

A PLAN FOR PRESERVATION

The City of Providence, Rhode Island

Plan #2 of the Comprehensive Plan Series of Providence 2000: The Comprehensive Plan

Department of Planning and Development
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PREFACE

This Plan for Preservation is the historic preservation element of Providence 2000: The Comprehensive Plan. Mandated by the 1988 Rhode Island Local Comprehensive Planning and Land Use Regulation Act, Providence 2000 is the key management and planning document for the City, covering topics including demographics, land use, housing, economic development, natural resources, cultural resources, community services, open space, and transportation. Providence 2000 recommends that city-wide specific plans (Comprehensive Plan Series) and area specific plans (Area Plans) be prepared in order to fulfill and implement the overall goals and policies of comprehensive planning in Providence. The Plan for Preservation is the second in the Comprehensive Plan Series and emphasizes the central role of historic preservation in all these comprehensive plan elements.

Providence's unusually rich collection of historic resources is one of its strongest assets, enhancing the quality of life for all its citizens. The potential of historic preservation to strengthen and improve the vitality of Providence is enormous, but has not yet been fully realized, especially in relation to other citywide planning activities, such as economic development, community services and facilities, open space and recreation. The city's historic character attracts new residents and new economic opportunities for the city, often resulting in the need for additional services, facilities and open space. By setting broad policies and recommending a series of actions, this plan integrates preservation into the mainstream of Providence life so that the city's impressive array of historic resources are not only well protected but can serve as catalysts for the city's continuing economic development.

The actions which will fulfill the city's preservation vision are the cornerstones of the plan. They were developed after an investigation of the city's existing preservation issues and opportunities disclosed both strengths and weaknesses in the local preservation program. The resulting action strategy (see Section 4.0) lists, describes and gives an implementation timeframe for 26 key actions, addressing both general and specific issues. Cumulatively, these actions set the city on a course for effective preservation planning.

Rather than stopping the clock or halting progress, urban preservation planning allows new and old buildings to establish a dynamic dialogue that invigorates the city. There is ample opportunity for preservation planning here, where so much of the city's past is evident in its built environment. This plan seeks to show how historic preservation can become an integral part of Providence's future.

1.0 A PRESERVATION PLAN FOR PROVIDENCE

1.1 Why a Preservation Plan?

Providence has a rich, diverse, and remarkably unspoiled legacy of historic properties. From Colonial homes on College Hill to Victorian mansions on Broadway; from commercial buildings downtown to West End mills and factories; from the Rhode Island State House to the Point Street Bridge to Roger Williams Park to numerous cemeteries, churches, hospitals, and schools, evidence of our past can be found in all over the city. In fact, the National Register of Historic Places, the federal government's official list of properties deemed significant in American history and worthy of preservation, includes more than 5,000 listed or eligible properties in Providence.

As the state's capital city, Providence holds special meaning for all residents of Rhode Island; consequently, the protection of its scenic, cultural and historic features has broad significance. Historic buildings, structures and sites provide tangible links to the people who lived and worked here in the past, and shaped the city as it is today. These properties help to establish Providence's unique sense of place, and represent one of its strongest economic and cultural assets. Safeguarding this heritage enriches our quality of life, fosters civic pride, and enhances an understanding of the city's past and future. It can also stabilize property values and stimulate business.

Preservation organizations, neighborhood groups, city and state agencies and individuals work hard to maintain, preserve, and protect the city's historic legacy. Yet despite their tireless efforts many of the city's greatest resources are still threatened. Providence has failed to realize completely the full potential of its historic assets, because the preservation ethic has not been incorporated into many facets of city life such as economic development, neighborhood conservation, downtown revitalization, waterfront development, industrial development and institutional expansion.

- * Providence places little emphasis on historic preservation as a tool for **economic development**, despite its demonstrated value to other similarly sized cities such as Charleston, South Carolina. Visitors to historic houses, gardens and heritage sites in Charleston have made tourism the second largest employer in the city, after government. Approximately 16,000 local jobs are related to the visitor industry there, and the city's emphasis on its historic attractions pumps an estimated \$93 million into the local economy. Given that tourism is the second largest industry in New England, generating \$1.3 billion dollars annually in Rhode Island alone (1992 figures), heritage tourism should play a much larger role in Providence's economy.
- * Numerous city programs for neighborhood conservation are already in place in Providence. These programs aim to create affordable housing, assist homeowners with rehabilitation projects, clean up and reduce the number of vacant lots,

enforce correction of code violations, renovate vacant buildings, plant street trees and repave streets and sidewalks. Even though many of the city's neighborhoods contain historic structures, these programs do not routinely incorporate preservation standards for rehabilitation and new construction. A major new effort announced in April 1992, called The Providence Plan, includes a \$100 million housing program aimed at both lower and middle income neighborhoods; the concept of historic preservation is not mentioned in the published overview of the Plan, although its details are still being refined.

- * **Downtown** suffers from an ailing retail climate, a high vacancy rate, a declining tax base, expensive parking and a perceived lack of safety. Even though the entire central business district is listed on the National Register and remains largely intact, downtown's historic character is not widely recognized and marketed as a business asset. Downtown's continued decline is a serious threat to its historic buildings but until recently, revitalization efforts focused on new development projects rather than on rehabilitation and reuse of existing structures.
- * Prominently situated at the mouth of the Providence River and Narragansett Bay, Providence developed around its **waterfront** to become an important port on the eastern seaboard. However, inadequate regulation has allowed demolition and insensitive new construction to diminish the waterfront's historic character.
- * **Industrial sites** have always played an important role in Providence's development. Factories, mills and finishing plants along the Woonasquatic and Moshassuck Rivers and in downtown produced textiles, tools, jewelry, silverware, paper, firearms, machines, and rubber products. As manufacturing has declined in the latter half of this century, many of these once active industrial sites now lie fallow, their potential for reuse limited by conflicts with modern codes.
- * Providence is the site of seven colleges and universities, several major hospitals, numerous religious properties, and state and local government buildings. **Institutional expansion** has a significant impact on surrounding neighborhoods and on the city's tax base, yet institutions have had little guidance in identifying historic resources on or adjacent to their property and planning for their use or reuse in a sensitive manner.

Providence needs to develop new tools, to educate property owners, neighborhood groups and local officials, and to incorporate preservation into neighborhood planning, housing and economic development programs. This Plan for Preservation outlines policies and activities to preserve the fundamental fabric of the city as well as individual buildings and structures woven into that fabric.

A major objective of this plan is to integrate historic preservation fully into Providence's mainstream by drawing on preservation's strengths, bolstering weaker areas, and creating new mechanisms, tools and techniques.

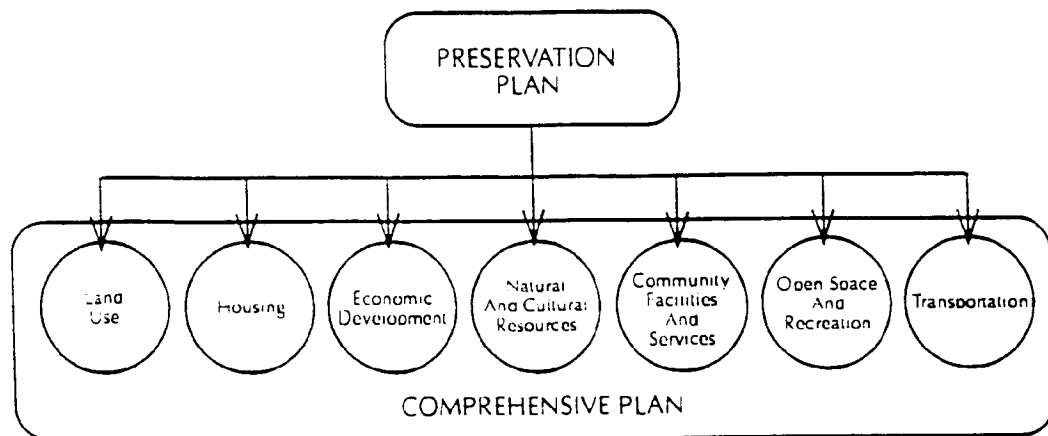
1.2 Planning Comprehensively for Preservation

"The great potential contribution of preservation to American life is not in the saving of structures per se, but in the transformation of the values by which we live as a people."

-- Roderick S. French, The Eternal Present: The Beginnings of Architecture, 1964.

This Plan for Preservation has been prepared as a component of Providence 2000: The Comprehensive Plan, which reflects the overall goals, aspirations and values of the city. As illustrated in Figure 1, preservation must play an integral role in formulating goals and policies of all the comprehensive plan elements: land use, housing, economic development, natural resources and environmental protection, transportation, open space and recreation, and community services and facilities. The Plan for Preservation provides a context for planning policies and recommends actions that fulfill preservation goals.

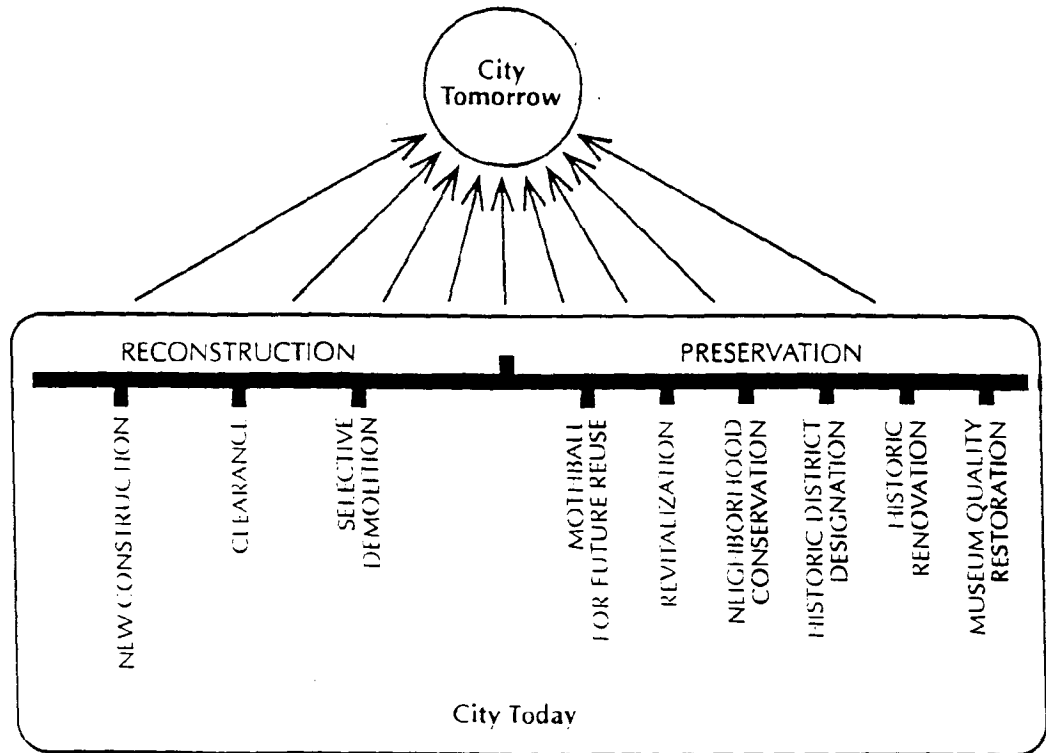
Figure 1.
Planning for Preservation in Providence



As Providence continues to grow and change, choices must be made regarding the course of its development. What is our vision of the future? Should we pursue the vision through demolition and rebuilding, or through preservation? How do we strike a balance between both approaches? The various steps along each of these paths are illustrated in Figure 2.

Figure 2.

Preservation as an Element of City Evolution



The vision that has emerged from this planning effort is that historic preservation should be a major component of all levels of life in the city, and that the actions of government, the private sector, and non-profit organizations should be coordinated to achieve preservation goals. This report maps out the route that Providence should take to make this vision a reality.

1.3 Framework of the Plan

The Plan for Preservation resulted from an interactive process of consensus building between a 13-member steering committee, the public, and the consultant team. Outreach was an important part of the data gathering process. Two major public forums, held at strategic points in the planning process, helped to identify key preservation issues and opportunities, and to evaluate preservation tools and techniques. Approximately 75 individuals, public officials, and representatives of civic organizations participated

in each of these forums. In addition, preservation leaders from throughout the United States were interviewed to identify effective approaches to preservation which could be applied in Providence. These approaches were evaluated and incorporated into the plan's action strategy.

Section 2.0 of this report presents a synopsis of preservation in the city today. The role of the city, advocacy groups and other organizations is discussed. Also included is a summary of historic resources.

Section 3.0 presents the major goals and policies for preservation in Providence tomorrow. Preservation issues are discussed in the context of issues and opportunities, highlighted by generic scenarios which illustrate the city's typical problems. The section includes goal statements which shape the city's vision for the future.

The final section of the plan presents the action strategy. The intent of this section is to determine a work program for future activities that promote preservation goals and policies. This section recommends specific tools and techniques for preservation which should either be instituted, improved or continued by individuals, organizations and agencies. An agenda for priority actions is also presented.

Approval of this Plan for Preservation must follow the procedures outlined in the Rhode Island Comprehensive Planning and Land Use Regulation Act of 1988. In Section 54-22.2-6 (E) the act requires "...policies for the protection of the historic and cultural resources of the municipality and the state." Approval includes a review and public hearing by the Plan Commission and the City Council, and review by the Rhode Island Department of Administration for consistency with the State Guide Plan.

2.0 PRESERVATION IN PROVIDENCE TODAY

2.1 Synopsis of Preservation Efforts: Successes and Failures

Providence has been at the forefront of the historic preservation movement almost since the movement's inception. Many hallmarks or "preservation firsts" dot the city's past, and several forward-thinking individuals and important organizations have played a key role in continuing to make Providence a national leader in historic preservation.

For example, in 1844 the Rhode Island Historical Society built a small Greek Revival building for its Providence headquarters, the first structure built exclusively by and for an American historical society. Native Rhode Island architect Thomas Tefft's work on the Old State House in the 1850s is thought to be the first example in Rhode Island where a new addition to a public building was harmoniously designed in character with the older, existing building. In 1904 Pendleton House, the first museum in the United States to display American furnishings in an authentic period setting, was established at the Rhode Island School of Design; Pendleton House's focus on architecture challenged contemporary thinking about what to preserve. In the late 1930s, a photographic exhibit organized by Henry-Russell Hitchcock and sponsored by the RISD Museum of Art was the first to deal comprehensively with the architectural history of Rhode Island from the 17th century to the present, reflecting the evolution of an appreciation for 19th and 20th century architecture.

Providence became one of the first cities in the United States to integrate preservation techniques and ideals into its planning process through an effort to save the College Hill neighborhood. Once a thriving 18th- and 19th-century commercial and residential center, College Hill had by the late 1950s lost much of its population, and many of its historic buildings were in disrepair. When institutional expansion and urban renewal programs threatened widespread demolition of College Hill's historic structures, approximately 150 concerned citizens formed the Providence Preservation Society (PPS). PPS, in collaboration with the City of Providence, secured a grant to undertake a demonstration study aimed at developing and improving techniques for renewal in a historic area. Termed "a blueprint for action", the College Hill study set an important national precedent for the comprehensive coordination of preservation and planning resources, expertise and ideas. This achievement was recognized by the American Institute of Certified Planners, which named the College Hill study a National Historic Planning Landmark in 1991.

Statewide enabling legislation allowed Providence to designate its first local historic district in College Hill in 1960, and to establish the Providence Historic District Commission (HDC), under the local zoning ordinance. The HDC is an agency of local government charged with reviewing proposed exterior repairs, alterations, demolitions, new construction and moving of structures within local historic districts. The City has since expanded the College Hill Historic District twice, and created six additional local historic districts: Armory, Broadway, Downtown, Northern Elmwood, Southern Elmwood and Stimson Avenue. Today over 1,600

properties are subject to design review by the HDC. In 1991, revisions to the zoning ordinance strengthened protection for local historic districts.

In the past 30 years, Providence has continued to make remarkable strides in the preservation of its built environment. When the National Historic Preservation Act was passed in 1966, only three historic structures in Providence were listed on the National Register of Historic Places. Today Providence has over one hundred individually listed structures and 26 National Register historic districts, encompassing nearly 5,000 buildings, structures and sites. The increased number of designated buildings has added a new dimension to preservation activity and services in Providence. An informal network of advocacy groups doing hands-on preservation work, education and outreach has emerged. Such groups can motivate the preservation community and put pressure on policymakers in times of crisis.

Despite these steps forward, the changing social, political and economic climate in Providence continues to challenge the city in safeguarding its historic built environment.

Currently, downtown revitalization poses one of the most formidable preservation challenges. Since 1970, four major department stores have closed; the Outlet Company Store, a landmark which occupied a full block on Weybosset Street, was destroyed by fire in 1986 and its site is still vacant. The loss of these key retail anchors and the growing predominance of suburban shopping malls has devastated the old retail core, which is also beset by parking and circulation problems, perceptions of lack of safety, and underutilization of existing building stock for housing and arts activities. The multi-billion dollar Capital Center development, with its convention center, hotel and shopping mall adjacent to the historic central business district, presents a make-or-break opportunity to bring downtown back to life. Preservationists must emphasize that Capital Center should not -- indeed, cannot -- succeed at the expense of the old retail core, and devise strategies to leverage revitalization of the historic downtown with the success of the newer complex.

Another preservation challenge lies in Providence's inner-city residential neighborhoods. Changing demographics, economic constraints and increasing demands for basic city services have taken a toll on the physical fabric of many of Providence's National Register historic districts. The role of historic preservation in creating stability for evolving neighborhoods is often controversial, but educational outreach is one way to increase local participation in potential solutions.

Finally, the ultimate preservation challenge in Providence may be to coalesce myriad neighborhood, civic, educational, non-profit and other groups into a unified force to strengthen and implement the city's preservation agenda. Despite common problems and mutual goals, many of these groups are not organized to cooperate with each other. Without a forum for effective communication and joint action, time and energy are diverted away from what could otherwise be a powerful voice in shaping Providence's future.

2.2 Who's Who: Preservation Organizations in Providence

Providence's preservation successes could not have happened without input from a variety of public and private groups. Historic preservation ideals are represented at the neighborhood level by local interest groups, citywide by public agencies and non-profit organizations, and at a larger scale through institutions such as the State Historic Preservation Office.

Statewide Groups

The Rhode Island Historical Preservation Commission (RIHPC) serves as the State Historic Preservation Office for Rhode Island. The Commission is comprised of twenty members, served by a seventeen member staff. The staff has conducted numerous statewide architectural surveys which form the basis for nominations to the National Register of Historic Places and are also important neighborhood and town planning tools. The Commission also recommends properties for listing on the National Register, reviews applications for tax credits to designated buildings, administers a statewide revolving loan fund, reviews federally funded projects for their impact on cultural resources, and provides preservation planning assistance to local communities.

The RIHPC has focused much of its attention on Providence, issuing reports on many of the city's neighborhoods. These reports include detailed historical analyses emphasizing historic resources, and similar to the statewide surveys, form the basis for nominations and planning policy. To date, reports have been completed for Downtown, Elmwood, South Providence, Smith Hill, the East Side, the West Side, and Industrial Sites. The RIHPC has also compiled an impressive text identifying and describing citywide historic resources. Published in 1986, the book provides a comprehensive survey of Providence's historic buildings and is an extremely useful source of information.

Also operating on the statewide level is the Rhode Island Historical Society, a private non-profit institution that documents and exhibits the history and cultural life of Rhode Island from the earliest times to the present. The Historical Society is the state's major repository and resource for historical documents, photographs, architect's drawings and other records.

City Agencies and Commissions

The Department of Planning and Development is responsible for a broad range of municipal services including economic and housing development, project management on public improvement projects, planning, research, and marketing. It funds and administers essential infrastructure and other capital improvement projects, several of which have involved historic preservation, including Corliss Landing-Old Harbor and the Westminster Street Reconstruction. The Department has recently completed Providence 2000: The Comprehensive Plan, which serves as the city's point of reference for all decisions regarding land use and development. The department has on staff two preservation planners, one handling citywide preservation issues and the other serving the Providence Historic District Commission.

The Providence Historic District Commission (HDC) was established by the 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 projects affecting the exterior appearance of any structure or site within locally designated historic district zones. Its review includes new building construction, alteration, repair, moving, demolition and signage. The 13-member commission is administered by one staff person. In the 1991-92 fiscal year, the HDC held 12 public hearings, reviewed 168 projects (104 reviewed in-house by staff) and approved 159 of them. In addition, the staff made hundreds of individual site visits.

The Department of Parks is the steward of the city's 65 parks, the largest of which is Roger Williams Park, with 435 acres. Providence's parks contain many historic structures ranging from statuary to zoos, boathouses, greenhouses, and conservatories. Therefore, the department is involved in both art and architectural conservation. Despite the absence of a formal review process for city departments undertaking preservation projects, the Parks Department routinely reaches out to the Historic District Commission and preservation advocacy groups in undertaking their conservation-related work. Other city departments, however, are unaware of national rehabilitation standards and the help that the HDC and local advocacy groups can give them in project compliance. As a result, city departments proceed with important preservation-related projects without any guidance from these groups.

Maintenance for all city-owned institutional buildings is undertaken by the Department of Public Property. This department is charged with the upkeep of approximately 75 buildings including public schools, fire and police stations, City Hall, and other municipal and administrative buildings. Some of these buildings are listed on the National Register or located in local historic districts. Although there is no formal process to review maintenance and repair work done on National Register buildings, the Department consults with groups such as the Providence Preservation Society to let them know about work plans.

Citywide Groups

The Providence Preservation Society (PPS), along with its real estate action arm, the PPS Revolving Fund, Inc., takes the lead in educating, advocating and serving as a watchdog for citywide preservation activity. Formed in 1956 as a private non-profit organization, PPS seeks to sponsor a variety of educational programs, stimulate the rehabilitation of historic buildings, and assist government agencies and the business community by advocating preservation planning and good new design. PPS provides a range of services including historic house markers, advice on renovation and design review, and leadership and partnership strategies for neighborhood conservation issues.

The PPS Revolving Fund administers a low-interest loan fund for exterior restoration available to owners of historic properties in designated areas. The fund also acquires properties and markets them to people who agree to preserve them. One of the key element of the loan program is its targeted approach in a limited

geographic area. The program has successfully renovated historic houses in the Armory District, Northern Elmwood and Upper South Providence.

Stop Wasting Abandoned Property (SWAP) is another Providence-based private non-profit organization. SWAP's mandate is to save abandoned housing from destruction and to serve as a broker between owners of such houses and individuals who wish to renovate and live in them. The primary objective is to rehabilitate deteriorated houses for low and moderate income homeowners. SWAP also collaborates in the construction of new affordable housing units.

The Providence Foundation, a private non-profit organization, represents and acts as a spokesperson for major businesses, property owners and taxpayers in downtown Providence. The Foundation has initiated projects to enhance physical and economic development in the downtown, including the establishment of a loan pool to stimulate residential housing. The Providence Foundation is an affiliate of the Greater Providence Chamber of Commerce.

Neighborhood Groups

Providence has at least twenty-six neighborhood groups located throughout the City (see Appendix A, Listing of Neighborhood Groups). Many groups were formed to encourage interest in neighborhood concerns. Groups sponsor crime watches, block parties, and other community-related activities and events.

Generally, most neighborhood groups seek to improve the quality of life in their communities. Some groups more than others focus on architectural preservation issues. Preservation techniques vary, with owner-occupancy a linchpin of neighborhood stability. The primary objective is to give residents a reason to keep investing in their homes through routine maintenance and appropriate rehabilitation. Groups such as the **Elmwood Foundation**, whose jurisdiction includes five National Register historic districts, assist residents by making available a contractor's list, helping prospective homeowners obtain mortgages, and providing advice on restoration techniques. Other groups include the **Smith Hill Center**, which helped prepare a preservation plan for Smith Hill's National Register historic districts, and the **West Broadway Homeowners Association**, which is located within a local and National Register historic district.

2.3 What's Protected

The City of Providence contains over 100 individual buildings and 26 districts listed on the National Register of Historic Places. In addition, the city has also designated seven local historic districts (see Figures 3 and 4). Cumulatively, this translates into approximately 1470 acres or 2.3 square miles of National Register and local historic districts--roughly 12 percent of Providence's total gross land area. This 12 percent includes of a range of building types: residences, schools, religious properties, stores, warehouses, theaters, and industrial complexes, as well as memorials and parks.

National Register districts vary in size from the approximately 425-acre Roger Williams Park to the half-block area comprising the Andrew Dickhaut Cottages. These districts also represent a

spectrum of historic resources including the Blackstone Canal and the Wanskuck Mill Village. The National Register listing acknowledges an area's national, state or local historical importance. It also enables a property to become eligible for certain federal tax benefits, and qualifies it for federal and local preservation grants when funding is available.

Section 106 of the National Historic Preservation Act of 1966 provides limited protection for National Register properties by mandating a review process for federally funded, licensed or assisted projects. Rhode Island also has a State Register of Historic Places, which includes all National Register listings within the state and provides similar review for state funded, licensed or assisted projects. The RIHPC administers the "106 review" process for state and federal projects. No review is required for privately financed projects.

While there is no mechanism for formal review of municipal projects that may affect National or State Register properties, state law does allow the RIHPC to review and comment, albeit in an ad-hoc way. This loosely structured process contains no criteria for RIHPC project notification and no specified timetable for comments to be submitted, and so does not insure thorough, consistent review.

The City of Providence's seven local historic districts are located within or slightly overlap the boundaries of the National Register districts. The locally designated districts often occupy only a small area within the National Register districts. For example, the Broadway spine and the Cranston Street Armory/Dexter Training Ground area are designated as separate local districts, yet both are included in the larger Broadway-Armory National Register District.

Buildings in local historic districts are given more protection than National Register districts. The Providence Historic District Commission reviews all projects, including construction, alteration, repair, signs, site improvements, demolition, and moving of structures, which affect the exterior appearance of any locally designated building. Since local districts are fewer and smaller, the number of buildings that are fully protected is just a fraction of the total number of National Register buildings. Providence has about 200 acres of local districts.

In addition to the properties already listed, hundreds of others are deemed by the RIHPC to be eligible for National Register status. The RIHPC's eligibility list includes over a dozen historic districts, with complexes and manufacturing buildings, institutional buildings (schools, a hospital, YMCA and religious property), several private residences, bridges, a park, and a diner. Aside from National Register eligible properties, there are other significant historic and cultural resources that are currently without protection: natural features, scenic views, historic platting patterns, and buffer areas.

Figure 3: National Register Districts in Providence

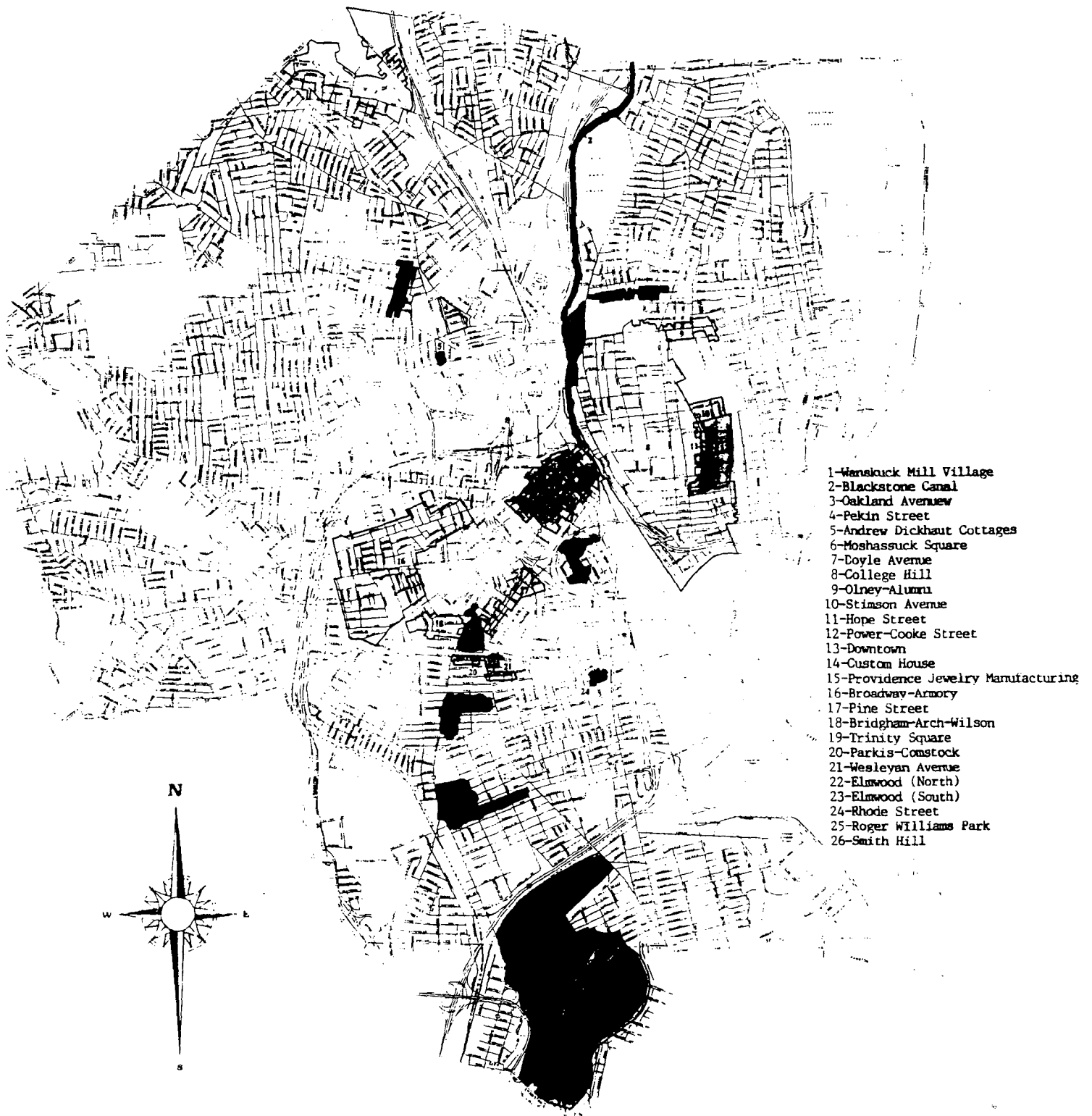
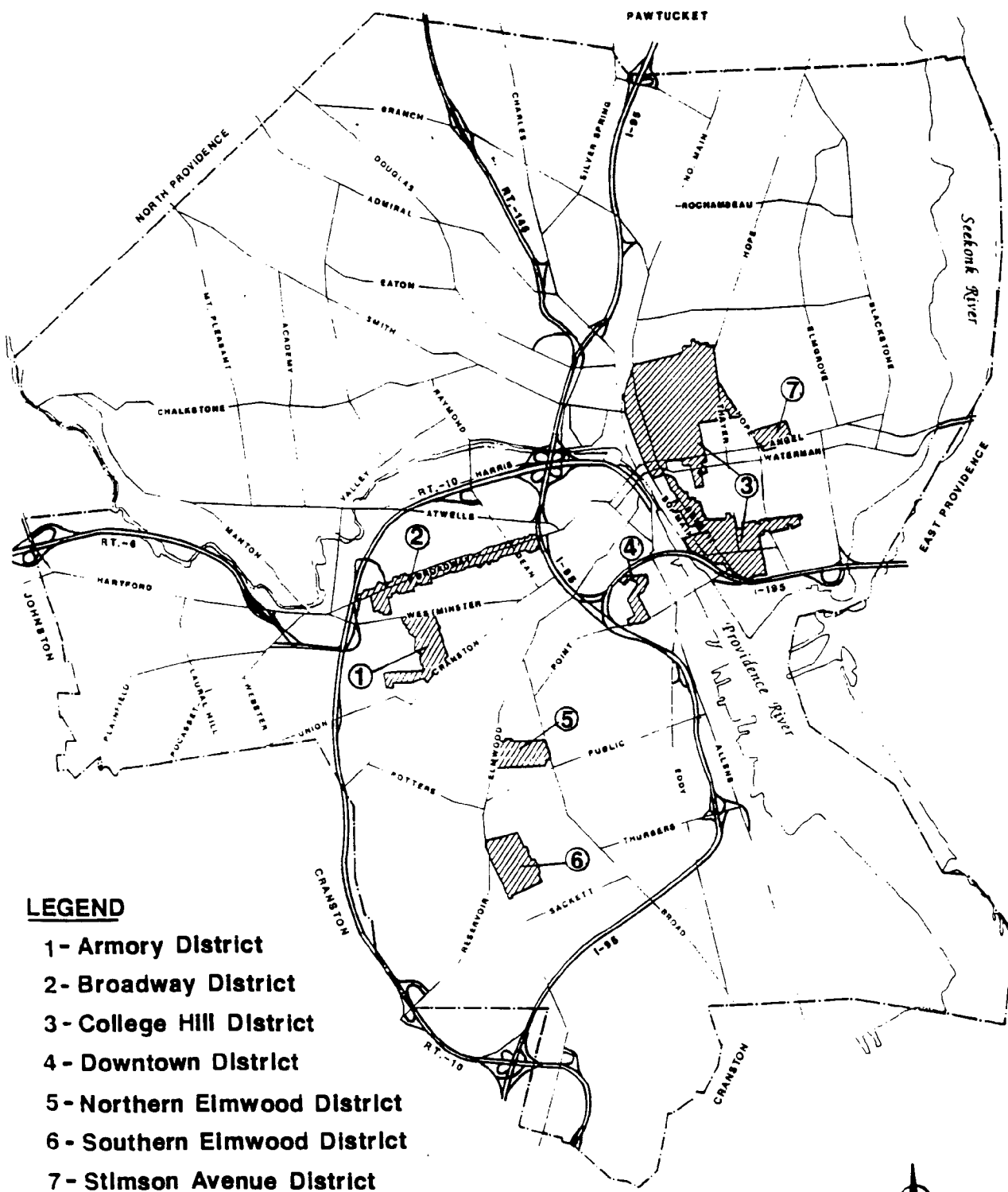


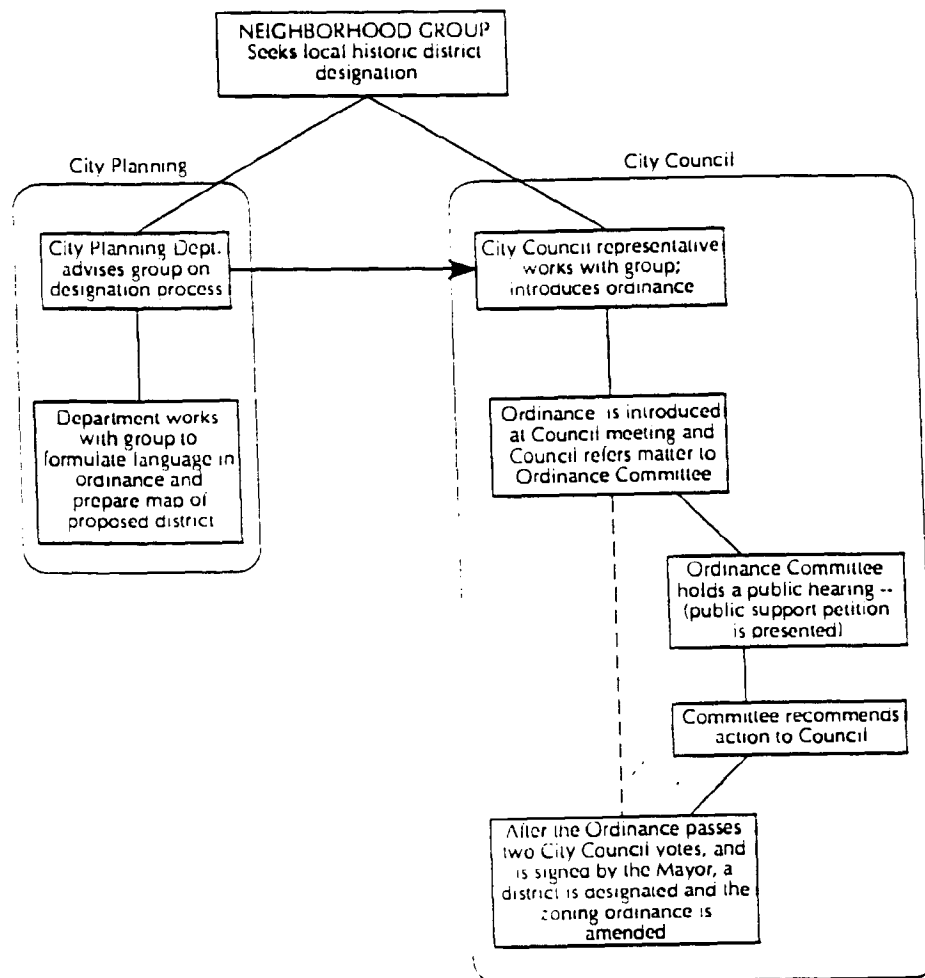
Figure 4: Local Historic District Zones in Providence



2.4 Local Historic District Designation Process

Local historic districts in Providence are designated as overlay zones. An amendment to the zoning ordinance to designate a local historic district follows the same process used for any type of zoning amendment, such as expansion of a residential zone (see figure 5).

Figure 5 - Local Historic District Designation Process



Under the current ordinance, local historic district designation can essentially be initiated in two ways: the city decides to designate a specific area that is deemed historically and architecturally significant; or, local residents, usually an organized neighborhood group, request the city to designate an area. Since districts have a better chance of being designated if they are initiated and supported on the local level, the second method is used most often.

The designation process begins when a group of residents desiring historic district status for their area approaches their City Council representative. Previously or concurrently, the group contacts the city Department of Planning and Development for information and guidance regarding designation procedures. The Department and Council representative may help the group to formulate the specific language needed to amend the zoning ordinance, and prepare the necessary maps. No formal evaluation of the proposed district's historic or architectural significance is required.

After introduction of the proposed amendment at a City Council meeting, it is referred to the Council's Ordinance Committee, which then holds a public hearing. Often the neighborhood group advocating the designation has circulated a petition in support, which may be presented at the hearing. After the hearing, the Ordinance Committee's recommendation whether to designate or not is sent to the full Council, which then votes on the ordinance. According to the City Charter, the Council must pass the ordinance twice, after which time the mayor signs the ordinance into law.

This basic framework contains the essential ingredients for a workable process--neighborhood determination for historic districts, forming political liaisons, and a public hearing. However, the designation process could be strengthened. A more formal petition process, justification for designation, and direct contact with everyone in the proposed district before the public hearing, should be an integral part of the process. This may be done by producing a simple brochure to disseminate information about the process and aid groups that seek historic district designation for their neighborhoods.

3.0 PRESERVATION IN PROVIDENCE TOMORROW

What is the future of preservation in Providence? What do we want to protect, and how do we protect it? How do we broaden public awareness of and support for preservation? Who will guide our efforts? The interviews, research and public workshops conducted during the preparation of this report identified numerous issues stemming from these fundamental questions.

This section begins with a discussion of citywide preservation issues, which are then broken down into six broad categories: institutional buildings, local historic districts, neighborhood conservation, downtown, industrial buildings, and the waterfront. (These categories also correspond to other elements of the Providence 2000 plan.) Each category is illustrated with a brief generic case study, followed by presentation of specific issues, identification of resources available to resolve them, and a general goal statement. Finally, six broad policies which interrelate this preservation plan with the functional elements of the comprehensive plan are listed and briefly discussed.

3.1 Issues, Goals and Resources

A. Citywide

For historic preservation to be an integral part of Providence's future, the following issues need to be addressed.

- * **Leadership.** The myriad government agencies and private preservation organizations working in Providence can, in pursuit of their own individual missions, lose sight of their common objective to promote preservation activity in Providence. Shared goals need to be identified and pursued by a single entity representing these public and private groups.
- * **Protection.** The effects of growth and development on Providence's historic structures and areas have local, statewide and regional impacts. Yet only a fraction of the city's historic resources are actively protected. Too often historic buildings are thoughtlessly torn down, especially when they seem expensive to rehabilitate or difficult to reuse. Other resources like natural features, street patterns, scenic views and open spaces are not covered by current regulations.
- * **Economics.** Preservation provides jobs and housing, supports business, stabilizes neighborhoods, attracts tourists, and encourages new investment, yet these economic benefits have not been widely recognized or utilized. The more common perception -- that preservation is expensive -- is all too often supported by the limited availability of financial assistance for the rehabilitation and maintenance of historic properties.
- * **City Government.** Impacts on historic resources are not always recognized or taken into account by city departments and agencies which enforce codes, issue permits, supervise parks, create or abandon streets, prepare planning documents,

develop housing, administer loan programs, approve budgets, and conduct other activities which affect the physical appearance of the city.

- * **Zoning.** Zoning requirements and maps have not been revised since the 1950s and do not relate to historic preservation goals, including land use classifications, height limits and other factors. For example, the current height allowance of 300 feet downtown is out of scale with the historic character of that district. Furthermore, the zoning ordinance is not consistently enforced, and variances have been granted which undermine preservation goals.

Goal: Make preservation a priority in Providence by implementing this Plan for Preservation.

As noted in section 2, Providence has a wealth of state, municipal, non-profit and neighborhood agencies and organizations focusing on historic preservation. Collectively their knowledge, experience, successes (and failures) represent an invaluable resource to the city in its drive to improve the quality of life in Providence through historic preservation.

Scenario A1:

**NEIGHBORHOOD HISTORIC RESOURCES THREATENED
BY INSTITUTIONAL EXPANSION**

A large hospital has been located in a stable working class residential neighborhood of Providence for about 50 years. The hospital has an excellent reputation for its in- and out-patient health care services, and also for its outreach programs which benefit the local community. In order to work toward and fulfill its mission, the hospital has continually expanded. Several years ago, it sought to increase its parking capacity by constructing a large surface parking lot. As a first step, it purchased five single family homes along an adjacent quiet residential street and began demolition. The demolition of the midblock residential structures would have provided the hospital with a connection to an existing parking lot.

Due to community opposition, the hospital's plans are in limbo. Several of the houses have been demolished, and several are vacant and boarded up. During previous expansions in the 1950s through late 1970s, the community tolerated or ignored fairly widespread residential demolition near the hospital. However, now the neighborhood is listed as eligible for designation to the National Register of Historic Places. This makes the hospital the unwitting steward of historic buildings, and causes local residents to be more vocal about hospital expansion.

The city has adopted a new Institutional Zone which requires the hospital to produce a master plan disclosing its long range plans. However, the master plan is not mandated to include a discussion of hospital-owned historic properties. Local neighborhood residents want the historic preservation element of the institutional plan to be strengthened.



This mid-block parking lot on a residential street, built to accommodate an adjacent hospital, is an example of institutional expansion in a residential neighborhood.

Scenario A2:

PROVIDENCE CHURCH DESPERATE FOR REUSE OPTIONS

One of Providence's historic churches was built in the 1850s by a leading church architect. The church is notable for its fine architectural details including pointed arch windows, elaborate tracery, and stained glass windows from the Tiffany atelier. It is a prominent feature in the locally designated historic district in which it is situated.

Over the years the size of the congregation has dwindled. Although it has a seating capacity of about 1,000, there are now under 100 congregants on a typical Sunday. As a result, near empty coffers have put a hold on routine maintenance, and the physical condition of the building has suffered.

Because of the shrinking congregation and the lack of money for necessary repairs, the Board of Trustees have announced plans to close the church in six months, and if no reuse options are feasible, to demolish it. There is a lot of pressure on the coalition of preservation groups trying to save the church to find a feasible reuse option. The future of the church is uncertain.



The tower of this historic religious property is being removed. A new one will replace it.

B. Institutional Buildings

Providence's role as a center of government, medical services, and education, as well as the seat of the Roman Catholic and Episcopal Dioceses, has created a considerable institutional presence in the city. Providence has the State House, 7 major hospitals, 7 colleges and universities, 28 churches and numerous other important religious properties, over 30 public and independent schools, 14 fire stations, City Hall, police headquarters, and a central library with 9 branches. Many of these buildings are historically and architecturally significant. Clearly the task of maintaining and preserving Providence's institutional buildings, and planning carefully for institutional expansion, is important.

- * **Deferred Maintenance.** Routine maintenance is expensive for many non-profit property owners who may lack funds for these purposes. (Religious properties, among the most architecturally significant in the city, are particularly vulnerable: congregations are dwindling, and many organizations are expanding their mission to include social as well as spiritual services.) The physical condition of these properties often suffers when an institution on a limited budget delays building maintenance in order to continue providing essential human services.
- * **Institutional Expansion.** Institutional master plans are required under city ordinance, but the law contains no criteria for plan content and no process for plan review or approval. Institutional planners must consider historic resources both on an institution's property and in the surrounding neighborhood in determining property disposition, where to direct development, and what to demolish or protect. The city is increasingly concerned about the effects of institutional expansion on the tax base.
- * **Public Property.** Policies concerning the maintenance of older city-owned institutional buildings need to encourage creative solutions that recognize the value of preservation and seek reasonable accommodation where conflicts exist with energy conservation, access, fire and safety codes. No clear city policy exists for the disposal of surplus public property and the abandonment of public roads. As a result, historic buildings, important street patterns and the scale of neighborhood blocks are often lost.

Goal: Balance institutional expansion with the preservation of neighborhoods and the city tax base.

Institutions must be able to fulfill their missions; however, effective mechanisms must also be in place to ensure that institutional expansion is possible without sacrificing neighborhood context, vitality or stability. The preservation of historic institutional buildings requires collaboration between the city, the institution, neighborhood residents and the public. The city has taken an initial step toward this goal through the creation of an institutional overlay zone. This tool needs to be reinforced with the participation of neighborhood residents and the cooperation of the institutions themselves.

Goal: Identify and protect public and institutional buildings with historic, cultural and architectural significance from incompatible alteration, deterioration and demolition.

Individual historic public and institutional buildings--churches, firehouses, schools, community centers--need to find new and productive uses if they are to be preserved. Again, concerned citizens play a key role in identifying these uses. Also the city must be receptive to allowing new uses which might foster preservation.

Financial resources will always be an issue but not necessarily an obstacle to the renovation and preservation of institutional buildings. Creative solutions for adaptive reuse will become an increasingly important item on Providence's preservation agenda, given the formidable financial constraints in maintaining the city's institutional architecture.

Scenario B:

LOCAL RESIDENTS IN CONFLICT OVER HISTORIC DISTRICT DESIGNATION

Parts of a racially and economically mixed residential area have been designated as a National Register Historic District. Largely a community of one- and two-family homes built between 1865 and 1930, the neighborhood was originally established as an upper-middle-class suburb. Despite the demolition of sections of the neighborhood for renewal projects, large pockets of architecturally significant housing has been well preserved. These National Register areas reflect a broad range of styles including Greek Revival, Victorian, Italianate and Queen Anne.

For nearly a year, the neighborhood association has been pushing for a local historic district overlay zone to protect significant areas. The association has the support of several City Council members, who have given the case tremendous political weight, and made it likely that the entire Council will vote in favor of designation. Although the initiative for designation has come from a local neighborhood group, some residents are unsure or are opposed to the historic overlay zone.

The lack of consensus is a result of several factors—mainly confusion about the effects of designation on local property owners. Also, residents who are opposed view the designation process as too politically weighted. These residents have stated that they might support district designation if the process was more predictable and if they were given more information about how designation would affect the maintenance of their properties. The Historic District Commission would like to provide more information and undertake educational outreach to local residents. However, it doesn't have the staff or financial resources which could help resolve such neighborhood conflicts and which might give the entire designation process a more positive image.



Three triple deckers in the College Hill historic district are currently proposed for demolition.

C. Local Historic Districts

The Rhode Island General Laws enable communities to establish historic districts in the same manner as other zoning districts. The law also provides for the creation of a historic district commission to administer and regulate activities within a local historic district. Historic district zoning is the major resource for the preservation of historic structures.

The fourteen member Providence Historic District Commission (HDC) has the authority to regulate the construction, alteration, repair, moving and demolition of any structure located within a locally designated historic district overlay zone. The zoning ordinance authorizes the HDC to adopt standards and guidelines for rehabilitation, new construction and other changes to historic buildings. The all-volunteer commission is appointed by the Mayor (9 members, 1 alternate), City Council (2 members) and General Assembly (2 members), and staffed by the Department of Planning and Development.

- * **Extending Protection.** Less than one third of all National Register property in Providence is protected by local historic district designation; the ratio increases when including historic properties not yet listed on the National Register. Additional local designations would extend regulatory protection to more historic properties.
- * **HDC Staff.** A professional staff trained in preservation is critical to the effective administration of the HDC. Expanding the HDC's jurisdiction may undermine its effectiveness unless staff support is also increased.
- * **Designation Process.** As overlay zones, local historic districts are created by amending the zoning ordinance; the amendment procedures are contained in state law and merely referenced in the local ordinance. The state law covers a variety of zoning amendments and therefore does not specify criteria for designating a historic district, nor procedures for "undesignation," nor how building permit applications in a proposed district are to be handled during the designation process. These issues, which relate specifically to historic districts, need to be addressed at the local level. Information about the entire designation process needs to be made more readily available to the public.
- * **Design Review Process.** The public is inadequately informed about the HDC, its purposes and jurisdiction, and the process for obtaining a Certificate of Appropriateness. Lack of this information hampers the HDC's ability to administer the regulations and limits the effectiveness of district designation as a preservation tool.
- * **Urban Design Elements.** Non-architectural elements such as trees, traffic signs, and parking areas affect the quality and character of an historic district, but are not currently regulated.
- * **Cultural and Language Barriers.** Some of Providence's local historic districts have rising immigrant populations, many from Asian, Latin and Eastern European countries. These

people face cultural and language barriers which may hinder them from understanding preservation concepts and regulations. The HDC's public education efforts need to include those who do not speak or read English, and whose history and traditions differ from those of the environment in which they now live.

Goal: Strengthen the mechanism for the designation and administration of local historic districts.

The city's preservation community is enthusiastic about designating new local historic districts, and the effort could garner a wider popular appeal with a refined designation process and increased public outreach and information. Historic district designations are successful only where there is strong local support. The HDC itself is as strong as the people appointed to it, and the professional staff assigned to assist it.

Scenario C:

LOCAL RESIDENTS DETERMINED TO STAY AND FIGHT

A large, vital inner city neighborhood is struggling to remain economically and socially diverse. With a large portion of the buildings listed on the National Register, the neighborhood includes a variety of residential and commercial architecture. After decades of decline, "pioneers" revived the neighborhood in the early 1980s, attracted by the quality and affordability of the housing stock. Rehabilitation proved to be an effective tool in neighborhood revitalization and stabilization, which in turn drew more homebuyers. The new homeowners formed an organization to improve the quality of life focusing mostly on architectural preservation.

The group's biggest obstacle turned out to be lack of code enforcement. They could cite a number of code violations on any given block, from structures badly in need of paint to deteriorated porches, stairs and railings. Unfortunately, they found the city process for registering and correcting violations could take months, and in some cases years. Rather than stay and fight, some residents moved out. The real estate market slowed and houses that couldn't sell remained vacant. In some cases, houses were not sealed properly and were damaged by water. Others were destroyed by arson. In rented houses, some violations were corrected; however, the architectural quality was often compromised as the owners sought to cut costs and reduce maintenance.

The neighborhood group launched a campaign to urge the city to designate the entire neighborhood. They view historic district zoning as a way to preserve buildings and to invigorate the revitalization process. Another group of residents, however, is opposed to historic district controls which, they feel, would add to rehabilitation and maintenance costs. They would prefer a lesser degree of regulation, or none at all, fearing that the cost of compliance to stringent historic guidelines could retard revival and reduce the potential for affordable housing.



Abandoned properties, a major obstacle in neighborhood conservation, often create serious health and safety problems and may eventually be subject to vandalism or arson.

D. Neighborhood Conservation

One of Providence's greatest assets is its architecturally and socially diverse neighborhoods. The variety of neighborhoods is a direct reflection of the city's historical development and even its more recent changes. Maintenance and upkeep of the building stock are important factors in neighborhood stabilization.

Residential neighborhoods comprise the majority of the land use in Providence. The city's population trends significantly affect its housing stock: a 38 percent decline in the city's population since 1940 has taken a toll on the vitality of many neighborhoods. Smaller household sizes influence how historic houses are rehabilitated and, to some degree, the design of infill housing.

Historic preservation programs have been shown to promote neighborhood conservation. National Register properties, for example, may be eligible for loans and grants for restoration work and for other financial assistance from state and city organizations. In areas such as the Armory District, National Register listing has been an impetus for the rehabilitation of abandoned property; the resulting improvements have enhanced neighborhood pride and promoted general stability.

- * **National Register Listings.** Not all of Providence's historic resources have been identified and analyzed for eligibility for the National Register of Historic Places: for example, 20th century resources have largely been neglected. National Register listing is a powerful educational and planning tool which benefits both the property owner and the community at large. The RIHPC should continue to pursue additional National Register listings in Providence.
- * **Alternatives to Historic District Zoning.** Since National Register listing provides only limited protection for historic properties, the preservation of a neighborhood's special assets takes on added importance when the neighborhood is not in a locally designated historic district. However, other regulatory tools are needed for those neighborhoods wanting to conserve the quality and scale of their community without the stringent regulations of a local historic district.
- * **Endangered Historic Properties.** Identifying properties threatened by demolition, neglect or development would help direct the efforts of preservation advocacy groups, and could also be used as a planning tool for neighborhood development. The list should include all building types regardless of ownership.
- * **Abandoned Property and Vacant Lots.** Vacant property quickly deteriorates, causing blight and becoming a target for vandalism and arson. In South Providence, Elmwood, and the Armory District, successful funding programs to renovate abandoned houses (some for middle- and low-income families) have had a very positive effect on the neighborhoods' images. However, the large number of abandoned properties citywide and the limited amount of rehabilitation funds suggests that much work remains to be done.

- * **Code Enforcement.** Abandoned and foreclosed properties must be properly sealed and maintained to avoid accelerating deterioration and adversely affecting neighborhood quality. A strict enforcement of the city's Building Code, which sets criteria for maintaining vacant properties, is needed.
- * **Owner-Occupied Housing.** Homeownership, long recognized as a vehicle for neighborhood stability, is the cornerstone of any neighborhood conservation plan. Innovative techniques and incentives to promote homeownership, that respond to Providence's changing economy, would enhance neighborhood conservation efforts.
- * **City Services.** Generally, poor city services undermine the tireless efforts of neighborhood groups to improve the basic quality of life in their communities. The provision of relatively minor services, such as fixing potholes and cleaning garbage-strewn vacant lots, may have far-reaching positive benefits to the neighborhood, disproportionate to their relatively minor cost.

Goal: Preserve and protect the integrity of Providence's neighborhoods.

Providence's numerous neighborhood groups and preservation organizations are existing resources that, along with zoning, home improvement enforcement mechanisms, and loans and grants currently available in the city, can help to foster neighborhood conservation. Better communication and cooperation between the city and local groups is needed to coordinate a variety of regulatory, financial and administrative techniques.

Scenario D:

DOWNTOWN REVITALIZATION IS HINDERED DESPITE INNOVATIVE IDEAS

The buildings, street patterns, and their relationship to the waterfront give the downtown a remarkable and uniquely urban feel. Small details also contribute to downtown's sense of place: granite and brick paving, views of College Hill, and narrow, gently curving streets. Downtown has been in decline for many years due to competition from popular suburban shopping malls, the relocation of important department stores to outside the area, and changing retail patterns. A high vacancy rate and other problems plague the downtown, and recently, for a variety of reasons, a few historic commercial buildings have been demolished.

To compensate for the loss of retail activity and to try to put life back into the area, a downtown-based not-for-profit group has been working to introduce new activities. They have devised a scheme for rehabilitating commercial buildings into residential apartments. Residential uses downtown are likely to attract new retail uses which cater to a residential population, such as dry cleaners and restaurants; there is even a chance of 24-hour retail activity.

The proposed project makes good planning sense, but three issues have hindered the process: the commercial building stock is difficult to convert to residential units; there is a perception that downtown is unsafe; and, the lack of parking makes easy access to residents' cars difficult. These problems have deterred developers from attempting rehabilitation and have affected the potential market for would-be residents to relocate downtown.



The Shepard's Store, an important downtown landmark and retail anchor, closed for business in 1973.

E. Downtown Providence

Downtown Providence contains an extraordinary collection of historic commercial buildings, most of which are included in a National Register historic district. The majority date from between 1870 and 1930, reflecting Providence's emergence as an important national and regional commercial center. A handful of early 19th century houses echo a time when downtown was also a residential neighborhood, as do several surviving churches: Beneficent Congregational Church, Grace Episcopal Church, and First Universalist Church, to name a few. Despite some urban renewal activity in the Weybosset Hill area, the bulk of downtown's older commercial buildings have survived, largely intact. In the past 15 years, several prominent buildings, such as the Arcade, City Hall and the Old Providence Journal Building, have been rehabilitated.

Currently, three major development projects are in the planning stages or under construction in or adjacent to downtown:

The Memorial Boulevard Extension includes the relocation of the Moshassuck and Woonasquatucket Rivers and construction of pedestrian riverwalk from Promenade Street to the mouth of the Providence River; begun in 1985, construction should be completed in 1993.

Capital Center, on a 72 acre site located roughly between the State House and City Hall, will include a convention center, approximately 2 million square feet of office space, several thousand parking spaces, a 250-350 room luxury hotel, at least 300 new residential units, an upscale shopping mall and other retail shops, some located along the new riverwalk. Approved in 1982, the entire project will take another decade to complete.

I-195/Old Harbor. The proposed relocation of a portion of Interstate 195 will open up 44 acres of land in the Old Harbor District for new development; proposed are 2 million square feet of office and institutional space, a 300-room waterfront hotel, residences for 620 families, parking garages for 5,000 cars, 22 acres of new parks, 4 miles of riverwalks, public attractions such as museums and a festival marketplace, and water-related facilities such as docks, water taxis and marinas. This project is still in the planning stages.

Preservation issues in downtown can be separated into three sub-categories: general, related to Capital Center, and related to Old Harbor.

General Issues

- * **Economic Decline.** Vacancy rates for retail space are increasing due to the pervasiveness, popularity and convenience of suburban shopping malls. Downtown property values and tax revenues have fallen, and local financial institutions consider investment in downtown risky. The shaky economic situation threatens the physical fabric of downtown: buildings are not maintained or rehabilitated, and underutilized buildings are targets for demolition.

- * **Limited Reuse Options.** Downtown's historic commercial and warehouse buildings, with their large interior spaces and numerous windows, are ideal locations for loft housing, artists' studios, performance and gallery spaces, and entertainment facilities. Residential and arts-related uses downtown would create a built-in market for retail services and would attract people to downtown, day and night. Yet residential conversions are constrained by current zoning and building codes and the limited success of past condominium developments. The current tax codes also encourage property owners to keep buildings vacant rather than lease space at an affordable rate.
- * **Parking, Mass Transit and Safer Streets.** A lack of affordable parking and inconvenient mass transit deter visitors, shoppers, and prospective tenants; property owners may conclude that parking lots are more profitable than empty buildings, prompting demolition of individual structures, and damaging the continuity of streetscapes. A sense that downtown is dangerous discourages people from coming downtown at all. Improved access and parking may result in an increase in the number of people on the streets, both day and night, which in turn could help to correct the perception that downtown is unsafe.

Capital Center

- * **Convention Center.** Scheduled to open in 1994, this facility will have an 18-month "honeymoon" period, when conventions will book Providence for the novelty of a new experience. However, unless downtown is active and attractive enough to invite repeat business, the multi-million dollar facility is likely to fail.
- * **Providence Place.** The construction of an upscale shopping mall would require the demolition of the University of Rhode Island College of Continuing Education building (1926). The impact of the mall on the marketability of other downtown retail sites and the potential reuse of the Foundry, an complex of 19th century industrial buildings just northwest of the downtown area, needs to be considered. If the project moves forward, every effort should be made to link the mall both physically (e.g. using shuttle buses) and economically with downtown businesses so that each may support the other.

Old Harbor/Relocation of I-195.

- * **Integration with Downtown.** The existing highway acts as a barrier between the central business district and the jewelry district. Relocating I-195 will provide an opportunity to knit these areas together, physically and economically, as a more integrated whole. Types of uses, levels of density, and scale of new buildings will be of tremendous significance. (These issues are discussed more specifically in Section 3.1G, Waterfront.)
- * **National Register Impacts.** The impacts of the Old Harbor project on the three adjacent National Register and local historic districts (Downtown, Jewelry District, and College Hill) must be analyzed and mitigated where appropriate.

While the rehabilitation and reuse of individual buildings certainly can be a catalyst for improvement, downtown preservation efforts must take a broader, more comprehensive approach to deal with economic, social and other issues.

Goal: Revitalize the downtown core and promote its historic, architectural and cultural character.

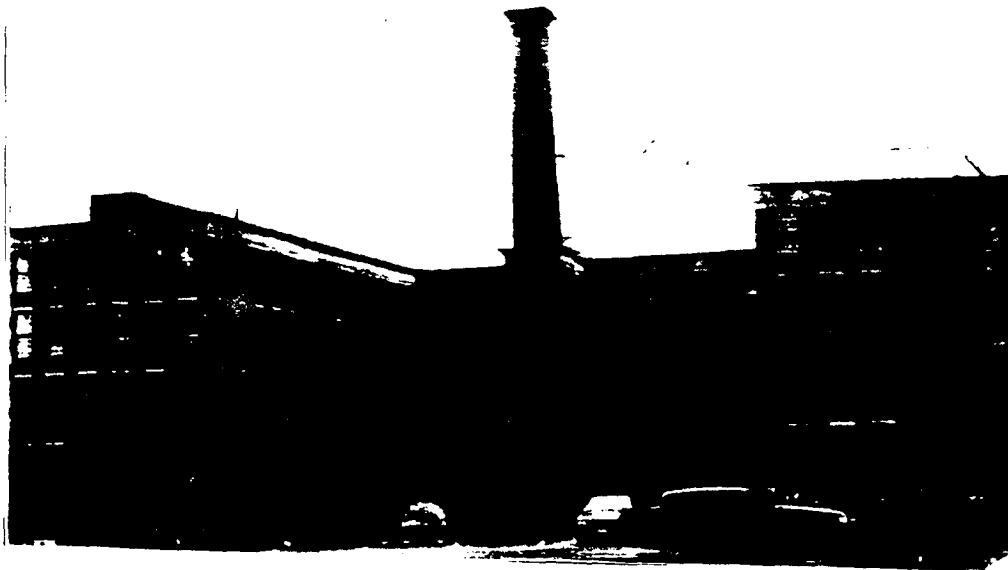
As in neighborhood areas, many of the resources which can be used to enhance the downtown are already in place. The Providence Foundation has been actively promoting the downtown, and the completion of the Capital Center project may generate activities that will spill over into the old downtown. Residential conversions also show some promise. Currently, a revitalization plan for the historic downtown core is being finalized; the DOWNCITY effort is discussed more thoroughly in Section 4.

Scenario E:

INDUSTRIAL COMPLEX IS LEFT TO DECAY

A National Register designated industrial building located in a once-bustling center of industrial activity along a former railroad freight line, has been vacant for years. The railroad line has been supplemented by a major interstate highway and the adjacent area is now proposed for major development including new office, retail, residential and commercial users.

Initially, the planning of the multi-billion dollar development project incorporated the old industrial building into the scheme. It was to have been rehabilitated as an upscale retail complex. Not far into the planning process, however, the idea was dropped. One major obstacle cited as the reason for not pursuing the reuse of the building is the cost of rehabilitation. The application of modern fire codes and other building restrictions made rehab costly and time consuming. In addition, as various phases of the redevelopment project were worked out, the construction of a new upscale mall as part of the redevelopment took precedent over rehab possibilities. Today, the building sits vacant by the interstate, a sad relic of Providence's vibrant industrial past.



At one time this industrial building, located adjacent to Capital Center, was proposed for rehabilitation into upscale retail shops.

F. Industrial Buildings

A major component of Providence's rich historical legacy are the 19th- and early 20th-century industrial buildings and complexes. The major 19th-century industrial areas are located on the Woonasquatucket, Moshassuck and West Rivers, on the east and west banks of the Providence River and at scattered inland sites, usually near mill ponds such as Mashpaug Pond in the West End. They contain large brick or concrete factory buildings, constructed during a century of industrial prominence in the fields of textiles, tool and metal works, machine manufacture and jewelry. These industrial plants represent successive waves of architectural styles, each suited to the particular function that they performed and the period in history in which they were built.

Although many of these early industrial complexes were demolished as a result of the city's changing economic base, several have managed to retain their manufacturing use. Other buildings have been rehabilitated for residential, commercial and office uses. However, adaptive reuse projects such as Davol Square on Point Street and the Dyerville Mill on Manton Avenue, both listed on the National Register, have met with mixed success.

The physically imposing nature of these industrial buildings remains an essential element of Providence's character. An increasing number of industrial buildings will become vacant or underutilized as manufacturing and industry continue to change. While older industrial buildings can be difficult to reuse, their large, loft spaces, many windows and interesting architectural details can prove adaptable to a variety of uses, including residences, offices and retail.

- * **Limited Reuse Options.** Space in many old industrial complexes is organized vertically, a feature not in demand in today's market. This limits the rehabilitation options for many vacant industrial buildings.
- * **Code Conflicts.** Modern fire codes and other building restrictions constrain reuse schemes.

Goal: Promote the adaptive reuse of historic industrial buildings and complexes.

The Rhode Island Historical Preservation Commission has prepared a detailed study of Providence's industrial sites, highlighting the economic and cultural value of those complexes. This report should form the foundation of city development plans to increase the reuse potential and marketability of industrial buildings.

Scenario F:

CONDO COMPLEX BLOCKS WATERFRONT VIEWS

A major regional development company recently proposed a condominium complex—containing 250 residential units, a parking structure, a pool and tennis courts—on a choice site along the waterfront, adjacent to a small park and yacht club. The condo project was sensitively designed with regard to its relationship to the waterfront: condo units had magnificent views of Providence Harbor and even out to Narragansett Bay. Public promenades were proposed along the riverside. However, four to seven story condo buildings completely blocked the view to the waterfront, physically and visually isolating inland areas. The opportunity to enhance or create views of one of Providence's most spectacular natural resources was lost because of lack of the regulatory tools to protect waterfront views and the lack of mandated design guidelines for the waterfront.



Providence's waterfront areas contain a mix of land uses including recreation, housing and industry.

G. Waterfront

Providence's waterfront extends from the Pawtucket city line through the heart of downtown to the Cranston city line. The city's long maritime and industrial traditions stem from its excellent location near the Narragansett Bay and along five waterways: the Providence, Seekonk, West, Moshassuck and Woonasquatucket Rivers. For centuries, shipping was a major source of economic growth, supporting trade and manufacturing. The Port of Providence, an approximately 600-acre area east of Allens Avenue, is still active and contains a mix of land uses including 19th- and early 20th-century industrial buildings, port facilities, a sewage treatment plant, and the Narragansett Power and Electric Plant.

In this century, other forms of transportation replaced ships and the city's economic base changed from water-dependent industries to service-oriented industries. Roadways and railroad tracks covered portions of the rivers and an interstate highway cut off the Jewelry District and the East Side from downtown. Public access to the waterfront was severely curtailed. Today, some waterfront areas are vacant; others appear underutilized because their existing uses require open space for storage and as buffers for differing adjacent uses.

After years of neglect, the urban waterfront is once again viewed as an asset rather than a liability, and the movement of Providence's economy away from water-dependent uses has made waterfront land available for other types of development. The first step toward reclaiming Providence's waterfront is nearly complete: the extension of Memorial Boulevard to Allens Avenue, the relocation of the Moshassuck and Woonasquatucket Rivers, and the construction of pedestrian riverwalks from Promenade Street to Crawford Street. The proposed relocation of Interstate 195 would facilitate the next step by opening 44 acres of waterfront in the Old Harbor area for development.

The 1992 I-195 Old Harbor Plan prepared by William Warner Architects & Planners intends to transform a major transportation project into an important civic and economic development opportunity by increasing access to Providence's riverfront through significant public and private development. The plan will recreate linkages across the land which now divides the downtown and return the Old Harbor to its historical status as the unifying focus and gateway of the city.

- * **Street Patterns.** The highway sliced across city blocks, disrupting street patterns and creating oddly-shaped lots. Once the highway is gone, the opportunity to re-establish original historic street patterns providing access to the waterfront should be taken.
- * **Visual and Physical Access.** Views to the waterfront, both from the water itself and from other parts of the city, should be retained or improved. Building heights should be kept low along the waterfront. Street patterns should provide access to the waterfront for pedestrians as well as vehicles.

- * **Land Use Conflicts.** Industrial water-dependent uses still exist along the waterfront and should be preserved, as recommended in Providence 2000. New uses such as residential, commercial, recreational and open space should be planned to minimize conflicts with existing uses.
- * **Design Review.** All new construction in the Old Harbor area should be reviewed for compatibility with surrounding historic structures, particularly in those areas near the College Hill, Downtown and Jewelry District National Register historic districts. Likewise, a review process for proposed rehabilitation or demolition of historic buildings outside of local historic districts is needed.

Goal: Encourage the development of vacant or underutilized waterfront areas, including increased public access, while protecting water-dependent land uses.

The city's zoning ordinance is the appropriate mechanism for determining the arrangement of waterfront uses and for ensuring that public objectives are achieved in future projects. Zoning provisions which concern the waterfront must remain flexible to allow appropriate new uses of this valuable resource.

3.2 Citywide Preservation Policies

Achieving preservation goals requires broad development policies which cross-cut the functions of the city. The following preservation policies interrelate this preservation plan with the functional components of Providence 2000:

- * **Economic Development:** The city's rich cultural and architectural heritage should be used to enhance economic development through tourism. Tourism should be promoted with sensitivity in order to protect historic resources, including neighborhood stability. A portion of the public's economic return from tourism should be reinvested in adaptive reuse projects and mechanisms to encourage appropriate new development.
- * **Housing:** The city should seek the reuse of existing residential buildings, utilizing available government programs to expand the housing supply. While subsidy programs have frequently involved new construction, the city should emphasize programs targeted to the rehabilitation of existing housing stock. Furthermore, rehabilitation should be sensitive both to the architectural character of the individual building and to the neighborhood in which it is located.
- * **Transportation:** The historic street pattern is part of the city's character and should be recognized as an important part of the city's transportation plan. New roads should be compatible in character with existing streets, and should be routed to avoid the demolition of existing buildings. The proposed rerouting of Interstate 195 is an opportunity to restore access routes to the waterfront which are sensitive to the existing street patterns and buildings.
- * **Urban Design:** Future development should adhere to traditional design principles to ensure compatibility with existing structures. These principles should be articulated within the city's regulatory framework to assure the preservation of historic resources and their settings.
- * **Land Use:** City regulations and codes should be revised and enforced to promote the preservation of historic buildings. Codes affecting historic properties should be flexible in order to promote shared use and adaptive re-use.
- * **Services and Facilities:** The city should educate its citizens, particularly government officials, school children and non-English speaking residents, about the value of Providence's historic, cultural and architectural qualities. The city should serve as an advocate for preservation in actions concerning its own property, and in regulatory and budget processes. Government funding of rehabilitation or new construction projects should be leveraged to promote preservation.

4.0 AN ACTION STRATEGY FOR PRESERVATION

The following actions should be undertaken to achieve the goals set forth in this plan. Directly responding to preservation issues outlined in the previous chapter, and organized using the same categorical headings, these actions represent a way to mitigate preservation issues and solve problems.

4.1 Implementation Strategy

The following chart (Figure 6) summarizes each recommended action described in Section 4.2. The actions are grouped together according to the seven issue areas and listed in order of priority within each category. The chart indicates first steps to take, participants, and time frames for implementation of each action.

Time frames are assigned as follows: immediate, within 1 year of adoption of the plan; short-term, within 2-3 years of adoption of the plan; mid-term, within 3-4 years of adoption of the plan; long-term, within 6 years of adoption of the plan.

Figure 6: ACTION STRATEGY FOR PRESERVATION

GOALS	ACTIONS	FIRST STEPS	TIMEFRAME	PARTICIPANTS
CITYWIDE				
Make preservation a priority in Providence.	1. Establish subcommittee/advisory board to City Plan Commission to oversee implementation of this plan.	a. Draft legislation. b. Establish mission, rules and procedures. c. Submit list of nominees to Mayor.	immediate and ongoing	DPD, CPC, City Council, Mayor, Preservation Plan Steering Committee
	2. Promote heritage tourism as a form of economic development.	a. Create central visitors' center. b. Create self-guided tours in historic neighborhoods/ downtown. c. Solicit coverage from national/foreign travel writers, local media. d. Promote attractions in conjunction with other RI destinations. e. Plan/promote heritage festivals.	immediate and ongoing	RIDED, DPD, Convention and Visitors Bureau, Convention Center, Johnson & Wales Tourism Program
	3. Recognize and protect more of Providence's historic resources.	a. Target new NR districts: Smith Hill, 20th c. resources. b. Target new local districts: Doyle Ave., Smith Hill. c. Maintain PHDC staff levels, increase as needed.	short term	RIHPC, DPD, City Council, Mayor, neighborhood groups
	4. Prepare/implement citywide demolition delay ordinance.	a. Revise model ordinance to include current NR listed/eligible properties. b. Solicit City Council and community support.	short term	PPS, DPD, DIS, City Council, Mayor, neighborhood groups
	5. Establish interdepartmental review process for city projects affecting historic resources.	a. Executive mandate creating the process. b. Establish working group, build support among key personnel. c. Improve enforcement of zoning ordinance regarding variances for historic properties.	short term	Mayor, department heads, key administrative personnel
	6. Establish local property tax credits for rehabilitation.	a. Research use of credits in other RI communities. b. Inform city and state officials of the benefits of credits, solicit their support. c. Draft legislation for submittal when local economy improves.	long term	General Assembly, Mayor., DPD, Tax Assessor
	7. Strengthen technical skills of city staff and board/commission members involved in the city's physical development.	a. Perform organizational analysis, determine needed skills. b. Update job descriptions/qualifications. c. Educate employees.	short term	DPD, DIS, DPW, municipal unions
	8. Promote protection of natural features (parks, open spaces, scenic views, street trees).	a. Identify features to preserve. b. Establish street tree ordinance, plant trees where appropriate. c. Establish overlay zones to protect views. d. Plan public open spaces for positive impact on streetscapes.	short term	DPD, Sharpe Tree Fund, neighborhood groups

Figure 6: ACTION STRATEGY FOR PRESERVATION

GOALS	ACTIONS	FIRST STEPS	TIMEFRAME	PARTICIPANTS
INSTITUTIONAL BUILDINGS				
Balance institutional expansion with the preservation of neighborhoods/city tax base.	1. Require institutional master plans to include inventory of historic properties, statement of intended use, regular maintenance program, and enforcement mechanisms.	a. Amend the zoning ordinance regarding institutional master plans. b. Increase community involvement in institutional planning.	immediate and ongoing	DPD, City Council, institutions, neighborhood groups
	2. Prepare an inventory and maintenance program for city-owned historic properties.	a. Develop inventory data base; update regularly. b. Develop city policy/programs for preservation and maintenance of historic public properties.	short term and ongoing	RHHPC, PPS, PHDC, City depts. responsible for properties
	3. Establish site plan review process for institutional expansion/alteration/remodeling, especially adjacent to local historic districts and in/adjacent to NR districts.	a. Establish criteria for evaluating institutional expansion, timeframes and review process. b. Draft ordinance, with input from institutions.	short term	DPD, City Council, institutions
LOCAL HISTORIC DISTRICTS				
Strengthen the mechanism for designation and administration of local historic districts	1. Maintain at least 2 full-time preservation planning staff positions in DPD.	a. Tighten job descriptions/qualifications to ensure hiring of preservation professionals. b. Maintain positions in budget.	immediate and ongoing	DPD, municipal unions
	2. Prepare Historic Districts Handbook and other educational materials for PHDC and property owners.	a. Edit draft Handbook; distribute to PHDC and staff as interim training manual. b. Seek grant funding for Handbook publication. c. Publish PHDC brochure in English and Spanish; seek grants for translating into other languages as needed. d. Provide annual notice to historic district property owners about review process.	short to mid term	PHDC staff
	3. Clarify designation process through public meetings and direct contact with property owners.	a. Amend zoning ordinance to include designation criteria. b. Develop official petition form for designation proponents. c. Hold early informal public information meetings in neighborhoods where districts are proposed. d. Invite residents in prospective districts to attend PHDC meetings. e. Improve direct contact with property owners.	short term	DPD, PHDC, City Council, neighborhood groups, individual property owners
	4. Devise signage program for city gateways and local historic districts.	a. Identify funding sources, begin fundraising. b. Determine appropriate locations for signs. c. Design sign prototypes (design competition).	long term	DPD, DPW, RIDOT, local artists/art students

Figure 6: ACTION STRATEGY FOR PRESERVATION

GOALS	ACTIONS	FIRST STEPS	TIMEFRAME	PARTICIPANTS
<i>NEIGHBORHOOD CONSERVATION</i>				
Preserve and protect the integrity of Providence's neighborhoods.	1. Establish a neighborhood conservation overlay zone, with review procedures for alterations, demolition and new construction.	a. Survey NR districts and other areas to determine locations for neighborhood conservation zoning. b. Draft zoning amendment and design regulations (less restrictive than for local historic districts). c. Encourage neighborhood self-help repair training programs, tool lending shops. d. Add conservation zoning to PHDC Handbook.	short term	DPD, City Council, Mayor, neighborhood groups
	2. Target code enforcement to specified neighborhoods on a rotating basis, while providing technical and financial assistance for home improvement.	a. Identify local and NR districts with the most code violations, prioritize for enforcement. b. Restructure code enforcement program to include referrals to PHDC where necessary, and retrain staff accordingly. c. Include preservation standards in minimum housing code standards.	immediate	DPD, DIS/Code Enforcement
	3. Initiate vacant lot clean-up program and review process for new development on vacant lots in NR districts.	a. Secure additional funding for PRA Special Vacant Lot Program. b. Develop site plan review standards for new development on vacant lots in NR districts.	short term	DPD, PRA
	4. Amend zoning ordinance to require DPD comment on development proposals in NR districts.	a. Define kinds of projects to be reviewed and establish trigger to notify DPD of proposals. b. Establish time frames and review guidelines. c. Prepare zoning amendment.	short term	DPD
	5. Prepare neighborhood plans for each city neighborhood.	a. Establish citywide neighborhood planning process. b. Initiate prototype plans in 4 priority neighborhoods.	long term	DPD, neighborhood groups, preservation groups, local residents
	6. Make rehab loan funds available (revolving funds) for NR properties.	a. Identify neighborhoods with active organizations experienced in loan administration. b. Establish revolving fund(s) as non-profits.	long term	DPD, neighborhood groups, local banks
<i>DOWNTOWN</i>				
Revitalize the downtown core and promote its historic, architectural and cultural character.	1. Implement the Downcity Plan.	a. Adopt the Downcity District overlay zone. b. Create design review process. c. Identify contributing and non-contributing buildings. d. Compile inventory of historic buildings suitable for reuse as residential and arts-related space. e. Explore financing options for adaptive reuse of historic buildings.	immediate	DPD

Figure 6: ACTION STRATEGY FOR PRESERVATION

GOALS	ACTIONS	FIRST STEPS	TIMEFRAME	PARTICIPANTS
<i>INDUSTRIAL BUILDINGS</i>				
Promote the adaptive reuse of historic industrial buildings and complexes.	1. Survey industrial buildings for reuse potential.	a. Seek grant funding for survey. b. Create data base for survey information. c. Use survey data to market industrial facilities for new uses.	short term	RIHPC, PPS
	2. Update building codes to facilitate adaptive reuse of industrial facilities.	a. Draft state and local code revisions. b. Educate and train officials responsible for interpretation and enforcement of new regs.	long term	state and local building officials, RIHPC
<i>WATERFRONT</i>				
Encourage development of vacant or underutilized waterfront areas, including increased public access, while protecting water-dependent land uses.	1. Prepare/implement design guidelines for the waterfront, in conjunction with Downcity and Old Harbor Plans.	a. Update PPS draft waterfront guidelines, including heights, street patterns, views and public access. b. Draft zoning amendment.	short term	DPD, PPS, City Council, neighborhood groups

KEY:

DPD: Dept. of Planning and Development

DIS: Dept. of Inspection and Standards

DPW: Dept. of Public Works

CPC: City Plan Commission

PHDC: Providence Historic District Commission

PRA: Providence Redevelopment Agency

RIDOT: RI Dept. of Transportation

RIHPC: RI Historical Preservation Commission

RIDED: RI Dept. of Economic Development

PPS: Providence Preservation Society

SWAP: Stop Wasting Abandoned Property

4.2 Recommended Actions

A. Instituting Preservation Citywide

ISSUES: Need for leadership and increased protection; promote and provide economic benefits; educate city government; update and enforce zoning.

GOAL: Make preservation a priority in Providence by implementing this Plan for Preservation.

ACTIONS:

1. *Establish a subcommittee or advisory board to the City Plan Commission to oversee implementation of the Preservation Plan.*

No citywide organization currently exists to act as the custodian, champion and enforcer of the Preservation Plan. A multi-group alliance of private and public preservation interests would be appropriate, but the organization taking charge of this plan must have authority, credibility, and a budget. Since the City Plan Commission (CPC) is the government agency charged with preparing Providence 2000: The Comprehensive Plan, of which the Preservation Plan is a component, the leadership to promote and implement the Preservation Plan's objectives should derive from the CPC.

The CPC could amend its bylaws to allow the creation of subcommittees to oversee the major components of the comprehensive plan. Under city charter, a Preservation Plan Subcommittee would have members appointed by the Mayor, with the approval of the City Council, from a slate of nominees submitted by citywide and neighborhood preservation organizations. The subcommittee chair would be chosen by the CPC chair from the Mayor's appointees.

Alternatively, an advisory board to the CPC could be created by city charter, which would specify membership derived from citywide and neighborhood preservation groups. In either case, the Preservation Plan Subcommittee/Advisory Board would have legal authority to review all plans submitted to the CPC for conformance with the Preservation Plan, and to submit comments to the CPC. The CPC should be encouraged to consider such comments in its decisionmaking.

City payroll expenditures may be saved by assigning existing Planning Department staff (with appropriate backgrounds) to the Preservation Plan Subcommittee/Advisory Board.

The Preservation Plan Subcommittee/Advisory Board should also actively involved in reviewing the city budget process, to ensure priority funding for preservation projects and programs recommended in this plan. Financing for these projects and programs could be derived from plan review fees, or set aside from heritage tourism revenues.

Since implementation of the Preservation Plan should begin as soon as the plan is adopted, this action is a top priority. The Department of Planning and Development, working with the steering committee that helped prepare this plan, should take the following steps immediately:

- a) Draft legislation authorizing the creation of the Subcommittee/Advisory Board.
- b) Establish the Subcommittee/Advisory Board's mission, operating rules and procedures, review guidelines and meeting schedule.
- c) Prepare a list of nominees to submit to the Mayor.

2. *Promote heritage tourism as a form of economic development.*

Marketing Providence's historic and cultural resources as tourist attractions will draw visitors from outside the area, increase revenues from hotels, restaurants and retail shops, provide jobs, and build pride in local and regional residents.

The imminent opening of the convention center presents an ideal opportunity to establish Providence as a tourist destination. Making the city's past come alive through ongoing programs, special events, tours and interpretive exhibits will encourage visitors to explore the city and take advantage of what's unique about Providence. The Downcity effort (see Section E) can be boosted by a coordinated heritage tourism program.

Heritage tourism programs involve a variety of civic and non-profit groups and city and state agencies jointly planning events, combining resources and cooperating with each other to make the city attractive to visitors. The Greater Providence Convention and Visitors Bureau (whose focus on business travel could be broadened to include vacationers), the Rhode Island Department of Economic Development, and Johnson and Wales University's Travel and Tourism program are key players in any heritage tourism program for Providence.

Development of a coordinated heritage tourism program is a long term action, but laying the groundwork is a high priority which should be undertaken immediately, with the following steps taken within one year of adoption of this plan:

- a) Create a staffed visitors' center (perhaps with a "Discover Providence!" theme) in a location convenient to the new convention center. The visitor's center would provide information on attractions, activities, events, lodging and dining; it might also present audio-visual shows, and interactive displays.
- b) Create self-guided walking and driving tours of Providence neighborhoods, including downtown, in printed and audio cassette formats. Highlighted attractions would include historic architecture (using PPS's existing

tour brochures as examples), restaurants, shopping, cultural facilities, civic and convention centers, universities, hotels and parking areas.

- c) Invite national and foreign travel writers to Providence, and solicit local media coverage of events and historic attractions.
- d) Work with the state tourism office to promote Providence's attractions in conjunction (rather than in competition) with other Rhode Island destinations such as Newport. The six New England states recently announced a joint venture to promote the region to foreign tourists; Providence should aggressively court this market.
- e) Plan and promote heritage-inspired city celebrations. In other cities, heritage tourism has been successfully combined with festivals: the Spoleto Festival in Charleston, summer Musicfest and winter Christmas City tours in Bethlehem, Pennsylvania, and New Orleans' Mardi Gras illustrate the attraction of special events in historic settings. Successful festivals already established in Providence include First Night, the Providence Waterfront Festival, and PPS's annual Festival of Historic Houses.

3. *Recognize and protect more of Providence's historic resources by designating appropriate areas as National Register districts, conservation districts, or local historic districts.*

Despite urban renewal and other physical changes, many Providence neighborhoods remain remarkably intact. By some estimates approximately 60% of property in Providence has historic significance. To date, perhaps a quarter of these resources are protected through listing on the National Register of Historic Places or designation as local historic districts. (Conservation district zoning does not yet exist in Providence; see Section 4.2D.)

The National Register program identifies and evaluates historic resources according to criteria established by the federal government. National Register benefits include: recognition of a property's historic significance, eligibility for financial assistance for planning and rehabilitation projects (grants, low-interest loans, and tax credits, when funds are available), and review of federal and state funded, licensed or assisted projects affecting the property. The National Register is a cornerstone of neighborhood planning.

Local historic district zoning mandates a review process for all proposed exterior repairs, alterations, new construction, demolition and moving of structures within the district. It is the strongest protective mechanism currently available and safeguards not only specific structures but neighborhood character in general. The public is given an opportunity to comment on projects which directly impact the neighborhoods.

National Register listing and local district designation both depend heavily on the active involvement of preservation and neighborhood groups and the availability of state and municipal staff resources. The RIHPC staff and neighborhood groups propose, research, and write nominations to the National Register, which must then be approved by the RIHPC board and the U.S. Secretary of the Interior. Local district designation, proposed by neighborhood groups or the Department of Planning and Development, must be reviewed at several public hearings, and approved by the City Council and the Mayor.

This action is also a high priority, which can begin in the short term but will require time to complete. The RIHPC, Department of Planning and Development, and neighborhood groups should take the following steps within the first two years of adoption of this plan:

- a) Target new areas for possible National Register listings in the next 5 years. Currently, a new district in Smith Hill has been nominated, and RIHPC is planning to expand its National Register program to include a new category of properties: 20th century resources. Initial efforts will focus on the Elmhurst, Blackstone, and Mt. Hope neighborhoods.
- b) Target new areas for possible local historic district designation in the next 5 years. Strong community support for a regulatory process involving high standards of review is essential to a successful local designation. Leaders in the Doyle Avenue neighborhood have expressed an interest in local district designation; Smith Hill is another potential target.
- c) To expand the number of local districts, other actions in this plan must be executed, particularly those relating to maintaining HDC staff levels and increasing educational outreach. The option of a "neighborhood conservation" overlay zone (see section 4.2D) should be made available to those areas wanting less stringent but still effective levels of protection.

4. Prepare and implement a demolition delay ordinance applicable to current National Register properties throughout the city.

The demolition delay ordinance provides time (up to six months) to formulate alternative strategies before a demolition permit is issued for a historic structure. Alternatives may include seeking a buyer to renovate or preserve the structure, or, if demolition is unavoidable, at minimum documenting the structure with drawings and photographs. Since buildings within local historic districts are already protected from demolition, a demolition delay ordinance would be most effective for older buildings located outside local districts.

Ideally, demolition delay could become a mechanism for the comprehensive protection, through partnership and consensus, of historic resources throughout Providence. However, a demolition delay ordinance that covers every property in the

city faces certain opposition from property rights advocates, and may be politically unfeasible. Applying the ordinance initially only to properties listed or determined eligible for listing on the National Register appears to have several benefits. One, the assessment of a property's historic or architectural significance has already been made, outside the heated atmosphere of a demolition controversy. Two, owners of National Register property already know about their property's significance, since owner notification is part of the nomination process. Three, if the ordinance is successful in a limited basis, there may be justification for expanding it to other areas at a later date. Neighborhood conservation overlay zones, for example, would also benefit from demolition delay.

A demolition delay ordinance is a short to mid term project, requiring time to draft legislation, build support in the community and in the City Council, and create a regulatory process involving the Department of Inspections and Standards and, probably, the HDC. The Providence Preservation Society has drafted a model demolition delay ordinance which provides a delay of up to four months for permits to demolish a building 50 years old or older; during that time the HDC would assess the building's significance and work with the property owner to seek alternatives to demolition. PPS, in consultation with the HDC, the Department of Planning and Development and the building inspector, should take the following steps within the first two years of this plan's adoption:

- a) Rework the model demolition delay ordinance to apply to properties which have been listed on or determined eligible for the National Register as of the date of adoption of this plan. The ordinance should also be reviewed for consistency with state and local law, and compared to ordinances which have been enacted elsewhere.
- b) Seek City Council and community support before formally introducing the ordinance to the Council.

5. Establish an inter-departmental review process for city facilities and programs, and improve collaboration among city departments and agencies.

Many public and private sector housing, transportation, economic development and other improvement projects routinely cut across the jurisdiction of several city departments: Inspections and Standards, Zoning, Planning, Parks, and Public Property, to name a few. Individual departmental procedures may not account for overlapping or even conflicting jurisdictions with other departments. At present no coordinated review process exists to increase communication among city departments about such projects.

The primary function of an inter-departmental review process would be to keep city departments informed about a project's effect on historic city facilities. For example, if the Department of Public Property proposes to alter a school building in the locally designated Armory Historic District, the inter-departmental review process would encourage early

consultation with the HDC before a formal application for a Certificate of Appropriateness is filed. The review process will also help to clarify responsibilities, build partnership and consensus, educate city departments, boards and commissions about historic preservation issues, and create an opportunity to share information, work together and improve efficiency.

Establishment of an interdepartmental review process is a short term project, to be initiated and implemented by city government. The following steps should be taken within 2 years of adoption of this plan:

- a) Issue an executive mandate creating the process.
- b) Establish a working group to determine policies and procedures.
- c) Build support among department heads and key administrative personnel.
- d) Improve enforcement of the zoning ordinance, particularly with regard to variances requested that will affect historic properties.

6. Encourage the use of local property tax credits for the rehabilitation of buildings in local historic districts and neighborhood conservation zones.

Rhode Island is one of only a few states to offer a local property tax credit for rehabilitation. Made possible by state legislation passed in 1988, this financial tool allows municipalities to grant property tax relief as a way to encourage the preservation of historic homes. Each municipality must enact legislation creating this tax credit.

To date, several communities in Rhode Island have taken advantage of the tax credit. Although the current economic climate in Providence discourages implementation of a local property tax credit, its availability underscores the importance of preserving locally significant historic structures.

City government and local residents have equally key roles in implementing this action. City officials must enact the legislation, but local residents must take advantage of it as they make decisions about renovating their homes. Since an amendment to state enabling legislation may be required, cooperation with state officials should be sought. This is a mid to long term action, and the following steps should be taken within 3 to 6 years of adoption of this plan:

- a) Gather information from other Rhode Island communities about implementing a local property tax credit: how it works, successes and failures, examples of legislation.
- b) Apprise city and state officials of the benefits Providence may reap from the tax credit program, and encourage them to support its enactment as economic conditions improve in the city.

- c) Draft appropriate legislation, and submit to appropriate city and state officials when the timing is right.

7. *Strengthen the technical and professional skills of staff in all relevant city departments, city boards, commissions and agencies.*

Promoting a preservation agenda throughout the city requires special staff expertise within city departments involved in the city's physical development: primarily the Departments of Planning and Development, Inspections and Standards, and Public Works. Strengthening staff skills will ultimately enhance governmental resources and make the implementation of the Preservation Plan recommendations more effective.

This is a mid-term and ongoing action; however, some of the tasks should commence in the near future. The following steps should be taken within 1 to 2 years of adoption of this plan:

- a) Perform an organizational analysis to determine which new skills will be required to undertake administrative reviews and provide technical advice.
- b) Review and update job descriptions, including qualifications for preservation professionals. Guidelines from the National Park Service, often referred to as 36 CFR 61, may be helpful in determining the level of professional experience appropriate for city staff. Cooperation from city unions will be essential in this effort.
- c) Provide educational workshops, literature, or a lecture series to pertinent employees.

8. *Promote the protection of citywide natural features such as parks, open space, scenic views, and street trees.*

Natural features--street trees, views and open spaces--can help define and enhance an area's historic character as much as its architecture. Blackstone Boulevard is an example of landscape defining a neighborhood's character: its wide open, grassy spaces and suburban ambiance reflect the surrounding area's development in the early 20th century as a wealthy residential enclave. In other areas of the city, views of College Hill, the State Capitol, and the waterfront are interwoven with the historic building fabric--each element of the built and natural environment complementing another.

In Providence, the city's seven hills provide striking views and mature trees grace neighborhood streets. Considering buildings in their total environment protects these features and enables a comprehensive approach to preservation. This is best accomplished with the joint participation of the public and private sectors. Although this essentially is a mid-term action, implementation could begin immediately. The following steps should be taken within 1 to 2 years of adoption of this plan:

- a) Identify natural features worthy of preservation, and devise strategies for their protection.
- b) Establish street tree ordinances and plant trees where appropriate. The ordinance should provide for maintenance and replacement of trees as needed. The Mary Elizabeth Sharpe Street Tree Endowment can provide trees to neighborhoods.
- c) Protect scenic views and important view corridors through zoning.
- d) Plan parks, plazas and other public open spaces in locations which will positively impact the streetscape. Non-profit groups can establish land trusts and conservation easements to maintain existing parks and acquire new open space areas.

B. Preserving Institutional Buildings

ISSUES: Deferred maintenance, institutional expansion, public property.

GOALS: Balance institutional expansion with the preservation of neighborhoods and the city tax base. Identify and protect public and institutional buildings with historic, cultural and architectural significance from incompatible alteration, deterioration and demolition.

ACTIONS:

1. *Require institutional master plans to include an inventory of historic properties, a statement of intended use, a regular program of maintenance, and enforcement mechanisms.*

Master plans for health care and educational institutions are required under the city's code of ordinances, and the 1991 amendments to the zoning ordinance included an institutional overlay zone to balance institutional objectives and community preservation. Current requirements for institutional master plans establish no criteria for plan content, no review process for city acceptance of the plans, and no forum for public input. These requirements should be strengthened to avoid community conflict and to keep the city up to date regarding expansion plans.

Preparers of institutional master plans need to be aware of the value and contribution of these plans to the physical preservation and development of the city. Often an institution is not aware of historic resources within or near its properties, or its definition of "historic" may differ from that established by the preservation field.

The Department of Planning and Development has proposed amendments to the zoning ordinance to include requirements for institutional master plans, and will also develop administrative procedures to implement the new requirements.

Approval must go through City Council. The institutions themselves and residents of surrounding neighborhoods are also key players in the process.

This is an immediate action, and the following steps should be taken within 1 year of adoption of this plan:

- a) Amend the zoning ordinance to include these requirements for institutions:
 1. Permission for institutional uses will depend upon compliance with an approved master plan.
 2. Master plans shall cover 5 year increments, and be updated annually.
 3. The City Plan Commission shall review master plans and have authority to approve or deny such plans.
 4. Master plans shall include a mission statement relating the institution to the community in which it is located; a description of all property owned by the institution; identification of local historic district and National Register properties owned by the institution; discussion of a regular maintenance program for historic structures; 10 year goals and 5 year objectives; proposed changes in land holdings; proposed changes in land use; proposed capital improvements, including major repair projects; and proposed demolitions, including discussion of alternatives.
 5. Enforcement mechanisms.
- b) Include community input in the early stages of planning. A formal presentation to the community, followed by a public comment period, will help to inform both local residents and institutional representatives of pertinent issues and may avert later confrontations. The institution would not necessarily be required to revise its plan as per public comment; however, mandatory community input could be a condition for acceptance of the institution's plans as part of the city's comprehensive plan.

2. *Prepare an inventory and maintenance program for city-owned historic institutional buildings.*

The City of Providence owns and maintains scores of institutional buildings, some of them individually listed in the National Register, or located in local or National Register historic districts, or eligible for listing in the National Register. Schools, firehouses, police stations, park buildings, and other structures, including City Hall, are overseen by various agencies which may be unaware of the historic resources under their care. An inventory of city-owned historic property will form the basis for educated decisions about future maintenance, alterations or demolition.

City departments should work with preservation groups such as PPS, RIHPC and the HDC to develop the inventory. These preservation advocates have information on most historic city properties, can provide technical advice about maintenance, and can collaborate on workshops and brochures to educate city employees about the value of preserving city-owned historic properties.

This is a short term and ongoing action. The following steps should be taken within 2 years of adoption of this plan:

- a) Develop a computer data base for the inventory. Important information includes which department is responsible for the property, whether it is National Register listed or eligible, whether it is locally designated, and its physical condition. Update the data base regularly.
- b) Develop a city policy encouraging preservation of historic public structures and incorporating the Secretary of the Interior's Standards for Rehabilitation into maintenance programs.

3. *Establish a site plan review process for institutional expansion, alteration or remodeling, especially when adjacent to or in a National Register or local historic district.*

Site plan review ensures that a project complies with planning standards, including zoning regulations (e.g. yard and setback requirements) and environmental controls (e.g. drainage, grading and erosion control plans). Site plan review can also require that new development in or adjacent to historic districts be compatible with neighborhood character.

Providence does not have a process to review the compatibility of proposed new institutional buildings in or adjacent to a National Register historic district. While master plans focus on the long term outlook for institutional development and set general policies for growth, they don't deal with specific project details for new development, including building plans and elevations, that are typical of site plan review.

The Department of Planning and Development should assign a staff person to be the contact person for institutional site plan reviews and the keeper of approved institutional master plans.

This is a short-term action involving amendment of the zoning ordinance. Within 2 years of the adoption of this plan, complete the following steps:

- a) Determine the criteria for evaluating institutional expansion and establish a timeframe and process for evaluation.
- b) Draft an ordinance for submission to City Council. Work with institutions to get input and encourage their cooperative participation.

C. Defining and Managing Local Historic Districts

ISSUES: Creating new districts, maintaining professional HDC staff, clarifying the designation process, improving education about the design review process, regulating urban design elements, and overcoming cultural and language barriers for district property owners.

GOAL: Strengthen the mechanism for the designation and administration of local historic districts.

ACTIONS:

1. *Maintain at least two full-time preservation planning staff positions in the Department of Planning and Development.*

Since October 1991 the Department of Planning and Development has had two full-time preservation planners on staff, one overseeing the activities of the Historic District Commission and one working on city-wide preservation issues. Maintaining professionals in both of these positions is critical to the continued smooth operation of the HDC and to the successful implementation of this plan.

As additional districts are designated, more staff may be needed to advise and educate the public, enforce regulations, improve the efficiency and reliability of the design review process, and solicit financial support from state, federal and foundation sources as they become available. Ideally, a historic district commission should also have the services of a staff architect or technical advisor, who could also offer assistance to city departments doing preservation projects, such as the Department of Public Property. It is critical that new staff meet professional qualifications in order to work as preservation planners and in other managerial and administrative positions within the Department of Planning and Development.

The usefulness of this document and the success of other city-wide preservation initiatives all hinge on the ability of the city to carry out effectively its government functions relating to historic preservation. When financial pressures limit the city's ability to increase staff for the HDC, a short-handed staff may continue to operate at its most efficient level by forming partnerships with other preservation organizations which have demonstrated leadership in educational outreach, such as PPS or RIHPC.

This is an immediate and ongoing action, requiring the following steps:

- a) Review job descriptions to ensure that new hires meet qualifications for preservation professionals. Guidelines from the National Park Service, often referred to as 36 CFR 61, may be helpful in determining the level of professional experience appropriate for city staff. Cooperation from city unions will be essential in this effort.

- b) Maintain preservation staff positions in the Planning Department's budget so that future vacancies can be filled.

2. *Prepare a Historic District Handbook and other educational materials to provide technical expertise for property owners and other citizens in designated historic districts.*

The Historic District Commission should inform the public about itself: how districts are designated, what kinds of projects require review, and how the review process works. A Historic District Handbook can disseminate such information to local homeowners and preservation professionals alike.

The Historic District Handbook should: include state and local enabling legislation; describe the historic district designation process; provide maps of all the local historic districts and summarize each district's significance; explain the HDC's rules and regulations; outline the steps for obtaining a Certificate of Appropriateness; discuss the design standards and guidelines; provide a directory of local or regional preservation professionals and organizations; and define relevant terminology in a glossary. Ideally, the handbook should be heavily illustrated with maps of existing districts; line drawings and photographs naming the various architectural features of different building types; and preferred, acceptable, and unacceptable design solutions for different rehabilitation projects.

A draft Handbook has already been prepared by a student intern with the Department of Planning and Development. The HDC staff has condensed the basic points of the Handbook --purpose of the HDC, what's reviewed, how to get a Certificate of Appropriateness, standards for review -- into a brochure format. The brochure is less expensive to produce and can be more widely distributed to the general public. Other brochures or handouts intended for broad distribution could focus on specific technical issues, like window replacement or paint removal. Translating these documents into foreign languages prevalent in the districts (Spanish, Hmong, and Thai, to name a few) would help to reach property owners and contractors whose English is limited.

While the handbook and brochures are important in Providence's preservation program, they cannot replace direct communication with knowledgeable staff about specific preservation problems. As a tools for education and training, these materials can supplement staff's efforts to build constituencies for preservation among other city departments and the general public.

The creation of a historic district handbook and other forms of technical assistance are a high priority but may become mid to long term actions because their implementation is dependent on the availability of scarce staff and financial resources. The following steps should be taken within 1-4 years of adoption of this plan:

- a) Edit the draft Handbook for publication. In the interim, distribute in draft form to all current and new HDC members and staff, as a training manual.
- b) Seek grant monies (such as Certified Local Government funds from RIHPC) for graphic design, layout and production of the Handbook.
- c) Publish the HDC brochure in English and Spanish. Seek grants to translate and print in other languages as needed.

3. Clarify the local historic district designation process through public information meetings and direct contact with property owners.

As overlay zones, local historic districts can only be created through an amendment to the city's zoning ordinance. Despite the requirement that a public hearing be part of the historic district designation process, experience has shown that many property owners in the affected area -- including those who may support the designation -- remain unfamiliar with or are misinformed about the consequences of designation. Public officials may likewise not fully understand the concept or implications of historic district zoning.

Accurate information is critical to a successful designation. Neighborhood proponents of designation need to understand exactly what designation will mean so they can decide whether historic district zoning is right for them. The City Council and the Mayor need to know why an area may merit designation and how to respond to both supporting and opposing constituents. Property owners in the proposed district must comprehend both the benefits and the responsibilities designation will bring. Coordination with RIHPC, PPS and preservation groups in other communities may highlight particularly effective communication techniques which could be tried in Providence.

Key participants in the designation process are city government (particularly the Department of Planning and Development and City Council), neighborhood groups and individual residents and property owners. Clarifying the process is an immediate to mid term action; within 2 years of adoption of this plan, the following steps should be taken:

- a) Amend the zoning ordinance to include criteria for designating (and "undesignating") a local historic district, including procedures for issuing building permits in proposed districts during the designation process.
- b) Develop an official petition form which designation proponents can circulate among neighborhood residents.
- c) Schedule informal public information meetings in neighborhoods where a new district is proposed, as early in the designation process as possible. A short presentation (perhaps a slide show) by the HDC staff,

question and answer period and brief written materials will focus on why the area is worthy of protection, and how the design review process works.

- d) Invite residents in a prospective district to attend a regular HDC meeting.
- e) Investigate other opportunities for direct contact with property owners: newspaper articles, local television and radio programming, newsletters, mailings, hand-delivered flyers, a display in a local storefront window or branch library, or an information booth at a neighborhood fair are all tools which can help to reach as broad an audience as possible.
- f) In neighborhoods where languages other than English are common, designation proponents need to seek assistance with translating.

4. *Devise a comprehensive signage program for city gateways and local historic districts.*

A local historic district can have high educational value, especially if its architectural integrity is largely intact and it vividly represents a period in time. Signage can enhance a district and publicize its educational value.

The strategic placement of signs can delineate district boundaries or highlight a district's special features. In New York City, local historic district signs have a brief explanation of the district's historic background and a small map showing the entire district. They are securely attached to lampposts and are located approximately 7 feet above the sidewalk.

In addition, welcome signs that draw on Providence's historic landmarks or features, placed at the city's major gateways, can alert passersby to the city's prominence as a historic urban center.

A sign program may be initiated by the city, by city-wide preservation advocacy groups, or by district-specific neighborhood groups, depending on who is raising money or providing labor or other resources. The implementation of a comprehensive sign program is a mid-to long term action. However, the conceptual planning and fundraising are short term actions which could commence immediately. The following steps should be taken within 1 to 6 years of adoption of this plan:

- a) Identify funding sources and begin fundraising.
- b) Determine appropriate locations for signs. Work with the Public Works Department for installations on city sidewalks and streets, and with the Rhode Island Department of Transportation for locations on interstate highways.

- c) Design signs to be consistent in materials, dimensions, colors, typefaces, graphics and text. A design competition for local artists and art students may draw favorable publicity and support for the sign program.

D. Conserving Neighborhoods

ISSUES: Increasing National Register listings, finding alternatives to historic district zoning, identifying endangered properties, safeguarding abandoned property and vacant lots, improving code enforcement, increasing owner-occupied housing and improving city services.

GOAL: Preserve and protect the integrity of Providence's neighborhoods.

1. *Establish a neighborhood conservation district overlay zone, with review procedures for new development and alterations.*

A neighborhood conservation district overlay zone establishes a regulatory framework for preservation without imposing stringent levels of design review. This technique is favored by property owners who desire neighborhood conservation but not a significant amount of regulation.

A conservation district overlay zone would work well in many National Register districts because their cohesive character and high degree of historic integrity sets them apart from other neighborhoods. Conservation districts include design guidelines to ensure that the neighborhood context (scale, setback, height) is protected, but does not regulate detailed design elements such as signs or window replacement, although non-binding design guidelines may be available as discretionary standards.

Neighborhood conservation district zoning is particularly applicable in Providence because of the high number of National Register districts. It would be neither practical nor prudent for all 26 National Register districts to be zoned as local historic districts: in addition to overburdening the HDC, there would be no distinction between historic areas with different levels of significance.

Successful neighborhood conservation requires not only regulation, but a strong partnership between the city and community that allows citizens to participate regularly in decisionmaking on issues that affect their neighborhoods. The City of Providence will be responsible for establishing a neighborhood conservation overlay zone, with support from neighborhood and preservation advocacy groups.

The establishment of conservation district overlay zoning is a high priority but a mid to long term action requiring several steps, some of which could be initiated within the next 1 to 2 years:

- a) Survey the National Register districts and other areas to determine where neighborhood conservation districts might be appropriate.

- b) Establish regulations for neighborhood conservation districts; these should be less restrictive than those for local historic districts.
- c) Draft an amendment to the zoning ordinance and submit it to City Council for approval.
- d) Meanwhile, working with neighborhood groups, undertake a needs assessment to determine the extent of work required to bring the neighborhood housing stock up to code. Illustrating the survey results on maps will target areas of special concern and chart progress as violations are fixed.
- e) For self-help repairs, establish a tool lending shop, perhaps in conjunction with a training program to teach residents techniques in home maintenance.
- f) Include a description about neighborhood conservation district zoning in a chapter on regulatory controls in the historic district handbook.

2. Target code enforcement to specified neighborhoods on a rotating basis, while providing technical and financial assistance for home improvement.

A major problem in many of Providence's National Register neighborhoods is the lack of enforcement of the city's building codes. Another is abandoned and vacant property. Both problems can cause rapid deterioration of a neighborhood by encouraging arson, demolition by neglect, and actual demolition.

The city's Department of Inspections and Standards has a program in place requiring that vacant buildings be properly sealed. This program should be coordinated with periodic code enforcement efforts targeting priority areas within National Register and local historic district neighborhoods. This initiative would supplement citywide enforcement efforts by coordinating actions on a rotating basis within specified neighborhoods.

Both the public and private sectors would participate in a code enforcement program for National Register neighborhoods. While the city administers the program, private property owners would be notified and requested to cooperate in the effort.

This is an immediate action, requiring the following steps to be taken within 1 year of adoption of this plan:

- a) Identify those National Register and local historic districts with the most code violations, and prioritize them for enforcement action.
- b) Restructure the code enforcement program of the Department of Inspections and Standards to include referrals to the HDC where necessary, and retrain staff accordingly.

- c) Review minimum housing code standards for inclusion of preservation standards.

3. *Initiate a vacant lot clean-up program and provide for review of proposed new development on vacant lots in National Register districts.*

Nothing can cause blight faster than a vacant lot filled with trash, infested with rodents, overgrown with weeds, or occupied by abandoned cars. Blighted vacant lots cause disinvestment in commercial and residential areas, and create public health and safety problems. Cleaning and maintenance of vacant lots, however owned, should be a high priority for the city.

Where vacant lots in National Register neighborhoods are targeted for residential or commercial development or parking, the impacts on the surrounding neighborhood can be significant. Design review of development projects will help to ensure that building and landscaping design are compatible with neighborhood character.

The Providence Redevelopment Agency (PRA)'s Special Vacant Lot Program addresses some of these issues. Created by city ordinance in 1991 to expedite the return of blighted vacant lots to productive use, the Vacant Lot Program authorizes the PRA to acquire and dispose of tax reverted vacant lots, city-owned surplus lots, and privately-owned lots with liens for demolition or cleaning. Parcels may be used for side or rear yard expansion, neighborhood parking, private or public development (including residential or commercial use and community gardens) or a land bank pool. Some are transferred to the Parks Department for neighborhood parks and playgrounds. As a condition of sale, the purchaser must agree to make site improvements, often including construction of a fence around the lot, within a specified time period. The ordinance includes controls for residential and commercial construction.

The success of the Special Vacant Lot program is tempered by budget constraints, limiting the PRA's ability to acquire property and enforce conditions of sale. The program does not extend vacant lots which are free of liens or tax obligations, and no provisions are available to force those owners to clean up and maintain vacant lots. Finally, although the ordinance mentions promoting historic and architectural preservation as a motive for PRA acquisition of property, it contains no standards for site plan review.

The key participant in this action is the city government, particularly the Department of Planning and Development, which must initiate an amendment to the zoning ordinance and follow through on the administrative details. This is a short- to mid-term action, and the following steps should be taken within 1-3 years of adoption of this plan:

- a) Secure additional funding for the Special Vacant Lot program to offer low-interest loans to prospective purchasers, acquire property and enforce regulations.

- b) Work with the PRA to develop site plan review standards for new construction on vacant lots within National Register districts, to ensure compatibility with neighborhood character.

4. *Amend the city Zoning Ordinance to require comment from the Department of Planning and Development regarding development proposals within National Register Districts.*

The Department of Planning and Development should have authority to review and comment on all new development projects in or adjacent to National Register historic districts. This review would apply to any National Register properties outside of a locally designated district.

Official comments from the DPD can help to avoid or ameliorate controversial development issues relative to otherwise unprotected National Register properties. Comments made in the early phases of project planning will provide a forum for debate and consensus, and can enhance partnerships, with the goal to promote the best possible plan for a sensitive historic area. This action will strengthen the link between preservation and planning, a crucial connection in maintaining the quality of life in Providence.

The key participant in this action is the city government, particularly the Department of Planning and Development, which must initiate an amendment to the zoning ordinance and follow through on the administrative details. This is a short-term action, and the following steps should be taken within 2 years of adoption of this plan:

- a) Define the kinds of projects that will be subject to review and establish a trigger to notify DPD of proposals.
- b) Establish time frames and guidelines for review.
- c) Prepare an amendment to the zoning ordinance and submit to City Council for approval.

5. *Prepare neighborhood plans for each city neighborhood.*

Providence's diverse neighborhoods reflect its industrial past as well as recent demographic trends. Many neighborhoods formed during Providence's 19th century industrial heyday, and reflected the cultures of nearly every country in western and eastern Europe. Today, immigrants from southeast Asia and Spanish-speaking countries come to Providence seeking new opportunities. This cultural diversity makes Providence's neighborhoods vital, distinct areas. Neighborhood-specific planning studies would guide growth and change and highlight preservation concerns in each of the neighborhood areas. They would also help direct the work of the Department of Planning and Development and other city departments.

Providence 2000: The Comprehensive Plan provides a springboard for planning-related research. Any future neighborhood plans should utilize work already completed by the city, RIHPC and other groups to the greatest extent possible. Background studies, sponsored by local groups and completed by outside consultants, have recently been prepared for several neighborhoods such as Smith Hill and College Hill; others may be done by planning students at the University of Rhode Island. The RIHPC's reports, which describe the history and architectural character of various neighborhoods in great detail, are excellent resources for background information.

A successful neighborhood planning process requires the participation and cooperation of diverse groups, including public officials, neighborhood associations and activists, civic organizations, preservation and other special interest groups, and local residents. This is a mid to long term action (raising the funds to undertake plans may take at least a year or more), requiring the following steps to be taken within 2-6 years of adoption of this plan:

- a) Establish a citywide neighborhood planning process, set up as a public-private-civic partnership, which focuses on self-help organization and the preparation of neighborhood plans.
- b) Initiate the process in approximately four prototype priority neighborhoods, using consultants and planning staff to prepare the plans. Early and frequent consultation with neighborhood groups should be integral to the planning process.
- c) Complete and implement plans for all 25 of Providence's neighborhoods.

6. Expand rehabilitation loan funds for National Register properties, modeled after the PPS Revolving Fund.

The PPS Revolving Fund has worked remarkably well in renovating historic homes for affordable housing in specific areas of Providence--the Armory District, North Elmwood and Upper South Providence. The Fund began in 1980 with a capital loan pool of about \$300,000 and has grown since then to over \$800,000 from public and private donations. As of June 1990, the Fund has made over \$1,400,000 in rehab loans. An estimated \$2,911,000 in additional private financing was leveraged from these projects, resulting in 176 upgraded residential units, mostly for moderate and low income residents. In its target neighborhoods, the Fund has served as the primary catalyst for positive growth, change and regeneration.

The PPS Revolving Fund's target areas represent just a fraction of Providence's total number of National Register neighborhoods. Other residential historic districts would greatly benefit from similar loan programs. Small revolving funds operated by local neighborhood organizations, would be able to target areas that might otherwise be ignored. Although one large fund with a substantial loan pool would

perhaps accomplish more, it is important to remember that the PPS Revolving Fund is effective because it concentrates specifically on just a few neighborhoods. A single large revolving fund could dispense loans to neighborhood groups--instead of property owners--that have demonstrated the capability to administer the loans effectively and may have a greater awareness of how the money should be spent locally.

A revolving fund, by raising capital investment and disbursing funds for restoration, is a unique financial tool which educates, trains, and produces direct results by providing homeowners with hands-on restoration experience. Revolving funds also build partnerships and consensus as city government, financial institutions, property owners and non-profit groups must work together to establish, publicize and administer the loans. Often the non-profit entity will take the lead with fundraising and administration.

This is a mid to long term action requiring the following steps to be taken with 2-6 years of adoption of this plan:

- a) Target neighborhoods with active organizations experienced in loan administration.
- b) Work with financial institutions and neighborhood groups to establish a capital loan pool and the revolving fund as a non-profit corporation. Any group interested in administering a loan fund should begin by putting together a fundraising plan. The RIHPC has information on loan and grant availability.

E. Revitalizing Downtown

ISSUES: Economic decline, finding new uses for older buildings, parking and mass transit, safer streets, impacts of the Convention Center and Providence Place, development of the Old Harbor area and relocation of Interstate 195.

GOAL: Revitalize the downtown core and promote its historic, architectural and cultural character.

ACTIONS:

1. Implement the Downcity Plan.

In November of 1991, the City of Providence and the Providence Foundation sponsored a public five-day design "charrette" in an effort to create a viable future for downtown's old retail core. Led by planner/architect Andres Duany, the charrette team brainstormed with business executives, artists, property owners, public officials, preservationists, institutional leaders, advocates for the homeless and other constituents of downtown before producing The Downcity Plan: A Master Plan for Special Times.

Duany's philosophy emphasizes good design, human scale, a vital street life, and pedestrian orientation; his plan calls for a series of small, affordable, achievable increments of

public and private sector development, rather than the behemoth projects of recent years. After the charette, the Mayor appointed the Downcity Task Force to produce an implementation plan to accompany Duany's master plan. Released in late 1992, the Downcity Implementation Plan covers issues of traffic circulation, parking, physical improvements, architecture and design standards, development strategies, arts and entertainment, social issues, and management.

The implementation plan contains numerous recommendations that affect historic preservation downtown. The most significant is the proposal to replace a portion of the locally designated Downtown Historic District with a new overlay zone called the Downcity District. The draft zoning ordinance amendment states that the purpose of the Downcity District is to foster preservation of historic structures and to insure that new development is compatible with the existing building fabric and the historic character of downtown. The ordinance reduces height limits in much of the central business district, and creates a system of "A and B Streets" to designate important streetscapes for architectural preservation and improvement of the pedestrian experience.

While loss of a designated local historic district is cause for concern, the Downcity District will cover a larger area than the Downtown Historic District. The ordinance imposes more rigorous design standards for new construction, and its review standards for existing buildings cite the Secretary of the Interior's Standards for Rehabilitation and clearly state that preservation of downtown's historic character is a goal of the review process. The Downcity Design Review Committee (DRC), a five-member appointed board, will include the chair of the HDC as one of its members and will be authorized to review repairs, rehabilitation, alterations, new construction, demolition and moving of structures, as well as the the use of a property.

The Downcity Plan also recommends exploring the market for downtown uses (retail, residential, institutional) which capitalize on the central location and exceptional historic resources in the city, and which promote culture and the arts as a preservation technique.

The success of the Downcity Plan will depend on cooperation and coordination between the public and private sectors. Various city departments, the City Council and the Mayor will work on regulating and administering downtown. The Downcity Task Force will monitor the plan's progress for the initial years of operation. The Providence Foundation will continue to promote downtown. Residents, visitors, shoppers, students, property owners, businesspeople, developers, artists and arts organizations, funding sources and numerous others will be needed to invest in, participate in, promote and support the Downcity effort.

Like the Preservation Plan, the Downcity Master Plan and Implementation Plan are proposed for adoption as part of the city's comprehensive plan. Some of the plan's

recommendations can be put into place immediately, and some will require more time; most are slated for completion within a year of adoption of the DOWNCITY Plan. Those that directly affect preservation concerns are:

- a) Adopt the DOWNCITY District overlay zone.
- b) Create a workable and efficient design review process.
- c) Identify those properties and streets which are significant to the historic character and urban design of downtown. Identify less significant properties which may be made available for parking garages and other development opportunities.
- d) Compile an inventory of historic buildings suitable for reuse as residential and arts-related space. Consider innovative rehabilitation techniques, such as combining several buildings into one to minimize the cost of meeting fire egress, light, air and access code requirements.
- e) Explore innovative financing options for reuse of historic buildings, including tax abatements, tax credits, easements, grants, and low interest loans.

F. Restoring Industrial Buildings and Complexes

ISSUES: Limited reuse options, code conflicts.

GOAL: Promote the adaptive reuse of historic industrial buildings and complexes.

ACTIONS:

1. Survey industrial buildings for their reuse potential.

Providence's many industrial buildings and complexes reflect its rich industrial heritage. Some of these buildings are still in operation, some have been rehabilitated into new uses, and some are vacant. A comprehensive survey of these sites is fundamental to preservation and planning programs and will yield useful information for future development endeavors.

In 1981, the RIHPC produced an Industrial Sites Survey booklet which documents the history of industry in Providence with new and archival photographs and drawings. The booklet also describes the historic background and architectural characteristics of specific industrial buildings. This information lays the groundwork for updates and additional survey work.

A non-profit preservation advocacy group such as PPS, in association with the RIHPC, could spearhead a survey. With industrial sites located in many areas of the city, there is an opportunity to involve neighborhood groups, schools and civic organizations.

This is a mid-term action requiring the following steps to be taken within 3 years of the adoption of this plan:

- a) Seek funding from the city or from state and federal grant programs.
- b) Create a computer data base for survey information, including historical and architectural significance, current use, percentage of use, current owner, assessed value, code issues, environmental hazards, current threats, and reuse potential.
- c) Use the survey data to market industrial facilities for new uses.

2. *Implement effective building code regulations to facilitate adaptive reuse.*

The massive size of industrial buildings and the difficulty of adapting older structures to modern building codes limit the options for reuse of industrial buildings, inhibiting their rehabilitation and deterring developers. Building codes need to be more flexible in addressing the rehabilitation of historic industrial buildings with varying physical plants. The challenge is, how can one building code address rehabilitation issues for all historic industrial buildings?

The State of Pennsylvania has established a system which may be a useful model for Providence. The State Historic Preservation Office (SHPO) works with the State Department of Labor and Industry (DLI) to review proposed changes to historic industrial buildings on a case by case basis. On behalf of the property owner or project architect, the SHPO submits project plans to DLI, which reviews these plans at regularly scheduled meetings. The DLI is sensitive to the problems of adaptive reuse, and the SHPO makes an effort to offer viable alternatives when requesting building code waivers. This system has been effective for many years, through several administrations.

State and city governments take the lead with this action, which is a long-term process requiring the following steps to be taken within 6 years of adoption of this plan:

- a) Revise state and local codes to accommodate reuse of historic industrial facilities.
- b) Educate and train officials responsible for interpretation and enforcement of new regulations.

G. *Reoccupying the Waterfront*

ISSUES: Restoring and maintaining historic street patterns, preserving visual and physical access, resolving land use conflicts, and regulating the design of new construction.

GOAL: Encourage the development of vacant or underutilized waterfront areas, including increased public access, while protecting water-dependent land uses.

ACTIONS:

1. Prepare and implement design guidelines for select areas of Providence's waterfront which incorporate provisions for view corridors and setbacks.

Industrial uses currently occupy much of Providence's waterfront. However, there are parcels suitable for residential and commercial development, particularly near the more scenic areas such as India Point Park. New waterfront development, if designed well, could enhance Providence's urban quality and increase opportunities for public access and recreation. The proposed relocation of Interstate 195 offers a prime opportunity to knit the waterfront back into the fabric of the city, particularly in the downtown area.

In 1987, PPS formulated an extensive set of design guidelines for the waterfront. These guidelines seek to regulate new development in several ways: building height, mass, density, setback, and design; preservation areas; parking; and landscaping. Design criteria vary according to the geographic location, physical character, historical significance, and development potential of specific waterfront areas. The guidelines directly address preservation concerns by identifying structures that should be protected within each waterfront area, and by recommending preservation of adjacent historic areas with a direct visual and physical link to the waterfront. These guidelines should be reviewed in conjunction with the 1992 I-195 Old Harbor Plan, another component of Providence 2000.

The city is the prime participant in implementing area-specific design guidelines, through the zoning ordinance. Non-profit organizations, civic groups and waterfront property owners can be instrumental in formulating the guidelines and in advocating their adoption by City Council.

This is an immediate to short-term action, requiring the following steps within 2 years of adoption of this plan:

- a) Update PPS's draft waterfront design guidelines to be consistent with height limits for the DOWNCITY District (which includes part of the waterfront). Guidelines should also be established for reclaiming historic street patterns, preserving view corridors to and from the water, and increasing public access to the waterfront.
- b) Draft an amendment to the zoning ordinance and submit to the City Council for approval.

4.3 Immediate Next Steps

A variety of short-term and mid-term actions have been proposed which together comprise a series of steps to be undertaken immediately after approval of this Plan. The actions listed below should be among the first priorities for implementation:

- * Establish the Preservation Plan Subcommittee/Advisory Board.

- * Designate more of the historic and architecturally significant areas of Providence as local historic districts.
- * Strengthen the requirements of institutional master plans.
- * Maintain full-time staffed positions in the Department of Planning and Development for the Historic District Commission.
- * Prepare a historic district handbook.
- * Clarify the local historic district designation process to include public information meetings and direct contact with property owners.
- * Initiate neighborhood conservation overlay zoning.
- * Target code enforcement and initiate a vacant building seal-up program for buildings in National Register and local districts.
- * Implement the Downcity Plan.
- * Survey industrial buildings for their reuse potential.
- * Develop design guidelines for waterfront development.

CONCLUSION

It is obvious that preservation planning in Providence faces formidable challenges. The city, however, has a strong foundation upon which to build and strengthen its preservation program: a recently revised historic district ordinance, a thorough and well documented inventory of the city's historic resources, and perhaps most importantly, an interested and dedicated preservation community.

The most important challenge that lies ahead is to ensure that preservation plays a central role in the city's growth and development. Many of the recommended actions in this plan cut across aspects of the city's overall planning process and procedures, including code enforcement, site plan requirements, long range institutional planning, economic development, and land use planning. These actions have been discussed within the framework of specific issues but their implementation requires interaction with a multitude of participants including different city departments, neighborhood groups, civic groups and the private sector.

As the historic preservation element of the Providence 2000 Comprehensive Plan, this report provides direction and guidance for the city's future, most particularly through the Action Strategy. These recommended next steps set the city on course to fulfill its preservation vision, to integrate historic preservation into all facets of city life.

APPENDIX A
NEIGHBORHOOD/COMMUNITY GROUPS
(as of 7/23/92)

Providence
Neighborhood/Community Groups
Database Listing

7/23/92 Edition

Compiled by the Providence Preservation Society

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Armory/West Broadway
Organization Name: Prov. Preservation Soc. Revolving Fund, Inc
Street Address: 24 Meeting Street
City: Providence State: RI Zip: 02903
Phone: 272-2760
Contact Person: Clark Schoettle, Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Broadway/Armory, Bridgham-Arch-Wilson,
Trinity Square, Parkis-Comstock, Wesleyan Avenue, Elmwood (North only)
Notes: Mission: Historic preservation of buildings in Armory/West Broadway,
Bridgham-Arch-Wilson H.D. and Upper South Providence. Updated 7/92

Neighborhood: Blackstone
Organization Name: Blackstone Park Improvement Association
Street Address: Box 3171, Wayland Square
City: Providence State: RI Zip: 02906
Phone: 273-7474
Contact Person: Mr. Lu Cribari
Active?: Y
Organization Purpose: Neighborhood improvement, Newsletters, River cleanups
, Environmental advocate
NR Districts in Organization Area?: Olney-Alumni
Notes: Updated 7/92

Neighborhood: Charles
Organization Name: DaVinci Center For Community Progress
Street Address: 470 Charles Street
City: Providence State: RI Zip: 02904
Phone: 272-7474
Contact Person: John F. DeLuca
Active?: Y
Organization Purpose: Neighborhood, Senior, Youth, Educational, Cleanups
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Charles, Wanskuck
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Monsignor Bove School 525 Branch Ave.
City: Providence State: RI Zip: 02904
Phone: 331-0891
Contact Person: Kara Picozzi
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: Wanskuck
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: College Hill
Organization Name: College Hill Neighborhood Association
Street Address:
City: Providence State: RI Zip: 02906
Phone: 421-5000
Contact Person: Ms. Barbara Harris, Pres.
Active?: Y
Organization Purpose: Neighborhood improvement, particular concern with Brown University. Also cleanups, beautification and newsletter.
NR Districts in Organization Area?: College Hill, Hope St., Olney/Alumni, Power/Cooke, Stimson Ave.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Notes: Updated 8/91. Has good relations with Blackstone, Summit and Hope n
eighborhood organizations. Updated 7/92

Neighborhood: Downtown

Organization Name: Providence Foundation

Street Address: 30 Exchange Terrace

City: Providence State: RI Zip: 02903

Phone: 521-5000

Contact Person1: Robert E. Freeman, Ex. Dir.

Active?: Y

Organization Purpose:

NR Districts in Organization Area?: Downtown, Providence Jewelry Manuf.

Notes: Mission: Acts as voice for private sector businesses downtown when d
ealing with economic development. Also interested in promoting residential
use downtown. Updated 8/91, 7/92.

Neighborhood: Downtown, Smith Hill, Valley

Organization Name: Promenade Center Business Association

Street Address: 657 Atwells Avenue

City: Providence State: RI Zip: 02909

Phone: 421-8810

Contact Person1: Mr. Bill Ianucci

Active?: Y

Organization Purpose: Business Group, river and industrial cleanups.

NR Districts in Organization Area?: Downtown, Providence Jewelry Manuf., A.
D. Cottages, Oakland, Pekin

Notes: Updated 7/92

Neighborhood: East Side

Organization Name: Concerned Citizens of the East Side

Street Address: 11 Euclid Avenue

City: Providence State: RI Zip: 02906

Phone:

Contact Person1: Mr. H. Cushman Anthony

Active?: Y

Organization Purpose:

NR Districts in Organization Area?: College Hill, Doyle Ave., Hope St., Olne
ey/Alumni, Power/Cooke, Stimson Ave.

Notes: Attempted to update 8/91, no phone #. Updated 7/92

Neighborhood: East Side

Organization Name: First Unitarian Church

Street Address: 1 Benevolent Street

City: Providence State: RI Zip: 02906

Phone: 421-7970

Contact Person1: Rev. Corelynn Senn

Active?: Y

Organization Purpose: Neighborhood, Church, Beautification and Tree Plantin
gs, Cleanups

NR Districts in Organization Area?: College Hill, Doyle Ave, Hope St, Olney
/Alumni, Power/Cooke, Stimson Ave.

Notes: Updated 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: East Side, Fox Point
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Family Service 55 Hope St.
City: Providence State: RI Zip: 02906
Phone: 331-1350
Contact Person1: John Cipolla
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: College Hill, Doyle Ave., Hope St., Olney/Alumni, Power/Cooke, Stimson Ave.
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: Elmhurst
Organization Name: Elmhurst Neighborhood Association
Street Address: P.O. Box 28038
City: Providence State: RI Zip: 02908
Phone: 272-7279
Contact Person1: Steven DeNuccio
Active?: Y
Organization Purpose: Neighborhood improvement, particular concern with Providence College. Cleanups, beautification projects.
NR Districts in Organization Area?: Oakland Ave.
Notes: Updated 8/91, Updated 7/92

Neighborhood: Elmhurst, Mount Pleasant
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o City Hall 25 Dorrance Street
City: Providence State: RI Zip: 02903
Phone: 421-7740 x334
Contact Person1: Dorothy McCaffrey
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: None
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: Elmwood
Organization Name: Princeton Avenue Residents' Ass., Inc.
Street Address: 118 Princeton Avenue
City: Providence State: RI Zip: 02907
Phone: 274-8307
Contact Person1: Mr. Casby Harrison, III
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Elmwood (North only)
Notes: Updated 8/91. Called 7/92, on vacation, try again.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Elmwood
Organization Name: International Institute of R.I.
Street Address: 421 Elmwood Ave.
City: Providence State: RI Zip: 02907
Phone: 461-5940
Contact Person1: William Shuey, Ex. Dir.
Active?: N
Organization Purpose:
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Mission: social services for immigrants. Updated 8/91, 7/92

Neighborhood: Elmwood
Organization Name: Elmwood Community Center
Street Address: 155 Niagra Street
City: Providence State: RI Zip: 02907
Phone: 461-7940
Contact Person1: Mr. Howard Doorley, Exec. Dir.
Active?: Y
Organization Purpose: Community Center. Anti-graffiti efforts, cleanups, e
ducational programs.
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Mission: provide social services. Updated 8/91. Updated 7/92

Neighborhood: Elmwood
Organization Name: Warrington Street Block Club
Street Address: 273 Warrington Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Mr. Douglas Johnson
Active?:
Organization Purpose:
NR Districts in Organization Area?: None
Notes: Updated 8/91, no longer active.

Neighborhood: Elmwood
Organization Name: Elmwood Neighbors for Action
Street Address: 78 Melrose Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Mr. Luke Driver, President
Active?: Y
Organization Purpose: Neighborhood improvement, specifically beautification
(trees, clean-up) and crime watch. Community policing. Advocate for neig
hborhood participation.
NR Districts in Organization Area?: Elmwood (North & South), Trinity, Parki
s/Comstock, Wesleyan Ave.
Notes: Attempted to update 8/91, no call back. Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Elmwood
Organization Name: Elmwood Fdn. for Arch. & Hist. Preservation
Street Address: 1 Trinity Square
City: Providence State: RI Zip: 02907
Phone: 273-2330
Contact Person1: Mr. Ken Schaddegg, Dir.
Active?: Y
Organization Purpose: Neighborhood Improvement Foundation. Crime watch, Home
using, Advocacy, Cleanups.
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Updated 8/91. Mission: fostering owner-occupancy in Elmwood, safe
neighborhoods and historic preservation. Updated 7/92

Neighborhood: Elmwood
Organization Name: Elmwood Neighborhood Housing Services, Inc
Street Address: 9 Atlantic Avenue
City: Providence State: RI Zip: 02907
Phone: 461-4111
Contact Person1: Mr. Irwin Becker, Ex. Dir.
Active?: Y
Organization Purpose: Neighborhood, Housing Rehab, Business Development, Ed
ucation
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Mission: improve Elmwood neighborhood of Providence. Updated 8/91.
Updated 7/92.

Neighborhood: Elmwood
Organization Name: H.O.L.M. Block Club
Street Address: 84 Melrose Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Ms. Shelley Tanenbaum
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Elmwood (South only).
Notes: Attempted to update 8/91, no phone number.
Attempted to update 7/92, no phone number available.

Neighborhood: Elmwood
Organization Name: Mcauley House
Street Address: c/o Mcauley Crp. 163 Niagra
City: Providence State: RI Zip: 02907
Phone: 941-9013
Contact Person1: Sister Dolores Crowley, Ex. Dir
Active?: Y
Organization Purpose: Meals 6 days a week; clothing, rental vouchers provid
ed.
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Mission: Care and feeding in 02907 and 02905. Updated 8/91
Updated 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Elmwood
Organization Name: Concerned Citizens of Elmwood
Street Address: 155 Niagara Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Ms. Dee Barry
Active?:
Organization Purpose:
NR Districts in Organization Area?: Elmwood (North/South), Parkis/Comstock,
Trinity Square, Wesleyan Ave.
Notes: Attempted to update 8/91, no phone number. Defunct??
Attempted to update 7/92, same as above.

Neighborhood: Elmwood
Organization Name: Princeton Avenue Block Club
Street Address: 48 Princeton Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Steve Smith
Active?: N
Organization Purpose:
NR Districts in Organization Area?: Elmwood (North only)
Notes:

Neighborhood: Elmwood
Organization Name: Lenox Avenue Association
Street Address: 42 Lenox Avenue
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Ms. Carol Weisman
Active?:
Organization Purpose:
NR Districts in Organization Area?: None
Notes: See sheet D Lenox Avenue Block Assoc

Neighborhood: Elmwood, Reservoir
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Elmwood Community Center 155 Niagra Street
City: Providence State: RI Zip: 02907
Phone: 461-7940
Contact Person1: Rubina Marigny
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: Elmwood (North, South), Parkis/Comstock
, Trinity Square, Wesleyan Ave.
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alc
ohol Abuse. Five year grant beginning in January 1992. ** May also b
e reached at Club Juan Pablo Duarte, 461-9588. **
7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Federal Hill
Organization Name: Federal Hill House
Street Address: 9 Courtland Street
City: Providence State: RI Zip: 02909
Phone: 421-4722
Contact Person1: Holly Swift
Active?: Y
Organization Purpose: Community, Neighborhood, Educational. Cleanups, Graffiti Removal.
NR Districts in Organization Area?: Broadway/Armory
Notes: Mission: Provides social services for low-income families, daycare, education, emergency housing, seniors. Updated 8/91. Updated 7/92

Neighborhood: Federal Hill
Organization Name: New Homes For Federal Hill
Street Address: 354 Atwells Avenue
City: Providence State: RI Zip: 02903
Phone: 751-4061
Contact Person1: Luigi Viti, Ex. Dir.
Active?: N
Organization Purpose:
NR Districts in Organization Area?: Broadway/Armory
Notes: Mission: Plan and provide new housing in Federal Hill. Updated 8/91

Neighborhood: Federal Hill
Organization Name: Federal Hill Tutorial
Street Address: 254 Atwells Avenue
City: Providence State: RI Zip: 02903
Phone:
Contact Person1: Ms. Anna Purro
Active?:
Organization Purpose:
NR Districts in Organization Area?: Broadway/Armory
Notes: Attempted Update 8/91, no phone number.

Neighborhood: Federal Hill
Organization Name: Federal Hill Neighborhood Association
Street Address: 33 Penn Street, #1
City: Providence State: RI Zip: 02909
Phone: 331-4369
Contact Person1: Ms. Terry Cruz
Active?: Y
Organization Purpose: Neighborhood Cleanups, Graffiti Removal, Code Enforcement, Little Leagues
NR Districts in Organization Area?: Broadway/Armory
Notes: Added by Tina Regan 8/91, Updated 7/92

Neighborhood: Federal Hill, Downtown
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Federal Hill House 9 Courtland St.
City: Providence State: RI Zip: 02909
Phone: 421-4722
Contact Person1: Bob Ianiero, Community Organizer
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: Downtown, Broadway/Armory
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
** May also be reached at Zuccolo Pool, 621-8925. **
7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Fox Point
Organization Name: Fox Point Boys & Girls Club
Street Address: 90 Ives Street
City: Providence State: RI Zip: 02906
Phone: 421-4556
Contact Person1: Mr. Greg Reinholt
Active?: Y
Organization Purpose: Community, Youth. Cleanups with youth groups.
NR Districts in Organization Area?: College Hill
Notes: Updated 7/92

Neighborhood: Fox Point
Organization Name: Fox Point Neighborhood Housing Corp
Street Address: 99 Ives Street
City: Providence State: RI Zip: 02906
Phone: 331-5234
Contact Person1: Ms. Bernice Pacheco
Active?: Y
Organization Purpose: Housing, Neighborhood
NR Districts in Organization Area?: College Hill
Notes: Updated 8/91, Updated 7/92

Neighborhood: Hartford
Organization Name: Hartford Park Center
Street Address: 20 Syracuse Street
City: Providence State: RI Zip: 02909
Phone: 521-0051
Contact Person1: Mr. Angelo Garcia
Active?: Y
Organization Purpose: Community, Neighborhood. Cleanups, Graffiti removal.
NR Districts in Organization Area?: None
Notes: Mission: Provide social services for community. Updated 8/91. Updated 7/92.

Neighborhood: Hartford
Organization Name: Hartford Park Tenants Association
Street Address: 20 Syracuse Street
City: Providence State: RI Zip: 02909
Phone: 521-0051
Contact Person1: Mrs. Rose Viega
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Hope
Organization Name: Hope Neighborhood Association
Street Address: 25 Legion Memorial Drive
City: Providence State: RI Zip: 02909
Phone:
Contact Person1: Mr. Vincent Igliazzi
Active?:
Organization Purpose:
NR Districts in Organization Area?: None
Notes: Attempted to update 8/91, no phone #.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Hope
Organization Name: Summit Neighborhood Association
Street Address: Fourth Street
City: Providence State: RI Zip: 02906
Phone:
Contact Person1: Mr. Herman Brewster
Active?: Y
Organization Purpose: Neighborhood improvement
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Joslin, Manton, Olneyville, Mount Pleasant
Organization Name: Joslin Community Center
Street Address: 231 Amherst Street
City: Providence State: RI Zip: 02909
Phone: 421-8062
Contact Person1: Mr. Brent Bachelder
Active?: Y
Organization Purpose: Neighborhood, Youth, Educational, Cleanups, Graffiti removal, Daycare, Rental Assistance, Emergency food
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Manton
Organization Name: A.R.C.H.E
Street Address: 231 Amherst Street
City: Providence State: RI Zip: 02907
Phone:
Contact Person1: Eileen Andis
Active?: N.
Organization Purpose:
NR Districts in Organization Area?: None
Notes: See Sheet C same name, different address

Neighborhood: Manton
Organization Name: Joslin Community Development Corporation
Street Address: 231 Amherst Street
City: Providence State: RI Zip: 02909
Phone: 421-8060
Contact Person1: Diana Manera, Ex. Dir.
Active?:
Organization Purpose:
NR Districts in Organization Area?: None
Notes:

Neighborhood: Manton
Organization Name: Manton Heights
Street Address: Salmon Street
City: Providence State: RI Zip:
Phone: 272-7927*wrong#?*
Contact Person1: Ruth Durrett
Active?:
Organization Purpose:
NR Districts in Organization Area?: None
Notes: Attempted to reach. Apparent wrong number. 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Manton, Hartford
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Hartford Community Center 20 Syracuse Street
City: Providence State: RI Zip: 02909
Phone: 521-0051
Contact Person1: Gina Patnaude
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: None
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: Mt. Hope
Organization Name: Concerned Citizens of Mount Hope
Street Address: 9 Chaucer Street
City: Providence State: RI Zip: 02908
Phone:
Contact Person1: Ms. Peggy DeFelice
Active?:
Organization Purpose:
NR Districts in Organization Area?: Blackstone Canal, Doyle Ave., Moshassuck Square
Notes: Attempted to update 8/91, no phone #.
Attempted update 7/92...same as above.

Neighborhood: Mt. Hope
Organization Name: Mount Hope Neighborhood Assoc.Inc.
Street Address: 199 Camp Street
City: Providence State: RI Zip: 02906
Phone: 521-8830
Contact Person1: Vincent Brown, Board Chairman
Active?: Y
Organization Purpose: Neighborhood, Youth. Cleanups, Beautification projects.
NR Districts in Organization Area?: Blackstone Canal, Doyle Avenue, Moshassuck Square
Notes: Updated 8/91, Updated 7/92. Riley L. Hood, Exec. Dir.

Neighborhood: Mt. Hope
Organization Name: Greater Camp Street Concerned Citizens
Street Address: 75 Doyle Avenue
City: Providence State: RI Zip: 02906
Phone: 274-4688
Contact Person1: Ms. Tara Demyan
Active?: Y
Organization Purpose: Neighborhood. Cleanups, Organizing, Working with community police.
NR Districts in Organization Area?: Blackstone Canal, Doyle Ave., Moshassuck Square
Notes: Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Mt. Hope
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Mt. Hope Community Center 199 Camp Street
City: Providence State: RI Zip: 02906
Phone: 521-8830
Contact Person1: Raymond Wilson
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: Blackstone Canal, Doyle Ave., Moshassuc
k Square
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alc
ohol Abuse. Five year grant beginning in January 1992. 7/92

Neighborhood: Mt. Pleasant
Organization Name: Mt. Pleasant Association
Street Address: 129 Academy Ave.
City: Providence State: RI Zip: 02908
Phone:
Contact Person1: Alys McKivergan Jacques
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: None
Notes: Mission: to ensure that homeowners and landlords in Mt. Pleasant tak
e proper care of their homes. Updated 8/91 Updated 7/92 Updated 11/93

Neighborhood: Mt. Pleasant, Valley
Organization Name: Blessed Sacrament
Street Address: 39 Canton Avenue
City: Providence State: RI Zip: 02908
Phone: 273-6036
Contact Person1: Ms. Pat Duffy
Active?: Y
Organization Purpose: Neighborhood. Cleanups, Organizing, Graffiti Removal
, Beautification.
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Olneyville
Organization Name: Olneyville Housing Corp.
Street Address: 207 Manton Avenue
City: Providence State: RI Zip: 02909
Phone: 351-8719
Contact Person1: Maureen Mercer, Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: None
Notes: Mission: Increase and improve housing opportunities for low- and mod
erate income families. Updated 7/92.

Neighborhood: Olneyville
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Nickerson Community Center 133 Delaine St.
City: Providence State: RI Zip: 02909
Phone: 351-2241
Contact Person1: Keith Ryan
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: None
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alc
ohol Abuse. Five year grant beginning in January 1992.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Olneyville
Organization Name: Nickerson Community Center
Street Address: 133 Delaine Street
City: Providence State: RI Zip: 02909
Phone: 351-2241
Contact Person1: Ms. Lorraine L'Heureux
Active?: Y
Organization Purpose: Neighborhood, Youth, Educational. Cleanups, Crime Watch, Organizing, Beautification.
NR Districts in Organization Area?: None
Notes: Mission: provide social services for community. Updated 8/91 Updated 7/92

Neighborhood: Olneyville, Manton
Organization Name: Manton Crime Watch
Street Address: 247 Manton Avenue
City: Providence State: RI Zip: 02909
Phone: 521-9119
Contact Person1: Larry Reall
Active?: Y
Organization Purpose: Neighborhood, Crime, Community Police Storefront. Cleanups, Crime Watch, Graffiti Removal, Policing.
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Reservoir Triangle
Organization Name: Reservoir Triangle Neighborhood Assn.
Street Address: 25 Santiago Street
City: Providence State: RI Zip: 02907
Phone: 941-3662
Contact Person1: Mr. Dave Talen
Active?: Y
Organization Purpose: Mashpaug Pond conservation, neighborhood cleanliness, code enforcement, zoning committee, newsletter, block captain organization, general good of the neighborhood. Also Open Space preservation, Crime Watch, Little League and Playground Improvements.
NR Districts in Organization Area?: None
Notes: Updated 8/91, goals are conservation of Mashpaug Pond, organize block, updated 7/92

Neighborhood: Silver Lake
Organization Name: Silver Lake Annex Community Center
Street Address: 529 Plainfield Street
City: Providence State: RI Zip: 02909
Phone: 944-8300
Contact Person1: Mr. Steven Piscopiello
Active?: Y
Organization Purpose: Neighborhood, Senior, Youth, Educational. Cleanups.
NR Districts in Organization Area?: None
Notes: Mission: social services for community. Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Silver Lake
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Silver Lake Center 529 Plainfield Street
City: Providence State: RI Zip: 02909
Phone: 944-8300
Contact Person1: Michelle Cantini
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: None
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992. 7/92

Neighborhood: Silver Lake
Organization Name: Silver lake Neighborhood Association
Street Address: 138 Wallace Street
City: Providence State: RI Zip: 02909
Phone: 943-2786
Contact Person1: Mr. Peter Marinucci
Active?: Y
Organization Purpose: Neighborhood. Cleanups.
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Smith Hill
Organization Name: Smith Hill Center
Street Address: 110 Ruggles Street
City: Providence State: RI Zip: 02908
Phone: 331-4290
Contact Person1: Sara Murphy, Ex. Dir.
Active?: Y
Organization Purpose: Neighborhood, Youth, Day Care. Education, Housing, Cleanups, Beautification Projects.
NR Districts in Organization Area?: A.D. Cottages, Oakland Ave., Pekin St.
Notes: Mission: social services for community. Updated 8/91, Updated 7/92

Neighborhood: Smith Hill/Valley
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Smith Hill Center 110 Rugles St.
City: Providence State: RI Zip: 02908
Phone: 455-3880
Contact Person1: Linda Wimer
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: A.D. Cottages, Oakland Ave., Pekin St.
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: South Elmwood
Organization Name: South Elmwood Neighborhood Association
Street Address: 1 Potter Drive
City: Providence State: RI Zip: 02907
Phone: 941-1104
Contact Person1: Mr. Alfred T. Jefferies, III
Active?: Y
Organization Purpose: Neighborhood. Cleanups, street paving, relationship with Parks Dept.
NR Districts in Organization Area?: Roger Williams Park
Notes: Attempted to update 8/91, no answer. Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: South Elmwood
Organization Name: South Elmwood Crime Watch
Street Address: 63 Alger Avenue
City: Providence State: RI Zip: 02907
Phone: 781-5024
Contact Person1: Valerie and Brad Hopkins
Active?: Y
Organization Purpose: Neighborhood, Crime Watch, Cleanups
NR Districts in Organization Area?: Roger Williams Park
Notes: Updated 7/92

Neighborhood: South Providence
Organization Name: Ashmont Street Block Club
Street Address: 54 Ashmont Street
City: Providence State: RI Zip: 02905
Phone:
Contact Person1: Ellen Mark
Active?:
Organization Purpose:
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes:

Neighborhood: South Providence
Organization Name: Stop Wasting Abandoned Property (SWAP)
Street Address: 439 Pine Street
City: Providence State: RI Zip: 02907
Phone: 272-0526
Contact Person1: Jim Hexter, Executive Director
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Mission is restoration of abandoned properties. Update 8/91. Update
7/92.

Neighborhood: South Providence
Organization Name: D.A.R.E. (Direct Action)
Street Address: 340 Lockwood Street
City: Providence State: RI Zip: 02907
Phone: 351-6960
Contact Person1: Mr. Mark Toney
Active?: Y
Organization Purpose: Neighborhood, Human Rights
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Updated 7/92

Neighborhood: South Providence
Organization Name: St. Michael's Church
Street Address: 239 Oxford Street
City: Providence State: RI Zip: 02905
Phone: 781-7210
Contact Person1: Sister Anne Kiefe
Active?: Y
Organization Purpose: Neighborhood, Housing. Cleanups, Graffiti Removal,
Neighborhood Organizing, Beautification.
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: South Providence
Organization Name: South Providence Senior Citizens Center
Street Address: 882 Broad Street
City: Providence State: RI Zip: 02907
Phone: 461-4540
Contact Person1:
Active?: N
Organization Purpose:
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: DEFUNCT. Never officially opened.

Neighborhood: South Providence
Organization Name: Southside Community Land Trust
Street Address: 288 Dudley Street
City: Providence State: RI Zip: 02907
Phone: 273-9419
Contact Person1: Helen Drew
Active?: Y
Organization Purpose: Neighborhood, Environmental. Beautification Projects
, Gardening, School Tours, Environmental Education.
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Updated 7/92

Neighborhood: South Providence
Organization Name: Roger Williams Tenant's Association
Street Address: 672 Prairie Avenue, #2-D
City: Providence State: RI Zip: 02905
Phone: 941-2316
Contact Person1: Joseph Buchanan
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Mission: Building new low and moderate income housing. Updated 8/91
, 7/92.

Neighborhood: South Providence, Elmwood
Organization Name: La Comunidad en Accion
Street Address: 239 Oxford Street
City: Providence State: RI Zip: 02905
Phone: 781-7210
Contact Person1: Ms. Ann Keefe
Active?: Y
Organization Purpose: Social programs, food, rent and utilities assistance,
cleanups, anti-crime group, music and art
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: See sheet D Good News Housing
Affiliated with St. Michael's. Updated 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: South Side
Organization Name: South Side Homeowners Association
Street Address: P.O. Box 2155
City: Providence State: RI Zip: 02905
Phone:
Contact Person1: Ronald Crosson, Pres.
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Updated 7/92.

Neighborhood: Upper South Providence
Organization Name: Upper South Providence
Street Address: 489 Public Street
City: Providence State: RI Zip: 02905
Phone:
Contact Person1: Mr. Lonnie Young
Active?: N.
Organization Purpose:
NR Districts in Organization Area?: Pine Street, Rhodes Street
Notes:

Neighborhood: Upper South Providence
Organization Name: Family Housing Development Corporation
Street Address: c/o Project BASIC, 1043 B
City: Providence State: RI Zip: 02907
Phone: 941-5102
Contact Person1: Joseph Buchanan, Pres.
Active?: Y
Organization Purpose: Goal: to build new Roger Williams housing project...
to be called Mandella Woods...300 low-to-moderate income townhouses
NR Districts in Organization Area?: Pine Street, Rhodes Street
Notes:

Neighborhood: Upper/Lower South Providence
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Davey Lopes Rec. Ctr. 242 Dudley St.
City: Providence State: RI Zip: 02905
Phone: 831-9449 or 331-2912
Contact Person1: Maria Garcia
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: Parkis/Comstock, Pine St., Rhodes St.,
Wesleyan Ave.
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alc
ohol Abuse. Five year grant beginning in January 1992. ** May also be r
eachd at Omni Point Develp., 331-2170 or at Talbot House, 785-8307. ** 7
/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Upper/Lower South Providence
Organization Name: Davey Lopes Rec. Center
Street Address: 242 Dudley St.
City: Providence State: RI Zip: 02905
Phone: 421-7740
Contact Person1: Maria Garcia
Active?: Y
Organization Purpose: Beautification, Graffiti Awareness and Cleanups
NR Districts in Organization Area?: Parkis/Comstock, Pine st., Rhodes St.,
Wesleyan Ave.
Notes: 7/92

Neighborhood: Wanskuck
Organization Name: Wanskuck Neighborhood Group
Street Address: 60 Vandewarter Avenue
City: Providence State: RI Zip: 02908
Phone: 861-3319
Contact Person1: Ms. Iona French
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: Wanskuck
Notes: Updated 7/92

Neighborhood: Wanskuck, Charles
Organization Name: Concerned Citizens of the North End
Street Address: 62 Silver Springs Avenue
City: Providence State: RI Zip: 02904
Phone: 861-0370
Contact Person1: Ms. Julia Manfredi
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: Wanskuck
Notes: Updated 7/92. Other contacts: Janet Caretti (861-5438) and Iola French (861-3319).

Neighborhood: Washington Park
Organization Name: Washington Park Citizens Association
Street Address: 54 Fisk Street
City: Providence State: RI Zip: 02905
Phone: 941-1083
Contact Person1: Mr. Joe Thibodeau
Active?: Y
Organization Purpose: Neighborhood, Cleanups.
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: Washington Park
Organization Name: Washington Park Comm. Ctr.
Street Address: 42 Jillson Street
City: Providence State: RI Zip: 02905
Phone: 461-6650
Contact Person1: Ms. Francis Murphy, Executive Dir.
Active?: Y
Organization Purpose: Neighborhood, Community, Youth. Cleanups, Beautification Projects.
NR Districts in Organization Area?: None
Notes: Updated 8/91. Updated 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: Washington Park
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Washington Park Community Center 42 Jillson St.
City: Providence State: RI Zip: 02905
Phone: 461-6650
Contact Person1: Milton Pete
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?: None
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992. 7/92

Neighborhood: Wayland
Organization Name: Wayland Square Merchants Assoc
Street Address: 185 Wayland Avenue
City: Providence State: RI Zip: 02906
Phone:
Contact Person1: Peter Bleiden, Exec. dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: None
Notes: Mission: Coalition of merchants in Wayland Square area. Updated 8/91, 7/92.

Neighborhood: Wayland
Organization Name: Wayland Square Association
Street Address: P.O. Box 3200, Wayland Sq.
City: Providence State: RI Zip: 02906
Phone:
Contact Person1: Ms. Arria Bilodeau
Active?: Y
Organization Purpose: Neighborhood
NR Districts in Organization Area?: None
Notes: Updated 7/92

Neighborhood: West Broadway
Organization Name: West Broadway Incentive Corporation
Street Address: 114 Deerfield Road
City: Cranston, State: RI Zip: 02920
Phone: 943-2055
Contact Person1:
Active?: Y
Organization Purpose:
NR Districts in Organization Area?: Broadway/Armory
Notes: Updated 8/91. Attempted update 7/92...no answer.

Neighborhood: West Broadway
Organization Name: West Broadway Project Area Committee
Street Address: 60 Bainbridge Avenue
City: Providence State: RI Zip: 02909
Phone: 272-2494
Contact Person1: Tina Regan
Active?: Y
Organization Purpose: Advisory to Prov. Redevelopment Agency
NR Districts in Organization Area?: Broadway/Armory
Notes: Update 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: West Broadway/Armory
Organization Name: West Broadway Neighborhood Association
Street Address: 48 Hammond Street
City: Providence State: RI Zip: 02909
Phone: 455-0466
Contact Person1: Peter Bramante, Executive Director
Active?: Y
Organization Purpose: Neighborhood. Newsletter, Graffiti Removal, Cleanups
, Tree & Beautification Projects, Crime Watch, City Services
NR Districts in Organization Area?: Broadway/Armory
Notes: Updated 7/92. Ken Phillips, President.

Neighborhood: West End
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o West Elmwood Housing
City: Providence State: RI Zip: 0290
Phone: 453-3220
Contact Person1: Kenneth Goode
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
7/92

Neighborhood: West End
Organization Name: West End Community Center
Street Address: 109 Bucklin Street
City: Providence State: RI Zip: 02907
Phone: 781-4242
Contact Person1: Priscilla Mello, Exec. Dir.
Active?: Y
Organization Purpose: Community, Youth. Cleanups and Beautification.
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: Mission: Social service organization. Updated 8/91. Updated 7/92.

Neighborhood: West End
Organization Name: Genesis Preparatory School
Street Address: 620 Potters Avenue
City: Providence State: RI Zip: 02907
Phone: 781-6110
Contact Person1: Sister Marlene LaLiberte, Director
Active?: Y
Organization Purpose: ESL, job skills training/classes. On-site all-day day care.
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: Mission: ESL, job skills training for adult refugees and immigrants
. Updated 7/92.

Neighborhood: West End
Organization Name: West Elmwood Housing Development Corp.
Street Address: 392 Cranston Street
City: Providence State: RI Zip: 02907
Phone: 453-2330
Contact Person1: Ms. Sharon Wells
Active?: Y
Organization Purpose: Neighborhood, Housing, Youth. Cleanups, Beautification Projects, Crime Watch, Housing Issues, Enforcement.
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: Mission: provide affordable housing to low- and moderate-income faam

PROVIDENCE NEIGHBORHOOD GROUPS
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Neighborhood: West End
Organization Name: West End Beautification Committee
Street Address:
City: Providence State: RI Zip:
Phone: 831-6075
Contact Person1: Stinson Fowler
Active?: Y
Organization Purpose: Cleanups with youth and South East Asian Community
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: 7/92

Neighborhood: West End
Organization Name: West End Housing
Street Address:
City: Providence State: RI Zip:
Phone: 453-3220
Contact Person1: Kenneth Goode
Active?: Y
Organization Purpose: Cleanups and Graffiti Awareness
NR Districts in Organization Area?: Bridgham-Arch-Wilson, Broadway/Armory
Notes: 7/92

Neighborhood: X-Citywide Providence
Organization Name: Volunteers in Providence Schools
Street Address:
City: Providence State: RI Zip:
Phone: 274-3240
Contact Person1: Emily Mathis
Active?: Y
Organization Purpose: Tutoring, Involvement in community and schools.
NR Districts in Organization Area?:
Notes: 7/92

Neighborhood: X-Citywide Providence
Organization Name: Providence Community Action Program
Street Address: 77 Washington Street
City: Providence State: RI Zip: 02903
Phone: 273-2000
Contact Person1: Frank Corbishley, Ex.Dir.
Active?: Y
Organization Purpose: Energy/Housing Assistance
NR Districts in Organization Area?:
Notes: Mission: Emergency housing association. Updated 8/91, 7/92.

Neighborhood: x-Citywide Providence
Organization Name: Providence Preservation Society
Street Address: 21 Meeting Street
City: Providence State: RI Zip: 02903
Phone: 831-7440
Contact Person1: Arnold Robinson, Asst. Dir.
Active?: Y
Organization Purpose: Mission: PPS is the leader in the city of Providence for education, advocacy, and technical and financial support for the preservation of our physical heritage
NR Districts in Organization Area?:
Notes: 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Citywide Providence
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o City Hall 25 Dorrance Street
City: Providence State: RI Zip: 02903
Phone: 421-7740 x334
Contact Person1: Susan Colavecchio
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?:
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
** Serves Providence Colleges and Universities.**
7/92

Neighborhood: X-Citywide Providence
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o City Hall 25 Dorrance St.
City: Providence State: RI Zip: 02903
Phone: 421-7740
Contact Person1: Kai Cameron
Active?: Y
Organization Purpose: Alcohol and drug abuse prevention projects.
NR Districts in Organization Area?:
Notes: Nb'hd Empowerment for Prevention Project...supervised by Kai Cameron and the Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992. 7/92

Neighborhood: X-Citywide Providence
Organization Name: Nb'hd Empowerment for Prevention Project
Street Address: c/o Indo-Chinese Advocacy 791 Potters Ave.
City: Providence State: RI Zip: 02907
Phone: 461-8495
Contact Person1: Chutekma Am
Active?: Y
Organization Purpose: Alcohol and other drug abuse prevention projects.
NR Districts in Organization Area?:
Notes: Under supervision of Kai Cameron and Mayor's Council on Drug and Alcohol Abuse. Five year grant beginning in January 1992.
** Serves Southeast Asian community.**
7/92

Neighborhood: X-Citywide Providence
Organization Name: The Providence Street Tree Program
Street Address: c/o Dept. of Public Parks Dalrymple Boathouse Roger Williams Park
City: Providence State: RI Zip: 02905
Phone: 467-8330 x44
Contact Person1: Leslie Urgo
Active?: Y
Organization Purpose: "...to stop the decline in the City's street tree population and provide for its future enhancement."
NR Districts in Organization Area?:
Notes: Administers Mary Elizabeth Sharpe Tree Endowment
7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Citywide Providence
Organization Name: Catholic Inner City Agency
Street Address: 83 Stewart Street
City: Providence State: RI Zip: 02903
Phone: 421-9700
Contact Person1: John Barry
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: Community organizing. Updated 8/91, 7/92.

Neighborhood: X-Citywide Providence
Organization Name: People's Redevelopment Corporation
Street Address: 60 Eddy Street
City: Providence State: RI Zip: 02903
Phone: 421-7740
Contact Person1: Barbara Krank, President
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Attempted update 7/92, director not available for comment.

Neighborhood: X-Citywide Providence
Organization Name: Omni Development Corporation
Street Address: One Hilton Street
City: Providence State: RI Zip: 02905
Phone: 272-4400
Contact Person1: Keith Stokes, Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Tried to update 8/91, phone disconnected.

Neighborhood: X-Citywide Providence
Organization Name: Hispanic Social Services Assoc.
Street Address: P. O. Box 2955 Elmwood Stan
City: Providence State: RI Zip: 02907
Phone: 941-4470 *See notes*
Contact Person1: Ms. Marta V. Martinez
Active?:
Organization Purpose:
NR Districts in Organization Area?:
Notes: Attempted to update 7/92, number disconnected.

Neighborhood: X-Citywide Providence
Organization Name: Independent Living Authority
Street Address: c/o Agnes Ames, Brown Univ.
City: Providence State: RI Zip: 02912
Phone: 863-3336
Contact Person1: Frederic, C. Friedman, Pres.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Updated 8/91, 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Citywide Providence
Organization Name: Keep Providence Beautiful
Street Address: 235 Promenade Street, Room 226
City: Providence State: RI Zip: 02908
Phone: 351-6440
Contact Person1: Michael Crapa, Asst. Dir.
Active?: Y
Organization Purpose: Mission: To eliminate litter in Providence and make the City a more attractive community in which to live and work
NR Districts in Organization Area?:
Notes: 7/92

Neighborhood: X-Citywide Providence
Organization Name: Sueno Housing
Street Address: 10 Eston Street
City: Providence State: RI Zip: 02908
Phone: 421-3988
Contact Person1: Anne Cunningham, President
Active?:
Organization Purpose:
NR Districts in Organization Area?:
Notes: Provide low-income housing citywide. Updated 8/91

Neighborhood: X-Citywide Providence
Organization Name: Family Life Housing Co-Operative, Inc.
Street Address: 434 Pine Street
City: Providence State: RI Zip: 02907
Phone: 831-5113 *see notes*
Contact Person1: Beverly Hall, Pres.
Active?: ?
Organization Purpose:
NR Districts in Organization Area?:
Notes: Tried to update 8/91, no answer. Attempted update 7/92, apparent wrong number.

Neighborhood: X-Citywide Providence
Organization Name: Providence Anti-Arson Coalition
Street Address: 439 Pine Street
City: Providence State: RI Zip: 02907
Phone: 272-0526
Contact Person1: Judith Thompson, Exec. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: discourage and prevent arson in Providence. Updated 8/91, 7/92

Neighborhood: X-Citywide Providence
Organization Name: Community Affairs Vicariate
Street Address: 83 Stewart Street
City: Providence State: RI Zip: 02903
Phone: 421-7833
Contact Person1: John Barry
Active?: Y
Organization Purpose: Neighborhood friendly visitor program, Social Services, aid with rent/utilities, serve as a contact with local churches/soup kitchens.
NR Districts in Organization Area?:
Notes: Updated 7/92.

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: x-Citywide Providence
Organization Name: Good News Housing/Community Land Trust, Inc
Street Address: 596 Broad Street
City: Providence State: RI Zip: 02905
Phone: 421-9114
Contact Person1: Alice Engram-Hammed, Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: provide housing for low-income families using limited equity model. Updated 8/91, 7/92.

Neighborhood: X-Citywide Providence
Organization Name: Family Outreach Center
Street Address: 11 Hawthorne Street
City: Providence State: RI Zip: 02907
Phone: 781-6996
Contact Person1: Sr. Catherine McGreevy, Director
Active?: Y
Organization Purpose: Education, Child care, ESL, GED, Life Skills training for immigrants, work with single women with children, outreach workers--keep family unit together
NR Districts in Organization Area?:
Notes: Mission: Aid low income and disadvantaged people of inner city. Updated 8/91, 7/92.

Neighborhood: X-Citywide Providence
Organization Name: Indochinese Advocacy
Street Address: 791 Potters Avenue
City: Providence State: RI Zip: 02907
Phone: 461-8495
Contact Person1: Rev. Peter Pond
Active?:
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: Aid Southeast Asian businesses. Updated 8/91, 7/92.

Neighborhood: X-Citywide Providence
Organization Name: Interfaith Housing Corporation
Street Address: c/o The R.I. State Churches
City: Providence State: RI Zip: 02906
Phone: 861-1700
Contact Person1: Rev. H. Daelher Hayes
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: provide low-income housing. Updated 8/91. Updated 7/92.

Neighborhood: X-Providence Citywide
Organization Name: Community Policing Program
Street Address: c/o 209 Fountain St.
City: Providence State: RI Zip: 02903
Phone: 272-3121
Contact Person1: Lieutenant Paul Fitzgerald
Active?: Y
Organization Purpose: Community policing in Providence neighborhoods.
NR Districts in Organization Area?:
Notes: 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Statewide
Organization Name: Talbot House
Street Address: 265 Oxford Street
City: Providence State: RI Zip: 02905
Phone: 785-8380
Contact Person1: Mr. Michael Mattiace, Director
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: residential alcohol and drug treatment. Updated 8/91, 7/92

Neighborhood: X-Statewide
Organization Name: Socio-Economic Development Center
Street Address: 620 Potters Avenue
City: Providence State: RI Zip: 02907
Phone: 941-8422
Contact Person1: Sone Phoumavanh, Program Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: provides services for refugees. Updated 8/91, 7/92.

Neighborhood: X-Statewide
Organization Name: Women's Development Corporation
Street Address: 861A Broad Street
City: Providence State: RI Zip: 02907
Phone: 941-2900
Contact Person1: Alma F. Green, Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: develop and maintain low- moderate-income housing. Updated 8/91, 7/92.

Neighborhood: X-Statewide & Providence
Organization Name: Project B.A.S.I.C.
Street Address: 1043 Broad Street
City: Providence State: RI Zip: 02907
Phone: 467-2050
Contact Person1: Asata Tigray, Director
Active?: Y
Organization Purpose: Community, Neighborhood
NR Districts in Organization Area?:
Notes: Mission: housing advocate for low and moderate income families. Updated 8/91 Updated 7/92

Neighborhood: X-Statewide R.I.
Organization Name: Women's Center of Rhode Island
Street Address: 45 East Transit Street
City: Providence State: RI Zip: 02906
Phone: 861-2760
Contact Person1: Anne Grant, Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: Shelter for homeless and abused women. Updated 8/91, 7/92

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Statewide R.I.
Organization Name: Habitat For Humanity Of R.I., Inc
Street Address: Box 3265 Elmwood Station
City: Providence State: RI Zip: 02907
Phone: 831-5424
Contact Person1: Mr. Madiera, Pres.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: build houses for people in need. Updated 8/91, 7/92.

Neighborhood: X-Statewide R.I.
Organization Name: R.I. Community Reinvestment Ass.
Street Address: 1043 Broad Street
City: Providence State: RI Zip: 02907
Phone: 467-2050
Contact Person1: Ruth Durrett, Chairperson
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: encourage public and private investment in low- and moderate income housing. Update 7/92.

Neighborhood: X-Statewide R.I.
Organization Name: Opportunities Industrialization Center
Street Address: One Hilton Street
City: Providence State: RI Zip: 02905
Phone: 272-4400
Contact Person1: Rufus Whitmore, Jr.
Active?:
Organization Purpose:
NR Districts in Organization Area?:
Notes: Attempted update 7/92, no answer.

Neighborhood: X-Statewide R.I.
Organization Name: Rhode Island Indian Council, Inc.
Street Address: 444 Friendship Street
City: Providence State: RI Zip: 02907
Phone: 331-4440
Contact Person1: Darrell Waldron, Acting Ex. Dir.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: provide food services and housing. Updated 8/91, 7/92.

Neighborhood: X-Statewide R.I.
Organization Name: Rhode Island Housing Partnership
Street Address: c/o Dimeo Construction Comp
City: Providence State: RI Zip: 02905
Phone: 781-9800
Contact Person1: Thomas P. Dimeo, Chair
Active?:
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: Affordable housing for low- and moderate-income. Updated 8/91. Attempted update 7/92, no answer.

APPENDIX B
PRESERVATION TOOLS AND TECHNIQUES

APPENDIX B: PRESERVATION TOOLS AND TECHNIQUES

Historic preservation is a diverse field comprised of many disciplines: history, architectural design, economics, community development, and planning, among others. That diversity is reflected in the size and scope of preservation projects undertaken. As a result, a variety of tools and techniques are available to implement, augment, strengthen and complete preservation projects. These tools may be mixed and matched to suit the situation. However, what works best for one type of project may not be applicable to another.

Five types of tools are described here, and in some cases their practical application in other communities is discussed. Several communities were selected for comparison because of similarities with Providence: Portsmouth, New Hampshire; New Bedford, Boston and Lowell, Massachusetts; and Portland, Maine. Other communities are mentioned because their experience with particular tools proved relevant to the discussion.

Tools and techniques can be discussed within five broad categories:

- * Regulatory Techniques;
- * Administrative Techniques;
- * Financial Techniques;
- * Consensus Building/Partnerships; and
- * Education and Training.

1. Regulatory Techniques

The ability of regulations to be an effective preservation tool depends on how well they are crafted and their degree of regulator "teeth". Some regulations directly pertain to historic preservation (preservation ordinances, certain zoning techniques), while others may be indirectly used to meet preservation objectives. Other regulations (view protection, tree ordinances) may not address historic buildings per se, but may be used to preserve the special character of a place.

Regulatory tools include:

- * Historic Preservation Ordinances/Historic District Zoning
- * Zoning:
 - Transfer of Development Rights
 - Special Districts
 - Design Guidelines
 - Conservation Districts
- * Site Plan Review

*** Appearance Codes:**

Tree Preservation
View Protection
Scenic Area Designation.

A. Historic Preservation Ordinances/Historic District Zoning

Historic preservation ordinances were originally enacted to freeze a building or neighborhood at a point in time. However, now they are more common as a catalyst for private reinvestment and revitalization. The Vieux Carre in New Orleans, Beacon Hill in Boston and Providence's own College Hill are examples where the strict application of historic preservation principles has led to restoration in the area.

Local historic preservation ordinances, whether they regulate districts or individual buildings, provide an important niche where Federal or state regulations fall short. While Federal or state laws mostly regulate actions carried out by public agencies, preservation ordinances determine how a private property owner must treat a designated building. The scope of an ordinance varies according to state enabling legislation and the municipality. Every locality tailors its ordinance to its particular needs, and, increasingly, ordinances are broadening their mandate to include demolition delay clauses and minimum maintenance requirements.

Ordinances typically have several standard components relating to purpose and procedure, types of actions, appeals, and enforcement. Newer ordinances have begun to incorporate new concerns. Portland Maine recently enacted an ordinance with minimum maintenance requirements. Lowell's ordinance regulates certain architectural materials and details, and outlines review criteria for pedestrian amenities, streetscape features, transportation and parking, and open space.

The provisions for regulating Providence's locally designated historic districts are contained within the city's zoning code as required by Rhode Island State enabling legislation. The code gives specific criteria for Historic District Commission proceedings and powers and duties. It also describes, in general terms, what preservation elements are considered by the HDC: architectural significance, the degree to which a structure contributes to the district, general design, texture, materials and siting of a new or existing structure. However, there are no specific criteria or design regulations listed for each district.

Such design regulations are typical provisions of many historic district ordinances. These guidelines vary with the local regulatory climate. Usually they are designed to control such features as height, scale, massing, directional expression, setback, entryways, siting, roof shape, fenestration patterns and style features.

B. Zoning

Conventional zoning is probably the most commonly used device for guiding development at the local level. It is employed to control the use of private land and structures; the area of the lot that

may be developed; and the density, height and bulk of development. The general purpose of zoning is to avoid the undesirable effects of development by segregating incompatible uses and maintaining adequate standards for individual use groups.

Conventional zoning includes a variety of controls over basic aspects of development which should be considered in the context of planning for preservation. Among these are parking, signage and landscaping requirements of the conventional ordinance. Excessive parking requirements, for example, may lead to the needless demolition of buildings to make way for the required parking. Signage regulations may be tightened to more closely match the character of an area. Landscaping of new development and parking areas can soften the impact of new development or enhance the historic fabric of an area.

Traditionally, zoning has been used as a negative control which prohibits types of activities or construction. Increasingly, however, zoning is being used as an incentive to achieve the broader goals of the community, like historic preservation. The following examples of zoning techniques are available to achieve preservation goals:

Transfer of Development Rights (TDR)

TDR involves limiting of the right to develop property in one area and transferring that right to a property in another area where such a transfer is permitted. Development rights are separated from the land in an area in which the community wishes to limit development, such as in the location of an historic building or neighborhood. Those rights may then be sold or otherwise transferred to an area desirable for higher density development.

The classic case of TDR used for historic preservation purposes has been with the development rights over Grand Central Terminal in New York City, the central focus of nation's preservation movement. Another successful TDR program in New York City has been practiced at the South Street Seaport, where a large historic area has been preserved, while an adjacent derelict area has been reconstructed. In Pittsburgh, TDR techniques were used to provide economically feasible bulk to a receiving building site (the CNG Tower) from an adjacent historic theatre renovation (the Benedum Center). In Denver, a TDR ordinance was crafted by Historic Denver Inc., Downtown Denver Inc., the Denver Landmarks Commission, and the Colorado Historical Society, to enable the voluntary transfer of rights from National Register buildings in the downtown to other building sites. This program has met limited success, partially due to the depressed Denver development market. TDR and similar techniques are closely tied to gathering the potential afforded by real estate development demand; when such demand is lacking, success is problematic.

Special Districts

Special zoning districts have been established in a number of cities to achieve the goals of preservation. In New York, the Special Clinton Preservation District was designed to preserve the fabric of the interior community, while encouraging the developme

of the periphery of the community. The district has successfully preserved the moderate income housing stock while encouraging the preservation of the neighborhood.

In San Diego, Planned Districts have been established in eleven areas of the city in order to "...preserve and enhance the cultural, aesthetic or economic value of neighborhoods having special importance due to their historical significance." The Old San Diego Planned District is one area with special administrative regulations and density controls. Sometimes the preservation of historic and architecturally significant structures is provided through deviations from the building code to allow relocation of damaged structures.

Without creating special districts tailored to specific purposes, cities have been crafting generic regulations which encourage forms of development more closely matched to the existing urban fabric. In New York City, over 12 such contextual zoning approaches have been applied in all the city's boroughs with considerable success.

Design Guidelines

Design guidelines can be included in zoning regulations for nearly any type of development in which the maintenance of a specific scale and character is desired. Design guidelines have been drafted for industrial parks, working waterfront areas, downtown areas, residential streets and historic districts.

In historic Annapolis, Maryland, design guidelines were created for the West Street Corridor which were incorporated by reference in the city's new zoning. Guidelines for both commercial and residential buildings within the district were established concerning facade materials, surfaces, openings, height and roof form. Guidelines for residential buildings included roof, wall, window, porch, door and foundation requirements.

There are legal and practical limitations to the use of design guidelines outside designated historic areas. The locality should ensure there is sufficient authority to establish aesthetic controls over projects.

Conservation Districts

Neighborhood preservation or conservation districts have been designed in a number of cities to achieve the fundamental goals of an historic district without the rigorous standards and review procedures which traditionally accompany historic district zoning. Conservation districts are used to preserve and revitalize older neighborhoods through the use of a flexible overlay zone which amends the underlying zoning district regulations. Using this overlay technique, additional requirements can be placed on the district such as design guidelines, demolition restrictions, expanded or contracted use provisions, and administrative review of new development. Roanoke, VA, has initiated this technique by amending their zoning to include a neighborhood conservation district.

C. Site Plan Review

Site plan review is undertaken by local officials, usually the planning commission and staff, to determine if project-specific plans and maps meet specified criteria such as: the purpose and standard of the comprehensive plan and of zoning and subdivision ordinances; providing for necessary public facilities such as roads and schools; and protecting and preserving topographical features and adjacent properties through appropriate siting of structures and landscaping.

In Providence, site plans are reviewed by the Department of Inspection and Standards for conformance with the Rhode Island Building Code. Site plan review may deal with aesthetic and design consideration in connection with flexible zoning techniques or discretionary actions of the planning commission. Strengthening the powers of site plan review is one means by which way communities may achieve preservation goals. Site plan review may apply to specific types of development, such as commercial, industrial or multifamily residential; but it is usually applied uniformly throughout the community.

D. Appearance Codes

Other regulatory approaches to control the appearance of a development within the community may include the following:

View Protection

View protection regulations protect designated views to or from particular points, usually using height limitations. Denver has such an ordinance which protects mountain views from Cranmer Park.

Tree Preservation

Many communities have enacted laws governing the removal or pruning of trees on public property, especially street rights of way, and number of jurisdictions provide special protection for specimen trees on private property and regulate land clearance operation to retain trees in new developments. An Alexandria, Virginia, ordinance allows the city to designate "historic" or "specimen" trees. Any tree of notable historic association or any tree of extraordinary value because of its size, age, or type can be so designated. Fairfax County, Virginia, now has one of the most comprehensive tree preservation laws in the nation.

Scenic Area Designation

Areas that contribute to the unique character of the community can be designated scenic areas. Such areas as scenic roadways, entryways, or areas that frame monuments, parks, or other public areas may apply this scenic designation. Controls may be imposed for signs, landscaping, and building preservation or maintenance requirements. Highway or street corridors are frequently designated scenic or special district areas, such as the Calhoun Street Corridor in Charleston, SC, or Route 360, the Capital of Texas Highway, in Austin, TX.

2. Administrative Techniques

A government's effectiveness in achieving planning and preservation goals hinges to a great extent on the way it conducts business. Administrative actions can be used to improve the enforcement of regulations, and to improve coordination among agencies or departments of government.

A. Code Enforcement

The enforcement of historic preservation controls is often difficult because they address building details unfamiliar to most building inspectors. Some controls may require special training of inspectors. Portsmouth, Virginia, places the responsibility for historic district enforcement in the planning department, although other enforcement activities are handled by other departments. Planners inspect two neighborhoods per month on a random basis. Active civic groups in each historic district support these enforcement activities. In Santa Fe, New Mexico, the Historic District Design Review Board watches for violations. In New York City, maintenance is accomplished by civic groups active in each historic district, such as the Greenwich Village Society for Historic Preservation or Friends of the Upper East Side Historic Districts.

Targeting enforcement activities with other preservation actions is another means of strengthening enforcement. In New York City code enforcement has been given a priority in strategy areas where funds have been earmarked for community improvement.

Good enforcement requires appropriate staffing and training. It also requires community involvement and monitoring. Citizen complaints about violations can be a problem or an opportunity. Many citizen complaints involve matters that local governments cannot control; however, if handled systematically, through active neighborhood associations, citizen involvement can enhance the effectiveness of limited staff.

B. Interagency Coordination

Effective interagency coordination is also important for comprehensive preservation efforts. Many communities include an office of interagency coordination in the council or mayor's office to ensure that coordination occurs. Coordination is a natural role for a planning department because planning activities crosscut functional concerns.

C. Staffing

Nothing can substitute for effective staffing of government functions. The City of Charleston, SC, has established the position of City Architect who is responsible for overall aspects of city design and preservation and speaks for preservation issues at both Planning Commission and Zoning Board of Review hearings. In New York City there is a Chief Urban Designer in the Department of City Planning, who oversees the design of major development projects. A New York City Art Commission also must approve the design of all public projects.

Portland is in the process of creating a staff position for a Preservation Enforcement Officer, who essentially enforces the city's recently passed historic preservation ordinance. In addition to site visits, the officer will assist the Historic Preservation Committee (Portland's equivalent to the Historic District Commission) in their review of Certificate of Appropriateness applications. Currently, this role is being filled on a part time basis by a staff person from the Building Inspection Office.

3. Financial Techniques

Several financial techniques are available for historic preservation, which may be mixed and matched to suit the project. These techniques range from grants--an extremely popular funding technique--to easements, a more innovative preservation tool. Techniques discussed below include:

- * Grants
- * Revolving Loans
- * Tax Incentives
- * Easements

A. Grants

Grants are often the funding backbone for many preservation projects. Unfortunately, their availability lags far behind their demand. Recently, the RIHPC solicited applications for \$3 million in historic restoration grants. It received 121 applications with funding requests for over \$46 million.

The availability of grants varies from state to state depending on certain factors including the economic and political climate. In Rhode Island, grants for historic preservation are available through the RIHPC. Grant money is raised in several ways: by separate acts of the state legislature, used primarily for large restoration projects such as Roger Williams Park; by historic preservation bonds; and through the Certified Local Government (CLG) Program. Providence has been designated a CLG which has enabled local preservation groups to receive funding for various projects including neighborhood plans and survey work. While the size of these grants may be small compared to the need, they fill an important gap in a city's preservation program. Portsmouth has not yet received CLG status and so has missed out on funding opportunities.

Other often overlooked grant sources are charitable foundations that disperse funds for preservation and community revitalization projects. Some foundations are local (Rhode Island Foundation); some are nationwide and sponsor local projects (Getty Foundation). Even in difficult economic times, these endowments remain a stable funding source. The RIHPC has information on foundations that grant money for preservation projects. In addition, the National Trust for the Historic Preservation runs several grant programs including the Preservation Services Fund, the Inner-City Ventures Fund, and the Critical Issues Fund. This latter fund is a useful

source of seed money for innovative planning and zoning studies, which sets the stage for other capital grants or procedural improvements.

B. Revolving Loans

Revolving loans provide funding for rehab and repair work by enabling property owners to borrow money at a low interest rate. The technique is fairly simple but restrictions apply: for instance, the property must be eligible for, or designated on, the National Register, and rehab work must be done according to the Secretary of the Interior's Standards.

In comparison with other cities, Providence has a good selection of revolving loans, especially for residential rehabilitation. In several communities, the historic areas are located in central business districts. Therefore, loans are mostly for projects that involve facade or storefront renovation to enhance the character of retail areas. In Lowell, grant programs were a popular and well used tool for downtown preservation. Now, however, the downturn in the economy has slowed commercial renovation activity, and the application rate for grants has dropped drastically.

In Pittsburgh, local foundations (represented through the non-profit Cultural Trust) engaged the City's Urban Redevelopment Authority in establishing matching grants for a low-interest revolving loan program for further renovation in the downtown Penn-Liberty historic district. In this program, building owners who comply with previously agreed design standards for renovation qualify for this financial assistance.

Providence has had formidable success in rehabilitating older residences and downtown commercial structures. Lenders include the RIHPC, the PPS Revolving Fund and the Providence Foundation, who have lent money for a variety of projects in several Providence neighborhoods. Rental rehab loans are available through the city but these have only had marginal success in the rehabilitation of older residential structures.

New Bedford had a good loan program to entice first time homebuyers to purchase older homes. The city helped qualifying applicants with a down payment on older homes, often located in historic areas in the city. The program, made possible with Federal and state money, is no longer funded.

C. Tax Incentives

Recent changes to the Federal government's incentive tax credit (ITC) program, so popular in the 1970's and 1980's, have made the credits less useful as a broad based preservation tool. The rehabilitation tax credit is still available, but now due to restrictions on investor participation, it is mostly applicable and beneficial for use in large projects. Under the program, owners of historic buildings can take a 20 percent income tax credit on the cost of rehabilitating buildings for industrial, commercial or residential purposes. The rehabilitated building must be a certified historic structure and all rehab work must meet the Secretary of Interior's Standards for Rehabilitation. This tool

has been used extensively in Providence. In 1990, eight out of nine Federal ITC projects approved by the RIHPC were located in the city.

The low income housing tax credit is another Federal tax credit often used in historic preservation projects. It is based on the costs of development and the number of low-income units produced in rental housing. Tax credits can be taken for new construction and acquisition, but its use in the rehabilitation of existing structures has made this tax credit an increasingly important preservation tool. In 1988, over 30,000 low income housing units were created in rehabilitated buildings, many of which were historic. Such tax projects have occurred in Rhode Island; a mill building in Woonsocket was recently rehabilitated for housing using both the low income tax credits and the rehabilitation tax credit described above.

Rhode Island is one of only a few states that offer tax incentives for the restoration of owner occupied historic houses that are listed on the Rhode Island Register of Historic Places. Homeowner can qualify for a state income tax credit equal to 10 percent of the cost of restoration work. The owner must spend at least \$2000 on restoration, and the maximum credit which may be taken in one year is \$500. The tax credit program was authorized by the state legislature in July 1989. To date, there have been approximately 11 applications for tax credit. The RIHPC offers expert advice on appropriate restoration techniques. They also review and approve all tax credit projects.

Another tax-related preservation tool available in Rhode Island, but not yet implemented in Providence, is the local property tax credit for rehabilitation. Made possible by state legislation passed in 1988, this option allows municipalities to grant property tax relief as a way to encourage the preservation of historic homes. It is up to each municipality to enact such a tax credit. To date, several communities in Rhode Island have done so. These tax credits focus preservation efforts on the local level.

D. Conservation Easements

Historic preservation easements are instrumental in preserving not only the the facades of historic buildings, but adjacent grounds which often include important gardens and scenic views. Easements are a way to guarantee that a historic property remains intact, protected in perpetuity against inappropriate development, while remaining in private ownership. To qualify for the Federal tax deduction allowed by the easement, the owner must donate or sell the easement for less than fair market value to a public agency or to a non-profit historic preservation organization. The recipient organization is responsible for enforcing the restrictions specified in the easement document.

Because the amount of the easement is determined by a property's fair market value (which considers development potential) an easement's value is often greatest in downtown areas and central business districts where development pressure is fairly constant. This was the case for the Journal Building in downtown Providence where an easement, along with other financial tools, was used for that building's successful rehabilitation. However, the use of a

easement for the Journal Building is perhaps more the exception than the rule, as downtown property owners are hesitant to limit their development options with property restrictions.

In addition to regulatory measures, easements are the main preservation tool in Charleston, South Carolina. The Historic Charleston Foundation began negotiating easements on historic properties in the late 1970's. They currently hold about 100 easements. One of the reasons for Historic Charleston's success is that many of the city's historic buildings are locally regulated and cannot be significantly altered. A preservation easement enables the property owner to take advantage of local regulations by taking a Federal tax deduction. In addition, the easement program has been particularly helpful in preventing the subdivision of property, and therefore preserving the property in its original setting. Easements strictly for land conservation can serve many purposes including the protection of forests, wetlands, farms and ranches, endangered species habitat, beaches, and scenic areas, among others.

In an urban context, parks may also be covered by easements. In Midtown Manhattan, a small, privately owned park surrounded by 12 apartment buildings which comprise Tudor City, will forever remain as open space because of the easement that covers it. An easement on an urban park is fairly uncommon, but in the case of Tudor City it has ensured that the complex of 1925 Tudor apartment buildings, a locally designated historic district, remains intact.

Another tool for protecting and reusing urban open space is the leasing of city owned vacant lots for use as community gardens. The Trust for Public Land (TPL), a national land preservation organization, has been instrumental in setting up such gardens. While community gardens are usually initiated by the local neighborhood, a intermediary group such as TPL is often needed to work closely with the city and local activists. Groups like TPL help urban gardeners to secure leases from the city, organize for non profit status, and formulate programs to make the garden an integral part of community life. Community garden programs have been successful in Boston (Roxbury) and New York City (Brooklyn, Bronx and Manhattan).

4. Consensus Building/Partnerships

Consensus building is an increasingly important tool in the preservation process today, especially where controversial issues are involved. The ability of a wide range of diverse citizen or neighborhood groups to be in accord and to offer public support helps to validate, strengthen and implement plans and projects relating to preservation and development. Formulating a mutual agreement, however, can be particularly difficult where historic preservation is involved because issues often center around property rights--a subject of great controversy--or they are predicated on hard-to-quantify aesthetic judgements which are oftentimes subjective and therefore easily disputable.

Some of the most significant historic preservation successes have occurred as a result of strong partnerships between preservation players--the public and private sectors, community organizations, non profits, and private citizens--groups who are often at odds when controversial preservation projects are at issue. A

partnership between neighborhood groups and a preservation advocacy organization, for example, can be an effective tool in pressuring public officials to make positive changes to a controversial development project.

The Roanoke Neighborhood Partnership (RNP) is a result of strong partnerships--established and nurtured in the early 1980's--between neighborhood groups and the city's public officials. The RNP is comprised of neighborhood leaders, who attended and participated in citywide forums, national neighborhood conferences, and informational meetings with residents from other Virginia cities. This led to a neighborhood leaders council which met regularly with the city manager and a steering committee appointed by the city council. The RNP now provides planning, liaison and advocacy for neighborhood concerns from a professionally staffed office in city hall.

Some partnerships have an economic focus. The Boston Landmarks Commission has recently started to work with local advocacy groups to promote the links between the city's historic resources and tourism. In Portland, a new public/private partnership between the city and the city's business community has been established to address commercial revitalization and promote the financing of new business ventures downtown.

5. Education and Training

Education and training are among the most important and potentially effective tools for historic preservation. Educational programs can introduce an array of preservation issues to a wide spectrum of people, including young school children learning to appreciate the unique contribution of historic resources to their environment, people seeking to alter their historic property, and government employees even marginally involved in the preservation process, such as building inspectors, zoning regulators and agencies that monitor home or commercial improvement loans.

Education and training programs are a form of public relations that traditionally involve classes, lectures or seminars. Less informal techniques are also effective, such as the distribution of pamphlets, newsletters, booklets and brochures, and house and walking tours. The majority of education and training programs are done by local non-profit preservation advocacy groups. In Portland, Maine, Greater Portland Landmarks has fulfilled this role in several ways by establishing a small preservation reference library; by publishing an architectural guide to the city which also highlights restaurants and hotels for use as tourism promotion; by organizing walking tours; and, by providing technical advisory services on a limited basis to historic property owners.

Not all outreach emanates from the non profit sector. The New Bedford Historic Commission has participated in education by publishing a book on the city's historic resources. Because of its status as a National Park Service site as well as a state urban cultural park, Lowell, Massachusetts has a strong outreach and educational program which involves several Federally funded programs, including a National Park Service interpretive center.

As part of the public education process in Portland, property owners are notified of their location in a local historic district and advised where to go for building permit applications, all in the one mailing. Recently, the city's part time Preservation Enforcement Officer sent notices--informally on a post card--advising all residents of the local historic district to consult the Building Inspections Office for any "spring cleanups" or home repairs involving changes to the property's exterior. In addition to reminding owners of their property's designated status this outreach effort helps owners avoid building code violations and reminds them that their designated property requires by law alterations that are sensitive to the district's historic character.

In Providence, much has been done to educate city residents about the unique character of their historic environment. However, opportunities exist for strengthening what has been done and for devising innovative and new ways to reach out. The media can play a more integral role in changing neighborhood perceptions, highlighting preservation achievements, and disseminating simple information about what preservation is and how it works. Articles in the city's daily periodicals would be an ideal way for the media to get involved.

The universities in Providence should take more of a role in preservation education. The city itself offers excellent opportunities for field work in architectural history, urban studies, and related courses.

APPENDIX C: PERSONS CONSULTED

Providence

Stanley Bernstein, Executive Director Capital Center Commission

Nancy Derrig, Superintendent of Parks City of Providence

Donald Sullivan, P.E., Director of Facilities Diocese of Providence
(Catholic)

Irwin Becker, Executive Director Elmwood Neighborhood Housing
Service (NHS)

Clark Schoettle, Director (also on Historic District Commission)
Providence Preservation Society Revolving Fund

Ted Sanderson, Deputy SHPO Rhode Island Historic Preservation
Commission

George Lewis, Elmwood Foundation

Ancelin Lynch, Brown University

Jeanne Engel, Director of Program and Policy Development Rhode
Island Housing and Mortgage Finance Corporation

Other Cities

Regina Lammers, City of Portsmouth Planning Department Portsmouth,
New Hampshire

Greg Jones, New Bedford Historical Commission New Bedford,
Massachusetts

Martha Deprez, Greater Portland Landmarks Portland, Maine

Gary Hamilton, City of Portland Planning Department Portland, Maine

Charles Parrot, Lowell Historic Preservation Commission Lowell,
Massachusetts

Kathleen Brooker, Lowell Historic Board, Lowell Massachusetts

Carol Huggins, Boston Landmarks Commission, Boston, Massachusetts

Rick Shaklick, Boston Redevelopment Authority, Boston,
Massachusetts

Jon Poston, Historic Charleston Foundation, Charleston, South
Carolina

Mary Means, Means and Associates, Alexandria, Virginia

Katherine Ridley, Preservation League of New York State Binghamton
New York

PROVIDENCE

Providence County

Andrew Dickhaut Cottages Historic District (2/23/84)
115-141 (odd) Bath Street, 6-8 (even) Duke Street,
377 Orms Street

Blackstone Canal Historic District (5/6/71)
Front Street Bridge (Lincoln) to Steeple and Promenade Streets
(Providence, Pawtucket, and Lincoln)

Bridgham-Arch-Wilson Streets Historic District (9/1/88)
Portions of Arch, Bridgham, Constitution, Dexter, Gilmore,
Harrison, Junction, Kendall, Lester, Warren, & Wilson Streets,
and Elmwood Avenue

Broadway-Armory Historic District (5/1/74)
following Broadway from Dean Street on the east to Barton
Street on the west; bounded southerly by Carpenter, Durfee,
and Cranston Streets

College Hill Historic District (11/10/70) (NHL)
roughly bounded on the north by Olney Street, south by Cohan
Boulevard, east by Hope Street, west by rivers

Custom House Historic District (2/20/75)
along Westminster and Weybosset Streets

Downtown Providence Historic District (2/10/84)
bounded by Pine, Empire, Fountain Streets, the railroad,
and the Providence River

Doyle Avenue Historic District (2/22/90)
bounded by Camp Street, Doyle Avenue, North Main Street,
and Proctor Place

Elmwood Historic District (1/7/80)
between Broad Street and Elmwood Avenue; south section
along sections of Whitmarsh, Moore, Daboll and Mawney Streets
and Princeton Avenue; north section along Ontario Street,
Congress, Lexington, Atlantic and Adelaide Avenues

Hope Street Historic District (1/12/73)
Hope Street, from Benevolent to Angell Streets

Moshassuck Square/American Screw Company Factories (8/4/70)
Historic District
bounded by Stevens, Charles, Smith, North Main and
Hewes Street

Providence (continued)

Oakland Avenue Historic District (11/1/84)
Oakland Avenue, Malbone Street, Eaton Street, Pembroke Avenue

Olney Street-Alumni Avenue Historic District (5/11/89)
portions of Alumni, Arlington and Morris Avenues and Olney St.
Parkis-Comstock Historic District (1/7/80)
Parkis Avenue, Comstock Avenue, and Broad Street

Parkis Comstock Historic District Amendment (5/5/88)
Harvard Avenue and Broad Street

Pekin Street Historic District (11/1/84)
Chalkstone Avenue, Pekin Street, Douglas Avenue and
Candace Street

Pine Street Historic District (9/13/78)
Pine Street

Power Street-Cooke Street Historic District (7/30/74)
Hope Street from Benevolent to Power; Governor from
Angell to Power

Providence Jewelry Manufacturing District (12/5/85)
bounded approximately by Point Street, I-195, Ship Street,
Elbow Street, Hospital Street, with Chestnut Street
and Bassett Street forming cross spines

Rhodes Street Historic District (11/12/82)
both sides of Rhodes Street west of Eddy Street,
also adjacent properties on Alphonso and Janes Streets

Roger Williams Park Historic District (5/2/74)
bounded, generally, westerly by Elmwood Avenue, southerly
by Park Avenue, easterly by Edgewood Road and Miller
Avenue, northerly by Broad Street

Stimson Avenue Historic District (4/24/73)
Stimson Avenue and Angell Street

Trinity Square Historic District (1/7/80)
Broad Street and Elmwood Avenue at Trinity Square

Wanskuck Mill Village Historic District (12/1/83)
Branch Avenue, Dakota Street, Harwol Court, Houghton, Hugo
Iowa, Minnesota, Newport, Shiloh, Squanto, Veazie, Vicksburg,
Wild, Winchester Streets, and Woodward Road

Wesleyan Avenue Historic District (11/23/82)
one block of Wesleyan Avenue from Broad to Taylor Streets
including some houses on Broad and Taylor Streets

Providence (continued)

Esek Hopkins House (5/22/73)
97 Admiral Street

America Street School (6/18/87)
22 America Street

Covell Street School (9/30/76)
231 Amherst Street

A. F. Cappelli Block (3/3/80)
263-265 Atwells Avenue

Our Lady of Lourdes Church Complex (3/15/90)
901-903 Atwells Avenue

Bell Street Chapel (3/14/73)
5 Bell Street

Old State House (4/28/70)
150 Benefit Street

State Arsenal / Armory of the Providence Marine (4/28/70)
Corps of Artillery
176 Benefit Street

Nightingale-Brown House (6/29/87 NHL)
357 Benefit Street

Thomas F. Hoppin House (2/6/73)
383 Benefit Street

Candace Allen House (4/11/73)
12 Benevolent Street

Nelson W. Aldrich House (12/8/76) (NHL)
110 Benevolent Street

Swan Point Cemetery (12/5/77)
Blackstone Boulevard

Trolley Shelter (Amendment to Swan Point Cemetery) (11-28-78)
Blackstone Boulevard

Butler Hospital (10/8/76)
345 Blackstone Boulevard (formerly 333 Grotto Avenue)

North Burial Ground (9/13/77)
Branch Avenue

Aylesworth Apartments (11/12/82)
188-194 Broad Street

Providence (continued)

Israel B. Mason House (8/16/77)
571 Broad Street

Temple Beth-El ((12/29/88)
688 Broad Street

Calvary Baptist Church (1/7/80)
747 Broad Street

Nathaniel Pearce House/DeWolf House (5/19/72)
305 Brook Street

University Hall (10/15/66) (NHL)
Brown University Campus

Richard Henry Deming House (1/7/80)
66 Burnett Street

Cathedral of Saints Peter and Paul (2/10/75)
Cathedral Square

Jones Warehouses (1/7/80)
49-65 Central Street

Arnold-Palmer House/Daniel Arnold House (1/20/72)
33 Chestnut Street

Congdon Street Baptist Church (6/21/71)
17 Congdon Street

Josephine White Block (1/7/80)
737-739 Cranston Street

Providence-Biltmore Hotel (5/27/77)
11 Dorrance Street

Providence City Hall (1/23/75)
Dorrance and Washington Streets

Union Trust Company Building (3/1/73)
62 Dorrance Street

Shakespeare Hall/Sprague-Knight Building/ (6/18/79)
Ballou, Johnson and Nichols
128 Dorrance Street

Sons of Jacob Synagogue (8/24/89)
24 Douglas Avenue

Hay Building and Owen Building (11/12//82)
101 and 117-135 Dyer Street

Providence (continued)

William M. Bailey House/Domenic Hall (3/7/73)
Eaton Street (within Providence College campus)

George M. Bradley House/Martin Hall (1/13/72)
Eaton Street (within Providence College campus)

Winsor-Swan-Whitman Farm (5/1/74)
416 Eaton Street

Christ Episcopal Church (6/30/76)
909 Eddy Street

Chemical Building, Fields Point Sewage Treatment Plant
(1/13/89)
Ernest Street

Ernest Street Sewage Pumping Station (1/13/89)
Ernest and Ellis Streets

Return Sludge Pumping Station (1/13/89)
Ernest Street

Sludge Press House (1/13/89)
Ernest Street

Union Station (2/20/75)
Exchange Terrace

Rhode Island Medical Society Building (6/4/84)
106 Francis Street

Joseph Haile House/Gardner House (5/19/72)
106 George Street

St. Stephen's Church (2/6/73)
114 George Street

Gloria Dei Evangelical Lutheran Church (2/23/84)
15 Hayes Street

St. Joseph's Roman Catholic Church (7/15/74)
34 Hope Street

Governor Henry Lippitt House (11/27/72) (NHL 5/11/76)
199 Hope Street

Stephen Hopkins House/Gov. Stephen Hopkins House (4/3/70) (NHL)
15 Hopkins Street

Federal Building (4/13/72)
Kennedy Plaza

Providence (continued)

Moses Brown School (7/24/80)
250 Lloyd Avenue

Dyerville Mill (6/18/79)
610 Manton Avenue

Market House (4/13/72)
Market Square

Grace Church (6/19/72)
175 Mathewson Street

Lying-In Hospital/Women & Infants Hospital (8/13/86)
50 Maude Street

Brick School House/Meeting Street School (12/5/72)
24 Meeting Street

Hope Block and Cheapside (5/21/75)
22-26 and 40 North Main Street

First Baptist Meeting House (10/15/66) (NHL)
North Main Street, between Waterman and Thomas Streets

Elizabeth Building (11/5/71)
100 North Main Street

Joseph and William Russell House (8/12/71)
118 North Main Street

Roger Williams National Memorial (10/15/66) (NHL)
bounded by North Main, Canal, Smith and Haymarket Streets

Jeremiah Dexter House (10/8/76)
957 North Main Street

Jeremiah Dexter House - Amendment (9/2/80)
adjacent to 957 North Main Street

St. Michael's Roman Catholic Church, Convent, (3/25/77)
Rectory and School
251 Oxford Street

New England Butt Company (1/7/80)
304 Pearl Street

Constance Witherby Park (11/25/75)
210 Pitman Street

Davol Rubber Company (6/27/80)
Point and Eddy Streets

Providence (continued)

John Brown House (11/24/68) (NHL)
52 Power Street

Thomas P. Ives House (12/30/79) (NHL 1971)
66 Power Street

Charles Brackett House/George H. Corliss House (4/3/70)
45 Prospect Street

Woods-Gerry House/Dr. Marshall Woods House (2/12/71)
62 Prospect Street

David Sprague House (5/23/78)
263 Public Street

Reservoir Avenue Sewage Pumping Station (1/13/89)
Reservoir and Pontiac Avenues

Matthew Lynch House (3/8/78)
120 Robinson Street

Washington Park Sewage Pumping Station (1/13/89) 7.7 ft. diameter
Shipyard Street (1991)

Rhode Island State House (3/28/70)
90 Smith Street

Smith Street School (2/23/84)
396 Smith Street

Charles Dowler House (2/23/84)
581 Smith Street

John Corliss House (5/1/74)
201 South Main Street

Providence Telephone Company Building (8/4/83)
110-116 Union Street

Trinity Square Repertory Theatre/Majestic Theatre (6/5/72)
201 Washington Street

First Universalist Church (8/16/77)
250 Washington Street

Carr House/Dr. George W. Carr House (3/7/73)
29 Waterman Street

Edward Dexter House (6/21/71)
72 Waterman Street

Plain Farm House (6/21/71)

Providence (continued)

108 Webster Avenue

Rhode Island Hospital Trust Building (10/22/76)
15 Westminster Street

Merchant's Bank Building (11/21/77)
32 Westminster Street

The Arcade (5/6/71) (NHL 5/11/76)
130 Westminster Street and 65 Weybosset Street

The Shepard Company/Shepard's (8/11/76)
259 Westminster Mall (also 72-79 Washington Street)

All Saints Memorial Episcopal Church (1/7/80)
674 Westminster Street

Burrows Block (9/5/90)
735-45 Westminster Street

U.S. Customs/Federal Building (4/13/72)
24 Weybosset Street

Loew's State Theatre/Ocean State Theatre (8/19/77)
220 Weybosset Street

Beneficent Congregational Church (1/13/72)
300 Weybosset Street

Corliss-Carrington House (12/8/70) (NHL 1971)
66 Williams Street

PROVIDENCE NR ELIGIBLE

Properties That May Be Eligible for the National Register of
Historic Places and the State Register (file name=POSSNR)
10/91

By County/Town

Ranking Codes

* Formally determined eligible for National Register listing by
the National Park Service.

** Review of nomination and approval by State Review Board
indicates property is most likely eligible for the National
Register.

*** Review of preliminary materials by the State Review Board
suggests property may be eligible for the National Register.

‡ Recommended for National Register consideration in the
Historical Preservation Commission survey publication.

Eligibility agreed upon by Historical Preservation Commission
and a Federal or State agency for environmental review purposes.

+ Consideration requested or suggested for National Register by
owner or other party (Note: this category includes properties for
which the SRB reviewed preliminary or final materials and found
that it did not appear NR eligible at the time).

NOTE: Archaeological sites formally determined eligible for NR
listing by NPS are included in the list, but not mapped on the
accompanying maps. They are mapped on the archaeological sites
map set.

PROVIDENCE

Providence County

- *** Barstow Plat Historic District
- *** Blackstone Boulevard / Blackstone Boulevard (Park)
Blackstone Boulevard
- + Blackstone Boulevard - Freeman Parkway Historic District
Blackstone Boulevard and Freeman Parkway
- *** Blackstone Boulevard Realty Plat Historic District
Harwich, Wingate, Westford, Intervale, Balton Roads and
Elmgrove Avenue
- + Broadway Armory Historic District - Extension
- *** College Hill National Historic Landmark District - Extension
Trenton, East Transit, and Fremont Streets, Fox Point
- + College Hill National Historic Landmark District - Extension
Governor Street
- *** Freeman Plat Historic District
- + Glenham Street Historic District
South side of Glenham Street
- *** Humboldt Avenue Historic District
Humboldt, Arlington, Taber, and Villa Avenues and Angell
Street
- + Linwood Avenue Historic District
between Dexter and Cranston Streets, West Elmwood section
- + Lower Elmwood Historic District
roughly bounded by Congress and Atlantic Avenues, Melrose
and Broad Streets
- + Marlborough Avenue Historic District
Marlborough Avenue
- + Orchard Avenue Historic District
Orchard Avenue and East Avenue
- *** Orchard Avenue - Oriole Avenue Historic District
Orchard and East Orchard Avenues; parts of Wayland and Oriel
Avenues
- *** Pine Street Historic District - Extension
between Broad, Pine, Lockwood and Stewart Streets

Providence (continued)

- * Providence Covelands Archaeological District (RI-935)
- + Public Street Historic District
north side of Public Street
- *** Smith Hill Historic District
- *** Wayland Historic District
portions of Arlington, Taber, Humboldt, Wayland, Orchard and Oriole Avenues
- *** Nicholson File Company
23 Acorn Street
- *** Gorham Manufacturing Company
Adelaide Avenue between Mashapaug Pond and the railroad
- *** Riverside Mills
25 Aleppo Street
- + Providence Machine Company
31 Allens Avenue
- + House
646 Angell Street
- + Buildings
179-181 and 275-277 Atwells Avenue
- + Uncas Manufacturing Company
623 Atwells Avenue
- * Atwells Avenue Bridge
Atwells Avenue, over Woonasquatucket River
- + City Wardroom
103 Beacon Avenue
- *** Thomas Pearson House
110 Beacon
- *** Berkshire Street School
99 Berkshire Street
- * Branch Avenue Bridge
Branch Avenue, over West River
- *** Hopkins Burial Ground / Admiral Hopkins Square
Branch Avenue, Charles and Hawkins Streets
- *** Mason W. Tillinghast House
169 Briggs Street

Providence (continued)

- + St. Xavier's Academy
60 Broad Street
- + YMCA
160 Broad Street
- + Trinity Battery Service Building
342 Broad Street
- *** Home for the Aged
807 Broad Street
- + Ingalls-Kenyon House
125 Broadway
- + Mowry-Nicholson House
57 Brownell Street
- + John Hope Settlement House
7 Burgess Street
- * Charles Street Bridge
Charles Street, over West River
- + Silver Spring Bleaching and Dyeing Company
387 Charles Street
- + Veteran's Administration Hospital
Davis Park
- *** Cowing and Heaton Mill
1115 Douglas Avenue
- + Ladd Observatory
210 Doyle Avenue
- + Marvel Gym
Elmgrove Avenue
- + Edward C. Joyce House
32 Elmgrove Avenue
- + House
411-413 Friendship Street
- + Rhode Island Normal School Complex
Gaspee and Promenade Streets
- *** Merchant's Cold Storage Warehouse Company
65 Harris Avenue

Providence (continued)

- + Rhode Island School for the Deaf (main building demolished)
521 Hope Street
- * Washington Bridge South
Interstate 195, Providence and East Providence
- *** Northup-Preston-Martin House (demolished)
17 Jefferson Street
- * Jefferson Street Baptist Church / SS. Sahag & Mesrob
Armenian Apostolic Church
68 Jefferson Street
- *** Elizabeth Brownell House
44 Jewett Street
- * Silver Top Diner
Kinsley Avenue
- * Merchants Cold Storage Warehouse Company
160 Kinsley Avenue
- + Building
184-190 Kinsley Avenue
- + Manchester Street Station
Manchester Street
- + Manton Avenue School
Manton Avenue
- *** Atlantic Delaine Company Mills / Atlantic Mills
120 Manton Avenue
- + House
27 Mount Avenue
- + Olney Street Fire Station
Olney Street, at Hope Street
- + Veteran's Memorial Auditorium
57 Park Street
- + Harold Gordon Service Station
498-502 Pine Street
- *** Neutaconkanut Hill / King Park / Hipses Rock / Neutaconkanut
Park
Plainfield Street (Morgan Avenue in Johnston)
- * Point Street Bridge
Point Street, over Providence River

Providence (continued)

- *** Merino Mills
Ponagansett Avenue, off Hartford Avenue
- + John Waterman House
18 Ponagansett Avenue
- + Church of the Assumption
805 Potters Avenue
- * Brown & Sharp Complex
Promenade and Holden Streets
- # Brown & Sharp Complex - Amendment
Promenade, Calvery and Westpark Streets and I-95
- * Woonasquatucket Railroad Bridge (replaced)
Promenade Street at Woonasquatucket River
- + Luther Hook & Ladder
356 Public Street
- + Regent Avenue School
Regent Avenue
- *** California Artificial Flower Company
400 Reservoir Avenue
- *** Blackstone Park
River Drive
- + House
134 Sharon Street
- + State Office Building (demolished?)
133 Smith Street
- + Zachariah Allen House
1093 Smith Street
- + St. Patrick's Rectory and School (demolished)
38 State Street
- + American Electrical Company
107 Stewart Street
- *** Edward N. Cook House
433 Union Avenue
- + Weeks House
78 Updike Street

Providence (continued)

- + Wanskuck Branch Library
233 Veazie Street
- *** Vineyard Street School
1-33 Vineyard Street
- + American Emery Wheelworks
331 Waterman Street
- + House
254 Wayland Avenue
- + Industrial Building
148 West River Street
- *** Christopher Dodge House
11 West Park Street

PROVIDENCE NEIGHBORHOOD GROUPS
PPS LISTING - 7/23/92

Neighborhood: X-Statewide R.I.
Organization Name: Urban League of Rhode Island
Street Address: 246 Prairie Street
City: Providence State: RI Zip: 02905
Phone: 351-5000
Contact Person: Teresa Rodriguez.
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes: Mission: provide mortgage counseling. Updated 8/91, 7/92.

Neighborhood: East Side
Organization Name: Meeting Hill Neighborhood Assn.
Street Address: 34 Alumni Avenue
City: Providence State: RI Zip: 02906
Phone:
Contact Person: Fred Sandstrom, Paul Silver, Barry Preston
Active?: Y
Organization Purpose:
NR Districts in Organization Area?:
Notes:

City of Providence

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

CHAPTER 1994-22

No. 325 AN ORDINANCE

ADOPTING A PLAN FOR
PRESERVATION AS PLAN #2 OF THE COMPREHENSIVE PLAN SERIES OF
PROVIDENCE 2000: THE COMPREHENSIVE PLAN TO DIRECT THE
PRESERVATION OF HISTORIC RESOURCES IN PROVIDENCE.

Approved June 13, 1994

Be it ordained by the City of Providence:

WHEREAS,

the Providence City Charter directs that a Comprehensive Plan for the City be prepared and adopted; and the Rhode Island Comprehensive Planning and Land Use Act mandates that every community shall prepare a comprehensive plan every five (5) years that provides a basis for rational decision making regarding the long-term physical development of the municipality.

WHEREAS,

the Providence City Plan Commission, adopted Providence 2000: The Comprehensive Plan which recommends that a series of citywide issue-specific plans and area-specific plans be created to implement the goals and policies of the comprehensive plan.

WHEREAS,

the Department of Planning and Development prepared A Plan for Preservation, which contains goals, policies and an implementation plan for the preservation of historic resources throughout Providence.

WHEREAS,

the Providence City Plan Commission approved A Plan for Preservation on January 19, 1994 after a public hearing, and authorized the Director of the Department of Planning and Development to submit said plan to the City Council for its review and approval.

IT IS ORDAINED BY THE CITY OF PROVIDENCE THAT:

1. A Plan for Preservation has been prepared in accordance with the provisions of the Providence Home Rule Charter and the Rhode Island Comprehensive Planning and Land Use Regulation Act.
2. A Plan for Preservation, a document consisting of text, figures, charts, tables, appendix and maps, is hereby approved, adopted and designated as Plan 2 of the Comprehensive Plan Series of Providence 2000: The Comprehensive Plan and all city officials, departments, boards, commissions, authorities and agencies are hereby directed to carry out this plan.
3. In enacting this Ordinance and in adopting A Plan for Preservation, the City Council intends to establish general policies and specific recommendations for the preservation of historic resources throughout Providence in conformance with this plan.

No.

CHAPTER
AN ORDINANCE

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

IN CITY COUNCIL

MAR 17 1994

FIRST READING
REFERRED TO COMMITTEE ON
URBAN REDEVELOPMENT
RENEWAL & PLANNING

Michael L. Clement CLERK

THE COMMITTEE ON

URBAN REDEVELOPMENT
RENEWAL & PLANNING

Recommends *Discussion*

Barbara A. Poirier

4/11/94

4/27/94 P.H.

Councilwomen Nolan and McLean

THE COMMITTEE ON URBAN REDEVELOPMENT
RENEWAL & PLANNING

Approves Passage of
The Within Ordinance

Barbara A. Poirier

5/10/94 *Clerk*

4. In order to implement A Plan for Preservation, the City Council pledges its cooperation in helping to carry out said plan and all city officials, departments, boards, commissions, authorities and agencies of the City of Providence are directed to exercise their functions and powers in a manner consistent with said plan.

IN CITY COUNCIL
MAY 19 1994
FIRST READING
READ AND PASSED

Michael L. Clement
CLERK

IN CITY
COUNCIL
JUN 2 1994
FINAL READING
READ AND PASSED

James H. Buehler
PRESIDENT
Juan M. Angelone
CLERK

APPROVED
JUN 13 1994
Vincent A. Cianci
MAYOR