



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

January 20, 2022

Honorable John J. Igliozi
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Council President Igliozi,

I am pleased to present this 2020-2021 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2020 through September 30, 2021. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's nine local historic districts, of which there are more than 2,600 properties listed. During 2020-2021, the Planning Department received 152 applications for Certificates of Appropriateness. The Commission reviewed 45 applications, with 107 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process.

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

Sincerely,

Bonnie Nickerson, AICP, Director

cc: Providence City Council
City Clerk

BN/jm

IN CITY COUNCIL
FEB 03 2022

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.

Jina L. Mastaciani CLERK

ACTING

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminister Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com

Rhode Island Historical Preservation & Heritage Commission

Certified Local Government Annual Report Form

CLG Contact Information					
Reporting Period:	October 1, 2020 - September 30, 2021		Town/City of:	Providence	
Name of Contact Person:	Jason Martin, Preservation Planner		Address:	Dept. of Planning & Development, 444 Westminster St, Ste 3A, Providence, RI 02903	
Phone Number:	401.680.8517		Email Address:	martin@providenceri.gov	
CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.					
1. Was the HDC's enabling legislation amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the amendment.	
2. Were procedural or design guidelines developed or amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of new or amended guidelines.	
3. What are the current design standards in use by the HDC? (Name document(s) if applicable.)			S&G Armory, Broadway, College Hill, North Elmwood, PLD - Residential, Power-Cooke, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; applicable.) PHDC Rules & Regulations		
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		See	Attached	
	New Construction				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?		<input type="radio"/> Yes <input checked="" type="radio"/> No			
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?		<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH an explanation of how the case was reviewed and why an exception was permitted		
7. Were any districts enlarged?		<input checked="" type="radio"/> Yes <input type="radio"/> No	If YES, ATTACH a copy of the revised district map and indicate how many historic properties were added.		
8. Were any new Historic Districts added?		<input checked="" type="radio"/> Yes <input type="radio"/> No	If YES, ATTACH a copy of the district map(s).		
9. Were any new properties designated?		<input checked="" type="radio"/> Yes <input type="radio"/> No	If YES, ATTACH a list of the properties and addresses.		
CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.					
1. Commission Membership: List Commission members, dates of appointment and expiration, and, as applicable, their qualifications in a preservation-related field:					
Name	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	
Michael Marino, Regular Member, Chairman	9/2020	9/2023	Lawyer	mmarino@grsm.com	
Edward Sanderson, Regular Member, Vice Chairman	9/2019	9/2022	Preservationist	tedsanderson625@gmail.com	
Clark Schoettle, Regular Member, Dep. Vice Chairman	9/2020	9/2023	Preservationist	c.schoettle@cox.net	
Cornelis de Boer, AIA, Regular Member	9/2020	9/2023	Architect	haynes.deboer@verizon.net	
Ramiro Encizo, Alternate Member	9/2020	6/2023	Realtor	rencizo@residentialproperties.com	
Glen Fontecchio, R.A., Regular Member	9/2021	9/2024	Architect	glen@gfontecchio.com	
Neal Kaplan, Regular Member	9/2019	9/2022	General Contractor	nealestate@cox.net	
Catherine Lund, D.V.M., Regular Member	9/2021	6/2024	Veterinarian	info@city-kitty.com	
Tina Regan, Regular Member	9/2019	9/2022	Preservationist	rainymorn@msn.com	
Victoria Wilson-Barnes, Regular Member	9/2021	9/2024	Architect	vicinprov@aol.com	

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

2. Meetings Held and Attendance: indicate total number of meetings held and complete attendance chart for each commissioner.												
Check box for all months in which a meeting was held:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Name	Oct. 2020	Nov. 2020	Dec. 2020	Jan. 2021	Feb. 2021	Mar. 2021	Apr. 2021	May 2021	Jun. 2021	Jul. 2021	Aug. 2021	Sept. 2021
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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See attached	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Notes:	In this CLG period the Commission held a total of 17 meetings, with two meetings in October, December, March, April & August. Beginning with the June meeting the Commission began meeting in person with applicants and public given the option of attending virtually. Beginning with the June meeSee attached list for complete attendance.											
3. State law requires that HDC meeting minutes are filed with the Secretary of State's Office within 35 days of a meeting. Are all meeting minutes for the reporting period posted online on the Secretary of State's website?										<input checked="" type="radio"/> Yes		<input type="radio"/> No
4. Total number of vacancies during the year:				2		5. Was each vacancy filled within 90 days?				<input type="radio"/> Yes		<input checked="" type="radio"/> No
4. Were vacancies filled by professionals who meet the Professional Qualification Standards in 36 CFR 61?										<input type="radio"/> Yes		<input type="radio"/> No
5. If vacancies were not filled within 90 days or were not filled by professionals meeting the Professional Qualification Standards, please provide an explanation here:				Two City Council positions are vacant and have not been filled.								
6. Describe any relevant trainings, conferences, workshops, or RIHPHC-sponsored trainings/events attended by commission members or staff. Include the name of the event and the name(s) of the member(s) who attended.				Due to Covid-19 minimal informational meetings, trainings, conferences, or workshops related to historic preservation attended by members. With the pandemic ongoing some have attended virtual conferences and trainings, including the State Historic Conference and the National Trust Conference, but these have been minimal.								
If you have suggestions for topics for future HDC training to be offered by RIHPHC, please list/describe suggestions here as well.												
CRITERION #3: Local Governments must maintain a system for the survey and inventory of historic properties.												
1. Has any survey work been completed?				<input type="radio"/> Yes		<input checked="" type="radio"/> No		2. If yes, how many properties have been surveyed?				
3. Has the RIHPHC had an opportunity to participate in the work?				<input type="radio"/> Yes		<input checked="" type="radio"/> No		4. Was the survey work recorded on RIHPHC forms?		<input type="radio"/> Yes		<input type="radio"/> No
5. Did the RIHPHC receive duplicate forms, maps, and photographs within sixty days of completion?										<input type="radio"/> Yes		<input type="radio"/> No

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CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act.					
1. Did you evaluate the National Register eligibility of any properties?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Did you prepare any National Register forms?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?			<input checked="" type="radio"/> Yes <input type="radio"/> No		
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:		Plymouth Congregational Church/La Iglesia Congregacional de Plymouth National Register Nomination (1014 Broad Street), has been completed, and was listed on the National Register, 3/12/2021. It is reportedly the first National Register nomination to be bilingual, being submitted in English and Spanish. The City of Providence received two CLG awards in 2021: 21-CLG-5 Survey of Neutaconkanut Hill Park Survey and National Register Evaluation & 21-CLG-6 Diversifying the Guide to Providence Architecture. Both grants are "pass-throughs" and being administered by the sub-grantees, Neutaconkanut Hill Conservancy and the Providence Preservation Society, respectively.			
CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.					
1. Are all records including meeting minutes publicly accessible?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Are notices of public meetings published or posted in advance?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
3. Briefly describe how the public is given opportunity to comment on National Register nominations:		Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and in the lobby of 444 Westminster Street.			
NARRATIVE:					
1. Provide a brief narrative of the HDC's notable activities or accomplishments for FFY 2021.					
<ul style="list-style-type: none"> • With the addition of the Power-Cooke Street, there are now eight Local Historic Districts in Providence, containing a total of approximately 2,600 properties. • The Providence Historic District Commission and its staff have reviewed 152 applications (# by the Commission, # by Staff) in this CLG year. • In response to Covid-19 and the Governor's Executive Order 20-05, the Commission switched from in-person to virtual meetings from April 2020 to May 2021. With the expiration of Executive Order 20-05, the Commission resumed in-person meetings beginning in June 2021. Meetings are a "hybrid" with the Commission Members and staff being present (Member Regan was granted a waiver by the RI Governor's Commission on Disabilities to attend meetings remotely). Applicants and the public have the option to be physically present or to participate via Zoom. Staff reports and related materials for agenda items are available on the Commission's website. There is also an archive of past meeting's materials. • Certified Local Government funding: Plymouth Congregational Church/La Iglesia Congregacional de Plymouth National Register Nomination (1014 Broad Street), has been completed, and was listed on the National Register, 3/12/2021. It is reportedly the first National Register nomination to be bilingual, being submitted in English and Spanish; During 2021 two CLG Grants were awarded to Providence: 21-CLG-5 Survey of Neutaconkanut Hill Park Survey and National Register Evaluation & 21-CLG-6 Diversifying the Guide to Providence Architecture. Both grants are "pass-throughs" and are being administered by the sub-grantees, Neutaconkanut Hill Conservancy and the Providence Preservation Society, respectively. • The Planning Department has been working with the State of RI Division of Capital Asset Management & Maintenance in the adaptive reuse of the Cranston Street Armory. As the Director's representative, the Preservation Planner sits on the Armory Steering Committee and the Technical Review Committee. • In the past CLG year the City's Preservation Planner has conducted 90 environmental reviews in coordination with a Memorandum of Agreement with the RI Historical Preservation and Heritage Commission, allowing for Federally funded projects to be efficiently reviewed and approved. • The City's Preservation Planner has coordinated multiple projects at City-owned properties with the RI Historical Preservation and Heritage Commission, particularly with the Parks Department, primarily in Roger Williams Park, and the Esek Hopkins House, both listed on the National Register of Historic Places. • The Planning Department continues to work on adding protections to vulnerable properties within the City. This includes last year submitting ordinances to add St. Theresa's Church (265 Manton Ave) and King's Cathedral (1860 Westminster Street), to the local historic district. This year the Planning Department, in conjunction with the Providence Redevelopment Agency, has submitted additional ordinances to add the Ralph Street School (22 Rye Street) and the Textile Finishing Machinery Company (50 Sims Street) to the local historic district. These four locations are pending process with the City Council and anticipate their addition to the local historic district this year. 					

**Rhode Island Historical Preservation & Heritage Commission
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Assurances			
<p>I hereby certify:</p> <p>I. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island.</p> <p>II. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island.</p> <p>III. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town/City and the Rhode Island Historical Preservation & Heritage Commission.</p>			
Signature of Historic District Chairman		Date	12/8/21
Printed/typed name	Michael S. Marino, Chairman		
Signature of Chief Elected Official		Date	12/15/21
Printed/typed name	Hon. Jorge D. Elorza, Mayor		

ATTACHMENTS CHECKLIST

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

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

PROJECT SUMMARIES - OCTOBER 1, 2020 through SEPTEMBER 30, 2021

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	5	5	0	0	0	0
Armory (expansion)	23	22	0	1	0	0
Broadway	13	11	0	1	1	0
College Hill	82	75	0	3	4	0
North Elmwood	7	7	0	0	0	0
Power-Cooke	5	5	0	0	0	0
PLD ¹ - ICBD	0	0	0	0	0	0
PLD - Residential	2	2	0	0	0	0
South Elmwood	12	11	0	1	0	0
Stimson Avenue	3	3	0	0	0	0
TOTALS	152	141	0	6	5	0

Total applications compared from October, 1996-September, 2021:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) ² [29%] ³	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
2018-2019	164	38 (1) [23%]	128 (1) [77%]
2019-2020	144	40 (1) [28%]	104 (1) [72%]
2020-2021	152	45 [30%]	107 [70%]
24 year total	4273	1090 [25%]	3201 [75%]
24 year average	178	45 [25%]	133 [75%]

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

² Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)]. There were no such applications this period.

³ Represents percentage of total applications reviewed by PHDC or Staff.

PROJECT SUMMARIES - OCTOBER 1, 2020 through SEPTEMBER 30, 2021

Summary of Projects

Total Applications Reviewed: 152

Applications Reviewed by HDC: 45
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 107
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type¹

Project Type	Totals	Approved	Denied	Pending ²	Withdrawn	Appealed
In-House ³	99	99	0	0	0	0
Alterations	50	40	0	6	4	0
Demolitions	0	0	0	0	0	0
New Construction	3	2	0	0	1	0
Relocations	0	0	0	0	0	0
TOTALS⁴	152	141	0	6	5	0

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 90 Federally subsidized projects in the City.

¹ Some applications might cover two types (i.e.: repairs & sign). This would account for any discrepancy in the number of applications by type and number of total applications reviewed. There are no such discrepancies this period.

² Pending includes applications that are either incomplete or that are complete and the review is ongoing by either the Commission or Staff.

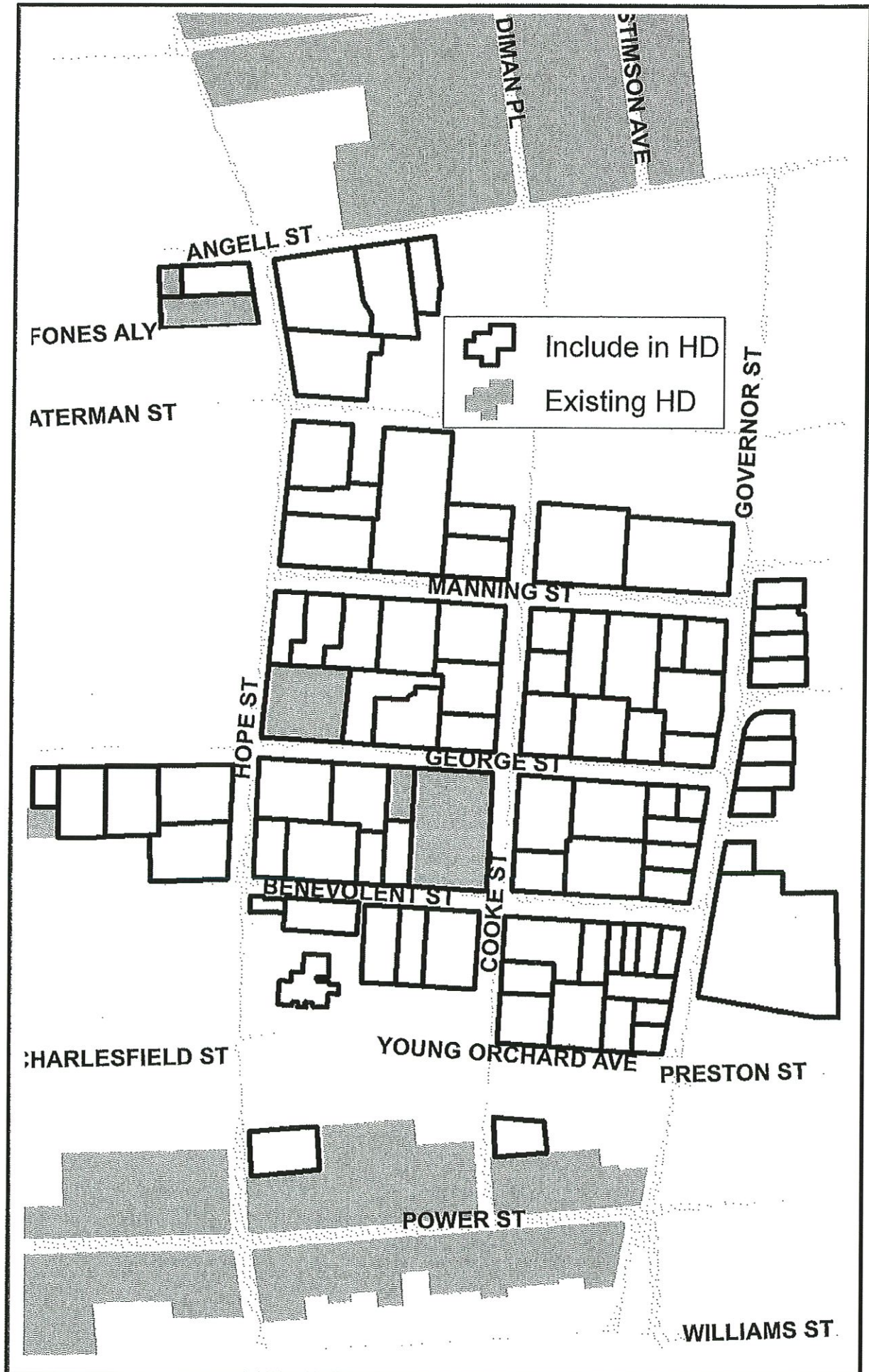
³ In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by Staff; no public meeting is required.

⁴ Any discrepancy here is due to the fact that some applications may be reviewed by both Staff and the PHDC (i.e.: Prep-for-Paint (RIK-Staff) and a new side addition (Major Alteration-PHDC). There are no such discrepancies this period.

OTHER BUSINESS

Adaptation of Standards & Guidelines for the Power-Cooke Street local historic district

A motion should be made stating that the Commission's *Standards & Guidelines for the Armory, Broadway, College Hill, North Elmwood, Providence Landmarks District-Residential, South Elmwood and Stimson Avenue Districts* be renamed to the *Standards & Guidelines for the Armory, Broadway, College Hill, North Elmwood, Providence Landmarks District-Residential, Power-Cooke Streets, South Elmwood and Stimson Avenue Districts*. The newly adopted landmark zoning passed by the City Council and signed by the Mayor shall fall under these Standards & Guidelines, with all of the newly designated properties to be located in the newly formed Power-Cooke Streets local historic district, with the exception of 6 Cooke St and 125 Hope Street, which are contiguous to the College Hill local historic district and shall therefore be located within that district.



PHI	PROPERTY ID	ADDRESS	LHD
130010	013-0010-0001	138 Governor St Unit 1	Power-Cooler
130010	013-0010-0002	138 Governor St Unit 2	Power-Cooler
130023	013-0023-0000	107 Benevolent St	Power-Cooler
130060	013-0060-0000	235 Angell St	Power-Cooler
130061	013-0061-0000	198 Hope St	Power-Cooler
130067	013-0067-0000	271 Angell St	Power-Cooler
130068	013-0068-0000	189 Hope St	Power-Cooler
130072	013-0072-0000	185 Hope St	Power-Cooler
130077	013-0077-0000	200 Hope St	Power-Cooler
130078	013-0078-0000	51 Manning St	Power-Cooler
130080	013-0080-0000	25 Cooke St	Power-Cooler
130096	013-0096-0001	275 Angell St	Power-Cooler
130096	013-0096-0002	275 Angell St	Power-Cooler
130096	013-0096-0003	275 Angell St	Power-Cooler
130096	013-0096-0004	275 Angell St	Power-Cooler
130096	013-0096-0005	275 Angell St	Power-Cooler
130096	013-0096-0006	275 Angell St	Power-Cooler
130098	013-0098-0000	120 Governor St	Power-Cooler
130113	013-0113-0000	73 Manning St	Power-Cooler
130120	013-0120-0000	177 George St	Power-Cooler
130121	013-0121-0000	183 George St	Power-Cooler
130125	013-0125-0000	195 George St	Power-Cooler
130126	013-0126-0000	156 Hope St	Power-Cooler
130145	013-0145-0000	105 Benevolent St	Power-Cooler
130146	013-0146-0000	109 Benevolent St	Power-Cooler
130148	013-0148-0000	18 Cooke St	Power-Cooler
130152	013-0152-0000	117 Benevolent St	Power-Cooler
130155	013-0155-0000	118 1/2 Governor St	Power-Cooler
130158	013-0158-0000	272 George St	Power-Cooler
130160	013-0160-0001	276 George St Unit 1	Power-Cooler
130160	013-0160-0002	276 George St Unit 2	Power-Cooler
130160	013-0160-0003	276 George St Unit 3	Power-Cooler
130160	013-0160-0004	276 George St Unit 4	Power-Cooler
130163	013-0163-0000	283 George St	Power-Cooler
130164	013-0164-0000	146 Governor St	Power-Cooler
130165	013-0165-0000	140 Governor St	Power-Cooler
130166	013-0166-0000	125 Benevolent St	Power-Cooler
130167	013-0167-0000	118 Governor St	Power-Cooler
130170	013-0170-0000	158 Governor St	Power-Cooler
130173	013-0173-0000	69 Manning St	Power-Cooler
130174	013-0174-0000	46 Cooke St	Power-Cooler
130175	013-0175-0000	66 Cooke St	Power-Cooler
130177	013-0177-0001	72 Manning St	Power-Cooler
130177	013-0177-0002	72 Manning St	Power-Cooler
130177	013-0177-0003	72 Manning St	Power-Cooler
130177	013-0177-0004	72 Manning St	Power-Cooler
130177	013-0177-0005	72 Manning St	Power-Cooler
130177	013-0177-0006	72 Manning St	Power-Cooler
130185	013-0185-0001	199 Hope St	Power-Cooler
130185	013-0185-0002	199 Hope St	Power-Cooler
130185	013-0185-0003	199 Hope St	Power-Cooler
130185	013-0185-0004	199 Hope St	Power-Cooler
130185	013-0185-0005	199 Hope St	Power-Cooler
130189	013-0189-0000	69 Cooke St	Power-Cooler
130190	013-0190-0000	61 Cooke St	Power-Cooler
130193	013-0193-0000	179 Hope St	Power-Cooler
130194	013-0194-0000	59 Manning St	Power-Cooler
130195	013-0195-0000	279 George St	Power-Cooler
130199	013-0199-0000	235 George St	Power-Cooler
130200	013-0200-0000	231 George St	Power-Cooler
130201	013-0201-0000	110 Benevolent St	Power-Cooler
130202	013-0202-0000	106 Benevolent St	Power-Cooler
130210	013-0210-0000	47 Manning St	Power-Cooler
130212	013-0212-0000	67 Manning St	Power-Cooler
130215	013-0215-0000	71 Manning St	Power-Cooler
130216	013-0216-0000	177 Hope St	Power-Cooler
130220	013-0220-0000	165 Hope St	Power-Cooler
130228	013-0228-0000	173 George St	Power-Cooler
130232	013-0232-0000	108 Benevolent St	Power-Cooler
130246	013-0246-0000	56 Cooke St	Power-Cooler
130253	013-0253-0000	121 Benevolent St	Power-Cooler
130255	013-0255-0000	129 Benevolent St	Power-Cooler
130256	013-0256-0000	37 Cooke St	Power-Cooler
130257	013-0257-0000	41 Cooke St	Power-Cooler
130260	013-0260-0000	123 Benevolent St	Power-Cooler
130261	013-0261-0000	63 Manning St	Power-Cooler
130264	013-0264-0000	38 Cooke St	Power-Cooler
130270	013-0270-0000	169 Hope St	Power-Cooler
130278	013-0278-0000	236 George St	Power-Cooler
130279	013-0279-0000	224 George St	Power-Cooler
130280	013-0280-0000	27 Young Orchard	Power-Cooler
130281	013-0281-0000	168 Governor St	Power-Cooler
130283	013-0283-0000	20 Cooke St	Power-Cooler
130284	013-0284-0000	26 Cooke St	Power-Cooler
130290	013-0290-0000	60 Manning St	Power-Cooler
130294	013-0294-0000	11 Young Orchard Ave	Power-Cooler
130298	013-0298-0000	157 Hope St	Power-Cooler
130300	013-0300-0000	104 Benevolent St	Power-Cooler
130305	013-0305-0000	251 George St	Power-Cooler
130306	013-0306-0000	112 Benevolent St	Power-Cooler
130310	013-0310-0000	116 Benevolent St	Power-Cooler
130311	013-0311-0000	253 George St	Power-Cooler
130312	013-0312-0000	193 Hope St	Power-Cooler
140062	014-0062-0000	181 Governor St	Power-Cooler
140063	014-0063-0000	175 Governor St	Power-Cooler
140064	014-0064-0000	165 Governor St	Power-Cooler
140065	014-0065-0000	163 Governor St	Power-Cooler
140126	014-0126-0000	159 Governor St	Power-Cooler
140127	014-0127-0001	153 Governor St Unit 1	Power-Cooler
140127	014-0127-0002	153 Governor St Unit 2	Power-Cooler
140127	014-0127-0003	153 Governor St Unit 3	Power-Cooler
140128	014-0128-0000	149 Governor St	Power-Cooler
140412	014-0412-0000	141 Governor St	Power-Cooler
140418	014-0418-0000	147 Governor St	Power-Cooler
140582	014-0582-BLAW	125 Governor St REAR	Power-Cooler
170560	017-0560-0000	6 Cooke St	College Hill
170602	017-0602-0000	125 Hope St	College Hill

PHDC Attendance
10/2020 - 9/2021

	Oct 5-Oct	Oct 26-Oct	Nov 23-Nov	Dec 7-Dec	Dec 14-Dec	Jan 25-Jan	Feb 22-Feb	Mar 8-Mar	Mar 22-Mar	Apr 19-Apr	Apr 26-Apr	May 24-May	Jun 28-Jun	Jul 26-Jul	Aug 23-Aug	Aug 30-Aug	Sep 27-Sep	Total
GF	1	1	1	1	1	1	0	1	1	1	1	1	1	1	0	1	0	14
CS	1	1	1	1	0	1	1	1	1	0	1	1	0	1	1	1	1	14
CdB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	17
TR	1	1	0	1	1	1	1	1	1	1	1	1	0	0	0	0	1	12
NK	1	1	1	1	1	1	1	1	1	0	1	1	1	1	1	0	1	15
ES	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	16
CL	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	16
MM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	16
VwB	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	16
RE	0	1	1	1	1	1	1	1	1	1	1	1	1	1	1	0	1	15
JM	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	17
LD	1	1	0	0	1	0	1	1	0	0	0	0	0	0	0	0	0	5
NS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1	1	3



Providence Historic District Commission

Jorge O. Elorza
Mayor

April 8, 2021

APPLICANT/OWNER
Broadway Capital Holdings, LLC
335 Broadway
Providence, RI 02909

RESOLUTION 21-03 Application 20.120

WHEREAS, the applicant, Broadway Capital Holdings, LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 545 Broadway, Plat 35, Lot 591, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on February 22, 2021,¹ with the following members present: Marino, Sanderson, Schoettle, deBoer, Regan, Lund, Kaplan, Fontecchio, Wilson-Barnes and Encizo; and

WHEREAS, Mr. Doug Jeffries, applicant/owner, and, Mr. Mark Rapp, architect, appeared before the Commission for the scheduled item; and

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

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

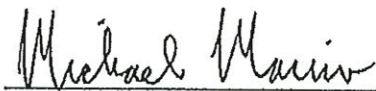
1. 545 Broadway is currently a vacant lot within the Broadway local historic district.
2. The application for New Construction is considered complete.
3. The work as proposed consists of New Construction and includes the construction of a three-story, mixed-use building.

¹ The February 22, 2021 meeting of the HDC were conducted via the online platform "Zoom" as virtual public hearings authorized by Governor Raimondo's Executive Order 20-05 dated March 16, 2020.

4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
5. The work as submitted is in accord with PHDC Standard 8 as follows: the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district.
6. The Commission accepts and agrees with the findings in the Staff Report.

WHEREAS, based upon the above findings of fact, the Commission determined that the New Construction as submitted by the Applicant is appropriate. Upon motion made by Mrs. Regan, seconded by Mr. de Boer, the Commission voted unanimously (8 to 0) to grant Final Approval of the proposal as submitted as the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, citing Standard 8, citing and agreeing to the recommendations in the staff report, with a sub-committee to review construction details once they become available.

NOW, THEREFORE, BE IT RESOLVED that the application for New Construction as described in the above findings of fact **IS APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

 (SDM for)

Michael S. Marino
Chair