



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

January 17, 2018

Honorable David A. Salvatore
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Council President Salvatore,

I am pleased to present this 2016-2017 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2016 through September 30, 2017. 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 eight local historic districts, of which there are more than 2,600 properties listed. During 2016-2017, the Planning Department received 159 applications for Certificates of Appropriateness. The Commission reviewed 43 applications, with 116 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. It is the department's recommendation that the Mayor sign the document.

Sincerely,

Bonnie Nickerson, AICP, Director

cc: Providence City Council
City Clerk

BN/jm

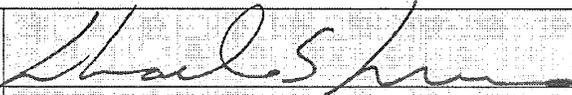
IN CITY COUNCIL
FEB 01 2018

READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.
Low L. Hays CLERK

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

CLG Contact Information					
1. Reporting Period		October 1, 2016 - September 30, 2017			
2. Name of Certified Local Government		Providence			
3. Name of Contact Person		Jason Martin, Preservation Planner			
4. Address		444 Westminster Street, Ste 3A			
5. Phone Number		401.680.8517		6. Email Address	
				jmartin@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 being used by the HDC? (Name document(s) if applicable)		S&G Armory, Broadway, College Hill, North Elmwood, PLD - Residential, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; 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				
	Relocations				
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 type="radio"/> Yes <input checked="" 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 type="radio"/> Yes <input checked="" type="radio"/> No		If YES, ATTACH a copy of the district map(s).
9. Were any new properties designated?			<input type="radio"/> Yes <input checked="" 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. Total number of HDC meetings held:		13		2. Total number of vacancies during the year:	
				2	
3. 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 checked="" 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. Councilwoman Jo-Ann Ryan resigned effective May 12, 2017, no new appointments have been made.			
6. Describe any informational meetings, trainings, conferences, or workshops related to historic preservation attended by members of your commission. Include the name of the event and the name(s) of the member(s) who attended:		See Attached			

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

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 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		
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 type="radio"/> Yes	<input checked="" type="radio"/> No		
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:	Armory Network Mapping project (PPS/WBNA) - ongoing (extension granted)			
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.			
Assurances				
I hereby certify:				
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.				
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, 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.				
III.				
The Historic District Commission meets the requirements for certification in accordance with the Rhode Island Certified Local Governments Program Regulations.				
Signature of Historic District Chairman			Date	1/10/18
Printed/typed name	Michael Marino			
Signature of Chief Elected Official			Date	1/5/18
Printed/typed name	Jorge Elorza, Mayor			

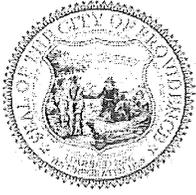
Rhode Island Historical Preservation & Heritage Commission
Certified Local Government Annual Report Form

ATTACHMENTS CHECKLIST

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

<input checked="" type="checkbox"/>	Attachment A: Minutes of all HDC meetings for the year
<input checked="" type="checkbox"/>	Attachment B: A sample approval letter to an applicant
<input checked="" type="checkbox"/>	Attachment C: An up-to-date contact list, including email addresses, of your commission's members. PLEASE INDICATE IF ANY NEW MEMBERS WERE APPOINTED, AND WHO THEY REPLACED. Please note the number of HDC meetings attended by each member:
<input type="checkbox"/>	Attachment D: A resume for each new commission member.
<input type="checkbox"/>	Any additional attachments required per answers on pages 1-2 of this report; e.g. maps of amended districts, lists of newly designated properties, etc.

ATTACHMENT A
Minutes



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • OCTOBER 24, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
 ABSENT: Ryan, Marino, Parrillo
 Staff Present: Jason Martin

MINUTES

Approval of September 26, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.124, 15 KEENE STREET, Thomas Beck House, 1879 (COLLEGE HILL)

Chris Harrall, owner/applicant, and Peter Crump, Site Specific, appeared before the Commission requesting the removal of the existing double-hung, 2/2 wood single-pane sash, all elevations, and the installation of Trimline, double-hung 2/2 insulated sash on the side and rear elevation and the installation of double-hung, 2/2 wood single-pane sash with storms on the front elevation; and the removal of a window, rear elevation and the installation of French doors and a deck with stairs.

Mr. Martin gave a staff report. 15 Keene Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The proposed modifications to the front elevation will be visible from the public right-of-way; the west and rear elevations are minimally/not visible from the public right-of-way; A window survey and evaluation, along with drawings has been provided. The applicants have two small children and an analysis of the windows shows them to contain lead and asbestos. Documentation for the rear deck proposal is not expected to be presented at the meeting; this portion of the application should be continued to the next regular meeting.

The Commission had the following comments: look into possibility of restoring eight front elevation windows? This was a possibility, applicant would look into.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as modified, specifically the installation of Trimline, double-hung 2/2 insulated sash on the side and rear elevation with final details to Staff, citing Standard 8. The applicant will continue investigating if restoration of the front windows is viable and the rear deck and entry doors are continued to the next regular meeting.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

2. **CASE 16.113, 160-62 PROSPECT STREET, House, 1875-95 (COLLEGE HILL)**

Sanja Ilic, owner, appeared before the Commission requesting the installation of three new awning windows in the north, east & west gable ends.

Mr. Martin gave a staff report. 160-162 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. One of the proposed modifications will be visible from the public right-of-way. The proposed new windows at the tops of the east, west and north are to allow light and ventilated into the upper attic area, which is being converted to living space. The introduction of a window to the east (front) gable may be deemed inappropriate; the introduction of skylights may be an appropriate alternative.

Dr. Ilic stated that she agrees that the proposed awning on the east gable would be inappropriate and agrees to withdraw that portion of the application. She would like to install some skylights as well.

The Commission had the following comments: skylights should be sized and placed in a way that they are not visible from the public right-of-way.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to grant approval for installation of awning windows on the north and west gable ends of the roof. The concept of introducing skylights to the roof is also acceptable. The applicant is to return to a subsequent meeting with the appropriate information regarding location and size of proposed skylights.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Neal Kaplan, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

3. **CASE 16.123, 255 NORTH MAIN STREET, Cathedral of St. John, 1810 (COLLEGE HILL)**

The Rev. Canon Linda L. Grenz, applicant, representing the owners, appeared before the Commission requesting the removal of the existing slate roof on the rear addition to the Cathedral and installation of an asphalt shingle roof to match the current roof on the cathedral.

Mr. Martin gave a staff report. 225 North Main Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The proposed modifications will be visible from the public right-of-way. The main and other sloped roofs of the Cathedral have asphalt-shingle roofs. This is the last remaining slate roof in the collection of buildings. This section is a later addition. This section was not done when the rest of the slate was removed from the buildings in DATE, as the Diocese ran out of funds. A recent insurance claim has allowed for enough funds to do the roof. The interior ceiling has already collapsed and there is significant water-damage around the chimney (staff did a site visit and can confirm this to be the case). The Diocese would like to complete the repair before further damage occurs. The Cathedral is closed, there is no congregation and the only funds available are the \$67,000.00 from the insurance claim and the small, remaining endowment that is being used to heat and insure the building

The Commission had the following comments: when was the slate roof on the cathedral removed? Recently, but no record at DIS or HDC. Applicant had questions regarding the gutter system on the building, would like to return to Commission to discuss.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, with final details to Staff, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Kristi Agniel, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

4. CASE 16.125, 40-42 HAMMOND STREET, House, 1988 (ARMORY)

Coreen Mook and Eileen Francis, owners/applicants, appeared before the Commission requesting the enclosure of the side (south) porch and the construction of an enclosed porch/entry with a deck above.

Mr. Martin gave a staff report. 42 Hammond Street is a structure of architectural significance that contributes to the significance of the Armory local historic district; the proposed modifications will be minimally visible from the public right-of-way.

The Commission had the following comments: would need a landing at top of entry stairs to meet the building code. The railing system could be a cable railing system or solid glass-panel system, Commission preference is for the cable railing; also second floor deck railing could go straight across as opposed to following first floor bump-out; issue with first and second doors lining up. Is it possible to align these doors? Would investigate but believe there is a structural wall behind, will be difficult.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as modified, with railing system to be a cable railing system or solid glass-panel system and a landing added to first floor entry, with revised plans and final details to Staff, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Clark Schoettle, Vice Chair
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

5. CASE 16.128, 51-53 WILLOW STREET, Houses, c1880 (ARMORY)

Rose Seigel, owner, and Michael McHugh, designer, appeared before the Commission requesting the construction of dormers on east and west roof slopes of the front and rear houses.

Mr. Martin gave a staff report. 51-53 Willow Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district; the proposed modifications will be minimally visible from the public right-of-way; and, the application is for conceptual review: The applicant is doing research into the legal use; the buildings were recently purchased and represented as three-family in the sale but may not be the case. If not three-family, then non-conforming and would need a zoning variance.

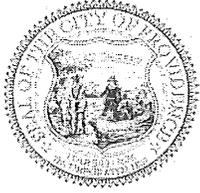
The Commission had the following comments: dormers should be set back from the front and side edge of roof; cannot set back dormer from side edge as will make windows too small for code; is possible to set dormers back from front edge.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to conceptually approve as modified, with dormers to be set back 4' from edge of roof, with the applicant to return to a subsequent meeting for final approval, citing Standard 8.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]
MOVER:	Victoria Wilson-Barnes, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • NOVEMBER 28, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Parrillo, Wilson-Barnes
 ABSENT: Ryan, Kaplan
 Staff Present: Jason Martin

MINUTES

Approval of the October 24th regular meeting minutes.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/19/2016 4:45 PM
MOVER:	Cornelis de Boer, Regular Member	
SECONDER:	Kristi Agniel, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Wilson-Barnes	

PROJECT REVIEW

1. CASE 16.123, 255 NORTH MAIN STREET, Cathedral of St. John, 1810 (COLLEGE HILL)

The Rev. Canon Linda L. Grenz, applicant, representing the owners, appeared before the Commission requesting the removal of the installation of solar panels to the roof and the replacement of the gutter system.

Mr. Martin gave a staff report. 225 North Main Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. Some of the proposed modifications will be visible from the public right-of-way. The replacement of the gutter system would be handled as a staff review.

The Commission had the following comments: concern about the visibility of the panels, specifically along Church Street.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue with the applicant to reappear at a subsequent meeting with solar panel layout, specifications and images showing views to the Cathedral.

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/27/2017 4:45 PM
MOVER:	Glen Fontecchio, Regular Member	
SECONDER:	Kristi Agniel, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Wilson-Barnes	

2. CASE 16.140, 160 BENEFIT STREET, What Cheer Garage, 1910 (COLLEGE HILL)

Christopher Langevin, applicant, RI Solar Solutions, and Bruce Jensen, RISD, representing the owner, appeared before the Commission requesting the installation of 10 solar panels to the flat roof.

Mr. Martin gave a staff report. 160 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; The proposed

modifications will not be visible from the public right-of-way; The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 1, in the following manner: the proposed location is on a flat roof that is not visible form the public right-of-way.

The Commission had the following comments: why only 10 panels? 10 panels to start with and see; expect to expand in the future; would return to Commission if they go ahead with installing more panels.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Wilson-Barnes

3. CASE 16.141, 22 ARNOLD STREET, William Church House, c. 1810 (COLLEGE HILL)

Jon Paul Couture, applicant, Couture Design Associates, representing the owner, appeared before the Commission requesting the construction of a roof deck and balustrade on the rear el and the conversion of a window to a door for access.

Mr. Martin gave a staff report. 22 Arnold Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; The proposed modifications will not be visible from the public right-of-way.

The Commission had the following comments: plans note the railing system will be an Azak system. Double-up pickets to increase spacing to historic standards.

The Chair asked for public comment:

- Mr. Martin read into the record an email from James Arrighi, 27 Arnold Street, who was in favor of the proposal;

Public comment was closed.

Motion to approve as submitted, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Wilson-Barnes

4. CASE 16.139, 272-276 BROADWAY, Darius S. Skinner House, c. 1858 (BROADWAY)

Kevin Graham, applicant, representing the owner, appeared before the Commission requesting the modifications of the north and west elevations of the rear early 20th C. building. Currently the north and west elevations have a stucco skim coat over the concrete block. Applicants would like to “clean up” elevations, potentially with hardi-plank; South and east elevations are untreated cinder-block and not part of the project.

Mr. Martin gave a staff report. 272-274 Broadway is a structure of architectural significance that contributes to the significance of the Broadway local historic district; 276 Broadway is a secondary structure. Building Dept. records show a second floor was added to a cinder-block garage in 1950; modifications to the structure will not be visible from the public right-of-way; a one-story, two-bay cinder-

block garage was attached to this structure and has been recently removed. Building Dept. has no record of a permit for this work.

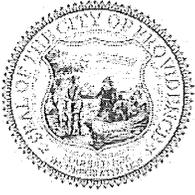
The Commission had the following comments: using hardi-plank would be acceptable; would want the brick details to remain; the removal of the garage should be formalized, with an application to the HDC and a permit from the Building Dept.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to conceptually approve as submitted, with the applicant to return with drawings and details to a subsequent meeting for final approval, citing Standard 8.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]	Next: 1/23/2017 4:45 PM
MOVER:	Clark Schoettle, Vice Chair	
SECONDER:	Glen Fontecchio, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Agniel, Wilson-Barnes	

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JANUARY 10, 2017

Special Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel
 ABSENT: Ryan, Schoettle, Parrillo, Wilson-Barnes
 Staff Present: Jason Martin

MINUTES

Approval of October 24, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

Approval of November 28, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

PROJECT REVIEW

1. CASE 16.124, 15 KEENE STREET, Thomas Beck House, 1879 (COLLEGE HILL)

Kristen Harrall, owner, and Jack Renshaw, architect, appeared before the Commission requesting the removal of a window, rear elevation and the installation of French doors and a deck with stairs.

Mr. Martin gave an overview: 15 Keene Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The proposed modifications will not be visible from the public right-of-way. Mr. Renshaw gave an overview of the proposal.

The Commission had the following comments: was there consideration given to taller transoms? Yes but proportions seemed wrong; handrails? Yes, two. A wooden one attached to house, and a metal one; there were questions regarding the landscaping; once plans were fully developed would submit to staff.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

2. CASE 16.142, 49 PRINCETON AVENUE, Joseph G. Birch House, c1885 (NORTH ELMWOOD)

Kim Smith and Wayne Trissler, Providence Revolving Fund, representing the owner, appeared before the Commission requesting the removal of the existing slate roof and installation of an architectural shingle roof; the replacement of the trough gutters with a boxed-in, hanging gutter system; and, the removal of a chimney.

Mr. Martin gave an overview: 49 Princeton Avenue is a structure of historical and architectural significance that contributes to the significance of the North Elmwood local historic district; Ms. Smith gave an overview of the history of the purchase of the property by the PRF. Mr. Trissler gave an overview of the proposed changes: ornamental cresting to be retained; Certainteed Hatteras shingle in gray to be used. Photo included showing comparison of Certainteed shingle with slate comparison as used on 390 Broadway, where a slate roof was approved for replacement by the Commission in a project supervised by the PRF. Metal valleys to be used, most likely copper.

The Commission had the following comments: there were questions concerning the proposed gutter system. There was an option of a 5" or 6" gutter; the Commission stated that the 5" gutter was more appropriate.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

3. CASE 16.143, 155 LEXINGTON AVENUE, William A. Mulry House, c1929 (SOUTH ELMWOOD)

Valerie Tutson, owner/applicant, and John Eastman, Lead Program Supervisor, RI Housing, appeared before the Commission requesting the removal of the existing single-pane wood windows and the replacement of Pella insulated windows, to match existing fenestration.

Mr. Martin gave an overview: 155 Lexington Avenue is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district. The application is through RI Housing so that, along with other corrective work at the residence, the owner can obtain a lead-safe certificate. The owner is in the process of adopting a foster child and the residence needs to have a lead-safe certificate in order for the process to be completed. The proposal has been reviewed by RI Historical Preservation and Heritage Commission with the replacement windows being approved as having no adverse effect. The submission to RIHPHC included vinyl windows on the rear elevation. For this submission, Pella windows will be used on all elevations

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8.

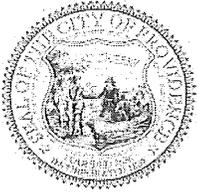
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

OTHER BUSINESS

4. Approval of 2017 Regular Meeting Calendar

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JANUARY 23, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel, Parrillo
 ABSENT: Ryan, Lund, Wilson-Barnes
 Staff Present: Jason Martin

MINUTES

Approval of January 10, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	CONTINUED (WITH VOTE) [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

PROJECT REVIEW

1. CASE 17.002, 266 BROWN STREET, House, 1895-1908 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting the removal of the existing window sashes (wood and replacement) with Pella Architect series, insulated replacement wood sashes in 2/2 and 1/1.

Mr. Martin gave an overview: 266 Brown Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The proposed modifications will be visible from the public right-of-way. Mr. Rapp gave an overview of the proposal: The existing 37 windows are a mix of single-pane wood (31) and Pella insulated windows (5). There is one small decorative unit which is not being replaced; the exterior storm windows will be retained. The owner is undertaking the project for three reasons: 1) to provide greater energy efficiency; 2) to reduce the lead liability; and, 3) to provide greater ease of operation and continued function.

The Commission had the following comments: there were comments regarding specific details of the proposed windows. There was a question as to whether the Pella spec drawing represented what the actual installation would be vis-à-vis the plane of the new replacement in relation to where the original sashes are. Mr. Rapp stated that they would match and one of the submitted detail drawings showed the proper condition. There was a question as to whether or not the security bars on the first floor windows would be retained? Mr. Rapp did not know whether or not they were being retained or removed. Mr. Martin stated he would reach out to the owner and see what was planned.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

2. CASE 17.003, 12 & 14 GEORGE STREET, Adams House, by 1857 (COLLEGE HILL)

George Gordon, applicant/owner, appeared before the Commission requesting the removal of the existing slate roof and installation of an architectural shingle roof.

Mr. Martin gave an overview: 12 & 14 George Street is a structure of historical and architectural significance that contributes to the significance of the College Hill Historic Landmark District. The building's slate roof is not visible from the public right-of-way. The slate roof has exceeded its lifecycle. The owners have made repeated repairs to the roof in the past years, particularly around the soffit/edge, where extensive damming has caused damage to the stucco front, arguably the most important architectural detail of the building. Staff recommends the Certainteed Hatteras Designer Shingle: Georgetown Gray, as used in similar situations (390 Broadway, 49 Princeton). Mr. Gordon is a trained architect. He's observed sagging in the roof structure. The owners have had three other evaluations of the roof done.

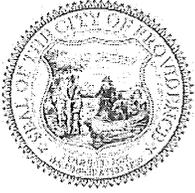
The Commission had the following comments: request to have the sidewalls of the four dormers remain slate? Mr. Gordon agreed that this could be done.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as amended, with the sidewalls of the four dormers to remain slate, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • MARCH 27, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

I. CALL TO ORDER

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan
 ABSENT: Ryan, Agniel, Parrillo, Wilson-Barnes
 Staff: Jason Martin

II. MINUTES APPROVAL

Approval of January 10, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan

Approval of January 23, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan

III. PROJECT REVIEW

1. CASE 16.043, 54 SYCAMORE STREET, House, ca1890 (ARMORY)

Shawn Klejmont & Shauna Duffy, applicants/owners, appeared before the Commission requesting the installation of two skylights, one on the northeast slope of the hip roof and one on the south slope to replace a vent; and, the conversion of a window to a door on the north elevation.

Mr. Martin gave an overview: 54 Sycamore Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district; The modifications as proposed will be nominally visible from the public rights-of-way; The property has an easement with the Providence Revolving Fund. The Revolving Fund has approved the proposed modifications; At the April 25, 2016 regular meeting there was concern regarding the proposed skylights, in particular the size and placement of the skylight proposed for the north slope of the roof. The applicants explained that they were trying to create a light well for the master bathroom on the second floor and thought it would be possible to reduce the size to approximately 2'x2' and raise the location to address the commission's concerns. The idea of the side entrance is acceptable, but further details regarding the hood are needed. Additionally the steps as designed will not meet code. The discussion regarding this talked about having the stairs meet code (having a 3' landing) with the stairs to run to the west along the house; and, Revised drawings and details addressing the Commission's concerns have been submitted

The Commission had the following comments: concerns about size? Is such a large size needed? Could it be smaller? Applicants responded it was an aesthetic choice: they are trying to get more light/air into a bathroom. Commission asked if a smaller (30"x45") would be acceptable. Applicants responded that it would be acceptable. Reason for window conversion to a door is to provide access to the rear yard. The garage blocks easy access to yard.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve side door and east elevation skylight, as submitted, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan

Motion to approve smaller 30" x 45" skylight on the north elevation, centered on window below, as amended and agreed to by applicants, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED [4 TO 3]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, Fontecchio, Lund
NAYS:	deBoer, Regan, Kaplan

2. CASE 17.009, 51 HARRISON STREET, House, c1870 (ARMORY)

Jason Patch, applicant/owner, and Javier Rico, Sol Power, appeared before the Commission requesting the installation of a 16-panel solar array to the southeast (side) slope of the end-gable roof.

Mr. Martin gave an overview: 51 Harrison Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district; The modifications as proposed will be visible from the public rights-of-way; The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 3, in the following manner: the proposed location is the only viable location (staff has spoken with Sol Power and confirmed); while the installation will be visible, it will not be visually intrusive;

The Commission had the following comments: irregular panel placement? Could the panels be made more uniform, possibly in a "U" pattern around chimney? Mr. Fontecchio proposed that the application be amended so that the array is reconfigured to a "U" configuration. If that doesn't work the application is referred to a sub-committee. Applicant replied that this should be possible, and agreed to amendment.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as amended, specifically that the array is reconfigured to a "U" configuration, if not feasible the item is referred to a sub-committee, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [5 TO 2]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Lund
NAYS:	Regan, Kaplan

3. CASE 17.010, 124 SYCAMORE STREET, vacant lot (ARMORY)

Katherine Brown, applicant/owner, and James Thomas Mangrum, architect, appeared before the Commission requesting the construction of a 750 sq. ft. two story cottage

Mr. Martin gave an overview: 124 Sycamore Street is currently a vacant lot within the Armory local historic district; and, the modifications as proposed will be visible from the public rights-of-way. The applicant discussed her desire to keep the community garden going and that the house was designed with the intent of her ageing in place.

The Commission had the following comments: concern about lack of an entrance on Sycamore Street; questions regarding compliance with the zoning ordinance hic mandates having a door on main elevation of new construction buildings. There were also concerns regarding the proposed parking space, which is proposed to be retained at the southeast corner of the site. The Commission had concerns regarding the distance between the parking and the building location, particularly if the intent was "ageing in place". Could there be parking located in closer proximity to the building, either to the north or south? The applicant responded that the intent was to have as much space available to the south for the garden so that moving the building to the south to allow for a parking space on the north was undesirable. In the future a space could be created south of the building if the need arose. There was a suggestion to introduce more fenestration into the north elevation, possibly along the stairwell. There was also a discussion regarding the proposed fence, which initial reaction by Commission members that it was inappropriate and needed to be redesigned. Of particular concern were the proposed materials of mesh fencing as the field of the panels.

The Chair asked for public comment. Public comment was given:

- Brent Runyon, 9 Hollywood Road, had comments related to the side entrances and could they be more like a porch; also slab height?

Public comment was closed.

The Commission asked the applicants with more information that addressed their stated concerns, and a landscape plan. The applicant agreed.

Motion to continue to a date certain of 4/24/2017.

RESULT:	CONTINUED [UNANIMOUS] Next: 4/24/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan

- 4. **CASE 17.011, 12 PRINCETON AVENUE, Pincus Silverman House, c1904-08 (NORTH ELMWOOD)**
 Jack Incollingo, Renewal-by-Anderson, applicant, and Ronald Occeus, owner, appeared before the Commission requesting the removal of the eight existing single-pane, double-hung wood windows and the installation of Renewal-by-Anderson insulated, double-hung wood windows.

Mr. Martin gave an overview: 12 Princeton Avenue is a structure of historical and architectural significance that contribute to the significance of the North Elmwood local historic district; the modifications as proposed will be minimally visible from the public rights-of-way; none of the proposed replacement are on the front elevation

The Commission had the following comments: Is the property insulated? The applicant and owner were unsure; the Commission suggested getting an energy audit; the applicant did not have any quotes for repairs to the eight windows: the Commission requested a quote; the Commission also requested a drawing showing one typical window, existing and proposed, along with details, with the applicant to return with the requested information.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue to a date certain of 4/24/2017.

RESULT:	CONTINUED [UNANIMOUS] Next: 4/24/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • APRIL 24, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, Regan, Lund, Kaplan, Agniel (4:45 PM - 6:15 PM), Parrillo, Wilson-Barnes
 ABSENT: Ryan, deBoer, Fontecchio
 Staff Present: Jason Martin

MINUTES

Approval of March 27, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	CONTINUED (WITH VOTE) [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

1. CASE 17.011, 12 PRINCETON AVENUE, Pincus Silverman House, c1904-08 (NORTH ELMWOOD)

Jack Incollingo, Renewal-by-Anderson, applicant, and Ronald Occeus, owner, appeared before the Commission requesting the removal of the eight existing single-pane, double-hung wood windows and the installation of Renewal-by-Anderson insulated, double-hung wood windows.

Mr. Martin gave an overview: 12 Princeton Avenue is a structure of historical and architectural significance that contribute to the significance of the North Elmwood local historic district; the modifications as proposed will be minimally visible from the public rights-of-way; none of the proposed replacements are on the front elevation. At the March 27th regular meeting the Commission continued the item and requested that the applicant return with additional documentation (detail drawing for typical window, verification as to whether the building is insulated (suggested having RISE do an energy audit) and quote(s) for repairs to the window. The requested information has been submitted.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

2. CASE 17.010, 124 SYCAMORE STREET, vacant lot (ARMORY)

Katherine Brown, applicant/owner, and James Thomas Mangrum, architect, and Noel Sanchez, Casa Buena Builders, appeared before the Commission requesting the construction of a 750 sq. ft. two story cottage

Mr. Martin gave an overview: 124 Sycamore Street is currently a vacant lot within the Armory local

historic district; and, the modifications as proposed will be visible from the public rights-of-way. At the March 27th meeting the Commission continued the item. The Commission was concerned about the lack of an entrance on the Sycamore Street elevation. On April 5th the applicant and architect met with Jeff Lykins, Building Director, DIS, and staff to discuss if there were any zoning related issues with the application. The following were discussed and agreed upon: that an entry door would be needed on the Sycamore St elevation to conform with zoning (the revised plans submitted now show an entrance). Zoning would allow fencing for the property to be 6' tall along the Sycamore and Chapin streets boundaries and that the intent is to recreate/reuse the entrance into the garden on Chapin and from that point eastward the fence would be 36" to the proposed parking area. Also it was agreed that some additional fenestration would need to be added to the north elevation to meet transparency requirements. The intent of the review at the current HDC meeting is to grant conceptual approval with allowance for the foundation/slab to begin, with the applicant to re-appear for Final Approval. The Commission may also decide to create a sub-committee and/or to give Final Approval. The applicant discussed her desire to keep the community garden going and that the house was designed with the intent of her ageing in place. Ms. Brown also informed the Commission that the two lots would be merged together.

The Commission had the following comments: there were concerns about the lack of height with regards to the foundation. It is rare for buildings in the area to not be on a raised foundation. Could the foundation be raised to approximately 18" above grade? The applicants agreed that this could be accommodated. There were questions about the two trees on site. One is being retained and the other is being removed, with the wood from the tree to be milled and used in the construction of the residence.

The Chair asked for public comment. The following public comment was taken:

- Margo Warner, 23 Carol Court, was in support of the proposal;
- Helen Sittler, 44 Wood Street, asked if the design could resemble more of a carriage house; and,
- Noel Sanchez, 82 Chapin Avenue, was in support of the proposal.

Public comment was closed.

Motion to Conceptually Approve as amended, with a sub-committee formed to review/consult on any interim changes, with the applicant to return to the Commission for Final Approval, citing Standard 8 and the findings in the staff report.

RESULT:	CONCEPTUALLY APPROVED [6 TO 1]	Next: 5/22/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Kristi Agniel, Regular Member	
AYES:	Marino, Regan, Lund, Kaplan, Agniel, Wilson-Barnes	
NAYS:	Schoettle	

3. CASE 17.027, 112 MELROSE STREET, Asa W. Brown House, c1889 (SOUTH ELMWOOD)

Mirtha Garcia-Cruz, owner/applicant, appeared before the Commission requesting the modification of two third-floor (rear) windows into a paired-window, the installation of scalloped wood shingles in the third-floor gable to match other elevations, and the construction of shed-roof over the rear entrance.

Mr. Martin gave an overview: 112 Melrose Street is a structure of historical and architectural significance that contributes to the significance of the South Elmwood Historic District. The request to modify the windows is to accommodate a reconfiguration of the existing bathroom and bedroom(s). The building currently has a paired-window configuration on the third floor, south elevation, which is the basis for this alteration. The other three elevations have the scalloped shingle detail within the gable and sheds; given this building's prominent location on a corner, it is curious that the detail is not on the rear elevation. If

the building were less prominent, the lack of this detail would make more sense, but given the prominent location the additional of the detailing is consistent with the rest of the building

The Commission had the following comments: the windows should be 2/2. There should be a 6" board under shingles to match other elevations.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as amended, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

4. CASE 17.028, 175 CONGRESS AVENUE, House, c1857 (SOUTH ELMWOOD)

Liz McDonnell, and Brendan Ryan, representing the owner, appeared before the Commission requesting the modification of the front elevation to include relocation of door from front to side of porch, replacement of seven new windows to match existing house and two elliptical windows.

Mr. Martin gave an overview: 175 Congress Avenue is a structure of historical and architectural significance that contribute to the significance of the South Elmwood Historic District. The existing porch is a later modification. The building is originally thought to have been a carriage house that served one of the nearby properties.

The Commission had the following comments: the entry door should be a half-glass unit.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

5. CASE 17.029, 148 PROSPECT STREET, House, post 1908 (COLLEGE HILL)

Jeff Constantine, Solar Flair Energy, representing the owner, roof appeared before the Commission requesting the installation of a 14-panel solar array to the southern and western slopes of the hip portion of the hip roof and a 16-panel solar array (mounted flat) on the garage.

Mr. Martin gave an overview: The modifications as proposed will be partially visible from the public rights-of-way. The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 3, in the following manner: the proposed location is the only viable location (staff has spoken with Sol Power and confirmed). While the installation will be visible, it will not be visually intrusive. Drawings and pictures have been submitted. The Building Department issued a permit for this property without flagging for historic review

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED [5 TO 1]
AYES:	Marino, Schoettle, Lund, Agniel, Wilson-Barnes
NAYS:	Kaplan
ABSTAIN:	Regan

6. CASE 17.030, 165 PROSPECT STREET, John H. Cole House, c1857 (COLLEGE HILL)

Carrol Gingold, applicant/owner, and Noel Sanchez and Jared Holloway, Casa Buena Builders, appeared before the Commission requesting the construction of a 14'x 14' (approx. 196 sq. ft.) deck on the roof of the rear two-story addition, the installation of a 6' 6"x 2' 6" door for access to the deck and the removal of one roof bracket.

Mr. Martin gave an overview: 165 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will be partially visible from the public rights-of-way, specifically from Hidden Street.

The Commission had the following comments: there was concern about the details of the proposal, as to how the door and deck would function. The Commission asked for a drawing that would clarify these concerns.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to conceptually approve, citing Standard 8 and the findings in the staff report, with the applicant to return to the Commission for Final Approval.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]	Next: 5/22/2017 4:45 PM
MOVER:	Clark Schoettle, Vice Chair	
SECONDER:	Catherine Lund, Regular Member	
AYES:	Marino, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes	

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JUNE 7, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes
 ABSENT: Kaplan, Agniel, Parrillo
 Staff Present: Jason Martin

MINUTES

Approval of March 27, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes
ABSENT:	Kaplan, Agniel, Parrillo

Approval of April 24, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes
ABSENT:	Kaplan, Agniel, Parrillo

PROJECT REVIEW

1. CASE 17.023, 34 BENEFIT STREET, Mrs. Mary M. Gorham House, c1863-5 (COLLEGE HILL)

Mr. John Garrahy, esq., Steve Buscemi, esq., and Mark Rapp, architect, representing the owner, appeared before the Commission requesting the demolition of the c1959 five-bay cinderblock garage structure.

Mr. Martin gave an overview: The garage proposed for demolition is a secondary structure with little to no architectural or historic merit. The garage is not identified as contributing structure to the College Hill National Register Historic District. The garage was built in 1959 according to Building Dept. records. In examining Sanborn maps, it may have replaced a similarly sized structure that was on the lot. The removal of the garage will not irreparably diminish the architectural or historical character of the main structure or the district as a whole. Staff is satisfied that given the little historic or architectural significance in combination with the structure's current condition, there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a secondary structure. Staff finds the garage slated for demolition to be a secondary structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole.

Mr. Garrahy asked that Mr. Rapp be accepted as an expert witness. Mr. Rapp was accepted as an expert witness by the Commission. Mr. Rapp gave a historical and architectural assessment of the structure.

The Chair asked for public comment. The following public comment was taken:

- Charlie Hewitt, 35 Benefit Street, had questions about what would be replacing the garage? The parking spaces are being retained;
- Wendy Marcus, 33 Benefit Street, had questions about drainage? The owner would need to comply with building and zoning regulations as related to water runoff, etc.; and,
- Sharon Redmond, 40 Benefit Street, had concerns, directly abuts the garage; spoken with John Garrahy, applicant would be installing fencing to match existing where garage is being taken down, addressing water run-off issues with Building Dept and having the parking area lights readjusted so the light will not overspill.

Public comment was closed.

The Commission requested that the Certificate of Appropriateness not be issued until and zoning/building review processes had been completed.

Motion that the c1959 five-bay cinderblock garage is a secondary, non-contributing structure, as per the findings and recommendations in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes
ABSENT:	Kaplan, Agniel, Parrillo

Motion to approve as submitted citing Standard 8, and the findings in the staff report, with the Certificate of Appropriateness to be issued once the appropriate Dept. of Inspection & Standards review has been completed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes
ABSENT:	Kaplan, Agniel, Parrillo

2. CASE 17.030, 165 PROSPECT STREET, John H. Cole House, c1857 (COLLEGE HILL)

Elizabeth Griggs, representing the owner, and Noel Sanchez and Jared Holloway, Casa Buena Builders, appeared before the Commission requesting the construction of a 14'x 14' (approx. 196 sq. ft.) deck on the roof of the rear two-story addition, the installation of a 6' 6" x 2' 6" door for access to the deck and the removal of one roof bracket.

Mr. Martin gave an overview: 165 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will be partially visible from the public rights-of-way, specifically from Hidden Street.

The Commission had the following comments: there was concern about the details of the proposal, as to how the door and deck would function. This included the interaction between the building's entablature and proposed new door, the interaction of the deck and the proposed entrance, and the proposed railing system. It was suggested that a modern suspension railing may be more appropriate for this proposal. The Commission asked for a drawing that would clarify these concerns.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue to a date certain, with the applicant to return to the Commission with the requested documentation for Final Approval.

RESULT:	CONTINUED [UNANIMOUS]	Next: 6/26/2017 4:45 PM
MOVER:	Glen Fontecchio, Regular Member	
SECONDER:	Victoria Wilson-Barnes, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes	
ABSENT:	Kaplan, Agniel, Parrillo	

3. CASE 17.010, 124 SYCAMORE STREET, vacant lot (ARMORY)

The applicant is requesting the new construction of a 1 1/2-story cottage.

No one representing the applicant appeared for the item.

Motion to continue to a date certain of June 26, 2017.

RESULT:	CONTINUED [UNANIMOUS]	Next: 6/26/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Victoria Wilson-Barnes, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes	
ABSENT:	Kaplan, Agniel, Parrillo	

4. CASE 17.026, 73 HARRISON STREET, House, c1870s (ARMORY)

Doug Sabetti, Newport Solar, representing the applicant, appeared before the Commission requesting the installation of a 2 solar panel arrays to the southern (5 panel) and eastern slopes (4 panel) of the hip portion of the mansard roof.

Mr. Martin gave an overview: The modifications as proposed will not be visible from the public rights-of-way. The modifications as proposed meet Minor Alterations: Solar Energy Systems Guidelines, Section 2, in the following manner: Panel layout shall be sympathetic or appropriate to design and scale of building. Rectangular configurations are preferred, with ample setback from edge of roof, dormers, chimneys, etc. (2.A); Panels shall be installed parallel to the existing roof slope and matched as closely as possible to the roof plane (2.B); Panels shall be installed without destroying or replacing original or historic materials or significantly compromising or altering the building's structural integrity (2.C); Panels shall be compatible in color to existing roofing insofar as possible (2.D); Installation of panels shall be as inconspicuous as possible when viewed from public right-of-way (2.E); Installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions (2.F).

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [6 TO 1]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Lund, Wilson-Barnes
NAYS:	Regan
ABSENT:	Kaplan, Agniel, Parrillo

5. **CASE 17.044, 51 CHAPIN AVENUE, Charles E. Wescott House, 1884 (ARMORY)**
The applicant has requested that the application be withdrawn.

RESULT:	WITHDRAWN
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6. **CASE 17.045, 15 BARNES STREET, House, c1960 (COLLEGE HILL)**

Amanda Rinderle & Jonas Clark, applicants/owners, appeared before the Commission requesting the construction of two additions to allow for the expansion of the square footage from 1,461 to 2,171, specifically: a First floor addition (16'10" x 13'8 1/2") on back side of house behind existing carport; a Second floor addition (18'7" x 18'5.5") above existing one-story living room; and a Second floor addition (12'11 1/2" x 11') and deck (9'3 1/2" x 13 8 1/2") above new construction on first floor. Additionally the following alterations are being requested: Adding a front door to the street-facing side of the house to provide a means of entrance; Addition of a garage door recessed in existing parking area; Relocation of existing carport entry stairs to inside the house; Adding additional windows in the existing living room on the east and south facing elevations; Relocation of second floor window on east-facing side, as well as relocation and addition of a second window on west-facing; Alteration of the siding and window trim. Slight relocation of window so that it is better aligned; and, the Addition of a sunscreen on the rear elevation.

Mr. Martin gave an overview: 15 Barnes Street is a structure of minimal historical and architectural significance that contribute to the significance of the College Hill Historic District. There was a discussion among members as to the significance of the house. After discussing the consensus was that this is not a contributing structure, and that the proposed modifications seem modest and appropriate. It was an opportunity to freshen up the design of the house while still maintaining its overall form. The Commission would need to see additional details as to how the proposed new materials would be fastened to the house, garage door details, etc.

The Chair asked for public comment. The following public comment was taken:

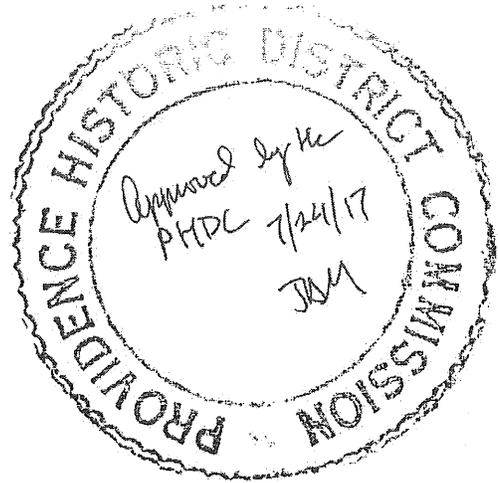
- Robert Dimmick, 11 Barnes Street, stated that the building was innocuous now, but would become more prominent with the proposed modifications; was concerned about impact on trees;
- Ray Rickman, 11 Barnes Street, concerned with garage door, as Barnes Street does not have many garage doors, except, admittedly, at his residence; also concerned about impact on trees; could additions be reduced to conserve trees? The applicants have had an arborist look at the trees; The applicants are willing to have the City Forester do a sit visit and advise about trees; and,
- Barbara Wigren, 19 Barnes Street, concerned about fencing and stone wall on east side of property, trees, specifically the dogwood in the rear; and the loss of light, Ms. Wigren brought up the notion of "adversely possessing" part of 15 Barnes Street. Chairman Marino responded to Ms. Wigren that her claim of adverse possession would need to be perfected in court for it to be applicable; that the fencing would be reviewed by the Commission and that the Commission would consider light and views in their deliberations.

Public comment was closed.

Motion to conceptually approve as submitted citing Standard 8, and the findings in the staff report, with the applicants to reappear at a date certain for final approval.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]	Next: 6/26/2017 4:45 PM
MOVER:	Tina Regan, Regular Member	
SECONDER:	Catherine Lund, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Wilson-Barnes	
ABSENT:	Kaplan, Agniel, Parrillo	

ADJOURNMENT





CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JUNE 26, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel
 ABSENT: Lund, Parrillo, Wilson-Barnes
 Staff Present: Jason Martin, Robert Azar

MINUTES

Approval of June 7, 2017 Historic District Commission Regular Meeting Minutes

RESULT: CONTINUED [UNANIMOUS]
MOVER: Glen Fontecchio, Regular Member
SECONDER: Tina Regan, Regular Member
AYES: Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

PROJECT REVIEW

- CASE 17.053, 21 PLANET STREET, Welcome Arnold House, c1785-95 (COLLEGE HILL)**
 The applicant is requesting the demolition of the building. The applicants have requested that the application be continued, and the commission will vote on a continuance to a date certain. Public comment will be taken at that date. Mr. John Garrahy, Esq., representing the owner requested that the item be continued to a date certain.

Motion to continue to a date certain of the July 24th regular meeting.

RESULT: CONTINUED [UNANIMOUS] **Next: 7/24/2017 4:45 PM**
MOVER: Glen Fontecchio, Regular Member
SECONDER: Kristi Agniel, Regular Member
AYES: Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

- CASE 17.010, 124 SYCAMORE STREET, vacant lot (ARMORY)**
 Katherine Brown, applicant/owner, and James Thomas Mangrum, architect, and Noel Sanchez, Casa Buena Builders, appeared before the Commission requesting the construction of a 750 sq. ft. two-story cottage.

Mr. Martin gave an overview: 124 Sycamore Street is currently a vacant lot within the Armory local historic district; and, the modifications as proposed will be visible from the public rights-of-way. At the April 24th meeting the Commission granted conceptual approval with the agreed upon amendment that the foundation be raised approximately 18" above grade. Revised drawings have been submitted showing the additional foundation height as discussed. Boral Bevel Profile TruExterior siding will be used. The applicants also submitted fence (accepted as exhibit 1) and material (exhibit 2) details.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion for Final Approval as amended, with a sub-committee formed to review construction details as they become available, citing Standard 8 and the findings in the staff report.

RESULT:	APPROVED TO SUBCOMMITTEE [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

3. CASE 17.045, 15 BARNES STREET, House, c1960 (COLLEGE HILL)

Amanda Rinderle & Jonas Clark, applicants/owners, appeared before the Commission requesting the the construction of two additions to allow for the expansion of the square footage from 1,461 to 2,171, specifically: a First floor addition (16'10" x 13'8 ½") on back side of house behind existing carport; a Second floor addition (18'7" x 18'5.5") above existing one-story living room; and a Second floor addition (12'11 ½" x 11') and deck (9'3 ½" x 13 8 ½") above new construction on first floor. Additionally the following alterations are being requested: Adding a front door to the street-facing side of the house to provide a means of entrance; Addition of a garage door recessed in existing parking area; Relocation of existing carport entry stairs to inside the house; Adding additional windows in the existing living room on the east and south facing elevations; Relocation of second floor window on east-facing side, as well as relocation and addition of a second window on west-facing; Alteration of the siding and window trim. Slight relocation of window so that it is better aligned; and, the Addition of a sunscreen on the rear elevation.

Mr. Martin gave an overview: 15 Barnes Street is a structure of minimal historical and architectural significance that contribute to the significance of the College Hill Historic District. At the June 7th meeting the Commission granted conceptual agreement for the application. The applicants have appeared for final approval. The applicants gave an update: Introduced a letter from their attorney regarding the potential adverse taking issue (Exhibit 1) and letters from abutters (Exhibits 2 & 3). Questions about significant trees: Staff met with the City Forester, Doug Still, and the owner on June 13th. The forester agreed that there were no significant trees on the parcel. There is a Holly tree proposed for removal and that a medium-sized tree would need to be replanted to comply with the City's ordinance for required tree canopy. Plan to use a cementitious material but willing to work with Commission to determine an appropriate product.

The Chair asked for public comment. The following public comment was taken:

- Lance and Angela Bay, 16 Barnes Street, have submitted a letter in support of the project (Exhibit 2);
- Marshall Raucci, Jr., and Marian Mattison, 18 Barnes Street, have submitted a letter in support of the project (Exhibit 3);
- Albin Mosler, Esq., 166 Valley Street, representing abutters at 11 & 19 Barnes Street, represented his client's concerns; they are against the proposal; stated concerns about Commission's process;
- Robert Dimmick, 11 Barnes Street, was opposed to the project, concerns about impact on trees;
- Ray Rickman, 11 Barnes Street, was opposed to project, concerned about impact on trees. Potential property line dispute; Introduced a survey accepted as Exhibit 4;
- Barbara Wigren, 19 Barnes Street, was opposed to the project. Concerns about limited light and effect of extra windows on privacy; and,
- Amy Green, 22 Keene Street, had concerns but was not opposed; informed about survey pin and that there are significant trees adjacent to the property;

Public comment was closed.

Motion to grant final approval as submitted citing Standard 8, and the findings in the staff report, with a sub-committee composed of members to review construction details as they become available.

RESULT:	APPROVED TO SUBCOMMITTEE [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

4. CASE 17.030, 165 PROSPECT STREET, John H. Cole House, c1857 (COLLEGE HILL)

Elizabeth Griggs, representing the owner, and Noel Sanchez and Jared Holloway, Casa Buena Builders, appeared before the Commission requesting the construction of a 14'x 14' (approx. 196 sq. ft.) deck on the roof of the rear two-story addition, the installation of a 6' 6"x 2' 6" door for access to the deck and the removal of one roof bracket.

Mr. Martin gave an overview: 165 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will be partially visible from the public rights-of-way, specifically from Hidden Street. At the June 7th meeting the Commission continued the item and asked for additional documentation about the details of the proposal, as to how the door and deck would function. This included the interaction between the building's entablature and proposed new door, the interaction of the deck and the proposed entrance, and the proposed railing system. It was suggested that a modern suspension railing may be more appropriate for this proposal. The Commission requested additional documentation pertaining to the proposed door and railing system. The Commission requested that the applicants consider additional options for the balustrade system, to include a modern-style system, possibly of metal and/or glass. Also options for keeping the access door to the deck from engaging the entablature were requested.

Revised drawings have been submitted showing a one-panel custom door and two balustrade options for the deck:

Door: a detail drawing showing a custom one-panel screen door that engages the entablature in a way that retains its appearance. The panel has a glass and screen insert;

Balustrade:

- Option 1: is a metal system, using painted newel posts with suspended wire, details to be determined; and,
- Option 2: is a more tradition wood balustrade system.

Staff recommends Option 1 for the railing.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted using Balustrade Option 1, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

5. CASE 17.064, 141 PROSPECT STREET, James Burdick House, 1876 (COLLEGE HILL)

Robert Marchard, representing the owner, window contractor, Pella Windows and Doors, appeared before the Commission requesting the removal of eight basement windows and the installation of Pella awning replacement windows.

Mr. Martin gave an overview: 141 Prospect Street is a structure of historical and architectural significance

that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will not be visible from the public rights-of-way.

The Commission had the following comments: there was concern about the details of the proposal and the documentation submitted. The Commission would like a window survey and drawings showing existing conditions.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue to a date certain, with the applicant to return to the Commission with the requested documentation.

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/24/2017 4:45 PM
MOVER:	Kristi Agniel, Regular Member	
SECONDER:	Glen Fontecchio, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel	

6. CASE 17.065, 97 CONGDON STREET, Benjamin Baker House, 1840 (COLLEGE HILL)

Scott Weymouth, architect, Arris Design, representing the owner, appeared before the Commission requesting the addition of a dormer to the front (south, Lloyd Lane) elevation.

Mr. Martin gave an overview: 97 Congdon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will be visible from the public rights-of-way. Mr. Weymouth gave an overview of the proposal.

The Commission had the following comments: there was concern about the details of the proposal. There were concerns about the date of construction the existing dormers. Could the date be determined? The proposal seems "busy" in its design. Could a shed form be utilized, set back a foot more than the current proposal which utilizes a single row of smaller buildings? This would be a more natural form for the design language of the residence.

The Chair asked for public comment. The following public comment was taken:

- Warren Curtis & Mark Steinberg, 10 Lloyd Lane, stated that they had concerns about the project, specifically the bulk and whether the proposal was stylistically out-of-context; and, Public comment was closed.

Motion to continue to a date certain, with the applicant to return to the Commission with the requested documentation, specifically a revised design for the dormer and a determination as to the approximate age of the existing dormers.

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/24/2017 4:45 PM
MOVER:	Neal Kaplan, Regular Member	
SECONDER:	Glen Fontecchio, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel	

7. CASE 17.066, 58 KEENE STREET, House, post1895 (COLLEGE HILL)

Janet Cooper Nelson, owner, and Jim Cossett contractor, appeared before the Commission requesting modifications to the rear of the building to include the relocation of windows and door on the first floor level.

Mr. Martin gave an overview: 58 Keene Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered conceptual. The modifications as proposed will not be visible from the public rights-of-way.

The Commission had the following comments: Overall the proposal seems acceptable, but there was concern about the details of the proposal, in particular the lack of drawings showing the existing conditions and proposed modifications. The Commission requested that more refined drawings be provided.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue to a date certain, with the applicant to return to the Commission with the requested documentation.

RESULT:	CONTINUED [UNANIMOUS]	Next: 7/24/2017 4:45 PM
MOVER:	Glen Fontecchio, Regular Member	
SECONDER:	Tina Regan, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel	

8. CASE 17.067, 78 MELROSE STREET, Horatio L. Bassett House, c1876 (SOUTH ELMWOOD)

Luli Heinz, owner, appeared before the Commission requesting the removal of the garage's slate roof and the installation of an architectural shingle roof.

Mr. Martin gave an overview: 78 Melrose Street is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district; the garage is a secondary structure that contributes to the significance of the South Elmwood local historic district. The modifications as proposed will be minimally visible from the public rights-of-way. The work has begun and the slate has been removed from the roof. The contractor got ahead of the building permit process. The applicants had RI Slate Roofing come out and assess the roof (see attached). It was their opinion that the roof was beyond repair, with substantial damage to the roofing boards and slate and recommended removing the roof.

The Chair asked for public comment. The following public comment was taken:

- Jane Driver, 235 Broadway, former owner, attested that the roof has been in poor condition for many years.

Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

9. CASE 17.061, 1292 WESTMINSTER STREET, Commercial Building, 1960 (ARMORY)

Eric Zuena, architect, ZDS Inc., representing the owner, appeared before the Commission requesting the demolition and partial demolition of the structures on the lot and the construction of a five-story, mixed-use building with retail on the first floor and four residential floors above.

Mr. Martin gave an overview: Mr. Martin explained the Commission's procedures for demolition. The buildings located at 1292 Westminister Street are structures of minimal historical and architectural

significance to the Armory local historic district and are non-contributing structures to the significance of the Broadway/Armory National Register Historic District. The application for demolition is considered complete. The primary structure on the parcel is a one-story; flat roof; modern commercial building with a metal and glass storefront façade that was built in 1960 according to Building Dept. records. There are two secondary buildings constructed adjacent and to the west of the 1960 building which are thought to be earlier, but have been heavily modified and have no architectural or historical significance. The removal of the structures will not irreparably diminish the architectural or historical character of the main structure or the district as a whole. Staff is satisfied that given the minimal historic or architectural significance in combination with the structure's current condition, there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the structure be waived as it pertains to a secondary structure. Staff finds the structures slated for demolition to be a secondary structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole. Mr. Zuena gave a presentation regarding the proposed demolition and evolution of the new construction proposal. Originally tried to obtain adjacent parcel and proposed a larger proposal. The applicants were unable to purchase the adjoining lot and the project developed into a four-story residential building. After consulting with interested parties, including the City's Planning Department, the plan was revised to include retail storefronts on the ground floor but now having an additional story in height, making it a five-story building. Based on the Commission's input and public comment from the previous meeting the current design was now being presented. Robert Azar, Deputy Director, Planning and Development gave an explanation of the City Plan Commission approval process.

The Chair asked for public comment. The following public comment was taken:

- Kari Lang, Executive Director, WBNA, 1560 Westminister Street, would like the Commission to accept Ned Connors, architectural consultant, as an expert witness. The Commission accepted Mr. Connors as an expert witness in historic preservation. Mr. Connors gave a presentation regarding the history and development of 1292 Westminister Street and its potential significance as a mid-century Modern building;
 - John Bergman, 1268 Westminister Street, #600, is opposed to the proposal. Is concerned about loss of light and air with the proposed new construction;
 - Nel Van Noppen, 38 Oak Street, was opposed to the demolition;
 - BJ Dupre, 235 Broadway, had concerns related to the proposal and the required variances;
 - Eli Schwartz, 36 Chapin Ave, was opposed to the demolition;
 - Rose Siegel, 28 Dexter Street, has concerns about the project related to height and increased traffic;
 - Dillon Conley, 12 Willow, was opposed to the project;
 - Seth Zeren, 31 Harrison Street, was concerned but supportive of the project; and,
 - Justin Kerb, 44 Harrison Street, opposed to the project as currently proposed; and,
- Public comment was closed.

The Commission had the following comments: Revised plans and schematic were accepted as Exhibits 1 and 2 respectively. The new proposal is an improvement but would like to see more articulation on the façade and a reduction in the overall mass of the proposed development. A four-story building was suggested. The applicants responded that they were committed to a five-story design but were willing to work on reducing the mass and improving the articulation of the facades. The Commission suggested a reduction in the size of the fifth floor, with an eight- or ten-foot setback to reduce the effect of the mass, approximately 20% of what is now proposed.

Motion that the structures at 1292 Westminister Street are determined to be secondary and non-contributing with the remaining portions of the application to be continued to a date certain of July 24, 2017, with the applicant to return to the Commission with revised documentation with the suggested

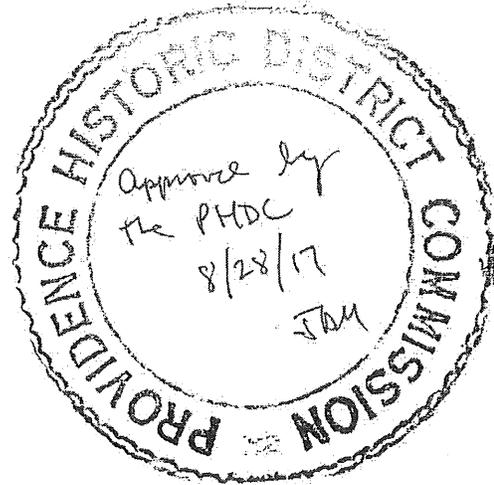
recommendations discussed during the meeting regarding design and a reduced fifth-floor mass.

RESULT:	APPROVED [6 TO 1]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Kaplan, Agniel
NAYS:	Schoettle

Motion to continue to a date certain the demolition and new construction portions of the application, with the applicant to return with revised a revised proposal showing a reduction in mass of the fifth floor.

RESULT:	APPROVED [UNANIMOUS]	Next: TBD
MOVER:	Cornelis de Boer, Regular Member	
SECONDER:	Tina Regan, Regular Member	
AYES:	Marino, deBoer, Fontecchio, Regan, Kaplan, Agniel, Schoettle	

ADJOURNMENT





CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JULY 24, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

ABSENT: Fontecchio, Agniel, Parrillo

Staff Present: Jason Martin

MINUTES

Approval of June 7, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
SECONDER:	Clark Schoettle, Catherine Lund
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

Continuance of June 26, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	CONTINUED [UNANIMOUS]	Next: 8/28/2017 4:45 PM
SECONDER:	Clark Schoettle, Catherine Lund	
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes	

PROJECT REVIEW

2. CASE 17.053, 21 PLANET STREET, Welcome Arnold House, c1785-95 (COLLEGE HILL)

The applicant is requesting the demolition of the building. The applicants have requested that the application be continued, and the commission will vote on a continuance to a date certain. Public comment will be taken at that date. Mr. John Garrahy, Esq., representing the owner requested that the item be continued to a date certain. *This item is continued from the June 26th meeting.*

Motion to continue to a date certain to the August 28th regular meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 8/28/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Victoria Wilson-Barnes, Regular Member	
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes	

3. CASE 17.061, 1292 WESTMINSTER STREET, Commercial Building, 1960 (ARMORY)

Eric Zuena, architect, ZDS Inc., representing the owner, appeared before the Commission requesting the demolition and partial demolition of the two buildings on the lot and the construction of a five-story, mixed-use building with retail on the first floor and four residential floors above. *This item is continued from the June 26th meeting.*

Mr. Martin gave an overview: At the June 26th regular meeting the Commission made a determination that the structures located at 1292 Westminster Street are secondary and non-contributing to the Armory local historic. The Commission continued the rest of the application requesting that the applicants work at refining the design of the proposed building and reducing the fifth floor mass substantially (approx. 20% was suggested). The applicants have returned with a new design that shows a small reduction in the mass of the fifth floor (approx. 5%). Mr. Zuena gave a presentation about the revised design. The design uses

elements of an earlier proposal that was not presented to the Commission, but shown to the public during the applicant's community outreach. Overall the new proposal received a positive response from the Commission.

The Chair asked for public comment. The following public comment was taken:

- Kari Lang, Executive Director, WBNA, 1560 Westminster Street, had questions about the orientation of the entrance's retail space; introduced a massing study previously completed by Roger William University students, accepted as Exhibit 1;
- Seth Zeren, 31 Harrison Street, submitted a letter, accepted as Exhibit 2;
- John Bergman, 1268 Westminster Street, #600, gave a presentation expressing his concerns about the proposals effects on the neighborhood; should be smaller; introduced shadow study, accepted as Exhibit 2;
- Rose Siegel, 28 Dexter Street, improved design; concerned about cars/parking;
- BJ Dupre, 235 Broadway, design dramatically improved, has concerns related to parking; how to ensure what was approved will be built;
- Jack Ryan, 22 Bianco Court, concerns related to the bulk/mass of building;
- Virginia Branch, 58 Dexter Street, was opposed to the project, stated that the mass & height were inappropriate; frustrated at what zoning allows; and,

Public comment was closed.

The Commission had the following comments: there was concern about the reduction in the mass of the fifth floor, approximately 5% from the original mass. The Commission would like to see a further reduction in the overall mass of the floor by approximately an additional 15%. There was a discussion regarding process and the different options for action available to the Commission.

Motion to approve demolition of the non-contributing building, as conditioned, specifically with the Certificate of Appropriateness not to be issued until all required City processes are complete, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, Lund, Kaplan, Wilson-Barnes, deBoer, Regan

Motion to grant conceptual approval to the proposed new construction, as amended, with the fifth floor to be further reduced in size, citing Standard 8, and the findings in the staff report, with the applicants to return for final approval after Master Plan approval has been granted by the City Plan Commission.

RESULT:	CONCEPTUALLY APPROVED [5 TO 2]	Next: 8/28/2017 4:45 PM
MOVER:	Neal Kaplan, Regular Member	
SECONDER:	Catherine Lund, Regular Member	
AYES:	Marino, Schoettle, Lund, Kaplan, Wilson-Barnes	
NAYS:	deBoer, Regan	

4. CASE 17.065, 97 CONGDON STREET, Benjamin Baker House, 1840 (COLLEGE HILL)

Pam Stone, owner, and Scott Weymouth, architect, Arris Design, appeared before the Commission requesting the addition of a dormer to the front (south, Lloyd Lane) elevation. *This item is continued from the June 26th meeting.*

Mr. Martin gave an overview: 97 Congdon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations

is considered complete. The modifications as proposed will be visible from the public rights-of-way. At the June 26th meeting the Commission had concerns about the date of construction of the existing dormers. Could the date be determined? They also requested different options for a more natural form for the design language of the residence. Mr. Martin confirmed that he had checked with the Department of Inspection and Standards and located a building card from March, 1946 for the dormer construction. The applicant has submitted revised documentation showing proposed alternative designs based on the Commission's comments from the previous meeting. Staff recommends either retaining the existing dormers and allowing infill between the dormers to create a shed or Scheme 2, a smaller shed design, which of the submitted designs seems most appropriate to the original style of the house. Ms. Stone apologized that she had removed a chimney without approval. The chimney is part of an east addition constructed approximately the same time as the dormers. She requested that the application be amended to include the chimney removal. Mr. Weymouth gave an overview of the new design proposals.

The Commission had the following comments: preferred Scheme 2, showing a small shed dormer with single awning windows as the most appropriate.

The Chair asked for public comment. The following public comment was taken:

- Warren Curtis, 10 Lloyd Lane, stated that he had concerns about the project, specifically the bulk. The rear of the house has a large dormer; appreciates the delicateness of the existing dormers;
- Witt & Maria Barlow, 9 Lloyd Lane, sent a letter in support of the proposal (Exhibit 1); and, Public comment was closed.

Motion to approve application as amended, with Scheme 2 to be used, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

5. CASE 17.064, 141 PROSPECT STREET, James Burdick House, 1876 (COLLEGE HILL)

Robert Marchard, representing the owner, window contractor, Pella Windows and Doors, appeared before the Commission requesting the removal of eight basement windows and the installation of Pella awning replacement windows. *This item is continued from the June 26th meeting.*

Mr. Martin gave an overview: 141 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered complete. The modifications as proposed will not be visible from the public rights-of-way. At the June 26th meeting the Commission continued the item. A window survey and drawings showing existing conditions was requested. The documentation has been submitted.

The Commission had the following comments: there was concern about the details of the installation. Staff would conduct a site visit with the applicants to go over installation details

The Chair asked for public comment: No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

6. CASE 17.066, 58 KEENE STREET, House, post1895 (COLLEGE HILL)

Janet Cooper Nelson, owner, and Jim Cossett contractor, appeared before the Commission requesting modifications to the rear of the building to include the relocation of windows and door on the first floor level. *This item is continued from the June 26th meeting.*

Mr. Martin gave an overview: 58 Keene Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The application for Major Alterations is considered conceptual. The modifications as proposed will not be visible from the public rights-of-way. At the June 26th meeting the Commission continued the item. The Commission stated that the proposal is acceptable, but there are concern about the details of the proposal, in particular the lack of detailed drawings of the existing conditions and proposed modifications. The Commission requested that more refined drawings be provided. Revised documentation has been submitted.

The Commission had the following comments: Overall project is acceptable, but that they would like better documentation. Staff suggested that he would work with the applicant to obtain more detailed documentation.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, with revised documentation to be submitted to Staff, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Victoria Wilson-Barnes, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

7. CASE 17.076, 671 BROAD STREET, Samuel Gray House (NORTH ELMWOOD)

Reid McHoul, owner, appeared before the Commission requesting the installation of an ADA-compliant access ramp to the side (east) and rear (north) elevations.

Mr. Martin gave an overview: 671 Broad Street is a structure of historical and architectural significance that contributes to the significance of the North Elmwood local historic district. The proposal is to modify the existing entrance on the side elevation to include new stairs and an ADA-accessible ramp that runs approx. 50' along the side elevation, turns, and runs an additional 19' along the rear elevation. The elevations of the ramp will be finished in stone to match what exists along the planting area adjacent to the building. The modifications as proposed will be visible from the public rights-of-way. Drawings and photos have been submitted.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

8. CASE 17.076, 222 BROADWAY, William H. Low House, 1854 (BROADWAY)

Daniel Starr-Tambor, representing the owner, appeared before the Commission requesting the removal of two sashes from a second-floor paired window, side (east elevation) with the sash area to be infilled with clapboards to match surrounding.

Mr. Martin gave an overview: 222 Broadway is a structure of historical and architectural significance that contributes to the significance of the South Elmwood local historic district. The application for Major Alterations may be considered complete. The modifications as proposed will be visible from the public rights-of-way. Drawing has been submitted.

The Commission had the following comments: requested that the removed sash be retained for potential re-use or replacement in the future.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

9. CASE 17.078, 141 WILLIAMS STREET, Stephen A. Coleman House, 1854 (COLLEGE HILL)

Rocco Caldararo, owner, Almin Prsic, applicant/architect, appeared before the Commission requesting the conversion of a window to a door and the construction of a deck, rear elevation.

Mr. Martin gave an overview: 141 Williams Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The application for Major Alterations is considered complete. The rear elevation has an exposed ground floor. The proposal removes the existing center window, first floor with the existing window opening width being retained and a TruStile 36"x80"x1¾"½ panel-door with 4-lites installed with a custom three-lite transom above that slightly increases the height of the original opening. The proposed 130 sq. ft. cedar deck is a modern design with metal framing and a fence-wire rope mesh railing system. The modifications as proposed will not be visible from the public rights-of-way. Drawings, specifications and pictures have been submitted.

The Commission had a discussion with the applicant regarding various details of the proposal.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

**10. CASE 17.034, 66 BENEFIT STREET, John Slater House, now Hallworth House, 1828, 1904, 1967-8
(COLLEGE HILL)**

John McJennett, representing the owner, Kyle Robinson, Blount Bennett Architects Ltd., Dean Balcarak and John Powers, DryVit, appeared before the Commission requesting the construction of an approx. 110 sq. ft. three-story elevator tower to be located on the south elevation between the 1904 and the 1967 iterations of the property.

Mr. Martin gave an overview: 66 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The application for Major Alterations may be considered complete. The modifications as proposed will be visible from the public rights-of-way. The site is heavily landscaped with mature trees and a fence surrounding the property, with a grade change from Benefit Street. The proposed elevator addition would be clad in a Dryvit brick, with a concrete curb at the bottom to match existing. Drawings and pictures have been submitted.

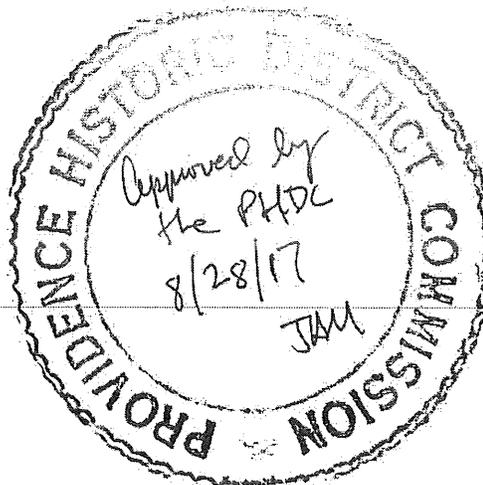
Messrs. McJennett and Robinson gave an overview of the proposal. Messrs. Balcarak and Powers gave a presentation about the DryVit brick system. The Commission was impressed with the product and found it to be appropriate for use in this application

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Lund, Kaplan, Wilson-Barnes

ADJOURNMENT





CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • AUGUST 2, 2017

Special Meeting

21 John Street

5:00 PM

I. CALL TO ORDER

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel

ABSENT: Lund, Parrillo, Wilson-Barnes

Staff Present: Jason Martin

II. PROJECT REVIEW

1. CASE 16.120, 21 JOHN STREET, Young Seamans House, 1798 (COLLEGE HILL)

The Commission is conducting an on-site meeting to review and act on the applicant's request to construct Minor Alterations: Site Improvements. The proposal includes the installation of landscape features with retention walls, fencing, et. al. Gregory L Mundy & Phyllis A Dennery, applicants/owners, Catherine Weaver and Greg Mundy, landscape contractors, appeared before the Commission requesting Minor Alterations: Site Improvements to include walls over 3' in height.

Mr. Martin gave an overview: the applicants applied to the Department of Inspection & Services for alterations to the rear yard. DIS did not flag the item for HDC review and a permit was issued. Staff was alerted by DIS staff that the permit had been issued and reviewed the plan. The plan did include walls over 3' in height. Staff considered the modifications innocuous and appropriate and issued a Certificate of Appropriateness, due to the mitigating circumstances. When work began, abutters objected to the project and filed a complaint. Upon review of the complaint DIS and the Planning Department determined that process had not been properly followed. A stop work order was issued. The mediation was to have the Commission review the proposal as there were walls over 3' in height, requiring Commission review as per their Standards. A Special Meeting of the Commission was scheduled on-site at the property location. Plans have been submitted, recognized as Exhibits 1 and 2. The City Forester has visited the site and determined there are no significant trees on the property. There are significant trees on the abutting parcel at 15 John Street and steps are being taken, in accordance with the Forester's Guidelines, to protect these trees during construction.

The Commission had the following comments: There was a discussion about adding three steps into the plan, allowing the walls to be lowered by 12-18". Questions concerning the height of the proposed fencing: could it be lower, could it be an alternative: bushes or plantings used to create a "green fence"? These conditions were agreed to by the applicants.

The Chair asked for public comment. The following public comment was taken:

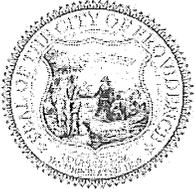
- Alan Usas, 15 John Street, commented that the change in plans is moving the project in the right direction, but no elevations have been included with the documentation. Concerned about damage to trees;
- Sara Nugent, 23 John Street, stated that the project is inappropriate, concerned about impact on "historic landscape" from Roome Lane. The applicants pointed out that this was not considered an historic landscape which the Commission confirmed; The Chairman also stated that the Commission's purview was relegated to those elements of the proposal related to retaining walls and fencing;
- Karen Usas, 15 John Street, had questions about what a "green fence" would entail: Commission responded that plantings that were about six feet high would be appropriate, but would not be able to regulate the height of the plantings;
- Greg Hancox, 21 John Street, asked about purview: the Commission's purview was explained by the Chairman;
- Lily and Ted Bogosian, 14 John Street, a letter of support for the project, recognized as Exhibit 3; and,
- Liz Brainerd and Timothy Hiebert, 23 Arnold Street, a letter of support for the project, recognized as Exhibit 4.

Public comment was closed.

The Commission discussed the removal of retention walls; stated that the east retention wall should be no higher than 2'; terraces are okay, traditional way of dealing with situation; walls lowered and green fencing used; also, have City forester check on project again. Return with section drawings and elevations showing amendments.

Motion to continue the application to a Special Meeting, date certain of August 9, 2017, to be held on-site at 21 John Street with the applicant to return with revised plans as per the suggestions agreed to at the meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 8/9/2017 5:00 PM
MOVER:	Glen Fontecchio, Regular Member	
SECONDER:	Kristi Agniel, Regular Member	
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Kaplan, Agniel	
ABSENT:	Parrillo, Wilson-Barnes	



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • AUGUST 9, 2017

Special Meeting

21 JOHN STREET

5:00 PM

I. CALL TO ORDER

PRESENT: Marino, Schoettle, deBoer, Fontecchio, Regan, Agniel
 ABSENT: Lund, Kaplan, Parrillo, Wilson-Barnes
 Staff Present: Jason Martin

II. PROJECT REVIEW

1. CASE 16.120, 21 JOHN STREET, Young Seamans House, 1798 (COLLEGE HILL)

The Commission is conducting an on-site meeting to review and act on the applicant's request to construct Minor Alterations: Site Improvements. The proposal includes the installation of landscape features with retention walls, fencing, et. al. Ann Clark, representing the applicants/owners, Chris Manchester and Rick Miranda, landscape contractors, appeared before the Commission requesting Minor Alterations: Site Improvements to include walls over 3' in height.

Mr. Martin gave an overview: at the August 2nd special meeting the applicants had agreed to modifications to the retaining walls, fencing and general layout of the proposed plan. The Commission continued the item and requested that the applicants return with revised drawings showing the agreed upon changes. Revised documentation has been presented.

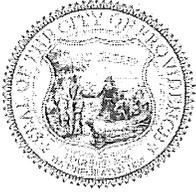
The Chair asked for public comment. The following public comment was taken:

- Alan Usas, 15 John Street, concerned about impact on trees; Applicants responded will follow Forester's Guidelines; footings to be no more than 3'; and,
- Sara Nugent, 23 John Street, objected to the proposal.

Public comment was closed.

Motion to approve the application as amended, citing Standards 8 & 9, with details, specifically stone sample, handrail for steps if required by Code, capstone, pavers, pergola details, front fence to be vertical boards, with continued compliance with the City Forester's Guidelines.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Fontecchio, Regan, Agniel



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • AUGUST 28, 2017

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel
 ABSENT: Schoettle, Parrillo, Wilson-Barnes
 Staff Present: Jason Martin

MINUTES

Approval of June 26, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

Approval of July 24, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

Approval of August 2, 2017 Historic District Commission Special Meeting Minutes

RESULT:	CONTINUED (WITH VOTE) [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

Approval of August 9, 2017 Historic District Commission Special Meeting Minutes

RESULT:	CONTINUED (WITH VOTE) [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

PROJECT REVIEW

1. CASE 17.053, 21 PLANET STREET, Welcome Arnold House, c1785-95 (COLLEGE HILL)

The applicant is requesting the demolition of the building. The applicants have requested that the application be continued, and the commission will vote on a continuance to a date certain. Public comment will be taken at that date. Mr. John Garrahy, Esq., representing the owner requested that the item be continued to a date certain. *Continued from the July 26th meeting.*

Motion to continue to a date certain of the September 25th regular meeting.

RESULT:	CONTINUED [UNANIMOUS] Next: 9/25/2017 4:45 PM
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

2. CASE 17.010, 124 SYCAMORE STREET, vacant lot (ARMORY)

Katherine Brown, applicant/owner, James Thomas Mangrum, architect, and Noel Sanchez, Casa Buena Builders, appeared before the Commission requesting the construction of a 750 sq. ft. two-story cottage.

Mr. Martin gave an overview: At the June 26th regular meeting the application was granted Final Approval as amended, with a sub-committee formed to review construction details as they become available. The applicant has returned to the Commission for approval of construction details as submitted.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

3. CASE 17.105, 52 CHAPIN AVENUE, House, c1880, (ARMORY)

Heather McPherson, applicant/owner, and Thomas D'Ovidio, consultant, Providence Revolving Fund, appeared before the Commission requesting the installation of three skylights, two on the east slope of the roof, one on the west.

Mr. Martin gave an overview: 52 Chapin Avenue is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The application for Major Alterations is considered complete. The work as proposed is in accord with PHDC Standards 8 & 9 as follows: the work will be done so that it does not destroy the historic character of the property or the district; whenever possible, 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.

A portion of the modifications as proposed will be minimally visible from the public rights-of-way (the proposed skylight on the west elevation); the two proposed skylights on the east elevation will not be visible from the public right-of-way. The applicant is an artist and is utilizing the space as a studio and would like to get more light and ventilation into the space. Drawings, specifications and pictures have been submitted.

The Commission had the following comments: possibility of three on the east side? Would like to have one on the west side still to allow ventilation.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as submitted, citing Standards 8 & 9, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

4. CASE 17.104, 110 HUDSON STREET, vacant lot, (ARMORY)

The applicant is requesting the New Construction of three attached townhouses. The applicants have requested that the application be continued, and the commission will vote on a continuance to a date certain.

Motion to continue to a date certain of the September 25th regular meeting.

RESULT:	CONTINUED [UNANIMOUS] Next: 10/23/2017 4:45 PM
MOVER:	Catherine Lund, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

5. CASE 17.101, 112 HUDSON STREET, vacant lot, (ARMORY)

The applicant is requesting the Demolition of the existing detached garage and New Construction of three attached townhouses.

The applicant is requesting the Demolition of the existing detached garage and New Construction of three attached townhouses. The applicants have requested that the application be continued, and the commission will vote on a continuance to a date certain.

Motion to continue to a date certain of the September 25th regular meeting.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

6. CASE 17.094, 514 BROADWAY, Kendrick-Terrocchi-Prentice House, 1867 (BROADWAY)

Pippi Zornoza, applicant, representing the owner, and Jonathan Chambers, architect, appeared before the Commission requesting the removal of a rear addition and the installation of parking; and, the construction of an ADA-accessible ramp.

Mr. Martin gave an overview: 514 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district. The application for Major Alterations is considered complete. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

The rear addition proposed for removal dates to approximately 1915 and was used as an office for Dr. Cella. While a part of the history of the house, the addition’s architectural significance is debatable; the thought is that by allowing the addition to remove it will accommodate the need for limited, reasonable parking and ADA-accessibility. This will allow the side yard on Bainbridge Ave, which has long been

considered as the location for parking on this parcel to remain open, which the applicant’s plan to use for more artistic endeavors.

This project is being reviewed by the RIHPHC as a tax credit project. The Providence Revolving Fund holds an easement on the property. Both parties are aware of the proposed modifications, but have not issued any formal decisions on the proposal. Staff has spoken with both parties and can give a report at the meeting. The modifications as proposed will be visible from the public rights-of-way. Drawings and pictures have been submitted.

The Commission had the following comments: the details of windows in the area to be disturbed were discussed. It was decided that the layout as proposed was appropriate. Question about the proposed accessible ramp: could a 1:20 designed ramp be used, would be able to be placed in a much smaller footprint and remove the need for railings? This was acceptable and would be investigated and incorporated in the design.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as amended, with a 1:20 designed ramp be used, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED, AS AMENDED [6 TO 0]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Fontecchio, Lund, Kaplan, Agniel
ABSTAIN:	Regan

7. CASE 17.092, 170-172 KNIGHT STREET House, c1890s (PROV LANDMARK DIST-Residential)

Anne Tait, applicant/owner, Monika P. Kraemer, architect, and Dean Martineau, contractor, appeared before the Commission requesting alterations to the two-bay detached garage to include new fenestration and entrance(s) and the relocation of two and the installation of six skylights to the east-slope of the roof on the two-bay detached garage.

Mr. Martin gave an overview: 170-172 Knight Street is a structure of historical and architectural significance that contribute to the significance of the Providence Landmark District - Residential local historic district. The application for Major Alterations may be considered complete. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

The owner asked that the property be included within the PLD - Residential local historic district in 2014. The modifications as proposed will be visible from the public rights-of-way. The garage is secondary structure dating from the early-mid 20th century that has been heavily modified over the years.

The Commission had the following comments: the design of the fenestration seems too irregular, busy. Could the window opening be more regular? Yes that was something they could work on. The skylights seem excessive in their proposed configuration: could they be ganged or a dormer used instead. A dormer would be problematic, as the space interior to that location is open. The intent is to bring more light into the space, which is being utilized as a studio, but will look into ganging the skylights.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to conceptually approve application, with the applicant to return to a date certain of September 25th with revised plans, citing Standard 8, and the findings in the staff report.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS] Next: 9/25/2017 4:45 PM
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

8. CASE 17.093, 20 SHELDON STREET, Wilkinson-Pike House, c1825 (COLLEGE HILL)

Lawrence Schwartz and Harry Ball, representing the owner, appeared before the Commission requesting the removal and replacement of two windows, rear elevation to provide egress-compliant windows.

Mr. Martin gave an overview: 20 Sheldon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The application for Major Alterations is considered complete. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

The modifications as proposed will not be visible from the public rights-of-way. The openings are not being modified (the opening is compliant). Just the sash are being replaced, new sash is proposed to be Anderson 400 series with integral grids; staff recommends a window with an applied muntin be approved. Drawings and plans have been submitted.

The Commission had the following comments: question whether opening was going to meet egress standards? It is the applicant's representative's understanding that the opening does meet egress standard and does not need to be modified. Will add applied muntins to the windows.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as amended, with the windows to have a muntin, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

9. CASE 17.096, 48 BARNES STREET, George W. Whitford House, 1882 (COLLEGE HILL)

Jeff Constantine, SolarFlair Energy, Inc., applicant, representing the owner, appeared before the Commission requesting the installation of 25 solar panels on four separate arrays on four portions of the cross-gable roof.

Mr. Martin gave an overview: 48 Barnes Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The application for Minor Alterations: Solar Energy Systems may be considered complete. The work as proposed is in accord with PHDC Standards 8 & 9 as follows: the work will be done so that it does not destroy the historic character of the property or the district; and, whenever possible, 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.

The proposed modifications include four arrays: Array #1 is on the southeast slope and contains 14 panels; Array #2 is on the southern slope of the cross-gable and contains five panels; Array #3 is on the northwest slope of the roof and contains four panels; and, Array #4 is on the northeast slope of the roof and contains two panels. The modifications as proposed will be visible from the public rights-of-way; Arrays 3 and 4 are on the rear of the building and would only be visible from Hope High School’s property. Arrays 1 and 2 are visible from Barnes Street. Staff recommends that Array 1 be reduced by two-four panels to pull the array away from the edge of the front of the house. Array 2 is visible from a direct frontal view of the property. A reduction in the panels there may be appropriate. Drawings and photos have been submitted.

The Commission had the following comments: consensus that arrays one and two are too visible. Could they be reduced? Applicant stated that it would be difficult, but would confer with owner and see what alternates could be proposed.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to continue to a date certain of the September 25th regular meeting.

RESULT:	CONTINUED [6 TO 1] Next: 10/23/2017 4:45 PM
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Fontecchio, Lund, Kaplan, Agniel
NAYS:	Regan

10. CASE 17.103, 40 BOWEN STREET, Jesse Howard House, 1856-57 (COLLEGE HILL)

Mark Rapp, architect, representing the applicant/owner, appeared before the Commission requesting the removal of 40 existing single-pane, double-hung wood windows and the installation of insulated replacement windows to match existing fenestration.

Mr. Martin gave an overview: 40 Bowen Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The application for Major Alterations is considered complete. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

Referred to Mr. Rapp’s submitted narrative. The owner is trying to improve functionality, insulation value (the building is insulated) and lead safety. The side and rear elevations are not very visible and have less fenestration. A compromise may be retaining the windows on the Bowen Street elevation and allowing the replacement units on the other elevations. The modifications as proposed will be visible from the public rights-of-way. Drawings have been submitted.

The Commission had the following comments: The Commission would like the applicant to retain the front elevation’s windows, given their overall condition and visibility. The applicant’s representative agreed to the amendment.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as amended, with the windows on the front elevation to be retained, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

11. CASE 17.102, 35 CHARLESFIELD STREET, William R. Watson House, 1847 (COLLEGE HILL)

James Watkins and Elizabeth Pannell, applicants/owners, appeared before the Commission requesting the construction of ADA- compliant ramp at the rear of the residence.

Mr. Martin gave an overview: 35 Charlesfield Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The application for Major Alterations may be considered complete. The work as proposed is in accord with PHDC Standards 8 & 9 as follows: the work will be done so that it does not destroy the historic character of the property or the district; and, whenever possible, 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.

The modifications as proposed will not be visible from the public rights-of-way. Drawings and pictures have been submitted.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as submitted, citing Standards 8 & 9, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Glen Fontecchio, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

ADJOURNMENT



**CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • SEPTEMBER 25, 2017**

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes,
 ABSENT: Fontecchio, Lund, Parrillo
 Staff Present: Jason Martin, Robert Azar, Lisa Dinerman

MINUTES

Approval of August 2, 2017 Historic District Commission Special Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

Approval of August 9, 2017 Historic District Commission Special Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

Approval of August 28, 2017 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

- CASE 17.053, 21 PLANET STREET, Welcome Arnold House, c1785-95 (COLLEGE HILL)**
 This item is continued from the July 26th meeting. The applicant is requesting the demolition of the building. Mr. John Garrahy, Esq., representing the owner informed the Commission that the applicant is formally withdrawing the application.

Motion to accept the withdrawal.

RESULT:	WITHDRAWN [UNANIMOUS]
MOVER:	Tina Regan, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

2. CASE 17.061, 1292 WESTMINSTER STREET, Commercial Building, 1960 (ARMORY)

Eric Zuena, architect, ZDS Inc., representing the owner, appeared before the Commission requesting the demolition and partial demolition of the two buildings on the lot and the construction of a five-story, mixed-use building with retail on the first floor and four residential floors above. *This item is continued from the July 24th meeting.*

Tim More, Esq. interrupted the proceedings to object to the matter moving forward because of parking issues at the proposed development. Mr. Azar and Ms. Dinerman explained and clarified that these corners hold no bearing over the matter being heard, as the Commission does not have purview over the fulfillment of parking requirements at the proposed development.

Mr. Martin gave an overview: At the July 24th meeting the Commission granted approval for the demolition of the existing structures and granted Conceptual Approval of the new construction, with the condition that the fifth floor to be further reduced in size. There was concern about the reduction in the mass of the fifth floor, which as proposed at that time was approximately 5% from the original mass. The Commission would like to see a further reduction in the overall mass of the floor by approximately an additional 15%. The applicants have received Master Plan approval from the City Plan Commission (CPC) (see attached). As part of Master Plan approval the CPC requested fenestration be introduced to the west elevation, which also necessitated a setback of approximately 5' to allow for the fenestration along the property line; It is staff's opinion that this requirement, along with the Commission's requirement of reducing the fifth floor mass has been met. Revised drawings have been submitted.

Mr. Zuena gave a presentation regarding the evolution of the building's design based on previous Commission response and the comments received at the City Plan Commission.

The Chair asked for public comment. The following public comment was taken:

- Gregg Demaria, 85 Westminster Street, spoke in favor of the proposal;
- John Bergman, 1268 Westminster Street, #600, spoke against the proposal; he gave a PowerPoint presentation expressing his concerns about the proposals effects on the neighborhood; introduced petition, accepted as Exhibit 3;
- BJ Dupre, 235 Broadway, spoke against the proposal; growth vs historic concerns; asked the Commission to consider scale/massing;
- Lisa Kaminski, 4 Harrison Street, spoke against the proposal;
- Jena Gaines, 169 Courtland Street, spoke against the proposal;
- Jack Gold, 32 Dexter Street,
- Rose Siegel, 28 Dexter Street, wants development but would like to see smaller building; submitted a revised rendering accepted as Exhibit 1;
- Kari Lang, Executive Director, WBNA, 1560 Westminster Street, opposed to size, scale and mass; would like to see a smaller building;
- Tim More, Esq., 50 South Main Street, representing abutters at 1268 Westminster Street, expressed his concerns related to parking, height variance, blank wall and setback;
- Seth Zeren, 31 Harrison Street, his letter introduced as Exhibit 2;
- BJ Dupre, 235 Broadway, disagrees with idea that Conceptual Approval cannot be overridden; and, Public comment was closed.

The Commission had the following comments: there was concern about the use of "new brick" a Dryvit product. Members asked if a natural brick could be used: the architect agreed that they could use a natural brick; the proposed siding would be a lap siding. Some members expressed concerns about the overall size. There was a discussion regarding the City Plan Commission's (CPC) requirement of 5' setbacks to the west elevation and how this effects the overall design of the building, particularly the interaction of the west and north sides at the northwest corner. Ms. Dinerman read Resolution 17-22 and explained the process for CPC and zoning. There were questions from the members regarding process: is the Commission locked-in with

conceptual approval? not necessarily. Ms. Dinerman explained that if the design meets the Commission's thought process as previously discussed (at previous meetings) it would be difficult to justify reversing their previous decision for conceptual approval.

The Commission suggested the following changes be considered with the applicant to return with revised documentation: dimensional restrictions to HVAC on roof to no higher than 3'; roof plan showing all systems; more information regarding parapet conditions: cornice aligned with a small depression; parapet setback; possibility of introduction of more windows to the west elevation: could introduce up to 15% transparency to west elevation; bedroom reduced at NE corner, so wall can jog back; brick veneer suggested; mocked up elevation drawing accepted as Exhibit 4 showing discussed changes. Mr. Zuena stated that the requests were acceptable and would return with revised drawings.

Motion to Continue to a Special Meeting to be held on October 12, 2017.

RESULT:	CONTINUED [UNANIMOUS] Next: 10/12/2017 4:45 PM
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

3. CASE 16.128, 51-53 WILLOW STREET, Houses, c1880 (ARMORY)

Rose Seigel, owner, and Michael McHugh, designer, appeared before the Commission requesting the construction of dormers on east and west roof slopes of the front and rear houses.

Mr. Martin gave a staff report. 51-53 Willow Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district; the proposed modifications will be minimally visible from the public right-of-way. At the October 2016 regular meeting the application was unanimously granted conceptual approval. At that time the Commission had the following comments with regards to the proposal: dormers should be set back from the front and side edge of roof; cannot set back dormer from side edge as will make windows too small for code; is possible to set dormers back from front edge? It was agreed that the dormers could be set back as suggested. The application was conceptually approved with the dormers to be set back 4' from edge of roof, with the applicant to return to a subsequent meeting for final approval. The applicant has returned with revised drawings. Mr. McHugh presented pictures of potential door options (Exhibit 1) and gave a presentation regarding the submitted plans and changes. At 51 Willow they were able to set the dormer back ten feet, but was as far as could because of issues with stairwell (Commission had requested 15' setback).

The Commission had the following comments: changes to 51 Willow were acceptable; documentation is adequate. Preferred double door with transom. Had concerns with 53 Willow. Documentation is not adequate. Requested revised documentation more clearly showing changes. Prefer a 3 ½' setback for dormers.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to grant final approval for 51 Willow Street, as modified, with details of front entrance, wood railings, clapboards, corner boards and trim, cornice at base of dormer; 2/2 windows with details to staff, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

Motion to continue 53 Willow Street, with the applicant to return to a subsequent meeting with revised documentation.

RESULT:	CONTINUE [UNANIMOUS] Next: 10/23/2017 4:45 PM
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

4. CASE 17.092, 170-172 KNIGHT STREET House, c1890s (PROV LANDMARK DIST-Residential)

Anne Tait, applicant/owner, Monika P. Kraemer, architect, and Dean Martineau, contractor, appeared before the Commission requesting alterations to the two-bay detached garage to include new fenestration and entrance(s) and the relocation of two and the installation of five skylights to the east-slope of the roof on the two-bay detached garage.

Mr. Martin gave an overview: 170-172 Knight Street is a structure of historical and architectural significance that contribute to the significance of the Providence Landmark District - Residential local historic district. The application for Major Alterations may be considered complete. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

The owner asked that the property be included within the PLD - Residential local historic district in 2014. The modifications as proposed will be visible from the public rights-of-way. The garage is secondary structure dating from the early-mid 20th century that has been heavily modified over the years. This item is continued from the August 28th meeting. At the meeting the Commission granted conceptual approval and had the following comments: the design of the fenestration seems too irregular, busy, and requested that the fenestration be made more symmetrical. The skylights seem excessive in their proposed configuration and the Commission requesting ganging the skylights into one group. Revised drawings with new fenestration and skylight layout have been submitted.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve application as submitted, citing Standard 8, and the findings in the staff report.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

5. CASE 17.118, 40 BOWEN STREET, Jesse Howard House, 1856-57 (COLLEGE HILL)

Mark Rapp, architect, representing the applicant/owner, appeared before the Commission requesting the removal of 14 existing single-pane, double-hung wood windows, front elevation, and the installation of Kolbe insulated replacement windows to match existing fenestration.

Mr. Martin gave an overview: 40 Bowen Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The application for Major Alterations

is considered complete. At the August 28th meeting the Commission approved the replacement of the side and rear windows with Trimline replacement windows. The applicant has now applied for the front elevation, proposing a Kolbe window. The modifications as proposed will be visible from the public rights-of-way.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

The Commission commented that the front elevation windows appear to be original or significant in-nature to the property, in good-to-excellent condition and that they were a prominent feature of the building and highly visible from the public right-of-way. There was an extensive conversation by the Commission with differing points as to the dilemma of allowing prominent significant windows such as in this instance to be replaced.

Motion to approve the application, as submitted, citing the conditions above and in accordance with Standard 8, new alterations shall not destroy historic materials or historic features that characterize the property.

RESULT:	DENIED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Schoettle, Agniel
NAYS:	deBoer, Regan, Kaplan, Wilson-Barnes

6. CASE 17.119, 151 MEETING STREET, F. P. Gorham House, c1904 (COLLEGE HILL)

Mr. Martin gave an overview: 151 Meeting Street, designed by Norman Isham who also resided at the house for a time, is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The application for Minor Alterations is conceptual. The modifications as proposed will be visible from the public rights-of-way.

The Chair asked for public comment. No public comment was taken. Public comment was closed.

The Commission commented that the house is a significant resource to the historic district, and changes to the design would be difficult. Mr. Lewis explained to the Commission that he had found additional plans (alternative or design studies) from Isham in the house. The Commission expressed a willingness to look at the plans if the applicant would return with the plans.

Motion to continue.

RESULT:	CONTINUED [UNANIMOUS] Next: 10/23/2017 4:45 PM
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

7. CASE 17.120, 34 ARNOLD STREET, Nathan Mason House, 1842 (COLLEGE HILL)

The applicant had to leave the meeting early and has requested that the item be continued to the October 23rd regular meeting.

Motion to continue.

RESULT:	CONTINUED [UNANIMOUS]Next: 10/23/2017 4:45 PM
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

OTHER BUSINESS

National Register nomination for Rochambeau Worsted Company Mill, 60 King Street

The HDC has read, reviewed and commented on the Rochambeau Worsted Company Mill, 60 King Street, Individual National Register nomination and we believe that the building meets the eligibility criteria for the National Register of Historic Places. The HDC recommends that the State Historic Preservation Officer nominate this building to the National Register.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

ADJOURNMENT

ATTACHMENT B
Sample Approval Letter



Providence Historic District Commission

Jorge O. Elorza
Mayor

August 29 2017

APPLICANT

Eric Zuena
ZDS – Inc.
86 Weybosset Street, Suite 302
Providence, RI 02903

OWNER

Michael Lemoi
1292 Westminster Street LLC
311 Broadway
Providence, RI 02909

RESOLUTION 17-22

Application 17.061

WHEREAS, the applicant, Eric Zuena, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 1292 Westminster Street, Plat 32, Lot 233, and,

WHEREAS, the Commission held a Regular Meeting on the matter on July 24, 2017, during which Eric Zuena, applicant/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. The structures at 1292 Westminster Street have been deemed to be secondary, non-contributing structures of minimal historical and architectural significance to the Armory local historic district (Res 17-20); the Commission has granted final approval for demolition (Res 17-21);
2. The work as proposed consists of New Construction and includes the construction of a five-story, mixed-use building with retail on the first floor and four residential floors above;
3. The application for New Construction is considered complete;

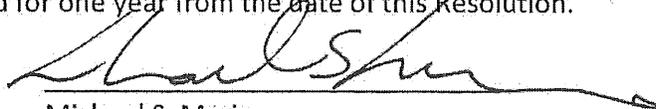
4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district;
5. The Commission stated their concern about the reduction in the mass of the fifth floor. The Commission would like to see the mass of the fifth floor reduced so that it is approximately 20% less than the mass of the lower floors;
6. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district; and,

WHEREAS, based upon the above findings of fact the Commission determined that the New Construction specified above is appropriate and hereby grant Conceptual Approval to the application for a Certificate of Appropriateness, as amended, with the following conditions:

- i. The fifth floor is to be reduced substantially in mass, consistent with the Commission's discussion, as detailed above; and,
- ii. The applicant is to return for final approval after Master Plan approval has been granted by the City Plan Commission; and,

Mr. Kaplan a motion to grant Conceptual Approval of the application as amended, citing Standard 8 and the findings in the staff report; Dr. Lund seconded; Members Marino, Schoettle, Lund, Kaplan and Wilson-Barnes voted in favor; Members de Boer and Regan were opposed; the motion passed.

NOW THEREFORE BE IT RESOLVED that the application for Conceptual Approval is approved. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file with the Zoning Board of Review. The Zoning Board of Review may be contacted at 401.680.5375. This approval is valid for one year from the date of this Resolution.



Michael S. Marino
Chair

ATTACHMENT C
Attendance

PHDC Membership List and Meeting Attendance Record October 1, 2016 – September 30, 2017

Name	Appointment (Status)	Meetings Attended	Resume on File
Michael Marino (Chair)	term expires 9/2017	12	yes
Glen Fontecchio (Vice Chair)	term expires 9/2018	10	yes
Clark Schoettle	term expires 9/2017	11	yes
Cornelis de Boer	term expires 9/2017	12	yes
Catherine Lund	term expires 9/2018	8	yes
Victoria Wilson-Barnes	term expires 9/2018	5	yes
Neal Kaplan	re-appointed; term expires 9/2019	10	yes
Kristi Agniel	re-appointed; term expires 9/2019	10	yes
Tina Regan	re-appointed; term expires 9/2019	13	yes
Mildred Parrillo (Auxiliary)	re-appointed; term expires 9/2019	4	yes
Jo-Ann Ryan Councilwoman, Ward 5	resigned effective May 12, 2017	0	no
VACANCIES: Both City Council positions are currently open.			
Staff			
Jason Martin, Preservation Planner, PHDC Staff		13	-
Robert Azar, AICP, Deputy Director		2	-
Lisa Dinerman, Senior Assistant City Solicitor		1	-

Criteria 1.4
Summary of Projects

PROJECT SUMMARIES - OCTOBER 1, 2016 through SEPTEMBER 30, 2017

Summary of Projects

Total Applications Reviewed: 159

Applications Reviewed by HDC: 43 (3 applications reviewed by PHDC & Staff¹)
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 116 (3 applications reviewed by PHDC & Staff)
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type²

Project Type	Totals	Approved	Denied	Pending³	Withdrawn	Appealed
In-House ⁴	116	116	0	0	0	0
Alterations	38	32	1	0	5	0
Demolitions	3	2	0	0	1	0
New Construction	2	2	0	0	0	0
Relocations	0	0	0	0	0	0
TOTALS⁵	159	152	1	0	6	0

¹ Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: Major Alteration, New Construction, etc. (PHDC) & Repair/Replacement In-Kind, Major Alterations, etc. (Staff)].

² Some applications might cover two types (i.e.: fences & sign). This would account for any discrepancy in the number of applications by type and number of total application reviewed.

³ Pending includes applications that are either incomplete or that are complete and the review is ongoing.

⁴ 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.

⁵ 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). This may result in a discrepancy of the totals.

PROJECT SUMMARIES - OCTOBER 1, 2016 through SEPTEMBER 30, 2017

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	9	8	0	0	1	0
Armory (expansion)	17	17	0	0	0	0
Broadway	14	13	0	0	1	0
College Hill	86	81	1	0	4	0
North Elmwood	13	13	0	0	0	0
PLD ¹ - ICBD ²	0	0	0	0	0	0
PLD - Residential	4	4	0	0	0	0
South Elmwood	14	14	0	0	0	0
Stimson Avenue	2	2	0	0	0	0
TOTALS	159	152	1	0	6	0

Total applications compared from October, 1996-October, 2016:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) ³ [29%] ⁴	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%]
21 year total	3661	931 [25%]	2745 [75%]
21 year average	174	44 [25%]	131 [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 Although no applications were submitted for the PLD-ICBD, 15 letters of exemption were issued for scopes-of-work that did meet the criteria for review

³ 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)].

⁴ Represents percentage of total applications reviewed by PHDC or Staff.

Criteria 2.6
Professional Training

Criterion #2.6
Professional Training

Event	Attendee(s)
National Trust for Historic Preservation, National Conference Houston, November 2016	Clark Schoettle
State Historic Preservation Conference April 2016	Cornelis de Boer Clark Schoettle Tina Regan
Jason Martin	
Continuing education, various topics, for architecture license	Glen Fontecchio Cornelis de Boer Victoria Wilson-Barnes