wood round sign hung perpendicular to the building above and to the right of the entry door. The sign would not be lit. The graphics would read "401-273-7120, M.C., Casting", colors to be black, and white.

On a motion by Mr. Gordon, seconded by Councilwoman Williams,

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN PLANS AS SUBMITTED CONSISTENT WITH THE PROVIDENCE HISTORIC DISTRICT COMMISSION SIGNAGE GUIDELINES. THE MOTION CARRIED.

The staff reminded the applicant that a building permit is needed for the sign and that it must be hung by a company which is licensed and bonded with the City.

4. 109-111 Pratt Street - A presentation for proposed changes to 109-111 Pratt Street was given by Mr. Richard Long (Newport), architect and Mr. Sumner Stone (81 Sheldon Street) owner. The applicant seeks approval to enlarge the existing south roof gable to allow for useable head room and to correct a structurally unsound condition. In addition, the applicant seeks approval to reconstruct the front porches as per the original which have been removed.

The staff noted that Mr. deBoer, Mr. Schoettle and she have been to the site several times and are familiar with the difficulties with the floor space and head room on the 4th floor.

There was a great deal of discussion about the design of the gable window as presented. It was agreed that the contemporary treatment of the west gable window was approved because it is at the rear of the building. The south gable, however, is highly visible, the design of the gable window(s) needs to relate to the bay below it.

The window treatment as proposed is not appropriate. The design of the gable window(s) should pick up the rhythm of the bay and retain the basic geometry of the house. A pair of windows like the east gable or a triple window with the center window higher would be a design solution. There is a skylight proposed for the east and west roof of the gable.

The design of the front porches will be based on the approved design of the rear decks, using round columns and "typical" triple decker porch detail. The existing windows on the 2nd and 3rd floor porches will be removed and replaced with doors. The new doors are to be either salvaged period doors or steel doors, 2 raised panels on the bottom half and glass on the top half. The owner will try to replace the existing inappropriate steel colonial 6 panel doors on the first floor with salvaged period doors.

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

THE COMMISSION VOTED TO APPROVE THE APPLICATION AS SUBMITTED WITH THE PROVISION THAT DETAILS OF THE SOUTH GABLE WINDOW(S) BE SUBMITTED TO THE STAFF FOR FINAL IN-HOUSE APPROVAL FOR EITHER A TRIPLE WINDOW OR A PAIR OF WINDOWS. DETAILS OF THE EAST PORCHES ARE TO BE SUBMITTED TO THE STAFF FOR FINAL IN-HOUSE APPROVAL. APPROVAL IS CONSISTENT WITH STANDARDS 8 & 9 AS ADOPTED. REPRESENTATIVE RICKMAN WAS ABSENT FOR THE VOTE. THE MOTION CARRIED.

On a motion by Mr. Gordon, seconded by Councilwoman Williams,

THE COMMISSION VOTED TO HAVE THE SUB-COMMITTEE APPROVE ANY DESIGN CHANGES FOR THE PREVIOUSLY APPROVED WEST WINDOW.

REPRESENTATIVE RICKMAN WAS ABSENT FOR THE VOTE. THE MOTION CARRIED.

5. 74 Transit Street - A presentation for proposed changes to 74 Transit Street was given by Mr. Timothy More, (135 Benefit Street), owner. Mr. More stated that he had to remove an existing roof deck located on the 3rd floor of the rear of the building in order to repair the roof. The new deck is smaller than the existing deck. The proposed railing is a simple rail with 2" x 2" pine balusters. The Commission suggested that the rail should have a more finished appearance and that the posts have a cap. The railing should be painted or stained.

On a motion by Mr. Gordon, seconded by Councilwoman Williams,

THE COMMISSION VOTED TO APPROVE THE PLANS WITH THE PROVISION THAT THE HANDRAIL HAVE A MORE FINISHED APPEARANCE AND THAT THE POSTS HAVE CAPS.

DETAILS OF THE RAIL AND CAPS ARE TO BE SUBMITTED TO THE STAFF FOR FINAL IN-HOUSE APPROVAL. THE PLANS ARE CONSISTENT WITH STANDARDS #8 & 9 AS ADOPTED. THE RAILING MUST MEET THE BUILDING CODE.

Representative Rickman was absent for the vote.

The motion carried.

OTHER BUSINESS

1. The Chair read a letter of resignation from Anna Esposito. The letter was accepted with deep regret. Councilwoman Williams presented a citation from the City Council for her services to the City. Morris Nathanson should also be recognized and presented with a citation. The Commission will invite them both to a meeting to present the citations or hand deliver them.

A letter needs to be sent to the Mayor apprising him of Anna Esposito's vacancy. CLG regulations require the vacancy to be filled within 90 days.

On a motion by Mr. Gordon and Mrs. Downing, THE COMMISSION VOTED TO SEND CITATIONS TO ANNA ESPOSITO AND MORRIS NATHANSON. The motion carried.

2. Amendments to PHDC Rules and Regulations. The term "minor" needs to be defined when determining whether or not staff can approve "minor" modifications. The staff noted that the Boston Landmarks Commission makes administrative approvals of minor modifications in consultation with another commission member. The Commission suggested having a sub-committee available to review minor modifications for a period of time - perhaps 6 - 12 months.

3. 1390 Westminster Street - The Commission and legal counsel discussed the difficulties which are on-going with the parking area at 1390 Westminster Street. There have been one or two people who have expressed displeasure over the decision to allow the parking at the rear of this building. It is the City's position that the decision has been made and the issue is closed. The opinion expressed by these two individuals does not represent that of the neighborhood association.

4. Pursuant to Section 42-46-5 sub-section 2 a motion was made by Mr. Shoettle and seconded by Mrs. Downing

TO GO INTO EXECUTIVE SESSION TO DISCUSS LITIGATION FOR 98 CONGDON STREET.

THE MEETING WAS VOTED OUT OF EXECUTIVE SESSION AT 5:50 P.M.

5. 123-125 Broadway - A letter was received from Mr. Ben Sisto regarding his demolition application before the Commission. The Commission requested that a letter be sent back Certified Mail asking that he appear at the June meeting. He should be reminded of his obligations under the statute.

The Commission must have proper documentation submitted before they can make an informed decision.

There being no further business, the Commission adjourned at 6:15 P.M.

Respectfully Submitted,



Mary Packard Turkel
Executive Secretary

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, May 20, 1991
3:30 P.M.

4th Floor Conference Room
Department of Planning & Development
400 Westminister Street
Providence, R.I. 02903

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of April 22, 1991
- D. Project Review:
 - 1. Lower Prospect Terrace - Parks Department, continuation of application.
 - 2. 247 South Main Street - erection of hanging sign.
 - 3. 109-111 Pratt Street - enlargement of existing south roof gable.
 - 4. 41 Waterman Street - modification to approved plans (4/22/91).
 - 5. 74 Transit Street - reconstruction of rear third floor deck, reduced size, new railing design.
- E. Other Business
 - a. Amendments to PHDC Rules & Regulations.
- F. Adjourn

OFFICES ARE HANDICAPPED ACCESSIBLE. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7440, EXTENSION 248, 48 HOURS IN ADVANCE OF THE MEETING DATE.

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

MINUTES

PROVIDENCE HISTORIC DISTRICT COMMISSION

A meeting of the Providence Historic District Commission was held on Monday, April 22, 1991 at 3:30 PM 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
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Councilwoman Patricia Nolan
Representative Ray Rickman
Clark Schoettle
Councilwoman Rita Williams

Members Absent: Joan Verardo

Staff Mary Packard Turkel

Guests: Merlin A. DeConti, Jr., Director
Dept. of Inspection & Standards

Call to Order:

The meeting was called to order at 3:30 PM, Mrs. Jessup presiding. All testimony was sworn.

Minutes:

The minutes of the meeting of March 25, 1991 were distributed by mail. Several minor clarifications were noted by the Chair on pages 2, 4 and 7.

On a motion by Mrs. Downing, seconded by Mrs. Williams

THE COMMISSION VOTED TO APPROVE THE MINUTES WITH THE CORRECTIONS NOTED. (MR. SCHOETTLE, REP. RICKMAN AND COUNCILWOMAN NOLAN WERE ABSENT FOR THE VOTE).

Due to a clerical error, 41 Waterman Street was omitted from the published agenda. However, each commission member received an application and required documentation in their packets. It was placed on the agenda after item #4 and before item #5.

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

THE COMMISSION VOTED TO AMEND THE AGENDA AND INCLUDE THE PRESENTATION FOR 41 WATERMAN STREET AS ITEM #5. (3:40 PM REP. RICKMAN ARRIVED; MR. SCHOETTLE, MRS. REGAN, AND COUNCILWOMAN NOLAN WERE ABSENT FOR THE VOTE)

PROJECT REVIEW:

- 1) 1390 Westminster Street - (continuation from 3/25/91 hearing) A presentation for revised detailed plans for the parking area at the rear of 1390 Westminster Street was given by Mr. R. James Ferland, property owner, Mr. Lou Baldi, attorney for Mr. Ferland and Robert Weygand, landscape architect for Mr. Ferland. Mr. Brian Kauch, Armory resident, was also present.

The staff noted this is a continuation from the 3/25/91 hearing for a parking area at the rear of 1390 Westminster Street. 1390 Westminster Street is a three story Italianate building built in 1865. It is presently used as commercial and residential. It is a contributing structure to the Armory Historic District.

The new plans prepared by Mr. Weygand show the parking area reduced from 5 to 4 spaces. The spaces have been planned to keep the cars as far away as possible from the large silver maple tree on Hollywood Road. The originally approved landscape plans remain unchanged.

As a response to concerns raised by the Commission and Mr. Kauch at the last meeting about possible damage to the tree, the owner has engaged the services of Mr. Samuel Kinder, licensed arborist to evaluate the silver maple tree. A letter from Mr. Kinder addressed to Mr. Weygand outlining the steps that should be taken to preserve the tree was read into the record. Mr. Deller stated that if it is a requirement by the Commission for the applicant to retain an arborist, then the Commission should advise the applicant to contact the City Forester, John Campanini at the Parks Department. Mr. Baldi stated that he has already spoken with Mr. Campanini and that he recommended that they get an expert. Mr. Ferland stated that from the beginning, he has consistently asked what are the proper procedures and tried to abide by them.

Mr. Kauch asked that he be able to make a statement to the Commission, Mr. Baldi asked that Mr. Kauch formally identify himself by some proof of identification as he has represented himself on site to his client using another name and stating he was from the Attorney General's Office, Mr. Kauch identified himself as Brian Kauch, 61 Parade Street.

Mr. Kauch proceeded to read from a typed paper, "Statement of Facts". The "Statement" was a summary of events surrounding 1390 Westminster Street from the time Fleet Bank attempted to sell the property through the present. Mrs. Jessup asked Mr. Kauch to summarize the main points of the typed 6 page "statement". A copy was submitted for the record. Mr. Kauch noted that in his opinion there were a number of irregularities and illegalities in previous testimony and Resolution 91-1. In his opinion the rear yard is historically significant. He presented a photo taken "Mother's Day 1990" showing flowering shrubs (the photo paper was date stamped April 1986 on the back).

Mr. Robert Weygand, landscape architect, was introduced. At the request of the Chair, Mr. Weygand gave testimony on his extensive professional background in the field of landscape design and in particular historic landscapes. Mr. Weygand stated he visited the rear of 1390 Westminster Street 4 times and in his opinion what he saw on site was not significant historically. There were remnants of a garden of age rather than significance. If it was an historical garden, Mr. Weygand would have suggested restoration.

Mr. Deller reminded the Commission that the issue before them was the change in previously approved plans as required by the Providence Historic District Commission Rules and Regulations. Zoning issues are not within the purview of the Commission.

Mr. Kauch stated that there was significant flora on the site, a willow tree, tulip bulbs, old English ivy, etc. In addition, the Armory Historic District was held up from passage for a year because of individuals on Hollywood Road that wanted this garden protected. The whole purpose of the historic district was to preserve this garden.

Mr. Kauch requested that the Commission acknowledge that it made a mistake in allowing the parking lot and require that it be reverted back to a garden.

The Commission noted that if someone is making a claim that something is of historical significance that they must come forward with proper documentation.

Mr. DeConti reminded Mr. Ferland that the work is to proceed diligently.

On a motion by Mr. Gordon, seconded by Mr. Beneduce

THE COMMISSION VOTED TO APPROVE THE AMENDED PLANS AS SUBMITTED WITH THE PROVISIO THAT: 1) POSTS ARE PLACED AT EITHER SIDE OF THE DRIVEWAY. THE SIZE, COLOR AND MATERIAL SHALL BE DETERMINED IN-HOUSE BY STAFF. 2) THAT THE APPLICANT ENGAGE THE SERVICES OF A LICENSED ARBORIST OR EQUAL FOR THE PRESERVATION PRUNING OF THE SILVER MAPLE TREE. 3) THAT THE GRAVEL SURFACE OF THE PARKING LOT BE "NEWPORT CHIPPED STONE" OR SIMILAR AND APPROVED IN-HOUSE BY STAFF. STANDARD #1 WAS CITED, RECOGNIZING THAT THE COMMISSION IS NOT BOUND BY THE SEC. OF THE INTERIOR'S STANDARDS.

The name of the arborist will be submitted to the staff. (Councilwoman Nolan was absent, Mrs. Regan and Mr. Schoettle were in attendance for the presentation).

- 2) 80 Benefit Street - A presentation for the addition of a handrailing to the front steps of 80 Benefit Street was given by Fr. Jellison of the Episcopal Diocese. Fr. Jellison requested a wrought iron railing similar to abutting buildings owned by the Diocese. The building is used for elderly housing and a railing is needed.

The Commission suggested that the drawings do not accurately reflect the steps as they exist and that if possible, the applicant should avoid placing the railing into the sidewalk which would require approval from Public Properties.

On a motion by Rep. Rickman, seconded by Mr. deBoer

THE COMMISSION VOTED TO APPROVE THE APPLICATION FOR THE RAILINGS CONSISTENT WITH STANDARDS 9 AND 10 AND SUBJECT TO ANY PERMITS REQUIRED BY THE CITY. FINAL DETAILS WILL BE WORKED OUT IN-HOUSE BY THE STAFF.

The posts should go into the bottom step if possible.

(Councilwoman Nolan was absent for the vote.)

- 3) Lower Prospect Terrace - A presentation for site work to Lower Prospect Terrace (Wheaton Street) was given by Mr. Robert McMahon, Deputy Superintendent of the Providence Parks Department.

Mr. McMahon explained that the Park is difficult to maintain due to the steepness of the hill, the vegetation and the difficulty of getting equipment onto the site. There was an elaborate design competition for this site back in the 1930's which the City cannot afford to execute today. However, they are proposing to clean up the area by putting an asphalt drive part way up the slope at the south end in order to get vehicles onto the site to mow and pick up trash. There would be grass towards the granite wall with juniper, rip rap, boulders and a side walk below. The site is composed of 6 house lots. The Commission applauds the City for wanting to clean up this area which has been an eyesore. The neighborhood supports this idea. The Commission raised the following concerns: 1) elimination of the driveway, 2) possible easement through 24 Wheaton Street, 3) trees along Wheaton Street, 4) Use of the boulders.

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

THE COMMISSION VOTED TO CONTINUE THE APPLICATION. THE PARKS DEPARTMENT AGREED.

A sub-committee consisting of Rep. Rickman, Councilwoman Williams and staff will meet with Bob McMahon and Mr. Morse, owner of 24 Wheaton Street to discuss access to the park.

- 4) 67 Stimson Avenue - A presentation for a new deck at 67 Stimson Avenue was given by Susanne Mark, owner.

Mrs. Jessup recused herself due to potential conflict of interest. Mrs. Regan assumed the Chair. The applicant stated she needs to remove the existing deck which is rotted and inappropriate and would like to replace it with a smaller deck with a railing more in keeping with the existing building. A general presentation for this concept was presented to the Commission on April 23, 1990. The deck will not be visible from the street.

The Commission suggested that brick piers be used under the deck instead of wood for structural soundness. The caps that brest the railing should be level with the rail.

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

THE COMMISSION VOTED TO APPROVE THE REMOVAL OF THE EXISTING DECK AND REPLACEMENT WITH SMALLER DECK AS PRESENTED IN CONCEPT.

Details are to be approved in-house by the staff. With the following considerations:

- 1) Brick piers instead of wood if cost effective;
- 2) Inserts in the rail could be solid instead of open and must meet code;
- 3) Post caps should be level with the rail.

Approval is consistent with Standard #10. (Councilwoman Nolan arrived at 5:25 and voted).

- 5) 41 Waterman Street - A presentation for the addition of a bay window in the 1972 addition to this 1780 house was given by Jane Langmuir, architect. Mr. & Mrs. Bayard Ewing, owners were also present. The bay would project 18" from the north wall and would accommodate a kitchen area on this floor. A pergola will be added in front of the bay between the retaining wall and the main house, the front walkway would be cut back and widened. A small banded window will be added to the east wall. The roof line at the cut of the north peak would be brought up to be the same height as the existing higher roof. Clapboards would fill the space of this area facing east.

It was suggested that the cutback remain in the roof and that only the roof line above the woodshed be raised. This would maintain the basic design of the 1972 addition more closely.

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

THE COMMISSION VOTED TO APPROVE THE PLAN AS SUBMITTED CONSISTENT WITH STANDARD #9. MR. deBoer abstained.

- 6) 247 South Main St. No one was present to represent the application. Action was tabled until the 5/20/91 meeting. The applicant will be sent notice that if he doesn't appear at the hearing, the application is subject to denial.

Other Business:

1. The Commission reviewed the National Register nomination for the Morris Brown House, 317 Rochambeau Avenue. On a motion by Tina Regan and seconded by Corrie deBoer, the Commission voted unanimously to endorse the recommendation to nominate the Morris Brown House to the National Register of Historic Places. A letter will be sent to the RIHPC.

2. 98 Congdon St. The Chair noted that she and Mrs. Haffenrefer from PPS have been working with a landscape design student and Mrs. Ardente. The final plans need to be presented back to the Commission. An extension has been granted to the Commission from the ZBR of sixty (60) days to file a legal brief for the appeal.

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3. The Chair will be meeting with the Mayor soon to discuss the lack of legal counsel for the Commission. Tina Regan and Stephen Gordon would like to attend the meeting with the Chair.

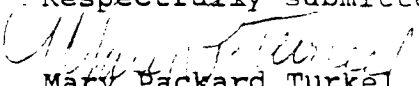
4. The Chair read a letter of resignation from Anna Esposito. With deep regret, the letter was accepted by the Commission. Anna has been an outstanding member. A formal Resolution from the City Council or a Citation is in order.

5. The Standards and Guidelines were reviewed and unanimously approved on a motion by Stephen Gordon and seconded by Clark Schoettle. The Chair thanked all of the Commission members and the Planning staff for their hard work in this endeavor.

6. A letter needs to be sent to the owners of 119 Benefit St. with regard to removal of the front railings. The staff will respond.

There being no further business, the Commission adjourned at 6:35 p.m.

Respectfully submitted,


Mary Packard Turkel
Executive Secretary

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, April 22, 1991

3:30 PM

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

- A) Call to Order
- B) Roll Call
- C) Minutes of the Meeting of March 25, 1991
- D) Project Review:
 - 1) 1390 Westminister Street - continuation - revised plans for parking area
 - 2) 80 Benefit Street - addition of handrailing on front steps
 - 3) 247 South Main Street - erection of hanging sign
 - 4) Lower Prospect Terrace - Park Dept. - Upgrading of park area
 - 5) 67 Stimson Avenue - Removal of rear deck and replacement with new smaller, more appropriate deck.
- E) Other Business
 - 1) National Register review and comment of the Morris Brown House, 317 Rochambeau Avenue
 - 2) Review of Historic District Commission Standards and Guidelines
- F) Adjourn

OFFICES ARE HANDICAPPED ACCESSIBLE. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 EXTENSION 248, 48 HOURS IN ADVANCE OF THE MEETING DATE.

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, 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 25, 1991 at 3:30 PM, at the 4th floor conference room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

Members Present:

Karen L. Jessup, Chair
Tina Regan, Vice Chair
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Councilwoman Pat Nolan
Rep. Ray Rickman
Clark Schoettle
Joan Verardo
Councilwoman Rita Williams

Members Absent:

Anna Esposito
Stephen Gordon

Staff:

Mary Packard Turkel, Executive Secretary

Guests:

Merlin DeConti, Director, Dept. of
Inspection & Standards

Call to Order:

The meeting was called to order at 3:40 PM, Mrs. Jessup presiding.

Minutes:

Minutes of the meeting of January 28, 1991 and February 25, 1991 were distributed by mail.

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

THE COMMISSION VOTED TO APPROVE THE MINUTES FOR JANUARY 28, 1991 AS SENT.

Mrs. Downing and Councilwoman Nolan were absent for the vote.

On a motion by Mr. deBoer, seconded by Councilwoman Williams

THE COMMISSION VOTED TO APPROVE THE MINUTES OF FEBRUARY 25, 1991 AS SENT.

Mrs. Downing and Councilwoman Nolan were absent for the vote.

Project Review

1. 135-137 Prospect Street - continuation - a presentation for revised parking and landscaping plans for 135-137 Prospect Street were presented by Mr. & Mrs. Herman Vandenburg. The revised plans indicated one parking space to the west of the existing garage on Creighton Street. The general landscaping plans were modified; a low masonry border along Prospect Street was added, the boulders were eliminated in the rear yard, planters were eliminated next to the front steps, the changing of the rear garage door to a window was eliminated, the walkway next to the garage (west) was moved slightly allowing for a green space next to the garage, the retaining wall along Creighton Street has been reduced about 1 1/2'-2' to allow the berm to remain, the rear terrace will be brick with a low brick retaining wall. The curb cut on Creighton Street has been reduced from 20' to 10'6". The final decision for the surface treatment of the driveway has not been made. It was suggested that the material for the retaining walls and driveway be determined after the parking area is excavated next to the basement foundation. Concrete, brick or stone could be used and exposed aggregate in concrete for the driveway.

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

THE COMMISSION VOTED TO APPROVE THE PARKING AND LANDSCAPING PLANS AS SUBMITTED. THE FINAL DECISION FOR THE PARKING AND RETAINING WALL TREATMENT WILL BE MADE BY THE STAFF IN-HOUSE AFTER A SAMPLE IS SEEN ON SITE AND THE FOUNDATION MATERIAL HAS BEEN DETERMINED. THE DESIGN WILL HAVE A MINIMAL IMPACT ON THE BUILDING AS SIMILAR TO STANDARD #9.

Rep. Rickman abstained
Councilwoman Nolan absent.

- 2) 365 South Main Street - (It was noted that 385 South Main Street is the correct address) A presentation for a sign at 385 South Main Street was given by Mrs. Sharon Linder, Co-owner. Mrs. Jessup announced that she would recuse herself from participation in this application due to potential conflict of interest. Mrs. Regan took over as Vice Chair. A letter was read into the record.

Mrs. Linder proposed erecting a sign at the rear (west) of the building below the cornice at the NW corner of the building. The sign would be a 23 3/4" x 16" horizontal sign mounted flush against the building. The sign would have a warm gray background with light blue copy. It will closely match the existing sign at the SW corner. There will be a painted border around the edge.

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

THE COMMISSION VOTED TO APPROVE THE SIGN DESIGN AS
SUBMITTED.

Mrs. Jessup recused herself.

Councilwoman Nolan was absent for the vote.

- 3) 1390 Westminster Street - A presentation for revised parking plans for 1390 Westminster Street was given by Mr. Louis Baldi, attorney for Palenque, Inc., owners.

The staff noted that approval for the parking and landscaping was given by the Commission on December 17, 1990 pending final approval from Building Inspection and the Zoning Board of Review. Approved plans called for 5 spaces. Final approval from Zoning was for 4 spaces.

In response to a request from a citizen in the neighborhood. Thomas Deller and the staff reviewed the revised plans from Building Inspection and Zoning. They both agreed that in their opinion, the reduction in the number of spaces did not constitute a substantial change. It was agreed that the owner would make a new presentation for the revised plans as technically it should comply with Rules and Regulations, Section 15. The landscaping plans as approved remained the same along the lot edges.

Merlin DeConti, Director of Building Inspection stated that the building is a legal 5 unit and is allowed 6 spaces under zoning. There is a rear yard parking easement with the abutting property to the east on Hollywood Road between the two properties, 2 spaces should go in the easement area and 4 spaces behind 1390 Westminster Street. The owner of 1390 has been cited for a violation for failing to comply with approved plans in the construction of the parking lot. He told Merlin that the area had to be stripped out to prepare it for the landscaping and parking. Plantings and the parking surface will go in as soon as the weather allows. Although the number of spaces could change with adoption of the new zoning ordinance, Merlin stated the space would be carefully measured.

Mr. Baldi read the Findings of Fact from Resolution 91-1 into the record. He stated that the validity of the easement is being investigated.

Brian Kauch, a neighbor at 61 Parade Street, and President of Armory Crimewatch, made a presentation to the Commission. He raised several concerns over the loss of the "historic garden plantings", a Statement of Facts was read into the record (the Statement was not addressed to anyone nor signed by anyone). Mr. Kauch requested that the Commission reverse its findings for approval of the parking area, a letter from Attorney Michael Fitzpatrick to Merlin DeConti with regard to the easement and parking was read.

Mr. DeConti stated for the record that he has been in touch with Mr. Fitzpatrick and has addressed his concerns. Mr. DeConti further stated that he could not revoke a permit without cause. He could not find anything in the code that says a curb cut cannot go diagonally across a sidewalk or drive over the roots of trees. Mr. Weygand, landscape architect, has assured him that the roots will not be damaged.

Mrs. Regan stated that she used to play in that "historic garden" area as a child. The garden that Mr. Kauch is referring to may have been planted 10-15 years ago but prior to that it was not an historic garden. Mrs. Regan spoke with a Mr. Scolla, a son of the previous owner, that afternoon. He has been looking for photographs of the area. He stated that his grandfather owned the property from 1924-1950's and grew tomatoes there and sold tomatoes in the market at 1290 Westminster Street. As a child he wasn't allowed to play there because it was full of rocks and debris. Mr. Kauch submitted that it was an historic garden because it's in the historic district. The Chair explained that not everything in an historic district is a contributing element. There was nothing that appeared in testimony at the time findings were made to lead the Commission to believe it was an historic garden.

The Commission concluded that:

1. the plans have changed;
2. there have been a number of issues and accusations presented here today which require advice from legal counsel for the Commission;
3. the roots of the trees need protection;
4. temporary posts should be erected to prevent cars from driving over the tree roots.

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

THE COMMISSION VOTED TO CONTINUE THE APPLICATION UNTIL COMPLETE NEW PLANS FOR PARKING CAN BE SUBMITTED.

Councilwoman Nolan abstained (arrived at 5:10 PM). The Applicant's counsel agreed to continue.

- 4) 78-80 Dexter Street - Mr. Mark Van Noppen, applicant and owner of 78-80 Dexter Street, was not present to represent the application. It was agreed that the fence design as presented is a continuation of an existing fence.

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

THE COMMISSION VOTED UNANIMOUSLY TO HAVE THE APPLICATION REVIEWED IN-HOUSE BY THE STAFF.

- 5) 538 Broadway - St. Mary's Rectory and Church - A presentation for the proposed work at St. Mary's was given by Mr. Alfred Oakes, architect and Mr. Ray Thibodeau, Catholic Diocese of Rhode Island. The staff noted that the applicants seek approval for repair and replacement in-kind on the church and the rectory. Mrs. Regan recused herself due to potential conflict of interest.

The staff noted that a rear entry was removed from the SW corner of the building without a permit or Providence Historic District Commission review. Photographs from the 1940's show it as a single story hipped roof entry with a single door. The applicant is seeking a decision on the approval or rejection of the demolition of the rear entry ex post facto. Other work on the church and rectory is primarily repair and replacement. The following is a list of requested approvals:

RECTORY:

1. reclapboarding of the SW corner where the rear entry was removed;
2. excavate the east side to lower grade and install drains;
3. remove portions of siding for structural analysis;
4. replace all gutter liners with copper liners;

CHURCH

1. remove fence on east side;
2. repair or replace broken or missing roof slates;
3. remove window AC unit replace with new sash to match existing;
4. add 3 exterior pole lights along walkway between the church and rectory;
5. remove existing aluminum door on east, replace with wood to match existing;
6. refinish front doors and hardware.

It was noted that the rear entry that was demolished was at least 65 years old. The Diocese will rebuild it if the Commission requires it however, its recent use has been a "garden shed" which no longer enters into the house. There are kitchen cabinets on the interior walls behind it. The back entry may have been a separate service entrance for women and domestic help.

The Commission informed the applicants that in the future, all exterior work needs to be reviewed and approved by the Historic District Commission before it commences.

On a motion by Mr. deBoer, seconded by Rep. Rickman

THE COMMISSION VOTED TO APPROVE THE DEMOLITION OF THE REAR ENTRY. THE AREA WILL BE RECLAPBOARDED AND A BLIND WINDOW INTRODUCED. THE WINDOW IS TO BE ALIGNED WITH THE 2ND STORY WINDOW ABOVE, THE SIZE AND THE FRAME DETAILS ARE TO MATCH THE FIRST FLOOR WINDOWS. FINAL DRAWINGS FOR THE REAR ELEVATION ARE TO BE APPROVED IN-HOUSE.

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

THE COMMISSION VOTED TO PERMIT THE APPLICANT TO REMOVE SMALL PORTIONS OF THE PORCHES FOR STRUCTURAL EXAMINATION AND TO PERMIT EXCAVATION ALONG THE SIDES OF THE BUILDING TO ALLOW FOR STRUCTURAL ANALYSIS AS REQUIRED.

CHURCH: Applicants withdrew issue of aluminum side door.

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

THE COMMISSION VOTED TO APPROVE THE SLATE REPAIRS TO THE ROOF. SLATES AS TO MATCH THE ORIGINAL.

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

THE COMMISSION VOTED TO APPROVE THE REMOVAL OF THE WINDOW AC UNIT IN THE EAST CHAPEL WINDOW. DRAWINGS FOR THE REPLACEMENT SASH ARE TO BE APPROVED IN-HOUSE.

On a motion by Mr. Schoettle, seconded by Mrs. Williams
THE COMMISSION VOTED TO PERMIT THE REMOVAL OF THE FENCE
ON THE EAST SIDE.

On a motion by Rep. Rickman, seconded by Mrs. Williams
THE COMMISSION VOTED TO APPROVE 3 EXTERIOR LIGHTS ALONG
THE WALKWAY BETWEEN THE CHURCH AND THE RECTORY.
LIGHTING IS TO BE "WASHINGTON STANDARD" OR "IMPERIAL
FAMILY #2513".

On a motion by Mr. Schoettle, seconded by Mrs. Downing
THE COMMISSION VOTED TO APPROVE REPLACING THE TIN COATED
GUTTERS AND THE TWO COURSES OF SLATES ABOVE TO ALLOW THE
GUTTER LINER, WITH THE PROVISION THAT THE SLATES ARE
REPLACED AS THEY CURRENTLY APPEAR.

The applicants will prepare a long-range master
maintenance plan for the St. Mary's complex and present
it to the Commission. The Commission congratulated them
on their efforts.

OTHER BUSINESS

1. The staff announced a public hearing for the Zoning Ordinance on May 29, 1991.
2. The Chair noted that there has been no response from the owner of 123-125 Broadway with regard to the application for demolition. The Commission has made every effort to respond to this issue. There is no complete application on file and therefore no action will be taken on this issue. Mr. Sisto had until this meeting to respond to the Commission. The Chair made two phone calls with no response.
3. Rules and Regulations, proposed change. Discussion ensued as to the best process for allowing minor modifications to approved plans without going back before the full Commission. The staff will contact Alison Holm to help draft language.
4. The Commission discussed the need for notification of pending applications to abutters. On a motion by Mr. Schoettle, seconded by Mr. Beneduce

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THE COMMISSION VOTED TO REQUIRE NOTIFICATION IN THE
PROCEDURES AND GUIDELINES. REP. RICKMAN WAS ABSENT.

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

Respectfully Submitted,



Mary Packard Turkel
Executive Secretary

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

MONDAY, MARCH 25, 1991

3:30 P.M.

4TH 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 Meetings of January 28, 1991 and February 25, 1991
- D. Project Review:
 - 1. 135 Prospect Street - continuation - parking plans, landscaping.
 - 2. 365 South Main Street - sign on rear (west) of building.
 - 3. 1390 Westminster Street - changes to approved parking plans.
 - 4. 78-80 Dexter Street - addition of fence to match existing, repair of existing fence.
 - 5. 538 Broadway - St. Mary's Church and St. Mary's Rectory - Rectory roof and gutter repairs, structural repairs, reconstruction of rear entry shed that was demolished without a building permit or Providence Historic District Commission approval or approval of demolition and reclapboarding or area (south), general exterior repair. Church: general exterior repair of roof, building and grounds and addition of lighting.
- PLEASE MAKE A SITE VISIT.
- E. Other Business:
 - a) Announcement of public hearing for the Zoning Ordinance, May 29, 1991.
 - b) Discussion of modifications to Rules and Regulations to allow staff approval of minor modifications to approved plans, Section 8-4 and Section 15.
 - c) Registration for Preservation Conference, April 6, 1991.
- F. Adjourn

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI
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 25, 1991 at 3:30 PM at the 4th floor conference room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

MEMBERS PRESENT:

Karen L. Jessup, Chair
Tina Regan, Vice Chair
Stephen Gordon, Deputy Vice Chair
Franco Beneduce
Corrie deBoer
Antoinette F. Downing
Councilwoman Pat Nolan
Representative Ray Rickman
Clarke Schoettle

MEMBERS ABSENT:

Anna Esposito
Joan Verardo
Councilwoman Rita Williams

STAFF:

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

CALL TO ORDER:

The meeting was called to order at 3:40 PM, Mrs. Jessup presiding. All testimony was sworn.

MINUTES:

The draft minutes of the meeting of January 28, 1991 were reviewed. Action to approve or deny the minutes was tabled until the Commission had an opportunity to carefully review them.

PROJECT REVIEW:

1. 12 Chapin Avenue - a presentation for reconstruction of the front porch and site work was given by Mr. Mark Van Noppen and Mr. B.J. Dupre of the Armory Revival Company, owners. The application is to reconstruct the front porch using existing details and typical Victorian porch details where original fabric does not exist. The front steps will be shifted slightly so that they are centered on the porch.

The applicants noted that the site plan would include a spaced board fence along Chapin Avenue. Discussion ensued as to whether or not plans for the development of the adjacent parking area were being done according to approved plans. The staff will investigate the matter.

The applicants stated they would not be removing the 2nd story center window as originally requested. They further requested that the porch decking be approved as either pressure treated decking or 1" x 4" fir.

On a motion by Mrs. Regan, seconded by Rep. Rickman
THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED
AS BEING CONSISTENT WITH STANDARD # 6:

STANDARD #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.

The porch decking can be either pressure treated or 1" x 4" fir. Mr. Gordon abstained.

On a motion by Mr. Schoettle, seconded by Mrs. Downing
THE COMMISSION VOTED TO APPROVE THE SITE WORK AS
PRESENTED NOTING THAT THE FENCE ALONG CHAPIN AVENUE WILL
BE A 48" SPACED BOARD FENCE WITH A CAP. MR. GORDON
ABSTAINED.

The applicants hope to remove the existing exterior shingles and restore the clapboards at a later date.

2. 201 Broadway - A presentation for the erection of two signs at 201 Broadway was given by Dr. Joseph DeCesare, owner. Dr. DeCesare proposed a freestanding sign in the front "yard" area along Broadway (south). The material is painted mahogany attached to 8" x 8" posts. A medical logo (podiatrist) will be painted on the left, the copy will read "Dr. Thomas DeCesare, Dr. Joseph DeCesare, Podiatrist".

The Commission suggested that the 8" x 8" posts were too massive and that slim metal posts on either side of the sign or behind the sign would be more appropriate.

The posts would be set in cement buckets below grade.

The second proposed sign is for the parking lot. It would be placed flush on the south east corner of the building facing the parking area. The proposed size is 44" x 72", painted MDO plywood. Copy to read "Federal Hill Podiatry Group, Podiatrists, Parking".

The Commission suggested that the overall size of the sign is too large and needs to be reduced. The shape should be rectangular with the clipped corners eliminated. The Commission suggested that the use of "Podiatrist" and "podiatry Group" is redundant. It was suggested that "violators will be towed at the owners expense" should be added to protect the owner (in 1" or less letters).

On a motion by Mr. Gordon, seconded by Mr. Beneduce THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGNS WITH THE MODIFICATIONS SUGGESTED. FINAL SIZE AND DESIGN OF THE POSTS AND THE SIZE OF THE SIGN FOR THE PARKING AREA AND THE SIGN COPY WILL BE APPROVED IN-HOUSE BY THE STAFF.

3. 312 South Main Street - A presentation for a sign for 312 South Main Street was given by Netti Vogel, tenant. Mrs. Vogel proposed an 18" x 36" sign to be placed flush against the building above the belt course on the south west corner. The copy will read "Vogel and Souls, Attorneys at Law, 312 South Main Street", the background color is black with white letters. The material is carved wood. The sign will be mounted into the mortar joints.

On a motion by Steve Gordon, seconded by Representative Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN AS SUBMITTED PROVIDED IT IS BOLTED INTO THE MORTAR JOINTS. ANY FUTURE SIGNAGE IS TO BE IN CONFORMITY WITH THE APPROVED SIGN.

The staff noted that the owner of the building, Mr. A.J. Brosco, was present at the site visit to discuss the sign location.

Mr. Gordon requested staff to check the past approvals on this property to see if chimneys were constructed which were approved.

4. 135 Prospect Street - A presentation for landscaping, retaining walls, two parking spaces on Creighton Street and changing an existing rear garage window to a door was given by Mr. & Mrs. Herman Vandenburg, owners. The owners requested the parking, which would be next to an existing 2-car garage, for their tenants. The Vandenburg's have applied to the Zoning Board of Review to legalize an existing 3rd unit in this legally zoned 2 family. Three schemes were presented to the Commission for the parking to the west of the garage on Creighton Street.

The Commission expressed concern over the loss of the yard area for parking and in particular the loss of the side yard berm which is a contributing landscape feature to this structure. The Commission noted that there are currently 2 parking spaces for this 2-family house. If the Zoning Board of Review allows for the extra unit, only 3 spaces would be required. The Commission is under no obligation to provide more parking than zoning would require. It was agreed that the owners will redesign the plans to allow for one parking space in the side yard area to the west of the garage.

The Commission suggested that the general landscaping be simplified, that the use of boulders in the rear yard should be reconsidered, that the planters on either side of the front steps be reconsidered and that the retaining wall along Prospect Street be brick.

On a motion by Mr. Gordon, seconded by Mrs. Downing
THE COMMISSION VOTED TO ALLOW THE INCLUSION OF A THIRD PARKING SPACE ON THE SITE PROVIDED THAT FINAL PLANS AND MATERIALS ARE PRESENTED TO THE COMMISSION FOR DESIGN, MATERIAL AND LOCATION REVIEW AND APPROVAL. STANDARD #8 WAS CITED.

STANDARD #8: Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

Representative Rickman voted no
Mrs. Jessup voted no
Mrs. Regan voted no

The motion passed.

Parking on site could include the option of going through the existing garage to the rear yard area. The Commission and the applicant agreed to continue the landscaping plans.

OTHER BUSINESS

1. 98 Congdon Street - On a motion by Mr. Gordon, seconded by Mr. Schoettle, the Commission voted to go into Executive Session in conjunction with R.I.G.L. 42-46.5-a.2 regarding pending litigation for 98 Congdon Street.

Abstained: Mr. Beneduce, Rep. Rickman.

A work session to discuss pending litigation followed.

On a motion by Mrs. Regan, seconded by Mr. Gordon
THE COMMISSION VOTED TO SEAL THE RECORD PERTAINING TO 98 CONGDON STREET.

Abstained: Mr. Beneduce

On a motion by Mr. Gordon, seconded by Mrs. Downing, the Commission voted unanimously to leave Executive Session and go back top the public meeting.

The Commission discussed whether the enforcement issue of previous approvals not properly complied with should be pursued at this time while there is a pending appeal before the Zoning Board of Review. The owners have not complied within the 120 days allowed. Discussion of placing a lien on the property ensued. Legal Counsel suggested that putting a lien on the property would leave the entire issue in the Director's office which may be the most practical solution at this time.

A letter needs to go to Merlin DeConti stating that the owners have not complied with the plans as agreed and that the Commission would like him to take appropriate action. A copy will go to the owners and their legal counsel.

On a motion by Mr. Gordon, seconded by Mrs. Downing THE COMMISSION VOTED UNANIMOUSLY TO SEND A LETTER TO MERLIN DECONTI FROM THE CHAIR ADVISING HIM THAT THE OWNERS OF 98 CONGDON STREET HAVE FAILED TO COMPLY WITH APPROVED PLANS OF THE PROVIDENCE HISTORIC DISTRICT COMMISSION AND THAT THE COMMISSION SEEKS HIS ASSISTANCE IN ENFORCING THIS ISSUE IN ANY WAY THAT HE DEEMS JUST.

It was suggested that the Commission have an informational meeting with the judges of the Housing Court to explain the goals and process of the Providence Historic District Commission. The lawyers for the city should also be invited to the meeting.

2. 123-125 Broadway - There has been no response to date from Mr. Sisto regarding the proposed demolition of 123-125 Broadway. The Chair has made two phone calls to Mr. Sisto which have not been returned. The Providence Preservation Society and /or the Rhode Island Historical Preservation Commission have not heard from Mr. Sisto. The building has been reviewed by the Rhode Island Historical Preservation Commission for potential eligibility as an individual building for the National Register. It has determined that it may be eligible.
3. A sub-committee meeting was set for March 1, 1991 at 3:00 at Mr. Gordon's office to continue working on the demolition procedures.
4. Thomas Deller updated the Commission on the Providence Preservation Plan. The next Advisory Committee meeting is March 7, 1991 at 4:00 PM. All members are invited.
5. The Commission thanked Mr. Curtin for the fine legal [A expertise that he has provided the Commission while working for the City. He is resigning effective March 8, 1991.

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

Respectfully submitted,

A handwritten signature in cursive script, reading "Mary P. Turkel".

Mary Packard Turkel
Executive Secretary



Department of Planning and Development

"Building Pride In Providence"

AGENDA

MONDAY, FEBRUARY 25, 1991

3:30 P.M.

4TH FLOOR CONFERENCE ROOM
DEPARTMENT OF PLANNING AND DEVELOPMENT
400 WESTMINSTER STREET
PROVIDENCE, RHODE ISLAND

- A. Call to Order
 - B. Roll Call
 - C. Minutes of the meeting of January 28, 1991
 - D. Project Review:
 - 1) 12 Chapin Avenue - Rebuild front porch, remove
2nd story center window, site work
 - 2) 201 Broadway - erection of two (2) signs - one
free standing, one on east wall
of building
 - 3) 135 Prospect Street - parking plan for two cars
(on Creighton St.), removal
of garage window (rear)
replace with a door, general
landscaping
- PLEASE MAKE A SITE VISIT.
- 4) 312 South Main Street - erection of sign on south
elevation of building,
18" x 36"

E. Other Business

- a) Discussion of 220 Angdon Street
- b) Update on 123-125 Highway demolition
- c) Update on the Providence Preservation Plan

OFFICES ARE HANDICAPPED ACCESSIBLE. INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7440 EXTENSION 248, 48 HOURS IN ADVANCE OF THE MEETING DATE.



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 28, 1991, at 3:30 P.M. at the 4th floor conference room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

MEMBERS PRESENT: Karen L. Jessup, Chair
Tina Regan, Vice Chair
Franco Beneduce
Cornelis deBoer
Antoinette Downing
Councilwoman Patricia Nolan
Rep. Ray Rickman
Clarke Schoettle
Joan Verardo
Councilwoman Rita Williams

MEMBERS ABSENT: Anna Esposito
Stephen Gordon

STAFF: Mary Packard Turkel, Executive Secretary
David Curtin, Special Counsel
Thomas E. Deller, AICP

Mrs. Jessup formally welcomed Joan Verardo, Franco Beneduce and Councilwomen Nolan and Williams.

CALL TO ORDER:

The meeting was called to order at 3:40 P.M., Mrs. Jessup presiding. All testimony was sworn.

MINUTES:

Draft minutes of the meeting of 12/17/90 were distributed. Typos and corrections will be made, the text will remain as presented.

On a motion by Mrs. Downing, seconded by Rep. Rickman, THE COMMISSION VOTED TO APPROVE THE MINUTES AS PRESENTED.

Corrected copies will be available upon request.

PROJECT REVIEWS:

1. 222 Broadway - A presentation for two skylights to the east roof of 222 Broadway was given by Mr. Peter D'Amico, owner and Mr. Tom Feeney, construction consultant.

The staff noted that the fire marshall required egress from the 3rd story of the building. The applicant had previously applied to enlarge the gable windows.

A decision on this matter was postponed several meetings until the presentation of the present skylight solution. It may not be necessary to provide the egress if agreeable with the fire marshall.

There is additional general repair and replacement on the exterior of the building and the site.

The Commission agreed that the skylights are a good solution to the egress problem. They will not be visible from the street on the east roof as there is a two story flat roofed addition that blocks their visibility.

On a motion by Mr. Schoettle, seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE TWO SKYLIGHTS AS PRESENTED AS BEING 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.

2. 60 Chapin Avenue - continuation of conceptual presentation for the construction of a 3 family dwelling - the presentation was given by Mr. Steve Crozier, architect and owner and Kurt Sutherland, architect.

The staff noted that a sub-committee consisting of Mrs. Jessup, Mr. deBoer, Mr. Schoettle, Rep. Rickman and staff met with Steve Crozier and Kurt Sutherland on 1/9/91. The following items were discussed with requests for further design study:

1. Reduction of parking to 3 spaces
2. Reduction of the height of the tower form
3. Cornice should continue around the tower
4. Front porch element (cantilever)
5. Addition of basement windows
6. Location of chimneys, vents, AC units, fencing, site details, etc.

The following major design issues were addressed by the architects:

1. 3rd floor dormer windows were redesigned;
2. Height of the mansard was raised;
3. The dormer was narrowed which increased the pitch;
4. Lattice was added under the steps;

5. Bay window was modified;
6. Basement windows were added;
7. Tower roof shape was modified;
8. Chimney stack at the rear of the building was added;
9. Tower window placement was modified.

It was suggested that the existing street set back to the front entry stairs be studied more carefully to determine whether or not the building should be set back slightly.

The metal roof will be a dark reddish brown. A schematic detail of the cornice was submitted. The applicant stated that a zoning variance is needed for front yard set back. It was noted that the interior stairs in the front stair tower may not meet the building code for winders.

On a motion by Mr. deBoer, seconded by Rep. Rickman THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED AS BEING CONSISTENT WITH THE PROVIDENCE HISTORIC DISTRICT COMMISSION NEW CONSTRUCTION GUIDELINES IN TERMS OF HEIGHT, SCALE, MASSING, SITING, FOUNDATION HEIGHT, SENSE OF ENTRY, ROOF SHAPE, RHYTHM AND SIZE OF OPENINGS AND MATERIALS.

VOTE: YES: Mr. deBoer, Ms. Verardo, Mr. Beneduce, Mrs. Downing, Rep. Rickman, Mr. Schoettle, Mrs. Jessup.

NO: Mrs. Regan.

ABSTAIN: Councilwoman Nolan, Councilwoman Williams

The motion carried.

1. 109-111 Pratt Street - A presentation for the construction of rear decks, reconstruction of front porches and general exterior rehab was given by Mr. Sumner Stone, owner and Mr. Lorenzo Lucas, architect.

The staff noted that work was stopped on the building for not having Providence Historic District Commission approval or a proper building permit. The building permit issued was for interior sheet rock and insulation on 12/19/90. A special meeting was scheduled with the owner for 1/9/91, but cancelled due to icy weather. Mr. deBoer, Mr. Schoettle, Sumner Stone, Lorenzo Lucas and staff met on site to review the scope of work on 12/20/90. It was noted at that meeting that detailed drawings of the proposed work must be submitted to the Commission for review. Concern was expressed over the size, location and need for the proposed dormers and the overall structural condition of the building.

The applicant seeks the following approvals:

1. stabilization of the building through interior cross bracing;

2. addition of 3 levels of rear decks (west);
3. dormers on the 4th floor north and south;
4. restoration of the front porches adding columns and balustrades;
5. recut door openings for the front porches;
6. use red cedar shingles on the 3rd and 4th floor west.

Mr. Stone stated that he needs the rear decks in order to erect staging to close in the rear of the building.

The Commission noted that the plans submitted are not complete including lack of details, a roof section showing accurate construction drawings of the proposed dormer, accurate size and location of the chimney, no elevations of the north dormer or the front porches and no photographs of the north and east elevations and would therefore not be reviewed. Proposed changes to the north, south and east elevations will have a significant impact on the buildings and require proper documentation.

The following suggestions were made for the rear decks:

1. the railings should go between the columns;
2. the columns are drawn as round columns, however noted as square;
3. the spacing of the balusters should be more in keeping with a typical triple deck railing form;
4. the decks could go the entire length of the building if the owner would like the extra space;
5. details on the double doors need to be submitted but a double door concept is acceptable;
6. cedar shingles in the gable area are appropriate;
7. trim detail around the window and doors should match the existing;
8. the gable window is acceptable as shown;
9. the lower portion of the decks should be screened with lattice.

The Commission suggested that careful study needs to be done of the design of and the impact of the proposed dormers. They are highly visible on both the north and south elevations and could substantially alter the overall character of the building and the roof line.

On a motion by Mr. Schoettle, seconded by Mrs. Regan THE COMMISSION VOTED TO CONCEPTUALLY APPROVE THE PLANS FOR THE WEST ELEVATION INCLUDING THE CONSTRUCTION OF THE 3 DECKS, EXTENSION OF THE DECKS THE FULL LENGTH OF THE WEST ELEVATION, WOOD COLUMNS WITH THE RAILING RUNNING BETWEEN THE COLUMNS, SOME TYPE OF WOOD DOUBLE DOOR IN THE LOCATION AS A SHOWN, RED CEDAR SHINGLES IN THE GABLE END AND THE GABLE WINDOW AS SHOWN. THE MOTION DOES NOT TAKE INTO CONSIDERATION THE DORMERS ON THE NORTH AND SOUTH. THE MOTION IS BASED ON 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.

VOTED: NO: Mrs. Jessup, Rep. Rickman

The motion carried.

The Commission stated that detailed drawings of the north, south and east elevations must be submitted to the Commission.

On a motion by Mr. Schoettle, seconded by Mrs. Regan, THE COMMISSION VOTED UNANIMOUSLY TO AUTHORIZE THE SUB-COMMITTEE OF MR. SCHOETTLE, MR. DEBOUR AND STAFF TO REVIEW FINAL DRAWINGS OF THE WEST ELEVATION. IF THE DRAWINGS ARE ACCEPTABLE AND MEET THE CONDITIONS OF THE PREVIOUS MOTION THE STAFF CAN GRANT FINAL IN-HOUSE APPROVAL.

4. 256 Broadway - A presentation for approval of work done without a building permit or Providence Historic District Commission approval at 256 Broadway was given by Mr. Anthony Merola and Mr. Everett Ferri representatives of the Italo-American Club, owners.

The staff noted that 256 Broadway is a 3 story Italianate built C.1870 as a double house. the right portion is used for commercial and residential. The left portion, which is the subject of the application, is used as the Italo-American Club. The club purchased the adjoining lot to the east which was formally a gas station and uses it for parking. The club was notified by letter on August 2, 1990 that new stairs had been constructed to the east of the original side entry stairs without a building permit or Providence Historic District Commission approval. Building Inspection also notified the club. Work continued despite notification; the stairs were completed, the original granite stairs were demolished, brick planters were added to either side of the stairs and a canvas canopy was added over the new stairs.

Mr. Merola stated that the old granite stairs ran along the side of the building towards Broadway and they were in very poor condition. The club's insurance ran out in June 1990 and Old Stone Bank, Mortgage holder, requested that the insurance be reactivated. The insurance company, Gallo and Thomas, requested that the stairs be replaced before they would reinsure the club. Mr. Merola submitted a letter from the insurance company.

Mr. Merola further stated that it was his understanding that the contractor, Gerry Gabriel of G.A.C. Construction, was responsible for getting the permit. Work did continue, however, after notification by the Providence Historic District Commission staff and Merlin DeConti.

The Commission noted that the main orientation of the pedestrian traffic is now from the parking lot. If the Italo-American Club had come to the Commission requesting approval of the orientation of the stairs for the current use they may not have objected. Mr. Merola stated that the original portico is completely intact under the canopy.

The Commission stated that failure to follow the proper procedure of obtaining Providence Historic District Commission approval and a building permit is a serious issue. Any additional work to the building, its appurtenances or the site must be reviewed by the Providence Historic District Commission before work commences.

On a motion by Mr. Schoettle, seconded by Councilwoman Nolan

THE COMMISSION VOTED TO APPROVE THE WORK AS CONSTRUCTED AND TO REPRIMAND THE ITALO-AMERICAN CLUB FOR FAILING TO COMPLY WITH THE LAW AND PROPER CITY PROCEDURES.

VOTED: NO: MRS. REGAN, REP. RICKMAN

The motion carried.

An application was reviewed for an 8' 2 1/2" x 59" gate to be placed in an existing opening between brick piers on Broadway.

The Commission did not object to the use of a gate but suggested that the design of it should more closely relate to the existing iron fence in front of the building. The pickets should pierce the top rail and the spacing and dimension of the pickets should relate more closely to the fence.

A new drawing needs to be submitted to the staff for final approval. Mrs. Regan and Mrs. Jessup will work with the staff on the details.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE GATE. FINAL DETAILS MUST BE SUBMITTED TO THE STAFF MRS. JESSUP AND MRS. REGAN FOR REVIEW AND

APPROVAL. THE DESIGN OF THE GATE MUST RESEMBLE THE DETAILS OF THE FENCE ACROSS THE PROPERTY ON BROADWAY AS CLOSELY AS POSSIBLE.

The Chair reminded the representatives of the Italo-American Club that the metal sliding gate proposed for the parking area off Battey Street must be reviewed and approved by the Commission AS WELL AS ANY OTHER PROPOSED CHANGES.

OTHER BUSINESS:

- a. The schedule for meetings for 1991 was reviewed. The meeting for December was changed from 12/23 to 12/16. The Commission moved and approved the calendar with the noted change.
- b. Pat Kirby of the R.I. Alliance of Historic District Commissions spoke briefly about the upcoming annual preservation conference to be held on April 6, 1991 in East Greenwich. All members are invited and encouraged to attend.
- c. Thomas Deller brought the Commission up-to-date on the zoning ordinance.

The committee is waiting for a legal opinion for continuation of the adoption process.

The new ordinance will incorporate the Elmwood and the Downtown Historic District..

- d. 123-125 Broadway - copies of the letter to Mr. Sisto re: demolition of this building were distributed. R.I. Historical Preservation Commission and the Providence Preservation Society will work with the Commission to develop a feasibility study of the building. The Commission will work within the framework of the R.I.G.L. 45-24.1-4. Mr. Sisto has not responded at this point to the Providence Historic District Commission, R.I. Historical Preservation Commission or the Providence Preservation Society
- e. Legal briefs for the PDN appeal are available to the Commission from the staff upon request.
- f. The consultants hired for the Providence Preservation Plan are working on the plan. A public hearing will be held on 2/6/91. The Commission members are all invited.
- g. Rep. Rickman inquired whether or not the Commission would like him to resubmit the fee bill to the General Assembly. Newport charges a \$20.00 application fee. The discussion will be tabled until the City Council Historic District Commission members are present.

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- h. Mr. Beneduce would like to see a more formal process developed to designate a local historic district.

There being no further business, the Commission adjourned at 6:45 P.M.

Respectfully submitted

Mary P. Turkel
Mary Packard Turkel
Executive Secretary

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
~~JOSEPH P. MOORE~~
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

Monday, January 28, 1991

3:30 P.M.

4th Floor Conference Room
Department of Planning & Development
400 Westminster St.
Providence, Rhode Island 02903

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of December 17, 1991
- D. Project Review:
 - 1) 222 Broadway - Addition of two (2) skylights on east roof elevation to meet fire egress.
 - 2) 60 Chapin Ave. - NEW CONSTRUCTION - continuation of application, revised plans.
 - 3) 109-111 Pratt St. - Construction of rear decks, reconstruction of front porches, general exterior rehab.
 - 4) 256 Broadway - Italo American Club - Application for approval of new side entry steps constructed without a building permit or PHDC approval. Erection of wrought iron gate at parking lot entrance.
PLEASE MAKE A SITE VISIT
- E. Other Business
 - a. RI Alliance Annual Preservation Conference
 - b. Update on 123-125 Broadway demolition.
 - c. Discussion of Historic Preservation Plan
- F. Adjourn

OFFICES ARE HANDICAPPED ACCESSIBLE. 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"

AGENDA

SPECIAL MEETING

WEDNESDAY, JANUARY 9, 1991

4:00 P.M.

PROBATE COURT, 5TH FLOOR

CITY HALL

PROVIDENCE, RHODE ISLAND 02903

- A. Call to Order
- B. Roll Call
- C. Project Review:
 - 1) 109-111 Pratt Street - Review of proposed plans for rear porches, south roof dormer, general exterior repair.
- PLEASE MAKE A SITE VISIT.
- D. Other Business
- E. 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



VINCENT A. CIANCHI, 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 17, 1990 at 3:30 P.M., at the Probate Court, 5th floor, City Hall, Providence, Rhode Island 02903.

Members Present: Karen Jessup, Chair
Tina Regan, Vice Chair
Stephen Gordon, Deputy Vice Chair
Cornelis deBoer
Antoinette Downing
Anna Esposito
Rep. Ray Rickman
Clark Schoettle

Members Absent: Councilman Andrew Annaldo

Staff: Mary Packard Turkel, Executive Secretary
David Curtin, Special Counsel
Thomas E. Deller, AICP

Call to Order:

The meeting was called to order at 3:40 P.M., Mrs. Jessup presiding.

MINUTES:

Draft minutes of the meeting of November 26, 1990 were distributed. Several minor corrections were noted. The Minutes need to have typographical errors corrected and revised copies distributed.

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

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

NEW BUSINESS:

Mrs. Jessup introduced Mrs. Joan Verardo and Mr. Franco Beneduce who will be sworn in as new members by the Mayor on December 19, 1990. The new members were pleased to have an opportunity to observe the Commission in action before their official participation.

PROJECT REVIEW:

1. 156 Power Street - A presentation for revised plans to 156 Power Street was given by Ms. Ancelin Lynch and Mr. Roger Cayer of Brown University and Mr. Steve Lerner architect and Mr. Paul Thompson of Lerner Associates.

Brown has significantly reduced the scope of the project for changes to Perkins Hall. The following approvals are required:

- 1) Removal of retaining walls and paved areas;
- 2) New landscaping and walkways;
- 3) Grade floor infill under a portion of the building;
- 4) Replacement of precast concrete panels between concrete pilasters with brick at grade level on Power Street;
- 5) New windows to replace existing;
- 6) Brickwork at the upper 7 courses to replace masonry that has pulled away from the structure. Including resetting precast concrete trim that has pulled away from the building because of water penetration from behind;
- 7) Removal of the precast concrete coping stones at the roof. The coping is currently covered by flashing. Because of the coping's configuration, it creates a water penetration problem. Just the flashing will remain;

Mr. Ray Thayer, landscape architect has been retained by Brown to develop landscaping plans for the project.

Brown may need to go to zoning for a variance to enclose the first floor area. Final plans will be reviewed and approved in-house by the staff after the bid process is completed.

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

THE COMMISSION VOTED TO APPROVE THE REVISED PLANS AS PRESENTED 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.

Mrs. Jessup abstained.

2. 1390 Westminster Street - A presentation for parking plans for the rear of 1390 Westminster Street was given by Mr. James Ferland, owner and Mr. Robert Weygand, landscape architect.

The staff noted that the lot goes from Westminster Street through to Hollywood Road. Access to parking will be from Hollywood Road. The large tree will remain on Hollywood Road. Five spaces are proposed for the lot and will be used strictly for the residential use.

Mr. Ferland noted that the parking plan has been reviewed and approved by the traffic engineer from the City of Providence who assured him that it was in compliance with current zoning and that a building permit will be issued upon approval of the Providence Historic District Commission. The stamp and signature of the Traffic Department was on the plans submitted.

This portion of the property is an overgrown rear yard that is presently surrounded by chainlink fencing. Two substantial trees will be saved. The surface will be peastone gravel with pressure treated timbers around the area. The easement area to the east will be surrounded with a privet hedge for a sense of separation. Hemlocks and groundcover will surround the other sides. Mr. Weygand stated that in his opinion the site does not contain any historical landscape design features.

On a motion by Rep. Rickman, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PARKING PLANS AS SUBMITTED SUBJECT TO ZONING APPROVAL.

3. 123-125 Broadway - continuation of application for the demolition of the entire building was given by Mr. Ben Sisto, partner in Forum Associates, owners of the building. The staff noted that the sub-committee appointed at the last meeting met with Mr. Sisto on site and toured the building. Those present at the 12/6/90 site visit were: Tina Regan, Corrie deBoer, Clark Schoettle, Steve Gordon, Mary Turkel; Virginia Sarra and Mac Woodward from the Rhode Island Historical Preservation Commission and Amy Harrington, student intern.

The representatives from the RIHPC submitted a report to the Commission which was distributed to the members. The report outlines the history and architecture of the building, a floor plan and general observations on the structural condition of the building. The building is indicative of a style that was once common at the east end of Broadway. The building is unusual for its trapezoidal configuration which conforms to the lot lines. The building was raised in the 1870's at which time the cast iron store front was added. The original configuration of the storefront could not be determined as it has been substantially altered. The upper stories appear to retain their original floor plan and most of their original detail although the second floor has been vandalized. The correspondence from the RIHPC was entered into the record.

After a lengthy discussion of the building, its' significance, costs to the owner and current economic conditions, it was agreed that documentation must be submitted in the following areas before the Commission can make a informed decision on this matter:

1. rehab costs
2. cost of a new building
3. demolition and site work costs
4. moving the building
5. donation to a non-profit with a tax write off
6. mothballing the building until the economic climate improves

The Commission and the owner must work together to meet the burden as outlined in R.I.G.L. 45-24.1-4.7.

Wendy Nicholas from the Providence Preservation Society stated that PPS hopes the Commission denies the application for demolition. They are willing to work with Mr. Sisto in exploring options for the building. At this time there are no clear facts for the Commission to act on and demolition should not be a matter of convenience in order to get through these difficult economic times.

The Commission explained the process of voting on the application that day and the appeal process. It was agreed to wait ninety (90) days in order to research and explore options to demolition before acting on the application.

On a motion by Mr. Gordon and seconded by Rep. Rickman THE COMMISSION VOTED UNANIMOUSLY TO RETAIN THE SUB-COMMITTEE TO WORK WITH THE APPLICANT, PPS, THE REVOLVING FUND AND OTHER PERTINENT AGENCIES TO REVIEW THE OPTIONS TO DEMOLITION AND TO REPORT BACK TO THE COMMISSION AT THE MARCH 25, 1991 MEETING.

4. 60 Chapin Avenue - New Construction, Conceptual Review - A presentation for construction of a 3 unit apartment "house" was given by Mr. Steve Crozier owner and architect. The building is a contemporary adaptation of the mansard style which is prevalent on Chapin Ave. Parking is in the rear. Steve noted that the other members of Crozier Associates were delayed en route from N.Y. so he did not have all of the materials that he was going to present. He is a resident of the Armory district and is concerned about vacant lots in the area. A zoning variance is needed for the front yard set back.

The building will be equal in height with the other mansards on the street. There are porches on the front, side and rear (north, east, south). The building is wood clapboard, standing seam metal roof, wood cornice and wood double hung windows. The foundation is concrete.

The Commission suggested that the following details be studied further: water table board, continuous cornice, window casings, corner boards, front porches including sliding doors, the stair tower including the height and window placement and the overall handling of the "Victorian" details so they do not appear applied.

On a motion by Mrs. Downing and seconded by Rep. Rickman, THE COMMISSION VOTED TO APPROVE THE BUILDING IN CONCEPT INCLUDING THE FOOTPRINT, SITING, MASSING, SCALE AND FOUNDATION HEIGHT REFERENCING THE PHDC NEW CONSTRUCTION GUIDELINES. Mr. Gordon abstained.

A sub-committee of Corrie deBoer, Clark Schoettle, Ray Rickman, Karen Jessup and staff will work with the applicant on the detail before the next meeting.

OTHER BUSINESS:

1. Sumner Stone, owner of 109-111 Pratt St. - The staff reported that work was stopped at 109-11 Pratt St. as there was not a proper building permit. Mr. Stone responded to the situation however, it was after the agenda for this meeting was mailed out. The staff defers to the Commission in this matter to handle it as they see fit. The Commission stated they cannot allow an item to be added to an agenda which has not been given proper notice. Mr. Stone stated that the permit issued was a valid one. Mr. Stone stated he intended to put porches on the rear and dormers on the roof. He has a library of 10-15,000 books that he will be putting on the fourth floor. He cannot close in the rear of the house unless he can build decks as there is inadequate rear yard to put staging on. The Commission agreed to hold a special meeting on January 9, 1991 at 4:00 pm. Corrie, Clark and staff will go to the site with the applicant to review the proposed plans.
2. Thom Deller pointed out two changes to the proposed zoning ordinance which will affect the Commission. The first change allows the Commission to adopt different guidelines for different districts. It mandates that the downtown historic district will have different guidelines from the neighborhood districts. The Rules and Regulations will need to conform to the new zoning ordinance.

There being no further business, the Commission adjourned at 6:50 pm.

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, DECEMBER 17, 1990
3:30 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 November 26, 1990
- D. Project Review:
 - 1) 156 Power Street - continuation of application - proposed modifications to dormitory
 - 2) 1390 Westminster Street - development of rear yard into parking area
 - 3) 123-125 Broadway - continuation of application to demolish entire building
 - 4) 60 Chapin Avenue - NEW CONSTRUCTION - conceptual reviews of plans for new three family dwellingPLEASE MAKE A SITE VISIT.
- E. Other Business
 - a) Discussion of changes to Zoning Ordinance
 - b) Changes to Providence Historic District Commission's Rules and Regulations to conform with new zoning.
- F. Adjourn

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, November 26, 1990 at 3:30 p.m. at the Probate Court, 5th Floor, City Hall, Providence, Rhode Island 02903

Members Present: Tina Regan, Acting Chair
Steve Gordon, Deputy Vice Chair
Councilman Andrew Annaldo
Cornelis deBoer
Antoinette Downing
Representative Ray Rickman
Clark Schoettle

Members Absent: Anna Esposito
Karen Jessup
Rita Williams

Staff: Mary Packard Turkel, Executive Secretary
Thomas E. Deller, AICP
David Curtin, Special Counsel

Call to Order: The meeting was called to order at 3:45 p.m., Mrs. Regan presiding.

Minutes: The minutes of the meeting of October 22, 1990 were read. The Commission noted that page 5, #4 needs to be corrected. On a motion by Mrs. Downing and seconded by Representative Rickman

THE COMMISSION VOTED TO APPROVE THE MINUTES WITH THE CORRECTIONS NOTED (COUNCILMAN ANNALDO AND MR. SCHOETTLE WERE ABSENT FOR THE VOTE).

Project Review:

- 1) 565 Broadway - A presentation for demolition of a rear prefab garage, development of the area for parking and landscaping and erection of a free standing sign facing Broadway was given by Mr. Andrew Palazzo, owner, Mrs. Sara Bradford, landscape architect; and Mr. Valentino Lombardi, lawyer.

The staff noted that the garage is a metal prefab garage which in her opinion did not have historic or architectural significance. She further noted that the property is bounded on the N & E by Route 10. It is not listed on the National Register although it is in the city historic district. The proposed landscaping plans as proposed would be an improvement to the western end of the Broadway Historic District.

The proposed free standing sign will be located to the east of the front stairs in the garden area. the proposed sign is a 42" x 48" x 2" redwood sign on 5" x 5" cedar posts, maroon background with white or gold letters, copy to read "565 Atwood & Palazzo Insurance Agency". The sign will be placed perpendicular to Broadway.

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

THE COMMISSION VOTED TO APPROVE THE LANDSCAPING, INCLUDING KEEPING THE CHAINLINK FENCE BETWEEN 565 AND 559 BROADWAY, AND TO ALLOW THE DEMOLITION OF THE PRE-FAB GARAGE. MR. SCHOETTLE ABSTAINED.

On a motion by Mr. Gordon seconded by Councilman Annaldo

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN PROPOSAL AS PRESENTED INCLUDING PLACING THE SIGN PERPENDICULAR TO THE STREET.

- 2) 88 Congdon Street - A presentation for erection of a new fence along Congdon Street and to the rear of the parking area and the construction of a run of stairs from the parking to the basement level of the house was given by Mr. Donald Breed, owner.

The fence is an important element of this building. The design is attributed to the well known architect Edmund Willson of Stone Carpenter Willson. The design is taken from the design of the fence at the Sullivan Dorr house at 109 Benefit Street and was done at the time the house was moved to its present location in 1885. The existing fence is in poor condition. The design that Mr. Breed has submitted is a simplified Colonial Revival design without the ramped rails. Mr. Breed stated that the fence had finials on the posts. One of the original finials is in their basement.

The Commission suggested that the applicant look into the cost of repairing the original fence or duplicating it to match the original. Mr. Breed obtained 2 bids to duplicate the fence. The Commission will work with Mr. Breed to try to save the original fence or to get several more bids for duplicating it. Corrie will work with the staff to resolve this issue. This fence is unusual and extraordinary.

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

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE 3' FENCE DESIGN AS SUBMITTED FOR THE REAR OF THE PARKING AREA AND FOR THE CONSTRUCTION OF THE STEPS.

IF THE ORIGINAL FENCE CANNOT BE SAVED OR DUPLICATED, SECTIONS SHOULD BE STORED ON SITE OR CAREFULLY RECORDED FOR FUTURE USE.

- 3) 1390 Westminster Street - A presentation for general exterior repair, construction of a fire escape on the second story west and removal of an illegally constructed rear (south) leanto was given by Mr. James Ferland, and Mr. Tom Chester, owners. The owners recently bought the building and will be using it for residential and commercial use. They are required to meet fire and safety codes in several areas.

The rear leanto is approximately 4' x 6' and is not permanently attached to the building. The rear door is still in its original location. They would like to install a Victorian 4 panel wood door in that opening.

On a motion by Mr. Schoettle and seconded by Mr. deBoer

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED.

There was general discussion about the mailboxes. The general consensus was that they should be replaced with similar mailboxes as the least disruptive to the building. It was suggested that the owners check into the U.S. Postal System requirements. New suggestions will be approved by the staff.

- 4) 123-125 Broadway - A presentation for plans to demolish the entire building at 123-125 Broadway was given by Mr. Ben Sisto, partner with Forum Associates. Mr. Sisto stated he has owned the building for a number of years and had a difficult tenant in the first floor who vacated the premises about 1 1/2 years ago. He stated that the building is in bad condition, there are many code violations, no parking and that it takes up the entire lot. He feels that his alternatives are to remodel the building, demolish the structure or just keep it unoccupied as it is. He feels it is economically difficult to remodel the building, in this market today.

If he is allowed to demolish the building he would build a new building that would conform to the area which he feels is a very mixed block of buildings.

The staff noted that the building was constructed in 1847 and was raised with a cast iron storefront added in 1875. The building is a Greek Revival style. This end of the Broadway Historic District from Dean Street to the Service Road is not in the Broadway/Armory National Register Historic District, however, when the district was resurveyed in 1987 it was recommended for inclusion. This building is listed as a contributing structure. In 1985 when the City Planning Department did the "Broadway Reuse Study", this building was one of the target buildings because it is at the gateway to the historic district. The staff has not been inside the building and feels it is important that the Commission have an opportunity to view the site. The staff also noted that it would be important to have a structural report on the building. The amended State Law clearly defines the issues that an owner and the Commission should discuss before a demolition permit is granted.

The Commission concluded that there was no information submitted on the importance of the building, the structural integrity or the potential options to demolition and that the Commission is obliged under the law to pursue these issues. Mr. Sisto noted that he has had an architect and some contractors look at the building and they don't think it's structurally sound. He submitted a letter from his architect.

A sub-committee consisting of Mr. Schoettle, Mr. deBoer, Mrs. Regan, Mr. Gordon and staff will visit the site with the owner. The staff will set up a meeting date.

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

THE COMMISSION VOTED TO CONTINUE THE MATTER UNTIL THE NEXT MEETING WITH THE CONSENT OF THE OWNER. THE SUB-COMMITTEE WILL MEET ON SITE WITH THE OWNER TO REVIEW THE CONDITION OF THE BUILDING..

- 5) A presentation for proposed changes to 156 Power Street was given by Mrs. Carol Wooten, Ms. Ancelin Lynch and Mr. Roger Cayer of Brown University and Mr. Steve Lerner, architect and Mr. Paul Thompson of Lerner Associates.

Mrs. Wooten stated that Brown was embarking on a dormitory restoration program. Perkins Hall at 156 Power Street will be one of the first projects. Work should begin in the summer. Perkins Hall was built around 1960 and was built as a dormitory for Bryant College.

The conceptual presentation is for the following changes:

- 1) removal of retaining walls and paved areas;
- 2) erection of site enclosure walls and gate;
- 3) new landscaping and walkways;
- 4) addition of entry and lounge;
- 5) infil of the grade floor area under the building;
- 6) new windows.

The Commission stated that the following areas need further design study:

- 1) ground level window treatment;
- 2) design of the west entry;
- 3) height and scale of proposed wall along Power Street (8' high);
- 4) discussion with abutting neighbors over possible loss of parking for the owner of 160 Power Street on land owned by Brown;

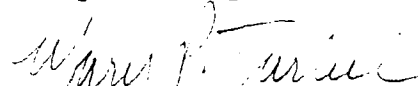
- 5) the orientation and address of the building is not clearly defined.

The applicant and the Commission agreed to continue the application.

Other Business:

- 1) The staff noted that a hearing before the Ordinance Committee for the Elmwood Historic District will be held in the City Council Chambers at 7:00 p.m. (11-26-90).
- 2) The public hearing for the new City Zoning Ordinance will be held the night of the next Commission meeting on 12-17-90.
- 3) A letter has been received from the owner of 44-46 Bainbridge Avenue who is appealing the historic districts commission's denial for vinyl siding to the Zoning Board of Review. A response will come from David Curtin.
- 4) Karen Jessup asked that the Commission be aware that she has been in touch with some of the newly elected City Council members to familiarize them with the Historic District Zoning process.

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, NOVEMBER 26, 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 October 22, 1990
 - D) Project Review:
 - 1) 565 Broadway - demolit on of rear pre-fab garage, parking and landscaping, new sign
 - 2) 88 Congdon Street - fence at end of parking area and along Congdon Street
 - 3) 1390 Westminster Street - Removal of rear addition (SE), addition of fire escape on second story west elevation, general exterior repair
 - 4) 156 Power Street - Conceptual plans for proposed rennovation of 20th Century Brown Dormitory

PLEASE MAKE A SITE VISIT.

 - 5) 123-125 Broadway - Demolition of entire building (former Peppermint Lounge)
- PLEASE MAKE A SITE VISIT
- E) Other Business
 - F) Adjourn

KAREN L. JESSUP
CHAIR



JOSEPH R. PAOLINO, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

AGENDA

WORK SESSION

Wednesday, October 31, 1990
9:00 a.m.

339 Angell St.
Providence, RI 02906

1. Sub-committee work on PHDC design criteria.
2. Adjourn.

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, October 22, 1990 at 3:30 P.M. at the fourth 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 Downing
Anna Esposito
Representative Ray Rickman
Clark Schoettle
Rita Williams

MEMBERS ABSENT: Councilman Andrew Annaldo

STAFF: Mary Packard Turkel, Executive Secretary
Thomas E. Deller, AICP
David Curtin, Special Counsel
Amy Harrington, Student Intern

CALL TO ORDER:

The meeting was called to order at 3:45 P.M., Mrs. Jessup presiding.

MINUTES:

The minutes of the meeting of September 24, 1990 were distributed by mail. On a motion by Mrs. Downing, and seconded by Mr. deBoer

THE COMMISSION VOTED TO APPROVE THE MINUTES AS READ. (MR. GORDON MRS. WILLIAMS AND MRS. ESPOSITO WERE ABSENT FOR THE VOTE).

PROJECT REVIEW:

- 1) 156 Meeting Street - continuation of application from September 24, 1990 hearing. A presentation for revised plans was given by Nancy Taylor, interior designer and Ron Whitney, owner.

The staff noted that a sub-committee consisting of Mrs. Jessup, Mr. deBoer, Mr. Schoettle and staff met on site with Mr. Whitney to review the proposed relocation of the windows on October 10, 1990. The recommendation of the sub-committee was to keep the present height of the bathroom windows on the first and second stories, change the size of the windows on the east to 6/3 and keep original frames, trim, etc., and relocate the east window approximately 1' from the interior structural wall.

The revised plans as submitted by Nancy Taylor call for:

- 1) window #2 removed and replaced with clapboard, frame to remain;
- 2) window #5 removed from existing location and installed on west elevation as per drawings;
- 3) window E, 6/3, to be installed in kitchen (east) as per drawings;
- 4) window F to replace existing window, size to be 6/3 as per window E;
- 5) new roof on east jog to match existing including repair of gutter, downspouts to be relocated as shown.

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

THE COMMISSION VOTED TO APPROVE THE PROPOSAL AS PER THE REVISED DRAWINGS. APPROVAL IS 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.

PROJECT REVIEW CONT'D

- 2) 104 Congdon Street - continuation of application from September 24, 1990 hearing. A presentation for final plans for an addition to 104 Congdon Street was given by Mr. William Kite, architect, and Mr. Bruce Landenberger, architect. Mr. Kite submitted final detailed plans for the rear addition and the proposed changes to the garage. The garage dimensions and roof pitch will remain as they exist except that the roof will have a tar and gravel surface. The new garage doors will be custom paneled overhead doors with multi-light transoms.

The exterior of the addition will be wood clapboards, the trim detail will match the existing house, gutters in the new addition will be built-in. A new front staircase will be constructed with typical moldings, square balusters, treads and rusticated base. The louvered front door will be removed. Site plans are not finalized including the material for the driveway and other paving materials. The Chair and staff will work out the site plan details in-house as will any other minor changes to the project during construction.

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

THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE DRAWINGS AND APPLICATION AS SUBMITTED AS BEING CONSISTENT WITH STANDARD #9 WITH THE PROVISION THAT ANY LANDSCAPE AND SITE IMPROVEMENTS AND MINOR DETAIL CHANGES BE REVIEWED IN-HOUSE BY THE STAFF. THE CHANGES AS PROPOSED ARE ALSO CONSISTENT WITH THE COMMISSION'S NEW CONSTRUCTION GUIDELINES AS ADOPTED.

- 3) 354 Broadway - A presentation for proposed changes to 354 Broadway was given by Mr. Thomas Lonardo, architect, and Dr. Paul DeCesare, owner (continued hearing) Dr. DeCesare requested approval to demolish the existing 20th century garage at the rear of the property and create surface parking including 2 spaces in the existing side yard area (east). The Commission requested that the owner submit accurate detailed drawings showing a perspective of the parking area after the removal of the garage. The staff and the Chair met on site with Mr. Lonardo in August to review his plans.

PROJECT REVIEW CONT'D

3) 354 Broadway cont'd

The revised proposal is for 5 spaces instead of 6 with the existing fence pivoting from the granite pilon on the east side walk and running back to the building. The driveway has been enlarged to allow 2 cars to pass, a vegetation screen has been provided to screen the cars from the corner of Broadway and Knights Streets.

The staff stated that the Commission did not express concern over the loss of the garage at the previous meeting. The Commission did express concern over the number of spaces and the screening of the parking from Broadway. According to the owner, the garage is in poor condition. The staff noted however, that it was her opinion that with minor repairs to the west wall the garage would continue to be servicable.

The Commission requested that a drawing be submitted looking SE from Broadway and showing the parking area without the garage. The iron fence should continue N/S along the west property line and meet with the existing stockade and chain link fence. In addition, a green space should be developed between the site of the existing garage and the adjacent parking lot to the north.

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

THE COMMISSION VOTED TO APPROVE THE DEMOLITION OF THE GARAGE AND DEVELOPMENT OF THE SITE FOR 5 PARKING SPACES AS SUBMITTED WITH THE FOLLOWING CONDITIONS:

- 1) that the fence continue along Knight Street to the driveway entrance;
- 2) that the driveway entrance be reduced to a one-car width;
- 3) that a low planting strip be created behind the fence on Knight Street;
- 4) that the iron fence continue along the west property line;
- 5) that a greenspace be created between the adjacent property on the west where the garage currently exists;

PROJECT REVIEW CONT'D

3) 354 Broadway cont'd

- 6) that the planting continue along the "north wall" of the garage to the rear ramp;
- 7) that final plans for the fencing and landscaping be approved in-house.

All plans must be submitted to the staff before a Certificate of Appropriateness is issued. Approval is subject to all necessary zoning approvals. The garage is a non-contributing structure to the Broadway Historic District.

VOTED YES: Mr. Gordon, Mrs. Jessup, Mrs. Downing, Mrs. Williams, Mr. Schoettle, Mrs. Esposito

VOTED NO: Representative Rickman, Mrs. Regan

ABSTAIN: Mr. deBoer

The motion carried. Mrs. Williams left at 5:30 p.m.

- 4) 222 Broadway - A presentation for proposed changes to the gable windows at 222 Broadway was given by Mr. Peter D'Amico, owner. This application was continued from the September 24, 1990 hearing as no one was present to represent the application and there was incomplete documentation submitted in order for the Commission to render a decision.

The applicant seeks to enlarge the existing round-arched gable windows in order to meet the fire egress. The staff noted that after visiting the site with the owner and the contractor and reviewing the drawings that were submitted, she is still not able to understand how the window could meet fire code. although The contractor stated that it could be done by

making the entire front section a casement window. the

drawing as submitted is inadequate therefore the application is incomplete. This window cannot be made 7" wider without substantially altering the proportions of the arched window. Perhaps the fire egress could be achieved with a dormer or roof skylight, widening the front Palladian window is not a feasible solution.

PROJECT REVIEW CONT'D

4) 222 Broadway cont'd

A committee consisting of Mrs. Downing, Mrs. Regan, Mr. deBoer and staff will work with the applicant to find an egress solution.

The application is continued to the next meeting with the agreement of the Commission and the applicant.

OTHER BUSINESS

1) The Chair noted that the College Hill Neighborhood Association is holding its annual meeting on November 15, 1990 at 7:30 P.M. The main topic of discussion will be historic district zoning and the extension of the College Hill Historic District. The Chair and staff have been asked to participate in the discussion. All commission members are invited.

2) The Commission discussed the violations on the Italo-American Club on Broadway. The side entry stairs were in the process of being removed recently. The Club was cited by the Department of Inspection and Standards and continued to work. The old stairs have been completely removed, new stairs constructed exiting into the parking lot and now brick planters have been constructed on either side of the new stairs. A stop work order was issued and ignored. Counsel stated that they are cited to go before the Housing Court for the violation. The case is the City of Providence through the Building Inspector's office.

The commission expressed concern that in these situations a compromise could be reached between the parties that would not serve the interests of the Commission or the Broadway Historic District.

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

THE COMMISSION VOTED TO SEND A LETTER TO MERLIN DECONTI AND EDWARD CLIFTON AND THE HOUSING COURT EXPRESSING THE EXTREME DISPLEASURE THAT THE COMMISSION FEELS OVER WHAT HAS HAPPENED AT THIS PROPERTY AND THAT THE OWNER BE MADE TO COMPLY WITH THE HISTORIC DISTRICT ZONING ORDINANCE.

OTHER BUISNESS CONT'D

- 3) The Commission discussed 25 Hollywood Road where work was done without a permit. The owner claimed that after a call to Building Inspection, he was given a verbal go ahead to finish the work. Building Inspection stated they gave approval to paint not replace several sides with new shingles. The Commission is in the same enforcement process on this property with Building Inspection as with other violations

- 4) A letter needs to be sent to 36 Benefit Street noting that two portico columns have been replaced with aluminum.

- 5) The Ardente's are now in violation of the Commission Resolution to submit a complete site plan within 60 days of the hearing on July 23, 1990. The Chair and Mrs. Heffenreffer from the Providence Preservation Society met on site with Mrs. Ardente to discuss landscaping issues.

The staff will work with Counsel to respond to this issue.

- 6) The Chair announced that Morris Nathanson has reluctantly resigned from the Historic District Commission. The Mayor will fill his vacancy as soon as possible.

The Commission discussed possible names to submit to the Mayor for consideration. The Commission stated that they would like another architect and they feel that a representative from the west side of the city is needed. Currently 9 out of 11 members live on the east side.

A letter will be sent to Mr. Nathanson on behalf of the Commission thanking him for his outstanding service to the Commission and the City over the past six years.

- 7) 62 Lloyd Avenue - staff noted that the Building Inspection office wanted the Commission to review a deck which was constructed before the district expansion went through.

The Commission agreed that the project was started before the expansion of the historic district was approved and therefore the Commission has no jurisdiction over the matter. A letter will be sent to the owner and Building Inspection.

- 8) The Commission requested that the staff investigate whether a permit was taken out for 8 Cushing Street specifically for the fence.

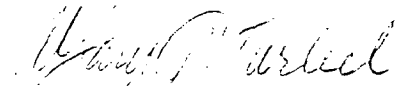
PHDC MINUTES
OCTOBER 22, 1990
PAGE 3

OTHER BUSINESS CONT'D

- 9) The Department of Planning and Development is in the process of interviewing applicants for the preservation planning position.
- 10) A sub-committee meeting date was set for 9:00 October 31, 1990 to work on development of the guidelines and criteria.

There being no further business, the Commission adjourned at 6:45 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, OCTOBER 22, 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 September 24, 1990
- D. Project Review:
 - 1) 156 Meeting Street - continuation - Review of revised plans for windows
 - 2) 104 Congdon Street - continuation - Review of final plans for rear addition
 - 3) 354 Broadway - demolition of rear garage, parking and landscaping
 - 4) 222 Broadway - enlargement of front and rear gable windows to meet fire code. General exterior rehabilitated

PHDC AGENDA
OCTOBER 22, 1990

E. Other Business

F. Adjourn

INDIVIDUALS REQUESTING SERVICES FOR THE
HEARING IMPAIRED MUST NOTIFY THE OFFICE
OF THE CITY CLERK AT 421-7740, EXT. 248
48 HOURS IN ADVANCE OF THE HEARING DATE.

ATTACHMENT 3

IN-HOUSE STAFF APPROVALS
OCTOBER 1, 1990 - SEPTEMBER 30, 1991

IN-HOUSE STAFF APPROVALS

OCTOBER 1, 1990 - SEPTEMBER 30, 1991

- 1) 12 Benevolent Street - Repair chimneys, soffit
- 2) 407-409 Benefit Street - Repair/replace front doors and entries
- 3) 22 Chapin Street - General exterior rehabilitation
- 4) 144 Power Street - Clapboards, water table, shutters, general repairs
- 5) 51 Barnes Street - Gutter repairs
- 6) 561 Broadway - New roof
- 7) 68 Keene Street - New roof
- 8) 35 Creighton Street - Repair gutters
- 9) 51 Barnes Street - Repair soffit, wooden gutters
- 10) 148 Broadway - New roof
- 11) 10 Thomas Street - Aluminum flashing
- 12) 12 Chapin Avenue - Roof, gutters, sash, storms
- 13) 110 Benefit Street - Repair soffit and gutters
- 14) 54 Pratt Street - Roof
- 15) 8 Arnold Street - Roof
- 16) 2 Cushing Street - Repair slate roof
- 17) 34 Benefit Street - Aluminum gutters, new roof
- 18) 110 Benefit Street - New asphalt roof
- 19) 50 South Main Street - New gutters
- 20) 565 Broadway - Replace storefront
- 21) 101 N. Main Street - Reconstruct roof (fire damage), repointing
- 22) 25 Creighton Street - Painting, repair work
- 23) 28 Benefit Street - Roof repair
- 24) 22 Keene Street - New roof
- 25) 43 Barnes Street - New roof
- 26) 43 Barnes Street - Replace windows
- 27) 502 Broadway - Storefront windows
- 28) 420 Benefit Street - Clapboards, window frame
- 29) 86 Transit Street - Roof, gutters

- 30) 26 Benefit Street - Repair roof cupola
- 31) 6 Benevolent Street (Hope Club) - Roof, painting, gutters, repair
- 32) 153 Benefit Street - Painting, trim repair
- 33) 84 Transit Street - Replace roof
- 34) 57 Stimson Avenue - Gable repair
- 35) 84 Transit Street - Remove shingles
- 36) 24 Arnold Street - Clapboards
- 37) 11 Parade Street - Soffit and trim repair
- 38) 84 Transit Street - Repair all trim, monitor, clapboards
- 39) 15-17 Chapin Street - General exterior repair
- 40) 14 Olive Street - Fence, site work
- 41) 12 Olive Street - Fence
- 42) 102 Bowen Street - Reconstruct portico
- 43) 68 Keene Street - Painting (tax credit)
- 44) 23 Chapin Avenue - General exterior repair
- 45) 57 Barnes Street - New roof
- 46) 146-148 prospect Street - Porch repair in kind
- 47) 9 Hidden Street - Site work
- 48) 72 Prospect Street - Masonry and brownstone repair
- 49) 140 Prospect Street - Site work, masonry repair
- 50) 42 Hidden Street - Reconstruct front steps
- 51) 94 Congdon Street - Repair south dormer
- 52) 81 Parade Street - Fence, driveway, repairs
- 53) 104 Congdon Street - Site work, gate
- 54) 296 Angell Street (Cong. Church) - Masonry repair
- 55) 78 Benefit Street - Repair in-kind
- 56) 40 Sheldon Street - Fence, gate
- 57) 46 Sheldon Street - Fence, driveway, gate, retaining wall
- 58) 50 Sheldon Street - Fence, gate
- 59) 199 N. Main Street - Fence
- 60) 120 Brown Street - Repair columns, rebuild front porch
- 61) 86 Transit Street - Replace clapboards, trim, etc.
- 62) 40 Arnold Street - Replace clapboards, trim etc.

- 63) 140 Prospect Street - Replace gutters and downspouts
- 64) 49 Benefit Street - Repair roof, gutters, fascia and moldings
- 65) 32 Arnold Street - Fencing, gate
- 66) 40 Stimson Avenue - Fence
- 67) 178-184 Bowen Street - Repair front doors removed w/o HDC approval
- 68) 66 Power Street - Repair brownstone columns
- 69) 61 Benefit Street - New roof
- 70) 178-184 Bowen Street - Repair and replace moldings
- 71) 9-11 Creighton Street - Replace 3rd floor windows
- 72) 70-80 Dexter Street - fence

ATTACHMENT 4

SAMPLE RESOLUTION

KAREN L. JESSUP
CHAIR



VINCENT A. CIANCI, JR.
MAYOR

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

June 6, 1991

Ms. Susann Mark
67 Stimson Avenue
Providence, Rhode Island 02906

RESOLUTION 91-13

WHEREAS, the applicant, Ms. Susann Mark, applied to the Providence Historic District Commission for a Certificate of Appropriateness to remove an existing deck and construct a smaller deck at 67 Stimson Avenue, Plat 11, Lot 57; and

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

WHEREAS, the Commission held a hearing on the application on April 22, 1991, pursuant to Providence Historic District Commission Rules and Regulations, Sections 7 & 8; and

WHEREAS, testimony was presented at the hearing by said applicant and other interested parties; and

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

- 1) The building at 67 Stimson Avenue is located in the Stimson Avenue Historic District and is a contributing building historically and architecturally to the district.
- 2) The existing deck has no historic or architectural significance.
- 3) The plans as presented for the new deck are not incongruous with the historic structure, its appurtenances or the surrounding historic district.
- 4) The plans as submitted are consistent with Standard #10, as adopted by the Commission in the following way:
 - a) If the deck was to be removed, the essential form and integrity of the structure would be unimpaired.

Ms. Susann Mark
June 6, 1991
Page 2

RESOLUTION NO. 91-13

Based on the above findings of fact, the Commission determines that the proposed work for 67 Stimson Avenue is appropriate with the following conditions:

- i) that the post caps are level with the rail;
- ii) that final detailed plans be submitted to the staff for in-house approval.

A copy of said detailed plans for the construction of the work described herein must be filed by the applicant with the Department of Inspection and Standards.

The application for a Certificate of Appropriateness is approved.

Karen L. Jessup/mrj
Karen L. Jessup, Chair

cc: Merlin DeConti
Thomas E. Deller, AICP
Michael S. Van Leesten
Charles Mansolillo

ATTACHMENT 5

COMMISSION MEMBERS' PROFESSIONAL TRAINING

COMMISSION MEMBERS AND STAFF PROFESSIONAL TRAINING

1990-1991

- 1) FRANCO BENEDEUCE
Neighborhood Reinvestment Corp. National Conference for
Non-Profit Housing Organizations
- 2) CORNELIS DeBOER, AIA
R.I. Alliance Annual Preservation Conference
- 3) ANTOINETTE DOWNING
R.I. Alliance Annual Preservation Conference
- 4) KAREN JESSUP (Chair)
Radcliffe Seminar: Landscape Preservation Workshop
English Heritage Conference on Uppark (England)
Reading College Workshop on Conservation Education
(England)
ARLAS Annual Conference (New England Assn. of Art
History Librarians)
Library Resources Workshop on Architectural and
Preservation Resources
- 5) COUNCILWOMAN PATRICIA NOLAN
R.I. Alliance Annual Preservation Conference
- 6) TINA REAGAN
National Trust Annual Conference
R.I. Alliance Annual Preservation Conference
- 7) REPRESENTATIVE RAY RICKMAN
R.I. Alliance Annual Preservation Conference
- 8) CLARK SCHOETTLE
National Trust Annual Conference
National Trust Conference on Revolving Funds
- 9) COUNCILWOMAN RITA WILLIAMS
R.I. Alliance Annual Preservation Conference
- 10) MARY TURKEL (Staff)
National Trust Annual Conference
R.I. Alliance Annual Conference

ATTACHMENT 6

STANDARDS AND GUIDELINES

**STANDARDS AND GUIDELINES
PROVIDENCE HISTORIC DISTRICT COMMISSION**

2. If replacement of existing materials or features is necessary, the new feature shall match the old in design, color, texture, and other visual qualities.
3. Replacement of missing features should be based on documentary, physical, or pictorial evidence.
4. Every reasonable effort shall be made to require minimum alteration of the building, structure, site or environment.
5. Each property shall be recognized as a product of its own time. Alterations that have no historical basis and seek to create a false sense of historical development shall be discouraged.
6. Changes to a building or site which have taken place over time are evidence of its history and development. These changes that have acquired significance in their own right shall be recognized and preserved.
7. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be treated with sensitivity.
8. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and site.
9. Wherever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired.

D. INTENT

The intent of the Standards and Guidelines is to guide the inevitable changes to the exterior of structures and sites within the City's designated historic districts. The most important features of historic buildings are roofs, exterior walls, windows and their openings and trim, doors and entries, porches, steps, stairs, railings, foundations, fences, storefronts, signage and setting. As each historic structure and its site is unique, each application is considered on its own merits in accordance with these Standards and Guidelines.

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

**STANDARDS AND GUIDELINES
PROVIDENCE HISTORIC DISTRICT COMMISSION**

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STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

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

STANDARDS AND GUIDELEINES PROVIDENCE HISTORIC DISTRICT COMMISSION

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**STANDARDS AND GUIDELINES
PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPENDIX II

In-House Staff Approval Items

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

IN-HOUSE APPLICATION CATEGORIES:

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

SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



VINCENT A. CIANCIO
MAYOR

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AWNINGS

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

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of awnings:

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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MAYOR

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SHUTTERS/BLINDS

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

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of shutters:

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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SITE IMPROVEMENTS/DRIVEWAYS/WALKWAYS

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

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

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of site improvements:

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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MAYOR

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IN-KIND REPLACEMENT/REPAIRS

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

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

SANDBLASTING IS NOT ALLOWED.

The following information must be submitted to the PHDC for IN-HOUSE REVIEW of repair and replacement:

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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STORM WINDOWS AND DOORS

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

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

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of storm windows and doors:

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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FENCES/GATES

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

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

The height of a fence should not exceed 5' by ordinance. Fences in excess of this height require review by the City Fence Viewer in addition to approval from the PHDC.

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of fences:

1. A completed application form signed by the applicant and the owner describing the existing conditions and the proposed improvements.
2. Photographs of the building and the site. Photos are to be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
3. An elevation showing the design of the proposed fence at 1/2" scale. The elevation should include the material, all dimensions, and manufacturer's specs if available.
4. A scaled site plan showing the location of existing and/or proposed fencing, if requested by staff.

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



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MAYOR

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CHILLERS/CONDENSING UNITS

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of chillers and condensing units:

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

KAREN L. JESSUP
Chair

MARY TURKEL
Staff



VINCENT A. CIANCI JR.
Mayor

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ROOFS/GUTTERS/DOWNSPOUTS

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

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

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

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

The following information must be submitted to the PHDC staff for IN-HOUSE REVIEW of roofs, gutters and downspouts.

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

**STANDARDS AND GUIDELINES
PROVIDENCE HISTORIC DISTRICT COMMISSION**

APPENDIX III

WORK ITEMS REVIEWED BY THE COMMISSION:

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

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

SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



VINCENT A. CIANCIO JR.
MAYOR

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NEW CONSTRUCTION/ADDITIONS

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

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

In order to provide the required information, it is strongly recommended that the applicant retain the services of a registered architect, design professional or engineer for the design and construction of any new construction project within a historic district. For the purposes of these guidelines, new construction refers to new buildings or structures of any kind or substantial additions or modifications to existing structures.

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

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

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

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

1. development patterns
2. views
3. topography
4. parking
5. landscaping
6. known archeological features
7. set backs

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

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

- C. General details of proposed new construction, as necessary to define clearly the character and quality of the proposed work, including:
architectural details and trim types;
door and window types;
roofing and siding; and,
all other features important to the visual quality of the proposed construction.
- D. Colors of all proposed permanent exterior finish materials.
- ☐ 4. Three dimensional drawings and/or models to show adequately and clearly the proposed new construction in context with the surrounding area and buildings.
- ☐ 5. A list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor for notification purposes.

NEW CONSTRUCTION/FINAL REVIEW

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

- ☐ 1. One (1) copy of a completed application form for a Certificate of Appropriateness with written details of the proposed new construction. The application must be signed by the property owner and the applicant.
- ☐ 2. One (1) printed set of final architectural design drawings (full size) which depict the final design of the project in plan, exterior elevations, building sections and exterior details, as needed.
- ☐ 3. One (1) printed set of final architectural design drawings reduced to 8 1/2" x 11" or 11" x 17" for copying and mailing purposes.

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

1. The PHDC will prepare a written Resolution explaining the Commission's decision.
- ☐ 2. The applicant shall submit three (3) sets of architectural drawings prepared for construction to the PHDC staff for an "approved" stamp, signed by the Chair and a Certificate of Appropriateness signed by the Chair. One set is retained for the PHDC files, and two sets are returned to the applicant.
3. The applicant can then submit one set of approved drawings to the Building Inspector to apply for a Building Permit.

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

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

KAREN L. JESSUP
CHAIR

MARY TURKEL
Staff



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

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ALTERATIONS/MINOR MODIFICATIONS

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

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

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

- ☐ 1. **Application form**: One (1) copy of a completed Application for a Certificate of Appropriateness with a detailed written description of the work to be performed. The form must be signed by the owner and the applicant. In the case of a condominium or a holding company, the authorized representative must sign.
- ☐ 2. **Drawings**: All floor plans, exterior elevations, and building sections must be submitted as necessary to show major architectural features and proposed changes and must be to a scale not less than $1/4" = 1'$. One set of drawings must be reduced to $8 1/2" \times 11"$ (or $11" \times 17"$ for larger projects) for mailing purposes. One set of full sized drawings must be submitted for the hearing.
- ☐ 3. **Photographs**: Photographs must show the entire building and include neighboring buildings as well as close-ups of details affected by proposed changes. Photos must be at least $4" \times 6"$ and must be **labeled and dated**. Historical documentation may be included. **Instant snapshots are NOT acceptable.**

- ☐ 4. Plot Plan: A plot plan, to scale, showing the building on the site and the adjacent buildings.
- ☐ 5. A list of names and addresses of all abutting property owners from the most current records of the City Tax Assessor.

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

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

KAREN L JESSUP
CHAIR
MARY TURKEL
Staff



VINCENT A. CIANCI, JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

MOVING OF HISTORIC STRUCTURES

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

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

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

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

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

It is important that the structure be moved by a professional building moving firm with experience in moving historic structures. ADEQUATE INSURANCE COVERAGE MUST BE PROVIDED FOR ALL PHASES OF THE OPERATION.

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

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

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

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

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

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

KAREN L JESSUP
CHAIR

MARY TURKEL
Staff



VINCENT A. CIANCIELLO JR.
MAYOR

PROVIDENCE HISTORIC DISTRICT COMMISSION

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SIGNAGE

Signs are one of the most prominent visual elements of a street. If well designed, signs add interest, color and variety to building facades and streetscapes. If not carefully designed, signs can cause visual clutter and be a major distraction from a well designed storefront or converted residential building. Although signs should be clearly visible, signage in historic districts should generally be of pedestrian scale.

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

1. The sign should be placed on the building or free standing in a location that will not obscure architectural details.
2. The sign should be coordinated with the placement of signage of adjacent storefronts or buildings. Placing a sign higher or lower than adjacent signs creates visual confusion.
3. A sign should identify the name, function, and perhaps the address of the business. This information can be conveyed in words, pictures, names, symbols, and logos. **KEEP IT SIMPLE.** Too many pieces of information clutter the sign and confuse the viewer.
4. Colors should be compatible with the building and the surrounding buildings. A sign is more easily readable when the letters or graphics contrast with the background color. a color combination chart is attached which may be useful.
5. The most traditional placement of a sign is attached flush to the building in a designated signage space. Signs can also be hung perpendicular to the wall on a decorative bracket, painted on a window, door, or freestanding. Other types of signage include awnings, neon lighting, cloth or paper banners hung in store windows or painted wall signs.
6. If lighting is to be used, it is important to consider what is to be highlighted - the sign, window display or entire building facade. Spot, track, overhanging or wall lamps are appropriate lighting sources. Internally lit signs (backlit plastic) are incompatible with Providence's historic districts.

7. Projecting signs must have a minimum 10' clearance from the sidewalk to the bottom of the sign. The size should be approximately 16 sq. ft. The most common shapes are rectangular, square or variations of the oval hung from decorative iron brackets.
8. Wood is the most traditional sign material but a variety of other appropriate materials are available such as metal, brass, granite, marble, slate, etc.

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

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

***Signs which project over City property must be hung by a sign company that is bonded and insured with the City of Providence as required by the R.I. State Building Code, Section 2906, 23-27.3.**

ATTACHMENT 7

SPECIAL PROJECTS

SPECIAL PROJECTS

The Commission and the staff worked on the following special projects during 1990-1991:

- 1) Proposed historic districts in Elmwood and Downtown.
- 2) Historic District Zoning Ordinance update and rewrite.
- 3) Writing and adoption of HDC Standards and Guidelines.
- 4) Annual preservation conference of the R.I. Alliance of Historic District Commissions.
- 5) 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) Town of Scituate.
- 2) Town of Cumberland.
- 3) City of Newport.
- 4) College Hill Neighborhood Association.
- 5) South Elmwood Neighborhood Group.
- 6) North Elmwood Neighborhood Group.
- 7) Student interviews from Brown University, Boston University, Roger Williams College (student intern).
- 8) Town of Tiverton.

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