

**City of Providence**  
**Certified Local Government Program**  
**Annual Report**  
**1991-1992**

IN CITY COUNCIL

DEC 17 1991

READ

WHEREUPON IT IS ORDERED THAT  
THE SAME BE RECEIVED.

*Michael R. Christ* CLERK



**Providence Historic District Commission**  
**Department of Planning and Development**  
**400 Westminster Street**  
**Providence, Rhode Island**



## Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

October 30, 1992

### Mayor's Message to the City Council:

I am herewith submitting the Annual Report of the Providence Historic District Commission summarizing the Commission's activities for 1991-1992.

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

Sincerely,

A handwritten signature in cursive script, reading "Vincent A. Cianci, Jr.", is written over the printed name.

VINCENT A. CIANCI, JR.  
MAYOR

MICHAEL S. VAN LEESTEN  
DIRECTOR



VINCENT A. CIANCI, JR.  
MAYOR

## Department of Planning and Development

*"Building Pride In Providence"*

October 30, 1992

The Honorable Vincent A. Cianci, Jr.  
Mayor  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903


Dear Mayor,

I am pleased to present this 1991-1992 Annual Report of the Providence Historic District Commission. This report covers the period from October 1, 1991 through September 30, 1992 as mandated by the Certified Local Government program administered by the Rhode Island Historical Preservation Commission and the National Park Service.

During this period the number of local historic districts in Providence increased from four to seven, incorporating over 1,600 individual properties. These districts are: Armory, Broadway, College Hill, Downtown, Northern Elmwood, Southern Elmwood, and Stimson Avenue. The Providence Historic District Commission plays a vital role in the preservation of these historic neighborhoods. Other districts may be established as neighborhoods petition the City Council, or as recommended in Providence 2000: The Comprehensive Plan.

The Department of Planning and Development, which provides staff support to the Commission, continues to work with the Commission to ensure that historic preservation plays a significant role in the city planning process.

Sincerely,

  
Michael S. Van Leesten  
Director



VINCENT A. CIANCI, JR.  
MAYOR

**PROVIDENCE HISTORIC DISTRICT COMMISSION**

*"Preserving the Past for the Future"*

October 30, 1992

Ms. Sharon Brokaw  
CLG Coordinator  
R.I. Historical Preservation Commission  
150 Benefit Street  
Providence, RI 02903

Dear Ms. Brokaw,

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

The report contains a summary of the activities of the Providence Historic District Commission for the calendar year October 1, 1991 through September 30, 1992.

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

Sincerely,

  
Kathryn J. Cavanaugh  
Assistant City Planner for Preservation

cc: Mayor Vincent A. Cianci, Jr.  
Michael S. Van Leesten  
John F. Palmieri  
Thomas E. Deller, AICP  
Michael Clement, City Clerk  
City Council  
Commission Members



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION COMMISSION  
Old State House  
150 Benefit Street  
Providence, Rhode Island 02903  
401-277-2678 • FAX 401-277-2968 • TDD 401-277-3700

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

**OCTOBER 1, 1991 - SEPTEMBER 30, 1992**

**DEADLINE FOR SUBMISSION: OCTOBER 30, 1992**

**INSTRUCTIONS**

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1991 through September 30, 1992. Many of the answers require a yes or no answer or a brief statement. Continue your answers on additional pages if necessary. The forms may be handwritten or typed. Please check carefully to see that all required attachments are returned with this report.

Name of Certified Local Government: City of Providence/Historic District Commission

Name of Contact Person: Kathryn J. Cavanaugh, Asst. City Planner for Preservation

Address: Department of Planning and Development

400 Westminster Street

Providence, RI 02903

Telephone Number: (401) 351-4300

CRITERIA # 1

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

1. Was the ordinance amended? Yes  
IF YES, ATTACH a copy of the amendment.

2. Were procedural or design guidelines developed or amended? Yes  
IF YES, ATTACH a copy of new or amended guidelines.

3. List the current design standards being used by the Commission.

PHDC Standards and Guidelines

4. ATTACH minutes of all meetings for the year.

5. ATTACH a sample approval letter to an applicant.

6. Summarize the types of projects and their disposition on this chart:

\*Indicates a split decision on one application.

Type of Project	Total	Approved	Denied	Pending	Appealed
In-House	104	102	0	2	0
Alterations	38	35*	2*	2	0
Signs	14	10	2	2	0
Demolitions	1	1	0	0	0
Site Improvements	3	3	0	0	0
New Construction	8	8	0	0	0
Relocations	0	0	0	0	0
TOTALS:	168	159*	4*	6	0

7. Were any of these cases given automatic approval through expiration of the time limit for review? No

8. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?  
IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted. No

9. Was the district enlarged? No  
IF YES, ATTACH a copy of the revised district map.

10. Were any new Historic Districts added? Yes  
IF YES, attach a copy of the district map(s).

11. Were any new properties designated? No  
IF YES, ATTACH a list of the properties and addresses.

CRITERIA #2

LOCAL GOVERNMENTS MUST HAVE ESTABLISHED AN ADEQUATE AND QUALIFIED HISTORIC DISTRICT COMMISSION.

1. Membership

- a. The RIHPC's most up-to-date list of your commission's members and contact person is attached. Please make any additions or corrections to the personnel sheet. Note the number of meetings attended by each member. ATTACH the list to the report.
- b. If the list notes that a resume is not on file with the RIHPC, ATTACH a copy of the missing resume(s).
- c. ATTACH a resume for each new name added to the list.

2. Vacancies

- a. Total number of vacancies during the year. 4
- b. Was each vacancy filled within ninety days? No
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? Not all
- d. Please explain if you answered no to either of the two previous questions.  
Every effort was made to fill the vacancies, and 3 new appointments were  
made during 1991-1992. The Senate has not made its appointment under  
RIGL 45-24-1-3. New appointments are all qualified individuals with a  
demonstrated interest in historic preservation as provided by RIGL 45-24-1  
et seq. and local ordinance.

3. Meetings

Total number of meetings held 12 regular, 4 special

4. Professional Training

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

See attached list

CRITERIA #3

LOCAL GOVERNMENTS MUST MAINTAIN A SYSTEM FOR THE SURVEY AND INVENTORY OF HISTORIC PROPERTIES.

1. Has any survey work been done? \_\_\_\_\_

No

a. If yes, how many properties have been surveyed? \_\_\_\_\_

PLEASE NOTE: If survey work has been conducted during the year, the RIHPC survey staff will be asked to answer the following questions about your survey. (You do not need to answer these questions.)

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

CRITERIA #4

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

1. National Register

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

No

b. Did you prepare any National Register forms? \_\_\_\_\_

No

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

No

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

2. CLG Grant-In-Aid

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

Providence Preservation Society "Old House Doctor Kit" - complete, distributed  
to National Register homeowners in 1992. Smith Hill National Register District  
Nomination - pending.



CRITERIA #5

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

1. Public Participation

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

National Register nominations are listed as an agenda item for

review at a regularly scheduled meeting of the HDC.

2. Assurances

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

Tim C. Reagan - Acting Chairman  
Signature, Historic District Chairman

Oct 26, 1992  
Date

James A. Canale  
Signature, Chief Elected Official

Oct 23, 1992  
Date

### **ATTACHMENTS**

- 1) List of Commission Members and Resumes of New Appointments during FY91-92.
- 2) Agendas and Minutes of HDC Meetings, October 1, 1991-September 30, 1992.
- 3) In-House Staff Approvals, October 1, 1991-September 30, 1992.
- 4) Sample Resolution.
- 5) Commission Members' Professional Training.
- 6) PHDC Standards and Guidelines, as revised.
- 7) PHDC Rules and Regulations, as revised.
- 8) Section 501 of Providence Zoning Ordinance (revised 10/24/91) and Maps of South Elmwood, North Elmwood and Downtown Historic Districts, designated during FY91-92.
- 9) Special Projects

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**ATTACHMENT 1**

**LIST OF COMMISSION MEMBERS**

**RESUMES OF NEW APPOINTMENTS  
OCTOBER 1, 1991-SEPTEMBER 30, 1992**

**PROVIDENCE HISTORIC DISTRICT COMMISSION MEMBERSHIP**

**ANNUAL REPORT OCTOBER 1991-SEPTEMBER 1992**

<b>NAME</b>	<b>(REGULAR) HDC MEETINGS ATTENDED</b>	<b>RESUME</b>	<b>DISCIPLINE (NPS STANDARDS)</b>
Karen Jessup Chair	11	Yes	History
Tina Regan Vice Chair	12	Yes	
Clark Schoettle Deputy Vice Chair	9	Yes	History
Franco Beneduce	10	Yes	
Cornelis deBoer	11	Yes	Architecture
Antoinette Downing	8	Yes	Arch. History
Michael Everett (appointed 10/91)	10	Attached	Landscape Arch.
Robin Rao Ryan (appointed 7/92)	3	Attached	
Kenneth Schadeegg (appointed 10/91)	11	Attached	
Coun. Patricia Nolan	12	Yes	
Coun. Rita Williams	6	Yes	
Rep. Ray Rickman	10	Yes	
<u>Staff</u>			
Mary Turkel	9	Yes	History
Kathy Cavanaugh	11	Attached	Pres. Planning
Thomas Deller, AICP	8	Yes	Urban Planning
<u>Legal Counsel</u>			
David Salvatore	11	No	

**•CURRENT POSITIONS**

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Professor, Architecture and Landscape Architecture, RISD.  
Principal, Everett Associates Inc. Land Planning  
Urban & Rural Planning and Landscape Architecture.

**•EDUCATION (and professional registration)**

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Various private and public schools in or near New York City.  
Brooklyn Museum Art School: 1950-53 (part time)  
University of Pennsylvania: 1953-58, B. ARCH.;  
Louis Kahn's Master's Class; 1958-59, M. ARCH.  
Harvard University, Graduate School of Design: 1967-68,  
M. Landscape Architecture.  
Registered Landscape Architect - Rhode Island and Massachusetts.

**•PROFESSIONAL EXPERIENCE**

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Everett Associates Inc., Land Planners, Landscape Architects,  
Principal, 1977-  
Everett Clarke Holleran, Inc., Planners, Architects, Landscape Architects,  
Partner, 1985-90  
Bradford/Everett Associates, Inc., Planners, Architects and Landscape  
Architects. Partner, 1969-77

**•SELECTED PROJECTS**

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Warren RI: Comprehensive Plan, 1991  
Kent, Connecticut: Town Character Study & Open Space Plan, 1990  
Block Island: Comprehensive Plan, Revised Zoning Ordinance, Old Harbor  
Master Plan, Architectural and Historical Resources Inventory, Old  
Harbor/New Harbor Study, Siting & Architectural Standards Booklet,  
(mid 70's and late 80's)  
North Stonington: Planning Options for North Stonington, 1988  
Blackstone River Linear Park Feasibility Study and schematic design, 1985  
Foster, Rhode Island: Comprehensive Plan, Foster Center Preservation &  
Public Facilities Plan, Route 6 Commercial Strip Planning, (mid 80's).  
Scituate, Rhode Island: Comprehensive Plan, 1986  
Chaplin, Connecticut: Master Plan, 1988-89

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Little Compton: Commons Public Facilities Plan and commercial development planning, 1981-83

East Greenwich, Rhode Island: Hill & Harbor Revitalization Plan, 1981  
"Green Rooms", Houses and Garden, Kent, CN.

## **•PUBLICATIONS**

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~~Coastal Development Handbook for Rhode Island~~, DEM, Co-author  
A Rural Land Use Primer for Rhode Island, Dept. of Agriculture and URI, Co-author, 1976

The Interstate Highway System and Urban Structure, DOT and URI  
Co-author

A Preservation & Conservation Study, Northwestern Connecticut,  
NWCSPA, Co-author, 1975

## **•PUBLIC SERVICE**

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Conservation Law Foundation of Rhode Island: Incorporator;  
Chairman, 1978-81

Conservation Law Foundation of New England:  
Board of Directors, 1977-78

Rhode Island Landscape Architecture Registration Board:  
past member

Mayor's Waterfront Commission: 1976-78

Tenth Annual Federal Highway Design Awards Program: Judge,  
Chicago, 1977

Environmental Coalition Participant, Eco-Funding & U. S. Department  
of Defense sponsored mediation of Development Criteria for  
Quonset/Davisville (excessed Naval lands), 1977-80

Interstate Highway Impacts Conference, Moderator and Co-sponsor  
Providence, 1979

CRMC Task Force on Upper Narragansett Bay Member, (mid 80's)

Rhode Island Parks Association: Co-founder and past President

Rhode Island American Planners Association, Conference  
Steering Committee, 1983

Providence Preservation Society, Architecture and Urban Design  
Review Committee, 1988- ; Board member 1989-

Southside Community Land Trust, Open Space Design Competition,  
Judge, 1988

Streetscapes poster, Providence Preservation Society, 1991

Broad Street booklet, Providence, RI, 1991

## **PROFESSIONAL AFFILIATIONS**

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American Planning Association, Past Member

Urban Land Institute, Past Member

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National Trust for Historic Preservation  
Providence Preservation Society, Board Member.  
Architecture & Urban Design Review Committee Member  
Save The Bay

**•TEACHING EXPERIENCE**

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Harvard University, GSD: Department of Landscape Architecture  
1968 (part time)

Massachusetts Institute of Technology: Department of Architecture,  
(Urban Design). 1969 (part time)

Rhode Island School of Design: Departments of Landscape Architecture  
and Architecture, 1969 to present - Coordinator of Sophomore Studio,  
(mid 70's); Coordinator of Urban/Environmental Studies, (mid 80's);  
studios in landscape, urban and architectural design; Theory of  
Landscape Architecture, Patterns, Urban Place & Form, Site Analysis.

**G. ROBIN RAO RYAN**  
69 Weymouth Street  
Providence, RI 02906  
(401) 273-7039

## **EXPERIENCE**

9/82 to present

**P'ZAZZMATAZZ, INC.**, Providence, Rhode Island  
President and CEO

Planned, founded and managed expansion of growing contemporary retail specialty store in downtown Providence.

### **CARMINE A. RAO REALTY**

Managed downtown Providence office building including leasing, tenant relations and all general operations.

10/79 to 9/81

**GOULD, INC., OCEAN SYSTEMS DIVISION**, Cleveland, Ohio  
Electronics Buyer

Procured components and subassemblies in compliance with Defense Acquisition Regulations for the production of the MK48 Torpedo. Received two promotions leading to this position.

9/78 to 5/79

**MOTOROLA, INC.**, Mount Pleasant, Iowa  
Production Scheduler

Established production schedules and controlled inventory levels through perpetual analysis, sales forecasts, material requirements planning, and economic order quantity formula.

6/75 to 9/78

**SAKS FIFTH AVENUE**, Boston, Massachusetts  
Manager, Children's Department

Directed overall merchandising to maximize departmental return on investment. Supervised, scheduled and reviewed staff. Received three promotions leading to this position.

1970 to 1975

Part-time employment during the summer and throughout college years included positions at Almac's, Old Stone Bank, and Star Market.

## **EDUCATION**

**THE WEATHERHEAD SCHOOL OF MANAGEMENT,**  
**CASE WESTERN RESERVE UNIVERSITY**, Cleveland, Ohio  
M.B.A., 1982

**SIMMONS COLLEGE**, Boston, Massachusetts  
B.A., 1975, English and Psychology

**WHEELER SCHOOL**, Providence, Rhode Island  
1958 to 1971, Elementary, middle, and college preparatory school.

## **VOLUNTEER WORK**

**WHEELER SCHOOL ALUMNI ASSOCIATION EXECUTIVE BOARD**  
Vice-President

Work with President, Director of Development, Director of Alumni Relations and Wheeler staff to set and achieve board's goals.



**KEN SCHADEGG**  
183 Lexington Avenue  
Providence, Rhode Island 02907  
(401) 781-6321

### OBJECTIVE

A position that will utilize my expertise and/or my business and consulting skills.

### PROFESSIONAL EXPERIENCE

#### **SCHADEGG & CO. ARCHITECTURAL DETAILS, Providence, RI**

3/89 to 11/90

A start-up operation and first Decorative Architectural Products Showroom on the east coast and third nation-wide. Trade and retail sales of moldings, mantles, columns, ceiling medallions, garden metals, paneling, classical decoration, plaster ornaments, and other hard details.

#### **GENERAL MANAGER / PRESIDENT**

Responsible for initial concept and organization of the business, including the comprehensive training of the Showroom Manager in all aspects of daily operations. Designed showroom layout, lighting, and display placement and maintain average showroom display of 150+ architectural products. Located manufacturing source and negotiated details of mold selections, pricing and shipping arrangements for the Schadegg & Co. private label manufacturing of plaster moldings. Developed and implemented a comprehensive marketing plan that encompassed direct mail, showroom catalogs, print advertisements, and media press releases. Established administrative and sales procedures. Cultivated trade sales contacts with architects, designers, and contractors throughout New England.

Provide sales consultation and historical research for customers to ensure appropriate selection of detail based on style and proportions of customer projects.

Guest Lecturer, New England Design Show at Boston, October 5-8, 1990 on Architectural Details and the Decoration of Houses.

Featured in the *Providence Journal* for showroom opening.

Agent for on-premise faux painter as well as outside stone carver, finish carpenter, and fiberglass molder.

#### **FREELANCE, Fall River, MA**

1979 - 1989

The principal in a private investment business with and/or without partners, depending on the project. Sole proprietorship created as *Ken Schadegg Interior Design*, from 1986 to 1989, for the rehabilitation of an 1876 Gothic mansion.

Undertook major historical restoration and renovation projects. Served as General Contractor, Developer, and/or Interior Space Designer on various projects. Coordinated scheduling, hired sub-contractors, and supervised quality of the projects. Complete responsibility for design.

Designed interior space and applied detail for an interpretive renovation of a 6,000 sq. ft. Gothic mansion. Converted into office complex with 100% occupancy.

### EDUCATION

**KEARNEY COLLEGE, Kearney, NB. B.S.-Business Administration, 1974**

**SHEFFIELD SCHOOL OF INTERIOR DESIGN, NY, NY. Graduate-Comprehensive Course, 1987-1988**

REFERENCES and PROJECT LISTINGS available upon request.

**KATHRYN JOAN CAVANAUGH**

1450 Commonwealth Avenue, #12  
Brighton, Massachusetts 02135

(617) 725-3850 (work)  
(617) 277-2564 (home)

**SKILLS**

Writing, organization, research, public speaking, word processing and specialized computer programs. Familiar with architectural drawings. Experienced in dealing with the public. Can work individually or as part of a team.

**EXPERIENCE**

1987 to present

**ENVIRONMENT DEPARTMENT, CITY OF BOSTON, MASSACHUSETTS**  
**Senior Administrator of Historic Districts**

One of 4-person team administering seven designated local historic districts and nearly 60 individual landmarks within the City of Boston. Responsibilities include: enforce state legislation protecting the built environment; design review of restoration, renovation, adaptive use and new construction projects (commercial and residential); liaison between architectural commissions and the public, other city and state agencies, neighborhood organizations, and preservation organizations. Special projects include: staff handbook for district administrative procedures; updated guidelines for Back Bay Architectural District.

1985 - 1989

**PRESERVATION CONSULTANT, BOSTON, MASSACHUSETTS**

**Boston Landmarks Commission, Boston, Massachusetts**

Project: Landmark study report on the Batterymarch Building, Boston, Mass.

**National Register of Historic Places**

Projects in Massachusetts: Individual nominations for the Long Plain Friends Meeting House, Acushnet (listed 1986); Roslindale MBTA Substation, Roslindale; Edison Electric Illuminating Company Power Station, Brockton (listed 1987); Eliot Hall, Jamaica Plain (listed 1988). Assisted with multiple resource nomination for First Period Massachusetts Houses (listed 1990).

**Historic Massachusetts, Inc., Boston, Massachusetts**

Project: Four regionally-oriented slide presentations geared toward local historical commissions and historic district commissions in Massachusetts. Topics included identity, visibility, activity, credibility, membership, effectiveness, education, fundraising, involvement in local planning.

**EXPERIENCE (continued)**

Massachusetts Historical Commission, Boston, Massachusetts  
Project: Comprehensive analysis of indexing, mapping and  
filing systems used for Inventory of the Historic Resources of  
the Commonwealth, prior to computerization.

1983 - 1984

FANEUIL HALL CAPITAL GROUP, BOSTON, MASSACHUSETTS  
Executive assistant.

**EDUCATION**

BOSTON UNIVERSITY, BOSTON, MASSACHUSETTS  
Master of Arts, Preservation Studies Program, 1989.  
Special Project: Preservation Planning Colloquium,  
Providence, Rhode Island.

UNIVERSITY OF MONTREAL, MONTREAL, QUEBEC, CANADA  
Summer school program on restoration and rehabilitation of  
commercial building facades, 1986.

CONNECTICUT COLLEGE, NEW LONDON, CONNECTICUT  
Bachelor of Arts, Double Major in History and English, 1983.  
Graduated Cum Laude, with Distinction in the Major Field  
(History); Dean's List, 8 semesters.

**REFERENCES**

Available upon request.

**ATTACHMENT 2**

**AGENDAS AND MINUTES OF HDC MEETINGS  
OCTOBER 1, 1991-SEPTEMBER 30, 1992**

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

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

**YOU ARE CORDIALLY INVITED**  
to attend a  
**HISTORIC DISTRICT COMMISSION WORKSHOP/RETREAT**  
at the  
**WHISPERING PINES CONFERENCE CENTER**  
**URI'S W. ALTON JONES CAMPUS**  
**WEST GREENWICH, RHODE ISLAND**

**SATURDAY, OCTOBER 5, 1991**  
**9:00 AM - 3:00 PM**

**MORNING SESSION: 9:00 AM - 11:30 AM**  
**CREATING A PROPER RECORD - DEFENSIBLE DECISION MAKING**  
**11:30 - 12:00 LUNCH**  
**AFTERNOON SESSION: 12:30 PM - 3:00 PM**  
**WORK PROGRAM FOR FY91-92**

Directions take 95 South to Exit 5B (102 North), go 2 1/2 miles to sign for Whispering Pines Conference Center, take a left and follow signs to the conference center and parking area.

PROVIDENCE HISTORIC DISTRICT COMMISSION WORKSHOP/RETREAT  
SATURDAY, OCTOBER 5, 1991

MINUTES

Location: Whispering Pines Conference Center, URI's W. Alton Jones Campus, West Greenwich, RI.

Members Present: Karen Jessup (Chair), Antoinette Downing, Franco Beneduce, Representative Ray Rickman, Tina Regan, Cornelius deBoer, Clark Schoettle, Councilwoman Rita Williams.

Members Absent: Patricia Nolan.

Others Present: David Salvatore, legal counsel to the Commission, City Solicitor's Office; Alison Holm, former City Solicitor to Zoning Board of Review; Stephen Gordon, former Commission member; Michael Van Leesten, Director, Dept. of Planning and Development; Thomas Deller, Associate Director, Dept. of Planning and Development; Mary Turkel and Kathy Cavanaugh, Commission Staff.

THE MORNING SESSION, entitled "Creating a Proper Record - Defensible Decision Making," commenced at approximately 9:30 a.m. Karen Jessup made introductory remarks and introduced Michael Van Leesten. Mr. Van Leesten noted that preservation is an important consideration in city planning strategies. The commission members all introduced themselves to Mr. Van Leesten.

Stephen Gordon, moderator of the morning session, spoke of the Commission as the steward of Providence's architectural heritage, with an obligation to help protect the health and welfare of the city. Following due process will enable the Commission to weigh its own obligations against an individual's property rights. "Due process" has two aspects, procedural and substantive. The Commission must act reasonably and defensively.

David Salvatore reiterated that due process is critical because the laws under which the Commission operates restrict property rights, as do other zoning laws, building codes, etc. Mr. Salvatore and Alison Holm discussed the importance of a proper record, making the following points:

- 1) The statewide enabling legislation sets out the criteria the Commission must use in making decisions; these criteria must be discussed at every meeting and be incorporated into each decision.
- 2) In assessing evidence, the Commission should give more consideration to direct evidence than hearsay.
- 3) It is important that the record of the hearing match the written resolutions. The Commission must make a finding of fact on each application as to the significance of the structure and how it contributes to the district, as well as on the appropriateness of the proposal. The staff report can help the commission make this assessment.

- 4) Motions on findings of fact, referring to the law, should be made after all testimony has been taken. Depending on the complexity of the case, findings of fact made be made separately from motions to approve or deny an application. Standard language for making findings of fact and motions should be developed and made available at each hearing.
- 5) Although applications should be determined complete before being scheduled for a hearing, the Commission has the right at the hearing to ask the applicant for any additional information, including financial information, to help it make an informed decision.

After a short break, Alison Holm enumerated guidelines for conducting a public hearing. These procedures should be followed for each application and include:

- 1) Call the applicant, witnesses and all interested parties forward.
- 2) Swear in all persons who will give testimony, including attorneys if they are presenting evidence.
- 3) Read the staff report into the record.

The Commission would prefer to receive the staff report before the hearing; it should also be sent to applicants.

- 4) Take testimony: applicant presents the proposal (all exhibits to be marked for reference) and witnesses; opponents and interested parties comment; expert witnesses only may be cross-examined (experts should give credentials); Commission members ask questions and may try to negotiate amendments with the applicant.

The Commission should treat applicants objectively and politely; it may be amicable but should not be too familiar. Members should refrain from making judgmental statements about an application before all testimony has been heard, to avoid appearing prejudicial or arbitrary.

It was suggested that for major projects, applicants should inform the Commission of any expert witnesses who will appear, 10 days prior to the hearing (i.e. when the application is submitted).

- 5) Close the hearing after ensuring that no one has anything further to present.

Before closing the hearing, the Commission's options may be summarized (approve as submitted, approve with amendments, deny) and the applicant may be asked if he/she agrees with amendments or wishes to withdraw the application. No further testimony may be taken after the hearing is closed, unless the Chair reopens the hearing for cause. Commission members would be more comfortable if applicants left the table once the hearing is closed.

- 6) Discuss the evidence presented.

- 7) Make specific motions, incorporating the standards and the criteria of the law.

Depending on the complexity of the application, more than one motion may be made.

- 8) Vote on the application. All members present vote unless recused from the hearing. Votes are recorded in the minutes.

Mr. Salvatore was requested to draft a standard recusal form.

The meeting broke at 12:00 p.m. for lunch, and resumed at approximately 1:00 p.m. After concluding the above discussion, THE AFTERNOON SESSION focused on the Commission's work program for FY92.

Thomas Deller, moderator of the afternoon session, discussed timetables for the 3 new local historic districts (10/17/91 second passage of the zoning ordinance amendment creating the South Elmwood district; 10/23/91 public hearing on the proposed designation of the North Elmwood district; 1/1/92 anticipated designation of the Downtown district). He noted that Planning Dept. staff will be participating in a charrette for Downtown in the first week in November 1991 (Commission to be invited), and that a steering committee for an Old Harbor district will be activated. He also discussed the reorganization of the Planning Department; Kathy Cavanaugh will provide part-time staff support to the Commission and assist the Department in incorporating preservation in city planning efforts.

The Commission then discussed projects it would like to see incorporated in a work program for this year, including:

- 1) A photographic survey of all districts, including all elevations of buildings, and streetscapes. It will be particularly important to have photos done of the new districts, but photos of the existing districts would be useful, as would any available historic photos. It was suggested that RISD students could do a project for credit, and that the RI Historical Society might have a list of historic photos for districts. Property owners' permission would likely be needed to photograph rear and side elevations and auxiliary structures.
- 2) South Elmwood guidelines. A meeting has been scheduled for 10/17/91 (T. Deller, K. Cavanaugh, April Wolf of Elmwood Foundation, George Lewis, Elmwood Neighborhood Group) to discuss.
- 3) Increase commission participation in the process for designating districts, and make the process more open to the public. Designation should go through Planning Dept. for establishment of proposed boundaries, standard petition forms, public education, step-by-step process for designation. Suggest T. Deller, K. Cavanaugh, M. Turkel draw up a proposal for getting the Planning Dept. "into the loop;" a subcommittee of the Commission could advise.



A lengthy discussion regarding designations of districts ensued. Among the issues raised:

- Concern that misinformation about districting has been disseminated in Elmwood. Should the Commission or the Planning Dept. provide public education about what it means to own property in a district and what an owner's responsibilities are? Perhaps the RI Historical Preservation Commission could help with education.
  - What "carrots" (i.e. money) is the city willing to provide to balance the "stick" of commission's regulatory role?
  - Are there resources for dealing with language problems?
  - Owners and residents in proposed districts should be encouraged to come to commission hearings; perhaps hearings could be held in the districts rather than in the same location every month.
  - The support and assistance of neighborhoods groups is important.
  - Should the concept of conservation areas be incorporated into the process?
- 4) Improve enforcement of zoning and building codes.
  - 5) Guidelines for dealing with hardship claims, particularly in the new Elmwood and Downtown districts.
  - 6) Demolition guidelines.
  - 7) Activate a subcommittee on Downtown to meet with property owners, discuss guidelines; maybe Commission concerns could be discussed at the Nov. charette.
  - 8) Future workshops: another should be scheduled in 6 months.

Other issues discussed included:

- Dealing with the increased workload of 3 new districts (possibility of going to 2 meetings a month, delegate more review to staff, streamline hearing procedures).
- Arranging group site visits before hearings.
- Content of staff reports (date of property, significance, issues, comments rather than recommendations).
- Bring district maps to hearings.

The meeting adjourned at approximately 3:30 p.m.

Respectfully Submitted,



Kathryn J. Cavanaugh  
Assistant City Planner for Preservation

October 11, 1991

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCHI, JR.  
MAYOR

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

**AGENDA**

**MONDAY, OCTOBER 28, 1991**  
**3:30 P.M.**

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meetings 9/23/91 and 10/5/91
- D. Project Review:
  - 1. 14-16 Parade Street: Replacement of front doors.
  - 2. 140 Prospect Street: CONCEPTUAL REVIEW of proposed additions to east and northwest sides of the cottage behind main building.
- E. Other Business:
  - 1. 35 Sheldon Street: Request in-house staff approval of replacement of railings at rear.
  - 2. 135 Prospect Street: Request extension of previous approval for landscaping work.
  - 3. 354 Broadway: Request extension of previous approval for sign.
  - 4. Revisions to HDC Rules and Regulations.
- F. Adjourn

Projected Adjournment 5:15 P.M.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCHI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 28, 1991 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminister Street, Providence, Rhode Island.

#### Members Present:

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

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP  
David A. Salvatore, Counsel

#### Guests:

Michael Everett  
Ken Schadeegg

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 pm, Mrs. Jessup presiding. All testimony was sworn.

#### New Business:

Mrs. Jessup welcomed Michael Everett and Ken Schadeegg who will be sworn in as new commissioners on November 20, 1991.

#### Minutes:

The minutes of the meetings of September 23, 1991 and October 5, 1991 were distributed. On a motion by Mrs. Downing and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 9/23/91.

On a motion by Councilwoman Williams and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 10/5/91.

Project Review:

1. 14-16 Parade Street - Mr. Ferdinand Pacifico, owner of 14-16 Parade St. was unable to attend the meeting. However, the message to Thom Deller and Kathy Cavanaugh was that he was willing to remove the doors that he put in without a permit or PHDC approval and replace them with 6-panel steel doors.

The Commission concluded that the options are to request the owner to put in appropriate doors for this Victorian house or have a lien placed against the property for the violation. A strong letter should be sent by the staff indicating the position of the HDC.

2. 140 Prospect Street - A presentation for an addition to an existing rear cottage at 140 Prospect St. was given by Mr. Jay Litman, architect. The cottage which was constructed c. 1940 is not historically significant.

Two additions were proposed, one on the east side to enlarge an existing dining room and one on the northwest side to enlarge an existing bedroom. The materials would match the existing building, including the foundations. An existing side entry will be relocated to the east elevation.

Issues: The Commission requested that a landscape buffer be created on the north and west sides of the bedroom addition. Presently the parking lot is directly against the building. A landscape buffer would protect the building from cars and visually separate the parking.

On a motion by Mr. deBoer and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED. THE PLANS CONFORM WITH ALL OF THE PHDC NEW CONSTRUCTION GUIDELINES. THE COMMISSION WAIVES THE FINAL HEARING. FINAL PLANS ARE TO BE SUBMITTED TO THE STAFF FOR APPROVAL AND SHALL INCLUDE THE LANDSCAPE BUFFER.

Other Business:

1. 35 Sheldon Street - The staff explained that a stop work order was issued for 35 Sheldon St. for work which was being done in the front of the building without a Certificate of Appropriateness but with a building permit issued on 9/24/90. In addition to the work on the front of the building which was approved in-house by staff as repair and replacement in-kind, the owner, Mr. Jerry Fogel, replaced the railings at the rear of the property with railings that, in his opinion, were more appropriate than what was there.

The staff met on site with the owner and explained that because she did not know what was removed from the rear, she could not approve the new railings as replacement in-kind. Mr. Fogel did not want to come to a meeting and requested that the staff attempt to obtain authorization from the Commission to approve the work on the rear railings.

The Commission instructed the staff to contact the owner and request a proper application before the HDC with all required documentation.

2. 135 Prospect Street - A letter was read from Mr. Herman Vandenburg requesting an extension of time for his approved Certificate of Appropriateness for parking and landscaping plans. On a motion by Mr. deBoer and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE AN EXTENSION OF THE CERTIFICATE OF APPROPRIATENESS FOR NINE (9) MONTHS BEGINNING THE END OF OCTOBER 1991.

Rep. Rickman abstained.

3. 354 Broadway - A letter was read from Dr. Paul DeCesare requesting an extension of time for his approved Certificate of Appropriateness to erect a sign at 354 Broadway. Due to the fact that the original approval was given on 11/21/89 for a violation cited on 8/21/85, the Commission voted to grant an extension of three (3) months to expire on February 29, 1992. The motion was made by Mr. Schoettle and seconded by Rep. Rickman. The motion passed unanimously.

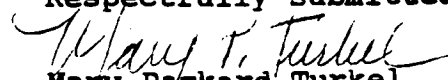
4. Revised Rules and Regulations were reviewed by the Commission. The revisions are consistent with the new zoning ordinance adopted 10/29/91. On a motion by Mrs. Regan and seconded by Mrs. Downing, the Commission voted to amend the document as submitted dated 10/28/91. On a motion by Mrs. Downing and seconded by Mr. Schoettle, The Commission voted to adopt the Rules and Regulations as amended.

Rep. Rickman was absent for the votes.

5. Thom Deller announced that the new zoning ordinance finally passed which includes the South Elmwood and Downtown Historic Districts. Letters to South Elmwood property owners have been sent. HDC Guidelines will follow shortly. The Downtown HD goes into effect on January 1, 1992. Different guidelines will be developed for the downtown. There is a public hearing for the proposed North Elmwood Historic District scheduled for November 6, 1991.

There being no further business, the Commission adjourned at 5:30 pm.

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

**MONDAY, NOVEMBER 25, 1991**

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

**3:30 p.m.**

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of October 28, 1991
- D. Project Review:
  - 1. 29-31 Creighton Street - Repair of garage front (work done without permit or PHDC approval).

**4:00 p.m.**

- 2. 5 Burr's Lane - CONCEPTUAL REVIEW: Construct greenhouse and alter window on west elevation, construct garden outbuilding. Also, convert window to door on east elevation, alter windows and remove shed on north elevation, install skylight in roof.
- 3. 195 Lexington Avenue - Replace windows (work done without valid permit or PHDC approval).
- 4. 151 Pratt Street - Construct garage (work done without permit or PHDC approval). Construct storage shed.

**5:30 p.m.**

- E. OTHER BUSINESS
  - 1. Executive Session
  - 2. Amendment to Rules and Regulations.
  - 3. Work Program for 1992.
  - 4. Charrette for Downtown Providence - update.
- F. ADJOURN - Projected Adjournment 6:30 p.m.

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 25, 1991 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development 400 Westminster Street, Providence, Rhode Island.

#### Members Present:

Karen L, Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Cornelis deBoer  
Antoinette Downing  
Michael Everett  
Councilwoman Patricia Nolan (3:55 pm)  
Rep. Ray Rickman  
Kenneth Schadegg  
Clark Schoettle  
Councilwoman Rita Williams (3:41 pm)

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 pm. Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The minutes of the meeting of October 28, 1991 were distributed. Comments were to: add firm names, if any, after architects and to clarify the building inspection error on 35 Sheldon Street. On a motion by Mrs. Downing and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE MINUTES WITH THE CORRECTIONS NOTED. Councilwomen Nolan and Williams were absent for the vote.

#### Project Review:

1. 29-31 Creighton Street - A presentation for approval of work started on the garage without a building permit or PHDC review was given by Ms. Yvonne Sandstroem, owner. Ms. Sandstroem stated that the garage was in very poor condition

from insect damage and that she did not know she needed a building permit. A new roof has been constructed and T-111 siding has been added to the front. Plans call for removal of the T-111 siding and replacement with shingles and to add two overhead garage doors.

The Commission suggested that the front of the garage be simplified by eliminating the shingles, use flat casings around the garage door openings and flat boards below the cornice. This treatment would be typical of many 1930's garages in the area.

On a motion by Mr. deBoer and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE GARAGE PROVIDED THAT FLAT CASINGS SURROUND THE DOOR OPENINGS AND FLAT BOARDS ARE USED BELOW THE CORNICE. PLANS ARE CONSISTENT WITH HDC STANDARDS # 4 & 8.

Councilwoman Nolan abstained. The motion carried.

2. 5 Burrs Lane - A presentation for changes to 5 Burrs Lane was given by Mr. Paul Stratner, contractor (Box 3154, Newport, RI) and Mr. Nelson Fausto, owner. The applicant increased the size of the shed from 8x12 to 10x17.

The Commission determined that the building is contributing to the College Hill Historic District.

Issues and Scope of Work: See attached staff report dated 11/25/91.

Commission comments: EAST - There was a great deal of discussion of the appropriateness of allowing an existing window to be removed and replaced with a door. It was determined through photographic documentation submitted by the owner that the house has been substantially altered since it was purchased by the owners in the 60's including the fenestration of the windows. The door as proposed would be louvered with solid glass behind. NORTH - the eastern edge of the double window proposed for over the sink on the north/east corner should line up with the eastern edge of the second story window above. WEST ROOF - proposed skylight is too large. Skylight is to be no larger than 2' x 3' located approximately as proposed, low profile, dark color. WEST ELEVATION - the proposed sunroom/greenhouse is too large and would result in the loss of a significant 6/6 window. Window towards the south end of the greenhouse should be retained and the greenhouse should be set in from the corner board at the north end.

MOTIONS: On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE NORTH ELEVATION AS PRESENTED PROVIDED THAT THE EAST DOUBLE WINDOW LINE UP WITH THE WINDOW ABOVE. PLANS ARE CONSISTENT WITH STANDARD #8. Mrs. Downing voted no. The motion carried.



On a motion by Mr. deBoer and seconded by Mrs. Regan, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE A SKYLIGHT OF NO LARGER THAN 2' X 3' ON THE WEST ROOF FACE APPROXIMATELY IN THE LOCATION AS PROPOSED. THE SKYLIGHT IS TO BE STATIONARY, LOW PROFILE AND DARK IN COLOR. THE LOCATION IS MINIMALLY ~~VISIBLE FROM THE STREET.~~

On a motion by Mr. Schoettle and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SUNROOM/GREENHOUSE ADDITION WITH THE FOLLOWING CONDITIONS: THE GREENHOUSE SHALL NOT EXTEND ACROSS THE WINDOW AT THE SOUTH END, 2. THE GREENHOUSE SHALL BE SET IN FROM THE NORTH CORNER BOARD. THE SIZE SHALL BE APPROXIMATELY 5' X 10'. PLANS ARE CONSISTENT WITH STANDARD #9.

On a motion by Mr. Everett and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE REPLACEMENT OF A WINDOW ON THE EAST FACADE WITH A DOOR. THE DETAIL SHALL MATCH THE EXISTING WINDOW DETAILS. THE DOOR SHALL HAVE A SOLID PANEL BELOW AND 6/6 LIGHT ABOVE. DETAILED DRAWINGS ARE TO BE SUBMITTED TO STAFF FOR FINAL APPROVAL. PLANS ARE CONSISTENT WITH STANDARD #4. Mrs. Regan and Mr. Schadeegg voted no. The motion carried.

On a motion by Mrs. Downing and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE REVISED PLANS FOR AN 10' X 17' GARDEN SHED AS PRESENTED. THE COMMISSION AGREES TO WAIVE THE FINAL HEARING FOR NEW CONSTRUCTION IN THIS CASE. EXISTING TREES SHALL BE RETAINED. PLANS ARE CONSISTENT WITH PHDC NEW CONSTRUCTION GUIDELINES.

3. 195 Lexington Avenue - A presentation for approval of replacement windows replaced without a Certificate of Appropriateness was given by Brother Brendan Gerrity, applicant, (Ocean Tides, Narragansett) and John McCarthy, contractor (49 Modena Ave.) The applicant and contractor stated that the property has been a group home for 17 years. A permit was issued by Inspections and Standards and revoked once it was determined that the property was in the South Elmwood Historic District. The applicant stated that the windows were ordered on 10/23/91 and a 50% deposit was put down.

Issues: The Commission determined that the building is a contributing building to the historic district and that the remaining 6/1 windows are significant and appropriate for a Colonial Revival house.

On a motion by Mr. Everett and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION FOR REPLACEMENT WINDOWS WITH THE FOLLOWING CONDITIONS: 1. ALL FIRST FLOOR WINDOWS ON THE STREET FACADE SHALL BE 6/1 WINDOWS TO MATCH THE ORIGINAL (EXISTING 1/1 WINDOWS TO BE REMOVED AND REPLACED). 2. ALL REMAINING ORIGINAL 6/1 WINDOWS TO BE RETAINED.

4. 151 Pratt Street - A presentation for approval of a garage constructed without a building permit or PHDC approval was given by Mr. Alfred Wunderlich, owners.

Issues: See attached staff report dated 11/25/91.

Concerns: The Commission discussed the overall design of the garage which though typical in form of a 20th century utilitarian garage, is covered with stockade fencing which is not a sheathing material. In addition to the zoning violation for working without a permit, the building was constructed in the front yard which constitutes a zoning violation, and the 8' stockade fence along Pratt St. exceeds the height allowance and needs a variance from the City Fence Viewer.

Mr. Ed Mauro, abutting neighbor, attended the hearing and noted that clearly violations exist.

On a motion by Mr. Everett and seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE MATTER UNTIL THE APPLICANT HAS ADDRESSED THE ZONING VIOLATIONS WITH THE ZBR AND THE FENCE VIOLATION WITH THE CITY FENCE VIEWER AS A NUMBER OF COMPROMISES MAY HAVE TO BE MADE IN THIS CASE. THE COMMISSION EXTENDED THE DEADLINE FOR THE APPLICANT TO RESUBMIT THE APPLICATION TO THE APRIL 27, 1992 HDC HEARING.

The applicant agreed to continue the matter.

Rep. Rickman was excused at 6:30 pm,

Other Business:

1. 257 Benefit Street - Mr. Donald Breed, owner, (88 Congdon St.) and Mr. Norman Martin (1139 Hartford Ave., Johnston) requested an emergency hearing to replace a slate roof with asphalt shingles. Mr. Breed and his contractor presented poor photographs and testimony of the deteriorated condition of the roof which has serious leaking problems as well as a soffit and jet that are about to fall off.

The roof must be replaced in order to fix the soffit. This is the last slate roof on this row house and the cost to replace the roof with slate is too high. All others have been replaced with asphalt.

On a motion by Mr. Beneduce and seconded by Councilwoman Williams THE COMMISSION VOTED TO APPROVE THE CHANGE IN ROOF MATERIAL FROM SLATE TO ASPHALT AND TO ACCEPT THE APPLICATION AS AN EMERGENCY. THE COMMISSION AND THE APPLICANT RECOGNIZE THAT THE NORMAL PUBLIC NOTIFICATION PROCESS WAS NOT FOLLOWED. THE APPLICANT AGREES TO DISCUSS THE ISSUE WITH THE ABUTTERS AND TO HAVE THEM SIGN-OFF IN WRITING THAT THEY HAVE NO OBJECTION TO THE PROPOSED WORK. THE APPLICANT MUST SUBMIT THE WRITTEN LETTER AND GOOD PHOTOGRAPHS OF THE ROOF TO THE STAFF FOR FINAL APPROVAL.

Mr. Schadegg abstained, Rep. Rickman was absent for the vote. The motion carried.

2. On a motion by Mr. Schoettle and seconded by Mrs. Regan, THE COMMISSION VOTED TO GO INTO EXECUTIVE SESSION IN ACCORDANCE WITH R.I.G.L 45-46-5.2 TO DISCUSS PENDING LITIGATION.

Rep. Rickman was absent for the vote. The motion carried. At 7:40 pm, the Commission voted to go out of Executive Session.

On a motion by Mr. Schoettle and seconded by Mrs. Regan, THE COMMISSION MOVED TO RECONSIDER THE VOTE OF 7/22/91 CONCERNING THE DRIVEWAY AT 98 CONGDON STREET. IN REVIEWING THE INFORMATION THAT HAD BEEN PRESENTED TO THE COMMISSION EARLY ON IN THE APPLICATION, IT APPEARS THAT THE EXISTING DRIVEWAY WAS AS WIDE AS THE PROPOSED DRIVEWAY AND THAT THE ONLY DIFFERENCE WAS IN FACT THE ENTRANCE GATES TO THE DRIVEWAY AND NOT THE ACTUAL WIDTH OF THE DRIVEWAY. BASED ON THIS INFORMATION, THE COMMISSION WITHDRAWS THE "NO" VOTES ON THE PREVIOUS MOTION TO APPROVE THE DRIVEWAY.

YES: Mrs. Regan, Mr. Schoettle, Mrs. Jessup, Mrs. Downing, Mr. deBoer, Mr. Beneduce, Councilwoman Nolan.  
ABSTAIN: Councilwoman Williams, Mr. Everett, Mr. Schadegg.  
Rep. Rickman was absent. The motion carried.

On a motion by Mr. Schoettle and seconded by Mrs. Downing, THE COMMISSION AUTHORIZED THE STAFF TO REVIEW THE APPLICATION FOR THE DRIVEWAY.

YES: Mrs. Regan, Mr. Schoettle, Mrs. Jessup, Mrs. Downing, Mr. deBoer, Mr. Beneduce, Councilwoman Nolan. ABSTAIN: Councilwoman Williams, Mr. Everett, Mr. Schadegg. Rep. Rickman was absent.

Due to the lateness of the hour, all other items under Other Business will be continued until the next meeting. There being no further business, the Commission adjourned at 7:55 pm.

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

MONDAY, DECEMBER 16, 1991

3:30 p.m.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of November 25, 1991
- D. Project Review:
  - 1. 68 Transit St., Plat 16 Lot 346 - Addition of a 2' x 3' skylight on the east roof face.
  - 2. 123 Pratt St., Plat 10 Lot 464 - Pre-application hearing for NEW CONSTRUCTION (non-binding) of a single family house on a vacant lot. Continuation of presentation to Commission given on August 26, 1991.
- E. Other Business:
  - a) Review of 1992 Hearing Schedule
  - b) Review of 1992 work Program
  - c) Amendments to Rules & Regulations
  - d) Downtown Guidelines

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

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 16, 1991 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Cornelis deBoer  
Michael Everett  
Councilwoman Patricia Nolan (4:20 p.m.)  
Rep. Ray Rickman  
Kenneth Schadeegg  
Clark Schoettle

#### Members Absent:

Antoinette Downing  
Councilwoman Rita Williams

#### Staff:

Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 p.m., Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The minutes of the meeting of November 25, 1991 were distributed. Comments: clarify that the photographs submitted for 257 Benefit Street were not "poor," but rather did not adequately document existing conditions. This language is preferred in future. On a motion by Mrs. Regan and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MINUTES WITH THE CORRECTION NOTED. Councilwoman Nolan was absent for the vote.

#### Project Review:

##### 1. 68 Transit Street.

A presentation for approval of a new skylight (measuring 2 feet by 3 feet) to be installed on the east roof slope was given by Mr. Stephen Greenleaf, architect, of 272 Indiana Avenue in Providence. Mr. and Mrs. William Wyatt, property

owners, were present but did not give testimony. The skylight will have a flat profile and will be minimally visible from Transit Street.

On a motion by Mrs. Regan, seconded by Mr. Everett, THE COMMISSION MADE A FINDING OF FACT THAT 68 TRANSIT STREET IS A CONTRIBUTING STRUCTURE IN THE COLLEGE HILL HISTORIC DISTRICT. The motion carried. Councilwoman Nolan was absent for the vote.

On a motion by Mr. deBoer, seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE APPLICATION AS SUBMITTED. THE PROPOSAL IS CONSISTENT WITH HDC STANDARD #9. The motion carried. Councilwoman Nolan was absent for the vote.

2. 123 Pratt Street.

A pre-application presentation for construction of a new building on this vacant lot was given by Mr. Jay Litman of Extrados Architects, 150 Chestnut Street, Providence, and by Ms. Jane Mayerson, prospective property owner. This was a continuation of a preliminary presentation given to the Commission on August 26, 1991.

Mrs. Jessup noted that because the application was not complete when submitted on the filing deadline, it could not formally be reviewed at this hearing. No vote was taken on the proposal. Testimony was not sworn.

The Commission identified the following issues to be addressed before the application is formally reviewed:

a) The garage portion of the structure seems very prominent on the Pratt Street elevation, and may need further study to diminish its impact on the streetscape. The garage door should be incorporated into the facade in such a way that the Pratt Street elevation appears to be the front, rather than the rear, of the building.

b) The relationship of the new structure to the rest of the streetscape should be documented in elevation and plan. The visibility of the new structure from the west (e.g. from the State House) should be documented in photographs.

c) Zoning variances may be required for side yard setback, for front yard setback for the garage, and for lot coverage. The Commission agreed to forward a letter to the Zoning Board of Review suggesting that zoning review could occur simultaneously with design review.

Other Business:

1. The 1992 HDC Hearing Schedule was accepted.

2. Mrs. Jessup noted that she had been requested by Wendy Nicholas of the Providence Preservation Society to ascertain if the Commission would be willing to participate in non-binding negotiations regarding the Commission's denial of an application for demolition of the Bowen Street triple

deckers. The Commission indicated that it will only discuss the issue if and when an application for Certificate of Appropriateness is filed.

3. Suggestions for the 1992 Work Program, originally made at the Commission's workshop of October 5, 1991, were reviewed:

a) Photographic survey of all districts. Mr. Everett, Mrs. Jessup, and Mr. Schoettle will meet with Arnold Robinson of PPS in January 1992 to discuss this issue. Photographing the Downtown is a high priority. Issues to be resolved include funding, what kind of photographs to take, getting property owners' permission to photograph on private property, and who will take the pictures. Samples should be reviewed before the survey commences.

b) Improve public information regarding designations. A letter informing downtown property owners of the effective date of the Downtown Historic District will be sent by the Planning Dept. before December 31, 1991. An informational meeting with property owners to discuss draft design guidelines for downtown is proposed for the second or third week in January 1992. Mr. Beneduce, Councilwoman Nolan, Mrs. Regan, and Mr. Schadeegg will meet to discuss suggestions for improving the designations process and making it more open to the public. The issue of saving properties which lack a community to support their designation (e.g. 3-9 Steeple Street) also needs to be addressed. Finally, an annual informational meeting for all district property owners about designations and Commission procedures was suggested.

c) Improve enforcement of zoning and building codes. Will be handled by Planning Department staff in coordination with the Zoning Board of Review and the Dept. of Inspections and Standards.

d) Development of guidelines for demolition and economic hardship for all districts. Demolition guidelines are a high priority; they have already been drafted and can be put on the January agenda for adoption. The issues of economic hardship and finding a functional definition of demolition by neglect need to be studied by Planning Dept. staff and Commission counsel.

e) Updating the standards and guidelines. Mr. deBoer, Mr. Everett, Mrs. Jessup, Mrs. Regan and Mr. Schoettle will form a subcommittee to handle this.

4. On a motion by Mr. Schoettle, seconded by Rep. Rickman, THE COMMISSION VOTED TO AMEND THE HDC RULES AND REGULATIONS ADOPTED OCTOBER 28, 1991, BY ADDING A NEW SECTION 6.3C, CONDITIONAL APPROVAL: "The HDC may issue a Certificate of Appropriateness/ Conditional Approval where an application would otherwise be approved except that one (1) or more necessary city, state or federal agency approvals are pending. If other necessary approvals are not obtained within 180 days of the Conditional Approval, then the Certificate will become null and void and a new application will be required. If

other agency reviews result in changes to the project approved by the HDC, then those changes shall be brought back to the HDC for approval." The motion carried.

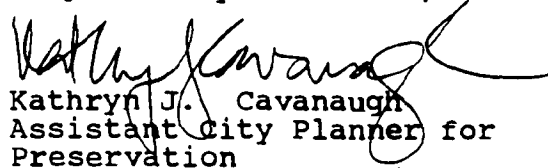
5. A first draft of Downtown Design Guidelines is being written and will be circulated to Mr. deBoer, Mr. Everett, Mrs. Jessup, Mrs. Regan and Mr. Schoettle for comment prior to being made available for interested property owners. The guidelines were outlined as follows: introduction, definitions, standards for rehabilitation of existing buildings, standards for new construction and additions, standards for demolition and economic hardship, standards for public areas and open space, exemptions and in-house approvals. Graphic illustrations were strongly recommended by staff.

6. A request for emergency approval of replacement of a storefront door, following a recent break-in, at 1392 Westminster Street in the Armory Historic District was presented by Ms. Cavanaugh on behalf of the property owner, Jim Ferland. An application for Certificate of Appropriateness is expected to be filed shortly. The Commission agreed to delegate approval of the work to staff provided the replacement door is consistent in materials and design with the existing. An iron grille may also be added in front of the new door.

7. Mr. Salvatore asked the Commission to clarify whether it wanted to review the proposed new fence at 98 Congdon Street, or preferred to delegate that review to staff since fences are able to be approved in-house under the current HDC guidelines. The Commission agreed that the application should be scheduled for full Commission review.

There being no further business, the meeting adjourned at 6:00 p.m.

Respectfully submitted,

  
Kathryn J. Cavanaugh  
Assistant City Planner for  
Preservation



KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

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

AGENDA

MONDAY, JANUARY 27, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of December 16, 1991
- D. New Business:
  - a. Election of Vice Chair and Deputy Vice Chair.
  - b. Adoption of HDC Guidelines to include the South Elmwood Historic District.
  - c. Adoption of PROVISIONAL Guidelines for the Downtown Historic District.
- E. Project Review:
  - 1. 150 Benefit Street - (College Hill) Plans for handicap access for front entrance.
  - 2. 35 Sheldon Street - (College Hill) Review of rear railings constructed without HDC approval.
  - 3. 1 Hoppin Street - (Downtown) Removal of existing roof sign and replacement with smaller roof sign.
  - 4. 184 Benefit Street - (College Hill) Erection of sign and light pole for the Providence Art Club parking lot.
  - 5. 79 Prospect Street - (College Hill) Final details of sunroom addition.
  - 6. 547-549 Broadway - (Broadway) Review of 1/1 vinyl windows throughout building replaced without permit or HDC approval.
  - 7. 35 Benefit Street - (College Hill) Removal and/or replacement of windows (north), window and door (east), and windows (south) on the ell.

PHDC Agenda  
January 27, 1992  
Page 2

8. 140 Prospect Street (College Hill) Review of sign erected on building without permit or HDC approval.
9. 146 Westminster Street - (Downtown) Removal of original first floor storefront windows without a permit or HDC approval.
10. 123 Pratt Street - (College Hill) NEW CONSTRUCTION Conceptual plans for single family dwelling.
11. 138 Prospect Street - (College Hill) Review of repairs to existing brick wall, addition of bluestone cap and 1'3" board fence to top of wall.
12. 306-308 Benefit Street REAR OF LOT - (College Hill) Preapplication hearing for proposed parking deck.
- F. Other Business
- G. Adjourn

THE LAST APPLICATION WILL BE HEARD AT 7:00 P.M.  
ALL APPLICATIONS LISTED ON THE AGENDA NOT HEARD BY 7:00 P.M.  
WILL BE CONTINUED TO THE NEXT HEARING ON FEBRUARY 10, 1992.

Copies of the Staff Report will be available to the public at the HDC Hearing upon request.

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

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCIELLO  
MAYOR

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

**MINUTES**

A meeting of the Providence Historic District Commission was held on Monday, January 27, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development 400 Westminster Street, Providence, Rhode Island.

**Members Present:**

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Cornelis deBoer  
Antoinette F. Downing  
Michael Everett  
Councilwoman Patricia Nolan (5:25 pm)  
Rep. Ray Rickman  
Kenneth Schadeegg  
Clark Schoettle

**Members Absent:**

Councilwoman Rita Williams

**Staff**

Mary Packard Turkel, Planning Dept.  
Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP, Planning Dept.  
David A. Salvatore, Counsel

**Call to Order:**

There being a quorum present, the meeting was called to order at 3:40 pm, Mrs. Jessup presiding. All testimony was sworn.

**Minutes:**

The minutes of the meeting of December 16, 1991 were distributed. Comments: Change the reference to the "Bowen Street triple deckers" to "PDN". Page 3, a subcommittee should not consist of more than 5 people. On a motion by Mrs. Downing and seconded by Rep. Rickman, THE COMMISSION VOTED TO APPROVE THE MINUTES WITH THE CORRECTIONS NOTED.

**New Business:**

a. Election of a Vice Chair and Deputy Vice Chair, On a motion by Rep. Rickman and seconded by Mrs. Downing, THE

COMMISSION VOTED TO ELECT TINA REGAN VICE CHAIR. On a motion by Rep. Rickman and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO ELECT CLARK SCHOETTLE DEPUTY VICE CHAIR. Councilwoman Nolan was absent for the vote.

b. Minor Modifications to HDC Guidelines, On a motion by Mr. deBoer and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MODIFICATIONS TO THE HDC GUIDELINES PROVIDED THAT THE CITY SIGN ORDINANCE IS REFERENCED. Councilwoman Nolan was absent for the vote.

c. Provisional Downtown HDC Guidelines, On a motion by Mr. Everett and seconded by Mr. Schoettle, THE COMMISSION VOTED TO APPROVE THE PROVISIONAL DOWNTOWN HDC GUIDELINES. Councilwoman Nolan was absent for the vote.

Project Review:

1. 150 Benefit Street - A presentation for handicap access to 150 Benefit Street, the Old State House, was given by Mr. Edward F. Sanderson, Executive Director and Mr. Donald Faxon, Staff Architect of the RI Historical Preservation Commission. The property is owned by the State of Rhode Island. It was explained that the new ADA Law requires handicap access to the building which will be accomplished by a ramp to the north of the entrance and parallel to the building. The the following issues were discussed: the ramp as proposed appears fairly unobtrusive at this location with a maximum height of 5". If the ramp area has to be the proposed length of approximately 12' then an additional bollard should be at the north end to denote the ramp for safety purposes, the design of the bollards should be simplified, and the edge of the ramp should be a stone material to prevent the concrete from deteriorating.

It was determined that the glass light vault in the concrete sidewalk area to the south of the entrance is not historically significant and its replacement with concrete would not be a loss of historic or architectural material.

On a motion by Mrs. Regan and seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE PLAN CONSISTENT WITH STANDARD #4 WITH THE FOLLOWING CONDITIONS: 1. that the design of the bollards be simplified, 2. that the edge of the ramp be a stone material such as granite, 3. that three (3) bollards be used if the ramp is as long as presented, 4. that final details for the changes be approved in-house by staff. THE BUILDING IS A CONTRIBUTING BUILDING TO THE COLLEGE HILL HISTORIC DISTRICT. Councilwoman Nolan was absent for the vote.

2. 35 Sheldon Street - A presentation for approval of new railings replaced at the rear of 35 Sheldon St. without HDC approval was given by Mr. Gerald Fogel, owner and Mr. Edward Pilkington, contractor. Mr. Fogel explained that he replaced the old railings that were 1920's in style with new railings because they were rotted. He was not aware that he needed HDC approval and did in fact have a permit from DIS.

On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE RAILINGS AS SUBMITTED. THE BUILDING IS A CONTRIBUTING BUILDING TO THE COLLEGE HILL HISTORIC DISTRICT. Councilwoman Nolan was absent for the vote.

3. 1 Hoppin Street - A presentation for a new roof top sign for 1 Hoppin Street was given by Mr. Philip Cunniff, representing Harvard Community Health Plan, tenants. The existing roof top sign which is 14' x 48' is a "grandfathered" legal nonconforming use. The applicant is requesting that a new sign be allowed that would be reduced to 12' x 40', copy to read: "Harvard Community Health Plan of New England", white background, black letters, red logo.

On a motion by Mr. Schoettle and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE SIGN AS PRESENTED PROVIDED THAT THE SIZE OF THE SIGN BE REDUCED TO 10' X 40'. THE BUILDING IS A CONTRIBUTING BUILDING TO THE DOWNTOWN HISTORIC DISTRICT. Councilwoman Nolan was absent for the vote.

4. 184 Benefit Street - A presentation for two signs at the rear of the Art Club parking lot at 184 Benefit Street was given by Mr. Ira Rakatansky, architect and member of the Art Club. The club has problems with people parking in the lot and needs better signage as well as a warning that cars will be towed. The Commission suggested combining the two signs into one sign which would reduce the overall size, and reducing the copy as some of the wording is redundant. The background color is white with red letters and black letters. The Commission suggested that using a dark background with light letters would be more visible.

On a motion by Rep. Rickman and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE SIGNAGE APPLICATION PROVIDED THAT THERE BE ONE SIGN 24" X 36", COPY TO READ "PROVIDENCE ART CLUB, PRIVATE PROPERTY, VEHICLES WITHOUT PERMIT, WILL BE TOWED, AT OWNER'S RISK & EXPENSE, CALL COLETTA'S TOWING, 421-3232"

Mrs. Downing voted no. Mr. Schoettle abstained from participation in the discussion or vote as he is a club member. Councilwoman Nolan was absent for the vote. The motion carried.

5. 79 Prospect Street - A presentation for final design details for a new sunroom addition at 79 Prospect Street was given by Mr. Ralph Dinneen, and Mr. Marc Bernstein of Dinneen Architects. Conceptual approval for this project was given on 9/23/91. Changes from the previously approved plans include: addition of one heat pump on the north elevation, raising the dome 8" - 9" due to mathematical calculations. The Commission stated that the aluminum separation strip shown in the Low-E glass is unacceptable and must be a dark color to be less visible. Screen details need to be clarified.

On a motion by Mr. deBoer and seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS FOR THE SUNROOM ADDITION AS PRESENTED WITH THE PROVISION THAT THE ALUMINUM STRIP IN THE INSULATED GLASS BE A DARK COLOR. PLANS ARE CONSISTENT WITH STANDARDS 8 & 9 AND THE PHDC NEW CONSTRUCTION GUIDELINES. THE HDC RECOGNIZES THAT THE NEW ADDITION INCLUDES DEMOLITION OF THE EXISTING SUNROOM ADDITION WHICH IS A NON-CONTRIBUTING FEATURE. THE MAIN BUILDING IS A CONTRIBUTING BUILDING TO THE COLLEGE HILL HISTORIC DISTRICT.

6. 547-549 Broadway - A presentation for approval of vinyl windows replaced throughout the building without a permit or HDC approval was given by Mr. & Mrs. Karam Badway. Mr. Badway is the owner's son and has power of attorney to act on her behalf.

Mr. Badway explained that the windows were in very poor condition and that the house was very cold. His mother is elderly. The contractor that was hired stated that a permit was not necessary and that wood windows would cost twice the price of vinyl. The Commission explained that replacement of historic windows with vinyl windows is inappropriate for an historic building and is inconsistent with the HDC Standards. In this case, however, the owner is an elderly woman and removal of the vinyl windows and replacement with new wood windows would be an enormous expense. The original windows were a 1/1 sash, the replacement windows are a 1/1 sash. The Commission stated that the approval in this instance is not a precedent for vinyl windows.

On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE APPLICATION FOR VINYL WINDOWS AS SUBMITTED. THE COMMISSION STATED THAT THIS APPROVAL SHALL NOT SET A PRECEDENT FOR VINYL WINDOWS. THE EXPENSE TO REPLACE ALL THE WINDOWS FOR THIS ELDERLY HOMEOWNER WOULD BE ENORMOUS AND THE OWNER WAS MISLED BY THE CONTRACTOR. THE CHAIR IS TO NOTIFY THE CONTRACTOR OF THE VIOLATION. THE BUILDING IS A CONTRIBUTING BUILDING TO THE BROADWAY HD.

Mrs. Jessup, Mrs. Regan and Mr. Schadeegg voted no. The motion carried.

MR. Badway will provide the staff with the name of the contractor.

7. 35 Benefit Street - A presentation for window and door changes to 35 Benefit Street was given by Mrs. Joselin Hamblett, owner. Mr. Joseph K. Ott, abutter was also sworn in but did not give testimony. Mrs. Hamblett proposed removing two first story windows (of no historic significance) on the north elevation in order to gain more interior cabinet space, removing a door and window on the east elevation (of no historic significance), and replacing them with two casement windows and removing the two historic windows on the east elevation and replacing them with a triple window of a longer proportion.

While the ell is not visible from Benefit Street and is not the same construction date as the main house, it is an early ell. The south elevation in particular is historically significant with its original window and door components intact. The proposed changes to the north and east would not alter any historically significant elevations of the building and have in fact been altered inappropriately in the past. Concern was expressed by some Commissioners that the north elevation would be too blank without any windows on the first story. The proposed proportions of the windows for the south elevation are more reminiscent of the main house with longer windows going to the floor level, and lend a false sense of proportion to the utilitarian ell.

On a motion by Rep. Rickman and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED FOR THE TWO CASEMENT WINDOWS ON THE EAST ELEVATION CONSISTENT WITH STANDARD #8. Mrs. Downing voted no. The motion carried.

The steps and railing abutting the existing door will be removed.

On a motion my Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE PLANS FOR REMOVAL OF THE TWO WINDOWS ON THE NORTH ELEVATION AS PRESENTED CONSISTENT WITH STANDARD #8. Mrs. Downing, Mr. Beneduce and Mr. Schadeegg voted no. The motion carried.

On a motion by Mr. Schoettle and seconded by Mrs. Regan, THE COMMISSION VOTED UNANIMOUSLY TO DENY THE ALTERATIONS TO THE SOUTH ELEVATION OF THE ELL AS PRESENTED. THE PROPORTIONS OF WINDOWS AND CASING AS PROPOSED ARE INAPPROPRIATE TO THE FACADE. THE TWO FIRST FLOOR WINDOWS ARE CHARACTER DEFINING ELEMENTS OF THE ELEVATION AND SHOULD BE RETAINED.

The staff may approve changes to the deck in-house which relate to the removal of the door on the east elevation.

8. 140 Prospect Street - A presentation for approval of an identification sign ("house plaque") at 140 Prospect Street was given by Mr. Stanley Weiss, owner. Mr. Jay Litman, architect from Extrados Architects was also present. The sign has been erected on the south/east end of the building. The application is in response to a violation notice. A letter was read into the record from an abutter objecting to the use of a "commercial" sign in a residential area.

Mr. Weiss is allowed an identification sign on a residential property however, the sign exceeds the allowable size by 22 square inches.

On a motion by Mr. Schoettle and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE SIGN AS PRESENTED PROVIDING THE SIZE OF THE SIGN MEETS THE ZONING ORDINANCE REQUIREMENTS. THE SIGN IS CONSISTENT WITH THE PHDC GUIDELINES.

The Commission does not consider the engraving in the granite front steps a sign as questioned by an abutter.

9. 146 Westminster Street - A presentation to approve window changes at the rear of 146 Westminster Street done without a permit or PHDC approval was given by Mr. Robert Parrillo and Mr. David Whitman, law partners in the firm of Hanson Curran Parks & Whitman, owners and Mr. John Warner, contractor from Purington Building Systems, who did the work. The historic windows and decorative steel grilles were removed and replaced with aluminum framing and bronzed aluminum insulating panels.

(Mrs. Regan left at 6:35 pm)

Mr. Parrillo stated that after purchasing the building in 1990, his office contacted the HDC staff, RIHPC and PPS looking for advice on proper treatment of the windows, however, at that time the building was not in an historic district. He also stated that they talked to three glass companies and they all said that a permit was not needed. Mrs. Turkel did speak with Mr. Warner last summer and informed him that the building was not in an historic district yet, but was scheduled to become a district with the passage of the new zoning ordinance at which time review of any exterior work would be required.

On a motion by Rep. Rickman and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO DENY THE APPLICATION AS SUBMITTED FOR REPLACEMENT OF THE WINDOWS AT THE REAR OF THE BUILDING ON ORANGE STREET AS THE WORK IS INCONSISTENT WITH STANDARDS 1,2,4,7 AND 8. The motion carried.

10. 123 Pratt Street - (College Hill) NEW CONSTRUCTION - Conceptual Plans - A presentation for review of conceptual plans for a single family dwelling at 123 Pratt Street were presented by Ms. Jane Mayerson, prospective buyer and Mr. Jay Litman, Extrados Architects.

Plans call for construction of a two story, 1800 sf building, stucco exterior, flat roof, garage on Pratt Street, "new arts and crafts movement" style. A decorative frieze of unknown detail (at this time) would be applied to the front of the building.

Mr. Beneduce left at 7:40 pm.



The Commission requested further details of the proposed building. The general consensus was that there was not enough information presented to understand the relationship of the proposed building to the existing historic district as required in the PHDC New Construction Guidelines. A model would be very useful in the Commission's deliberations.

The following issues were raised: The building appears too wide for the lot in relationship to other buildings on the street, a gable roof format should be explored and a narrower building, there should be more relationship to other buildings on the street, the garage on the street needs more detail, the structure on the south roof is unclear. Two Commissioners thought the design was exciting.

On a motion by Mr. Everett and seconded by Rep. Rickman, THE COMMISSION VOTED TO CONTINUE THE MATTER UNTIL THE FEBRUARY 10, 1992 HEARING AT WHICH TIME MORE ARTICULATE ANSWERS TO THE COMMISSION'S CONCERNS AND A MODEL WILL BE PRESENTED.

The motion carried. The applicant agreed to continue the matter.

Due to the lateness of the hour, the remainder of the items on the agenda were continued until the February 10, 1992 hearing.

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

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

NOTICE OF SPECIAL MEETING:  
CONTINUATION OF THE JANUARY 27, 1992 PUBLIC HEARING

MONDAY, FEBRUARY 10, 1992

4:30 P.M.  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminster Street, Providence, Rhode Island 02903

### AGENDA

- A. Call to Order
- B. Roll Call
- C. Project Review

- 4:30 pm 1. 123 Pratt Street (College Hill): NEW CONSTRUCTION  
Conceptual plans for single family dwelling.
- 2. 138 Prospect Street (College Hill): Review of  
repairs to existing brick wall, addition of  
bluestone cap and 1'-3" board fence to top of wall.
- 5:30 pm 3. 1 Hoppin Street (Downtown): Request for  
reconsideration of previous decision (1/27/92)  
regarding replacement of rooftop sign.
- 4. 303 South Main Street (College Hill): Review of  
signs, alterations to windows and door; work  
already completed without HDC approval.

### D. Other Business

- 6:00 pm 1. Amendments to Rules and Regulations
- 2. Discussion of Proposed Downtown Guidelines
- 3. New Application Form
- 4. Subcommittees

### E. Adjourn

Copies of the Staff Report will be available to the public at  
the HDC hearing on request.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCIELLO  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A special meeting of the Providence Historic District Commission was held on Monday, February 10, 1992 at 4:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Clark Schoettle, Deputy Vice Chair  
Franco Beneduce (4:45 pm)  
Cornelis deBoer  
Antoinette F. Downing  
Councilwoman Patricia Nolan  
Rep. Ray Rickman (5:00 pm)  
Kenneth Schadeegg

#### Members Absent:

Michael Everett  
Councilwoman Rita Williams

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 4:35 pm, Mrs. Jessup presiding. All testimony was sworn.

#### Project Review:

1. 123 Pratt Street - (College Hill) - Continuation of Conceptual Review for construction of a single family dwelling at 123 Pratt Street was given by Ms. Jane Mayerson, prospective buyer; Mr. Jay Litman, Extrados Architects and Mr. Rob Stoltzman, attorney representing Ms. Mayerson.

Mrs. Jessup stated that she met at Mr. Litman's office on February 6, 1992 to discuss design issues for this project.

Mr. Litman presented a video panning the area around the site and showing the context of the streetscape and the existing architecture. Additional views were taken from the State House. Mr. Litman presented a clay model of the project and a written "design rationale" for the Commission members. Letters were submitted in support of the project from neighbors (most were written to the ZBR). Mr. Stoltzman reviewed the HDC New Construction Guidelines Design Criteria, numbers 1-11 for compliance with this project. The staff noted for the record that the Guidelines do not require compliance of all the criteria but state that they shall be taken into consideration when designing a project.

The general overall feeling is Arts and Craft with heavy wood windows, stucco exterior and a flat roof. The roof material has not been finalized at this time, most likely sheet metal or rubber membrane. Roof structure on the south elevation has not been articulated. Any art work added to the exterior in terms of decorative friezes and other mosaics will be permanent. The "windows" on the north elevation are actually recessed panels to comply with fire code.

The Commission raised the following issues: the north elevation needs further articulation to break the mass, if the building to the north were ever lost for some reason, this elevation would be highly visible and quite blank, the garage detail on Pratt Street in relationship to the entrance needs further design study and articulation to lessen its visibility and impact on Pratt Street, the design could be exciting providing that the quality of the design is properly executed. The applicant is requesting approval of a new building in the College Hill National Historic Landmark District (one of only a few such districts in the Nation) Further models are not required but would be helpful in the design review process.

Mr. Schoettle left at 5:10 pm.

David Salvatore requested a copy of the video for the record.

On a motion by Mr. Beneduce and seconded by Rep. Rickman, THE COMMISSION VOTED TO APPROVE THE APPLICATION AS PRESENTED IN CONCEPT CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES. The motion carried.

Mrs. Regan abstained from any participation or vote on the project. Mr. Schoettle was absent for the vote.

2. 138 Prospect Street - (College Hill) A presentation for modifications to an existing brick wall at the corner of Prospect and Jenkes Streets was given by Mr. Stanley Weiss, owner and Mr. Jay Litman of Extrados Architects. The proposal calls for the addition of a 4" bluestone cap on the brick and a 1'3" solid cedar fence on top of the cap to go

behind the existing open decorative grilles along Prospect Street. Mr. Weiss explained that he is planning a formal garden on this lot which he owns and is adjacent to his property, the Halsey Mansion. He would like more privacy as the present wall varies in height with the change in grade.

Mr. Litman presented a video of the wall and surrounding street areas. Mr. Litman stated that this type of wall treatment was used in Philadelphia. A letter from an abutting property owner objecting to the increase in the wall height was read into the record. It was explained to Mr. Weiss that he would need a zoning variance to increase the height of the wall which is considered a structure.

It was the staff opinion that there is no existing precedent for this type of wall treatment in College Hill. In fact, where masonry walls exist on corner lots of large Federal houses, the top portion of the wall is almost invariably open pickets or iron.

On a motion by Rep. Rickman and seconded by Mr. Beneduce, THE COMMISSION VOTED TO APPROVE THE MODIFICATIONS TO THE WALL CONSISTENT WITH STANDARD #4 WITH THE FOLLOWING CONDITIONS: THAT THE BLUESTONE CAP GO ACROSS THE EXISTING WALL OPENINGS ALONG PROSPECT ST., THAT THE FENCE NOT GO BEHIND THE EXISTING OPENINGS ON PROSPECT ST., THAT THERE IS ONLY ONE OPENING FOR ACCESS ON JENKES ST. IN THE WALL, THAT THE APPLICANT OBTAIN THE NECESSARY ZONING VARIANCE FOR ENLARGING THE EXISTING WALL STRUCTURE. THE COMMISSION DETERMINES THAT THE BRICK WALL IS A CONTRIBUTING APPURTENANT FEATURE TO THE COLLEGE HILL HISTORIC DISTRICT.

Mr. Schoettle was absent for the vote.

3. 1 Hoppin Street - (Downtown) A request for reconsideration of an application for a new 12' x 40' rooftop sign at 1 Hoppin Street which was denied at the January 27, 1992 hearing was given by Mr. Philip Cuniff and Mr. Stephen Zarelli of Harvard Community Health Plan. Mr. Cuniff stated that he felt he did not have an opportunity to respond to the approved reduced size of the sign (10' x 40') because the HDC discussed the issue during the closed portion of the hearing. He stated that the owner is grandfathered in to the existing sign size of 14' x 48' and that reducing it to the requested size of 12' x 40' was in itself a compromise. Mr. Cuniff also requested that HCHP have an option to use a black background, white letters and red logo.

On a motion by Rep. Rickman and seconded by Mrs. Jessup, THE COMMISSION VOTED TO RECONSIDER THE APPLICATION FOR A 12' X 40' ROOFTOP SIGN BECAUSE THE REDUCTION IN THE SIZE WAS SUGGESTED DURING CLOSED TESTIMONY THEREFORE NOT ALLOWING THE APPLICANT AN OPPORTUNITY TO RESPOND. Mr. Schoettle was absent for the vote. The motion carried.

On a motion by Mr. Beneduce and seconded by Councilwoman Nolan, THE COMMISSION VOTED TO APPROVE THE APPLICATION FOR A 12' X 40' SIGN WITH THE COLOR CHANGE TO BE APPROVED IN-HOUSE BY STAFF. Mr. Schoettle was absent for the vote. The motion carried.

4. 303 South Main Street - A presentation for approval of modifications to the front windows and doors at 303 South Main Street completed without a permit or HDC approval was given by Ms. Lisa Ichabi, tenant. The windows and doors have been covered in acid etched sheet metal and two new signs have been erected.

Ms. Ichabi stated that the owner, Mr. Philip DeNormandie did not tell her that she was in an historic district nor did anyone from the DIS. Mr. DeNormandie is well aware that this property as well as a number of others which he owns along South Main Street and Downtown are in historic districts. Ms. Ichabi stated that she cannot afford to remove the work as it would involve having to put in a new entrance on the interior and the exterior. The Commission suggested removing the metal elements, redesigning the front entrance and screening with the acid etched metal from the interior.

On a motion by Mr. Beneduce and seconded by Mrs. Regan, THE COMMISSION VOTED TO CONTINUE THE MATTER UNTIL THE MARCH 23, 1992 HEARING. THE STAFF WILL CONTACT MR. DENORMANDIE AND REQUEST HIS PRESENCE AT THE MARCH HEARING. Mr. Schoettle was absent for the vote.

Rep. Rickman, Mrs. Regan and Mr. Schadeegg voted no. Mr. Schoettle was absent for the vote. The motion carried

Other Business:

1. Several changes were proposed to the Rules & Regulations.

a. The Commission agreed that an annual mailing to all property owners in the HD's should be mailed from the Planning Dept. as part of the annual work program.

b. A second monthly meeting should be allowed for spillover applications only. Some members would like all applications to be at one hearing with a dinner break. HDC will try the two-meeting format and reconsider the issue at the April meeting. The Commission would like stronger staff recommendations.

c. There will be an Executive Committee comprised of the Chair, Vice Chair, Deputy Vice Chair and two other members to review non-application, non-standards and procedures policy issues by phone poll as they arise. Every effort should be made to call a special meeting which requires 48 hours advance notice.

d. The HDC can limit presentations in a reasonable manner provided that they allow uninterrupted presentation of testimony by the applicant.

e. Incomplete applications should not be accepted on the agenda. The HDC can overrule the staff in deciding the completeness of an application.

2. The Downtown Guidelines 2nd draft will be available on Wednesday. A second public hearing will be held on February 20, 1992.


3. Mayor Cianci has put together his legislative agenda for the Providence Caucus. One of the bills will involve changing the current HDC appeal process back to a de novo hearing as recommended by the City Solicitor. The change to the present appeal "on the record" came about after a careful 2-year study by a legislative committee headed by Sen. Sean Coffee in 1988. De novo would allow the ZBR to overturn HDC decisions and substitute their opinions and judgements for those of the HDC. HDC's are required by law to have qualified members. ZBRs require no qualifications.

Mrs. Jessup will be meeting with the Mayor on February 24, 1992 to discuss this issue. PPS has written a letter of objection to this change to the Mayor. The Chair has also written to the Mayor expressing her concerns about this proposed change.

There is an inherent conflict with the law dept. representing the HDC and the ZBR in appeals with de novo as well as the current process. Appeals should go directly to the court. De novo takes longer, costs the City and the applicants more money and time in order to have two hearings. All members present expressed objections to the proposed legislation.

There being no further business, the Commission adjourned at 8:40 pm.

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

MONDAY, FEBRUARY 24, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meetings of January 27, 1992 and February 10, 1992
- D. New Business:
  - a. Adoption of modifications to Rules and Regulations

3:45 pm

#### E. Project Review:

- 1. 146 Westminster Street - (Downtown) Reconsideration of application for new windows and insulating panels at rear of building (on Orange Street.)
- 2. 18 Bassett Street - (Downtown) Review of rooftop satellite dish erected without permit or HDC approval.
- 3. 45 Prospect Street - (College Hill) Review of two (2) signs erected without permit or HDC approval. One on the granite wall at the corner of Prospect and Angell Streets and the other freestanding in the front yard area.

4:30 pm

- 4. 25 Dorrance Street - City Hall - (Downtown) Repair and replacement in-kind of all windows and balcony doors.
- 5. 117-119 Pratt Street - (College Hill) Reconstruction of front porches, general exterior repair, retaining wall, driveway.



PHDC AGENDA  
February 24, 1992  
Page 2

5:15 pm

6. 172 Prospect Street - (College Hill) NEW  
CONSTRUCTION Conceptual hearing for construction  
of three-unit dwelling at corner of Olney and  
Prospect Streets.

F. Other Business

G. Adjourn

Copies of the Staff Report will be available to the public at  
the HDC hearing upon request.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, February 24, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair (4:55 pm)  
Clark Schoettle, Deputy Vice Chair (5:10 pm)  
Franco Beneduce  
Cornelis deBoer  
Antoinette Downing  
Michael Everett  
Councilwoman Patricia Nolan (4:10 pm)  
Rep. Ray Rickman  
Kenneth Schadeegg  
Councilwoman Rita Williams

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 pm, Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The Minutes of the Meeting of 1/27/92 and 2/10/92 were distributed by mail. It was noted that on Page 3, 1/27/92 Minutes, #4, that the applicant agreed to the change in the sign size. On a motion by Mrs. Downing and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MINUTES OF 1/27/92 AS NOTED. Mrs. Regan, Mr. Schoettle and Councilwoman Nolan were absent for the vote.

It was noted that on Page 1, 2/10/92 Minutes, #1, Mrs. Jessup met with the client's assent; Page 3, motion for 138 Prospect St. wall, add "Mrs. Jessup received a phone call from Mr. Viall stating he had no objection"; Page 3, #3, line 8 should read TESTIMONY not PORTION; Page 4, #4, Mr.

deBoer was absent for the vote. On a motion by Rep. Rickman and seconded by Mr. Beneduce, THE COMMISSION VOTED TO APPROVE THE MINUTES OF 2/10/92 AS NOTED. Mrs. Regan, Mr. Schoettle and Councilwoman Nolan were absent for the vote.

New Business:

a. Amendments to the following sections of the Rules and Regulations were reviewed by the Commission: Section 3, add 3.2 Business Meeting; Section 4.1, Public Hearing, add Sections 4.1A and 4.1B; Section 5.2, Filing of Applications; Section 6, add 6.3, Actions on an Application; Section 5.3, Acceptance of Applications. On a motion by Mr. Beneduce and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE REVISIONS TO THE RULES & REGULATIONS AS PRESENTED. Mrs. Regan, Mr. Schoettle and Councilwoman Nolan were absent for the vote.

Project Review:

1. 146 Westminster Street - A presentation for modifications to the first floor windows on Westminster and Orange Strs. and a request for reconsideration of the denial for the changes to the rear windows on Orange St. was given by Mr. A. Lauristan Parks and Mr. Seth Bowerman, partners of 146 Westminster Street Associates. The staff met with Mr. Parks and Merlin DeConti to try and resolve the window violation and subsequent denial of the work done without a permit or PHDC approval. It was agreed by all parties that the building owners would modify the Westminster St. windows (which did not require HDC review) if approval would be given for the work done at the rear that was denied at the 1/27/92 hearing.

The modifications would include removal of the bronze insulating panels on the bottom and the top (below the metal separation), and replacing the lower panels with insulated glass and the upper panel with glass painted black on the interior surface (to cover the dropped ceiling). The Commission agreed that this compromise situation was in the best interest of all parties involved and for the historic integrity of the Westminster Street building facade.

On a motion by Mr. Schadeegg and seconded by Rep. Rickman, THE COMMISSION VOTED TO RECONSIDER THE DENIAL OF THE APPLICATION FOR THE WINDOWS AT THE REAR OF THE BUILDING ON ORANGE STREET.

On a motion by Mr. Schadeegg and seconded by Mr. deBoer, THE COMMISSION VOTED TO ACCEPT THE STAFF RECOMMENDATION TO APPROVE THE CHANGES TO THE REAR OF THE BUILDING IN EXCHANGE FOR IMPROVEMENTS TO THE WESTMINSTER STREET FACADE OF THE BUILDING (including the first bay on Orange St.). Mrs. Regan, Mr. Schoettle and Councilwoman Nolan were absent for the vote.

PHDC MINUTES  
February 24, 1992

2. 18 Bassett Street - (Downtown) A presentation for approval of a satellite dish erected without a permit or PHDC approval was given by Mr. Anthony Dolbasion, applicant; Mr. Pat Cortellessa, owner; Mr. George Kapirelian, manager; Donald and Mike DiBiasio of D & B Electronics and Mr. Stephen Vocolla, legal counsel. Mr. DiBiasio stated that he was not aware that a building permit was needed as he thought satellite antenna were exempt under FCC regulations. Mr. Vocolla ~~submitted written case studies on FCC rulings dealing with First Amendment rights.~~ Staff cited the American Planning Association's written explanation of the FCC ruling which recognizes that satellite dishes can be regulated for aesthetic considerations. The Downtown Guidelines address the issue of the satellite dish's visibility from the street. In this case, the dish is highly visible from the street, however, there is no other location for the dish and the use of the site is for a sports bar which requires this type of technology. The applicant and counsel agreed that the dish would be for this tenant only and that it would be removed when the tenant vacates the property.

On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO ACCEPT THE STAFF RECOMMENDATION TO APPROVE THE SATELLITE DISH AS ERECTED ON THIS NON-CONTRIBUTING BUILDING. THE APPROVAL IS CONDITIONAL FOR THIS USE AND THIS TENANT ONLY, ARAKEL INC. DBA "NOBODY'S", AND PROVIDED THAT IT MEETS THE ZONING SET BACK REQUIREMENTS. APPROVAL OF THIS SATELLITE DISH DOES NOT SET A PRECEDENT. Councilwoman Nolan abstained. Mrs. Regan and Mr. Schlettler were absent for the vote.

3. 45 Prospect Street - A presentation for approval of two signs erected without a permit or PHDC approval was given by Ms. Carol Wooten, Brown University. Mr. deBoer recused himself due to potential conflict of interest. Ms. Wooten explained that Brown began a signage program to direct people to the University from various locations in the city. The Commission objected to the use of the same signage that has been used as directional signage throughout the city as the signage for the Corliss Brackett House, a significant Italianate Villa.

On a motion by Mr. Everett and seconded by Rep. Rickman, THE COMMISSION VOTED TO DENY THE TWO SIGNS ERECTED AT 45 PROSPECT STREET WITHOUT A PERMIT OR PHDC APPROVAL. THE COMMISSION ACCEPTS THE STAFF REPORT TO HAVE THE SIGNS BE REMOVED AS SOON AS POSSIBLE AND TO ALLOW THE APPLICANT TO SUBMIT AN APPLICATION FOR ALTERNATIVE SIGNAGE. THE OLD SIGN REMOVED FROM THE SAME LOCATION ON THE FRONT LAWN MAY BE PUT BACK TEMPORARILY UNTIL THE NEW SIGNAGE IS COMPLETE. (a period not to exceed one year) Mrs. Regan and Mr. Schoettler were absent, Mr. deBoer recused himself.

4. 25 Dorrance Street - City Hall - (Downtown) A presentation to replace and/or repair all the windows and balcony doors in City Hall was presented by Mr. Alan Sepe, City Properties; Mr. Paul Stockman and Mr. Rudolph Pistacchio, City consultants. Ms. Wendy Nicholas, from PPS, was also present. Mr. Sepe stated there are 273 windows in City Hall and most are in very poor condition. The City feels that it would be more economical

to replace all the window sash with new wood insulated sash to match the original in all respects. The interior trim will remain but the exterior trim and sills would also be replaced to match the original. Mr. Sepe stated that the funding for the windows would be from PBA bonds and that no state or federal money would be used. Ms. Nicholas stated that City Hall is an important building and one of the few downtown buildings with most of its historic windows intact. The Commission and the applicant agreed to continue the matter until the March 23, 1992 hearing in order to gather more information on the feasibility of repair/replacement vs. total replacement.

On a motion by Mr. Beneduce and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE MATTER UNTIL THE MARCH 23, 1992 HEARING.

5. 117-119 Pratt Street - (College Hill) - A presentation for exterior rehabilitation of 117-119 Pratt St. was given by Mr. Paul Jones and Mr. Thomas Lopardo, prospective buyers. The applicants intend to do general exterior rehab to the property, including retaining walls, driveway and reconstruction of the front porches and the side entry. The Commission determined that the drawings as submitted were not detailed enough to make an informed decision. Revised specs and drawings must be submitted for final approval. The applicants are to be applauded for their efforts in the restoration of this building, especially for the reconstruction of the front porches.

On a motion by Mr. Schoettle and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO CONCEPTUALLY APPROVE THE REPAIRS AS PRESENTED PROVIDED THAT DETAILED DRAWINGS FOR THE PROPOSED WORK ARE SUBMITTED TO THE COMMISSION FOR FINAL REVIEW. The applicants agreed to continue the application.

6. 172 Prospect Street - (College Hill) A conceptual presentation for construction of a 3-unit building on the corner of Prospect and Olney Strs. was given by Mr. Barry Preston, Mr. Mark Van Noppen and Mr. B.J. Dupre of the Armory Revival Company and Mr. Peter Twombly, architect. The building will be part of a 3-building complex at this corner site. The general design is a 2-1/2 story, wood frame building with approximately 3000 sf of living space with three garages below grade on the Olney Street side. Additional landscaping will be provided in the middle of the three buildings assessable from Prospect St. The parking will be screened with vegetation from Olney Street. The applicants are working under financial constraints. The exterior of the building will be cedar shingles, 2-color asphalt roof, stucco basement, painted trim. A zoning variance is need for rear yard paving. Traffic Engineering has approved the garages exiting on Olney St.

The Commission raised the following concerns: backing out of the garages on Olney St., suburban look of garages on Olney St., more verticality and/or height to the building in relation to other buildings in neighborhood, need for larger windows, ~~trellis or pergola over front window~~, and more design articulation of the north/east corner.

On a motion by Mr. Schoettle and seconded by Mrs. Regan, THE COMMISSION VOTED TO CONCEPTUALLY APPROVE THE DESIGN CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES, WITH THE CONDITION THAT THE APPLICANT STUDY THE POTENTIAL OF INCREASING THE VERTICALITY OF THE BUILDING AND FURTHER DESIGN ARTICULATION OF THE NORTH/EAST CORNER. Councilwoman Nolan (left at 6:30 pm), Mr. Everett (left at 6:30 pm) and Rep. Rickman (left at 6:50 pm) were absent for the vote. The motion carried.

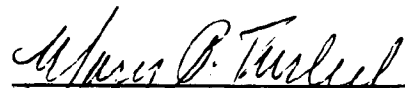
Other Business:

1. The Commission had a general discussion about the bill before the General Assembly which would amend the HDC appeal process to go back to a de novo hearing before the ZBR. All commissioners present voiced their strong objection to this bill which they perceive as a step backwards. All commissioners felt that the ZBR was not qualified to sit as a historic district commission. Members were appointed to the HDC for their expertise and interest in preservation. No board should have to appeal to another within a city or town. The commissioners recognize the inherent conflict with legal representation of the HDC in an appeal to the ZBR, however, de novo does not solve this conflict. Further more, the proposed bill effects all cities and towns not just Providence. Mrs. Jessup will be meeting with Mayor Cianci to discuss the issue in the near future.

2. The staff informed commissioners that the annual preservation conference for HDC members will be held this year in Wickford on Saturday, April 11, 1992. All members are encouraged to attend.

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

Respectfully submitted,

  
\_\_\_\_\_  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

Monday, March 23, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of February 24, 1992

3:45 pm

D. Project Review:

- 1. 25 Dorrance Street - City Hall - (Downtown)  
continuation from 2/24/92 hearing - Repair and replacement in-kind of all windows and balcony doors.
- 2. 117-119 Pratt Street - (College Hill) - continuation  
from 2/24/92 hearing - Reconstruction of front porches and side entry, detailed plans.
- 3. 303 South Main Street - (College Hill) -  
continuation from 2/10/92 hearing - Alterations to windows and door, signs.

4:30 pm

- 4. 78 Melrose Street - (South Elmwood) - Construction  
of dry laid stone wall at north/west corner of property, reduction in height of existing wall.
- 5. 46 Chestnut Street - (Downtown) Erection of signs on  
Chestnut Street, addition of curved awnings on Chestnut and Pine Streets.
- 6. 40 North Court Street - (College Hill) - Removal of  
existing window and replacement with appropriate size to match existing, addition of iron railings on front steps.

5:15 pm

7. 172 Prospect Street - (College Hill) - continuation from 2/24/92 hearing - Review of final plans for new construction.

8. 123-127 Broadway - (Broadway) - Reconsideration of previous denial (8/26/91) for application to demolish the entire building.

9. 21 Sheldon Street - (College Hill) NEW CONSTRUCTION - Conceptual review of plans for a two-car garage and tool shed.

E. Other Business

F. Adjourn

THE LAST APPLICATION WILL BE HEARD AT 7:00 PM. ALL APPLICATION LISTED ON THE AGENDA NOT HEARD BY 7:00 PM WILL BE CONTINUED TO THE NEXT HEARING ON MONDAY, APRIL 13, 1992.

Copies of the Staff Report will be available to the public at the HDC hearing upon request.

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



KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 23, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair (4:15 pm)  
Clark Schoettle, Deputy Vice Chair  
Franco Beneduce (4:15 pm)  
Cornelis deBoer  
Antoinette Downing  
Councilwoman Patricia Nolan  
Rep. Ray Rickman  
Kenneth Schadeegg

#### Members Absent:

Michael Everett  
Councilwoman Rita Williams

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn Cavanaugh, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

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

#### Minutes:

The minutes of the meeting of February 24, 1992 were distributed. On a motion by Rep. Rickman and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE MINUTES. Mrs. Regan and Mr. Beneduce were absent for the vote. The motion carried.

#### Project Review:

1. 25 Dorrance Street - City Hall - (Downtown)  
Continuation from 2/24/92 hearing - A presentation to replace and/or repair all the windows and balcony doors at City Hall

was presented by Mr. Alan Sepe; Public Properties and Mr. Rudolph Pistacchio; City consultant. Mr. Sepe presented several alternatives for the window repair/replacement including complete replacement of the windows, balcony doors, exterior trim and sills and replacing the window sash with double glazing, all work to duplicate the original in material, profile and overall design; and repair/replacement in-kind where necessary without replacing all of the historic window trim but with replacing all the sash with double glazing.

The Commission expressed concern over the loss of all of the original trim and sills for the sake of convenience when in fact much of it can be preserved and repaired in accordance with HDC standards and guidelines. The Commission also noted that repairing the trim can save the City as much as \$60,000.00. This cost factor could be applied to stripping all of the old paint to address the issue of any potential lead paint problems.

On a motion by Mr. Schoettle and seconded by Mr. deBoer, THE COMMISSION VOTED TO APPROVE ALTERNATIVE #3 TO REPAIR AND REFURBISH THE WINDOW AND DOOR TRIM AND SILLS WITH THE FOLLOWING CONDITIONS: 1. THAT THE CITY MARK, SAVE AND STORE (AT CITY HALL) AT LEAST ONE OF EACH WINDOW "TYPE" FOR A HISTORICAL RECORD, 2. THAT THE CITY SUGGEST TO THE CONTRACTOR THAT THE SCOPE OF WORK BE MODIFIED TO INCLUDE REMOVAL OF ALL PAINT, 3. THAT THE HDC STAFF BE CONSULTED FOR THE EXTERIOR PAINT COLORS. APPROVAL IS CONSISTENT WITH STANDARD #1. Mrs. Regan and Mr. Beneduce abstained having missed all testimony. The motion carried.

2. 117-119 Pratt St. - (College Hill) - continuation from 2/24/92 hearing. A presentation for detailed plans for the reconstruction of the front porches and side entry at 117-119 Pratt St. was given by Mr. Tom Lopardo, prospective buyer. (partner) The drawings had a few inaccuracies; bay windows, doors, gable windows which should be noted on the file drawings. The Commission requested that the applicants paint-out the inappropriate metal front doors by using a dark color. On a motion by Mr. deBoer and seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED PROVIDED THAT ACCURATE EXISTING CONDITIONS ARE NOTED ON THE PLANS AND THE FRONT DOORS ARE PAINTED A DARK COLOR. APPROVAL CONSISTENT WITH STANDARD #8.

3. 303 South Main Street - (College Hill) - A presentation for approval of exterior changes to 303 South Main St. done without an exterior building permit or PHDC approval was given by Ms. Lisa Ichiba, tenant; Mr. Philip DeNormandie, property owner; and Mr. Ty Davis, "advisor". (119 Betsy Wms. Dr., Cranston). Discussion of the violation was continued from the 2/10/92 hearing at which time it was requested that Mr. DeNormandie be present at this hearing. Mr. Davis and Ms. Ichiba put together a "survey" (flyer) from patrons and neighbors asking for their opinion of the acid etched sheet metal used on the exterior of the

building. Ms. Ichiba stated that approximately 300 were filled out but she was only submitting a few to the HDC for the record. She further stated that they hired a Japanese architect to do the design. However, they also stated that it did not occur to them that this was EXTERIOR work and that HDC approval was required. Mr. DeNormandie acknowledged the mistake. He knew it was in an historic district and should have brought it to the HDC before the work was done. Further it was his opinion that the work is an improvement and is appropriate for the area. Ms. Ichiba agreed. The staff noted for the record that comments of "appropriate" from the applicants should not be regarded as expert testimony.

The Commission discussed the issue and agreed that while the applicant attempted to be artistic in her choice of material, the issue of compatibility of the material and its placement in this very symmetrical facade is questionable. Several members agreed that the treatment of the facade is clearly not compatible in terms of Standards 8 & 9. On a motion by Rep. Rickman and seconded by Mr. Beneduce, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE MATTER FOR 60 DAYS (MAY 18, 1992). THE CHAIR WILL APPOINT A SUBCOMMITTEE TO GO TO THE SITE WITH THE APPLICANT AND THE OWNER TO TRY AND RESOLVE THE ISSUE. The applicant and owner agreed to continue the matter.

4. 78 Melrose Street - (South Elmwood) A presentation for construction of a dry laid stone wall and reduction of the height of an existing stone wall was given by Mr. Luke Driver, owner. Mr. Driver proposed lowering a 6' stone wall to 36" and building an additional section along the north property line. The Commission suggested setting back the new portion of the wall 4' therefore continuing the line of the existing stone wall and leaving a green space. On a motion by Mr. Schadeegg and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE STONE WALL WITH THE CONDITIONS SO NOTED ABOVE. APPROVAL IS CONSISTENT WITH STANDARD 6. Rep. Rickman left at 5:45 pm.

5. 46 Chestnut Street - (Downtown) - A presentation for awnings and signage at 46 Chestnut Street was given by Mr. Mark Maio, architect with Johnson and Wales University and Mr. Steve Allen of Dion & Sokol Architects. The total signage length would be approximately 50' and would utilize the existing signage board with green gooseneck lighting above. Letters would be applied individually, color to be gold. The architect stated that the awning type would be curved. The Commission stated that they would prefer the traditional shed-type awning, clearance from the sidewalk must be 8'-1/2". Valances on all the awning should be the same.

On a motion by Mr. Schadeegg and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE SIGNAGE AND awnings AS SUBMITTED PROVIDED THAT THE AWNINGS BE A TRADITIONAL SHED-TYPE AWNING PROFILE. Rep. Rickman was absent. The motion carried.

Mr. Sokol requested that staff be authorized to approve addition of a window vent on the east elevation which is required by code. The Commission agreed.

6. 40 North Court Street - (College Hill) - A presentation for a window change and front railings for 40 North Court Street was given by Mr. Mark Godfrey, owner and Mr. William Connell, contractor. Mr. Godfrey noted that he has a handicap and needs railings on the front steps to gain access to his house. The railings would be wrought iron and would be attached into the brownstone steps and not into the the front pilasters. The design as proposed is appropriate for a Colonial building. The applicant requested approval to change the size of an existing window opening on the west elevation to match the other window openings on the first floor. The window had been previously shortened to go over a kitchen sink. Mr. Connell noted that the window would match the existing historic windows in all respects. The original sill, which is on the shorter window, will be reused.

On a motion by Mr. deBoer and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED CONSISTENT WITH STANDARDS 2 & 8. Rep. Rickman was absent for the vote.

7. 172 Prospect Street - (College Hill) - A presentation for final details for the construction of a 3-unit building at the corner of Prospect & Olney Streets was given by Mr. H. Lebaron Preston, Mr. Mark Van Noppen, Mr. B.J. Dupre, owners and Mr. Peter Twombly, architect. The applicants addressed issues of height, further design articulation of the north/east corner, larger windows, use of a pergola on the east elevation, more appropriate front door, and further design modifications of the north gable area. The modifications as presented were acceptable to the Commission with the exception of suggesting the use of lattice in the flat panels on the north gable window and not using pressure treated lumber for the finish wood. On a motion by Mr. Beneduce and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED WITH THE AMENDMENTS NOTED ABOVE. PLANS ARE CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES. Rep. Rickamn was absent. The motion carried.

8. 123-127 Broadway - (Broadway) - A presentation for demolition of 123-125 Broadway and conversion of the lot for parking was given by Mr. Bennie Sisto, General Partner of Forum Associates, owners. This issue was reviewed and denied in August 1991. Mr. Sisto is seeking reconsideration of the matter under R.I.G.L. 45-24.1-4.5. and HDC Rules & Regs 6.10 (casualty), as the building sustained serious fire damage on 1/13/92. On a motion by Mr. Beneduce and seconded by Mrs. Downing, THE COMMISSION VOTED TO RECONSIDER THE MATTER OF DEMOLITION ALTHOUGH THE 12 MONTH PERIOD HAS NOT EXPIRED.

Mr. Sisto explained that he spent considerable monies to gut and clean the building out. He submitted a complete application including fifteen (15) reasons why he should be granted approval to demolish the building. There was no insurance to cover his loss. The application was complete, including copies of written testimony from outside contractors, engineers, real estate professionals and a revised Proforma indicating a net operating cash flow deficiency supporting his claim that the rehabilitation of the building would cause undue and unreasonable financial hardship. The Commission, in addition, sustained its burden under the state and local law with regard to assisting the owner in finding alternatives to demolition.

The Commission made a finding of fact that 123-127 Broadway is a structure "valuable to the neighborhood within which it exists". On a motion by Mrs. Regan and seconded by Mr. Beneduce, THE COMMISSION VOTED TO APPROVE THE APPLICATION TO DEMOLISH 123-127 BROADWAY AS SUBMITTED. BOTH THE APPLICANT AND THE COMMISSION HAVE SUSTAINED THEIR BURDEN UNDER THE LAW, AND DENIAL OF THIS APPLICATION WOULD CAUSE UNDUE AND UNREASONABLE HARDSHIP TO THE PRESENT OWNER, WOULD CONTINUE TO POSE A THREAT TO PUBLIC SAFETY AND WOULD NOT BE IN THE INTEREST OF THE MAJORITY OF THE COMMUNITY. Rep. Rickman was absent. The motion carried.

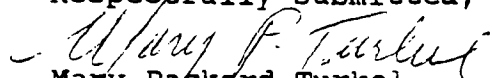
The applicant must submit a detailed site plan for the proposed parking lot, consistent with the Providence Zoning Ordinance and the PHDC Site Improvement Guidelines to the the staff for final review and approval.

9. 21 Sheldon Street - A presentation for a two-car garage and attached storage shed in the rear of 21 Sheldon St. was given by Mr. Jim Devine, (25 Eagle St.) contractor. The proposed plans call for a long narrow building constructed along the west property line. The general style would be compatible with the existing historic building. The owner, Mr. Bill Wooten, is out of the country and agreed to have Mr. Devine act on his behalf. It was agreed that the footprint of the garage as proposed is too long.

On a motion by Mr. Beneduce and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO CONTINUE THE MATTER UNTIL THE APRIL 27, 1992 HEARING. Rep. Rickman was absent. Mr. Devine agreed on behalf of the owner. The staff will arrange a special meeting/site visit to 21 Sheldon St. with the owner to try and resolve the size issue.

There being no further business, the Commission adjourned at 7:50 pm.

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

Monday, April 27, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of March 23, 1992

3:45 pm

D. Project Review:

- 1. 359 South Main Street - (College Hill) - Review of hanging sign erected without permit or PHDC approval. "CAMDEN PASSAGE"
- 2. 361 South Main Street - (College Hill) - Review of hanging sign erected without permit or PHDC approval. "GALLERY 361"
- 3. 463 Broadway - (Broadway) - Erection of freestanding sign in front lawn area.
- 4. 45 Prospect Street - (College Hill) - Restoration of brownstone front portico and 3 brownstone balconies.

4:30 pm

- 5. 89 Power Street - (College Hill) - Construction of wood frame open porch at rear, removal of first floor casement windows.
- 6. 357 Benefit Street - (College Hill) - Removal of skylight on library, ventilators, and additional ridge and roof work.
- 7. 21 Sheldon Street - (College Hill) - Continuation from 3/23/92 hearing - construction of garage.

5:30 pm

8. 123 Pratt Street - (College Hill) - Continuation from 2/10/92 hearing - Construction of single family dwelling.

9. 53 Olney Street - (College Hill) - Continuation from 8/26/91 hearing - Construction of garage.

10. 151 Pratt Street - (College Hill) - Continuation from 11/25/91 hearing - Review of garage constructed without permit or PHDC approval. Construction of 8' x 10' storage shed. Review of existing fence height.

E. Other Business:

1. Status of North Elmwood Historic District.
2. New form for Certificate of Appropriateness.

F. Adjourn

THE LAST APPLICATION WILL BE HEARD AT 7:00 PM. ALL APPLICATIONS LISTED ON THE AGENDA NOT HEARD BY 7:00 PM WILL BE CONTINUED UNTIL THE NEXT HEARING ON MONDAY, MAY 11, 1992.

Copies of the Staff Report will be available to the public at the HDC hearing upon request.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCHI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 27, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Cornelis deBoer  
Michael Everett  
Councilwoman Patricia Nolan  
Rep. Ray Rickman  
Kenneth Schadeegg

#### Members Absent:

Antoinette F. Downing  
Clark Schoettle  
Councilwoman Rita Williams

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn Cavanaugh, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:45 pm, Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The minutes of the meeting of March 23, 1992 were distributed. On a motion by Mr. deBoer and seconded by Mr. Beneduce, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 3/23/92.

#### Project Review:

1. 359 South Main Street - (College Hill) A presentation for approval of a sign erected without a permit or PHDC approval was given by Ms. Francesca Erice, tenant and Mr. Rawley Eastwick, building manager. The presenters apologized for the violation. Mr. Eastwick stated that PHDC Signage Guidelines are distributed with leases. The



Commission stated that a SIGNAGE SYSTEM is needed for the row of commercial properties owned by Mr. DeNormandie on South Main St. The Commission further reminded Mr. Eastwick that a Building Permit is required by law for all signage. Ms. Erice stated that she was concerned that tenants in the rear of the building on South Water St. have signage on both street facades which adds to the signage confusion along South Main St. The sign as proposed is a 2-1/2' x 2' wood painted sign, scalloped edge, white background, black letters, floral motif, copy reads "Camden Passage".

On a motion by Mr. deBoer and seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN FOR "CAMDEN PASSAGE" AS ERECTED CONSISTENT WITH PHDC SIGNAGE GUIDELINES.

2. 361 South Main Street - (College Hill) - A presentation for approval of a sign erected without PHDC approval or a permit was given by Mr. Rawley Eastwick, building manager for owner, Mr. Philip DeNormandie. Mr. DeNormandie is also the owner of the business, "Gallery 361". The Commission expressed concern to Mr. Eastwick that Mr. DeNormandie is ignoring PHDC procedures and building code requirements which he is well aware of. Again, the issue of a signage system for all of his properties on South Main Street located in the College Hill Historic District was discussed. The staff and Mrs. Regan noted that they met with Mr. DeNormandie several years ago to discuss this issue and at that time he agreed to contact a graphic designer and work on a signage system. As far as the staff knows, nothing has been done to follow up on this issue on the part of Mr. DeNormandie. On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE MATTER UNTIL THE MAY 18, 1992 HEARING AT WHICH TIME MR. DENORMANDIE SHOULD BE PRESENT AT THE MEETING. The applicant's representative agreed to continue the matter. A sub-committee consisting of Mrs. Regan, Mr. Everett, Mrs. Jessup and staff will meet with Mr. DeNormandie to discuss signage.

3. 45 Prospect Street - (College Hill) - A presentation for work on the front portico and upper balconies at 45 Prospect St. was given by Mr. Michael White and Mr. Steven Arndt of Brown University Physical Plant and Mr. Clifford "Jack" Renshaw, architect. Mr. Renshaw explained that the building is used as the Admissions Office by Brown and that the University recognizes that it is a very important building to the College Hill HD. The brownstone is in very poor condition. They are looking into various materials for patching and repair including Edison and Jahn Restoration material. The four stone piers on the upper balcony are unsound and the applicant is considering wood columns with a sandpaint finish. The balusters (previously approved), are made of cast fiberglass with an integral color. Brown is asking for approval of the concept at this time and will submit specs when they are ready. The Commission noted that structurally sound material should stay and that close field

supervision will be critical. The Commission further stated that the applicants should be in touch with a stone conservator. Mr. Renshaw will contact staff for a list of names.

On a motion by Mr. deBoer and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE WORK ON THE BALCONIES CONSISTENT WITH STANDARDS 2 & 3. STAFF WILL OVERSEE ALL TEST PATCHING AND SAMPLES OF SAND PAINT FOR THE BALUSTRADES AND PORTICO. Rep. Rickman left at 4:50 pm.

4. 89 Power Street - (College Hill) - A presentation for a 10' x 11' wood frame open porch at the rear of 89 Power St. was given by Mr. William Barrett, Brown University Physical Plant and Mr. Kevin Harrop, architect with Caputo and Wick. The porch will be compatible with the existing architectural style of the building and details of existing steps, railings and lattice. An existing casement window will be removed and a new wood french door unit with true divided lights will be installed. On a motion by Mr. Everett and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED CONSISTENT WITH STANDARDS 8 & 9. THE BUILDING IS A CONTRIBUTING STRUCTURE TO THE HISTORIC DISTRICT. Rep. Rickman was absent for the vote. The motion carried.

5. 357 Benefit Street - (College Hill) - A presentation for modifications to 357 Benefit St. was given by Ms. Martha Werenfels, architect; Mr. Robert Emlen, Director and Mr. Thomas Goddard, Clerk for the Works. The application involves removal of a skylight over the library which has not been used since the 1920's restoration work of John Nicholas Brown, replace flat seam copper roof with a lead coated batten seam roof painted gray, removal gravity ventilators, add a new ridge vent, new cricket at chimney at west end, new soffit vents and a new roof hatch approximately 2' x 3'.

The Commission inquired as to whether thought was given to restoring the skylight. The applicants stated that the skylight has caused water damage in the library area and the inside view of the skylight was removed and plastered over in the 1920's. The skylight is hidden from ground view by a roof balustrade which will be reinstalled. On a motion by Mr. Schadeegg and seconded by Mrs. Regan, THE COMMISSION VOTED TO APPROVE THE APPLICATION AS SUBMITTED CONSISTENT WITH STANDARDS 4, 8 AND 9 AND BECAUSE THE SKYLIGHT HAS CAUSED DAMAGE TO THE BUILDING AND IS NO LONGER SERVICEABLE. THE BUILDING IS A NATIONAL HISTORIC LANDMARK. Mr. deBoer recused himself due to potential conflict of interest. A letter is on file. Rep. Rickman was absent for the vote. The motion carried.

6. 21 Sheldon Street - (College Hill) - Continuation of application - Revised plans for a new garage and attached

storage shed at 21 Sheldon St. were given by Mr. William Wooten, owner. The Commission had a site visit to the site on 4/9/92 and the plans submitted were a result of suggestions made to Mr. Wooten on site. The total length of the structure has been reduced by 10 feet allowing for a one-car garage instead of a two-car garage. The commission stated some design articulation on the west facade is needed. If building code will not allow glass or wire glass windows on this elevation, then blind winds should be used. The glass panels should be eliminated from the panels in the garage door. On a motion by Mr. Everett and seconded by Councilwoman Nolan, THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE ONE-CAR GARAGE AND ATTACHED SHED AS SUBMITTED CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES. Rep. Rickman was absent for the vote. The motion carried.

7. 463 Broadway - (Broadway) - A presentation for a new freestanding sign to be installed in the south/west lawn area of 463 Broadway was given by Dr. John T.A. Romano, DDS. The sign size is 3' x 3' mounted on black painted posts with lattice frame below and between the posts. The sign will be painted black background, white or gold letters and dark green molding. The sign will be mounted perpendicular to Broadway. The Commission noted that the sign as proposed is too high. The lattice should be reduced in height with the bottom of the sign no higher than the top of the iron fence. The size of the sign could be reduced to 2-1/2' x 2-1/2'. The material can be wood or metal. Final details are to be worked out with staff and Mrs. Regan.

On a motion by Mr. Beneduce and seconded by Mr. deBoer, THE COMMISSION VOTED TO APPROVE THE SIGN CONSISTENT WITH THE PHDC SIGNAGE GUIDELINES AND WITH THE CONDITIONS NOTED ABOVE. FINAL PLANS ARE TO BE APPROVED BY STAFF. Mr. Schadeegg voted no. Rep. Rickman was absent for the vote. The motion carried.

8. 123 Pratt Street - (College Hill) - continuation of application - A presentation for construction of a single family dwelling at 123 Pratt St. was given by Ms. Jane Mayerson, prospective buyer and Mr. Robert Donnelly, architect. It was noted that Ms. Mayerson has changed architects for the project. Although the basic foot print of the building, massing, roofline, material, height, etc. remain the same, the decorative detail of the building has changed substantially. A revised model was presented. The Commission had a number of comments and questions about the building detail. After much discussion between the applicant, architect and Commission members, the Commission requested that further information and design study be considered for the following: 1. The use of wrought iron as a railing material, 2. The basic design relationships of the parts, i.e. the proportions of elements one to another, the consistency of detail as one form meets another form, the proportions of the forms themselves, 3. The colors of the permanent materials, 4. Additional information on the following elements: a. detailing of the "arts & crafts"

ornamentation, b. detailing of the floral panels, c. detailing of basic landscape forms (not plant materials) e.g. exterior stairways, retaining walls and other landscape features. 5. The appropriateness of using a salvaged element from a mid-19th century building on the pergola, 6. The relationship of the pergola to the rest of the building; the massing, articulation and construction detailing of the pergola, 7. On the first floor, the relationship of the arched opening at the east facade to the rectangular opening at the north side. 8. Further articulation of the wall behind the face plane next to the front door, 9. The height of the balcony railings, the space between the platform and the roof and the depth of the platform on the second floor street facade, 10. The way the balcony post at the southeast corner, second floor, meet the south elevation. 11. The design details of the bowed window on the first floor, south facade, 12. The "lightness" of the supporting posts below the loggia (west elevation).


The Commission and the applicant agreed to continue the matter until the May 18, 1992 hearing. Mrs. Regan recused herself. Rep. Rickman was absent

9. 53 Olney Street - (College Hill) A presentation for final plans for the construction of an underground garage, exposed roof deck and new retaining wall at 53 Olney St. was given by Mr. Brian Becken, owner and Mr. Spencer Morris, designer. It was noted for the record that the Commission agreed to extend the approval period which expired in February as the applicant had to receive a variance from ZBR to construct the garage. The applicant would like to use stucco as an option for the facing material although it would be constructed to be faced with brick. The railings are a picket style. The Commission suggested posts to break the long runs of pickets. The garage doors are standard overhead doors to cut costs. Final design of the railings can be handled in-house by staff when construction drawings are submitted. On a motion by Mr. Everett and seconded by Mr. deBoer, THE COMMISSION VOTED TO APPROVE THE FINAL PLANS AS SUBMITTED WITH DESIGN DETAILS TO BE APPROVED IN-HOUSE BY STAFF. Mrs. Regan and Rep. Rickman were absent for the vote. The motion carried.

Other Business:

1. The Chair announced that there will be an informational meeting for residents of the North Elmwood Historic District on April 29, 1992 at the Knight Library. The district goes into effect on May 1, 1992.

There being no further business, the Commission adjourned at 7:50 pm.

Respectfully submitted,  
  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

**PROVIDENCE HISTORIC DISTRICT COMMISSION**

*"Preserving the Past for the Future"*

**NOTICE OF SPECIAL MEETING  
CONTINUATION OF THE APRIL 27, 1992 HEARING**

**MONDAY, MAY 11, 1992**

**5:00 P.M.**

**ON SITE AT 151 PRATT STREET, PROVIDENCE**

**AGENDA**

- A. Call to Order
- B. Roll Call
- C. Project Review
  - 1. 151 Pratt Street - (College Hill) - Continuation from 11/25/91 hearing: Review of garage constructed without permit or PHDC approval. Proposed construction of 8' by 10' storage shed. Review of existing fence height.
- D. Adjourn

Copies of the Staff Report will be available to the public at the meeting upon request.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A special meeting of the Providence Historic District Commission was held on Monday, May 11, 1992 at 5:00 p.m. on site at 151 Pratt Street, Providence, RI 02906. This meeting was a continuation of the public hearing of April 27, 1992.

#### Members Present:

Tina Regan, Vice Chair (acting chair)  
Antoinette Downing  
Michael Everett  
Councilwoman Patricia Nolan  
Rep. Ray Rickman  
Councilwoman Rita Williams

#### Members Absent:

Karen L. Jessup, Chair  
Franco Beneduce  
Cornelis deBoer  
Kenneth Schadeegg  
Clark Schoettle

#### Staff:

Kathryn J. Cavanaugh, Planning Dept.

#### Call to Order:

There being a quorum present, the meeting was called to order at 5:15 p.m., Mrs. Regan presiding.

#### Project Review:

1. 151 Pratt Street (College Hill) - A presentation for approval of construction of a two-bay garage on the east property line and a storage shed at the northwest corner of the property was given by Mr. Alfred Wunderlich, property owner. The garage is partially constructed, without a building permit or PHDC approval. Also present were Mrs. Pamela Wunderlich, property owner, and Mr. and Mrs. Walsh, abutters at 135 Pratt Street.

Mr. Wunderlich presented drawings showing a revised design for the garage. The design concept is a structure that looks more like a barn than a garage, in keeping with the farmhouse character of the main building. The garage will be oriented perpendicular to the main house, facing Pratt Street (east), and materials will be wood clapboards and cedar roof shingles. The gabled roof will have the same pitch as that of the main house, and the overall height of the structure has been increased by one foot. A single six-light true divided light wood window will be added in both the east and west gables. The design of the garage doors has not been finalized, but the left-hand opening will be widened by 6 inches.

The storage shed will measure 8 feet by 10 feet and be made of wood with clapboard siding, of a design similar to the "Barnboard Shed" with saltbox roof shown a brochure from Creative Shed Designs, submitted with the application.

Mr. and Mrs. Walsh expressed concern about the overhang of the garage at the rear (west) elevation, noted that the ~~design of the garage should conform to that of the house~~, and hoped construction could be completed by the fall. Mr. Wunderlich indicated that an engineer has reviewed the plans and safety is not an issue.

On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE CONCEPT OF THE GARAGE AND STORAGE SHED AS MODIFIED BY THE APPLICANT AT THIS MEETING, AS CONSISTENT WITH PHDC NEW CONSTRUCTION GUIDELINES, WITH THE FOLLOWING CONDITIONS:

1. THE GARAGE DOORS SHALL BE DESIGNED TO RESEMBLE BARN DOORS. (THE EXISTING GARAGE DOORS MAY BE RETAINED IF COVERED BY BARN-LIKE DOORS.) THE DOORS SHALL BE HAVE A MINIMUM 8-INCH REVEAL AND MAY INCLUDE GLAZING ABOVE.

2. STAFF SHALL REVIEW ALL CONSTRUCTION DETAILS, INCLUDING DETAILS OF THE DOORS. NO FURTHER PUBLIC HEARING SHALL BE REQUIRED FOR THIS APPLICATION.

There being no further business, the Commission adjourned at 5:50 p.m.

Respectfully submitted,

  
Kathryn J. Cavanaugh  
Assistant City Planner for Preservation

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

~~Monday, May 18, 1992~~

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of April 27, 1992
- D. Project Review

3:45 P.M.

- 1. 123 Pratt Street (College Hill) - Continuation from 4/27/92 hearing: Construction of single family dwelling.

4:30 P.M.

- 2. 361 South Main Street (College Hill) Continuation from 4/27/92 hearing: Review of perpendicular sign erected without permit or PHDC approval for "GALLERY 361."

- 3. 303 South Main Street (College Hill) Continuation from 3/23/92 hearing: Review of alterations to windows and entrance, done without permit or PHDC approval.

5:00 P.M.

- 4. 102 Meeting Street (College Hill) Construction of addition at rear, creation of two new window openings.

- 5. 123 Dorrance Street (Downtown) - Create new window opening in south side of penthouse level, construction of roof deck with railing on south side.

- 6. 399 Broadway (Broadway) - Installation of public telephone.

- E. Other Business

- 1. Adopt Standards and Guidelines for North Elmwood Historic District.

- 2. Review draft new application form.

- F. Adjourn



PHDC Agenda  
5/18/92  
Page 2

Copies of the Staff Report will be available to the public at the meeting upon request.

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

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 18, 1992 at 3:30 p.m. in the 4th floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

#### Members Present:

Tina Regan, Vice Chair, acting as Chair  
Cornelis J. deBoer  
Antoinette F. Downing  
Michael Everett  
Councilwoman Patricia Nolan  
Representative Ray Rickman (4:15 p.m.)  
Kenneth Schadeegg  
Councilwoman Rita Williams

#### Members Absent:

Karen L. Jessup, Chair  
Franco Beneduce  
Clark Schoettle

#### Staff:

Kathryn J. Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP, Planning Dept.  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:45 p.m., Ms. Regan presiding. All testimony was sworn.

#### Minutes:

The minutes of the meeting of April 27, 1992 were distributed. On a motion by Mrs. Downing, seconded by Mr. Schadeegg, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF 4/27/92.

#### Project Review:

1. 123 Pratt Street - (College Hill) - A presentation for approval of the design details of new construction of a single family home on the site was given by Mr. Robert Donnelly, architect. Also present were Ms. Jane Mayerson, applicant, and attorney Robert Stolzman.

Before the presentation began, Ms. Regan recused herself from the review. On a motion by Mr. Schadeegg, seconded by Ms. Williams, THE COMMISSION VOTED UNANIMOUSLY TO ELECT MRS. DOWNING AS ACTING CHAIR.

After brief introductory remarks by Mr. Stolzman, Mr. Donnelly presented revised drawings (dated 5/18/92) which responded to the issues raised in the Commission's letter of 4/30/92 to Ms. Mayerson. Major changes from the previous submittal included substitution of a simple wrought iron railing for the decorative floral panels on the pergola; addition of a horizontal window on the first floor of the east facade, near the main entrance; refinement of the archways on the east and north sides of the entrance porch; increased width of the support posts under the loggia on the west elevation; articulation of landscaping; permanent color samples of eggnog yellow (base color), slate red (stripe color) and slate blue (panel color); and elimination of Arts and Crafts ornamentation in the decorative panels.

On a motion by Mr deBoer, seconded by Mr. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE DESIGN DETAILS WITH THE FOLLOWING CONDITIONS: 1) THE COLUMN AT THE SOUTHEAST CORNER OF THE SECOND FLOOR SHALL ALIGN WITH THE BALCONY POST ABOVE; 2) A COLORED RENDERING OF ALL ELEVATIONS SHOWING PERMANENT COLORS SHALL BE SUBMITTED, AND ANY CHANGES TO COLORS SHALL BE REVIEWED BY STAFF; 3) CONSTRUCTION DRAWINGS AND ALL FINAL DETAILS SHALL BE SUBMITTED TO STAFF FOR APPROVAL BEFORE CONSTRUCTION BEGINS. THE COMMISSION FOUND THE PROPOSAL CONSISTENT WITH PHDC NEW CONSTRUCTION GUIDELINES.

Councilwomen Nolan and Williams left the hearing at 4:50 p.m. Ms. Regan returned to the meeting and continued as acting Chair.

2. 361 South Main Street - (College Hill) - Staff reported a telephone call from Rawley Eastwick, property manager, requesting an extension of this matter until the June meeting due to owner Philip DeNormandie's inability to attend today's hearing. On a motion by Mrs. Downing, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO EXTEND REVIEW OF THIS APPLICATION UNTIL JUNE 22, 1992, WITH THE PROVISION THAT THE SUBCOMMITTEE APPOINTED TO WORK WITH THE APPLICANT ON A MASTER SIGN PLAN FOR THE BUILDING WILL MEET WITH MR. DENORMANDIE PRIOR TO THE JUNE MEETING. The subcommittee consists of Ms. Regan, Mr. Everett, Ms. Jessup and staff.

3. 303 South Main Street - (College Hill) - Ms. Lisa Ichiba, proprietor of Ichidai restaurant, requested an extension of her application until the June meeting so that owner Philip DeNormandie could be present. On a motion by Rep. Rickman, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO EXTEND REVIEW OF THIS APPLICATION UNTIL JUNE 22, 1992 WITH THE PROVISION THAT MR. DENORMANDIE WILL BE REQUIRED TO ATTEND THE MEETING.

4. 102 Meeting Street - (College Hill) - A presentation for construction of a one-story addition with porch and skylight at the rear (north) elevation, and for the creation of two new window openings on the first floor, one on the east and one on the south elevation, was made by Mr. Sam Cate, architect representing the property owners. Mr. Cate noted that a zoning variance will be required for the addition.

The addition will be only minimally visible from Meeting Street, and will be screened from abutters to the north by an existing stand of trees. The materials and design will match be consistent with those of the main house. The new windows will also match existing windows in the building.

On a motion by Mr. deBoer, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH PHDC STANDARDS 8 AND 9, WITH THE FOLLOWING CONDITIONS: 1) ALL CONSTRUCTION DETAILS ARE TO BE SUBMITTED TO STAFF FOR FINAL APPROVAL; 2) ANY CHANGES REQUIRED BY THE ZONING BOARD SHALL BE SUBMITTED TO STAFF FOR APPROVAL.

5. 123 Dorrance Street - (Downtown) - A presentation for creation of a new window opening in the southeast elevation of the rooftop penthouse, and for construction of a roofdeck with metal railing on the southeast roof, was made by Mr. David Charleson, representing the owners purchasing the condominium unit in the penthouse. Mr. Charleson noted that the windows will be similar to existing windows in the penthouse, and will be located high up on the penthouse wall to escape a view of existing rooftop mechanical equipment.

After discussion with the Commission, Mr. Charleson modified the design of the roof deck and railing so that the deck will extend from the Eddy Street side northeast to the point where the penthouse is closest to the east parapet; the existing railing on the parapet will be retained, and extended to run westward from the fourth chimney on the parapet back to the corner of the penthouse. The new railing and deck floor will not be visible from the public way.

On a motion by Mr. deBoer, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE APPLICATION AS AMENDED BY THE APPLICANT, AS AN EXCEPTION TO PHDC DOWNTOWN DISTRICT GUIDELINES, BECAUSE THE WORK WILL HAVE NO ADVERSE EFFECT ON HISTORIC ARCHITECTURAL FEATURES OF THE BUILDING. A revised roof plan showing the amended location of the deck and railing is to be submitted to staff for approval.

6. 399 Broadway - (Broadway) - A presentation for installation of a public telephone in the southeast corner of the lot was made by Mr. Walter Snead of New England Telephone, representing the property owner. Mr. Snead indicated that a previous telephone at this location was removed about six years ago.

Staff reported two phone calls and one letter from abutters and the Federal Hill Neighborhood Association objecting to the installation because of concerns about the telephone being used for illegal activities. Mr. Snead indicated that the telephone would not receive incoming calls. The Commission noted that the use of the telephone was beyond its purview, and that the telephone would have no adverse architectural effect on the non-contributing building or on the district as a whole. On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED UNANIMOUSLY TO

APPROVE THE APPLICATION AS SUBMITTED, CONSISTENT WITH PHDC STANDARDS 4, 8 AND 9, WITH THE FOLLOWING CONDITIONS: 1) MR. SNEAD OR OTHER REPRESENTATIVE OF NEW ENGLAND TELEPHONE SHALL MEET WITH ABUTTERS AND THE NEIGHBORHOOD ASSOCIATION TO DISCUSS THEIR CONCERNS BEFORE THE TELEPHONE IS INSTALLED. Mr. Snead also indicated a willingness to meet with the Commission to discuss appropriate telephone design for historic districts.

Other Business:

1. On a motion by Mrs. Downing, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO ADOPT THE EXISTING PHDC STANDARDS AND GUIDELINES FOR THE NORTH ELMWOOD HISTORIC DISTRICT.

2. The Commission discussed the proposed revisions to the application form for a Certificate of Appropriateness and had no changes to suggest for the current draft. Staff will have the form typeset and in use by midsummer.

3. Rep. Rickman suggested that the Commission plan to discuss, before the end of the year, a work plan to computerize HDC information. Mr. Deller noted that creation of a city-wide computerized data base is currently under investigation, and suggested in the meantime that a progress report be developed for insertion in each building file.

4. Staff reported an emergency situation at 30 Benefit Street (College Hill) relative to the unstable condition of the brownstone portico. The owner has installed steel columns and an I-beam to support the portico. This measure is temporary while the owner determines how to repair the element.

5. Staff reported receipt of an application for Certificate of Appropriateness for various repairs and partial demolition of an existing non-contributing deck and stairway at 65 Keene Street (College Hill). On a motion by Mr. Everett, seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO DELEGATE TO STAFF THE REVIEW OF THE DEMOLITION OF THE NON-CONTRIBUTING DECK AND STAIRWAY.

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,

  
Kathryn J. Cavanaugh

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

Monday, June 22, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the meeting of May 11, 1992 and May 18, 1992
- D. Project Review:

3:45 P.M.

1. 361 South Main Street (College Hill) - Continuation from 5/18/92 hearing; review of sign for "GALLERY 361", erected without a permit or PHDC approval.

2. 303 South Main Street (College Hill) - Continuation from 5/18/92 hearing; review of alterations to commercial facade done without a permit or PHDC approval.

3. 1 Benefit Street (College Hill) - Erection of 12" x 18" flush sign.

4. 50 John Street - (College Hill) - Replace an existing door on Brook St. with a new recessed unit within the existing opening.

4:30 P.M.

5. 98 Congdon Street - (College Hill) - Raise granite front steps approximately 2-1/2" to 3" to correct a severe drop from front hall to first step. Fence design.

6. 102 Williams Street - (College Hill) Exterior alterations to rear (north) ell and lean-to additions; skylight, extension of NW leanto, window changes, addition or door, steps, porch and porch canopy.

5:15 P.M.

7. 7-9 Benefit Street - General exterior repairs, discussion of corrective measures for sandblasted brownstone basement facade along Benefit St. done without a building permit or PHDC approval and SLA violation.

8. 151 Broadway - (Broadway) - Review of new sign on the corner of Broadway and Dean Streets erected without a permit or PHDC approval. (violation)

9. 462 Broadway - (Broadway) - Review of new freestanding sign erected without a permit or PHDC approval. (violation)

10. 9-11 Sheldon Street - (College Hill) - Review of vinyl replacement windows installed in the SW/3rd floor, no permit or PHDC approval. (violation)

11. 53 Parade Street - (Armory) - Replacement of window frames, caps, and corner boards, no permit or PHDC approval. (violation)

6:15 P.M.

E. Other Business:

a. Discussion of lead paint legislation.

b. Discussion of setting deadlines for correcting violations.

c. Distribution of new application form, Certificate of Appropriateness form and application filing instruction sheet.

F. Adjourn

KAREN L. JESSUP  
CHAIR



VINCENT A. CIANCI, JR.  
MAYOR

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

**MINUTES**

A meeting of the Providence Historic District Commission was held on Monday, June 22, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

**Members Present:**

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Clark Schoettle, Deputy Vice Chair  
Cornelis deBoer  
Michael Everett  
Councilwoman Patricia Nolan (3:55)  
Rep. Ray Rickman (3:40)  
Kenneth Schadeegg

**Members Absent:**

Franco Beneduce  
Antoinette F. Downing  
Councilwoman Rita Williams

**Staff:**

Mary Packard Turkel, Planning Dept.  
Kathryn Cavanaugh, Planning Dept.  
Thomas E. Deller, AICP  
David A. Salvatore, Counsel

**Call to Order:**

There being a quorum present, the meeting was called to order at 3:30 pm, Mrs. Jessup presiding. All testimony was sworn.

**Minutes:**

The minutes of the meetings of 5/11/92 and 5/18/92 were distributed. Mr. deBoer noted that line 6 should have the word "roof" added before the word pergola. On a motion by Mr. deBoer and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MINUTES OF THE MEETINGS OF 5/11/92 AND 5/18/92 AS NOTED. Councilwoman Nolan and Rep. Rickman were absent for the vote. The motion carried.



Project Review:

1. and 2. 361 South Main Street and 303 South Main Street (College Hill) - continuation from 5/18/92 hearing Further comments on the outstanding violations for these properties were given by Mr. Philip DeNormandie, owner. Much discussion ensued regarding this violation which has been outstanding and unresolved since last fall. It was generally agreed that had the commercial design been submitted to the HDC for review before the work was done as is the proper procedure, it would not have been approved. It is always more difficult for the Commission to make a design decision on a project after the fact. Several motions were made and amended, none passed. On a motion by Rep. Rickman and seconded by Councilwoman Nolan, THE COMMISSION VOTED UNANIMOUSLY TO NAME A SUBCOMMITTEE TO WORK WITH THE APPLICANT AND THE OWNER AND TO REPORT BACK TO THE COMMISSION ON BOTH 361 AND 303 SOUTH MAIN STREET AT THE NEXT HEARING. Mr. DeNormandie agreed to continue.

3. 1 Benefit Street - (College Hill) A presentation for a new sign was given by Mr. Gregory Schadone, relative of the tenant, Travel Resources Inc. The sign will be wood, mounted flush to the building to the left or right of the front door, copy to read, "TRAVEL RESOURCES INC.", 12" x 18", mahogany stain, black border, gold or copper color lettering. The Commission stated that the sign should be centered (height and width) when mounted and that it should be attached in the mortar joints. On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE SIGN DESIGN AS PRESENTED AND IN ACCORDANCE WITH THE STAFF REPORT. APPROVAL IS SUBJECT TO A DETERMINATION BY THE DEPT. OF INSP. AND STD'S THAT THE USE IS IN CONFORMANCE WITH THE ZONING ORDINANCE. HDC APPROVAL OF THE DESIGN SHALL NOT BE CONSIDERED SUPPORT FOR A VARIANCE OR EXCEPTION IF REQUIRED.

4. 50 John Street - (College Hill) - A presentation for a recessed doorway at 50 John St. (194-208 Brook St.) was given by Mr. Kevin Harrop; engineer, and Mr. Bill Barrett of Brown University Physical Plant. The plans are in response to a zoning violation (door swinging onto the sidewalk). The proposal is to recess the doorway maintaining the original window opening width, and lowering the threshold to 6" at the center, and creating a steel lintel above the new door height. The Commission suggested that the height of the opening be the same as the original unframed window opening, that the recessed door have a transom to allow light, that lighting be installed within the recess and that the concrete block on the new interior walls be painted a light color. On a motion by Mr. Everett and seconded by Mr. deBoer, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS WITH THE CONDITIONS NOTED ABOVE, CONSISTENT WITH STANDARDS 4 AND 9.

5. 98 Congdon Street - (College Hill) - A presentation to raise the front steps approximately 2-1/2 to 3" and increase the tread area at 98 Congdon St. was given by Mrs. Marilyn Ardenite, owner. Mrs. Ardenite stated that a dangerous situation exists in the steep drop from the front hall to the top step, which is also too shallow. The staff report concurred. The Commission agreed that this is a minimal alteration. On a motion by Mr. Schadeegg and seconded by Rep. Rickman, ~~THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND APPROVE THE APPLICATION CONSISTENT WITH STANDARD 4.~~ APPROVAL IS SUBJECT TO APPROVAL BY THE DEPT. OF INSP. & STD'S FOR CODE COMPLIANCE.

Mrs. Ardenite submitted a photograph of a possible design for her fence (in wood) but she is still searching for a cast iron fence which would be her preference. The Commission thought that the fence design as presented may be "too busy" with the railing that is currently on the deck. On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO ALLOW STAFF REVIEW AND APPROVAL FOR THE FINAL DESIGN OF THE FENCE. A MODEST SITE PLAN SHOWING THE FENCE POST LOCATIONS MUST BE SUBMITTED TO STAFF.

6. 102 Williams Street - (College Hill) - A presentation for exterior alterations to the ell and leantos at 102 Williams St. was given by Ms. Trisha Hoag; interior designer, Ms. Joan Duncan and Ms. Mary Brewster; architects. The plans call for removing the existing novelty siding and replacing with clapboards, addition of windows and doors, moving of windows, an addition to the west leanto, new stairs addition of a raised skylight and addition of one 4-light window at the first floor north west corner of the main house. All other work is proposed for the ell and leantos on the north, east and west elevations. The Commission questioned the need for a raised skylight on the north ell roof which is off-centered and visible. Other means of allowing more light into this area need to be explored. The Commission also questioned the squareness of the panes of glass in the single 6/6 window proposed for the north elevation of the leanto. All other lights of glass appear to be rectangular.

On a motion by Rep. Rickman and seconded by Mrs. Regan, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF REPORT AND THE THE PLANS AS PRESENTED WITH THE EXCEPTION OF THE SKYLIGHT. APPROVALS OF EXTERIOR CHANGES ARE CONSISTENT WITH STANDARD 8. DENIAL OF THE SKYLIGHT IS CONSISTENT WITH STANDARD 4.

7. 7-9 Benefit Street - (College Hill) - A presentation for approval of sandblasting work done without a permit or PHDC approval to the walkout basement facade on Benefit Street was given by Mr. Michael Dressler, owner. Mr. Dressler stated that there were 3-5 coats of paint on the brownstone and that he wanted to remove it in order to paint and refurbish the entire building. While he acknowledges now

that sandblasting is not a recommended treatment for paint removal on historic buildings, at the time the work was done he felt it was the best solution. The Commission pointed out that in addition to permanent damage to porous surfaces, sandblasting without proper precautions is against DEM regulations on clean air and lead paint removal. The Commission should have had the opportunity to make recommendations for the proper removal of the paint, if it was deemed necessary.

On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO ACCEPT THE STAFF RECOMMENDATION TO DENY THE APPROVAL OF THE SANDBLASTING AND TO REQUEST THAT THE OWNER CONSULT WITH AN INDEPENDENT STONE CONSERVATOR TO RECOMMEND CORRECTION AND/OR STABILIZATION OF THE BROWNSTONE. THE APPLICANT SHALL HAVE A PERIOD OF SIXTY (60) DAYS TO SUBMIT A WRITTEN REPORT TO THE STAFF FOR PROCEEDING WITH CORRECTION AND/OR STABILIZATION. The staff shall send the applicant several names of stone conservators.

8. 151 Broadway - (Broadway) - A presentation for approval of a sign erected without a permit or PHDC approval was given to the Commission by Ms. Ellie Trait, Director of the Arthur Angelo School and Mr. Richard Amato, building owner. Mr. Amato stated that the need for a permit was discussed with the lease however it seems that a permit was not obtained by the signage company. The Commission stated that the sign is quite large. With the new sign, existing signs and the name of the school along the awnings, the entire amount of signage needs to be interpreted for compliance with the signage ordinance along the building frontage. A motion was made by Mr. Schoettle and seconded by Mr. Everett to reduce the height of the sign by approximately 8" and center it in the area over the entrance. The motion did not pass. On a motion by Rep. Rickman and seconded by Councilwoman Nolan, THE COMMISSION VOTED UNANIMOUSLY TO OFFER THE APPLICANT THE OPPORTUNITY TO SUBMIT AN AMENDED APPLICATION TO THE NEXT HEARING OF THE HDC ON JULY 27, 1992. The new design must take into consideration the Signage Section of the Zoning Ordinance.

9. 9-11 Sheldon Street - (College Hill) - A presentation for approval of 3 vinyl replacement windows installed on the third floor west elevation without a permit or PHDC approval was given by Mr. William Brazil, owner. Mr. Brazil stated that the windows were in very poor condition and that he saw the vinyl replacements and thought they looked useful and handy. He still has the original sash. On a motion by Mr. Schadeegg and seconded by Mrs. Regan, THE COMMISSION VOTED TO DENY THE APPLICATION FOR THE VINYL REPLACEMENT WINDOWS AS BEING INAPPROPRIATE WITH THE OTHER WOOD WINDOWS IN THE BUILDING. Councilwoman Nolan and Mr. Schoettle were absent for the vote. The motion carried.

Mr. Brazil agreed to replace the windows with wood sash to match the original. The staff will review the new windows on site for compliance.


There was no one present to represent the applications for 462 Broadway and 53 Parade St. On a motion by Mr. Everett and seconded by Rep. Rickman, The Commission agreed to table these applications until the next hearing. Councilwoman Nolan and Mr. Schoettle were absent for the vote. The motion carried. Applicants will be notified.

Other Business

1. The Commission agreed to set a deadline for correcting violations when reviewing applications. A suggested time frame will be in the staff report.
2. A letter will be sent to the Preservation Society reminding them to send people to the HDC for repair work when preparing their buildings for painting.
3. Mrs. Jessup will contact the PJB to invite them to a meeting of the HDC.
4. The staff will put together a questionnaire regarding whether to end HDC hearings at 7:00 pm, continue until all applicants are heard, take a break, etc.
5. Mrs. Jessup reported that the proposed change in the appeals process back to de novo is dead for this year.
6. Mrs. Jessup stated that she will be talking to professionals and HDC members to get feed back on the HDC process and how it is working, might be improved, etc.

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

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L JESSUP  
CHAIR



VINCENT A. CIANCI JR.  
MAYOR

## PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

### AGENDA

Monday, July 27, 1992

3:30 P.M.  
4th Floor Conference Room  
Department of Planning and Development  
400 Westminister Street  
Providence, Rhode Island 02903

#### APPLICANTS ARE REQUIRED TO ATTEND THE HEARING

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of June 22, 1992
- D. Project Review:

3:45 P.M.

1. 303 South Main Street (College Hill) - Continuation from 6/22/92 hearing; review of alterations to commercial facade done without a permit or PHDC approval. (VIOLATION)

2. 361 South Main Street (College Hill) - Continuation from 6/22/92 hearing; review of sign for "GALLERY 361", erected without a permit or PHDC approval. (VIOLATION)

3. 462 Broadway (Broadway) - Continuation from 6/22/92 hearing; review of freestanding sign erected without a permit or PHDC approval. (VIOLATION)

4. 53 Parade Street (Armory) - Continuation from 6/22/92 hearing; review of replacement work done without a permit or PHDC approval. (VIOLATION)

4:30 P.M.

5. 14 Barnes Street (College Hill) - Replacement of side entry stairs on the west elevation.

6. 18 Barnes Street (College Hill) - Replacement of side and rear entry stairs on the west and north elevations.

7. 357 Benefit Street (College Hill) - Removal of existing 1890's brick pavers in the courtyard area, excavation of the site for new drainage system, replacement of the brick pavers with crushed stone in asphalt base. New walkway material for the west and south walkway area.

5:00 P.M.

8. 156-170 Benefit Street (College Hill) - What Cheer Garage: Removal of an existing center window in the center bay of the first floor at 160 Benefit Street and creation of a recessed entry in this opening.

9. 167 Benefit Street (College Hill) - Erection of a new hanging sign utilizing existing decorative bracket.

10. 64 Barnes Street (College Hill) - Reconstruction of front stairs, addition of new wood deck over front porch, new railing to match first floor.

E. Other Business:

1. Discussion of the height of interior fences.

F. Adjourn

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

KAREN L JESSUP  
CHAIR  
TINA REGAN  
VICE CHAIR  
CLARK SCHOETTLE  
DEPUTY VICE CHAIR  
FRANCO BENEDEUCE  
MICHAEL EVERETT  
KENNETH SCHADEGG  
CORNELIS J. deBOER, AIA  
ANTOINETTE F. DOWNING  
G. ROBIN RAO RYAN  
PATRICIA NOLAN  
RITA WILLIAMS  
REP. RAY RICKMAN



VINCENT A. CIANCHI, JR.  
MAYOR  
THOMAS E. DELLER, AICP  
KATHRYN J. CAVANAUGH  
MARY PACKARD TURKEL  
STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, July 27, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Clark Schoettle, Deputy Vice Chair (3:45)  
Franco Beneduce (3:50)  
Cornelis deBoer  
Michael Everett  
Councilwoman Patricia Nolan (4:00)  
Kenneth Schadegg  
Councilwoman Rita Williams

#### Members Absent:

Antoinette F. Downing  
Rep. Ray Rickman

#### Staff:

Mary Packard Turkel, Planning Dept.  
Kathryn Cavanaugh, Planning Dept.

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:35 pm, Mrs. Jessup presiding. All testimony, except for the owner of 53 Parade Street, was sworn.

#### Minutes:

The minutes of the meeting of June 22, 1992 were distributed. On a motion by Mr. deBoer and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MINUTES. Councilwoman Nolan and Mr. Beneduce were absent for the vote.

New Business: Mrs. Jessup introduced and welcomed Mrs. G. Robin Rao Ryan as a new commission member. Mrs. Ryan will be officially sworn in by the Mayor. She did not comment or vote at the hearing.

#### Project Review:

1. 303 South Main Street - (College Hill) - continued

from the 6/22/92 hearing - A presentation for approval of changes to 303 South Main Street done without an exterior building permit or PHDC approval was given by Mr. Rawley Eastwick, building manager. Mr. DeNormandie, owner was not present. Ms. Lisa Ichiba, tenant came in at the end of the presentation. A subcommittee met with Mr. DeNormandie on site to try and resolve this issue on June 29, 1992 at which time it was agreed by all parties that revised drawings for a compromise design solution would be submitted to the Commission staff by 7/17/92. Drawings were not received. Mr. Eastwick presented some hand sketches and stated that he was unsure at this time about the feasibility of altering the two arches (see PHDC Staff Report, 7/27/92). Mr. DeNormandie thought it might be too expensive and he would have to get an estimate. The Commission questioned why this information was not gathered prior to coming to this hearing. Without documentation or a specific proposal for the metal panels, they have nothing to act on. The Commission further stated that this is an outstanding violation from October 1991. The staff has been to the site with the applicant twice, two subcommittee meetings have been held on site and the Commission has had previous hearings on the matter on 2/10/92, 3/23/92, 5/18/92, and 6/22/92. The applicant has had ample opportunity to provide information to the HDC to resolve this issue.

On a motion by Mrs. Regan and seconded by Mr. Everett, THE COMMISSION VOTED TO DENY THE APPLICATION AS IT IS INCOMPLETE AND INCONSISTENT WITH STANDARDS 3 AND 5. Councilwoman Nolan abstained. The motion passed.

2. 361 South Main Street - (College Hill) - A presentation for approval of a sign erected without a permit or PHDC approval was presented by Mr. Rawley Eastwick, building manager. The sign is metal, 28" x 36", hanging perpendicular to the building, black background, gold letters, copy reads "Gallery 361". On a motion by Mr. deBoer and seconded by Councilwoman Williams, THE COMMISSION VOTED TO APPROVE THE SIGN CONSISTENT WITH PHDC SIGNAGE GUIDELINES. Mr. Everett abstained. The motion passed.

Councilwoman Williams left at 5:00 pm.

3. 462 Broadway - (Broadway) - A presentation for approval of a sign erected without a permit or PHDC approval was given by Ms. Diane Tarro, tenant. Ms. Tarro stated that this was the same sign she had hanging on her previous location on Broadway for the past nine years. The Commission was concerned with the overall size of the sign (too large), the bright yellow color and the overall design of the graphics which read like a business card or a real estate office "for sale" sign. On a motion by Mr. Schoettle and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO DENY THE SIGN AS ERECTED AS BEING INCONSISTENT WITH THE PHDC SIGNAGE GUIDELINE #3. Councilwoman Nolan was absent for the vote. The motion carried.



The Commission informed Ms. Tarro that they would review an alternate proposal for another design if submitted. She must also clarify with zoning if a freestanding sign of this size and location is allowed in an R-3 zone.

4. 53 Parade Street - (Armory) - A presentation for approval of work done without a permit or PHDC approval and for additional exterior work was given by Ms. Naomi Davis Young, owner. Ms. Young refused to swear her testimony. Ms. Young stated that she was at the Commission meeting last month with her architect but the door was locked downstairs. The Commission apologized for this but the door automatically gets locked at a certain time. Ms. Young insisted that she was only painting the house. However, staff Mary Turkel was on site and asked that work be stopped because the painter had an electric saw on the sidewalk and was cutting new trim pieces which in her opinion were not appropriate to the building. The staff routinely reviews repair work, however in this case staff felt that the work was not appropriate and therefore she could not approve it. Ms. Young stated that she was running for US Congress and didn't have time to address this issue until after November 3, 1992. The Commission asked if it would be possible to have her architect act on her behalf. Ms. Young was unwilling to do anything until after the election and requested that this issue be postponed until the November hearing. However, she agreed that she would have the architect contact the staff to discuss the issue on her behalf.

A motion to continue the matter until November 23, 1992 was defeated. On a motion by Mr. Everett and seconded by Mr. Schadegg, THE COMMISSION VOTED TO REQUEST THE APPLICANT TO HAVE HER ARCHITECT CONTACT THE STAFF WITH REGARD TO THE WORK AND THE STAFF WILL REPORT BACK TO THE COMMISSION AT THE NEXT MEETING.

5. 14 Barnes Street - (College Hill) - A presentation for the reconstruction of the side stairs (west) at 14 Barnes St. was given by Mr. Jon Rosenblatt, owner. The new stairs are necessary to improve the safety and aesthetics of the building. While no physical or photo documentation was available, the plans as presented are generally appropriate to the building. The existing stairs have no historic or architectural significance. Several minor discrepancies were noted and corrected on the plans. On a motion by Mr. Beneduce and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED WITH MINOR DETAIL CORRECTIONS NOTED, CONSISTENT WITH STANDARDS 8 AND 9.

6. 18 BARNES STREET - (COLLEGE HILL) - A presentation for the reconstruction of two sets of exterior stairs (west and north) at 18 Barnes St. was given by Mr. Jon Rosenblatt, owner.

The new stairs are necessary to improve the safety and aesthetics of the building. While no physical or photo documentation was available, the plans as presented are generally appropriate to the building. The existing stairs have no historic or architectural significance. On a motion by Mr. Beneduce and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED CONSISTENT WITH STANDARDS 8 & 9.

6. 357 Benefit Street - (College Hill) - A presentation for replacement of the paving material in the courtyard of 357 Benefit St. was given by Mr. Rob Emlen, Director; Ms. Cecilia Searle, landscape architect and Mr. Thomas P.I. Goddard, Clerk of the Works. The applicants proposed removing the existing brick pavers in the courtyard in order to excavate the area, put in a new drainage system and lower the courtyard to allow water to run away from the building. The existing brick has been patched a number of times and cannot be removed and reset. The proposal is to regrade the courtyard area and to pave it with crushed stone in an asphaltic base. A border of lilac bluestone would separate the crushed stone from the foundation of the house. The front walkway will be reset with salvaged brownstone and lilac bluestone pavers. A new walkway of lilac bluestone pavers will extend along the north side of the house. The color of the proposed courtyard stone will be in the same tone as the lilac bluestone.

The Commission expressed concern over the loss of the brick courtyard surface and the "suburban look" of the crushed stone material. They requested that the applicant study the feasibility of edging the entire area around the crushed stone with lilac bluestone (as is being done at the rear of the house) in order to minimize the visual impact of the material and clearly define the building and the paving area.

On a motion by Mr. Everett and seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE REMOVAL OF THE BRICK AND REPLACEMENT WITH THE CRUSHED STONE IN ASPHALTIC BASE AND TO REQUIRE MODIFICATIONS TO THE EDGES AS DISCUSSED. FINAL DETAILS ARE TO BE WORKED OUT WITH THE STAFF. Mr. deBoer recused himself. The motion carried.

8. 156-170 Benefit Street - (College Hill) A presentation for alterations to the front of the What Cheer Garage, 156-170 Benefit St., was given by Ms. Fran Gast, RISD and Mr. Harold Washburn, architect. The applicant and architect presented plans to remove the existing first floor window centered on the parapet roof and create a recessed doorway to allow better access to and monitoring of the first floor office space. After careful consideration of alternative locations, this location was chosen by the architect and RISD. The new door will match the other new

doors along the Benefit Street facade of What Cheer Garage, in design and material. On a motion by Mr. Everett and Seconded by Councilwoman Nolan, THE COMMISSION VOTED TO APPROVE THE PLANS SUBMITTED CONSISTENT WITH STANDARD 9. Mr. Schoettle voted no. The motion carried.

9. 167 Benefit Street - (College Hill) - No one was present to represent the application for a new sign at 167 Benefit Street. In the opinion of staff, the application was incomplete. On a motion by Mr. Schoettle and seconded by Mr. Beneduce, THE COMMISSION VOTED TO DECLARE THE APPLICATION INCOMPLETE, THEREFORE NO ACTION WILL BE TAKEN. The motion passed.

Mr. deBoer left the meeting at 6:10 pm.

10. 64 Barnes Street - (College Hill) - A presentation to add a second floor porch railing to 64 Barnes St. was given by Mrs. Patricia Zesk, owner and Mr. Donald Shein, contractor. Although no photo documentation could be found of the railing, the 1987 College Hill NR Survey sheet notes that such a railing existed. The first floor porch and railing will be repaired and/or replaced in-kind. The Commission suggested several minor technical modifications to the specs for the roof deck and balustrade treatment that were noted on the drawings. On a motion by Mr. Schadeegg and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE PLANS AS SUBMITTED WITH THE MODIFICATIONS NOTED ON THE DRAWINGS, AS CONSISTENT WITH STANDARDS 2 AND 8. The motion carried.

Other Business:

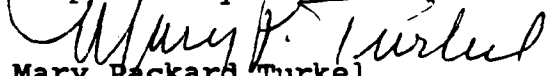
1. The staff discussed the difficulty with the regulation of fence heights and what seems to be a lack of authority to enforce disputes. It was decided that the fence regulations will be modified to require applicants proposing an interior fence higher than the 5' allowed by ordinance to submit a letter of "no objection" from all abutting property owners effected by the proposed fence.

Councilwoman Nolan left at 6:35 pm.

2. The Commission and staff discussed having separate signage guidelines for the individual districts. A subcommittee consisting of Mr. Schoettle, Mrs. Regan, Mr. Beneduce and Mr. Everett will work with the staff in the near future on new signage guidelines.

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

Respectfully submitted,

  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP

CHAIR

TINA REGAN

VICE CHAIR

CLARK SCHOETTLE

DEPUTY VICE CHAIR

FRANCO BENEDEUCE

MICHAEL EVERETT

KENNETH SCHADEGG

CORNELIS J. deBOER, AIA

ANTOINETTE F. DOWNING

G. ROBIN RAO RYAN

PATRICIA NOLAN

RITA WILLIAMS

REP. RAY RICKMAN



VINCENT A. CIANCI, JR.

MAYOR

THOMAS E. DELLER, AICP

KATHRYN J. CAVANAUGH

MARY PACKARD TURKEL

STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA

Monday, August 24, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Minutes of the Meeting of July 27, 1992
- D. Old Business:
  - a. 53 Parade Street, status report from staff

3:45 P.M.

#### E. PROJECT REVIEW:

- 1. 14 Arnold Street - (College Hill) - Addition of two windows to the south (rear) elevation of ell, addition of two windows to the east side of the ell, general repair of windows and door in the west elevation.
- 2. 69 Lloyd Avenue - (College Hill) - Installation of new roofing system, replacement of wooden terrace with stone and brick terrace, addition of trellis; installation of french door at rear, addition of water table board on north, west and south.
- 3. 14 Imperial Place - (Downtown) Addition of a concrete handicap ramp to meet ADA requirements.

4:30 P.M.

- 4. 345 South Main Street - (College Hill) SOUTH WATER STREET SIDE, Addition of multipaned wood windows on west elevation, paint brick at first floor level a cream color, installation of multipaned wood windows in existing openings on south elevation, addition of covered entrance on south elevation, awnings on west elevation over new windows, new signage.

PHDC AGENDA  
8/24/92  
Page 2

5. 168 Bowen Street - (College Hill) - NEW  
CONSTRUCTION, CONCEPTUAL REVIEW - addition of screened porch  
approximately 395 sf to be constructed on the west side of  
the building (rear), replacement of fence at west property  
line.

5:30 P.M.

F. NEW BUSINESS:

a. 79 Prospect Street - VIOLATION OF APPROVED PLANS -  
Removal of a portion of the original brick exterior rear wall  
(first floor), no structural permit or PHDC approval.

G. OTHER BUSINESS:

H. ADJOURN:

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

KAREN L. JESSUP

CHAIR

TINA REGAN

VICE CHAIR

CLARK SCHOETTLE

DEPUTY VICE CHAIR

FRANCO BENEDEUCE

MICHAEL EVERETT

KENNETH SCHADEGG

CORNELIS J. deBOER, AIA

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RITA WILLIAMS

REP. RAY RICKMAN



VINCENT A. CIANCI, JR.

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KATHRYN J. CAVANAUGH

MARY PACKARD TURKEL

STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, August 24, 1992 at 3:30 pm in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island, 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Antoinette F. Downing  
Michael Everett  
Councilwoman Patricia Nolan  
Rep. Ray Rickman  
Robin Ryan  
Kenneth Schadegg

#### Members Absent:

Cornelis deBoer  
Clark Schoettle  
Councilwoman Rita Williams

#### Staff:

Mary Packard Turkel  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 pm, Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The minutes of the meeting of July 27, 1992 were distributed. On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE THE MINUTES.

Old Business: 53 Parade Street - The staff reported that she and Kathy Cavanaugh met with Ms. Young's architect Thomas Smith, at 53 Parade St. to review the work done without a permit or CA. (see PHDC Staff Report, 8/24/92). On a motion by Rep. Rickman and seconded by Mr. Schadegg, THE COMMISSION VOTED UNANIMOUSLY TO EXTEND THE REVIEW PERIOD FOR THE APPLICATION FOR 53 PARADE ST. UNTIL THE NOVEMBER 23, 1992 HEARING AS REQUESTED BY THE APPLICANT.

PHDC MINUTES

8/24/92

Page 2

If the applicant and/or her architect would be willing to work with staff to modify the existing inappropriate trim, the violation notice would be cleared off the record and the applicant could obtain a permit for roof repairs.

Project Review:

1. 14 Arnold Street - (College Hill) - A presentation for window additions to 14 Arnold St. was given by Dr. Nelson Fausto and Ms. Ann DeLancey, owners. The applicants proposed adding 2- 6/6 wood windows to the south elevation, ground level, of the rear ell in order to allow more light into this space which will be used for an office. If more light is needed, they requested approval for two 6-light sash on the east elevation, same level. The windows and all trim would match existing historic windows. On a motion by Mrs. Downing and seconded by Rep. Rickman, THE COMMISSION VOTED TO APPROVE THE PLANS FOR THE WINDOW CHANGES AS PRESENTED CONSISTENT WITH STANDARDS 8 & 9. Mrs. Jessup recused herself due to potential conflict of interest.

2. 69 Lloyd Avenue - (College Hill) - A presentation for minor modifications to 69 Lloyd Ave. was given by Mr. Cecil Labhart, owner and Mr. Jack Hartley, architect. It was noted that this is a noncontributing building. The applicant proposed a new roof system, replacing skylights, adding a water table to the west and south, removing a window on the south elevation and replacing it with french doors, adding a pergola "sunscreens" along the south elevation, and replacing the existing deck with a brick and stone terrace.

The Commission noted that one of the skylights is a "bubble" unit and will be replaced in-kind. Acceptance of this does not set a precedent for this type of skylight. On a motion by Mr. Beneduce and seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED CONSISTENT WITH STANDARDS 4 AND 8.

3. 14 Imperial Place - (Downtown) - A presentation for a concrete handicap ramp in the courtyard area of 14 Imperial Place was given by Mr. Wilbur Yoder, Treasurer of the condo association. The ramp will be 8 feet wide and 24 feet long with a simple pipe railing painted to match the building trim. The existing door will be electronically modified. On a motion by Mr. Everett and seconded by Rep. Rickman, THE COMMISSION VOTED UNANIMOUSLY TO APPROVE THE PLANS AS SUBMITTED CONSISTENT WITH STANDARDS 4 AND 8.

4. 345 South Main Street - (College Hill) - A presentation for alterations to 345 South Main St. was given by Elisa Conti, tenant. Mr. Richard Boriskin, Attorney at Law, represented the applicant. The plans call for adding three windows, window boxes, an awning and flush signage to the west elevation, an enclosed vestibule, and a hanging sign to the south elevation and a sign at the South Main St.

PHDC MINUTES

8/24/92

Page 3

entry. Brick walls are to be painted a cream color and the new windows and existing windows will have applied wood window grids. The Commission determined that the drawings were not accurately drawn nor was sufficient detail provided for them to act on the application. Concerns were raised over the painted brick, size and location of the west windows, use of wood material for the windows, height of the vestibule and detail of the signage on South Main St. A subcommittee of Mr. Everett, Mrs. Regan, Mrs. Jessup and Mr. Beneduce will meet on site with the applicant on 8/28/92 at 9:00 am. With the agreement of the applicant, and on a motion by Rep. Rickman and seconded by Mrs. Downing, THE COMMISSION VOTED TO CONTINUE THE APPLICATION. Councilwoman Nolan was absent for the vote.

Councilwoman Nolan left at 4:30 pm.

5. 168 Bowen Street - (College Hill) - A conceptual presentation for a screened porch addition to 168 Bowen St. was given by Mr. William Kite, architect. The plans call for removal of an existing non-historic wood deck on the west elevation (rear) and replacement with an open "pavilion" screened porch with a standing seam copper roof with skylights. The porch would contain approximately 395 sf. Although modern in feeling, the porch is light and airy and could easily be removed without destroying the historic integrity of the main house. The material would be natural redwood with a stone floor and a stone base material. On a motion by Rep. Rickman and seconded by Mr. Everett, THE COMMISSION VOTED TO APPROVE IN CONCEPT THE PORCH ADDITION CONSISTENT WITH THE PHDC NEW CONSTRUCTION GUIDELINES AND STANDARD 9.

Rep. Rickman left at 5:45 pm

Franco Beneduce left at 6:50 pm

New Business:

79 Prospect Street - (College Hill) - See Staff Report 8/24/92. Mr. Ralph Dinneen, architect; Mr. Christopher Whitney, attorney and Mr. Edward W. Burman, contractor were present to discuss the removal of a portion of the rear wall, first floor, of 79 Prospect Street. The representatives offered apologies for the loss of the historic material and would like to work with the HDC to resolve the issue. They presented drawings for a temporary wall (sheet rock) which, if allowed to proceed, would make the house livable for the owners who have several important social commitments in the month of September. The applicants will make a formal presentation to the Commission at the September or no later than the October hearing.

Mrs. Jessup will inform Merlin DeConti that the Commission agrees to a temporary solution for the wall and that the Joukowsky's will make a formal presentation by October. It is noted that a quorum was not present and that comments expressed by the members present were opinions.



PHDC MINUTES  
8/24/92  
Page 4

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

Respectfully submitted,

*Mary P. Turkel*  
Mary Packard Turkel  
Preservation Planner

KAREN L. JESSUP  
CHAIR  
TINA REGAN  
VICE CHAIR  
CLARK SCHOETTLE  
DEPUTY VICE CHAIR  
FRANCO BENEDEUCE  
MICHAEL EVERETT  
KENNETH SCHADEGG  
CORNELIS J. deBOER, AIA  
ANTOINETTE F. DOWNING  
G. ROBIN RAO RYAN  
PATRICIA NOLAN  
RITA WILLIAMS  
REP. RAY RICKMAN



VINCENT A. CIANCI, JR.  
MAYOR  
THOMAS E. DELLER, AICP  
KATHRYN J. CAVANAUGH  
MARY PACKARD TURKEL  
STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### AGENDA SPECIAL MEETING

Tuesday, September 8, 1992

3:30 P.M.

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

- A. Call to Order
- B. Roll Call
- C. Project Review:

1. 345 South Main Street - (College Hill) - continuation of application from the 8/24/92 hearing for review of addition of windows on the west elevation, addition of a covered entrance on the south elevation, new signage.

- D. Other Business
- E. Adjourn

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

KAREN L. JESSUP

CHAIR

TINA REGAN

VICE CHAIR

CLARK SCHOETTLE

DEPUTY VICE CHAIR

FRANCO BENEDEUCE

MICHAEL EVERETT

KENNETH SCHADEGG

CORNELIS J. deBOER, AIA

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RITA WILLIAMS

REP. RAY RICKMAN



VINCENT A. CIANCI, JR.

MAYOR

THOMAS E. DELLER, AICP

KATHRYN J. CAVANAUGH

MARY PACKARD TURKEL

STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A special meeting of the Providence Historic District Commission was held on Tuesday, September 8, 1992 at 3:30 p.m. at the Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903. This meeting was a continuation of the public hearing of August 24, 1992.

#### Members Present:

Tina Regan, Vice Chair (acting chair)  
Franco Beneduce  
Cornelis J. deBoer  
Antoinette F. Downing  
Councilwoman Patricia Nolan  
Rep. Ray Rickman  
Robin Rao Ryan  
Councilwoman Rita Williams

#### Members Absent:

Karen L. Jessup, Chair  
Michael Everett  
Kenneth Schadeegg  
Clark Schoettile

#### Staff:

Kathryn J. Cavanaugh, Planning Dept.  
Mary Packard Turkel, Planning Dept.

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:45 p.m., Mrs. Regan presiding. All testimony was sworn.

#### Project Review:

1. 345 South Main Street (College Hill) - A presentation for approval of alterations, including addition of three new windows, an awning and a sign on the west elevation; addition of an entrance vestibule and a projecting sign on the south elevation; and a new sign on the east elevation was given by Ralph and Elisa Conti, applicants for "Raphael Bar-Risto." Testimony was also provided by James Moore, real estate broker.

Mrs. Turkel gave a brief staff report describing a subcommittee meeting on site on August 28, 1992, attended by Mrs. Jessup, Mrs. Regan, Mr. Beneduce, Mr. and Mrs. Conti, Mr. Moore, property manager Rawly Eastwick, and herself. Issues discussed included the relationship of

the new windows on the first floor of the west elevation to those on the upper stories; increasing the height of the new first floor windows; eliminating the wood grids for all first floor windows; and modifying the new entryway so that its height aligns with the windows on the south elevation.

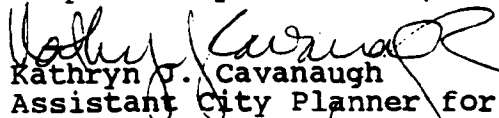
Mrs. Conti presented revised drawings (dated 9/8/92) showing that the new windows on the west elevation have been elongated and are more in proportion with the scale of the upper floor windows; the window grids, painting of the brick, and flower boxes have been eliminated; and the entrance vestibule is now the same height as the south windows. New windows will be bronze aluminum, matching the existing. The signs and awning designs were unchanged from the previous submission.

The Commission noted that the revised proposal answered the questions raised at the first hearing and the site visit. Mr. deBoer expressed concern about the random alignment of the windows on the west elevation, but, noting that the building is a non-contributing property to the College Hill historic district, did not object to the proposal. Mr. deBoer also questioned whether the entrance vestibule projects out far enough to meet code requirements. Mrs. Turkel noted that flower boxes are not subject to PHDC review and that if the applicants decide to install them, no further review would be needed.

On a motion by Mr. Beneduce, seconded by Councilwoman Nolan, THE COMMISSION UNANIMOUSLY VOTED TO APPROVE THE APPLICATION AS AMENDED BY THE APPLICANT, CONSISTENT WITH STANDARD 8 AND THE SIGN GUIDELINES, WITH THE FOLLOWING PROVISOS: 1) ALL DETAILS ARE TO BE REVIEWED IN-HOUSE BY STAFF, INCLUDING THE DESIGN AND PLACEMENT OF THE NEW SIGN ON THE EAST ELEVATION; 2) ANY CHANGES RESULTING FROM REVIEW BY THE DEPARTMENT OF INSPECTIONS AND STANDARDS ARE TO BE SUBMITTED TO STAFF FOR REVIEW.

There being no further business, the Commission adjourned at 4:10 p.m.

Respectfully submitted,

  
Kathryn P. Cavanaugh  
Assistant City Planner for Preservation

KAREN L. JESSUP

CHAIR

TINA REGAN

VICE CHAIR

CLARK SCHOETTLE

DEPUTY VICE CHAIR

FRANCO BENEDEUCE

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VINCENT A. CIANCI, JR.

MAYOR

THOMAS E. DELLER, AICP

KATHRYN J. CAVANAUGH

MARY PACKARD TURKEL

STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### NOTICE OF PUBLIC HEARING

Monday, September 28, 1992

3:30 P.M.

4th Floor Conference Room

Department of Planning and Development

400 Westminister Street, Providence, Rhode Island 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

#### AGENDA

A. Call to Order

B. Roll Call

C. Minutes of the Meetings of Aug. 24 and Sept. 8, 1992.

3:40 P.M.

D. Project Review:

1. 300 Weybosset Street (Downtown) - Beneficent  
Congregational Church - Install signs.

2. 150 Chestnut Street (Downtown) - Replace doors on  
Chestnut Street elevation.

4:10 P.M.

3. 201 Broadway (Broadway) - Construct dormer on east  
elevation, restore 3rd floor window on east elevation, install  
four skylights.

4. 109 Melrose Avenue (South Elmwood) - St. Elizabeth's  
Home - Replace all windows with vinyl replacement sash.

E. Other Business

1. Annual P.H.D.C. Retreat

2. CLG Annual Report

F. Adjourn - Projected Adjournment 5:00 P.M.

Copies of the Staff Report will be available to the public at  
the hearing upon request.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS  
REQUESTING INTERPRETER SERVICES FOR THE HEARING-IMPAIRED MUST  
NOTIFY THE OFFICE OF THE CITY CLERK AT 421-7740 (EXTENSION  
248), 48 HOURS IN ADVANCE OF THE MEETING DATE.

KAREN L. JESSUP

CHAIR

TINA REGAN

VICE CHAIR

CLARK SCHOETTLE

DEPUTY VICE CHAIR

FRANCO BENEDEUCE

MICHAEL EVERETT

KENNETH SCHADEGG

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THOMAS E. DELLER, AICP

KATHRYN J. CAVANAUGH

MARY PACKARD TURKEL

STAFF

## PROVIDENCE HISTORIC DISTRICT COMMISSION

*"Preserving the Past for the Future"*

### MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 28, 1992 at 3:30 p.m. in the 4th Floor Conference Room, Department of Planning and Development, 400 Westminster Street, Providence, Rhode Island 02903.

#### Members Present:

Karen L. Jessup, Chair  
Tina Regan, Vice Chair  
Franco Beneduce  
Cornelis J. deBoer, AIA  
Antoinette F. Downing  
Michael Everett  
Councilwoman Patricia Nolan  
Robin Rao Ryan  
Kenneth Schadeegg  
Clark Schoettle  
Councilwoman Rita Williams

#### Members Absent:

Representative Ray Rickman

#### Staff:

Kathryn J. Cavanaugh  
Thomas E. Deller, AICP  
David A. Salvatore, Counsel

#### Call to Order:

There being a quorum present, the meeting was called to order at 3:40 p.m., Mrs. Jessup presiding. All testimony was sworn.

#### Minutes:

The minutes of the regular meeting of August 24, 1992 and the special meeting of September 8, 1992 were distributed. On a motion by Mrs. Downing, seconded by Mr. Schadeegg, THE COMMISSION VOTED TO APPROVE THE MINUTES OF AUGUST 24, 1992. On a motion by Mrs. Ryan, seconded by Mr. deBoer, THE COMMISSION VOTED TO APPROVE THE MINUTES OF SEPTEMBER 8, 1992.

#### Project Review:

1. 300 Weybosset Street (Downtown) - A presentation for installation of various signs at Beneficent Congregational Church was given by Reverend Ralph Barlow, senior minister, and Reverend David Proctor, both of Beneficent Church, and

Frank Drake, sign designer. Signs are referenced by numbers 1 through 8 in the documentation submitted with the application (showing locations, materials, colors, dimensions and specifications) and in the staff report dated 9/28/92.

The Commission agreed with the staff report that this is a contributing building in the historic district.

Mrs. Jessup commended the church's efforts to coordinate colors, materials, typefaces and logos. Mr. Barlow noted that the proposed signs will improve identification of the building and parking lot entrances. Mr. Drake responded to the staff recommendation that the parking lot signs be installed close to the ground, by explaining that their location at the same height as the existing would prevent vandalism; the material will be an extruded vinyl. The applicants agreed to eliminate the proposed sign (#5) on the Abbott Park Place entrance to the choir room, which would perform the same function as the adjacent projecting sign (#6).

On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE APPLICATION AS CONSISTENT WITH P.H.D.C. SIGN GUIDELINES, WITH THE FOLLOWING PROVISOS: 1) SIGN #2 SHALL BE MOUNTED INTO MORTAR JOINTS; 2) SIGN #5 SHALL BE ELIMINATED; 3) IF THE BRACKET FOR SIGN #6 NEEDS TO BE MOVED TO ALLOW A 10 FOOT CLEARANCE FOR THE SIGN, THE BRACKET SHALL BE MOUNTED INTO MORTAR JOINTS AND ANY HOLES PATCHED TO MATCH SURROUNDING MATERIAL; AND 4) THE PARKING LOT SIGNS MAY BE MOUNTED IN THEIR CURRENT LOCATION. Mrs. Nolan and Mr. deBoer abstained from the vote; all others were in favor.

2. 150 Chestnut Street (Downtown) - A presentation for replacement of the center doors on the Chestnut Street elevation was given by Sandra Dingee, building manager, representing applicant Jim Egan. The existing double doors are wood and glass (not original to the building); the proposed new door will be a metal-clad, single-leaf, centered door with sidelights. The existing double doors do not lock properly, posing a security problem that could not be resolved by a replacement in kind. The applicant also intends the new centered door to comply with the Americans with Disabilities Act (ADA) regulations for access.

The Commission agreed with the staff report that this is a contributing building in the historic district.

The building had been rehabilitated several years ago using federal tax credits, and the applicant submitted documentation from the National Park Service indicating that the proposal was found to be consistent with the Secretary of the Interior's Standards for Rehabilitation. There was no preliminary consultation between the applicant, the Rhode Island Historical Preservation Commission, and the PHDC on the design issues resulting from this proposal.

The commission had a number of questions about the proposal, including: 1) How will the diagonal wooden panels at the bottom of the new door be installed into the metal cladding? 2) What is the actual width of the proposed new

door? The sketch submitted shows dimensions adding up to 52 inches, which is extremely wide for a single leaf door. 3) Will the wider door intrude onto the public sidewalk when opened? Will the building code permit such an intrusion? 4) There is a step at the entrance that will not be eliminated by this proposal but still poses a barrier under ADA regulations. 5) Does the applicant have a preference for glass or wood panels in the lower portion of the sidelights?

On a motion by Mrs. Downing, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE APPLICATION UNTIL A FUTURE MEETING TO OBTAIN ANSWERS TO THESE QUESTIONS. Ms. Dingee agreed to the continuance.

3. 201 Broadway (Broadway) - A presentation for construction of a dormer on the east elevation, restoration of a third floor window on the east elevation, and installation of four skylights (two on the east slope and two on the west slope of the main roof) was made by Dr. Joseph DeCesare, owner, and Mark Saccoccio of Salvatore Saccoccio Associates, architect. Dr. DeCesare's professional offices and residence are located in the building; the proposal is intended to expand the family living quarters into the currently unoccupied third floor.

The Commission agreed with the staff report that this is a contributing building in the historic district.

Mr. Schoettle noted a discrepancy between the elevation drawing and the third floor plan regarding the location of the dormer windows; Mr. Saccoccio explained that the elevation drawing shows the correct location. In response to the staff report recommending smaller skylights, and Mr. Schoettle's suggestion that there be only one skylight on the west roof slope rather than two, Mr. Saccoccio indicated that the proposed size of the skylights was in scale with the roof and the windows on the west elevation, and that two skylights create a better balance with the location of the chimney and the windows than one would. Mr. deBoer noted that the proposed corner boards on the dormer were not consistent with the mitered corners on the rest of the building; Mr. Saccoccio agreed to amend the design to eliminate the corner boards.

On a motion by Mr. Everett, seconded by Mrs. Downing, THE COMMISSION VOTED TO APPROVE THE PROPOSAL AS PRESENTED, CONSISTENT WITH THE NEW CONSTRUCTION GUIDELINES AND STANDARDS 3 AND 8, WITH THE FOLLOWING PROVISOS: 1) ALL NEW WINDOWS SHALL BE WOOD DOUBLE HUNG SASH WITH TRUE DIVIDED LIGHTS, MATCHING THE EXISTING; 2) THE CORNER BOARDS ON THE DORMER SHALL BE ELIMINATED; 3) ALL CONSTRUCTION DETAILS SHALL BE SUBMITTED TO STAFF FOR FINAL APPROVAL. Mrs. Regan cast the only dissenting vote. No further hearing before the Commission shall be needed. Mrs. Jessup, Mr. Beneduce and Mrs. Williams all indicated that their support for the project was influenced by the fact that the owner lives in the building. Mrs. Jessup noted that the approval of skylights was not a precedent because they will not be located on the front elevation. Mr. Schadeegg noted that his vote was influenced by the fact that the building had been much altered.



Dr. DeCesare requested a non-binding advisory opinion about constructing a deck with iron railing on top of the bay on the south elevation (facing Broadway). The Commission noted that the proposal represented a very difficult design challenge, given the awkward intersection of the bay (a later alteration) with the original gable roof, and that the design of the deck would have to be excellent. Mrs. Jessup offered to create a subcommittee to meet on site with the applicant for a non-binding discussion of the proposal if Dr. DeCesare wished to pursue the project as a separate application.

4. 109 Melrose Avenue (South Elmwood) - A proposal to replace all windows in the St. Elizabeth's Home complex (a total of 277 windows) with vinyl replacement windows was made by Steve Horowitz, administrator of St. Elizabeth's, and by Anthony Nunes and John Ferreira of Anthony A. Nunes, Inc., contractors.

Mr. Horowitz explained that the cost of replacing the windows in wood, the need for constant maintenance, the quicker installation time, the heavier weight of wood windows, and the potential savings in heat loss were the deciding factors behind the choice of vinyl replacement sash. Mr. Ferreira and Mr. Nunes reported that they had investigated the comparative costs of Marvin wood replacement windows and Pella aluminum clad windows, and that the costs were \$90,000 for vinyl, \$180,000 for Marvin, and \$255,000 for Pella. However, Mr. Horowitz did not invoke the economic hardship provisions of the state enabling legislation for historic districts.

The Commission agreed with the staff report that this is a contributing building in the historic district, and that the original wood windows are character-defining features of the architecture. The window openings will be closed down by the insertion of a vinyl sash and frame into the existing window frames, and the use of interior muntins does not produce the same visual characteristics as true divided light windows. Mrs. Nolan asked whether repair of the existing windows had been investigated as an option to replacement; the answer was no. Mr. Schadeegg noted that his visual inspection of the first floor windows indicated that the windows were in good condition. Mr. deBoer observed that all the primary double hung windows are protected by storm windows, which should reduce the maintenance needed for the primary sash, and suggested that the existing windows be caulked and weatherstripped and the storm windows tightened to reduce air infiltration. Mrs. Jessup suggested an energy audit.

Five persons contributed public comment on the proposal: Joseph Elliott of 188 Atlantic Avenue, an abutting property owner; George Lewis of 179 Ontario Street; Don DeSantos of 232 Adelaide Avenue, representing himself and the Elmwood Foundation; Nat Reed of 27 Princeton Avenue; and Arnold Robinson, Assistant Director of the Providence Preservation Society at 21 Meeting Street. All spoke in opposition to the proposal and encouraged investigation of other options.

Mr. Elliott noted that the windows are a significant building feature. Mr. DeSantos characterized the building as very significant to the neighborhood, noted that regular maintenance reduces costs, and stated that storm windows on his own property have eliminated problems with drafts. Mr. Lewis expressed concern about the precedent that approval of vinyl windows would set in such a young district, and indicated that St. Elizabeth's adds much stability to the neighborhood. Mr. Reed noted that weather-tightening the existing windows may cost less than the vinyl replacements. Mr. Robinson encouraged the applicants to consult the National Park Service's Preservation Brief #3 on the preservation of original wood windows and improving energy efficiency, and recommended that the application be continued to allow time to explore alternative solutions.

Mr. Horowitz agreed to a continuance and to investigate other options, including refurbishment or replacement of storm windows, caulking, weatherstripping, and repair of the existing primary sash. On a motion by Mrs. Regan, seconded by Mr. Everett, THE COMMISSION VOTED UNANIMOUSLY TO CONTINUE THE APPLICATION UNTIL ITS NEXT MEETING ON OCTOBER 26, 1992. Repair or replacement in kind to match existing features may be reviewed and approved by staff without a further hearing.

#### Other Business

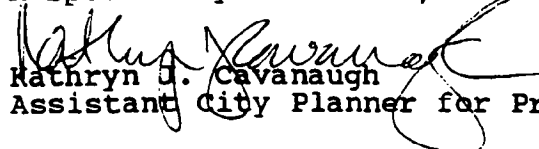
1. Annual Retreat. The Commission will hold its annual retreat on Wednesday, October 21, 1992, beginning at 4:00 p.m. Topics for discussion will include review of the 1992 work program, and setting the 1993 work program. Suggestions for other topics and outside speakers are to be forwarded to staff.

2. CLG Report. The annual Certified Local Government report to the State Historic Preservation Office is due October 30, 1992. Staff will be contacting Commission members for information to include in the report.

3. Revised Procedures for Issuing Certificates of Appropriateness. At the suggestion of Merlin DeConti and the HDC staff, Certificates of Appropriateness will be routed to the Department of Inspections and Standards for issuance to applicants along with building permits. (Certificates for projects that the HDC staff knows do not need a building permit can be issued directly to the applicant.) A revision to the HDC rules and regulations will be on next month's agenda. Meanwhile, staff is authorized to begin the new system immediately.

There being no further business, the meeting adjourned at 5:55 p.m.

Respectfully submitted,

  
Kathryn J. Cavanaugh  
Assistant City Planner for Preservation

**ATTACHMENT 3**

**IN-HOUSE STAFF APPROVALS  
OCTOBER 1, 1991-SEPTEMBER 30, 1992**

**IN-HOUSE APPROVALS**  
**OCTOBER 1, 1991-SEPTEMBER 30, 1992**

	<u>Dist.</u>	<u>Address</u>	<u>Scope of Work</u>
1.	CH	57 Sheldon St	Replace fence
2.	CH	140 Prospect St	Replace roof shingles
3.	CH	140 Prospect St	Repair brick wall
4.	CH	10-12 Barnes St	Repair porch
5.	CH	183 Power St	Repair porch.
6.	CH	24 Meeting St	Rebuild retaining wall
7.	CH	425 Benefit St	Repair front steps, new gutters
8.	CH	135 Benefit St	Replace some clapboards
9.	BW	151 Broadway	Awning
10.	CH	134 Brown St	Repair roof
11.	CH	257 Benefit St	Replace roof slates
12.	CH	51 Barnes St	Repair shingles and front steps
13.	CH	24 Benefit St	Repair damaged corner hit by car
14.	CH	40 Benefit St	Roof shingles
15.	SE	257 Lenox Ave	Storm windows
16.	CH	48 Barnes St	Replace gutter system
17.	SE	181 Adelaide Ave	Replace dormer shingles
18.	CH	173-185 Benefit St	Replace neon sign in-kind
19.	SE	143 Melrose St	Replace fence
20.	CH	75 Benefit St	Replace fence
21.	CH	140 Prospect St	Replace fence
22.	BW	547-549 Broadway	Repairs
23.	CH	13 Cushing St	Repair playhouse
24.	CH	Waterman St (Brown)	Install class logo
25.	SE	109 Melrose St	Replace fence
26.	CH	48 Benefit St	Repairs
27.	BR	486 Broadway	Replace sign
28.	SE	229 Atlantic Ave	Replace gutters
29.	CH	24 Meeting St	Replace rear fence
30.	AR	1392 Westminster St	Security grille for door
31.	DT	46 Chestnut St	Awnings, handrail and step
32.	CH	6 Mohawk Lane	Replace storms
33.	CH	6 Mohawk Lane	Pave yard and driveway
34.	CH	84 Transt St	Replace/install storms
35.	CH	6 Mohawk Lane	Replace wood stair and deck
36.	CH	100 Meeting St	Roof repairs
37.	CH	33 Arnold St	Roof, gutters, repair garage door
38.	SA	26 Diman Pl	Repair porch
39.	CH	40 Benefit St	New driveway
40.	CH	10-12 Creighton St	New dormer roof
41.	SE	184-188 Atlantic Av	New porch roof
42.	CH	384-386 Benefit St	Clapboards and trim
43.	CH	103 Prospect St	Repair front porch railing
44.	DT	111 Westminster St	New sign
45.	CH	93 Benefit St	Repair clapboards and trim
46.	SE	234 Lenox Ave	Repairs
47.	CH	76 South Main St	Remove paint splotches
48.	CH	170 Brown St	Repair porch
49.	DT	146 Westminster St	Masonry cleaning and repair
50.	CH	65 Keene St	Repair porch, replace fence, remove side deck (non-contr.)
51.	CH	61-63 Halsey St	Repair soffit and fascia, replace 3rd fl windows, downspouts
52.	SE	109 Melrose	Awning
53.	CH	141 Congdon St	Repairs
54.	CH	1-21 Prospect	Replace wood balustrade on roof, repair roof

55.	CH	106 Angell St	Replace fences, restore missing fence
56.	CH	392 Benefit St	Replace garage roofing
57.	CH	29 Thayer St	Replace railings
58.	CH	36 Bowen St	Repair clapboards
59.	CH	59-61 Keene St	Roof
60.	BW	446 Broadway	Repairs, replace garage door
61.	CH	74 Benefit St	Repair clapboards
62.	CH	84 Benefit St	Repair clapboards
63.	CH	47 Sheldon St	Remove shingles, restore clapboards and fanlight
64.	CH	102 Prospect St	Remove vinyl siding, restore clapboards, shutters
65.	CH	34 Pratt St	Repair sills, clapboards, trim
66.	CH	68 Transit St	Replace roofing
67.	CH	100-102 Halsey St	Replace roofing
68.	CH	35 Sheldon St	Fence, parking space
69.	CH	98 Congdon St	Awning at rear
70.	CH	42 College St	Replace roofing
71.	SE	92 Melrose St	Repair porch decking
72.	CH	140 Prospect St	Fence
73.	CH	62 Sheldon St	Remove shingles, restore clapboards, remove side door hoods
74.	CH	41 Sheldon St/ 2 Traverse St	Remove shingles, restore clapboards, replace deck rail
75.	CH	92 Williams	Replace clapboards
76.	CH	21 Sheldon St	Final plans for new garage
77.	CH	364 Thayer St	Rebuild chimney
78.	NE	48 Whitmarsh St	Repairs
79.	CH	47-49 Halsey St	Replace front stairs, storms
80.	CH	101 North Main St	Replace/restore windows
81.	AR	50 Chapin Ave	Replace roofing
82.	CH	15 Hopkins St	Replace fence
83.	DT	2 Richmond St	Update fire escape
84.	CH	21 Meeting St	Repair/replace clapboards
85.	CH	30 Benefit St	Replace roofing
86.	SE	202 Ontario St	Replace roofing
87.	SE	189-193 Ontario St	Storm windows
88.	CH	6-8 Pratt St	Repair porches, roof
89.	SA	300-302 Angell St	Repairs
90.	DT	127 Dorrance St	Replace roofing
91.	CH	60 Barnes St	Repairs
92.	NE	118 Princeton Ave	Repairs
93.	BW	215 Broadway	Repairs
94.	CH	64 Barnes St	Replace roofing
95.	DT	25 Dorrance St	Repair roofing, restore flagpoles
96.	SE	205-207 Lenox Ave	Replace shingles
97.	CH	150 Power St	Repairs
98.	BW	547-549 Broadway	Repair roof and shingles, point chimney
99.	SE	219 Congress Ave*	Replace porch floor
100.	AR	109 Chapin Ave	Repair side porch, trim, shingles
101.	CH	79 Prospect St*	Restore missing balustrades
102.	AR	11 Parade St	Replace side stairway
103.	CH	55 Power St	Replace brick walkway
104.	CH	77 Olney St	Replace roofing

\*Approvals pending submittal of complete application.

September 8, 1992

Mr. Wilbur E. Yoder, Treasurer  
Imperial Point Condo Association  
14 Imperial Place  
Providence, RI 02903

RESOLUTION 92-44

WHEREAS, the applicant, the Imperial Point Condo Association, applied to the Providence Historic District Commission for a Certificate of Appropriateness to construct a concrete handicap ramp with a pipe railing in the northeast corner of the courtyard area leading to 14 Imperial Place, Plat 21 Lot 76, located in the Downtown Historic District; and

WHEREAS, the Commission held a hearing on the matter on August 24, 1992 at which time testimony was heard from Mr. Wilbur Yoder and other interested parties; and

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

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

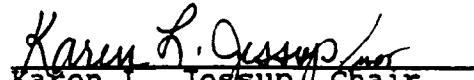
1. 14 Imperial Place is located in the Downtown Historic District and is a contributing building to the district.
2. The building has historic and architectural significance.
3. The plans as submitted are consistent with PHDC Standards 4 and 8 in the following ways:
  - a. Every reasonable effort has been made to require minimum alteration to the building and the site.
  - b. The alterations do not destroy historic materials that characterize the property.

Resolution 92-44  
September 8, 1992  
Page 2

Based on the above findings of fact, the Commission determines that the plans for 14 Imperial Place are appropriate.

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

This application for a Certificate of Appropriateness is approved and such approval shall be valid for a period of six (6) months from the date of this Resolution.

  
Karen L. Jessup, Chair

cc: Merlin A. DeConti  
David A. Salvatore, Esq.

**ATTACHMENT 5**

**COMMISSION MEMBERS' PROFESSIONAL TRAINING**



## COMMISSION MEMBERS' PROFESSIONAL TRAINING

Cornelis deBoer

AIA/ADA Videoconference, Boston, MA (3/92)  
RI Alliance of Historic District Commissions Annual Conference,  
Wickford, RI (4/92)  
ADA Educational Conference and Seminar, Warwick, RI (5/92)

Michael Everett

C.E.L.A. Landscape Conference, University of Virginia,  
Charlottesville, VA (10/92)

Karen Jessup

National Trust for Historic Preservation Annual Conference, San  
Francisco, CA (10/91)  
RI Alliance of Historic District Commissions Annual Conference,  
Wickford, RI (4/92)

Patricia Nolan

RI Alliance of Historic District Commissions Annual Conference,  
Wickford, RI (4/92)

Tina Regan

National Trust for Historic Preservation Annual Conference, San  
Francisco, CA (10/91)  
RI Alliance of Historic District Commissions Annual Conference,  
Wickford, RI (4/92)

Clark Schoettle

National Trust for Historic Preservation Annual Conference, San  
Francisco, CA (10/91)  
RI Alliance of Historic District Commissions Annual Conference,  
Wickford, RI (4/92)

### Staff

Kathy Cavanaugh

RI Alliance of Historic District Commissions, Wickford, RI  
(4/92)  
Accessibility and Historic Preservation, Springfield, MA (5/92)  
Historic Massachusetts Inc. Annual Conference, Boston, MA  
(5/92)

Thomas Deller

American Planning Association National Conference, Washington,  
DC (4/92)

Mary Turkel

National Trust for Historic Preservation Annual Conference, San  
Francisco, CA (10/91)  
RI Alliance of Historic District Commissions, Wickford, RI  
(4/92)  
RI Historical Preservation Commission Workshop on ADA, Bristol,  
RI (5/92)

**ATTACHMENT 6**

**PHDC STANDARDS AND GUIDELINES, AS REVISED**

**THE PROVIDENCE HISTORIC DISTRICT COMMISSION**  
**STANDARDS AND GUIDELINES**  
**for the**  
**ARMORY, BROADWAY, COLLEGE HILL, NORTH ELMWOOD,**  
**SOUTH ELMWOOD AND STIMSON AVENUE HISTORIC DISTRICTS**

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**A. INTRODUCTION**

The PHDC was established by City Council in 1960 to safeguard and preserve buildings and districts which reflect elements of the City's cultural, social, economic, political and architectural history. The Commission reviews all plans affecting the exterior appearance of any structure, site, or its appurtenance, including construction, alteration, repair, moving, demolition and signage, within the historic districts.

These Standards and Guidelines have been adopted in accordance with R.I.G.L. 45-24.1-10 and Chapter 1991-29 No. 564 of the Providence Zoning Ordinance. These advisory guidelines serve to assist the property owner and the Commission in processing applications for Certificates of Appropriateness. A Certificate of Appropriateness is required for all proposed work in the historic districts.

**B. REVIEW PROCEDURE**

Owners contemplating exterior changes to their properties must contact the Commission staff at the Department of Planning and Development, 400 Westminster St., Providence, Rhode Island 02903, (401) 351-4300. The staff shall determine the level of review needed depending on the scope of the proposed work. Routine repairs and minor projects are reviewed and approved in-house by the Commission staff.

The Commission generally meets for a public hearing on the fourth Monday of the month at 3:30 p.m. at the Fourth Floor Conference Room, Dept. of Planning & Development.

**C. GENERAL**

The Commission complies in intent with the Secretary of the Interior's STANDARDS AND GUIDELINES for Rehabilitation. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of buildings within the historic districts as well as new construction.

1. Original or historically significant materials and/or features of a structure or site shall be maintained and repaired rather than replaced whenever possible.

**STANDARDS AND GUIDELINES      PROVIDENCE HISTORIC DISTRICT COMMISSION**

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

**D. INTENT**

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

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

**STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION**

**APPENDIX I**

**Items That Are Exempt From PHDC Review:**

A number of appurtenant features are generally not reviewed at a hearing by the Commission. Nonetheless, the visual character of these elements contributes to the overall character of a building and the surrounding historic district. The following is an attempt to guide the property owner in making appropriate and sensitive choices:

1. Light Fixtures: Light fixtures should be appropriate to the style of the building and not overly large or glaring. If exposed conduit must be used, it should be painted to match the background material. Simple contemporary fixtures of appropriate size and design can be compatible to an historic district. Unornamental modern fixtures can also be appropriate. If possible, exterior flood and spot lights should not be obvious from the street and have minimal spill-over to abutting buildings.
2. Security Grilles: Metal security grilles should be simple in design and sized to fit fully within the window opening. They should be painted a dark color, and the horizontal rails should have pierced and not overlapping welded joints. Grilles should be mounted within the reveal of the window and secured.
3. Portable Window Air Conditioners: Seasonal window air conditioners should be installed on secondary elevations within existing window openings. No through-wall air conditioners shall be allowed without a full hearing of the Commission.
4. Intercom, Alarm Devices, Door Hardware, Electrical Meters, etc: Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms, and mailboxes should be located within the recessed entry or vestibule whenever possible. Louvers, registers, exhaust fans, alarm devices, cable boxes, electrical, gas, and water meters and other small mechanical and/or electrical devices should be mounted only on inconspicuous locations and painted in such a manner as to conceal them, whenever possible and permitted.
5. Window Boxes: Wooden window boxes for plants should be painted. The size should match the size of the window opening.
6. Paint Color: Paint colors are not reviewed. However, technical information on period colors and surface preparation is available upon request. Painting previously unpainted masonry surface is discouraged. Removal of paint should be done with the gentlest method possible. Disc sanding damages wood surfaces and should be avoided. **SANDBLASTING IS NOT ALLOWED. PRECAUTIONS SHOULD BE TAKEN WHEN REMOVING LEAD PAINT.**

**STANDARDS AND GUIDELINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

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

**APPENDIX II**

**In-House Staff Approval Items**

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

**IN-HOUSE APPLICATION CATEGORIES:**

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

**SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.**

**STANDARDS AND GUIDELINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**AWNINGS**

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

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of awnings:

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



**STANDARDS AND GUIDELINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**SHUTTERS/BLINDS**

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

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of shutters:

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

**STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION**

**SITE IMPROVEMENTS/DRIVEWAYS/WALKWAYS**

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

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

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of site improvements:

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

**STANDARDS AND GUIDELINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**IN-KIND REPLACEMENT/REPAIRS**

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

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

**SANDBLASTING IS NOT ALLOWED.**

The following information must be filed in person by appointment with the PHDC for IN-HOUSE REVIEW of repair and replacement:

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

**STANDARDS AND GUIDELEINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**STORM WINDOWS AND DOORS**

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

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

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of storm windows and doors:

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

**STANDARDS AND GUIDELINES      PROVIDENCE HISTORIC DISTRICT COMMISSION**

**FENCES/GATES**

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

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

The height of a fence should not exceed 4 1/2' by ordinance. Fences in excess of this height require review by the City Fence Viewer in addition to approval from the PHDC.

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of fences:

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

STANDARDS AND GUIDELINES      PROVIDENCE HISTORIC DISTRICT COMMISSION

CHILLERS/CONDENSING UNITS

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of chillers and condensing units:

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

**STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION**

**ROOFS/GUTTERS/DOWNSPOUTS**

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

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

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

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

The following information must be filed in person by appointment with the PHDC staff for IN-HOUSE REVIEW of roofs, gutters and downspouts.

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

**STANDARDS AND GUIDELEINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**APPENDIX III**

**WORK ITEMS REVIEWED BY THE COMMISSION:**

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

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

SEE SPECIFIC DESIGN GUIDELINES AND SUBMISSION REQUIREMENTS FOR EACH CATEGORY.



## STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

### NEW CONSTRUCTION/ADDITIONS

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

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

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

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

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

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

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

1. development patterns
2. views
3. topography
4. parking

**STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION**

5. landscaping
6. known archeological features
7. set backs

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

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

STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION

roofing and siding; and,  
all other features important to the visual quality of  
the proposed construction.

- D. Colors of all proposed permanent exterior finish materials.
4. Three dimensional drawings and/or models to show adequately and clearly the proposed new construction in context with the surrounding area and buildings.
5. A list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor for notification purposes.

NEW CONSTRUCTION/FINAL REVIEW

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

- ☐ 1. One (1) printed set of final architectural design drawings (full size) which depict the final design of the project in plan, exterior elevations, building sections and exterior details, as needed.
- ☐ 2. One (1) printed set of final architectural design drawings reduced to 8 1/2" x 11" or 11" x 17" for copying and mailing purposes.

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

- a. The PHDC will prepare a written Resolution explaining the Commission's decision.
- b. The applicant shall submit three (3) sets of architectural drawings prepared for construction to the PHDC staff for an "approved" stamp, signed by the Chair and a Certificate of Appropriateness signed by the Chair. One set is retained for the PHDC files, and two sets are returned to the applicant.
- c. The applicant can then submit one set of approved drawings to the Department of Inspections and Standards in order to apply for a building permit.

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

**STANDARDS AND GUIDELEINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

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

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

**STANDARDS AND GUIDELINES    PROVIDENCE HISTORIC DISTRICT COMMISSION**

**ALTERATIONS/MINOR MODIFICATIONS**

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

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

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

- ☐ 1. Application form: One (1) copy of a completed Application for a Certificate of Appropriateness with a detailed written description of the work to be performed. The form must be signed by the owner and the applicant. In the case of a condominium or a holding company, the authorized representative must sign.
- ☐ 2. Drawings: All floor plans, exterior elevations, and building sections must be submitted as necessary to show major architectural features and proposed changes and must be to a scale not less than 1/4" = 1'. One set of drawings must be reduced to 8 1/2" x 11" (or 11" x 17" for larger projects) for mailing purposes. One set of full sized drawings must be submitted for the hearing.
- ☐ 3. Photographs: Photographs must show the entire building and include neighboring buildings as well as close-ups of details affected by proposed changes. Photos must be at least 4" x 6" and must be labeled and dated. Historical documentation may be included. Instant snapshots are NOT acceptable.
- ☐ 4. Plot Plan: A plot plan, to scale, showing the building on the site and the adjacent buildings.
- ☐ 5. A list of names and addresses of all abutting property owners from the most current records of the City Tax Assessor.

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

STANDARDS AND GUIDELEINES    PROVIDENCE HISTORIC DISTRICT COMMISSION

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

### MOVING OF HISTORIC STRUCTURES

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

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

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

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

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

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

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

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

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

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

**STANDARDS AND GUIDELINES      PROVIDENCE HISTORIC DISTRICT COMMISSION**

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

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



**SIGNAGE**

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

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

1. The sign should be placed on the building or free standing in a location that will not obscure architectural details.
2. The sign should be coordinated with the placement of signage of adjacent storefronts or buildings. Placing a sign higher or lower than adjacent signs creates visual confusion.
3. A sign should identify the name, function, and perhaps the address of the business. This information can be conveyed in words, pictures, names, symbols, and logos. **KEEP IT SIMPLE.** Too many pieces of information clutter the sign and confuse the viewer.
4. Colors should be compatible with the building and the surrounding buildings. A sign is more easily readable when the letters or graphics contrast with the background color.
5. The most traditional placement of a sign is attached flush to the building in a designated signage space. Signs can also be hung perpendicular to the wall on a decorative bracket, painted on a window, door, or freestanding. Other types of signage include awnings, neon lighting, cloth or paper banners hung in store windows or painted wall signs.
6. If lighting is to be used, it is important to consider what is to be highlighted - the sign, window display or entire building facade. Spot, track, overhanging or wall lamps are appropriate lighting sources. Internally lit signs (backlit plastic) are incompatible with Providence's historic districts.
7. Projecting signs must have a minimum 10' clearance from the sidewalk to the bottom of the sign. The size should be approximately 16 sq. ft. The most common shapes are rectangular, square or variations of the oval hung from decorative iron brackets.
8. Wood is the most traditional sign material but a variety of other appropriate materials are available such as metal, brass, granite, marble, slate, etc.

**STANDARDS AND GUIDELINES PROVIDENCE HISTORIC DISTRICT COMMISSION**

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

- ☐ 1. A completed application form for a Certificate of Appropriateness signed by the applicant and the property owner.
- ☐ 2. Photographs of the building showing the entire area affected by the proposed signage. Photos must be at least 4" x 6" and must be labeled and dated. Instant snapshots are NOT acceptable.
- ☐ 3. A scaled drawing detailing the proposed sign on the building or in relationship to the building, such as free standing.
- ☐ 4. A scaled drawing of the sign indicating:
  - a. type - wall, hanging, free standing, etc.
  - b. dimensions
  - c. color
  - d. material
  - e. size of proposed letters
- ☐ 5. A set of the scaled drawings must be reduced to 8 1/2" x 11" or 11" x 17" for mailing purposes.
- ☐ 6. A list of names and addresses of all abutting property owners from the most current records of the City Tax Assessor.

*All signs must also comply with Article VI, Section 600-610 of the Providence Zoning Ordinance.*

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

DRAFT I - 12/26/91 - Adopted on Interim Basis 1/27/92

PROVIDENCE HISTORIC DISTRICT COMMISSION  
DOWNTOWN GUIDELINES - OUTLINE

I. Introduction [TO COME]

II. Definitions

- Alteration
- Appurtenances
- Building Characteristics
- Contributing Property
- Demolition
- Moving
- New Construction
- Non-Contributing Property
- Ordinary Maintenance and Repair
- Preservation
- Rehabilitation
- Restoration
- Storefront Components
- Structure
- Visibility from a Public Way

III. General Standards

IV. Standards for Rehabilitation of Existing Buildings

- General
- Cornices and Roofs
- Windows
- Ornamentation
- Masonry
- Doors and Entryways
- Storefronts
- Awnings and Canopies
- Signs, Banners and Flags
- Security and Safety
- Rear and Side Walls

V. Standards for New Construction/Additions

- General
- Size and Scale
- Facade Rhythm and Proportions
- Setback
- Roof Shapes
- Alignment
- Facade Components
- Imitations
- Reconstruction

VI. Standards for Demolition and Economic Hardship

- General
- Criteria to Allow Demolition
- Criteria to Determine Economic Hardship [TO COME]

VII. Standards for Open Space and Public Areas [TO COME]

- Parks
- Parking Lots
- Paving
- Street Furniture
- Street and Building Lighting
- Landscaping
- View Corridors and Skylines
- Outdoor Display and Sidewalk Seating Areas

## DEFINITIONS

The following terms are used throughout these guidelines.

### ALTERATION

An act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.

**Major:** An alteration which affects the historic, cultural, or architectural integrity, interpretability, or character of a building, structure, site or district. Generally includes the kind of work which is normally done with the aid of a professional drafter or professional quality plans.

**Minor:** An alteration which does not significantly affect the historic, cultural, or architectural integrity, interpretability or character of a building, structure, site or district. Generally includes the kind of work which is normally done without the aid of a professional drafter or professional quality plans.

### APPURTENANCES

Features other than primary or secondary structures which contribute to the exterior historic appearance of a property, including but not limited to paving, doors, windows, signs, materials, decorative accessories, fences, and historic landscape features.

### BUILDING CHARACTERISTICS

**Fenestration:** The proportion and size of window and door openings and the rhythm and order in which they are arranged.

**Height:** The vertical distance from the average grade level to the average level of the roof.

**Proportions:** The dimensional relationship between one part of a structure or appurtenance and another. Facade proportions involve relationships such as height to width, the percent of the facade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall) or non-directional (equally tall and wide).

**Scale:** The relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.

**Setback:** The horizontal distance between a structure's vertical planes and a reference line, usually a property line.

### CONTRIBUTING BUILDING/STRUCTURE/SITE

A building, structure or site which reinforces the visual integrity or interpretability of a historic district. A contributing building is not necessarily "historic" (50 years

old or older). A contributing building may lack individual distinction but may add to the historic district's status as a significant and distinguishable sociocultural entity.

#### DEMOLITION

An act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its ruin by neglect of necessary maintenance and repairs.

#### MOVING

The relocation of a structure on its site or to another site.

#### NEW CONSTRUCTION

The act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including but not limited to buildings, extensions, outbuildings, fire escapes, and retaining walls.

#### NON-CONTRIBUTING BUILDING/STRUCTURE/SITE

A building, structure or site which detracts from the visual integrity or the interpretability of a historic district.

#### ORDINARY MAINTENANCE AND REPAIR

Work meant to remedy damage or deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

#### PRESERVATION

Keeping an existing building in its current state by a careful program of maintenance and repair.

#### REHABILITATION

Making a structure sound and usable again, through repair or alteration, without attempting to restore to any particular period appearance but respecting and preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

#### RESTORATION

Repairing or re-creating the original architectural elements in a building so that it closely resembles the appearance it had at some previous point in time.

#### STOREFRONT COMPONENTS

Awning: A roof-like cover extending over a window or door, intended to provide the pedestrian protection against sun, rain and wind. Awnings are usually made of soft canvas or other fabric and may be fixed or adjustable.

Cornice: A horizontal projecting band that caps an architectural composition.

**Display Window:** Large areas of glass within the storefront opening. The display window is used to show merchandise and provide a means of interaction between the public outside and the business inside.

**Entrance Area:** The point of entry into the storefront, traditionally recessed to provide additional window display, weather protection, and protection from the outward swing of a door. Made up of the following components: door, transom window above the door, side lights or display windows, floor area.

**Kickplate:** The solid panels (usually wood) below the display window. The kickplate provides the base support for the display window frame.

**Lintel:** A horizontal structural element (usually a steel beam covered by masonry) which spans the storefront opening and supports the upper portion of the facade wall above it. Also defines the upper boundary of the storefront.

**Ornamentation:** Decorative objects which are used to increase the beauty of the facade.

**Sign:** A lettered board or other display, mounted either parallel or perpendicular to the building face somewhere above the display window, used to identify or advertise a place of business. The sign is one of the most important components on the facade because it is the first perception of the business image. A window sign is applied to or located behind glass.

**Storefront Columns:** Slender vertical elements within the storefront opening which help support the lintel.

**Support Wall or Pier:** Large vertical masses on either side of the storefront opening which support the lintel and define the right and left boundaries. In large buildings support walls (piers) define bays which may contain individual storefronts and/or display windows.

**Transom:** Glass panels above a horizontal frame bar (transom bar) atop the display window or door, used to allow greater light into the store interior.

**Upper facade:** The mostly solid part of the wall above the display window. May be a plain surface on a one-story building, or contain rows of windows defining the number and location of floors in a multistory building. May include decorative bands or patterns. Usually presents the largest surface of color on the building, since the first floor is mostly glass.

## STRUCTURE

Anything constructed or erected, which requires permanent or temporary location on the ground or attachment to something having a location on the ground, including but not limited to buildings, gazebos, billboards, outbuildings, and swimming pools.

## VISIBILITY FROM A PUBLIC WAY

Able to be seen from any public right-of-way, or other place, whether privately or publicly owned, upon which the public is regularly allowed or invited to be.

## GENERAL STANDARDS

The Commission complies in intent with the Secretary of the Interior's STANDARDS AND GUIDELINES FOR REHABILITATION. The guidelines pertain to buildings of all occupancy and construction types, sizes and materials, and apply to permanent and temporary construction affecting the exterior of existing buildings as well as new construction within the historic district.

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

## STANDARDS FOR THE REHABILITATION OF EXISTING PROPERTIES

### GENERAL

10. Limit of Jurisdiction. Only those portions of a structure or site which are visible from a public way will be subject to review by the Commission. Determination of visibility shall be made by the Commission staff.
11. Height. Original or historic cornice lines should be retained. The height of a building shall in no instance exceed the maximum allowable height under Section 306 of the Zoning Ordinance. The HDC may not approve additions in height to the maximum allowable limit if such additions would be incompatible with the historic facade, scale, and proportions of the structure.
12. Setback. To preserve the continuity of the streetscape, the principal facade(s) of a building should be oriented parallel to the street. Under Section 306 of the Zoning Ordinance, buildings in Downtown cannot be set back from the property line(s). On a lot with a curved lot frontage, the principal facade(s) should follow the curve of the property line.
13. Scale. The historic scale of buildings and streetscapes should be retained.
14. Fenestration Patterns. Historic or original arrangements of windows and doors should be retained. Existing fenestration patterns which are inconsistent with the historic character of the building or the block may be altered to a more appropriate pattern (based on documentary evidence).
15. Proportions. Historic or original proportions of structures and of appurtenances should be preserved.
16. Street Facades. Historic or original street facades should be preserved. Wherever possible, retain original details and materials, and avoid covering them with new elements or materials. If it becomes necessary to introduce new elements, or to mix old and new parts, they should harmonize with what already exists.
17. Reconstruction. Reconstruction of portions of original buildings may be appropriate if sufficient documentation exists to assure that the reconstruction is accurate.
18. Alteration. Any change or addition should be compatible with the original design of the building. Never try to make a building look older than it really is by using details from earlier periods.

### CORNICES AND ROOFS

19. Cornices. Historic or original cornices should be retained and preserved. Repair is encouraged over replacement. If replacement is necessary, the new cornice should replicate the original in design, and color; substitute materials may be considered. A missing cornice should be reconstructed using historic photographs to determine design details of the original cornice. The substitution of another old cornice for the



7  
original may be considered, provided that the substitute is similar to the original. If no photographs exist, a simplified cornice may be considered. Established horizontal lines should be maintained when using simplified versions of original cornices. The new cornice should have the same overall height and width of the original. The basic horizontal lines of the original molding should be kept in the new simplified design.

20. Roofing Materials. Original roofing materials such as slate and copper should be retained and preserved. Repair is encouraged over replacement. If replacement is necessary, new materials should be consistent with the original in texture, dimensions, design and color; natural materials are preferred over synthetics, but substitute materials may be considered. New copper should be allowed to weather naturally. Flashing should be copper or other metal with a dark finish.
21. Rooftop Structures and Equipment. Historic or original chimneys, towers, turrets, parapets, smokestacks and steeples should be retained and preserved. Roof structures such as decks, elevator and stair headhouses and shafts, skylights, heating and air conditioning equipment, ventilating fans, solar collectors, storage sheds and tanks, communications antennae or masts, and other equipment required to operate a building should be set back out of view from the public way. See Section 412 of the Zoning Ordinance for minimum setback requirements.
22. Rooftop Additions. Vertical additions to buildings must not exceed the height limit set forth in the Zoning Ordinance. If an addition is feasible, it should be set back from the street out of view from the public way so it will not alter the original scale of the building facade, and so that it will be compatible with surrounding buildings.

#### WINDOWS

23. Sash and Frames. Original windows should be retained where possible. In most cases it is less expensive to repair the original fabric than to replace all the windows; however, if total replacement is necessary, similar material should be used and the original size (both overall and detail dimensions), shape, design, and pattern created by the windows should be retained. Double glazing may be acceptable for storefront windows but may not be appropriate for multilight windows. Muntins sandwiched between layers of glass are not appropriate. Covering over original wood frames with metal panning is discouraged; if necessary, panning should match the profile of the original frames. New window sash should not be divided into a smaller or larger number of glass lights than the original. Where the building has been altered to have several types of windows, proposed changes should be consistent with either the predominant window pattern of the building or the original historic pattern.
24. Window Openings. Avoid enlarging or closing down the original opening to fit new window sizes. If the original openings are presently blocked, consider restoring them. If lowered ceilings inside are necessary, consider pulling the dropped ceiling back from

the window to preserve the shape of the original opening (use either a vertical or sloped soffit). New openings are discouraged. See Section 411 of the Zoning Ordinance for transparency requirements for ground floor windows.

25. Window Patterns. Maintain or reinforce the original pattern created by upper story windows. If the windows are now concealed, expose them to reveal the original pattern.
26. Storm Windows. Exterior combination storm windows should have a minimum visual impact. Storm sash should have narrow perimeter framing which conforms to the primary window opening; the meeting rail should align with that of the primary window. Storm windows should be painted to match the color of the window sash; unpainted raw aluminum is discouraged. Interior storm windows are encouraged.

#### ORNAMENTATION AND ORIGINAL DETAILS

27. Existing. If original details and ornamentation are intact, retain and preserve them. Do not cover up original fabric. If original details are presently covered, exposing and repairing them is encouraged.
28. Restoring Missing Elements. If original details are missing, they may be reconstructed if documentary evidence is available: use remaining pieces to reproduce missing parts if they exist, or refer to old photographs. Alternatively, a simplified version of the original (using the major lines of the original detail) may be considered. Use new materials that have the same characteristics as the original. Avoid fabricating a history that does not exist by using ornamentation that is foreign to the building or the block and has no evidence of having existed.
29. Materials. Trim materials should be complement the major facade material.
30. Lighting. Illumination of facades to highlight ornamental detail may be permitted. Fixtures should be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for passersby. Incandescent white light is encouraged. Exposed conduit is discouraged.

#### MASONRY

31. General. Avoid concealing original facade materials, especially on historic buildings. Wherever possible, original facade materials should be preserved.
32. Finishes. The original finish of masonry is historically important and should be retained. In most cases, painting masonry will not help stabilize it, unless the condition is so poor that a protective coating is necessary. It is preferable to leave masonry unpainted unless it was painted originally. If masonry has previously been painted, it may be advisable to repaint rather than attempt to remove the paint; removal of paint is very difficult and can be harmful to the facade surface. If repainting previously painted masonry, use a breathable masonry paint and choose a color that matches that of the original masonry as closely as possible.

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33. Cleaning. A patina of age can be considered a characteristic of older buildings. Cleaning should be undertaken only when necessary to halt deterioration. A gentle scrubbing with plain water and a mild detergent will work most of the time. Sandblasting, wire brushing, other abrasives and strong chemical cleaners can damage masonry and accelerate decay, and are not permitted. Some chemical cleaners may work without doing damage, but they should be tested in small patches first. Methods and specifications shall be submitted to the Commission staff for review prior to commencing work; test patches may also be required.
  34. Repair. Small areas of masonry that may need replacement should be patched with a material matching the original surface in texture, color and detailing as closely as possible. For larger repair projects, use new materials that have texture and color similar to those used in the original construction. Methods and specifications shall be submitted to the Commission staff for review prior to commencing work; test patches may also be required.
  35. Repointing. New mortar should match the color and composition of the original. Avoid using portland cement mortars on 19th century buildings, because the cement may be too hard for the softer brick and can cause deterioration. Joints should be struck to match the original mortar joints, if apparent, or recessed slightly from the face of the brick to imitate older wall surfaces. Methods and specifications shall be submitted to the Commission staff for review prior to commencing work; test patches may also be required.

#### DOORS AND ENTRYWAYS

36. General. Original or historically significant entries (including reveals, doors, surrounds, vestibule sidewalls, transoms, sidelights and other features) should be preserved. If documentary evidence is available, reconstruction of original entryways is encouraged.
37. Replacement Doors. If original doors are deteriorated beyond repair, replacements should match the original in dimensions, materials, configuration, design and color. Replacement of existing inappropriate doors with doors that are more consistent with the architectural character of the building is encouraged.
38. Door Openings. Original or historic door openings should be retained. Openings should not be enlarged or closed down to fit stock door sizes. Avoid creating new door openings.
39. Barrier-Free Access. Alterations required by state or federal law to make doorways more accessible are also subject to Commission review. Alterations should be designed to have a minimum impact on original elements of the entryway.
40. Lighting. Lighting of building entryways is encouraged. Where entryways are recessed, fixtures should be located in the ceiling of the recess and shielded to direct light downward. Fixtures should be consistent with the architectural style of the building or simple in style;

10

avoid "colonial" style fixtures, which are inappropriate for 19th and 20th century buildings. Avoid exposing electrical conduit and junction boxes.

41. Street Address Numbers. Street address numbers are encouraged. They should be located on or adjacent to the main entrance to the building, or painted on the transom above the front door. A maximum height of 6 inches is suggested.

#### STOREFRONTS

42. General. When planning a storefront renovation, always remember that the storefront is part of a larger structure and its design should relate to the building's overall character. A commercial block may contain several storefronts and each individual shop should harmonize with its neighbor. Basically there are three options to consider: preserve the original design, reconstruct the original, or develop a compatible new design.
43. Preservation. Maintain the original proportions, dimensions, and elements. Consider uncovering the lintel and the support walls or piers if covered, to reestablish the storefront frame and the definition of the storefront opening. Restore or retain the overall shape of the original display window. Keep the original storefront height. Avoid altering the shape and size of original windows and doors, transoms and kickplates if they still exist, or consider restoring them if their original condition can be determined.
44. Reconstruction. If the original storefront has been destroyed, reconstruction is encouraged if there is pictorial, documentary, or physical evidence of the original configuration. Maintain the original proportions, dimensions, and elements.
45. New Design. A simple, contemporary design using standard storefront components (transom, display windows, recessed entrance, kickplate) is preferred where evidence of the historic condition is not available. Avoid setting the storefront back from the sidewalk and disrupting the visual order of the block. Painted wood or anodized metal frames may be used. Try to approximate the original design with different materials. For instance, wood is often a good substitute for an original cast iron storefront.
46. Transoms. Retain or restore the glass transom panels if the ceiling height permits. Consider using a decorative panel or sign band within the transom frame if the ceiling height is too low. Another alternative is to recess the ceiling at the storefront, using a sloped or vertical soffit. Air conditioners should not be located in the transom above the door. If one already exists, consider removing it and relocating it to a less conspicuous location (such as a side or rear window). Removal will restore the door transom, reestablish the visual order, and eliminate the problem of water dripping on pedestrians.
47. Kickplates. Retain or restore the kickplate so the original proportions of the storefront remain. Restore to the original style if evidence is available. Use a

11

simplified version if evidence is not available. For non-historic buildings, the window frame should retain the line of typical kickplates. A simplified version that aligns with the height of those typical on the block is appropriate; this solution is also appropriate for newer buildings. Wood is preferred in most cases, but masonry may be appropriate for brick buildings. Coordinate the color of the kickplate with other trim elements.

48. Entrances. Retain or restore the original recessed storefront entrance. Retain the size and shape of the original door opening. Avoid closing down the opening to make a smaller door fit. Use doors with panels or windows which have vertical proportions; use frames that match the original dimensions. Doors with painted or bronzed aluminum frames and glass panels may be appropriate in some cases; unfinished aluminum is not appropriate. Avoid residential style doors.

#### AWNINGS AND CANOPIES

49. Awnings. Canvas or other fabric awnings are encouraged. At ground level, awnings should match the width of the storefront or window opening. Avoid placement that obscures details of the facade. Consider awning shapes that highlight the geometry of the facade design or that emphasize the shop entrance. Upper floor awnings should be mounted within window openings rather than cover them up. Opaque canvas or other soft fabric is the preferred material; frames should be metal. Awnings may be fixed or operable. Awning colors should reinforce the facade and sign color scheme. Coordinate awnings on upper and lower floors. A master plan for awnings is encouraged for buildings with multiple storefronts; in these cases, awnings should align with others within each building. Awning valences should be movable, and may be used to display signage or street numbers.
50. Canopies. Historic or original canopies identifying the main entrance to a building should be retained and repaired; restoration of missing original canopies, based on documented evidence, is encouraged. Canopies are appropriate at the ground level only. The valance area was often decorated with the name and street number of the business.
51. Lighting. Lighting within awnings and canopies should illuminate only the lettering on the valance, or the entrance to the store; avoid excessive lighting which causes the entire awning to "glow."

#### SIGNS, BANNERS AND FLAGS

52. General. In addition to HDC review, all signs shall conform to the sign code provisions (Article VI) of the Zoning Ordinance. Maintain all signs in good repair. Approval of a given sign shall be limited to the owner of the business or building and shall not be transferable. Signs shall be removed or resubmitted for approval when the operation or purpose of the advertised business changes. Existing signs of particular historic or architectural merit should be preserved. Interior window signs will not be reviewed by the Commission.

53. Building Identification Signs. Signs identifying the name of a building, the date of construction, or other historical information should be composed of similar materials as the building, or bronze or brass. Signs should be affixed flat against the building and should not obscure architectural elements. Indirect, shielded incandescent lighting may be appropriate. Existing signs of particular historic or architectural merit should be preserved.
54. Commercial Signs. Signage is one of the most important features of a commercial facade because it is the first perception of the business within. However, signs more than any other single feature can detract from even the most attractive storefront and clutter its surroundings. A sign should be visible and legible; it is more effective to choose appropriate details and a proper location than to install a particularly large or flashy sign. Place a premium on simplicity and directness of message.
55. Exterior Sign Types. Exterior signs may be located on the outside of the building below the level of second floor window sills, and may include the following types: a lintel sign, located on the lintel above the storefront, parallel to the building facade; signs on awnings; a projecting sign, oriented perpendicular to the facade; a plaque; a building directory listing multiple businesses within the same building; individual lettering; banners and flags; freestanding signs, not attached to the building at all; and signs painted directly on a wall.
56. Location. Consider the entire building front as one composition; when designing a sign, always refer first to your storefront and then to the design on the building as a whole. Signs should be positioned to emphasize ornamentation and building elements -- the storefront opening, the entrance, etc. As a general rule, when a building has a lintel, locate your sign directly on it. If the sign is to project out from the building, place it just above the lintel; projecting signs should be suspended from decorative metal brackets, leaving a 10 foot clearance from the sidewalk. Signs should not cover any significant ornamentation.
57. Alignment. Signs should be aligned with those of neighboring buildings to promote visual order on the block, avoid visual clutter, and enhance readability. Signs for multiple storefronts within the same building should align with each other.
58. Dimensions and Scale. Signs should be in scale with the building and block proportions. They should not overpower the facade or cover any significant architectural components. Signs should relate to pedestrians as well as to automobile traffic. Your sign should be subordinate in size to other facade elements; the sign should be part of the facade, not cover it.
59. Colors and Materials. Signs should relate in color and material with the facade and the street in order to improve readability, reduce visual clutter, and promote visual order. Compatibility of sign colors and facade colors results in a more memorable impression. Light colored letters on a dark matte background are more

readable than the reverse. Too many colors can overwhelm the sign's communication functions and create a distracting, garish element. Wood, metal or plywood, prepared or painted, are the most appropriate materials.

60. Graphics. Sign graphics should be simple; their function is to identify the name of the business, and perhaps the street address. Brief messages describing the function of the business may be allowed, but avoid listing all goods or services provided, as this will create visual clutter. Symbols and logos as signs are encouraged because they add interest to the street, are quickly read, and are remembered better than written words; however, logos should identify the business, not brand names of merchandise. Letters should generally not exceed ten inches in height. As a general rule, the maximum height of a capital letter should be three fourths of the height of the sign background. Avoid hard to read or overly intricate type styles. Address numbers are recommended and should not exceed 6 inches in height.
61. Lighting. Indirect illumination with incandescent light is recommended. Fixtures should be shielded to prevent glare on the street and sidewalk; bare flood lights without reflectors are not acceptable. Internal illumination may be acceptable only when the letters themselves -- not the background -- are lighted. Another acceptable alternative is to place the light source behind the letters to create a silhouetted effect. Avoid exposed conduit and electrical junction boxes. Neon signs should be located inside the building.
62. Banners and Flags. National, state and municipal flags may be flown from existing flagpoles or brackets without review. Commercial banners may be permitted; their size should be in scale with the building. Flagpoles and brackets should be placed so as not to obscure architectural elements; locations should be considered in context of the entire facade.
63. Brackets. Brackets for projecting signs should complement, not overwhelm, the signs. The lines of brackets should harmonize with the shape of the signs. Brackets should be designed so that they can be bolted into masonry joints where possible, to avoid damage to brick and stonework.
64. Directories. Where several businesses are in one building, a single directory is advised; directories should be located within or near the main entrance, but should not obscure significant architectural elements. Directories may be illuminated indirectly. Directories should be designed so that the overall dimensions remain constant regardless of the number of individual tenants listed.
64. Master Sign Plans. Master sign plans coordinating signage for buildings with multiple storefronts are encouraged. Keep the number of signs to a minimum; consolidate sign information wherever possible. Approval of a master sign plan by the HDC will allow individual tenants to obtain in-house approval for new signs which are consistent with the master plan.

- 14
65. Inappropriate Signs. Billboards and flashing or moving lights are not permitted. Permanent freestanding signs are discouraged except for parking lots and institutions (maximum size 10 square feet), or where the building frontage exceeds 100 feet. Exterior walls should not be used for display or advertising boards, except at theaters and churches.
  66. Temporary Signs. Signs which advertise or promote discount sales, special events, construction projects, real estate lease or sale, political elections or referenda; signs which announce the opening of a new business; and portable freestanding sandwich boards are all considered to be temporary signs. These signs are permitted without review by the Commission. Other permits may be required, however; refer to Section 602.6 of the Zoning Ordinance.

#### SECURITY AND SAFETY

67. Ironwork. Avoid using permanently fixed bars on storefront windows. Use security devices that will not detract from the character of the building or surrounding area. Interior grilles or grates are preferred. Exterior grilles on upper floor, rear or side windows should be located within the masonry opening and not attached to the building face; attachments should be made through mortar joints to avoid damaging masonry.
68. Cameras. Security cameras should be located unobtrusively and should not cover or damage original features and details.
69. Lighting and Alarms. Lighting and alarm systems are preferred because they will not detract from the building facade.
70. Fire Escapes. Fire egress should be accomplished through interior fire stairs wherever possible. If exterior egress is required, fire escapes, balconies and ladders should be located on side or rear elevations. The location of new fire escapes on street facades, especially diagonal fire stairs, is strongly discouraged. Existing decorative fire escapes which contribute to the historic character of a building should be preserved. The removal of existing fire escapes which do not contribute to the historic character of a building and which are no longer required for egress is encouraged.

#### REAR AND SIDE WALLS

71. Rear Elevations. Improvement of rear entrances is encouraged to accommodate use of parking areas behind buildings. Rear facades may offer great potential for secondary entrances and display windows; however, the existing door and window openings should retain their original size and shape. Rear entrances can be enhanced with signs, awnings, lighting and landscaping features. Trash bins should be adequately screened and well kept. Chain link fences are not appropriate. Accent paving materials are encouraged to distinguish pedestrian areas from auto circulation zones and service areas.



72. Side Elevations. The side elevations of buildings are important features on downtown cross streets. Some are just as detailed as front facades and should be carefully preserved; many, however, are more plain. The original character of these sides should be respected when designing alterations, although more flexibility may be allowed. When developing new designs for sides of buildings, incorporate original openings when feasible. New materials should be compatible with original materials and with those of the front. Side walls may offer opportunities to use color and graphics, but should not be used for billboards.

## STANDARDS FOR NEW CONSTRUCTION AND ADDITIONS

The purpose of these guidelines is to present design alternatives and approaches which will produce solutions which are in harmony with the historic character of Downtown Providence. The guidelines are not meant to restrict creativity but to insure the district against unsympathetic designs.

73. General. New construction should reflect the design trends and concepts of the period in which it is created. The new structures should be in harmony with the old and at the same time be distinguishable from the old so the evolution of the district can be interpreted correctly. When developing a design for a new structure or for an addition to an existing structure, consider the standard components of the individual facade, and also the ways in which they relate to the broader context of sets of buildings. It is always best to think of a new building as one element in a continuous series of similar structures, which is actually being fit into an existing framework comprised of a variety of older buildings. Additions to the sides or rears of existing buildings should generally be treated as new buildings.
74. Size and Scale. A new building should fill the space defined by the adjacent buildings. Vacant lots or small buildings that do not fill their lots disrupt the continuous flow of building facades. New building heights should relate to the surrounding buildings; avoid new construction that greatly varies in height (too high or too low) from older buildings in the vicinity. Since there is a wide variety of building heights throughout the district, a degree of flexibility will be considered. The taller buildings should occur at the corners. Do not exceed the maximum height allowed by zoning. Avoid buildings that in height, width or massing violate the existing scale of the area. Avoid single, monolithic forms that are not relieved by variations in massing. Avoid exotic forms that may visually fragment the streetscape.
75. Facade Rhythm and Proportions. The floor to ceiling height of a new building should correspond to the dimensions on neighboring buildings. Maintain the typical ratio of solids to voids with respect to windows and walls. Maintain the window patterns of the upper portions of the existing building facades. The placement of openings with respect to the facade's overall composition, symmetry, or balanced asymmetry should be carefully studied. Avoid introducing incompatible facade patterns that upset the rhythm of openings established in surrounding structures. New buildings should have first floor storefronts to maintain pedestrian orientation; use storefront proportions of existing nearby buildings as a guide. Maintain the distinction between upper and lower floors. Consider relating the vertical, horizontal or nondirectional facade character of new buildings to the predominant directional expression of nearby buildings.
76. Setback. Align new building setbacks with those of surrounding buildings. Avoid placing buildings at odd angles to the street, unless in an area where diverse

siting already exists. Rooftop additions to existing buildings should be set back out of view from street level, so that the original roofline is maintained.

77. Roof shapes. Although not entirely necessary, duplication of the existing or traditional roof shapes, pitches and materials on new construction is one way of making new structures more visually compatible.
78. Alignment. Align storefront opening heights with those of surrounding buildings. Align the storefront elements -- transom, display windows, and kickplates -- with those of surrounding buildings. Align new signs and awnings with those of surrounding buildings. Align the upper facade windows with those of surrounding buildings. Where there is a wide variety of height relationships, there will be flexibility among alignment. Maintain cornice alignment (if not through building height, then through some horizontal element which aligns with other cornices).
79. Facade Components. Use typical facade components in new design: storefront, upper portion of the facade, signage, awnings. Use typical storefront components in new design: kickplate, transom, display windows, entrance area. Use new materials which are similar in texture and color to the existing materials. Use colors that are compatible to historic colors and to existing schemes in the area. Develop a color scheme for the entire building front that coordinates all the facade elements (reserve use of strong bright colors for accents). Enhance rear entrances with signs and landscaping when feasible. Ornamentation is encouraged, but imitation of historic detail is discouraged because a new building should represent its own time.
80. Barrier-Free Access. All new construction must comply with applicable laws regarding accessibility.
81. Imitations. Consider contemporary designs that enhance the nature and character of the historic district. Avoid replicating or imitating the styles, motifs or details of older periods. Such attempts are rarely successful and even if done well present a confusing picture of the true character of the historical area.
82. Reconstruction. Reconstruction of a missing building may be considered under the following conditions: The building will be on the original site and in its original orientation, for which adequate documentation exists. The design must be based on adequate historic evidence and be compatible with existing buildings. The principles of the style must be used correctly (rules of proportion, use of materials, sense of ornamentation). A plaque must be mounted on the building which designates the date of construction. The integrity of neighboring structures will not be severely compromised.

## STANDARDS FOR DEMOLITION AND ECONOMIC HARDSHIP

### GENERAL

83. Demolition is discouraged. The loss of a historic structure constitutes an irreplaceable loss to the City of Providence. In order to preserve the historic fabric of the city, demolition of historic or contributing structures or appurtenances, or the removal of a portion of a historic or contributing structure is discouraged.
84. Definition of Historic or Contributing Structure. Historic or contributing structures or appurtenances include any structure or appurtenance that is 50 years old or older, or which reinforces the visual integrity or interpretability of the structure, street or district. In considering an application for Certificate of Appropriateness for demolition, the Commission shall make a finding of fact as to whether the structure or appurtenance is valuable to the city, the state or the nation; or whether it is valuable for the period of architecture which it represents.

### CRITERIA TO ALLOW DEMOLITION

85. Structures or Appurtenances Deemed Valuable to the City, State or Nation. A Certificate of Appropriateness for demolition of a structure or appurtenance deemed by the Commission to be valuable to the city, state or nation may be issued only if the Commission is satisfied that the retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance. In such cases, the Commission may require that the historic structure be recorded at the owner's expense, according to the documentation standards of the Historic American Buildings Survey and the Historic American Engineering Record (HABS/HAER), for deposit with the Commission.
86. Structures or Appurtenances Deemed Valuable for the Period or to the District. A Certificate of Appropriateness for demolition of a structure or appurtenance deemed by the Commission to be valuable for the period of architecture which it represents and its importance to the district may be issued only if at least one of the following exists:
- A. Retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance on its present site to any purchaser willing to preserve such structure or appurtenance.
  - B. Preservation of such structure or appurtenance is a deterrent to a major improvement program which will be of substantial benefit to the community.

- C. Preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance; or
  - D. Preservation of such structure or appurtenance would not be in the interest of the majority of the community.
87. Seek Alternatives. The applicant and the Commission have an affirmative obligation in good faith to attempt the sale of the property, to seek tenants for it, and to explore potential reuses. Before approving any application for demolition, the Commission will work with the applicant to investigate alternatives to demolition, including:
- A. Sale of the structure on its present site;
  - B. Whether there is a reasonable likelihood that some person or group other than the owner is willing to purchase, move and preserve such structure; and
  - C. Whether the owner has made continuing bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure.
  - D. Whether any public or quasi public agencies have any potential use for the property, know of any potential users or purchasers for it, or have financial programs that could assist in the preservation of the structure.
88. Demolition By Neglect. Failure to maintain any structure or appurtenance within the district may be deemed to be demolition by neglect. In such cases, the property owner shall be notified of such determination and required to begin repairs within 30 days. Failure to comply with such order shall cause the City to make the required repairs and to place a lien against the property for recovery of expenses.

#### ECONOMIC HARDSHIP

[TO COME]

**STANDARDS FOR OPEN SPACE AND PUBLIC AREAS**

[TO COME]

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## IN-HOUSE REVIEWS AND EXEMPTIONS

### IN-HOUSE REVIEW BY STAFF

The following is a list of categories of work items which may be reviewed and approved in-house by staff. Applications will be reviewed in context of the standards and guidelines outlined herein.

A complete application for a Certificate of Appropriateness must be submitted for in-house review by staff. Staff shall determine whether an application is complete. Lack of documentation causes delays in the review process. Consultation with staff is encouraged.

Staff may not deny an application, and therefore in certain circumstances may determine to direct an application normally reviewed in-house to the full Commission for review at the next available public hearing.

### In-House Application Categories

- Ordinary maintenance and repair
- Replacement in kind to match existing features
- Awnings
- Lighting (entries, facades, signs)
- Security Devices (excluding new fire balconies)
- Storm Windows
- Rooftop Mechanical Equipment
- Roofs, Gutters and Downspouts
- Site Improvements (paving, fences, gates, etc.)

### EXEMPTIONS

The following categories of work items are exempt from Commission review and do not require a Certificate of Appropriateness. Nonetheless, the visual characteristics of these elements contribute to the overall character of a building and the surrounding historic district. The following is an attempt to guide the property owner in making appropriate and sensitive choices.

Portable Window Air Conditioners. Seasonal window air conditioners should be installed on secondary elevations within existing window openings. Proposals for through-wall air conditioners shall be reviewed by the full Commission.

Intercoms, Alarm Devices, Door Hardware, Mailboxes, Utility Meters, etc. Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms and mailboxes should be located within the recessed entry or vestibule whenever possible. Louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other small mechanical and/or electrical devices should be mounted only in inconspicuous locations and painted in such a manner to conceal them, whenever possible and permitted.

Window boxes. Wooden window boxes for plants should be painted. The size should match the size of the window opening. Installation on top of sills is preferred; if installed below window sills, attachment should be made through mortar joints rather than directly into masonry.

26

Paint color. Paint colors are not reviewed. However, technical information on period colors and surface preparation is available upon request. Bear in mind that before repainting wood or metal surfaces, repairs may need to be conducted which must be reviewed by staff. Painting previously unpainted masonry surfaces is discouraged. If masonry has previously been painted and is being painted again, the color should match the natural color of the masonry. Removal of paint is reviewed by staff and should be done with the gentlest method possible. Disc sanding damages wood surfaces and should be avoided. Sandblasting damages both masonry and wood and is not permitted; limited sandblasting may be appropriate for metal surfaces. Precautions should be taken when removing lead paint.

Plants and Garden Furnishings. Plant materials, including trees, shrubs, hedges, ground covering and potted plants are not reviewed. Trees and shrubbery should not be planted next to a building foundation, as this could lead to deterioration of the building fabric. Climbing plants on buildings can also cause deterioration and are discouraged. Potted plants and ornamental statuary used in sidewalk displays should not obscure storefront windows or block pedestrian access to buildings or sidewalks.

Sidewalk and street paving. Paving on public sidewalks and streets is not reviewed. Permits from the Public Works Department must be obtained before working on paving.

Temporary signs. Temporary signs such as advertisements, political signs, real estate signs and sidewalk sandwich boards are not reviewed. Such signs must comply, however, with applicable sign code regulations.



**ATTACHMENT 7**

**PHDC RULES AND REGULATIONS, AS REVISED**

**PROVIDENCE HISTORIC DISTRICT COMMISSION  
RULES AND REGULATIONS**

ADOPTED 10/28/91; AMENDED 12/16/91 AND FURTHER AS NOTED.

**Section 1 GENERAL PROVISIONS**

- 1.1 Authority
- 1.2 Purpose
- 1.3 General Rules
- 1.4 Jurisdiction

**Section 2 ORGANIZATION**

- 2.1 Membership
  - A. Chair
  - B. Vice Chair
  - C. Deputy Vice Chair
- 2.2 Staff
- 2.3 Records
  - A. Review of HDC Records
  - B. Minutes
- 2.4 Office
- 2.5 Legal Counsel

**Section 3 MEETINGS**

- 3.1 Regular Meetings
- 3.2 Business Meetings
- 3.3 Special Meetings
- 3.4 Cancellation of Meetings
- 3.5 Attendance
- 3.6 Conduct of Meetings
- 3.7 Executive Session

**Section 4 PROCEDURES**

- 4.1 Public Hearing
- 4.2 Notice
- 4.3 Quorum
- 4.4 Voting
- 4.5 Conflict of Interest
- 4.6 Conduct of Members
- 4.7 Site Visits
- 4.8 Advisory Opinions

**Section 5 APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**

- 5.1 Applications
  - A. Application Categories
  - B. Preliminary Applications
  - C. Pre-Application Hearing
- 5.2 Filing of Applications
- 5.3 Acceptance of Applications

## **Section 6 ACTIONS ON AN APPLICATION**

- 6.1 Review Criteria**
- 6.2 Consideration of Applications**
- 6.3 Limit of Time for Testimony**
- 6.4 Determinations on an Application**
  - A. Resolutions**
  - B. Issuance of Certificate**
  - C. Conditional Approval**
- 6.5 Failure to Act**
  - A. Automatic Approval**
  - B. Extensions**
- 6.6 Modifications to a Cert. of Appropriateness**
- 6.7 Modifications to an Application**
- 6.8 Expiration of a Cert. of Appropriateness**
- 6.9 Resubmittal of a Denied Application**
- 6.10 Reconsideration of a Denied Application**

## **Section 7 ENFORCEMENT**

- 7.1 Enforcement**
- 7.2 Violations**
- 7.3 Procedures**

## **Section 8 AMENDMENTS AND SEVERABILITY**

- 8.1 Amendments**
- 8.2 Severability**

**PROVIDENCE HISTORIC DISTRICT COMMISSION  
RULES AND REGULATIONS  
ADOPTED 10/28/91; AMENDED 12/16/91 AND FURTHER AS NOTED**

**SECTION 1 - GENERAL PROVISIONS**

- 1.1 **AUTHORITY:** These rules and regulations are adopted pursuant to Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564, adopted 10/24/91), authorizing the Providence Historic District Commission (HDC) to adopt rules and regulations which are necessary to carry out its functions.
- 1.2 **PURPOSE:** To establish procedures for processing applications for Certificates of Appropriateness, for enforcement, and for the internal management of the HDC.
- 1.3 **GENERAL RULES:** The HDC shall be governed by the terms of Article V, Section 501, Historic District Zoning, of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), and by the terms of R.I.G.L. 45-24.1 et seq., Historical Area Zoning.
- 1.4 **JURISDICTION:** Under Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564), the HDC shall have the authority to regulate the construction, alterations, repair, demolition, and moving of any structure or appurtenance which results in a change to the exterior of the structure and/or appurtenance within any Historic District in the City, as designated in accordance with the Providence Zoning Ordinance and shown on the official Zoning Map.

**SECTION 2 - ORGANIZATION**

- 2.1 **MEMBERSHIP:** The HDC shall be constituted in accordance with Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564) and R.I.G.L. 45-24.1-3.
  - A. **Chair:** A Chair shall be appointed by the Mayor. The Chair shall preside over all HDC meetings and shall decide all points of order and procedure, unless directed otherwise by a majority of the HDC in session at the time. The Chair shall appoint any committees found necessary to investigate any matters before the HDC.
  - B. **Vice-Chair:** A Vice-Chair shall be elected by the HDC from among its members, by majority vote of its members, and shall be eligible for re-election. The Vice-Chair shall serve as acting Chair in the absence of the Chair. At such times, the Vice-Chair shall have all the same powers and duties as the Chair. The Vice-Chair shall be elected at the first regular meeting of each calendar year.
  - C. **Deputy Vice-Chair:** A deputy Vice-Chair shall be elected by the HDC from among its members in the same manner as the Vice-Chair, and shall be eligible for re-election. He/she shall serve as acting Chair in the absence of the Chair and Vice-Chair and at such times shall have the same powers and duties as the Chair. The deputy Vice-Chair shall be elected at the first regular meeting of each calendar year.

2.2 **STAFF:** The Department of Planning and Development shall supply staff for the HDC's day-to-day operation, and a member of the staff shall serve as Secretary to the HDC. Staff shall not be eligible to vote upon any matter before the HDC. The duties of staff shall be as follows:

- A. Keep all records, conduct all correspondence of the HDC, provide public information, and handle the clerical and administrative work of the HDC.
- B. Act as liaison between the HDC and all other agencies, departments and organizations to which it must relate in the conduct of its affairs.
- C. Consult with applicants and property owners regarding the procedures, rules and regulations, and standards and guidelines of the HDC.
- D. Prepare a written analysis each application pending before the HDC in terms of the historical and architectural significance of the property, consistency of the proposal with standards and guidelines, preservation issues, and other pertinent information.
- E. Issue in-house staff approvals for applications for Certificates of Appropriateness for in-kind replacement and repairs, and for other work as defined in the HDC standards and guidelines. The HDC may, by action at a public hearing, direct to staff the approval of any application. In-house staff approvals shall be consistent with the Standards and guidelines. Staff may not deny an application, but shall refer such action to the HDC for a hearing.
- F. Perform such duties and assume such other responsibilities as the HDC may from time to time direct.

2.3 **RECORDS:** The HDC shall keep written records of its meetings, deliberations, and decisions. The Secretary of the HDC shall have the primary responsibility for keeping the records. The HDC may also require a verbatim, recorded or stenographic record. All records shall be open to the public.

- A. **Review of HDC Records:** Requests to review the HDC's records shall be in writing. Records shall be made available within ten (10) calendar days of the receipt of the request. Copies of the records will be made available for a fee.
- B. **Minutes:** Minutes of HDC hearings shall show the vote of each member on each question, including absences and abstentions. At minimum, minutes shall contain:
  - 1. A listing of HDC members present and absent;
  - 2. A listing of others present, specifically staff, city solicitor, public agency staff, applicants and/or representatives;

3. Approval of the minutes of the previous meeting.

4. Summary of applications for Certificates of Appropriateness and the preservation issues presented, including a description of the relevant features of the building, structure or appurtenance which will be affected;

5. Summary of arguments and materials presented for each application, including supporting documents, objections and corrections;

6. Summary of HDC deliberations for each application for a Certificate of Appropriateness, including all references to the HDC standards and guidelines used; and,

7. Findings of fact made, conclusions reached, and actions or motions taken on each application or other general business before the HDC.

2.4 OFFICE: The HDC's office shall be located in the Department of Planning and Development.

2.5 LEGAL COUNSEL: The City Solicitor's Office shall be requested by the HDC to assist in all legal matters.

### **SECTION 3 - MEETINGS**

3.1 REGULAR MEETINGS: The HDC shall establish a schedule of regular meetings for the calendar year and post it in the City Clerk's Office and the Department of Planning and Development. Regular meetings shall be held on the fourth Monday of each month at 3:30 p.m. at the offices of the Department of Planning and Development or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting.

3.2 BUSINESS MEETINGS: The HDC may hold a business meeting for the purposes of discussing standards and guidelines, rules and regulations, procedures, and such other business as may come before it, including any overflow of applications for Certificates of Appropriateness which could not be heard at a regular meeting because of time limits. Business meetings may be held during a regular meeting, or separately on the second Monday of each month at 3:30 p.m. at the offices of the Department of Planning and Development, or at such other day, time, or location accessible to the public announced at least 7 days prior to the regular meeting. [AMENDED 2/24/92]

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

3.4 CANCELLATION OF MEETINGS: When in the opinion of the Chair there is good cause, the Chair may dispense with a regular meeting by giving notice to all members and all

applicants scheduled for the meeting not less than twenty-four (24) hours prior to the time set for the meeting.

- 3.5 ATTENDANCE: The HDC shall advise the mayor of any member of the HDC who fails to attend more than five (5) consecutive regular meetings and shall request that the position be declared vacant and a new member be appointed. Absence due to sickness, death, or other emergencies of like nature may be recognized as excused absences. The staff shall notify a member when he/she is approaching the maximum number of unexcused absences. When a member has exceeded the maximum number of unexcused absences, the staff shall notify the HDC. (Providence Home Rule Charter Article XII, Section 1202.)
- 3.6 CONDUCT OF MEETINGS: All meetings shall be open to the public. The order of business at regular meetings shall include:
- A. Call to order;
  - B. Roll call;
  - C. Approval of the minutes of previous meetings;
  - D. Committee reports;
  - E. Old business, including continued applications;
  - F. New business, including applications for Certificates of Appropriateness;
  - G. Adjournment.
- 3.7 EXECUTIVE SESSION: For purposes authorized by the open meeting law, the HDC may on a motion duly adopted and for reasons stated on the record, adjourn to executive session.

#### **SECTION 4 - PROCEDURES**

- 4.1 PUBLIC HEARING: The HDC shall hold a public hearing on an application for Certificate of Appropriateness.
- A. Applications shall primarily be scheduled for a public hearing at the HDC's regular meeting on the fourth Monday of the month. The last application shall be heard at 7:00 p.m. unless a quorum of the HDC agrees that the meeting may carry on after that time. Applications not heard by 7:00 pm. shall be rescheduled to a business meeting on the second Monday of the next month, unless the applicant agrees to a further extension. [AMENDED 2/24/92]
  - B. Applications involving repair and in-kind replacement, or those items delegated to in-house review under the HDC standards and guidelines, shall not require a public hearing unless referred to the HDC by staff.
- 4.2 NOTICE: Notice of the hearing shall be given to the applicant, property owner, and other persons listed on the application form; to abutting property owners; to the HDC members; and to other persons requesting notice, at least seven (7) days prior to the public hearing, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.
- 4.3 QUORUM: A majority of the duly appointed members shall constitute a quorum.

- 4.4 VOTING: The concurring vote of the quorum shall be necessary to approve or disapprove of any plans before the HDC, or to amend these rules and regulations or the HDC standards and guidelines. Proxy voting is not allowed.
- 4.5 CONFLICT OF INTEREST: No HDC member shall take part in the consideration or determination of any case for a Certificate of Appropriateness in which he/she is a party or has a financial interest except as noted in the Rhode Island Ethics Commission Advisory Number 8, dated November 30, 1989. It shall be the responsibility of the HDC member having a potential conflict of interest to disclose such conflict in writing and to recuse himself/herself from participation in the discussion or the vote. Minutes shall state that the member has recused himself/herself from consideration of the matter.
- 4.6 CONDUCT OF MEMBERS: Members of the HDC shall be discouraged from expressing individual opinions on the proper judgement of any application with any persons prior to the determination of that application, except in accordance with these rules.
- 4.7 SITE VISITS: A subcommittee of the HDC, or the staff, shall be available to meet on site with the applicant or his/her representatives at any time in the design process in order to advise them informally concerning the HDC's procedures and guidelines, the nature of the area where the proposed construction is to take place, and other relevant factors. The applicant shall agree, by signing the application, to allow the HDC, as a group or individually, or the staff to make site visits from time to time as deemed necessary.
- 4.8 ADVISORY OPINIONS: Outside a regular meeting, the HDC shall refrain from any indication of approval or disapproval, but shall not, for that reason, be barred from a reasonable discussion of the applicant's proposals. No advice or opinion given, or reported as having been given, by any member of the HDC at a pre-application hearing, at a site visit, or at an informal meeting shall be in any way official or binding upon the HDC. Only the official vote of the HDC shall be binding.

## **SECTION 5 - APPLICATIONS FOR CERTIFICATE OF APPROPRIATENESS**

- 5.1 APPLICATIONS: An application for Certificate of Appropriateness is required for any change which affects the exterior appearance of a structure or its appurtenances located in an historic district, including construction, alteration, repair, moving or demolition. An appurtenant feature is a feature other than a primary or secondary structure which contributes to the exterior appearance of a property.

A. Application Categories: Applications may be accepted in the following categories:

1. New construction/additions;
2. Alterations/minor modifications;
3. Signage;
4. Awnings/shutters/etc.;
5. Site improvements;



6. In-kind replacement/repairs;
7. Demolition;
8. Moving of historic structures.

B. Preliminary Applications: An applicant seeking a Certificate of Appropriateness for new construction, additions or major alterations shall first file a preliminary application for Conceptual Approval from the HDC. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, and may grant or deny Conceptual Approval. Conceptual Approval shall provide that the applicant file an application for Certificate of Appropriateness for approval of final details.

C. Pre-Application Hearing: An applicant may seek a pre-application hearing with the HDC when new construction, additions or major alterations are proposed. Such requests shall be submitted in writing. Staff shall review the pre-application request to determine if it warrants HDC review and may accept the request. The HDC shall use the same order of business as in reviewing Certificates of Appropriateness, with the following exceptions:

1. No formal determination to approve or deny the proposal shall be made.
2. The HDC may provide agencies of the City with advisory opinions, which shall identify preliminary preservation issues and may suggest solutions.
3. After a pre-application hearing the HDC shall provide the applicant with a written advisory. Advisory opinions shall be non-binding.

5.2 FILING OF APPLICATIONS: An application for a Certificate of Appropriateness must be filed in person and by appointment with the HDC staff at least ten (10) calendar days before the regular meeting on the fourth Monday of the month. All applications must be signed by the property owner and applicant. Applications must be accompanied by all documentation reasonably necessary to evaluate the proposal, including photographs, drawings, plans, or other information as requested by the HDC or staff. It is the owner/ applicant's responsibility to submit all required documentation. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. [AMENDED 2/24/92]

5.3 ACCEPTANCE OF APPLICATIONS: Staff shall review all applications for completeness of documentation, according to minimum standards published in the HDC Standards and Guidelines. Incomplete applications will not be scheduled for a hearing. The HDC shall vote at the beginning of the hearing on each application, before any presentation or testimony begins, whether an application is complete and can be accepted. Upon acceptance, the formal review period begins. Acceptance of an application does not preclude the HDC from requesting any additional information it determines to be necessary to make a decision on the application. [AMENDED 2/24/92]

## SECTION 6 - ACTIONS ON AN APPLICATION

- 6.1 REVIEW CRITERIA: In reviewing applications for Certificates of Appropriateness, the HDC shall use the criteria set forth in R.I.G.L. 45-24.1 et. seq. and Article V, Section 501 of the Providence Zoning Ordinance (Chapter 1991-29, No. 564). The HDC may designate more explicit design standards and guidelines as it deems necessary.
- 6.2 CONSIDERATION OF APPLICATIONS: The applicant or his/her designated agent shall appear at the hearing on his/her application. All testimony shall be sworn. The order of business for consideration of applications for Certificates of Appropriateness shall be determined by the Chair and may include the following:
- A. A preliminary statement concerning the application.
  - B. A presentation by the applicant, including arguments and material in support on the application. The presentation shall present the material in a way that both the HDC and the public audience may hear, see and understand the verbal and graphic description of the proposed work and its impact on the features of the buildings, structures, appurtenances and historic landscape features of the property and the district in which it is located.
  - C. A staff report, project review comments and/or review committee report.
  - D. Statements or arguments submitted by any official, commission or department of the City of providence, any state agency, or any local historical, preservation or neighborhood organization.
  - E. Public comments from interested parties, abutters, etc.
  - F. HDC members' questions of the applicant, staff, or review committee concerning the application.
  - G. A summary of the application, arguments and materials presented.
  - H. After closing the hearing to public comment, HDC deliberation regarding a Certificate of Appropriateness, based upon evidence submitted, adopted Standards and Guidelines, and the impact of the project on the features of the buildings, structures, appurtenances, and historic landscape features of the property.
  - I. Findings of fact, motion(s) to approve or deny the application, and voting.
- 6.3 LIMIT OF TIME FOR TESTIMONY: The Chair may limit the amount of time allowed at a public hearing for verbal testimony regarding any application or other business before the HDC. Such limit shall be announced at the beginning of the hearing, and noted on the written public notice of the hearing. Written testimony may be submitted for HDC consideration in cases where verbal testimony is limited. [AMENDED 2/24/92]

6.4 DETERMINATIONS: An application for Certificate of Appropriateness may be approved, denied, or approved with amendments or conditions by the HDC. Motions to grant or deny a Certificate of Appropriateness shall include findings of fact and a specific reference to the review criteria under which the proposal has been judged.

A. Resolutions: All decisions of the HDC shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record in the form of a Resolution. In the case of a decision not to issue a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.

B. Issuance of a Certificate of Appropriateness: Upon granting a Certificate of Appropriateness, the HDC or its designee shall:

1. Stamp three (3) sets of all application documents, including the application form and all plans and drawings. The documents will be dated, stamped and signed by the Chair or staff as directed by the Chair.
2. Return two (2) sets of signed and stamped documents to the applicant along with a copy of the resolution. It is the responsibility of the applicant to file one (1) set of the stamped and signed documents and a copy of the resolution with the Department of Inspection and Standards for the necessary permits.
3. Retain one (1) set of stamped and signed documents for the HDC files at the Department of Planning and Development.

C. Conditional Approval: The HDC may issue a Certificate of Appropriateness/Conditional Approval where an application would otherwise be approved except that one (1) or more necessary city, state or federal agency approvals are pending. If other necessary approvals are not obtained within 180 days of the Conditional Approval, then the Certificate will become null and void and a new application will be required. If other agency reviews result in changes to the project approved by the HDC, then those changes shall be brought back to the HDC for approval.

#### 6.5 FAILURE TO ACT

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

B. Extensions:

1. In the event that the HDC shall make a written finding of fact within this forty-five (45) day period that a particular application requires

further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of acceptance of a completed application within which to act on such application.

2. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing on an extension beyond the ninety (90) days.

6.6 MODIFICATIONS TO A CERTIFICATE OF APPROPRIATENESS:

Changes to a project after a Certificate of Appropriateness is issued shall require a new application for Certificate of Appropriateness. Such application shall be submitted before construction of the changes begins, unless the HDC determines at a pre-application hearing that a full application is not required. New applications will be reviewed in accordance with these rules and regulations and the Providence Zoning Ordinance. Any change not so approved shall be deemed a violation of the Certificate of Appropriateness and of the Zoning Ordinance.

- 6.7 MODIFICATIONS TO AN APPLICATION: A pending application for a Certificate of Appropriateness may be modified by a written request from the applicant to the HDC. Such request shall include a description of the proposed change and shall be accompanied by elevations, plans, photographs and/or sketches as necessary. If an application is modified, it shall be considered a new application and shall be handled in accordance with these rules and regulations.

- 6.8 EXPIRATION OF A CERTIFICATE OF APPROPRIATENESS: Any Certificate of Appropriateness granted by the HDC shall expire six (6) months after the date of the approval, unless the applicant shall, within the six (6) months, obtain a legal building permit and proceed with construction, or obtain a certificate of occupancy when no legal building permit is required. The HDC, upon written request and for cause shown prior to the expiration of the initial six (6) month period, may renew the Certificate of Appropriateness for a second six (6) month period. An applicant's failure to act within the second six (6) month extension shall cause the Certificate of Appropriateness to become null and void and will require the applicant to file a new application with the HDC.

- 6.9 RESUBMITTAL OF A DENIED APPLICATION: An application for Certificate of Appropriateness which has been denied by the HDC shall not be heard again for a period of one (1) year from the date the application was denied, unless a majority of the HDC present at a meeting agrees to waive this requirement.

- 6.10 RECONSIDERATION OF A DENIED APPLICATION: An applicant may request the HDC to reconsider its decision on an application. Such request may be made before the end of the meeting at which the decision was made, or afterwards in writing within a period of one (1) year from the date of the decision. The order of business for reconsideration of applications for Certificates of Appropriateness which previously have been denied shall be as follows:

- A. The Chair shall entertain a motion from a member of the HDC that the applicant be allowed to present evidence in support of the request for reconsideration. Such evidence shall be limited to that which is necessary to enable the HDC to determine whether or not there has been substantial change in the facts, evidence or conditions relating to the application; provided, however, that the applicant shall be given the opportunity to present any other additional supporting evidence if the HDC decides to reconsider the application.
- B. After receiving the evidence, the HDC shall proceed to deliberate whether or not there has been a substantial change in the facts, evidence or conditions relating to the application which would warrant reconsideration. If the HDC finds that there has been such a change, it shall treat the request as a new application.

#### **SECTION 7 - ENFORCEMENT**

- 7.1 **ENFORCEMENT:** Enforcement of HDC jurisdiction and decisions shall be through the Director of the Department of Inspection and Standards, in accordance with Article VIII of the Providence Zoning Ordinance.
- 7.2 **VIOLATIONS:** Any exterior work to a structure or appurtenance within an historic district, which proceeds without a Certificate of Appropriateness from the HDC, or which does not comply with the provisions of a Certificate of Appropriateness, shall be deemed a violation of the Providence Zoning Ordinance. Work in progress or already completed without a Certificate of Appropriateness may be deemed a violation.
- 7.3. **PROCEDURES:**
  - A. Any person may report a violation to the HDC.
  - B. Staff will confirm that the work is a violation and report it to the Department of Inspections and Standards; if the work is in progress, staff will request the Department of Inspections and Standards to issue a stop-work order.
  - C. Whether the work is in progress or already completed, staff will contact the property owner to request that an application for Certificate of Appropriateness be filed within 30 days.
  - D. The HDC shall review the application in accordance with these rules and regulations; any modifications required to bring the work into compliance with the standards and guidelines shall be made conditions of approval, and a deadline for completion shall be set.
  - E. Failure of the property owner to file an application for Certificate of Appropriateness within the thirty (30) days, or to correct the violation as directed within the deadline set by the HDC, shall cause the matter to be referred to the Department of Inspections and Standards for enforcement.

F. If the HDC issued conditions of approval for work done in violation, staff shall inspect the property to confirm that the violation has been corrected. If so, staff shall inform the Department of Inspections and Standards that the violation may be dismissed.

G. Written records of all violations shall be kept in the HDC's files.

#### **SECTION 8 - AMENDMENTS AND SEVERABILITY**

8.1 AMENDMENTS: These rules may be amended at any time by an affirmative vote of the HDC.

8.2 SEVERABILITY: The provisions of these rules and regulations are severable; if any such provision or provisions shall be held invalid or unconstitutional by any decision of any court of competent jurisdiction, such decision shall not impair or otherwise affect any other provision of these rules and regulations.

**ATTACHMENT 8**

**SECTION 501 OF PROVIDENCE ZONING ORDINANCE  
(HISTORIC DISTRICT ZONING)  
REVISED 10/24/91**

**AND**

**MAPS OF SOUTH ELMWOOD, NORTH ELMWOOD,  
AND DOWNTOWN HISTORIC DISTRICTS  
DESIGNATED OCTOBER 1, 1991-SEPTEMBER 30, 1992**

Section 500 - Overlay Zoning Districts: Overlay zoning districts are hereby established to regulate areas and structures of historical significance, educational and health care institutions, and mixed uses in R Zones. These regulations are necessary to meet the purposes set forth in Section 100 of this Ordinance. The boundaries of the overlay zoning districts are defined in Section 102 of this ordinance. These boundaries may be amended in accordance with Article XI of this Ordinance. Overlay zoning districts are designed to impose supplementary requirements and do not in any manner supercede or replace any requirements of the underlying zone, except where specifically provided for by this Ordinance.

Section 501 - Historic District - Purpose: Historic districts are overlay zoning districts which cover designated districts or structures in the City of Providence. The purpose of historic districts is to safeguard the heritage of the City by preserving designated districts and structures of historic or architectural value which reflect elements of Providence's cultural, social, economic, political, and architectural history; to stabilize and improve property values in such districts or designated structures; to maintain and foster civic beauty; to strengthen the economy; and to promote the use of designated districts and structures for the education, pleasure and welfare of the citizens. An historic district may include properties associated with broad patterns, events, and/or people significant in local, state or national history; which embody the distinctive characteristics of a broad range of building types and architectural styles and which may possess high artistic value and/or represent the work of a master builder, architect, landscape architect or other designer; and which lack individual distinction but which add to the Historic District Zone's status as a significant and distinguishable sociocultural entity.

501.1 - Historic District Commission - Membership: The Historic District Commission, hereinafter known as the HDC, shall consist of thirteen (13) qualified members who shall reside in the City. Nine (9) members shall be appointed by the Mayor, two (2) members shall be elected by the City Council from its councilmanic members to serve for a term ending the first Monday in January, 1975 and thereafter elected for a term of four (4) years, and two (2) members shall be members of the General Assembly elected from the City, one (1) to be appointed from the Senate by the Senate Majority Leader and one (1) to be appointed from the House by the Speaker.

- A) Qualifications: Members of the HDC shall have a demonstrated interest in historic preservation. The appointments may be drawn from but not be limited to the following professions and disciplines: American history, architectural history, landscape design, architecture, archeology, preservation, law, real estate, planning or historic building contracting. Duly organized and existing preservation societies may present to the Mayor lists of qualified citizens to be considered for appointment.



- B) **Auxiliary Member:** The Mayor shall have the right to name an auxiliary member to the HDC in addition to the regular members, which auxiliary member shall sit as an active member, upon the request of the Chair when and if a regular member of the HDC is unable to serve at any meeting of the HDC.
- C) **Term:** Each member appointed by the Mayor shall serve for a three-year term in accordance with State law and shall be eligible for reappointment. Upon expiration of said term, appointed members shall not continue to serve unless reappointed.
- D) **Vacancy:** In the event of a vacancy on the HDC, the appointing authority shall make an interim appointment to fill the unexpired term(s) of such member(s). Vacancies shall be filled within ninety (90) days.
- E) **Organization:** The HDC shall include a Chair, appointed by the Mayor; and a Vice-Chair elected from its membership. The Department of Planning and Development shall assign staff to work with the HDC.

501.2 - Conduct of Business: The Chair shall preside over all HDC meetings and shall have the right to vote. The Vice-Chair shall, in the case of absence or disability of the Chair, perform the duties of the Chair. All meetings of the HDC shall be open to the public and any person, organization or duly authorized representative shall be entitled to appear and be heard on any matter before the HDC reaches its decision.

- A) **Record:** The HDC shall keep a record of all resolutions, proceedings, findings, decisions and actions and such record shall be open to the public.
- B) **Quorum:** A quorum shall be necessary for business to be conducted before the HDC. A majority of the duly appointed members shall constitute a quorum.

501.3 - Powers and Duties of the HDC: The HDC shall have the following powers and duties:

- A) Regulate Development in Historic Districts: The HDC shall be authorized to regulate the construction, demolition, change in any exterior structure and/or appurtenance within any Historic District identified on the Providence Overlay Zoning District Maps of the Official Zoning Map adopted in accordance with this ordinance and identified by Section 102.
- B) Adoption of Rules: The HDC shall adopt and publish all rules and regulations necessary to carry out its functions under the provisions of this chapter.
- C) Adoption of Standards and Guidelines: The HDC shall adopt and publish standards and guidelines as necessary to inform historic district residents, property owners, and the general public of those criteria by which the HDC shall determine whether to is-

sue a Certificate of Appropriateness. The standards and guidelines adopted for any district located in a D Zone shall take into account the commercial nature of the area, and the intent established in this ordinance. The HDC may adopt different standards and guidelines for any other district. The standards and guidelines shall insure that consideration is given to: the historic and architectural significance of the district, the structure and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans for both new and existing structures and appurtenances. The HDC may incorporate by reference in its rules and regulations such other standards as are appropriate, including, but not limited to the Standards and Guidelines for Rehabilitation adopted by the United States Secretary of the Interior. The HDC may from time to time amend its standards as reasonably necessary, and it shall publish all such amendments.

- D) Issue Certificate of Appropriateness: The HDC shall be authorized to issue Certificates of Appropriateness for projects that conform to the requirements of this Ordinance and the Standards and Guidelines adopted by the HDC. A Certificate of Appropriateness may be issued by the HDC indicating approval of plans for alteration, construction, repair, removal or demolition of a structure or appurtenances of a structure within an historic district. Appropriate for the purposes of passing upon an application for a Certificate of Appropriateness means not incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally significant.
- E) Provide Advice to Other Agencies: In order to assist the City on matters of historic preservation, the HDC may provide its expertise and advice to agencies of city government as appropriate.
- F) Delegation of Authority: The HDC may delegate to the staff authority to issue a Certificate of Appropriateness in certain circumstances as defined in accordance with the Standards and Guidelines as adopted or by action of the HDC at a public hearing. The staff may not deny a Certificate of Appropriateness, but shall refer such action to the HDC for a hearing.
- G) Inspection of Work in Progress: The HDC may inspect work in progress after a Certificate of Appropriateness has been issued to insure that work is proceeding in accordance with the approval received. If the HDC finds that the work in progress does not conform with the Certificate of Appropriateness, the

HDC shall advise the Director, who shall enforce the requirements of the Certificate of Appropriateness in accordance with Article VIII of this ordinance.

501.4 - Certificate of Appropriateness: Before a property owner commences construction, alteration, repair, removal or demolition of any existing structure or its appurtenances within an Historic District Overlay Zone, the owner must first apply for and receive a Certificate of Appropriateness from the HDC. A Certificate of Appropriateness is necessary whether or not state law or municipal ordinance requires that a building permit be obtained from the Department of Inspection and Standards for the work proposed.

- A) Application for Certificate of Appropriateness: The HDC shall require the owner to submit information which is reasonably necessary to evaluate the proposed construction, alteration, repair, removal or demolition including but not limited to plans and site plans, drawings and elevations, photographs, or other information.
- B) Hearing: The HDC shall hold a public hearing on an application for a Certificate of Appropriateness. Notice of such hearing shall be given to all abutting property owners, at least seven (7) days prior to the public meeting, by regular mail. The applicant shall supply the HDC with a list of the names and addresses of all abutting property owners from the most current records of the City Tax Assessor.
- C) Filing Fee: An application for a Certificate of Appropriateness shall be accompanied by a filing fee as set by the City Council which shall be deposited with the City Collector and no part of which shall be returned to the applicant.

501.5 - Standards and Guidelines: The HDC shall evaluate all applications in accordance with the criteria established in the Standards and Guidelines adopted in accordance with Section 501.3 of this ordinance. The HDC shall act only on exterior features of a structure and its appurtenances. In reviewing an application for a Certificate of Appropriateness, the HDC shall have the power to call in experts to aid in its deliberations, and may incorporate the conclusions of such experts in its decisions.

501.6 - Decisions of the HDC: All decisions of the HDC regarding the issuance of a Certificate of Appropriateness shall be in writing. The HDC shall articulate and explain the reasons and basis of each decision on a record. An application for a Certificate of Appropriateness may be approved, denied, or approved with amendment by the HDC. When denying an application for a Certificate of Appropriateness, the HDC shall include the basis for its conclusion that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the HDC has determined to be historically or architecturally

significant. The HDC shall send a copy of the decision to the applicant and to the Director. The action taken by the HDC shall be binding on the Director. No application shall be denied by the HDC without a hearing.

- A) Reapplication: An application for the same petition shall not be heard by the HDC for the period of one year from the date the original petition was denied. The HDC shall have the right to waive this requirement for any petition if a majority of the HDC present at a meeting agree.
- B) Ordinary Maintenance: A Certificate of Appropriateness may be issued by the HDC without a public hearing for ordinary maintenance or repair of any structure within an historic district provided that such maintenance or repair does not result in any change of design, type of material, or appearance of the structure or its appurtenances. The HDC may delegate to the staff the authority to approve and issue Certificates of Appropriateness in such circumstances.

501.7 - Failure of the HDC to Act: The failure of the HDC to act within forty-five (45) days from the date of the filing of a completed application shall be deemed to constitute approval unless an extension is agreed upon mutually by the applicant and the HDC. In the event that the HDC shall make a written finding of fact within this forty five (45) day period that the circumstances of a particular application requires further time for additional study and information, then the HDC shall have a period of up to ninety (90) days from the date of filing a completed application within which to act upon such application. Nothing in this section shall be construed to prevent the applicant and the HDC from mutually agreeing on an extension beyond this ninety (90) days.

501.3 - Special Criteria for Demolition: In order to preserve the historic fabric of the City, demolition of historic properties shall be discouraged. When reviewing an application for a Certificate of Appropriateness to demolish an historic structure or appurtenance, the HDC shall consider the following criteria, in addition to the provisions of the adopted Standards and Guidelines:

- A) Structures Valuable to the City: In the case of an application for demolition of any structure, appurtenance or a portion of a structure which the HDC deems so valuable to the City, the State or the nation, that the loss thereof will be a great loss to the City, the State or the nation, the HDC shall endeavor to work out with the owner an economically feasible plan for the preservation of such structure on its present site. The HDC shall issue a Certificate of Appropriateness only if the HDC is satisfied that the retention of such structure constitutes a hazard to public safety which hazard cannot

be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve such structure.

- B) Structures Valuable for the Period: In the case of an application for demolition of any structure, appurtenance or a portion of a structure deemed to be valuable for the period of architecture which it represents and its importance to the neighborhood within which it exists, the HDC shall issue a Certificate of Appropriateness only if the HDC finds that at least one of the following exists:
1. retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure on its present site to any purchaser willing to preserve such structure; or
  2. preservation of such structure is a deterrent to a major improvement program which will be of substantial benefit to the community; or
  3. preservation of such structure would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure to any purchaser willing to preserve such structure; or
  4. preservation of such structure would not be in the interest of the majority of the community.

501.9 - Alternatives to Demolition: The HDC shall assist the owner in identifying and evaluating alternatives to demolition, including sale of the structure on its present site. When considering an application to demolish a structure of historic or architectural value, in addition to any other criteria, the HDC shall consider the following:

- A) Whether there is a reasonable likelihood that some person or group other than the current owner is willing to purchase, move and preserve such structure; and
- B) Whether the owner has made continuing, bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure.

501.10 - Avoiding Demolition Through Owner Neglect: The City Council or its designee, in consultation with the HDC, may identify structures of historical or architectural value whose deteriorated physical condition endangers the preservation of such structure or its appurtenances. The Council or its designee shall publish standards for maintenance of properties within historic districts. Upon the petition of the HDC that a historic structure is so deteriorated that its preservation is

endangered, the council or its designee may establish a reasonable time not less than thirty (30) days within which the owner must begin repairs. If the owner has not begun repairs within the allowed time, the Council or its designee shall hold a hearing at which the owner may appear and state his reasons for not commencing repairs. If the owner does not appear at the hearing or does not comply with the Council's or its designee's orders, the Council or its designee may cause the required repairs to be made at the expense of the City and cause a lien to be placed against the property for repayment. The HDC shall cooperate with and assist the City Council or its designee in exercising the provisions of this section.

501.11 - Appeals: A person or persons jointly or severally aggrieved by a decision of the HDC shall have the right to appeal the decision to the Board. When hearing appeals from HDC decisions, the Board shall not substitute its own judgement for that of the HDC, but must consider the issue upon the findings and record of the HDC. The Board shall not reverse an HDC decision except on a finding of prejudicial procedural error, clear error, or lack of support by the weight of the evidence in the record. The Board shall file a written decision explaining the basis of each decision for the record, and the Board shall send a copy of the decision to the applicant and to the HDC. The filing fee and the filing procedure for an appeal of the decision of the HDC shall be the same as that for an appeal of the decision of the Director.

501.12 - Enforcement: This regulation shall be enforced in accordance with Article VIII of this Ordinance.

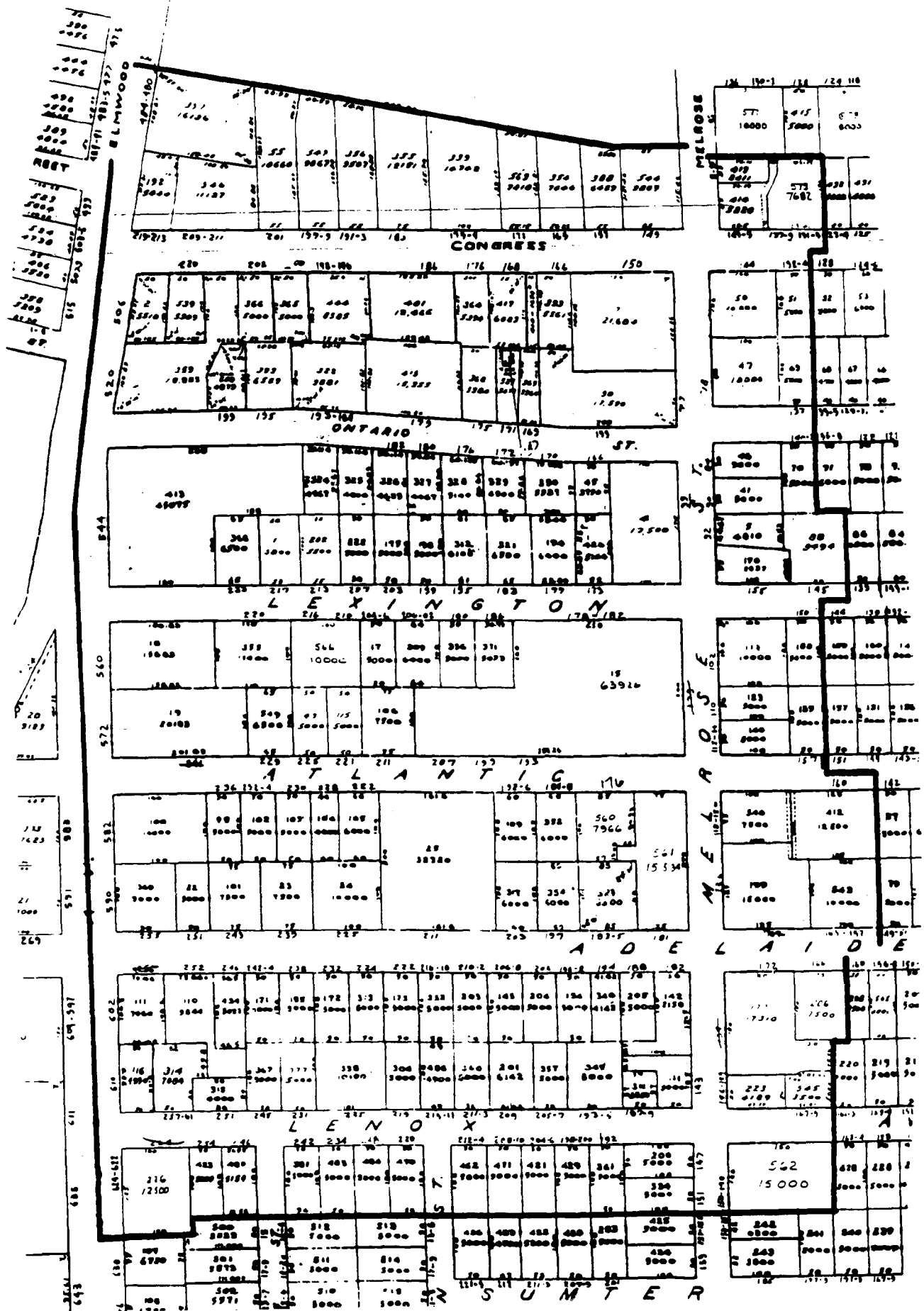
Section 502 - Institutional Districts - Purpose: The purpose of the Health Care Institutions (I-1) and Educational Institutions (I-2) Overlay Zoning Districts is to allow the expansion of institutions in designated districts of the City. These districts are overlay zoning districts superimposed on existing zoning district(s) or part of a district which impose specified requirements in addition to those otherwise applicable and/or allow alternate uses.

502.1 - Health Care Institutions (I-1) - Permitted Uses: The following uses shall be permitted in the Health Care Institutions District:

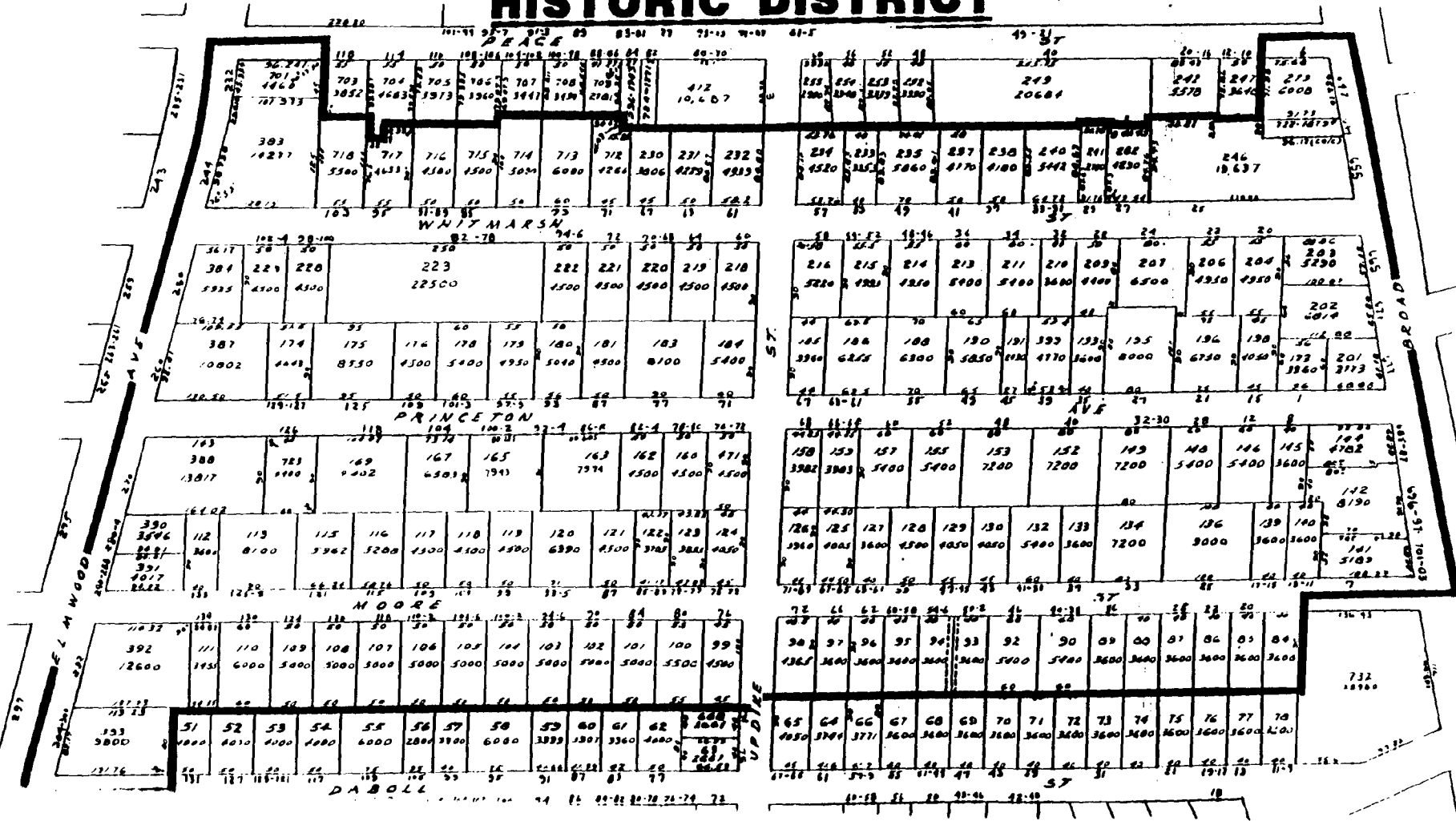
- A) Hospital: Any hospital other than an animal hospital;
- B) Clinic for medical, dental, surgical or psychiatric treatment of disease and disability, whether on an inpatient or outpatient basis;
- C) Center for occupational and physical therapy, physical fitness, and drug and alcohol rehabilitation facilities (provided such drug or alcohol rehabilitation facilities are owned by or operated in conjunction with a hospital);

# SOUTH ELMWOOD HISTORIC DISTRICT

OCTOBER 24, 1991



# NORTH ELMWOOD HISTORIC DISTRICT







**D**OWNTOWN **P**ROVIDENCE 199

**ATTACHMENT 9**

**SPECIAL PROJECTS**

## SPECIAL PROJECTS

The Commission and the staff worked on the following special projects during 1991-1992:

- 1) Revision of PHDC Rules and Regulations and Standards and Guidelines.
- 2) Drafting and adoption of interim design guidelines for the Downtown Historic District.
- 3) Creation of applications and violations logs.
- 4) Revision of application form and creation of Certificate of Appropriateness placard.
- 5) Drafting of Historic District Commission Handbook (supervised graduate student thesis).
- 6) Annual preservation conference of the R.I. Alliance of Historic District Commissions.
- 7) Award of two Certified Local Government Grants to the City of Providence.

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

- 1) Roger Williams College preservation planning class.
- 2) North Elmwood Historic District property owners.
- 3) Student interviews from Rhode Island School of Design, University of Rhode Island (student intern).
- 4) Downcity Task Force Architecture and Design Standards Committee.
- 5) City of Charleston, South Carolina.
- 6) Kanagawa Forum, Yokohama, Japan.
- 7) City of Dover, Delaware.
- 8) City of New London, Connecticut.