



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

December 3, 2018

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

Dear Council President Salvatore,

I am pleased to present this 2017-2018 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2017 through September 30, 2018. 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 2017-2018, the Planning Department received 152 applications for Certificates of Appropriateness. The Commission reviewed 36 applications, with 117 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,

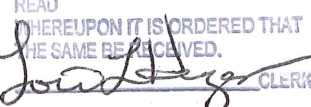


Bonnie Nickerson, AICP, Director

cc: Providence City Council  
City Clerk

BN/jm

IN CITY COUNCIL  
JAN 17 2019

READ  
HEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.  
  
CLERK

**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)





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

CLG Contact Information					
1. Reporting Period	October 1, 2017 - September 30, 2018				
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		See	Attached	
	Demolitions				
	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:	12	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. Member Kristi Agniel resigned and Edward Sanderson was appointed to fill the vacancy.				
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) - completed			
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 11/30/18
Printed/typed name			Michael Marino		
Signature of Chief Elected Official					Date 11/30/18
Printed/typed name			Hon. 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="checked" type="checkbox"/>	<b>Attachment A:</b> Minutes of all HDC meetings for the year
<input checked="checked" type="checkbox"/>	<b>Attachment B:</b> A sample approval letter to an applicant
<input checked="checked" type="checkbox"/>	<b>Attachment C:</b> 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 checked="checked" type="checkbox"/>	<b>Attachment D:</b> 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.



**Criteria 1.4**  
**Summary of Projects**



## PROJECT SUMMARIES - OCTOBER 1, 2017 through SEPTEMBER 30, 2018

### Summary of Projects

Total Applications Reviewed: 152

Applications Reviewed by HDC<sup>1</sup>: 36  
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff<sup>2</sup>: 117  
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

### Breakdown by Project Type<sup>3</sup>

Project Type	Totals	Approved	Denied	Pending <sup>4</sup>	Withdrawn	Appealed
In-House <sup>5</sup>	117	117	0	0	0	0
Alterations	25		1	0	3	1
Demolitions	4	2	0	2	0	0
New Construction	4	1	0	3	0	0
Relocations	0	0	0	0	0	0
<b>TOTALS<sup>6</sup></b>	<b>150</b>	<b>122</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>1</b>

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 129 federally subsidized projects in the City.

<sup>1</sup> 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)].

<sup>2</sup> Ibid.

<sup>3</sup> 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.

<sup>4</sup> Pending includes applications that are either incomplete or that are complete and the review is ongoing.

<sup>5</sup> 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.

<sup>6</sup> 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, 2017 through SEPTEMBER 30, 2018

## Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	9	8	0	1	0	0
Armory (expansion)	26	23	1	2	0	1
Broadway	11	10	0	0	1	0
College Hill	78	75	2	0	1	0
North Elmwood	10	9	0	0	1	0
PLD <sup>1</sup> - ICBD <sup>2</sup>	2	2	0	0	0	0
PLD - Residential	3	3	0	0	0	0
South Elmwood	10	10	0	0	0	0
Stimson Avenue	3	3	0	0	0	0
<b>TOTALS</b>	<b>152</b>	<b>143</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>

## Total applications compared from October, 1996-September, 2018:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) <sup>3</sup> [29%] <sup>4</sup>	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
<b>21 year total</b>	<b>3813</b>	<b>967 [25%]</b>	<b>2862 [75%]</b>
<b>21 year average</b>	<b>182</b>	<b>46 [25%]</b>	<b>136 [75%]</b>

<sup>1</sup> 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.

<sup>2</sup> 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

<sup>3</sup> 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)].

<sup>4</sup> Represents percentage of total applications reviewed by PHDC or Staff.

**Criteria 2.6**  
**Professional Training**



**Criterion #2.6****Professional Training**

<b>Event</b>	<b>Attendee(s)</b>
National Trust for Historic Preservation, National Conference Chicago, November 2017	Clark Schoettle
State Historic Preservation Conference April 2018	Cornelis de Boer Clark Schoettle Tina Regan Neal Kaplan Catherine Lund Victoria Wilson-Barnes Jason Martin
Continuing education, various topics, for architecture license	Glen Fontecchio Cornelis de Boer Victoria Wilson-Barnes

**ATTACHMENT A**  
**Minutes**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • OCTOBER 12, 2017**

**Special 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, deBoer, Fontecchio, Regan, Kaplan, Agniel, Wilson-Barnes,

ABSENT: Schoettle, Lund, Parrillo

Staff Present: Jason Martin, Lisa Dinerman

**II. PROJECT REVIEW**

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

Eric Zuenä, 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 September 25th meeting.*

Tim More, Esq. interrupted the proceedings to object to the matter moving forward because he believes that the owner listed on the application is not the owner of record and that there were still parking issues at the proposed development. Ms. Dinerman stated that the Commission would be hearing the matter and as explained in the previous meeting the concerns stated 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%. Additionally, the applicants have received Master Plan approval from the City Plan Commission (CPC). 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. At the **September 23<sup>rd</sup> meeting the Commission continued the item. At the meeting the Commission requested changes to the proposed design, which the applicant's representative agreed to. Those changes included:**

- An estimation as to the space HVAC units (requested HVAC units be no higher than 3') would be needed;
- Introduction of more windows to west elevation (15% transparency);
- **Parapet conditions: cornice aligned with a small depression and setback appropriately; and,**
- The use of a brick veneer; and,

Revised drawings have been submitted reflecting these changes.

Mr. Zuenä gave a presentation regarding the evolution of the building's design based on previous Commission responses and requests. This included removing the overhanging cornice on the northeast corner of the fifth floor; an increase of transparency to the west elevation for a maximum allowed by building code of approx. 15%; additional glazing to the ground floor, southeast corner; the use of a brick veneer, and a roof plan showing approx. HVAC placement in volumes no larger than 3'x3'. A question was asked regarding signage? Staff responded that signage would be reviewed at the staff level in the future when details are known.

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



- **Joseph Roch, 24 Hammond Street, spoke against the proposal;**
  - Jeff Cory, 7 Gilbert Street, spoke against the proposal; he gave a PowerPoint presentation expressing his concerns about the proposals effects on the neighborhood, accepted as Exhibit 1;
  - Kiri Miller, 20 Powhatan Street, spoke against the proposal;
  - Michael Dwyer started reading a letter from Sara Majka. The Chairman stated that the Commission had received her letter and the Commission would be read and enter it into the record;
  - John Bergman, 1268 Westminster Street, #600, spoke against the proposal; he presented a perspective and a light-study, which have been previously entered into the record at during previous testimony; stated that an APRA request had been submitted but had not gotten a response. Mr. Martin and Ms. Dinerman stated that they were unaware of the request but would look into it;
  - Daniel Kaliffe, 1262 Westminster Street, stated that the design has improved; had concerns regarding the one-bedroom units;
  - A letter from Sara Majka, 9 Hammond Street, was read into the record (Exhibit 2). Ms. Manjka was against the proposal; and,
- Public Comment was closed.

The Commission had the following comments: The Commission asked for clarification and guidance regarding the zoning processes. Ms. Dinerman explained to the Commission that they had the right to vote on the matter and to consider the proposal based on its appropriateness as related to the Commission's Standards and Guidelines. Members had the following comments: the design has improved further with additional setbacks, increased and improved fenestration. Concerns on overall process, and confusion that can arise based on the various processes (here City Plan Commission and historic District Commission approvals and the order in which they are considered). Design had improved and architect has worked hard at improving the design and responding to the Commission's concerns and comments.

**Mr. Kaplan made a motion to grant final approval, citing Standard 8 and the findings in the staff report, with the applicant to return to the Commission with construction details when available, contingent on City Plan Commission or other City Agency approval(s).**

The Commission had the following comments:

- Mr. Marino believes the Commission's been able to improve the design of the building. The development and evolution of the surfaces, massing, brick surface, first floor use, additional fenestration have all contributed to improving the project;
- Ms. Agniel stated that it had been a difficult process; hopes that the first floor (retail) will be sufficient consolation to the neighborhood for the building's mass; though design had improved;
- Ms. Wilson-Barnes, struggling with this. Design improvements have been thoughtful, respectful, and attractive. Vibrant neighborhood which should be able to absorb this development;
- **Mr. de Boer stated that it was a difficult decision: wants the city to expand, but still troubled by massing,** even though could be larger (by zoning). Neighborhood comment has weighed on him and feels that a smaller building will be more appropriate within context of the neighborhood.

**Ms. Wilson-Barnes seconded the motion.**

**RESULT:**

**MOVER:**

**SECONDER:**

**AYES:**

**NAYS:**

**ABSENT:**

**APPROVED [5 TO 2]**

Neal Kaplan, Regular Member

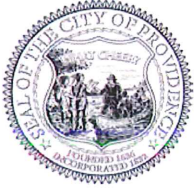
Victoria Wilson-Barnes, Regular Member

Marino, Fontecchio, Kaplan, Agniel, Wilson-Barnes

deBoer, Regan

Schoettle, Lund, Parrillo

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • OCTOBER 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, Regan, Lund, Kaplan, Wilson-Barnes  
ABSENT: deBoer, Fontecchio, Agniel, Parrillo  
Staff Present: Jason Martin

**MINUTES**

Approval of the September 25<sup>th</sup> and October 12<sup>th</sup> meeting minutes.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next meeting 11/27/17</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Regan, Kaplan, Agniel, Wilson-Barnes

**PROJECT REVIEW**

**1. 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 the September 25<sup>th</sup> regular meeting the applicant was granted final approval for 51 Willow Street. The Commission requested drawings more clearly showing the proposal at 53 Willow Street. Revised drawings and pictures have been submitted.

The Commission had the following comments: submitted documentation reflects requested changes

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

**Motion to grant final approval for 53 Willow Street, as submitted, with details as needed to staff, citing Standard 8.**

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

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

Jack Incollingo, Renewal by Anderson, applicant, representing the owner appeared requesting the removal of three existing single-pane, 6/6, double-hung wood windows, rear elevation, and the installation of insulated full-frame, insulated replacement windows to match existing fenestration.

Mr. Martin gave a staff report. 34 Arnold 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 proposed windows are insulated full-frame, replacement windows to match existing fenestration. Pictures and drawings have been submitted.

The Commission had the following comments: requested window trim to be wood; storms be kept until all windows on the elevation have been replaced; clear glass be used. Mr. Incollingo agreed to the modifications.

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

**Motion to grant final approval, as modified, with the trim to be wood, clear glass to be used and the storm windows to be reinstalled with details to staff, citing Standard 8.**

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

**3. CASE 17.133, 92 PROSPECT STREET, Thomas B. Fenner House, 1839-41 (COLLEGE HILL)**

Lance Bay, applicant/architect, appeared before the Commission requesting the construction of an approximate 8' x 16' (130 sq. ft.) addition to the south elevation, changes to the fenestration, partial enclosure of the rear porch and the removal of a secondary chimney.

Mr. Martin gave a staff report. 92 Prospect 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. The modifications as proposed will not be visible from the public rights-of-way, except for the secondary chimney removal and the partial enclosure of the rear porch. The chimney proposed for removal is a secondary chimney for the house. The main body of the house retains its chimney. The proposed modifications are to allow for the reconfiguration of the interior space in the rear addition of the residence. The main body of the house is not being altered. The applicant is hoping to start foundation work before the season ends. Drawings and pictures have been submitted. Mr. Bay gave an overview of the proposal.

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

- Rachel Robinson, Providence Preservation Society, had a question regarding the type of door proposed for the rear entry enclosure: a clear glass door is proposed; and,

Public comment was closed.

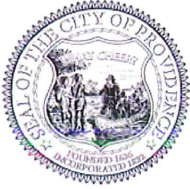
The Commission had the following comments: question about size of foundation: 8'x20', approx. 160 sq. ft.; members expressed concern about the removal of the chimney. While it is a secondary chimney it is on the most prominent (Bowen Street) elevation and asked if the chimney could be retained. Mr. Bay agreed that the chimney could be retained. Concerns regarding size of addition and how fenestration would be. Mr. Bay stated that the fenestration is still in development and is agreeable to adding more fenestration

**Motion to grant conceptual approval, as modified, with the chimney to be retained and a foundation permit to be allowed, citing Standard 8, with the applicant to reappear at a subsequent meeting with revised documentation for final approval.**

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

**ADJOURNMENT**





**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • NOVEMBER 27, 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, Kaplan, Agniel, Wilson-Barnes

ABSENT: Parrillo

Staff Present: Jason Martin

**MINUTES**

Approval of September 25, 2017 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo

Approval of October 12, 2017 Historic District Commission Special Meeting Minutes

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo

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

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo

**PROJECT REVIEW**

**1. CASE 17.133, 92 PROSPECT STREET, Thomas B. Fenner House, 1839-41 (COLLEGE HILL)**

Lance Bay, applicant/architect, appeared before the Commission requesting the construction of an approximate 8' x 16' (130 sq. ft.) addition to the south elevation, changes to the fenestration, partial enclosure of the rear porch. The applicant has amended his application to request the installation of Pella insulated replacement windows.

Mr. Martin gave a staff report. 92 Prospect Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed modifications are to allow for the reconfiguration of the interior space in the rear addition of the residence. At the October 23<sup>rd</sup> meeting the Commission granted conceptual approval of the addition with the allowance of a foundation to be poured. The applicant will present drawings regarding the revised plans to the addition. Additionally, the applicant will present a window survey and discuss replacement of the existing windows. The applicant has not been able to

obtain insurance for the house due to the lead contamination of the windows

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

The Commission had the following comments: The Commission asked that the applicant continue the portion of the application pertaining to window replacement so as to give time to consult with the Commission's legal counsel. The applicant agreed. There were questions regarding the fenestration on the new addition: could there be three windows instead of two? Mr., bay responded that he does have a plan with three windows as well and is not committed to the two window version. There was also comment on the proposed window for the second floor, west elevation on it being too close to the corner trim and could that be adjusted? The applicant responded he would investigate this.

**Motion to continue, with the applicant to return with revised documentation**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 12/18/2017 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo

**2. CASE 17.139, 20 POWHATAN STREET, House, c1840 (ARMORY)**

Kiri Miller, Applicant/Owner, and Don Hanna, Stormtite Home Improvement, roofing contractor, appeared before the Commission requesting the installation of four skylights, three on the east roof slope and one on the west roof slope.

Mr. Martin gave a staff report. 20 Powhatan Street 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 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 be minimally visible from the public rights-of-way. The proposed skylights are to be CertainTeed Landmark, sizes: 46"x46" (3, two on west slope, one on east slope and a 22"x36" on top of the dormer, west slope. Drawings and pictures have been submitted.

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

The Commission had the following comments: had the applicant considered the construction of dormers? The applicant thought that the installation of skylights would be considered less intrusive. She would consider it in the future, but currently does not have the budget for dormers. The building had been vinyl-sided within the past few decades and the applicant would like to remove the siding in the future. There was concern about the size of the proposed skylights and the submitted documentation. The Commission requested that the applicant return with revised documentation, to scale, show information about rafter spacing.

**Motion to continue with the applicant to return with revised documentation.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 12/18/2017 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo



**3. CASE 17.140, 51 CHAPIN AVENUE, Charles E Wescott House, c1884 (ARMORY)**

Eli Schwartz, Applicant/Owner, and Monika Kraemer, appeared before the Commission requesting the removal of three windows, third floor, east elevation and installation of three casement windows (2/2) for egress.

Mr. Martin gave a staff report. 51 Chapin Avenue is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The proposed modifications are to allow for the bedrooms located on the third floor to comply with egress requirements. The modifications as proposed will be minimally visible from the public rights-of-way.

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

The Commission had the following comments: concerns were expressed regarding the details of the window. The Commission requested that a shop drawing with section of windows to be provided to staff.

**Motion to approve with a shop drawing with section of windows to be provided to staff, citing Standard 8 and the findings in the staff report.**

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

**4. CASE 17.141, 21 PLANET STREET, Welcome Arnold House, 1785-95 (COLLEGE HILL)**

John Garrahy, esq. representing the applicant/owner, Eric Zuena, ZDS, Inc., architect, and Cosmo D'Elia, Pella Windows, appeared before the Commission requesting the approval of insulated replacement windows (Pella new construction to match existing fenestration; replacement windows have been previously approved for the building, but the approval has expired) and the installation of Boral synthetic siding as part of the rehabilitation of the building.

Mr. Martin gave a staff report. 21 Planet Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The Commission has previously approved insulated replacement windows for the property in December 2015. This approval has expired; the applicant is seeking re-approval. The question of intactness of historic fabric should be addressed. Where possible exterior historic fabric (most likely various sections of dentils and trim) should be retained. Deterioration of fabric might make this unfeasible. It may be more appropriate to use wood siding and trim on the facade (south) and potentially west elevation, with the Boral allowed on the rear (north) and east elevations. Mr. Zuena gave a presentation about the proposal. Mr. D'Elia gave a presentation about the Pella windows, stated they were compliant with National Park Service standards.

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

- Bill Deveney, 52 Benefit Street, objected to the use of Boral synthetic siding;
  - Tim Paige, 98 Meeting Street, objected to the use of Boral synthetic siding; stated that he had experience with Pella replacement windows and thought their use was appropriate; and,
- Public comment was closed.

The Commission had the following comments: would the applicant consider not using the Boral synthetic siding? Mr. Zuena responded that unless they could also use a composite material for the trim, they would not want to use the Boral. The Commission stated that they did not think it would be possible to replicate the hood details over the windows in a composite or synthetic material, and would prefer wood siding and trim be used. The applicant's representatives agreed to use wood siding and trim.



**Motion to approve, as amended, with wood siding to be used, with the Commission to review construction details as they become available, citing Standard 8 and the findings in the staff report.**

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

**5. CASE 17.142, 219 BENEFIT STREET, Rufus Waterman House, 1830, now University Club, (COLLEGE HILL)**

Nancy Plunkett, representing the applicant/owner, George Geisser, engineering consultant and Jesse Gardner, design consultant, appeared before the Commission requesting the construction of an approx. 37'x13'8" (approx. 512 sq. ft.) patio with retaining walls to the northeast corner of the building (Benefit Street).

Mr. Martin gave a staff report. 219 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The University Club has had a Master Plan recently completed. The patio is part of this plan. The modifications as proposed will be visible from the public rights-of-way. Staff has concerns regarding potential materials and landscaping. A number of trees will be removed (approx. four) and uncertain as to what the Club's plan is as far as landscaping is concerned. Recommend a landscape plan be submitted. Ms. Plunkett and Messrs. Geisser and Gardner gave a presentation of the proposal.

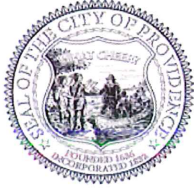
The Chair asked for public comment. No public comment was taken. Public comment was closed.

The Commission had the following comments: of concern was the distance from Benefit Street that the deck would be? The applicants stated that the new retaining wall would be 10' from the existing retaining wall adjoining the sidewalk. There were questions regarding the materials for the railing: would be galvanized steel that is powder-coated for durability. Could the slope of the land from the existing to the proposed retaining wall be raised to minimize the height of the new wall? The applicants would investigate the possibility. Commission suggested that more information was needed. Ideally a site visit with a mock-up of the area and a landscape plan would be helpful in providing the Commission with more information. The applicants agreed. A landscape architect has been retained and they would work on a plan and also preparing a model.

**Motion to continue, with a site visit to be held and a mock-up of the proposal to be shown, with the applicant to return to the Commission at a subsequent meeting with revised documentation based on the findings of the site visit.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]Next: 12/18/2017 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
<b>ABSENT:</b>	Parrillo

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • DECEMBER 18, 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, Kaplan, Agniel

ABSENT: Parrillo, Wilson-Barnes

Staff Present: Jason Martin

**MINUTES**

Approval of September 25, 2017 Historic District Commission Regular Meeting Minutes

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

Approval of October 12, 2017 Historic District Commission Special Meeting Minutes

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

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

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

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

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

**PROJECT REVIEW**

**1. CASE 17.133, 92 PROSPECT STREET, Thomas B. Fenner House, 1839-41 (COLLEGE HILL)**

Lance Bay, applicant/architect, appeared before the Commission requesting the construction of an approximate 8' x 16' (130 sq. ft.) addition to the south elevation, changes to the fenestration, partial enclosure of the rear porch. The applicant has amended his application to request the installation of Pella insulated replacement windows.

Mr. Martin gave a staff report. 92 Prospect Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed modifications are to allow



for the reconfiguration of the interior space in the rear addition of the residence. At the October 23<sup>rd</sup> meeting the Commission granted conceptual approval of the addition with the allowance of a foundation to be poured. At the November 27<sup>th</sup> meeting the Commission continued the item and requested revised documentation addressing the Commission's issues with fenestration on the addition, specifically the location and size of windows on the side elevation, particularly the west side of the proposed addition.

Mr. Bay gave an update. There is an amended scope of work to replace fewer windows. Replacement windows would be Kolbes; would provide more documentation. Would like to remove secondary chimney, stated actually cheaper to keep but better for plan to remove.

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

The Commission had the following comments: changes in design for the addition are what Commission requested; window replacement as submitted is acceptable, would need to send additional documentation to staff; the chimney is a feature of the property due to its prominence and visibility from the public right-of-way and would like to see it retained; the applicant agreed to amend the application to not remove the chimney.

**Motion to grant final approval to addition, as per submitted plans, citing Standard 8 and the findings in the staff report.**

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

**Motion to grant final approval to window replacement as per submitted plans, with details to staff, citing Standard 8 and the findings in the staff report.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

**2. CASE 17.139, 20 POWHATAN STREET, House, c1840 (ARMORY)**

Kiri Miller, Applicant/Owner, and Don Hanna, Stormtite Home Improvement, roofing contractor, appeared before the Commission requesting the installation of four skylights, three on the east roof slope and one on the west roof slope.

Mr. Martin gave a staff report. 20 Powhatan Street 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 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 be minimally visible from the public rights-of-way. The proposed skylights are to be Velux, sizes: 46"x46" (3, two on west slope, one on east slope and a 22"x36" on top of the dormer, west slope. The modifications as proposed will be minimally to not visible from the public rights-of-way. At the November 27<sup>th</sup> meeting the Commission had concerns with the level of detail in the submitted documentation. The Commission continued the item and requested that the applicant provide revised documentation that more clearly shows the proposed modifications. Revised drawings, pictures and a narrative have been submitted.

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



The Commission had the following comments: question of using smaller 30" skylight? Less of an issue with framing as would fit without need to modify the rafters? Commission suggested that the two skylights proposed for the east slope of the roof be 30"x54" (the 22"x36" skylight proposed for the roof of the existing dormer can be as proposed), and that the skylight proposed for the west slope of the roof be 30"x47". The applicant agreed.

**Motion to approve as amended, with the two skylights proposed for the east slope of the roof to be 30"x54" (the 22"x36" skylight for the roof of the existing dormer remains as proposed), and that the skylight proposed for the west slope of the roof be 30"x47", citing Standard 8 and the findings in the staff report.**

<b>RESULT:</b>	<b>APPROVED [6 TO 2]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice Chair
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Lund, Agniel
<b>NAYS:</b>	Regan, Kaplan

- 3. CASE 17.142, 219 BENEFIT STREET, Rufus Waterman House, 1830, now University Club, (COLLEGE HILL)**  
Nancy Plunkett, representing the applicant/owner, and Jesse Gardner, design consultant, appeared before the Commission requesting the construction of an approx. 37'x13'8" (approx. 512 sq. ft.) patio with retaining walls to the northeast corner of the building (Benefit Street).

Mr. Martin gave a staff report. 219 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The University Club has had a Master Plan recently completed. The patio is part of this plan. The modifications as proposed will be visible from the public rights-of-way. At the November 27<sup>th</sup> meeting the Commission continued the item. The Commission expressed concerns regarding the size of the proposed patio and its impact on Benefit Street. A site visit was recommended and on Wednesday, December 13<sup>th</sup> a site visit was held, with members Marino, Schoettle, Wilson-Barnes and Kaplan. The consensus was that the patio should be reduced in size, particularly the width of the patio, and the introduction of a step-down from the entrance to the patio.

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

The Commission had the following comments: would like a grading plan with section and a plan showing the relationship of the proposal to the sidewalk. Suggestion that if the grading is increased, the railing could be made lower. Suggestion that notching on sides of a gentle curve to match curve or angle of the sidewalk would have an effect on reducing the perception of size.

**Motion to continue, with the applicants to return with a grading plan with section, also plan showing relationship of proposal to sidewalk.**

<b>RESULT:CONTINUED [UNANIMOUS]</b>	<b>Next: 2/26/2018 12:00 AM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Neal Kaplan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

**4. CASE 17.148, 41 PRATT STREET, House, c1979 (COLLEGE HILL)**

Edward Troia, Renewable Energy Services of New England, Inc., applicant, representing the owner, appeared before the Commission requesting the installation of a 21 panel solar array to the south (side) roof slope of the residence.

Mr. Martin gave an overview: 41 Pratt Street is a structure of minimal historical and architectural significance that contributes to the significance of the College Hill local historic district. The property is non-contributing to the College Hill National Historic Landmark District. The modifications as proposed will be minimally visible from the public rights-of-way. The modifications as proposed meets 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); and, the installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions (2.F)

The Commission had the following comments: the Commission requested that one of the panels be removed so that the array would be regular in appearance. The applicant agreed.

**Motion to approve as amended, with a 20 panel array to be installed, citing Standard 8 and the findings in the staff report.**

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

**5. CASE 17.149, 176 CONGRESS AVE., William A. Cahill House, c1925 (SOUTH ELMWOOD)**

Alex Dosett, Renewable Construction Service, representing the owner, appeared before the Commission requesting the installation of a 19 panel solar array to the south (rear) roof slope.

Mr. Martin gave an overview: 176 Congress Avenue is a structure of historical and architectural significance that contribute to the significance of the South Elmwood local historic district. The modifications as proposed will not be visible from the public rights-of-way. The modifications as proposed meets 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); and, the installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions (2.F).

The Commission asked for public comment. There was no public comment. Public comment was closed.

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

<b>RESULT:</b>	<b>APPROVED [7 TO 1]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Lund, Kaplan, Agniel
<b>NAYS:</b>	Regan

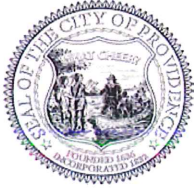
**OTHER BUSINESS**

Approval of 2018 regular meeting calendar

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel

**ADJOURNMENT**





**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • FEBRUARY 26, 2018**

**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, Parrillo, Wilson-Barnes

ABSENT: Marino

Staff Present: Jason Martin

**MINUTES**

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

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

Approval of December 18, 2017 Historic District Commission Regular Meeting Minutes

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

**PROJECT REVIEW**

**1. CASE 17.142, 219 BENEFIT STREET, Rufus Waterman House, 1830, now University Club, (COLLEGE HILL)**

The applicant is requesting the construction of an approx. 37'x13'8" (approx. 512 sq. ft.) patio with retaining walls to the northeast corner of the building (Benefit Street).

The applicants have requested that the item be continued to a subsequent meeting.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

**2. CASE 18.006, 334 BROADWAY, Walter S. Hough House, 1887 (BROADWAY)**

Robert J. Dupre, applicant, and Monika Kraemer, architect, appeared before the Commission requesting the removal of two windows [west (side) & south (rear) elevations, attic level] and the installation of egress (casement) windows and the installation of a new casement window, south elevation, second-floor.

Mr. Martin gave a staff report. 334 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway local historic district. The proposed modifications are to allow for the reconfiguration of the interior space in the attic level. The proposed modifications are minimally visible from the public right-of-way.

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

The Commission had the following comments: the west attic window with the round top looks larger in the

picture. Is it large enough to meet egress requirements? Mr. Dupre responded that he agreed it did look larger in the photos but was positive that the drawing was accurate. Ms. Kraemer concurred. The Commission asked that a field measurement be taken to confirmed and sent to staff.

**Motion to approve, citing Standards 3, 8 & 9 and the recommendations in the staff report, with measurement verification for the west elevation attic window submitted to staff.**

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Catherine Lund, Regular Member

**SECONDER:**

Tina Regan, Regular Member

**AYES:**

Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • MARCH 26, 2018**

**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 (4:45 PM - 5:30 PM), Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

ABSENT: Agniel, Parrillo

Staff Present: Jason Martin

**MINUTES**

Approval of February 26, 2018 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice Chair
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**PROJECT REVIEW**

**1. CASE 18.019, 49 BENEFIT STREET, David L. Barnes House, 1790-98 (COLLEGE HILL)**

Lisa Foster, Reconstructure LLC, designer, and, Neal Kaplan, general contractor, appeared before the Commission requesting the construction of an approximately 9'x5' (approx. 45 sq. ft.) mudroom to the rear elevation.

Mr. Martin gave a staff report. 49 Benefit 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. A Description of Work, drawings and photos have been submitted. The proposed modifications are visible from the public right-of-way. 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; when possible alterations shall be done in a manner that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired.

Ms. Foster gave an overview. The proposed modifications are to allow for the addition of a mudroom/airlock. **The existing door will be reused.**

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

The Commission had the following comments: issue with transoms on side; if transoms are present should **have a frieze board above transom or a window is an option. Option of a window or no transoms was suggested.**

**Motion for final approval, as amended, with the sides of the mudroom to be either devoid of fenestration or could have a window, with details to staff, citing Standards 8 & 9 and the recommendations in the staff report.**



<b>RESULT:</b>	<b>APPROVED, AS AMENDED [7 TO 0]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Cornelis deBoer, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Wilson-Barnes
<b>RECUSED:</b>	Kaplan

**2. CASE 18.020, 258 SOUTH MAIN STREET, Rebekah and Peleg Williams House, c1770 (COLLEGE HILL)**

Eric Zuena and Brian Buckley, ZDS Inc., architects, representing the owner, appeared before the Commission requesting the construction of a fire escape and four egress windows, two to be new openings/windows, from the third and fourth floors, rear/side elevation.

Mr. Martin gave a staff report. 258 (312) South Main 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. A Description of Work, drawings and photos have been submitted. The proposed modifications are to allow for the egress. The proposed modifications are not visible from the public right-of-way. 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; when possible alterations shall be done in a manner that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired.

Messrs. Zuena and Buckley gave an overview. Fire Marshall's review is pending. The submittal is based on a worst case scenario of what could be required by the Fire Marshall. There is hope that the fire escape will not be required. Details for the fire escape would be forthcoming, dependent of Fire Marshall's review.

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

The Commission had the following comments: would the applicant be using the Building Rehab Code? Yes, that was the intent.

**Motion for conceptual approval as submitted, citing Standards 8 & 9 and the recommendations in the staff report, with details submitted to Staff and for Staff to grant final approval.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice Chair
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**3. CASE 18.021, 36-38 WILLOW STREET, House, c1890 (ARMORY)**

Kari Lang and John Morra, applicant/owner, and, Monika Kraemer, architect, appeared before the Commission requesting the rehabilitation of the storefront (recently collapsed during the winter storms), to include a new 12'x13' (approx. 156 sq. ft.) roof-top deck.

Mr. Martin gave a staff report. 36-38 Willow Street 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. A Description of Work, drawings and photos have been submitted. The storefront faced collapsed during a recent storm. The proposed modification for the roof-top deck would be minimally visible from the public right-of-way. The work as proposed is in accord with PHDC Standards 3, 8 & 9 as follows: replacement of missing features should be based on historical, documentary, physical or pictorial evidence;

the work will be done so that it does not destroy the historic character of the property or the district; when possible alterations shall be done in a manner that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired.

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

- Kelly Knight, 37 Willow, expressed support for the project via an email received by Staff, introduced as Exhibit 1; and,
- Public comment was closed.

**Motion to approve as submitted, citing Standards 3, 8 & 9 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Wilson-Barnes
<b>RECUSED:</b>	Schoettle

**4. CASE 18.022, 10 PARADE STREET, House, c1900 (ARMORY)**

Stephanie Metz, architect, representing the owner, appeared before the Commission requesting the removal of the existing slate roof and the installation of an architectural shingle roof, the installation of replacement windows, the alteration of one window opening, first floor, north elevation, the replacement of the hip roof at rear of house with a gable roof, and the construction of a shed dormer on north elevation to match dormer on south elevation.

Mr. Martin gave a staff report. 10 Parade Street 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. A Description of Work, drawings and photos have been submitted. The proposed modifications are in response to a recent fire at the property. The proposed modifications to the roofline are minimally-to-not visible from the public right-of-way. The work as proposed is in accord with PHDC Standards 3, 8 & 9 as follows: replacement of missing features should be based on historical, documentary, physical or pictorial evidence; the work will be done so that it does not destroy the historic character of the property or the district; when possible alterations shall be done in a manner that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired.

Ms. Metz gave an overview. There was a question about the front door, which is currently off-center. Question about whether centering the door would be appropriate? Commission suggested looking for historic photos to see if the door was previously in the center.

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

The Commission had the following comments: the Commission agreed that the building feels like it should have a center entrance; would be good to see some more evidence of it once being that way. Recommended dormers be true "shed" roofs. Asked to bring shingle samples for roof when application returns.

**Motion to grant conceptual approval, citing Standards 3, 8 & 9 and the recommendations in the staff report, with the applicant to return to a subsequent meeting with revised drawings, any evidence regarding front entrance location, and roof shingle samples.**

**RESULT:****CONCEPTUALLY APPROVED [UNANIMOUS]****Next: 4/23/2018 4:45 PM****MOVER:**

Glen Fontecchio, Vice Chair

**SECONDER:**

Cornelis deBoer, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**ABSENT:**

Marino

**OTHER BUSINESS****Amendment of Standards & Guidelines for small wireless facilities.****Motion to approve.****RESULT:****APPROVED [UNANIMOUS]****MOVER:**

Glen Fontecchio, Vice Chair

**SECONDER:**

Neal Kaplan, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**ABSENT:**

Marino

**ADJOURNMENT**





**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • APRIL 23, 2018**

**Regular Meeting**

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

**4:45 PM**

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

**OPENING SESSION**

PRESENT: Fontecchio, deBoer, Schoettle, Regan, Agniel, Parrillo, Wilson-Barnes

ABSENT: Marino, Lund, Kaplan

Staff Present: Jason Martin

**MINUTES**

Approval of March 26, 2018 Historic District Commission Regular Meeting Minutes

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Cornelis deBoer, Regular Member

**SECONDER:**

Clark Schoettle, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**PROJECT REVIEW**

**1. CASE 18.022, 10 PARADE STREET, House, c1900 (ARMORY)**

Stephanie Metz, architect, representing the owner, appeared before the Commission requesting the removal of the existing slate roof and the installation of an architectural shingle roof, the installation of replacement windows, the alteration of one window opening, first floor, north elevation, the replacement of the hip roof at rear of house with a gable roof, and the construction of a shed dormer on north elevation to match dormer on south elevation.

Mr. Martin gave a staff report. 10 Parade Street 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. A Description of Work, drawings and photos have been submitted. The proposed modifications are in response to a recent fire at the property. The proposed modifications to the roofline are minimally-to-not visible from the public right-of-way. The work as proposed is in accord with PHDC Standards 3, 8 & 9 as follows: replacement of missing features should be based on historical, documentary, physical or pictorial evidence; the work will be done so that it does not destroy the historic character of the property or the district; when possible alterations shall be done in a matter that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired. At the March 26th regular meeting the Commission granted conceptual approval, with the applicant to return with revised documentation. Revised drawings have been submitted.

Ms. Metz gave an update. The intent is to keep the slate roof, but if it becomes a budgetary issue a replacement asphalt shingle roof will be installed. Samples were provided. The Commission recommended using the Certainteed Highland Slate Black Granite. Brosco windows are proposed.

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

The Commission had the following comments: the new gable detail is acceptable, question regarding cornerboards on new dormers: yes, are included, just did not show up in the drawing. Instead of the proposed awning window on the side elevation, would prefer a double-hung, reverse cottage window. This was acceptable.

**Motion to grant final approval as amended, citing Standards 3, 8 & 9 and the recommendations in the staff report, with details to staff.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**2. CASE 18.028, 20 BENEFIT STREET, Christopher R. Drowne House, 1862-63, (COLLEGE HILL)**

Allison Johnson, applicant/architect, appeared before the Commission requesting the installation of a window, second floor, rear elevation. The building is currently undergoing an interior renovation (1st floor: kitchen, mudroom, powder room; 2nd floor: master bath) and the project team is seeking approval to install a new second story window on the rear façade of the building for the master bath which currently has no window. The window style and exterior trim & detailing will match the existing windows and its dimensions will be smaller in width, but equal in height.

Mr. Martin gave a staff report. 20 Benefit 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 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; when possible alterations shall be done in a manner that if removed in the future the essential form and integrity of the structure and the site would remain unimpaired.

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

The Commission had the following comments: issue with window not matching any other size on the elevation: would it be possible to match the windows on that floor; Ms. Johnson stated that this was a possibility.

**Motion to approve as amended, with the new window to match the size of the other existing windows on the second floor, casings to match, in approximately same location as proposed, with revised details to staff, citing Standards 8 & 9 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**3. CASE 18.032, 100 MEETING STREET, House, post 1895 (COLLEGE HILL)**

**Pamela Stone, applicant, appeared before the Commission requesting the construction of a garage entrance at the ground level of the Meeting Street elevation.**

Mr. Martin gave a staff report. 100 Meeting Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed modifications are visible from the public right-of-way.

Ms. Stone gave an overview. The property current has two parking areas, both at the front of the building. The intent of the applicant is to formalize the existing space in front of the house, by removing the existing landscaping in the parking area and install fieldstone walls and new landscaping. The additional parking space to the west would be removed and landscaping installed.



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

- Tim Paige, 98 Meeting Street, stated that he was looking forward to landscaping improvements at the property;

Public comment was closed.

The Commission had the following comments: the Commission was concerned about the buildings current siting in the landscape and the effect the introduction of garage doors would have to the property, particularly adding more verticality to what they considered an horizontal orientation; suggested something be done with landscaping, a new retaining wall to improve the parking situation, but were not in favor of adding the garage doors.

**Motion to continue, with the applicant to return with a revised plan or amend the application to a different scope-of-work, site improvements, which could be potentially reviewed by Staff.**

**RESULT:**

**CONTINUED [UNANIMOUS]**

**MOVER:**

Clark Schoettle, Regular Member

**SECONDER:**

Kristi Agniel, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**4. CASE 18.029, 13 CUSHING STREET, Mumford-Brown House, c1845, c1874, (COLLEGE HILL)**

Lawrence Schwartz and John Garrahy, esq., representing the owner/applicant, John Li, architect, and, Mark Rapp, architect, appeared before the Commission requesting the installation of replacement windows, the raising of four window sills, a construction of a roof deck with balustrade on the roof of the existing side porch (west elevation) with an existing window converted to a door to provide access and four skylights.

Mr. Martin gave a staff report. 15 Cushing Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed modifications are visible from the public right-of-way, except for the skylights and raising of four window sills which as proposed are minimally to not visible from the public right of way. Mr. Garrahy gave an overview of the project. Mr. Rapp gave an overview of the windows; he stated that he believed the majority of the windows were replacement from the 1970s; he had found older sash in the basement that had 1" muntins and thought that these may have been the original sash. A discussion ensued regarding this: there was some recall among the Commission of the property being renovated at that time (the building was not under the jurisdiction of the Commission in the 1970s); it was suggested a site-visit be conducted to further examine the site and the existing windows, including the sash with 1" muntins.

The Vice-Chair asked for public comment:

- Robert Naperstek, 10 Cushing Street, was favorable to the proposed changes; had concerns about newly created buildable lot adjacent to the property, but that was not the subject of this review;
  - Tim Paige, 98 Meeting Street, stated that he was favorable to the changes; and,
- Public comment was closed.

The Commission had the following comments: There were concerns expressed about the proposed deck and conversion of an existing window to a door for access: the applicants proposed reusing a door from the interior; the Commission discouraged this, stating that the door would not likely last in an exterior location; they proposed using a door that had lites that matched the window fenestration, allowing the door to blend in better; for the porch railings, the Commission suggested using the existing porch railing and Juliet-balcony railing as a basis for the new design and to return with revised documentation related to these changes. The Commission found the modification of lifting four window sills, due to interior renovations concerning kitchen countertops, acceptable due to these windows being located on elevations being minimally- to not-visible from the public right-of-way, with the existing details to remain. The skylights were acceptable given their



location and lack of visibility from the public right-of-way.

Motion to conceptually approve the installation of replacement windows, citing Standards 3, 8 & 9 and the recommendations in the staff report, with a site-visit to examine existing windows and sash with 1" muntins, with the applicant to return to the full Commission for final approval.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

Motion to grant approval for the installation of four skylights and the raising of four windows sill, with details to remain, as submitted, citing Standards 8 & 9 and the recommendations in the staff report.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

Motion to continue the portion of the application related to installation of a deck and conversion of a window to a door, with the applicant to return to the Commission with revised documentation.

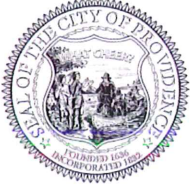
<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**5. CASE 18.007, 150 BRIDGHAM STREET, House, c1850 (ARMORY)**

The applicant has requested that the item be continued to the May 21<sup>st</sup> regular meeting.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 5/21/2018 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Agniel, Wilson-Barnes

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • JUNE 4, 2018**

**Special 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:** Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan & Wilson-Barnes  
**ABSENT:** Marino & Parrillo  
**Staff Present:** Jason Martin

**II. MINUTES**

Approval of April 23, 2018 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>CONTINUED (WITH VOTE) [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**III. PROJECT REVIEW**

**1. CASE 18.029, 13 CUSHING STREET, Mumford-Brown House, c1845, c1874, (COLLEGE HILL)**

Lawrence Schwartz and John Garrahy, Esq, representing the owner/applicant, John Li, architect, and, Mark Rapp, architect, appeared before the Commission requesting the installation of replacement windows, the raising of four window sills, a construction of a roof deck with balustrade on the roof of the existing side porch (west elevation) with an existing window converted to a door to provide access and four skylights. The applicant has amended his application to request that a small dormer needs to be added to the rear el of the property to accommodate the head height for an internal elevator for access to all four floors.

Mr. Martin gave a staff report. 15 Cushing Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district.

At the April 23rd regular meeting the Commission granted approval for the installation of four skylights and the raising of four windows sill, as submitted, with details of the skylight units to be submitted to staff (details have been submitted).

At the April 23rd regular meeting the Commission continued the portion of the application related to installation of a deck and conversion of a window to a door, with the applicant to return to the Commission with revised documentation; the Commission suggested that the using a door that had lites that matched the window fenestration, allowing the door to blend in better; for the porch railings, the Commission suggested using the existing porch railing and Juliet-balcony railing as a basis for the new design and to return with revised documentation related to these changes; At the May 17th site visit (see below), the applicants presented a revised plan to the members present showing a railing system based on the lower porch railing; Revised documentation has been submitted, however the applicant is updating the document to show an access door that more closely resembles a window, as opposed to what is currently shown on the plan. Revised drawings will be presented at the meeting.

At the April 23rd regular meeting, Architect Mark Rapp stated that he believed the majority of the windows were replacement units from the 1970s; he had found older sash in the basement that had 1" muntins and thought that these may have been the original sash. It was suggested a site-visit be conducted to further examine the site and the existing windows, including the sash with 1" muntins.



A site visit was conducted on Thursday, May 17th. Members Schoettle and Wilson-Barnes were present along with staff; Lawrence Schwartz, representing applicant/owner, and Mark Rapp, architect, were also present. Messrs. Schwartz and Rapp showed the members a variety of windows on different levels of the house; there are various ages of windows present, with some older sash present in the basement and rear of the fourth floor: some of these windows have finger-locks with them, although some did not. The muntin size for these were the largest present in the house at approximately 1 1/8"; the applicants showed the members two potential replacement sashed: a simulated divided lite and a true-divided lite; the members were able to look at these potential sash in relation to existing windows; overall the true-divided lite was thought to be more acceptable; revised documentation has been submitted, with additional documentation to be presented at the meeting.

The applicant has also requested an amendment to the proposed scope-of-work: an internal elevator for access to all four floors is being constructed. In order to accommodate the head height of the elevator shaft a small dormer needs to be added to the rear el of the property that is only approximately less than two feet in height and will not be visible from the public right-of-way; Documentation has been submitted.

The applicants and architects gave a presentation and provided updates. New railing drawings (Exhibit 1) and a door detail were introduced and accepted as Exhibit 2.

The Commission had the following comments:

Regarding the proposed replacement windows the Commission was concerned about the detailing with regards to the proposed jamb liner and the impact on the window reveal. There was a discussion of putting in a sample so that the Commission could examine in situ;

Regarding the railing and deck the Commission members were concerned with the detailing of the submitted drawings, asked if a larger scale drawing or a sample could be constructed. Commission members stated that a stainless wire railing would be acceptable and preferred. Applicant agreed to the wire railing and to construct a sample. It was also suggested that a French door may be more appropriate as it would allow the framing of the door to be smaller. The applicants stated they would explore that option; and,

Regarding the dormer, the Commission found the proposal acceptable as submitted.

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

**Motion to approve the construction of a dormer as proposed, citing Standards 8 & 9 and the recommendations in the staff report, with the continuance of the remaining items [replacement windows and construction of a roof deck with balustrade on the roof of the existing side porch (west elevation) with an existing window converted to a door to provide access] with a special meeting/site-visit to examine an installed sample window and sample of the proposed deck. Action may be taken at the special meeting or the applicant will return to a regular meeting of the Commission for final approval.**

**RESULT:**

**APPROVED [UNANIMOUS] Next: 6/25/2018 4:45 PM**

**MOVER:**

**Clark Schoettle, Regular Member**

**SECONDER:**

**Catherine Lund, Regular Member**

**AYES:**

**Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes**

**2. CASE 18.007, 150 BRIDGHAM STREET, House, c1850 (ARMORY)**

Peter Friedrichs, applicant/owner, and, Rui Almeida, architect, appeared before the Commission requesting to Remove and replace the vinyl siding and install fiber board cement panel rain-screen with 4" mineral wool insulation; extend roof eaves on west elevation as necessary; restore 1<sup>st</sup> floor north window to original size; resize first floor, west addition west window; remove bay window, first floor,



side elevation rear ell and replace with flush wall and window opening that approximates original window opening; removal of existing double-hung vinyl windows and installation of casement windows; convert third floor windows to circular casement windows; convert 2<sup>nd</sup> floor windows, west elevation, to round casement windows; relocated middle windows on south elevation, pairing with second window on each floor; remove fire escape; replace back stairs; fill in existing basement stairs; lower ground elevation on south side of house for walkout basement with new egress doors; remove rear chimney; replace back stairs; add window boxes on north side of house; install new fence on east lot line; replace fence along driveway to match fence; remove east edge windows on north side of west elevation. Mr. Almeida was acknowledged as an expert witness. His bio was introduced and accepted as Exhibit 1.

Mr. Martin gave a staff report. A Description of Work, drawings and photos have been submitted. Staff was able to locate documentation showing the building circa 1987 with asbestos shingles (RIHPHC Historic Building Data Sheet, RI Statewide Survey 9/72, 10/87). The corner boards, trim, etc. appear to still be present underneath the vinyl siding (historic building permits on file with the Department of Inspection & Standards show that the vinyl siding was done 4/98, windows were replaced in 11/89). The introduction to the Commission's Standards & Guidelines states, "the Commission... was established... to safeguard and preserve buildings and districts which reflect elements of the City's cultural, social, economic, political and architectural history... The intent of the Standards and Guidelines is to guide the inevitable changes to the exteriors of structures and sites within the City's designated historic districts. The most important features of historic buildings are roofs, exterior walls, windows and their openings and trim, doors and entries, porches, steps, stairs, railings, foundations, fences, storefronts, signage and setting." The Standards & Guidelines state in Major Alterations that "The primary purpose of the historic district ordinance is to preserve buildings, sites and appurtenances with historic and architectural significance. It is important to identify character-defining features such as height, setback from the street, shape, roof form, wall cladding, trim and ornamentation, windows and doors, porches and stairs, siting, storefronts and signs. Alterations which recognize maintain and preserve distinctive features, materials, finishes, construction techniques and examples of craftsmanship will help to protect the integrity of the historic property and the district (*emphasis added*)."

The proposed scope-of-work includes proposed modifications which are in clear opposition to the described Standards, including, but not limited to: fill in existing basement stairs; lower elevation on south side of house for walkout basement with new egress doors (Scope of Work, Item 4); removal of bay window, first floor, side elevation rear ell and replace with flush wall and window opening (Scope of Work, Item 8); the removal and replacement of the vinyl siding and installing fiber board cement panel rain-screen with 4" mineral wool insulation (13); removing padding out the exterior envelope of the building (Scope of Work, Item 14) which will alter the building's overall mass; modification and relocation of window openings (Scope of Work, Items 5, 11, 15, 16, 17, 18); The Standards & Guidelines also state in Major Alterations that "artificial siding... is discouraged." Further it is the Standard of the Commission that when a non-conforming material is removed (vinyl-siding) that building renovations/alterations should conform to the Standards and Guidelines (Legal Opinion, *The Historic Collaborative*, 6/07, attached). Based on this, Staff recommends the applicants remove the vinyl siding to ascertain the underlying condition of the building and features; and, The proposed modifications, regardless of condition of underlying materials and features are inappropriate according to the Standards & Guidelines as described above; the building is identified in the Broadway/Armory National Register District as a contributing structure. Staff recommends continuing the application, with the applicant to return with information regarding the condition of the building underneath the vinyl siding. Staff also recommends the Commission give the applicants clear direction on whether their proposed alterations are acceptable, regardless of the condition of the underlying materials.

Mr. Friedrichs gave background on the project. He stated that he does not believe the building is a contributing structure. He stated he did not know it was historic when he purchased the property. He would like to improve the structure and make it energy efficient. Also noise and trespassing at the property was an issue. Mr. Almeida gave a project overview. He submitted a revised package with a project description and plans, accepted as Exhibit 2. His project description described the building as

irrelevant and the project would make the building relevant again.

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

- A letter from Kari Lang, Executive Director, West Broadway Neighborhood Association, and Rachel Robinson, Chair, Community Development Committee, was read into the record. WBNA was not in support of the proposed alterations (Exhibit 3);
  - A letter from Rob White, 1 Gilbert Street, was read into the record. He was in support of the project (Exhibit 4);
  - An email from Dedora Estes, 150 Bridgham St, was read into the record. She is a tenant of Mr. Friedrichs and was in support of the project (Exhibit 5); and,
  - Elissa Della-Piana, 16 Hammond Street, was in support of the project.
- Public comment was closed.

The Commission had the following comments: The members were concerned with the approach to the exterior; there is enough evidence present from photos, physical conditions for an historic rehabilitation to be considered; the Commission asked if any physical investigation to the exterior had been undertaken? Mr. Friedrichs responded that just a small investigation. He is concerned with the asbestos underneath the vinyl siding and possible spread of the asbestos to the surrounding area.

**Motion to continue, with the applicant to return to a subsequent meeting. The Commission suggested doing more physical research as to the conditions of the historic fabric beneath the existing vinyl siding.**

**RESULT:**

**CONTINUED [UNANIMOUS]**

**MOVER:**

Catherine Lund, Regular Member

**SECONDER:**

Neal Kaplan, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**3. CASE 18.042, 73 WILLOW STREET, House, c1870 (ARMORY)**

James Dewar, applicant/owner, appeared before the Commission requesting the removal of an existing gable dormer and the construction of a three-window shed dormer, east slope of roof and the installation of a skylight to the west slope of the roof.

Mr. Martin gave a staff report. 73 Willow Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The alterations are part of the conversion of the second and third floors into a townhouse unit. The proposed modification of the alteration of the dormer is visible from the public right-of-way; the proposed installation of the skylight will not be visible from the public right-of-way. Drawings and photos have been submitted.

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

The Commission had the following comments: there was a question regarding the size of the skylight. The applicant would submit to staff the size and specifications for the proposed skylight.

**Motion to approve, citing Standards 8 & 9 and the recommendations in the staff report, with the applicant to provide the size of the skylight to staff.**

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Cornelis deBoer, Regular Member

**SECONDER:**

Neal Kaplan, Regular Member

**AYES:**

Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes



**4. CASE 18.043, 41 & 45 PARADE, 19R WILLOW & 12 OAK STREETS, Frances M. Andrews Houses, 1878, 1925 (ARMORY)**

Seth Zeren, applicant, and, Jack Ryan, architect, appeared before the Commission requesting the removal of the one-story 1961 addition at 41 Parade, the removal of a c1925 addition to the rear of 41 Parade, the rehabilitation of 41 Parade, the demolition of the 1929 cinder-block, one-story building at 12 Oak Street, the construction of a new rear addition at 41 Parade Street and the construction of a new four-story residential building at 45 Parade Street.

Mr. Martin gave a staff report: As pertaining to Demolition: The building proposed for demolition is a secondary, non-contributing structure with minimal architectural or historical merit. The cinder-block, one-story building at 12 Oak Street is not identified within the Broadway/Armory National Register Historic District and is considered a non-contributing structure. The removal of the building will not irreparably diminish the architectural or historical character of the district as a whole. Staff is satisfied that given the minimal architectural significance there are no alternatives to demolition because no reasonable expectation exists that the 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 non-contributing structure. Staff finds the building 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.

As pertaining to the Major Alterations to include the removal of the one-story 1961 addition at 41 Parade, the removal of an enclosed rear porch, c1925 addition to the rear of 41 Parade, the rehabilitation of 41 Parade to 12 residential units which includes the construction of a four-story addition to the rear of the existing building. The alterations are part of rehabilitation of the property into residential units. The proposed modifications will be visible from the public right-of-way (Oak Street); the proposed rear addition will be set back and screened by trees from Oak Street.

As pertaining to the New Construction of a four-story 19-unit apartment building the overall design language is compatible with the Armory local historic district and the building's massing is compatible with the surrounding area.

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

The Commission had the following comments: regarding the proposed new construction there was discussion regarding the fourth floor. Some members mentioned the idea of a setback, particularly **along the side (south) elevation as a means of transition to the lower building to the south.** Other members thought that the building should read as a true four-story building, would allow for the bay articulation to continue through all elevations, which is similar to the "sister" building that will be rehabilitated. Also pertaining to the rehabilitation of 41 Parade, the proposed balconies were **acceptable in concept, and the Commission encouraged doing some sort of alteration to the existing front entrance to improve its aesthetics.**

**Motion to deem the one-story cinderblock structure at 12 Oak Street to be secondary and non-contributing, citing Standard 8 and the findings and recommendations in the staff report.**

**RESULT:**

**MOVER:**

**SECONDER:**

**AYES:**

**APPROVED [UNANIMOUS]**

Tina Regan, Regular Member

Neal Kaplan, Regular Member

Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**Motion to approve the demolition of the one-story cinderblock structure at 12 Oak Street, which has been deemed to be secondary and non-contributing, citing Standard 8 and the findings and recommendations**



in the staff report.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Tina Regan, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

Motion to conceptually approve the proposed major alterations to include the removal of the one-story 1961 addition at 41 Parade and the removal of a c1925 addition to the rear of 41 Parade, and the construction of a four-story addition to the rear of the existing building, citing Standard 8 and the findings and recommendations in the staff report, with the applicant to return to a subsequent meeting for final approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

Motion to conceptually approve the new construction of a four-story residential building at 45 Parade Street, citing Standard 8 and the findings and recommendations in the staff report, with the applicant to return to a subsequent meeting for final approval.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Victoria Wilson-Barnes, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

#### IV. ADJOURNMENT



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • JUNE 25, 2018**

**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, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes  
ABSENT: Fontecchio, Parrillo  
Staff Present: Jason Martin

**MINUTES**

Approval of April 23, 2018 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

Approval of June 4, 2018 Historic District Commission Special Meeting Minutes

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**PROJECT REVIEW**

**1. CASE 18.029, 13 CUSHING STREET, Mumford-Brown House, c1845, c1874, (COLLEGE HILL)**

Lawrence Schwartz and John Garrahy, Esq, representing the owner/applicant, John Li, architect, Jon-Paul Couture, architect, and, Mark Rapp, architect, appeared before the Commission requesting the construction of a roof deck with balustrade on the roof of the existing side porch (west elevation) with an existing window converted to a door to provide access. The application has been amended to include the addition of two window openings, first floor, rear elevation.

Mr. Martin gave a staff report. 13 Cushing Street is a structure of historical and architectural significance that **contributes to the significance of the College Hill local historic district.**

At the April 23rd regular meeting the Commission granted approval for the installation of four skylights and the raising of four window sills, as submitted, with details of the skylight units to be submitted to staff (details **have been submitted**).

At the April 23rd regular meeting the Commission continued the portion of the application related to installation of a deck and conversion of a window to a door, with the applicant to return to the Commission **with revised documentation, with a site visit planned to look at the existing windows. A site visit was held on May 17<sup>th</sup>.** Members Schoettle and Wilson-Barnes were present along with staff; Lawrence Schwartz, representing applicant/owner, and Mark Rapp, architect, were also present.

At the June 4<sup>th</sup> meeting the applicant amended the application to include the construction of a small dormer on the rear el of the property in order to accommodate the head height of an internal elevator shaft. This amendment was accepted and approved by the Commission. The Commission continued the rest of the items with a site visit planned to show an example replacement window installed and samples of the proposed cable railing for the new deck's balustrade.

A site visit was held on June 21<sup>st</sup>. Members Marino, Fontecchio, de Boer, Kaplan and Schoettle were present along with staff; Lawrence Schwartz, representing applicant/owner, and Bruce Schulbaum, window contractor, Mark Rapp, architect, and Jon-Paul Couture, architect.

Mr. Rapp gave an overview of the windows. Originality of the existing windows helped determine the course of action. The survey showed many of the windows did not appear to be original. Proposed replacement windows were based on the determined original muntin size.

The Commission had the following comments regarding the site visit and window proposal: concerned about the tint on the windows: tint is a low-e coating and can be removed; members thought the installation was excellent; did the applicant have a window restorer look at the windows: yes, they had. The cost to restore the windows was prohibitively expensive, partially due to the large size of the windows; desire for energy efficiency; could the existing window locks and lifts be reused: yes, the intent was to reuse the window locking hardware.

The discussion switched to the overall project description, next to the amended portion of the application proposing to install a new window opening at the rear of the house, first floor for the kitchen. Jon-Paul Couture, architect, gave an overview. The Commission had previously approved the raising of the height of two windows to accommodate modifications to the interior kitchen. In the amended proposal, those windows openings would remain as is (not shortened), and a new window would be installed in the area between the new windows, with the existing window sashes to be removed and infilled with clapboard. The Commission asked if it could be one window with more space allowed for clapboards in the surrounding wall, with the trim to emulate the third floor window trim: this was acceptable to the applicants. Next the proposed deck, railing and access door were discussed. The members had seen the sample of the cable railing during the site visit. It was suggested that a pipe railing be used. Revised drawings showing the pipe rail have been submitted and are acceptable to the Commission. Mr. Rapp was asked about spacing and supports for the pipe railing and would ensure that the railing was installed as discussed.

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

- Tim Paige, 91 Meeting Street, issue with use of deck and concerns of furniture, etc. Not within the purview of the Commission. Also concerns about the tint on the replacement windows;

Public comment was closed.

The Commission had the following comments: discussion of making separate motions for the proposed changes.

**Motion to grant approval to the portion of the application concerning the deck, railing and west side access door, as amended, citing Standard 8 and the recommendations in the staff report.**

**RESULT:**

**MOVER:**

**SECONDER:**

**AYES:**

**APPROVED [UNANIMOUS]**

Catherine Lund, Regular Member

Neal Kaplan, Regular Member

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

**Motion to grant conceptual approval to the portion of the amended application concerning the installation of a window to the rear elevation, first floor, as amended, with there to be one window with the trim to emulate the third floor window trim, citing Standard 8 and the recommendations in the staff report, with the applicant to return with revised drawings for final approval.**



<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Cornelis de Boer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

Commission members had the following comments regarding the windows: during the site visit, the replacement window looked excellent, was thought to be an original window by one of the members; the replacement windows brings back a depth to the windows by removing the screens that gives a texture back to the building; the existing windows seem to be of various ages.

**Motion to grant approval to the portion of the application concerning the windows, as amended, with no low-e glass, citing Standard 8 and the recommendations in the staff report. The motion failed.**

<b>RESULT:</b>	<b>FAILED [3-4]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, Lund, Wilson-Barnes
<b>NAYS:</b>	deBoer, Schoettle, Regan, Kaplan

**Motion to grant approval to the portion of the application concerning the windows, as amended, with no low-e glass, with the applicant to restore five windows on the first floor (one in the hall, four in the living room) with no storm, citing Standard 8 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED [5-2]</b>
<b>MOVER:</b>	Cornelis de Boer, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	deBoer, Marino, Lund, Schoettle, Wilson-Barnes
<b>NAYS:</b>	Regan, Kaplan

**2. CASE 18.032, 100 MEETING STREET, House, post 1895 (COLLEGE HILL)**

Pamela Stone, applicant, Elizabeth Selle, owner, and, Scott Weymouth, architect, appeared before the Commission requesting the construction of two garage entrances at the ground level of the Meeting Street elevation.

Mr. Martin gave a staff report. At the April 23<sup>rd</sup> meeting the item was continued. The Commission was concerned about the buildings current siting in the landscape and the effect the introduction of garage doors would have to the property, particularly adding more verticality to what they considered an horizontal orientation; suggested something be done with landscaping, a new retaining wall to improve the parking situation, but were concerned with the adding of the garage doors. The applicants worked with staff to explore the reconfiguration of the parking area. Unfortunately the area would still not conform to building & zoning code. The applicants worked on a revised plan and requested a site visit. A site visit was conducted on Thursday, June 21<sup>st</sup>. Members Marino, Schoettle, Fontecchio, de Boer and Kaplan were present along with staff. Pam Stone, applicant, Elizabeth Selle, owner and Scott Weymouth, architect, were also present. The Commission members general impressions of the site visit was regarding minimizing the impact of the proposal by continuing a stone wall and adding some landscaping; there was also a discussion regarding reducing the garage entrance to one and doing tandem parking, but structurally that does not work as there is not enough depth in the basement to allow for this. There is a potential zoning issue for front yard coverage. The applicant is working with the Zoning Board to determine if a hearing will be needed.

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

- Tim Paige, 91 Meeting Street, supportive of concept; asked what type of paving would be used in the

driveway: exposed aggregate; and,  
Public comment was closed.

The Commission had the following comments: members stated that the doors should not be made narrower as now, proportionally they are correct. At the site visit comments had been made regarding introducing more vegetation into the design, particularly at the side walls of the parking area. The applicant is also proposing to have a planting strip between the garages. There were comments that this might be best as a low hedge of some type. Requested revised drawings showing construction details, as the submitted set is schematic.

**Motion to conceptually approve, citing Standards 8 & 9 and the recommendations in the staff report, with the applicant to return for final approval with revised plans.**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED, AS AMENDED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**3. CASE 18.049, 120 PROSPECT STREET, James Byers III House, 1974 (COLLEGE HILL)**

Derek Smith and John Polisano, applicants/general contractors, appeared before the Commission requesting the removal of the rear screened porch (287 sq. ft.) and the construction of an office (316 sq. ft.), with existing deck above space to be reconstructed with new addition.

Mr. Martin gave a staff report. 120 Prospect Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed work will not be visible from the public right-of-way

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

The Commission had the following comments: concerns about the proposed addition extending past the existing rear plane of the building. The members suggested that the rear wall of the addition be shortened to line up with existing rear plane. Applicants agreed. Questions about proposed windows: would be five Pella casement windows to match what existing on the building.

**Motion to approve as amended, citing Standards 8 & 9 and the recommendations in the staff report, with revised documentation to be submitted to staff.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Neal Kaplan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**4. CASE 18.064, 41 WHITMARSH STREET, Fletcher S. Mason House, c1885 (NORTH ELMWOOD)**

The applicants have requested that the item be continued.

**Motion to continue with the applicant to appear at a subsequent meeting.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes



**5. CASE 18.050, 73 WOOD STREET, House, c1870 (ARMORY)**

Robert Cagnetta, applicant, appeared before the Commission requesting the removal of an existing chimney. Mr. Martin gave a staff report. 73 Wood Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The proposed modification of the removal of the chimney is visible from the public right-of-way. The applicants are trying to recapture interior space and the cost of engineering a faux chimney is prohibited; the chimney is minimal and utilitarian in design and purpose.

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

The Commission had the following comments: members had concerns about eliminating the chimney. What was the reason: the chimney is redundant and takes up a significant portion of the living space on all floors of the building. Commission requested more info: interior photos and layout plan and for the applicant to return to a subsequent meeting.

**Motion to continue, with the applicant to return to a subsequent meeting with additional information, specifically an internal floor plan.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 7/23/2018 4:45 PM</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**6. CASE 18.062, 133 PROSPECT STREET, Peter Pratt House, c1775, 1996, 1997 (COLLEGE HILL)**

Aaron Brode, applicant, appeared before the Commission requesting the construction of a small roof over the circa 1996, 1997 side entry to provide additional shelter from the elements.

Mr. Martin gave a staff report. 133 Prospect Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district. The proposed alterations will be visible from the public right-of-way.

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

The Commission had the following comments: concerns were expressed about the impact of the roof on the large picture window to the south of the entry. Members thought that there could be other, less intrusive ways of achieving the owner's request for sheltering for the stairs. The entry door is currently under a shelter and the new roof would shelter the stairs.

**Motion to deny, citing the proposals incongruousness with Standard 8.**

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**7. CASE 18.063, 326 BENEFIT STREET, Mauran House, c1770, 1864 (COLLEGE HILL)**

Edmund McGuire, applicant/owner, and, Michael Larsen & Anastasia Larsen, contractor/designer, appeared before the Commission requesting the installation of insulated Boston Sash Company replacements windows to match the existing fenestration and re-approval of a previously approved conversion of windows to French doors and construction of a deck, side (south) elevation.

Mr. Martin gave a staff report. 326 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. The proposed alterations related to the



construction of a deck and the conversion of windows to French doors is a re-submittal of a previous approved application submitted to the Commission in 2012. The proposal is to construct a wood deck on the south and west elevations, first floor, with painted trim and railing systems (it is believed that a porch once existed in this location, however the design of the railing and the spacing of the balusters aims at creating a porch that is the appropriate scale for the house but does not attempt to recreate an element whose prior appearance is unsure); Changes to the west-facing bay to create a more appropriate architectural fenestration with more glass and a pair of French doors to access the porch. The removal of windows and the installation of French doors on the south elevation in the kitchen are to incorporate a pair of French doors to the west and a double-window to the east. Interior evidence suggests that the windows were replaced at some time with windows that do not conform to the upper-floor fenestration. The proposal aims to place one window and one door of the proposed new units under the second floor windows to improve the harmony of the openings on that façade. There is a difference from the original submittal, with the proposed stair being relocated, which also allows for the mass of the deck to be reduced. The proposed alterations are minimally-to-not visible from the public right-of-way. The applicants would also like to replace the existing windows in the house with insulated Boston Sash Company replacements windows to match the existing fenestration. The reason for replacement is the continued deterioration of the existing windows and the desire for improved operation and energy efficiency. Also the windows present are an eclectic mix and the new windows would provide an overall consistency to the house. A window survey, drawings and photographs have been submitted.

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

The Commission had the following comments: the members stated that the proposed deck and installation of French doors was appropriate and that the plan which is slightly modified from the previously submitted and approved design (the stairs have been relocated to mid deck along the south elevation, instead of at the rear (west) end of the deck allowing the overall mass of the deck to be smaller is an improved design. Pertaining to the window replacement, fenestration should match existing, as the existing fenestration is representative of the evolution of the residence over time. The Commission requested a sample window be installed on the side or rear elevations and the Commission will conduct a site visit once the sample is installed.

**Motion to approve the deck and French-door window installation portion of the application , citing Standard 8 and the recommendations in the staff report, and pertaining to the window installation a sample window be installed on the side or rear elevations and the Commission will conduct a site visit once the sample is installed.**

**RESULT:**

**APPROVED [UNANIMOUS] Next: 7/23/2018 4:45 PM**

**MOVER:**

Clark Schoettle, Regular Member

**SECONDER:**

Tina Regan, Regular Member

**AYES:**

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

**8. CASE 18.065, 1492 WESTMINSTER STREET, vacant land (ARMORY)**

Messrs. Jordan Burnham and Rob Williams, representing the applicant/owner, appeared before the Commission requesting the new construction of a 3-story, mixed-use building with seven one-bedroom dwelling units and a ground-floor retail space.

Mr. Martin gave a staff report. 1492 Westminister Street is currently a vacant lot within the Armory local historic district. The overall design language is compatible with the Armory local historic district. The building's massing is compatible with the surrounding area.

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

- Janet Freedman, 41 C Oak Street, expressed concerns about the landscaping and impervious surfaces. Staff explained that the development was allowed by-right and would have to meet all applicable building/zoning conditions; and,
- A letter was received from the West Broadway Neighborhood Association's Planning and Architectural

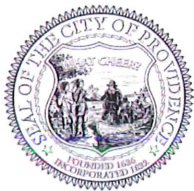
Review Committee (Exhibit 1) which was supportive of the project while expressing concerns about various details of the proposal;  
Public comment was closed.

The Commission had the following comments: the members were concerned about the setback of the building. The building is sited proudly to the street and the commission requested that the building be set back approximately three feet to be in-line with the front of the building to the west.

**Motion to grant conceptual approval as amended with the building to be setback approximately three feet, citing Standard 8 and the recommendations in the staff report, with the applicant to return to a subsequent meeting with revised drawings for final approval.**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS] Next: 8/27/2018 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

#### **ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • JULY 23, 2018**

**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, Schoettle, Regan, Lund, Kaplan, Parrillo, Wilson-Barnes

ABSENT: Fontecchio

Staff Present: Jason Martin

**MINUTES**

Approval of June 25, 2018 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**PROJECT REVIEW**

**1. CASE 18.032, 100 MEETING STREET, House, post 1895 (COLLEGE HILL)**

Elizabeth Selle, owner, and, Scott Weymouth, architect, appeared before the Commission requesting the construction of two garage entrances at the ground level of the Meeting Street elevation.

Mr. Martin gave a staff report. At the April 23<sup>rd</sup> meeting the item was continued. The Commission was concerned about the buildings current siting in the landscape and the effect the introduction of garage doors would have to the property, particularly adding more verticality to what they considered an horizontal orientation; suggested something be done with landscaping, a new retaining wall to improve the parking situation, but were concerned with the adding of the garage doors. The applicants worked with staff to explore the reconfiguration of the parking area. The problem arose that the area would still not conform to building code. The applicants worked on a revised plan and requested a site visit.

A site visit was conducted on Thursday, June 21<sup>st</sup>. Members Marino, Schoettle, Fontecchio, de Boer and Kaplan were present along with staff. Pam Stone, applicant/owner and Scott Weymouth, architect, were also present. The Commission members will discuss their impressions of the site visit at the meeting, but generally, there was discussion regarding minimizing the impact of the proposal by continuing a stone wall and adding some landscaping; there was also a discussion regarding reducing the garage entrance to one and doing tandem parking, but structurally that does not work as there is not enough depth in the basement to allow for this due to structural walls.

At the June 25<sup>th</sup> meeting the Commission granted conceptual approval and requested the applicant return with revised drawings showing construction details. Revised drawings have been submitted.

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

The Commission had the following comments: the materials for the driveway were discussed; the Commission requested an exposed aggregate be used with the concrete driveway. The owner agreed.

**Motion to approve as amended, with the driveway to be exposed aggregate, citing Standards 8 & 9 and the recommendations in the staff report.**



<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**2. CASE 18.050, 73 WOOD STREET, House, c1870 (ARMORY)**

Robert Cagnetta, applicant, and Lily Benedict, owner, appeared before the Commission requesting the removal of an existing chimney.

Mr. Martin gave a staff report. 73 Wood Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The proposed modification of the removal of the chimney is visible from the public right-of-way. The applicants are trying to recapture interior space and the cost of engineering a faux chimney is prohibited; the chimney is minimal and utilitarian in design and purpose. At the June 25<sup>th</sup> meeting the Commission continued the item, requesting the applicant return with additional information;

There are two chimneys located at the house, one on each slope of the roof; while the chimney proposed to be removed is more visible, there will still be one chimney left, and based on the submitted photos and floor plans, the removal of the chimney will greatly improve the interior spaces of the residence. Floor plans, photos and a description of work have been submitted.

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

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**3. CASE 18.063, 326 BENEFIT STREET, Mauran House, c1770, 1864 (COLLEGE HILL)**

The applicants have requested that the item be continued. The applicants are waiting for a sample window to be installed, per the Commission's granting of conceptual approval at the May 21<sup>st</sup> meeting. Once the window is installed a site visit and/or special meeting will be held.

**Motion to continue with a site visit and/or special meeting to be held on-site at a date to be determined once the sample window has been installed where the Commission may take action.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
	<b>Next: 9/24/2018 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**4. CASE 18.080, 24 GROTON STREET, House, c1860s (ARMORY)**

Greg Richter, applicant, appeared before the Commission requesting the removal of an existing chimney.

Mr. Martin gave a staff report. 24 Groton Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district. The proposed modification is the installation of 21 solar panels to the south slope of roof. The modifications as proposed will be visible from the

public rights-of-way. There are similar installations on surrounding and abutting properties.

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

The Commission had the following comments: members had concerns about the irregularity of the layout of the proposed panels and their closeness to the edge of the roof. The Commission requested a redesign, potentially with two regular fields of panels, with the applicant to return to a subsequent meeting with revised drawings showing the new layout.

**Motion to continue, with the applicant to return to a subsequent meeting with additional information, specifically a plan showing a revised layout.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 8/27/2018 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Cornelis deBoer, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes

**5. CASE 18.081, 77 BARNES STREET, House, 1905 (COLLEGE HILL)**

Kurtis McKenney, applicant/owner, and Robert Johnson, Anderson window representative, appeared before the Commission requesting the removal of nine existing windows, second floor, all elevations and the installation of Renewal by Anderson insulated replacement windows to match existing fenestration.

Mr. Martin gave a staff report. 77 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 Major Alterations is considered complete. The applicants have been having issues with noise infiltration in the neighborhood. The only prominent elevation of the house is the front elevation; the sides and rear are visibly obscured from the public right-of-way due to the closeness of the abutting properties. A window survey, drawings and pictures have been submitted. Mr. McKenney gave an overview. He has two small children and noise from abutting properties is waking them up, as well as his wife and himself. A letter was also submitted to the Commission along with the other documentation describing the situation. He is proposing to change the bedroom windows located on the second floor.

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

The Commission had the following comments: The windows are in good shape, the issue is mitigating the noise. There was a discussion regarding various alternatives for noise mitigation. The Commission had concerns about the two front windows being replaced. The Commission suggested that if the applicant would amend the application to not include the two front windows, the Commission would be more inclined to approve it. The applicant agreed to remove one front elevation window from the application, but wanted to include the second (identified as A2.)

The chairman asked for a motion to approve. No such motion was entertained. Mr. de Boer made a motion to deny the application as amended citing the proposals incongruousness with Standard 8.

**Motion to deny, citing the proposals incongruousness with Standard 8.**

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes



**6. CASE 18.082, 94 CONGDON STREET, House, c1857 (COLLEGE HILL)**

Jon-Paul Couture, applicant/architect, appeared before the Commission requesting the construction of a mud-room entry to the existing side porch, the relocation of casement and double-hung windows on the rear and side (south) elevations of the 2004 rear addition. The windows are proposed to be raised approximately 1' in height and reinstalled.

Mr. Martin gave a staff report. 94 Congdon 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. In 2001 the Commission approved the removal of existing rear addition and the construction of a new addition with deck and pergola. Also approved was the re-creation/restoration of a side entry porch based on physical and photographic evidence. The relocation of casement and double-hung windows on the rear and side (south) elevations is to accommodate the kitchen rehabilitation. Drawings and pictures have been submitted.

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

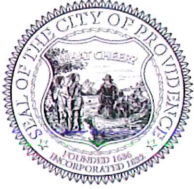
The Commission had the following comments: the Commission requested that the door for the new mud-room be centered in the opening. The applicant agreed.

**Motion to approve as amended, with the door for the mud-room to be centered, citing Standards 8 & 9 and the recommendations in the staff report.**

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

**ADJOURNMENT**





**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • SEPTEMBER 13, 2018**

**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, de Boer, Sanderson, Regan, Kaplan, Fontecchio, Wilson-Barnes  
**ABSENT:** Schoettle, Lund, Parrillo  
**Staff Present:** Jason Martin, Lisa Dinerman

The Chairman and Commission acknowledged and welcomed Edward Sanderson as a new member of the Commission.

**MINUTES**

Approval of July 23, 2018 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Victoria Wilson-Barnes, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**PROJECT REVIEW**

**1. CASE 18.101, 290 SMITH STREET, Portland Transmission Building (PLD-ICBD)**

The applicant is requesting the demolition of the existing structures on the site. *This is a public hearing.*

The applicant has requested that the item be continued to a date-certain for the Sept. 24<sup>th</sup> regular meeting.

**Motion to continue.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS] Next: 9/24/2018 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**2. CASE 18.007, 150 BRIDGHAM STREET, House, c1850 (ARMORY)**

Peter Friedrichs, applicant/owner, appeared before the Commission requesting the installation of an eight foot tall board fence along the boundaries of the property.

Mr. Friedrich's stated that he didn't believe that the Commission had authority over the matter, stating that he believes that his application should be automatically approved due to the Commission not acting in a timely manner. Chairman Marino and Assistant Deputy Solicitor Lisa Dinerman stated that the Commission does have purview and that there the Commission has acted in a timely manner. The application had been tabled at the June 4<sup>th</sup> meeting with the applicant's consent, putting a stay on the time deadline.

Mr. Martin gave a staff report. At the June 4<sup>th</sup> meeting of the Commission the applicant applied for modifications to the house and property. The item was continued, with the Commission requesting additional information regarding the condition of the building under the existing vinyl siding. The fence proposal was not addressed by the Commission formally. In a brief discussion regarding the fence, the Commission stated that

new code-compliant fence installations, with approval from abutting properties if applicable, are handled at the staff level;

The applicant has applied to the Zoning Board of Review for a dimensional variance seeking relief from Section 1305.1.2.a. for a solid 8 ft. high fence, where 3 ft. are permitted for the length along the front property line, and 6 ft. are permitted in all other areas;

The ordinance restricts fence height to three feet on the front lot line and back a distance of 20 feet into the side yard. A fence may be six feet beyond this point and bordering the rear yard. Per the application's statements at the June 4<sup>th</sup> meeting, which included a letter from the tenant in the first floor unit, the applicant is requesting an 8 foot fence around the perimeter of the property in order to increase privacy;

Based on a site visit and inspection of neighboring property, the need for such a high fence seems unclear. A hardship does not seem apparent as proximate properties can be observed with three foot fences in the front yard, which appear to be high enough to introduce separation between the curb and the street. In addition, there are some properties without fencing in the front yard;

There do not appear to be any apparent unique characteristics of the subject property that distinguish it from neighboring buildings which would require an eight foot fence. As the subject property is located in a historic district, the fence would be considered an appurtenance that could effectively detract from the neighborhood's character. Per the ordinance, the applicant may fence the rear and sides of the property beyond 20 feet from the front lot line with a six foot fence;

The Commission's Standards & Guidelines for *Minor Alterations: Fences & Gates* states in *Materials* that "...vertical board fences are appropriate for side or rear yards"; in *Design* that "Front yard fences should be designed to allow views of the yard and building. While fences for rear or side yards may be more opaque, be aware that tall, solid fences that obscure views to the building and yard can also hide intruders: consider a compromise between privacy and security"; in *Impacts on abutting properties* that "Fences on common property lines can have a negative effect on neighboring properties". In this proposal the proposed fencing along the southern property boundary has a six foot fence. The applicant has stated in conversation with staff that the intent is to put the new fence next to this fence. This will create maintenance issues and will have a negative impact on the abutting property, which is located 4-6 feet from the existing fence.

Mr. Friedrich's gave an overview of the proposal, stating that the proposed height was for security purposes. He's trying to prevent people from cutting through his yard and there have been instances with his tenant who has had people looking into her windows.

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

The Commission had the following comments: members suggested that a six-foot fence along the front- and side-yards with an approximately four-foot setback would be acceptable. The setback was suggested because as submitted the fence would be forward or "proud" of the adjoining buildings and a setback would mitigate this. Additionally the setback could be used for plantings which could grow to any height. The applicant declined the invitation to amend his request. The applicant also introduced six photos accepted as Exhibit 1. The Commission stated that the request was "extraordinary and unprecedented", would set a bad precedent, and would not be in keeping with the Standards and Guidelines in that no such fences exist in the district. In addition, the building is on the property line along Bridgham Street and sits beyond the edge of adjacent buildings on the street. The installation of the proposed fence would have a significant negative impact on the streetscape.



**Motion to deny, citing the applications incongruity with Standard 8, and the recommendations in the staff report.** The proposal is extraordinary and unprecedented", would set a bad precedent, and would not be in keeping with the Standards and Guidelines in that no such fences exist in the district. In addition, the building is on the property line along Bridgham Street and sits beyond the edge of adjacent buildings on the street. The installation of the proposed fence would have a significant negative impact on the streetscape. The Commission also requested that their recommendation regarding the proposed alternative of a six-foot fence along the front- and side-yards with an approximately four-foot setback being acceptable be forwarded to the Zoning Board of Review.

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**3. CASE 18.063, 326 BENEFIT STREET, Mauran House, c1770, 1864 (COLLEGE HILL)**

Edmund McGuire, applicant/owner, and, Michael Larsen, contractor/designer, appeared before the Commission requesting the installation of insulated Boston Sash Company replacements windows.

Mr. Martin gave a staff report. 326 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District. At the June 25<sup>th</sup> meeting the Commission made a motion for the window replacement portion of the application requesting that a sample installed on the side or rear elevations and the Commission will conduct a site visit once the sample is installed. The sample window has been installed. Members have been notified that the window has been installed (2<sup>nd</sup> floor, driveway side (south elevation). An attempt was made to schedule a site visit, but was not successful. Staff has scheduled the item for review with the Commission members to individually view the replacement at their convenience

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

The Commission had the following comments: fenestration should match existing; the house was developed at two specific time periods and the existing fenestration reflects those time periods, and the replacements should continue to represent the two distinct time periods in the architectural evolution of the building. Also, glass should have no tint. The applicant agreed to the changes and amended the application.

**Motion to approve the installation of replacement windows, as amended, with the new windows to match the existing fenestration, citing Standard 8 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [6 TO 1]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice Chair
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Kaplan, Wilson-Barnes
<b>NAYS:</b>	Regan

**4. CASE 18.100, 12 & 18 SPRUCE STREET, Our Lady of Mt Carmel Church, 1925, 1949 (PLD-ICBD)**

Mick Hogan and Bill Distefano, representing the applicant/owner, and, Mathew McGeorge, architect, appeared before the Commission requesting the removal of the circa 1949 rectory and connection to the church.



Mr. Martin gave a staff report. The church, built in 1925, originally fronted to the east, where the addition and rectory now are. Brayton Ave extended across Spruce Street, then the rear of the church. Brayton was abandoned sometime in the 1940s. When the street was abandoned, the front of the church was relocated to the west elevation and a new addition connecting to the new rectory was constructed in 1949. The Church closed for services in 2015; the property was being advertised as a "clean parcel for development or parking" when the City added the property to the PLD-ICBD.

Since then The Omni Group has entered into a P&S with the Diocese for the property. The intent is to save the church and convert it to mixed-use, and build two new separate structures on the adjoining parcels to the east, one which includes the rectory (and a non-contributing garage, which has been approved for demolition). As part of this proposal the base zone is being proposed to be changed from R-4 to C-2 to match what is present on the abutting properties on Atwells Avenue. The City Plan Commission has made a positive recommendation regarding the zone change and the matter is currently working through council process, with the matter pending before the Council's Committee on Ordinances

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

- A letter from Councilman Principe, in support of the application, was read into the record and admitted as Exhibit 1;

Public comment was closed.

The Commission had the following comments: members expressed that it was unfortunate to lose the rectory building but that if it made the retention and restoration of the church possible, it was acceptable.

**Motion to approve, citing Standard 8 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice Chair
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**5. CASE 18.102, 117 PARADE STREET, House, c1889 (ARMORY)**

Colin Bliss, applicant/owner, and, Samuel Hogg, architect, appeared before the Commission requesting the applicant is requesting the installation of a window to the side (south) elevation.

Mr. Martin gave a staff report. The proposed modification is on the south (side) elevation adjacent to the driveway. There is a similarly sized window adjacent to the proposed location. The proposed modification will be minimally visible from the public right-of-way and drawings and pictures have been submitted

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

**Motion to approve, citing Standards 8 & 9 and the recommendations in the staff report.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Victoria Wilson-Barnes, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**6. CASE 18.103, 511-513 BROADWAY, House, c1920 (BROADWAY)**

The applicant is requesting the modification of a window to a door and the construction of a wood landing and steps and a metal ADA-accessible ramp, to the side (east) elevation.

The applicant has requested that the item be continued to a subsequent meeting.

**Motion to continue.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Neal Kaplan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**7. CASE 18.104, 334 BROADWAY, Walter S. Hough House, 1887 (BROADWAY)**

Monika Kraemer, architect, representing the applicant/owner, appeared before the Commission requesting the removal of one fixed window, attic level, and install Marvin awning, clad replacement unit, north elevation; removal of two single-hung wood windows, attic level, and install Marvin casement, clad replacement units, north elevation; removal of four single-hung wood windows, attic level, and install Marvin casement, clad replacement units, east elevation.

Mr. Martin gave a staff report. The proposed modifications are to allow for the reconfiguration of the interior space. The proposed modifications are minimally visible from the public right-of-way. A Description of Work, Drawings and photos have been submitted

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

The Commission had the following comments: members recommended using awning windows instead of casement windows for non-egress windows.

**Motion to approve, citing Standards 3, 8 & 9 and the recommendations in the staff report, with the recommendation of using awning windows instead of casements for non-egress windows.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice Chair
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Sanderson, Regan, Kaplan, Wilson-Barnes

**IV. ADJOURNMENT**

**ATTACHMENT B**  
**Sample Approval Letter**





## Providence Historic District Commission

**Jorge O. Elorza**  
Mayor

July 5, 2018

**APPLICANT**  
Stepping Stone Partners LLC  
334 Broadway  
Providence, RI 02909

**OWNER**  
Parkview Realty Associates  
4770 White Plains Road, 3<sup>rd</sup> Flr.  
Bronx, NY 10470

### **RESOLUTION 18-11** **Application 18.043**

WHEREAS, the applicant Stepping Stone Partners LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Demolition at 12 Oak Street, Plat 35, Lot 153, and,

WHEREAS, the Commission held a Regular Meeting on the matter on June 4, 2018, during which Seth Zeren, applicant, and, Jack Ryan, 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. 12 Oak Street has been deemed to be secondary, non-contributing structures of minimal historical and architectural significance to the Armory local historic district;
2. The work as proposed consists of Demolition and includes the removal of the cinder-block, one-story structure;
3. The application for Demolition is considered complete; The PHDC waives the requirement for documenting financial information relative to the demolition, because the structures slated for demolition are secondary structures;
4. The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the structures can be sold for preservation either on or off site;

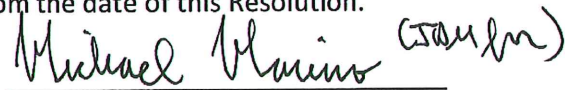
5. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district;
6. The work as proposed is in accord with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district; and,

WHEREAS, based upon the above findings of fact the Commission determined that the structure at 12 Oak Street is secondary and non-contributing to the architectural and historical significance of the Armory local historic district, that the Demolition specified above is appropriate and hereby grant final approval to the application for a Certificate of Appropriateness for demolition as submitted.

Ms. Regan made a motion that the one-story cinderblock structure at 12 Oak Street to be secondary and non-contributing, citing Standard 8 and the findings and recommendations in the staff report; Mr. Kaplan seconded; all of the members present voted in favor; the motion passed unanimously.

Ms. Regan made a motion to grant final approval of the application as submitted, citing Standard 8 and the findings in the staff report; Ms. Wilson-Barnes seconded; all of the members present voted in favor; the motion passed unanimously.

NOW THEREFORE BE IT RESOLVED that the application for demolition 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.

A handwritten signature in black ink, reading "Michael Marino" with a stylized flourish at the end.

Michael S. Marino  
Chair

**ATTACHMENT C**  
**Attendance**



## PHDC Membership List and Meeting Attendance Record October 1, 2017 – September 30, 2018

Name	Appointment (Status)	Meetings Attended	Resume on File
Michael Marino (Chair)	term expires 9/2017	9	yes
Glen Fontechio (Vice Chair)	term expires 9/2018	9	yes
Clark Schoettle	term expires 9/2017	10	yes
Cornelis de Boer	term expires 9/2017	10	yes
Catherine Lund	term expires 9/2018	9	yes
Victoria Wilson-Barnes	term expires 9/2018	11	yes
Neal Kaplan	re-appointed; term expires 9/2019	11	yes
Kristi Agniel	re-appointed; resigned 5/1/2018	5	yes
Tina Regan	re-appointed; term expires 9/2019	12	yes
Edward Sanderson	appointed 9/1/2018 to replace Ms. Agniel; term expires 9/2019	2	yes
Mildred Parrillo (Auxiliary)	re-appointed; term expires 9/2019	3	yes
VACANCIES: Both City Council positions are currently open.			
<b>Staff</b>			
Jason Martin, Preservation Planner, PHDC Staff		12	-
Robert Azar, AICP, Deputy Director		1	-
Lisa Dinerman, Senior Assistant City Solicitor		3	-

**ATTACHMENT D**  
**Resumes**

RESUME: EDWARD F. SANDERSON (Ted)

225 Fifth Street, Providence, Rhode Island 02906  
(401) 368-1142

Education:

1982 – 1984 Non-Profit Agency Management, The Rhode Island Foundation (12 weeks)  
Financial and Managerial Accounting, Rhode Island College (2 semesters)  
Marketing Principles, University of Rhode Island (1 semester)  
Personnel Administration, University of Rhode Island (1 semester)  
Microcomputers Applications in Public Service, State of Rhode Island

1974 M.A. American Civilization, Brown University, Providence, Rhode Island

1972 Course work and examinations completed for PH.D. in American Civilization, Brown University

1969 B.A. with High Honors, College of Letters, Wesleyan University Middletown, CT

Military:

1969-1975 Staff Sergeant, 118th Military Police Battalion, R.I. Army National Guard

Employment:

1984-2017 Executive Director, R.I. Historical Preservation & Heritage Commission. Organize, plan, and direct the programs of the Commission to identify, evaluate, protect and preserve the state's historic sites and properties and to document and commemorate the state's ethnic cultural heritage. Appointed Deputy State Historic Preservation Officer in 1984 – 2010 and SHPO in 2010-2018.

1980-1984 Deputy Director, RI Historical Preservation Commission. Supervise survey, archaeology, National Register, public information, and state properties programs.

1979-1980 Principal Historic Preservation Planner, RIHPC. Developed and implemented historic properties management program for state-owned historic properties.

1975-1979 Staff, Providence Historic District Commission. Administered historic district zoning, federal compliance; performed survey and National Register work.

1974-1984 Instructor, American Field Studies program, Emmanuel College, Boston  
"Historic Preservation in Contemporary Cities" & "RI and Providence Plantations."



1971-1973 Teaching Assistant, Brown University, Instructor for senior seminars in American Civilization: "From Republic to Democracy, National Identity and Social Values 1776 - 1860" and "The Idea of the Frontier in Contemporary America."

Appointments:

Chair, Rhode Island Colonial Charter 350<sup>th</sup> Anniversary Commission, 2013.

Roger Williams University, Community Partnerships Center Board of Advisors, 2011 – 2013.

Board Member, Rhode Island Housing "Keepspace" Advisory Board for affordable housing development in Rhode Island, 2009 – present.

Preservation Performance Measures Team, National Academy of Public Administration, 2008.

Expert Panelist, White House "Preserve America" Summit, panel on management options for the national historic preservation program, 2006

Expert Member, National Park System Advisory Board Committee to study the Rehabilitation Tax Credit Program and Secretary of the Interior's Standards for Historic Rehabilitation Projects, 2005-2006 (Final Report: "Federal Historic Rehabilitation Tax Credit Program, Recommendations for Making a Good Program Better," September 2006)

Expert Member, National Park System Advisory Board Partnerships Committee to study heritage areas, 2004-2005: "Charting a Future for National Heritage Areas, a report by the National Park System Advisory Board," 2005.

President, National Conference of State Historic Preservation Officers 2001-2005;  
Secretary 1989-1991; Board of Directors 1985-1991; 2001-2009.

Member, U. S. Advisory Council on Historic Preservation, Washington, DC 2001-2005.

Chairman, Blackstone River Valley National Heritage Corridor Commission, 2006-2010 and 1990-1992; Vice Chairman, 1989-1990, 1992-1994, 2005-2006; Commissioner since 1988

Chairman, RI Transportation Enhancements Advisory Committee, 1992-2000

Chairman, RI Scenic Highway Board 1997-2008; Vice Chairman, 1995-7; member since 1985

State House Restoration Committee, 1992-2017

Legislative commission to study the entire area of historic preservation in Rhode Island, 1986-1988.

Vice President for Museums, RI Historical Society, 1999-2005; Chairman, Museum Committee 1986-1993, 1999-2005; Museum Committee member, 1981-1993; Chairman, Long Range Planning Committee 1989.

Advisory Committee, Grow Smart RI, 1997 - 2008 (GSRI was formed as an outgrowth of the 1997 RIHPHC statewide historic preservation conference "Saving Place")

Board of Directors, Old Slater Mill Historic Site, 1995-1998.

Editorial Advisory Board Preservation Forum (publication of the National Trust for Historic Preservation), 1987-1995.

Architectural Board of Review, Mayor's Office of Community Development, Providence, 1976-1979

Scoutmaster, Troop 28, Boy Scouts of America 1986-1991

Honors and Awards:

2008 Doctor of Humane Letters, honoris causa, Salve Regina University, Newport, RI

2007 Honorary Member, American Institute of Architects (30440130)

2001-2005 President, National Conference of State Historic Preservation Officers

2002 Goodrich Award for Distinguished Public Service, Rhode Island Public Expenditure Council

2001 study tour to World Canal Conference in Dublin, Ireland and World Heritage Arkwright Industrial Sites in Belper, England sponsored by the National Park Service

2000 Honorary Member, RI Chapter American Institute of Architects

1994 American Institute of Architects, accepted National "Institute Honors" on behalf of the RIHPHC

1987 Society of Architectural Historians, Downing Prize for outstanding published architectural survey for Providence: A Citywide Survey.

1987 American Association for State and Local History, Award of Merit for Providence: A Citywide Survey

1970-73 Brown University Fellowship

Publications:

"Restoration Needed: Preserving SHPOs in the National Historic Preservation Program," *forum journal* (The Journal of the National Trust for Historic Preservation), Spring 2003 (vol. 17, no. 3).

"American Heritage Rivers: Blackstone and Woonasquatucket Rivers," United States Council on Environmental Quality, 1998. (The American Heritage River designation was approved by President Bill Clinton.)

"A Case Study from Rhode Island," Smart States, Better Communities by Constance E. Beaumont, National Trust for Historic Preservation (Washington, DC, 1996).

"Economic Effects of Historic Preservation in Rhode Island," Historic Preservation Forum, Fall, 1994 (vol.9, no.1).

A Legacy to Save or Lose, report of the special legislative commission to study the entire area of historic preservation in Rhode Island, 1988.

Providence, Rhode Island: a citywide survey of historic resources, (a Rhode Island Historical Preservation Commission survey report), co-authored with Wm. McKenzie Woodward, 1986.

Rhode Island Historic Preservation Plan, (Rhode Island Historical Preservation Commission), co-authored with Paul Robinson, 1986.

"Rhode Island Merchants in the China Trade," Federal Rhode Island, RI Historical Society publication, 1978.

College Hill Historic District, National Register of Historic Places,

Butler Hospital Historic District, National Register of Historic Places.

Pine Street Historic District, National Register of Historic Places.

Jeremiah Dexter House, National Register of Historic Places.

Lectures:

U. S. Congress Testimony on a number of historic preservation issues, including,



"Historic Preservation and Community Development", U. S. House Government Reform Committee, 9/20/2006 (historic rehabilitation tax credits)

"National Heritage Areas," U. S. Senate Committee on Energy and Natural Resources Subcommittee on National Parks and Public Lands, 3/30/2004

"The National Historic Preservation Act, 16 (U.S. C. 470) U. S. House of Representatives Committee on Resources, Subcommittee on National Parks, May 20, 2003 (National Register owner-consent)

"Historic Preservation Fund, Fiscal Year 2002," U. S. House Committee on Appropriations, Subcommittee on the Interior, April 16, 2001 (\$150 million)

"Conservation and Reinvestment Act CARA), H. R. 701," House of Representatives Committee on Resources, June 20, 2001

"Reauthorization of the Intermodal Surface Transportation Efficiency Act," U.S. Senate Committee on Environment and Public Works, 1997

2009 Build Boston – Boston Society of Architects/AIA, "Nathan Bishop High Performance Historic School," November 18, 2009.

2009 American Cultural Resources Association annual meeting, Panel: American Recovery and Reinvestment Act of 2009 (ARRA) and Cultural Resources Management, Providence, September 18, 2009.

2007 National Housing & Rehabilitation Association Summer Institute, "Rhode Island Historic Rehabilitation Investment Tax Credit," July 27, 2007, Edgartown, MA.

2006 Keynote, AIA Regional Conference, "Historic Preservation as a Strategy for Economic Development and Community Revitalization," Newport, RI 9/23/2006.

2005 Newport Art Museum, "The Importance of Historic Preservation," 1/8/2005

2003 AIA-RI and RI School of Design Department of Architecture, Moderator for "The Renaissance City – An Unfulfilled Promise?" October 16, 2003.

2003 Trustees Meeting, National Trust for Historic Preservation, "Restoration Needed: Preserving SHPOs in the National Historic Preservation Program," January 2003

2002 American Association of State Highway & Transportation Officials, "A Better Route: historic preservation and federal highway programs," Lexington, KY

2001 National Trust for Historic Preservation Annual Preservation Conference, "Finding

Providence: historical and architectural overview," Providence, RI and other audiences

2000 RI Chapter AIA, "Transforming Providence: a civic discussion on design." Speakers: J. Max Bond, Jr., Robert Campbell, Friedrich St. Florian, Hugh Hardy, George Hargreaves, Elizabeth Plater Zyberk, Edward F. Sanderson

1998 US Department of Transportation Planning and Environment Listening Session: Testimony on Transportation Enhancements and Historic Preservation

1997 National Association of State Legislatures: "Essential Elements of State Historic Preservation Programs."

1997 National Trust for Historic Preservation, Trustees & Advisors: Transportation Enhancements and ISTEA

1995 National Trust for Historic Preservation Midwestern regional conference, "Benefits of Heritage Corridors: The Blackstone Valley Heritage Corridor Experience."

1994 National Trust for Historic Preservation national preservation conference, "Funding Historic Preservation Projects as Transportation Enhancements Within the Intermodal Surface Transportation Efficiency Act."

1991 National Trust for Historic Preservation national preservation conference "RI State Land Use and Protection Laws."

1989 National Trust for Historic Preservation, state legislation conference "Historic Preservation Planning in RI."

1989 Historic Massachusetts New England Regional Conference: Moderator for panel on historic landscape preservation.

1989 New England Museum Association, "Cultural issues advocacy in Rhode Island."

1988 Internal Revenue Service, "Historic Preservation Easements Program in RI."

1988 Association for Preservation Technology: Moderator for panel on historic landscape preservation.

1987 National Trust for Historic Preservation national preservation conference "National Historic Landmarks: a program that doesn't work but won't die."

1987 National Trust for Historic Preservation, "Surveying Maritime Resources."

1986 National Trust for Historic Preservation state legislation conference, "Five Rules for Winning Elections: the 1985 R.I. Heritage Bond Issue."

#### OTHER

Annual "Rhody Awards" presentations

"A Legacy to Save or Lose, historic preservation in Rhode Island," various audiences.

"History You Can Visit, heritage tourism sites in Rhode Island," RI League of Historical Societies and other audiences.

"College Hill Historic District," various audiences.

"The Victorian Architecture of Providence," Providence Preservation Society (PPS).

"Classical and Architectural Detail in American Furniture," Gallery Talk, Museum of Art, RI School of Design.

"Who Sat in These Chairs? An historical interpretation of stylistic and regional characteristics in American Furniture," Gallery Talk, RISD.

"The Architectural Environment of the Rhode Island School of Design," a walking tour

"The Historical and Architectural Development of John and Arnold Streets," a walking tour

"Political and Aesthetic Values in Revolutionary America," PPS.

"A Diversity of Views, the growth of Providence as seen in early maps and views," RISD.

"The China Trade Merchants of Providence," Rhode Island Historical Society

"The House and Furnishings of General Edward Carrington, a China Trade Merchant," field trip

"Providence on the Eve of the Revolution," a walking tour

"Researching Historic Structures," Rhode Island League of Historical Societies.

"Historic Districts and Preservation Planning," Roger Williams College.

"Victorian Mansions: Hope Street Historic District," a walking tour

"Town Plan and City Planning in Providence," PPS.



"Center City and Streetcar Suburbs, Providence 1850-1900," RIHS.

"Mrs. Stephen Hopkins and Other First Ladies of Colonial Rhode Island," Society of Colonial Dames.

"The Federal Architecture of Providence's China Trade Merchants," a walking tour