



Providence Historic District Commission

DAVID N. CICILLINE
Mayor

January 7, 2004

Mr. Michael Clement
City Clerk
Providence City Hall

Dear Mr. Clement:

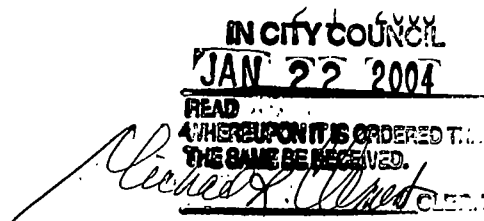
Enclosed with this letter is the 2002-2003 Annual Report of the Providence Historic District Commission (PHDC). The report summarizes the PHDC's activities for the year October 1, 2002 to September 30, 2003. We are pleased to forward the following:

- 1) One (1) copy for the Mayor.
- 2) Fifteen (15) copies for each member of the City Council.
- 3) One (1) copy for your files.

No action is needed by the City Council regarding this report. Please contact me at 351-4300, ext. 517 should you have any questions.

Sincerely,

JASON D. MARTIN
Preservation Planner/PHDC Staff



PROVIDENCE, R.I.
JAN 7 4 15 PM '09
RECEIVED

PROVIDENCE HISTORIC DISTRICT COMMISSION ANNUAL REPORT

OCTOBER 1, 2002 – SEPTEMBER 30, 2003

PREPARED FOR:
CERTIFIED LOCAL GOVERNMENT PROGRAM
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
OLD STATE HOUSE
150 BENEFIT STREET
PROVIDENCE, RI 02903

PREPARED BY:
CITY OF PROVIDENCE
DEPARTMENT OF PLANNING AND DEVELOPMENT
400 WESTMINSTER STREET
PROVIDENCE, RI 02903

PROVIDENCE HISTORIC DISTRICT COMMISSION ANNUAL REPORT

OCTOBER 1, 2002 – SEPTEMBER 30, 2003



Thurston Gladding House, 30 Stimson Avenue, Stimson Avenue Historic District

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CERTIFIED LOCAL GOVERNMENT PROGRAM
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Department of Planning and Development

DAVID N. CICILLINE
Mayor

November 5, 2003

Honorable David N. Cicilline
Providence City Hall
25 Dorrance Street
Providence, RI 02903

Dear Mayor Cicilline,

I am pleased to present this 2002-2003 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2002 through September 30, 2003. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in all eight of Providence's local historic districts, of which there are more than 1,800 properties located. During 2002-2003, the Commission reviewed 181 applications for Certificates of Appropriateness, all within the statutory time frame mandated by the Zoning Ordinance. The Commission's professional staff approved over 76% of those applications received, demonstrating the Commission's timely and efficient review process.

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

Sincerely,

A large, stylized handwritten signature in black ink, enclosed within a large, hand-drawn oval.

Thomas E. Deller, AICP, Director
Director

cc: Providence City Council
City Clerk
Rhode Island Historical Preservation Commission
Historic District Commission Members



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

Preservation (401) 222-2678

FAX (401) 222-2968

Heritage (401) 222-2669

TDD (401) 222-3700

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 1, 2002 to SEPTEMBER 30, 2003

DEADLINE FOR SUBMISSION: FRIDAY, OCTOBER 31, 2003

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 2002 through September 30, 2003. Many of the answers require a "yes" or "no" answer or a brief statement. Continue your answers on additional pages if necessary. The forms may be handwritten or typed. Please check carefully to see that all required attachments are returned with this report.

Name of Certified Local Government: City of Providence

Name of Contact Person: Jason D. Martin, Preservation Planner

Address: Department of Planning & Development

400 Westminster Street

Providence, RI 02903

Telephone Number: 401.351.4300 x517

E-Mail Address: jmartin@providenceri.com

CRITERIA #1

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

1. Was the ordinance amended?

No

IF YES, ATTACH a copy of the amendment.

2. Were procedural or design guidelines developed or amended?

No

IF YES, ATTACH a copy of new or amended guidelines.

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

Providence Historic District Commission (PHDC) Standards & Guidelines (SG,
PHDC Jewelry District SG; Industrial & Comm. Bldgs. District SG

4. ATTACH minutes of all HDC meetings for the year.

5. ATTACH a sample approval letter to an applicant.

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

Type of Project Total Approved Denied Pending Appealed

Alterations

Demolitions

New Construction

(See attached)

Relocations

7. Were any of these cases given automatic approval through expiration of the time limit for review?

No

8. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?

Yes

IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted.

9. Was the district enlarged? How many properties added?

No

IF YES, ATTACH a copy of the revised district map.

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

No

11. Were any new properties designated?
IF YES, ATTACH a list of the properties and addresses.

No

CRITERIA #2

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

1. Membership

- a. ATTACH an up-to-date address list of your commission's members and contact person. PLEASE CLEARLY NEW MEMBERS AND WHO THEY REPLACED. Please note the number of HDC meetings attended by each member.
- b. ATTACH A RESUME for each new name added to the list since the last reporting period.

2. Vacancies

- a. Total number of vacancies during the year. 5
- b. Was each vacancy filled within ninety days? No
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? Yes
- d. Please explain if you answered no to either of the two previous questions.
There are currently three vacancies, 2 for the members of the City Council and 1 from the House of Representatives. With the pending Separation of Powers legislation these positions have not been filled in anticipation of the removal of these positions being permanently removed.

3. Meetings

Total number of meetings held: 13 1/2

4. Professional Training

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

(See Attached)

CRITERIA #3

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

1. Has any survey work been done?

Yes

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

30

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

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

CRITERIA #4

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

1. National Register

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

Yes

b. Did you prepare any National Register forms?

No

- c. Did you review and comment on any National Register nominations sent to you by the RIHPHC?

Yes

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

2. CLG Grants

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

Providence Industrial Sites Survey (completed); CAMP program
(completed); Summit Neighborhood NR Nomination (completed);
Wayland Square NR Nomination (completed); Armory LHD
expansion (in progress)

CRITERIA #5

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

1. Public Participation

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

National Register nominations are listed as agenda items on
the PHDC's regular meeting agendas, which are posted in the
City Clerk's office and the City's website one week prior
to a scheduled meeting date.

2. Assurances

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

Glenn Fontecchia (JM)
Signature, Historic District Chairman

11/6/03
Date

J. M. Alb
Signature, Chief Elected Official

11/6/03
Date

ATTACHMENT 1.4

Providence Historic District Commission Meeting Minutes

ATTACHMENT 1.5

Providence Historic District Commission Sample Approval Letter

PHDC MEETING MINUTES

OCTOBER 28, 2002

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, October 28, 2002 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Mildred Parrillo, Catherine Lund, Tina Regan, Councilwoman Patricia Nolan

Members Absent: Senator Frank Caprio, Erin Chace

Staff Present: Jason Martin, Samuel Shamoan, Amintha Cinotti, David Salvatore

C. MINUTES OF THE MEETING OF 07/22/02, 08/26/02 & 09/23/02

Mrs. Regan made a motion to approve the minutes of the 07/22/02 meeting as amended. Mr. de Boer seconded and the motion passed unanimously. Mr. de Boer made a motion to approve the minutes of the 08/26/02 meeting as amended. Mrs. Parrillo seconded and the motion passed unanimously. Mr. de Boer made a motion to approve the minutes of the 09/23/02 meeting as amended. Mr. Fontecchio seconded and the motion passed unanimously.

D. OLD BUSINESS

- 1) **622 Elmwood Avenue (South Elmwood) (00.66)** – Mr. Jeffrey Lykins, architect, appeared before the Commission to discuss major alterations to include: construction of a 2 ½-story addition.

Mr. Martin gave a staff report detailing the history of the project. Mr. Salvatore gave a legal update on the project.

Mr. Lykins gave a presentation detailing the new changes to the proposed new construction.

A request for neighborhood comment was made. Mr. Osto Vargas, 257-261 Lenox Avenue, Ms. Patricia Simons, 224 Adelaide Avenue, Ms. Carol DeFeciani, 137 Ontario Avenue, and Mr. Peter Haraty, 195 Adelaide Avenue, made comments to the Commission. A number of letters were also entered into the record. These comments were concerned with the statute of limitations of the application, the agreement with neighbors and the PHDC to “protect and expand property values”, the demolition violation present on the property, and concerns about the size, scale and massing of the proposed addition. Public comment was closed.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The issue of the previous demolition, not by the current owner, was discussed. Mr. Salvatore stated that the garage demolition should be applied for if it were still standing and that the

violation/lien runs with the property. Mr. Schoettle commented that the garage provided a buffer to the abutting properties.

Councilwoman Nolan and Ms. Regan asked Mr. Salvatore to clarify the difference between "conceptual" and "final" approval. Ms. Regan also asked if the Commission could wait until the appeal had ended. Mr. Salvatore responded that conceptual was concerned with the siting of the building, size, scale and massing, and the general envelope of the building. Mr. Salvatore also responded that the PHDC was required to take action on an application that is presented before it.

A number of new members have been appointed to the Commission since this project was last heard. The current members felt unfamiliar with the design aspects of the project and felt that a sub-committee would be appropriate to look at the elements of the project and could make a report to the Commission. A sub-committee composed of Mr. de Boer, Schoettle, Fontecchio and Ms. Lund was formed.

A motion was made by Mr. de Boer to table the application. Councilwoman Nolan seconded and the motion was unanimously approved. The applicants agreed to table the application and meet with the sub-committee before they reappear before the full commission at a later date.

- 2) **33-43 Olney Street (College Hill) (02.64)** – Mr. Andrew Titz, counselor of law, Mr. Melvin Sensinig, Pastor, and Mr. Edgar Adams and Mrs. Andrea Adams, architects, appeared before the Commission to discuss New Construction to include: the construction of an ecclesiastical building and site improvements.

Mr. Martin gave a staff report. Pastor Sensinig gave an overview of Trinity Presbyterian Church. Mr. and Mrs. Adams gave a presentation detailing the new changes to the proposed new construction.

A request for neighborhood comment was made. Ms. Toby Ayers, 5 Burrs Lane, and Mr. Brad Marston, 9 Hidden Street, both made comments concerning the size, scale and massing of the proposed new construction. Public comment was closed.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. It was discussed that a neighborhood meeting would be held on November 7 and that the project would be going to PPS PAR board on November 13.

A motion was made by Mr. Fontecchio to give conceptual approval to the application, with a sub-committee to follow. Mr. de Boer seconded. The vote was Mr. de Boer, Schoettle, Fontecchio and Kaplan voting in favor and Ms. Nolan, Regan, Parrillo and Lund voting opposed. The motion did not pass.

A motion was made by Councilwoman Nolan to table the application. Ms. Lund seconded and the motion was unanimously approved. The applicants agreed to table the application and meet with a sub-committee composed of Mr. de Boer, Schoettle, and Fontecchio to meet with the applicants before they reappear before the full commission at a later date.

3) 24 Keene Street (College Hill) (02.136) – The applicants did not appear before the commission.

A motion was made by Mr. de Boer to table the application. Mr. Kaplan seconded and the motion was unanimously approved.

4) 12 Arnold Street (College Hill) (02.146) – The applicant/owner, Mr. Jon-Paul Coture, did not appear before the Commission to discuss Major Alterations to include: remove existing 2/2 window on east elevation of rear ell and install true-divided, wood, double 6/6 windows. Remove existing 2/2 window from south elevation and install true-divided, wood, triple 6/6 windows, as per drawings.

Mr. Martin gave a staff report.

Mr. Coture stated the reasons for the alterations to the house. These reasons included the reconfiguration of the existing kitchen and the desire for more light.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Ms. Lund to approve the application, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved. Ms. Regan abstained from voting.

E. NEW BUSINESS

1) 73 Transit Street (College Hill) (02.170) – Mr. Lea Williams, applicant and Mr. August Mende, contractor, appeared before the Commission to discuss major alterations to include: modification of existing windows and installation of new window opening, rear elevation.

Mr. Martin gave a staff report.

Mr. Williams stated the reasons for the alterations to the house. These reasons included the desire of his wife to have a better view of the garden.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Questions concerning whether a bay window was appropriate or whether a projecting window of less than 18 inches would be more appropriate.

A motion was made by Ms. Regan to deny the application, citing Standard 8. Ms. Lund seconded. Ms. Regan, Lund, Parrillo and Mr. Kaplan voted in favor of the motion and Mr. Fontecchio, Schoettle and de Boer voted opposed to the motion. The motion passed and the application was denied.

2) 511-53 Broadway (Broadway) (02.178) – Mr. Martin Nuth and Elizabeth Lehr, applicants, appeared before the Commission to discuss major alterations to include: the installation of replacement windows completed by the previous owner.

Mr. Martin gave a staff report. This report included that the former owner had removed all of the existing wood windows on the residence and had installed vinyl replacement windows during the Summer, 2001. A violation had been issued by the PHDC, however the violation and lien did not go into effect until the current owners had bought the property.

The applicants stated that they were willing to replace some of the windows to gain PHDC approval. The applicants financial situation had changed since they purchased the property and they now needed to sell the property.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mr. Fontecchio to approve the application as amended, with the removal of eleven (11) vinyl replacement windows and the installation of wood, double-hung sash, on the front, Broadway elevation, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

3) 59 Bainbridge Avenue (Broadway) (02.179) – Mr. Paul Conneley, applicant, appeared before the Commission to discuss major alterations to include:

Mr. Martin gave a staff report.

Mr. Conneley stated the reasons for the alterations to the house. These reasons included the desire to use the space for a studio and the need for more natural light in the space.

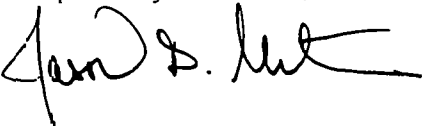
A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The proposed location of the skylights was not deemed in accordance with PHDC guidelines. An alternate location might be acceptable. It was recommended that the application be tabled until the applicant could work out the subsequent details of a proposed new location for the skylight.

A motion was made by Mr. Fontecchio to table the application. Mrs. Regan seconded and the motion was unanimously approved.

F. ADJOURNMENT

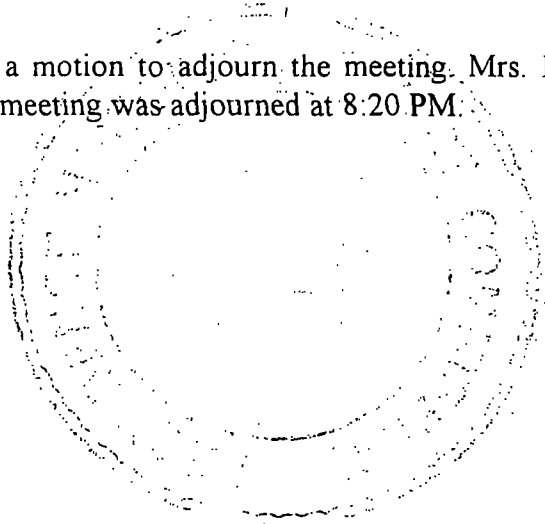
As there was no further business, Mrs. Parrillo made a motion to adjourn the meeting. Mrs. Regan seconded and the motion was unanimously passed. The meeting was adjourned at 8:20 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

NOVEMBER 25, 2002

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, November 25, 2002 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:07 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Erin Chace, Tina Regan

Members Absent: Senator Frank Caprio, Councilwoman Patricia Nolan, Mildred Parrillo

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 10/28/02

The minutes of the 10/28/02 meeting were unavailable at this time.

D. OLD BUSINESS

Mr. de Boer recused himself from the commission.

- 1) **17 Lloyd Lane (College Hill) (02.28)** – Mr. de Boer, architect, appeared before the Commission to discuss major alterations to include: rehabilitation and addition to existing single-family residence.

Mr. Martin gave a staff report.

Mr. de Boer stated the reasons for the alterations to the house. These reasons included the first rehabilitation of the former barn since its initial conversion into a residence in the 1950s.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mr. Fontecchio to approve the application with the applicant to reappear before the PHDC with front door and belvedere details, citing Standards 8 and 9. Ms. Lund seconded and the motion was unanimously approved.

Mr. de Boer rejoined the Commission.

- 2) **33-43 Olney Street (College Hill) (02.64)** – Mr. Andrew Titz and Ms. Nancy Giorgi, counselors of law, Mr. Melvin Sensinig, Pastor, and Mr. Edgar Adams and Mrs. Andrea Adams, architects, appeared before the Commission to discuss New Construction to include: the construction of an ecclesiastical building and site improvements.

Mr. Martin gave a staff report. Pastor Sensinig gave an overview of Trinity Presbyterian Church.

Mrs. Adams gave a presentation detailing the history of the project pertaining to the PHDC. The Adams detailed the conclusions of the PHDC sub-committee and PPS PAR board. These comments included both PHDC sub-committee and PPS PAR comment that the building would benefit from more height and an increase in scale, not a reduction. Mrs. Adams presented the new changes to the proposed new construction. These included an increase in the height of the "tower" by 1 ½ feet and the introduction of an entablature and round windows.

Mr. Adams gave a presentation detailing the history of Pratt and Olney Streets. There once was a church on axis from Pratt Street. Mr. Adams gave a brief history/synopsis of churches in the area and their sizes in relation to the proposed new church.

Mr. Titz commented on the nature of the project and the relation of zoning and the PHDC. Zoning issues (i.e.: parking) were not the purvey of the PHDC. Mr. Titz thanked the PHDC for their continued assistance in the design development of the project. He also stated that the most lenient Standards for the PHDC refer to new construction.

Mr. Schoettle asked for public comment. Public comment was heard from neighbors and abutters. The concerns expressed included size, scale and massing and zoning issues. Public comment was closed.

Mrs. Adams commented that the church had begun talking with the Providence Center Medical Facility on North Main Street to use their garage for Parking on Sundays.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle explained what "conceptual approval" means. That by giving "conceptual approval" to the project that it was dealing with the siting of the building, size, scale and massing and the general envelope of the building. If at the final approval phase elements of the project have changed significantly, the applicant would revert back to the conceptual phase. Ms. Regan commented on the squatness of the building and massing and how she was frustrated by the lack of comment on use. Ms. Lund expressed concerns about locking in the design. Mr. Schoettle commented on possibly revising the tower to make it more vertical in appearance.

A motion was made by Mr. Fontecchio to give conceptual approval of the application, as amended, with considerations for tower massing, citing Standard 8. Mr. de Boer seconded and the motion was unanimously approved.

Mrs. Chace left at 5:35 pm.

- 3) **24 Keene Street (College Hill) (02.136)** – Mr. Stephen Hahn, Jr., applicant/contractor, appeared before the Commission to discuss Major Alterations to include: installation of replacement doors for garage and construction of a rear deck.

Mr. Martin gave a staff report.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. de Boer about lattice detail. Mr. Hahn stated that the lattice would match existing lattice on side porch.

A motion was made by Ms. Lund to approve the application as amended, with lattice to match existing lattice on side porch, citing Standards 8 and 9. Ms. Regan seconded and the motion was unanimously approved.

E. NEW BUSINESS

- 1) **5 Benevolent Street (College Hill) (02.188)** – Mr. Christopher Gumbrecht, applicant, appeared before the Commission to discuss major alterations to include: installation of louvers for HVAC system, basement & third floor, west elevation

Mr. Martin gave a staff report.

Mr. Gumbrecht stated the reasons for the alterations to the house. These reasons included the rehabilitation of the existing HVAC system and the introduction of a central air-conditioning system.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle and Ms. Regan commented on the finish of the grates. Mr. de Boer asked if the grate could be slightly recessed

A motion was made by Mr. de Boer to approve the application, as amended, with the two lower windows to be approved as applied and for the two upper windows to be installed in the existing lower sash, citing Standards 8 and 9. Mr. Fontecchio seconded and the motion was unanimously approved.

- 2) **117-119 Pratt Street (College Hill) (02.194)** – Mr. Tom Lopardo, applicant, appeared before the Commission to discuss major alterations to include: construction of three (3) rear decks; removal of three (3) existing windows and installation of three (3) French-doors.

Mr. Martin gave a staff report.

Mr. Lopardo stated the reasons for the alterations to the house. These reasons included to enhance the value of the property.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. This discussion included specifics on materials to be used, fenestration of the French doors, size of the balusters and various construction details.

A motion was made by Mr. Kaplan to approve the application, with the following conditions: all columns be either cedar or pressure-treated and encased in other material; balustrades are to be 1 1/8 x 1 1/8" with 3" spacing; decking to be cedar or mahogany; French-doors to be wood with simulated divided lites; an emblem is to be used for the connection of the decks to the building; the bevel on the support posts and brackets are to be eliminated; revised drawings are to be submitted to staff for final

approval before Certificate of Appropriateness is issued, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

- 3) **22 Keene Street (College Hill) (02.195)** – Mr. Suzie Symonds and Jill Law, architect, designers before the Commission to discuss major alterations to include: construction of rear, one-story kitchen addition.

Mr. Martin gave a staff report.

Ms. Symonds stated the reasons for the alterations to the house. These reasons included the desire of the owners to rehabilitate their kitchen and to have a breakfast area.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The proposed gable roof would be changed to a flat roof. Windows to be 1/1 with single-sheet doors.

A motion was made by Mr. Fontecchio to approve the application, as amended, with the roof to be modified from a hip to a nearly flat roof; shape of addition to follow previous addition below; windows to be changed to 1/1, single lite doors; additions footprint adjusted slightly to follow existing parapet, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

- 4) **243 North Main Street (College Hill) (02.196)** – Mr. Lance Bay, architect, appeared before the Commission to discuss major alterations to include: construction of new entry stair & stoop, south elevation.

Mr. Martin gave a staff report.

Mr. Bay stated the reasons for the alterations to the building. These reasons included the conversion of the building into commercial and residential units.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. It was decided that the Commission would as a sub-committee visit the site.

A motion was made by Ms. Regan to table the application, with a sub-committee to view the proposed changes before the applicant reappears at a subsequent meeting. Mr. Fontecchio seconded and the motion passed.

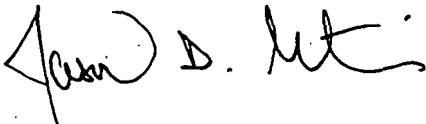
F. OTHER BUSINESS

- 1) Approval of 2003 Meeting Schedule. Mr. Fontecchio made a motion to pass the schedule. Mr. de Boer seconded. The motion passed unanimously.

G. ADJOURNMENT

As there was no further business, Mr. Fontecchio made a motion to adjourn the meeting. Mr. de Boer seconded and the motion was unanimously passed. The meeting was adjourned at 7:30 PM.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason D. Martin". The signature is written in a cursive style with a large initial "J" and "M".

JASON D. MARTIN

Preservation Planner/PHDC Staff

PHDC MEETING MINUTES

DECEMBER 16, 2002

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, December 16, 2002 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Neal Kaplan, Glen Fontecchio, Mildred Parrillo, Catherine Lund, Tina Regan

Members Absent: Senator Frank Caprio, Erin Chase, Cornelis de Boer

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 10/28/02 & 11/25/02

The minutes of the 10/28/02 and 11/25/02 meetings were unavailable at this time.

The applicant for 243 North Main Street was not present at the time the project was called so the application was set aside and the Commission moved to New Business.

E. NEW BUSINESS

- 1) **152-154 Prospect Street (College Hill) (02.200)** – Mr. John Galvin, owner and Ms. Sharon Schofield, applicant, appeared before the Commission to discuss major alterations to include: removal of existing windows and installation of replacement windows, all floors and elevations.

Mr. Martin gave a staff report.

Mr. Galvin stated the reasons for the alterations to the house. These reasons included the desire of the tenants to have windows that stopped drafts and did not leak air. Mr. Galvin stated that he was not aware that his property was within the College Hill local historic district and stated that, in his opinion, the replacement windows were close to identical to the existing windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mrs. Regan to deny the application, citing Standards 1 and 8. Mr. Kaplan seconded and the motion was unanimously approved.

The applicant for 243 North Main Street arrived at the meeting and the application was heard.

D. OLD BUSINESS

- 1) **243 North Main (College Hill) (02.196)** – Mr. Lance Bay, architect, appeared before the Commission to discuss major alterations to include: construction of new entry stair & stoop, south elevation.

Mr. Martin gave a staff report. The PHD had held a sub-committee meeting on-site, Tuesday, December 3, 2002. At that meeting the details of the application had been explained to the PHDC by the owner and the opinions of the PHDC were stated. A consensus was agreed to between the owner and the PHDC regarding the application.

A motion was made by Mr. Fontecchio to approve the application, as amended, citing Standards 8 and 9, with any revisions to staff. Mrs. Lund seconded and the motion was unanimously approved.

E. OTHER BUSINESS

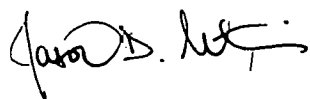
- 1) **Preliminary Application** – Mr. Scott Barry, applicant did not appear before the Commission to discuss New Construction of a single family residence at 10-12 Bainbridge Avenue.

A motion was made by Mrs. Regan to table the application. Mrs. Parrillo seconded and the motion was unanimously approved.

F. ADJOURNMENT

As there was no further business, Mr. Kaplan made a motion to adjourn the meeting. Mrs. Parrillo seconded and the motion was unanimously passed. The meeting was adjourned at 5:25 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

JANUARY 27, 2003

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, January 27, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Mildred Parrillo, Erin Chace, Tina Regan

Members Absent: Senator Frank Caprio

Staff Present: Jason Martin, Christopher Ise, David Salvatore

C. MINUTES OF THE MEETING OF 10/28/02, 11/25/02 & 12/16/02

A motion was made by Mr. Fontecchio to approve the minutes of the 10/28/02 & 11/25/02 meetings. Mr. Kaplan seconded and the motion was unanimously approved. The minutes of the 12/16/02 meeting were unavailable at this time.

D. OLD BUSINESS

- 1) **256-262 Broadway (Broadway) (01.60)** – Mr. Chung Hing Lau, applicant/owner, Mr. Orlando Andreoni, esq., Mr. Wes McKeen, general contractor, and Mr. Daniel Peloquin, architect, appeared before the Commission to discuss Major Alterations to include: the installation of a Narragansett Electric transformer.

Mr. Martin gave a staff report. The application concerning the transformer was heard at the September 23, 2002, PHDC meeting. At that meeting approval was given for a transformer to be located adjacent to the building. A site-plan was shown and accepted as the approved location of the transformer. Additional plans were to be submitted showing details. Additional plans were never submitted and the CA was prepared but never sent. Work began on the project, specifically the trench line from the corner of Battey Street and Broadway. It was brought to Staff's attention that the blast wall had been constructed. Staff conducted a site visit and it was clear that the size of the transformer area would be larger than the approved size. Plans had still not been submitted. A Notice of Violation was sent December 12, 2002. A violation notice was issued by DIS and a stop-work-order was issued. On January 9, staff received numerous calls concerning ongoing work at the transformer. Staff met on-site with representatives of DIS and the applicants. It was decided that a meeting would be held on-site with, David Cenci, Chief Electrical Inspector and staff to discuss the code issues concerning the installation of the transformer. On January 13, staff met on-site with Clark Schoettle, David Cenci, Chief Electrical Inspector, representatives of Narragansett Electric, Chung Hing Lau, owner/applicant and Orlando Andreoni, attorney. During the meeting the requirements of the involved parties were discussed. The blast wall and bollards were reduced in height to approximately 4 feet to meet the existing foundation of the building. The blast wall would be finished with a parge coat to match the

existing foundation. The existing brick planters would be extended around the base of the blast wall to the bollards. A bluestone cap would be added to the blast wall. The bollards and the transformer would be painted. It is also feasible for a gate to be installed in-between the bollards to further camouflage the transformer.

Staff was asked by Mrs. Regan about specifics of approval in 2003. Mr. Schoettle explained the January 13 meeting to Mrs. Regan. Mr. Salvatore explained the situation with the City Ordinance concerning the oil retention area required. Mrs. Regan asked about the size of the transformer. Explained that she had talked with Narragansett Electric about the situation. A discussion ensued between the applicants and the PHDC concerning various issues related to Narragansett Electric.

Mr. Andreoni explained the financial situation of Mr. Lau. Mr. Fontecchio asked about the parking situation. There are presently two more parking spaces than required. Mrs. Regan asked the applicants about the two remaining parking spaces. Mr. Fontecchio asked about retaining the transformer at the approved location and increasing the landscaping, which would require the removal of one parking space.

Public comment was heard. Ms. Filomena Lupo discussed concerns about health and safety of restaurant's customers, the destruction of the view of the building with the location of the transformer and how it detracts from the design of the building. Issue of the Unitarian Church transformer on Benefit Street and her desire for the transformer to be as hidden as possible. Ms. Kirschen Baum stated that she thought that the surfaces of the walls should be aesthetically pleasing and that a mural may be appropriate. Dr. Robert Berrillo reiterated Ms. Lupo's concerns about safety and aesthetics. Ms. Lupo brought up the issue of parking.

Mr. Peloquin responded to Ms. Lupo's question. Mr. Salvatore also inquired into the parking situation. Issue of case being heard before Rhode Island Supreme Court. Mr. Schoettle asked if the PHDC should table the matter until the case is heard? Mr. Andreoni stated that the location of the transformer had already been previously approved. Mr. Salvatore stated that there had been enough discussion by the PHDC and that a vote should be taken.

A motion was made by Mr. De Boer to give conditional approval to the application, as amended per Mr. Fontecchio's recommendations, with plans to be submitted of the transformer site, enclosure and landscaping and to return to a sub-committee, with the applicants, Narragansett Electric, and DIS, citing Standards 8 and 9. Mr. Fontecchio seconded. Mr. Schoettle, de Boer, Fontecchio, Kaplan, Dr. Lund and Mrs. Parrillo voted to yes, Mrs. Regan and Mrs. Chace voted no and the motion passed.

The sub-committee was formed. Members of the sub-committee were Mr. Schoettle, de Boer, Fontecchio and Mrs. Regan, Parrillo and Chase.

E. NEW BUSINESS

- 1) **168-170 Congdon Street (College Hill) (03.006)** – Mrs. Barbera DeRobbio, owner/applicant, appeared before the Commission to discuss major alterations to include: removal of existing windows and installation of replacement windows.

Mr. Martin gave a staff report.

Mrs. DeRobbio stated the reasons for the alterations to the house. These reasons included the desire of the tenants to have windows that stopped drafts and did not leak air. Mrs. DeRobbio stated that she was not aware that her property was within the College Hill local historic district because "it did not have a plaque", that, in her opinion, the replacement windows were an improvement, and that many other buildings near her had vinyl replacement windows.

Mr. Schoettle explained the situation with the plaques and the other house in the neighborhood. Mr. Schoettle also discussed the options for wood windows. Staff brought up the issue of issuing a violation against the window contractor. Mr. Salvatore commented on this issue.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Dr. Lund stated that, according to the receipt provided by the applicant, the windows had been installed in July 2001, before Rhode Island State Law had been changed requiring building permits for the installation of replacement windows.

A motion was made by Mr. Fontecchio to table the application, with Staff and counsel to pursue the matter against the window contractor. Dr. Lund seconded and the motion was unanimously approved.

- 2) **68 Keene Street (College Hill) (03.007)** – Mr. Brian Holdberg, applicant, and Mr. Ron Mailhot, contractor, appeared before the Commission to discuss major alterations to include: removal of existing windows and installation of nineteen (19) replacement windows.

Mr. Martin gave a staff report.

The applicants presented a window sample of the proposed Marvin replacement window.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The proposed windows were deemed inappropriate because they used a framing system that would decrease the area of the lites. The Commission discussed other feasible replacement ideas. The applicants asked to table the meeting so as to be allowed time to discuss their options.

A motion was made by Dr. Lund to table the application. Mr. Kaplan seconded and the motion was unanimously approved.

- 3) **197-199 Congress Avenue (South Elmwood) (03.008)** – Ms. Karen Hughes and Mr. Caleb Messier, applicants/owners/architects, appeared before the Commission to discuss major alterations to include: removal of existing window, rear elevation, and installation of new windows.

Mr. Martin gave a staff report.

The applicants stated the reasons for the alterations to the house. These reasons included the desire of the owners to rehabilitate their kitchen and to be able to see into the back yard.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mrs. Regan to approve the application, as submitted, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

- 4) **292 Elmwood Avenue (North Elmwood) (03.011)** – Mr. Dennis Wobst, representing the owner, appeared before the Commission to discuss major alterations to include: removal of existing replacement windows and installation of new replacement windows.

Mr. Martin gave a staff report. While the proposal was technically for Replacement In-Kind, the project building had been significantly “muddled” over the years and Staff had referred the application to the Commission so as to best ascertain the correct fenestration for the windows.

A discussion ensued between members of the commission and the applicant regarding the appropriate fenestration for the building.

A motion was made by Dr. Lund to approve the application and directing staff that 8/1, 6/1 & 1/1 windows would be appropriate, dependent on location, citing Standard 3. Mrs. Regan seconded and the motion was unanimously approved.

F. OTHER BUSINESS

- 1) **121-133 Fountain Street (Fogarty Building, DRC)** – Mr. Duncan Pendlebury, architect, appeared before the Commission to discuss the proposed demolition of 121-133 Fountain Street, a proposal referred to the Commission by the DOWNCITY Design Review Committee for review and a non-binding recommendation.

Mr. Martin gave a staff report. Mr. Ise gave a staff report. Mr. Pendlebury gave a history of the building and briefly outlined the proposed replacement building for the site.

A discussion ensued between members of the commission and the applicant regarding the proposed demolition.

A motion was made by Mr. Fontecchio that the building had no historic or architectural value and that its demolition would not negatively impact the Downtown Historic District. Dr. Lund seconded and the motion was unanimously approved.

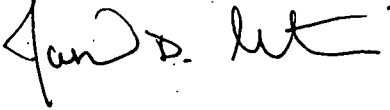
A motion was made by Mr. Fontecchio to give a positive recommendation for demolition to the DRC with the condition that the site does not become a surface parking lot. Mr. Kaplan seconded and the motion was unanimously approved.

- 2) **Preliminary Application:** No applicant appeared before the Commission to discuss the proposed New Construction of a single-family residence, 10 Bainbridge Avenue, Broadway Historic District. The matter was tabled.

G. ADJOURNMENT

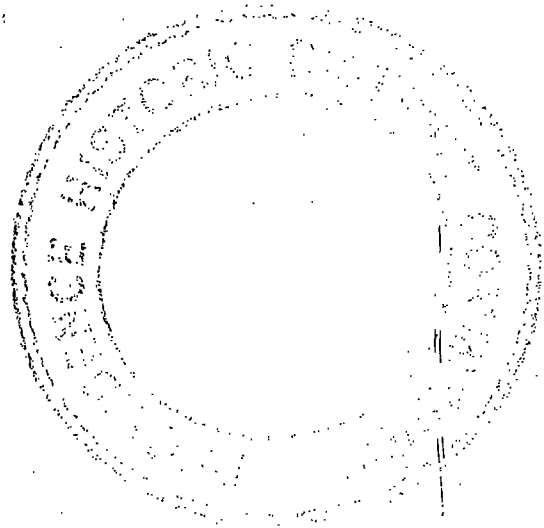
As there was no further business, Mr. Kaplan made a motion to adjourn the meeting. Mr. Fontecchio seconded and the motion was unanimously passed. The meeting was adjourned at 7:40 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

FEBRUARY 11, 2003

SPECIAL MEETING

A special meeting of the Providence Historic District Commission was held on Tuesday, February 11, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 5:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Mildred Parrillo, Tina Regan

Members Absent: Senator Frank Caprio, Erin Chace

Staff Present: Jason Martin, David Salvatore

C. MINUTES OF THE MEETING OF 12/16/02

A motion was made by Mrs. Regan to approve the minutes of the 12/16/02 meetings. Mr. Kaplan seconded and the motion was unanimously approved.

D. OLD BUSINESS

-) 622 Elmwood Avenue (South Elmwood) (00.66) – Mr. James Sloan, III, attorney representing the applicant/owner, and Mr. Jeffrey Lykins, architect, appeared before the Commission to discuss Major Alterations to include: construction of a 2 ¼-story addition with entry porch, replace windows and doors, conduct site improvements.

Mr. Martin gave a staff report. Mr. Schoettle read a letter from the Mayor. Mr. Sloan asked Mr. Schoettle to swear in the court reporter. Mr. Salvatore explained that while the applicants were allowed to have the court reporter present, the tape recording of the meeting were the official record.

Mr. Lykins gave presentation of changes to plans from the discussions held at the 01/07/03 sub-committee meeting. Mr. Schoettle asked where the exhaust would come from. Mr. Lykins explained the location of the exhaust would be cut into the roof. A question was asked pertaining to the site plan and landscape plan.

Dr. Lund asked about deliveries and the prevention of vehicles other than delivery trucks cutting through the property. Mr. Lykins stated a gate would be provided at the Lenox Avenue exit.

Mr. de Boer asked about the fence. Mr. Lykins stated that aluminum-based metal fences would be used along Elmwood and Lenox Avenues. Existing wood fence to be retained on inner-lot-lines.

Mr. Sloan asked that the architectural plans be submitted as Exhibit A.

Mrs. Regan asked about the name of the organization. Mr. Sloan responded that the correct name was "The McAuley Corporation", that it was a 501.3c organization, and not an "umbrella" corporation.

Mr. Sloan asked that the decisions of the zoning board of review, Superior Court and the disposition of the Supreme Court be submitted as Exhibits B, C & D

Mrs. Regan asked about the use. Mr. Sloan explained that it was a soup kitchen, offices and one residential unit for the caretaker.

Mr. Salvatore asked about the site plan. It was decided that the landscape plan would return to be reviewed by either the Commission or staff.

Mr. Sloan asked Mr. Lykins to if all required conditions of the sub-committee meeting and by staff had been met. Mr. Lykins responded that everything had been submitted as required.

Dr. Lund asked about Conceptual Approval and if there was any leeway with approval of the site plan. Mr. Salvatore explained the process. Approval was given to the envelope (massing and scale) of the building and at this phase the Commission was looking at the detailing of the proposal.

Public comment was heard. Carol L. Defeciani, Patricia Simons, Osto Vargas and Peter Karczmar all gave public comments. Comments were primarily concerned with issues of proper proceedings, allegations of impropriety, exhaust stack, violation for demolition, foot and auto traffic, and due process. Public comment was closed.

Mr. Schoettle addressed the violation for the garage demolition. Mr. Salvatore stated that the landscape plan could be affected by the garage location but that the building addition was not affected. No prohibition against being able to hear an application because eof a violation. Mr. Salvatore stated that he strongly recommended that the applicant file for the demolition.

Mrs. Regan asked about violation determination and if the Commission can determine that because of the violation the Commission could not hear the application. Mr. Salvatore stated that he believed this was not the case.

Mr. Sloan stated that it was staff that had brought up the issue of the violation (presently and on the past). Mr. Sloan question staff about the violation. Staff responded that he was not the staff member, nor employed by the City at the time of the violation. Mr. Sloan stated that he had brought up the issue with the (past) building inspector and he had stated that there was no violation. Staff disputed this claim. Mr. Sloan went through the legal history of the application. Mr. Schoettle stated that the issue over the garage demolition was one of process and that he believed that the removal of the garage would not be an impediment to the applicant.

Mr. Salvatore stated that the commission should close discussion and move forward with the application. Mr. Schoettle asked if the Commission had significant information? Mr. Schoettle asked for the thinking of the members. Mrs. Regan said she was hesitant. Mr. de Boer stated that the documentation present was sufficient to vote. Mr. Sloan requested that a vote be taken.

A motion was made by Mr. De Boer to give final approval to the application with the following conditions: a) separate Certificates of Appropriateness to be issued for the construction of the new addition/rehabilitation of the existing building, and for site improvements to the property; b) the following details are to be submitted to staff for review before a Certificate of Appropriateness is issued for the construction of the new addition and the rehabilitation of the existing building: parapet railing; gutter and downspout; eave and rake of addition; covered side porch and column; and mechanical equipment as they become available; c) The approval and issuance of a Certificate of Appropriateness for site improvements is subject to the legal resolution of the disposition of the garage demolition, this includes: application for garage demolition; site plan; landscape plan; citing Standards 2, 3 and 8. Mr. Fontecchio seconded. Mr. Schoettle, de Boer, Fontecchio, Kaplan, and Mrs. Parrillo voted yes and Dr. Lund and Mrs. Regan voted no. The motion passed.

E. NEW BUSINESS

- 1) **107 Prospect Street (College Hill) (02.171)** – The applicant did not appear before the Commission to discuss major alterations to include:

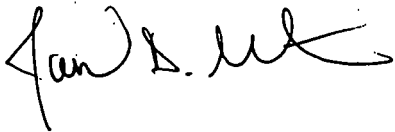
Mr. Martin gave a staff report. Staff suggested that the Commission plan a site-visit to see the proposed changes.

A motion was made by Mr. Fontecchio to table the application, with a site visit to be arranged by staff. Dr. Lund seconded and the motion was unanimously approved.

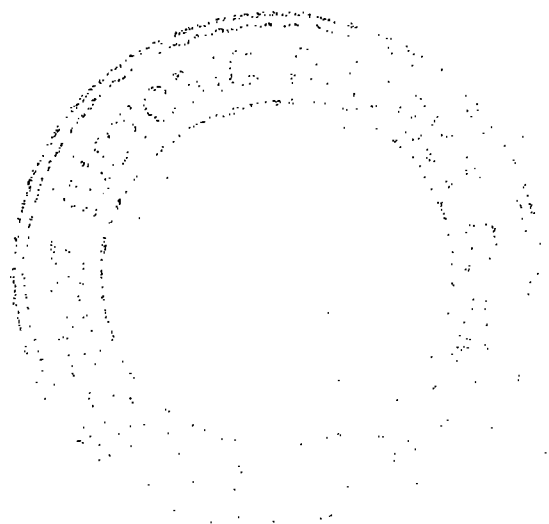
G. ADJOURNMENT

As there was no further business, Mr. Kaplan made a motion to adjourn the meeting. Mr. Fontecchio seconded and the motion was unanimously passed. The meeting was adjourned at 7:15 PM.

Respectfully submitted,



JASON D. MARTIN
Preservation Planner/PHDC Staff



**PHDC MEETING MINUTES
FEBRUARY 24, 2003**

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, February 24, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Mildred Parrillo, Tina Regan

Members Absent: Senator Frank Caprio, Erin Chace

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 01/27/03 & 02/11/03

A motion was made by Mr. Fontecchio to approve the minutes of the 01/27/03 & 02/11/03 meetings. Mrs. Regan seconded and the motion was unanimously approved.

D. NEW BUSINESS

- 1) **190 Lexington Avenue (South Elmwood) (03.013)** – Mr. Varkus Markarian, owner/applicant, and Mr. Luis Gonzalez, contractor, appeared before the Commission to discuss major alterations to include: enclosing of rear porch with 8' panels to be painted gray, pilasters/columns posted 8' (?) apart, lattice to the height of 2' to be added to the bottom, and three (3) 19" x 32" aluminum windows to be installed.

Mr. Martin gave a staff report.

Mr. Markarian stated the reasons for the alterations to the residence. These reasons included the need for maintenance and the upkeep of the property.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. It was stated to the applicant that the design, as submitted, was unacceptable to the Standards and Guidelines. The porch is an open porch and if the applicant wishes to enclose it, the applicants should do so in a manner that still reflects the original design/use of the space.

A motion was made by Dr. Lund to deny the application as submitted, citing Standards 8 & 9. Mrs. Regan seconded and the motion was unanimously approved.

Mr. Schoettle recused himself from the next item.

At this point, Mr. Fontecchio, Deputy Vice Chair, served as chair.

2) Adelaide Avenue Development Corp. "Melrose Project", Phase II (South Elmwood):

- a) 196-198 Adelaide Avenue (South Elmwood) (03.018) – Mr. Benno Belhumeur and Ms. Virginia Branch, architects, appeared before the Commission to discuss major alterations to include: the rehabilitation of the existing building.**

Mr. Martin gave a staff report.

Ms. Branch went through the building program and discussed the proposed changes. The changes discussed included the effort to save the slate roof, the use of true-divided wood sash, replacement windows, the replacement of the columns on the front porch, and the reintroduction of windows and false windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. This discussion centered on the proposal for a false window on the front elevation and the various options, the replacement of the roof, and site improvements.

Public comment was heard. Don Desantis, Luke Driver and Jane Driver commented on the proposal. Their comments included that the front window was critical, even if just a shadow box, window was thought to be more important than the roof, thought that the introduction of some rear windows would not be a deal breaker, issue regarding whether 2 or 3-family units, commended the hard work of the architects, history of the buildings and the fleecing of tax dollars in the past, a question on the composition of the replacement columns (they would be composite), and the parking arrangements. The applicants responded to the comments. They gave background on their budget concerns and restrictions of the programs. Public comment was closed.

A motion was made by Mr. de Boer to approve the application as submitted, requesting that the applicants investigate the possibility that a shadow window be installed on the front elevation, second floor, citing Standards 3, 8 & 9. Mrs. Regan seconded and the motion was unanimously approved.

- b) 200-202 Adelaide Avenue (South Elmwood) (03.019) – Mr. Benno Belhumeur and Ms. Virginia Branch, architect, appeared before the Commission to discuss major alterations to include: the rehabilitation of the existing building.**

Ms. Branch went through the building program and discussed the proposed changes. The changes discussed included the removal of the slate roof, the retention of the existing replacement windows, the replacement of the columns on the front porch, and the reintroduction of windows and false windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. This discussion centered on the proposal for a false window on the front elevation and the various options, the replacement of the roof, site improvements, and the roofline of the front.

Public comment was heard. Don Desantis and Luke Driver commented on the proposal. Their comments included that the front window was critical, even if just a shadow box, that the detailing was

okay, and the issue of the roof. The applicants responded to the comments. Public comment was closed.

A motion was made by Mr. de Boer to approve the application as submitted, requesting that the applicants investigate the possibility that a shadow window be installed on the front elevation, second floor, citing Standards 3, 8 & 9. Mrs. Regan seconded. Mr. de Boer, Kaplan, Fontecchio and Mrs. Parrillo, Regan voted yes. Dr. Lund abstained. The motion passed.

- c) **236-238 Adelaide Avenue (South Elmwood) (03.020)** – Mr. Benno Belhumeur and Ms. Virginia Branch, architect, appeared before the Commission to discuss major alterations to include: the rehabilitation of the existing building.

Ms. Branch went through the building program and discussed the proposed changes. The changes discussed included the use of true-divided wood sash, replacement windows, the replacement of the front porch, the construction of a new rear porch and the reintroduction of windows and false windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. This discussion centered on the proposal for the replacement of the front porch, the construction of a new rear porch and the reintroduction of windows and false windows.

Public comment was heard. Don Desantis and Luke Driver commented on the proposal. Their comments included that the architects had done a nice job, a question was raised on the orientation of the rear porch, could the finials on the second-floor porch be replicated, and an issue concerning the windows. The applicants responded to the comments. Public comment was closed.

A motion was made by Mr. de Boer to approve the application as submitted, with the stipulation that the second floor porch finials be replaced in-kind, citing Standards 3, 8 & 9. Mrs. Regan seconded and the motion was unanimously approved.

Mr. Schoettle rejoined the Commission and reassumed the chair.

Mr. Fontecchio recused himself from the next application.

- 3) **91 Prospect Street (College Hill) (03.021)** – Mr. R. J. Plante, III, applicant and Mr. Friedrich St. Florian, architect, appeared before the Commission to discuss major alterations to include: 1 ½-story, 3-bay garage, 2 bays for automobile access and 1 bay for pedestrian access, approximately 32' x 36' (1152 sq. ft. footprint), holding approximately 5-6 cars.

Mr. Martin gave a staff report.

Mr. St. Florian stated the reasons for the proposed new construction. These reasons included the new owner's collection of cars and the need for a space to house them.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

Public comment was heard. Mr. Jon Nichols commented favorably on the project. Public comment was closed.

A motion was made by Mr. de Boer to approve the application as submitted, citing Standard 8. Mrs. Regan seconded and the motion was unanimously approved.

Mr. Fontecchio rejoined the Commission.

- 4) **94 Congdon Street (College Hill) (03.022)** – Mr. Jon Nichols, owner, and Mr. Dominic Carbone and Ms. Karen Hughes, architects, appeared before the Commission to discuss major alterations to include: construction of an approximately 6' x 9' (54 sq. ft. footprint) first-floor addition to south-west corner of kitchen, with one (1) pairing of 2, 6' x 6' pressure-treated posts, with veneer, with 1" x 1" lattice in-between, used as structural support; construction of a 6' x 8'6" (51.6 sq. ft. footprint) roof deck on top of proposed kitchen addition, south-west corner, second floor; construction of a 9' x 18' rear deck with three (3) pairings of 2, 6' x 6' pressure-treated posts, with veneer, with 1" x 1" lattice in-between, used as structural supports.

Mr. Martin gave a staff report.

Mr. Carbone stated the reasons for the alterations to the residence. These reasons included the desire of the owners to enhance the appeal of the residence on the open market by taking advantage of the spectacular views provided of the State House and Downtown.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. de Boer asked about the nature of the project. Mrs. Regan expressed concerns about the reasons behind the project. Mr. Schoettle stated that he thought the window framing should remain for the proposed window removal on the south elevation and that the addition should be setback 6" on the south and west elevations.

A motion was made by Mr. Fontecchio to approve the application as amended, with retention of the existing window frame on the south elevation and for the addition to be setback 6" on the south and west elevations and railing details be submitted to staff, citing Standards 8 & 9. Mr. de Boer seconded and the motion was unanimously approved.

F. OTHER BUSINESS

- 1) **Preliminary Application** – No appeared before the Commission to discuss the proposed New Construction of a single-family residence adjacent to 10 Bainbridge Avenue, Broadway Historic District.

The Commission stated not to place the item on subsequent agendas unless more substantial information is submitted.

- 2) **Westminster Street Historic District:** The nomination of the Westminster Street Historic District was discussed for comment by the Commission to the RIHP&HC.

Mr. Martin gave a staff report. Staff noted that the nomination form was slightly out of date in reference to the current use of the Paris Restaurant Building, 721-725 Westminster Street, and that no reference was made to the fact that all of the buildings listed were included in the City's Industrial and Commercial Buildings District in March 2002 or the July 2002 amendment.

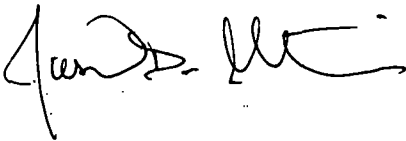
The Commission had no objections to the nomination.

A motion was made by Mr. de Boer stating that the nomination fairly describes the properties and that the properties meet the eligibility criteria for the National Register of Historic Places and that the Commission recommends that the State Historic Preservation Officer nominates the properties to the National Register application, with the comments as described by staff. Mrs. Regan seconded and the motion was unanimously approved.

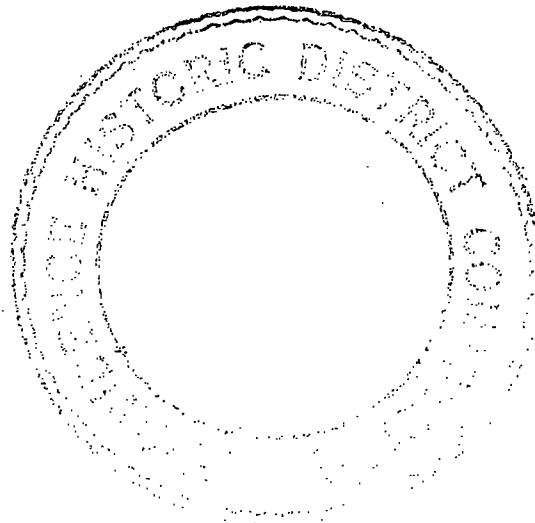
G. ADJOURNMENT

As there was no further business, Dr. Lund made a motion to adjourn the meeting. Mrs. Regan seconded and the motion was unanimously passed. The meeting was adjourned at 7:00 PM.

Respectfully submitted,



JASON D. MARTIN
Preservation Planner/PHDC



PHDC MEETING MINUTES

MARCH 24, 2003

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, March 24, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:10 PM, Mr. Fontecchio, Deputy Vice Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Mildred Parrillo, Tina Regan

Members Absent: Clark Schoettle, Senator Frank Caprio, Erin Chace

Staff Present: Jason Martin, David Salvatore

C. MINUTES OF THE MEETING OF 02/24/03

A motion was made by Mr. de Boer to approve the minutes of the 02/24/03 meeting. Dr. Lund seconded and the motion was unanimously approved.

D. NEW BUSINESS

- 1) **190 Lexington Avenue (South Elmwood) (03.029)** – Mr. Varkus Markarian, owner/applicant, appeared before the Commission to discuss major alterations to include: enclosing of rear porch. The application is in response to a Notice of Violation.

Mr. Martin gave a staff report. Mr. Markarian had appeared at the 02/24/03 meeting with an application to enclose the rear porch. The design was deemed unsympathetic and the application was denied! Mr. Markarian had submitted a new design to the Commission that he felt would meet the Standards and Guidelines. Staff had discussed the project with the building official. The building official had notified staff that the enclosing of an open porch requires the approval of the building official to determine whether the proposed alterations meet setback requirements. Staff recommended that the owner/applicant appear before the building official to determine whether or not the alterations were acceptable.

Mr. Markarian stated the reasons for the alterations to the residence. These reasons included the need for maintenance and the upkeep of the property.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Markarian's contractor was unable to make the meeting and he had the drawings for the proposed alterations with him. The Commission members commented on the issue of zoning for the residence. A request was made for the owner/applicant to meet with the building official to determine whether or not the zoning requirements would be made.

A motion was made by Mrs. Regan to table the application as because of incomplete documentation. Dr. Lund seconded and the motion was unanimously approved.

Mr. Markarian stated that he would withdraw his application and that he would just repair the porch as existing.

- 2) **152-154 Prospect Street (College Hill) (03.030)** – Mr. John Galvin, applicant/owner, appeared before the Commission to discuss major alterations to include: the installation of replacement windows.

Mr. Martin gave a staff report. The application is in response to a Notice of Violation sent to the owner who had begun installing vinyl replacement windows. At the 12/02 meeting the applicant/owner had applied to the commission for the work, the installation of 1/1 vinyl replacement windows. The application was denied. For this meeting, the applicant/owner has submitted a new application for the installation of the vinyl windows with modifications. These modifications include installing an applied muntin on the top sash to create the appearance of a 2/1 window, and painting the entire sash to match the building's trim

Mr. Galvin stated the reasons for the proposed alterations. He stated that he was believed improving the building. He stated that his tenant's had also complained about the efficiency of the old windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Fontecchio asked if a sample was available. Mr. Galvin stated that he did not have a sample at the current time. Comments were made regarding the appearance of the alterations. Comments were made regarding the life expectancy of the applied muntin and the painted vinyl. Various issues were discussed about the precedent set by allowing this proposal to be accepted. Mr. Salvatore commented that the Commission should consider the application as if there were no extraneous circumstances and as if it were a clean application appearing before the Commission.

Mr. Galvin had stated that his contractor was the expert in regards to the technical questions regarding the window and was out of the country and unavailable for tonight's meeting. The Commission stated that they did not feel that this application would meet the Standards & Guidelines, but if the owner/applicant wished, they would table the application to a subsequent meeting so as to allow the testimony of the owner/applicant's contractor. Mr. Galvin stated that he would like to have the application tabled.

A motion was made by Dr. Lund to table the application. Mrs. Parrillo seconded and the motion was unanimously approved.

F. OTHER BUSINESS

- 1) **Kullman Dining Car #221, 1467 Westminster Street:** The nomination of the Kullman Dining Car #221 was discussed for comment by the Commission to the RIHP&HC.

Mr. Martin gave a staff report.

Mrs. Regan made the comments that that because the diner is a "mobile" structure, would the designation travel with the diner if it was moved to another site?

The Commission had no objections to the nomination.

A motion was made by Mrs. Regan stating that the nomination fairly describes the properties and that the properties meet the eligibility criteria for the National Register of Historic Places and that the Commission recommends that the State Historic Preservation Officer nominates the properties to the National Register application, with the comments as noted by the Commission. Dr. Lund seconded and the motion was unanimously approved.

- 2) **National & Providence Worsted Mills, 166 Valley Street:** The nomination of the National & Providence Worsted Mills was discussed for comment by the Commission to the RIHP&HC.

Mr. Martin gave a staff report.

Mr. de Boer made the comments that the name cited on Section 7, p. 6, as "Blacker Brothers, Inc..." is misspelled. The correct spelling is "Blacher". Mr. de Boer also commented that Blacher Brothers had owned the property since 1954 and were responsible for the mill remaining in the relatively good condition that is now allowing for its conversion to residential property. The feeling was that a paragraph stating the history from 1954 to present would be appropriate. Although this timeframe is outside of the period of significance and the 50-year rule, it is still relevant and should be included in what is a historical documentation of the building.

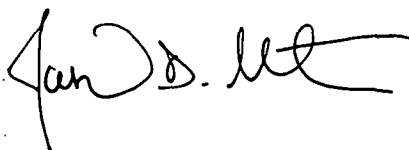
The Commission had no objections to the nomination.

A motion was made by Mrs. Regan stating that the nomination fairly describes the properties and that the properties meet the eligibility criteria for the National Register of Historic Places and that the Commission recommends that the State Historic Preservation Officer nominates the properties to the National Register application, with the comments as noted by the Commission. Dr. Lund seconded and the motion was unanimously approved.

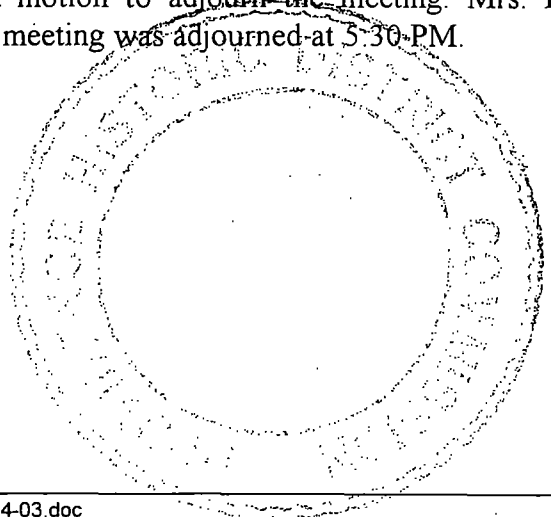
G. ADJOURNMENT

As there was no further business, Dr. Lund made a motion to adjourn the meeting. Mrs. Regan seconded and the motion was unanimously passed. The meeting was adjourned at 5:30 PM.

Respectfully submitted,



JASON D. MARTIN
Preservation Planner/PHDC



PHDC MEETING MINUTES

APRIL 28, 2003

REGULAR MEETING

A meeting of the Providence Historic District Commission was held on Monday, April 28, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

A. CALL TO ORDER

The meeting was called to order at 4:07 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Catherine Lund, Mildred Parrillo, Tina Regan

Members Absent: Senator Frank Caprio, Erin Chace

Staff Present: Jason Martin, Thomas Deller (arrived 4:20; departed 5:50)

C. MINUTES OF THE MEETING OF 03/24/03

A motion was made by Mr. de Boer to approve the minutes of the 03/24/03 meeting. Dr. Lund seconded and the motion was unanimously approved.

D. SUMMARY OF ISSUES

The following issues were reported:

- Annual Retreat is scheduled for Wednesday, May 7, 2003, at 5:00 PM at the Department of Planning and Development.
- The format for the Annual Mailing has been completed (see attached). Hope to have it mailed out by mid May at the latest.
- Expansion of the Armory LHD is proceeding. An advisory committee will be formed at the May City Plan Commission meeting.
- Staff was contacted by a homeowner who resides in a house on Adelaide Avenue who was inquiring as to expanding the South Elmwood LHD to include Adelaide Avenue between Melrose and Hamilton Streets. Staff is sending her the relevant information.
- Emergency demolition of a 1950s era wooden garage at 21 Barnes Street. The owner is proposing to construct a new garage. Staff is meeting him on-site 4/25/03.
- McAuley House has not submitted an application for the demolition of the garage. Mr. Sloan is contending that he does not need to.
- Sub-committee for Phoenix Dragon needs to be scheduled. Sub-committee members are Clark, Cory, Glen, Tina, Mildred & Erin (this constitutes a quorum as well).

E. OLD BUSINESS

- 1) 152-154 Prospect Street (College Hill) (03.030) – Mr. John Galvin, owner/applicant, Mr. Rene Wilmer, window contractor, and Mr. Gerald Puleo, General Contractor, appeared before the Commission to discuss Major Alterations to include: installation of modified vinyl-replacement windows.

Mr. Martin gave a staff report. The application is in response to a Notice of Violation sent to the owner who had begun installing vinyl replacement windows. At the 12/16/02 meeting the applicant/owner had applied to the commission for the work, the installation of 1/1 vinyl replacement windows. The application was denied. For this meeting, the applicant/owner has submitted a new application for the installation of the vinyl windows with modifications. These modifications include installing an applied muntin on the top sash to create the appearance of a 2/1 window, and painting the entire sash to match the building's trim. Mr. Galvin had appeared at the 03/24/03 meeting where he presented the application for the installation of the modified vinyl replacement windows. At the meeting various technical questions were asked by the Commission. Mr. Galvin stated that his contractor was the expert in regards to the technical questions but was out of the country and unavailable for the meeting. The Commission stated that they did not feel that this application would meet the Standards & Guidelines, but if the owner/applicant wished, they would table the application to a subsequent meeting so as to allow the testimony of the owner/applicant's contractor. Mr. Galvin stated that he would like to have the application tabled. The application was tabled with Mr. Galvin to reappear with a sample of the window and his contractor. A sample window was installed at the building prior to the meeting for review.

Mr. Galvin stated the reasons for the proposed alterations. He stated that he was believed improving the building. He stated that his tenant's had also complained about the efficiency of the old windows.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle gave an overview of the PHDC's policy on vinyl windows.

Mr. Galvin had stated that his contractor was the expert in regards to the technical questions regarding the window and was out of the country and unavailable for tonight's meeting. The Commission stated that they did not feel that this application would meet the Standards & Guidelines, but if the owner/applicant wished, they would table the application to a subsequent meeting so as to allow the testimony of the owner/applicant's contractor. Mr. Galvin stated that he would like to have the application tabled.

A motion was made by Dr. Lund to deny the application. Mr. de Boer seconded and the motion unanimously passed.

F. NEW BUSINESS

The applicant for New Business Item #1 was not present so the PHDC heard New Business Item #2 first.

- 2) **109 Williams Street (College Hill) (03.044)** – Mr. Matthew Maloney, owner/applicant, appeared before the Commission to discuss Major Alterations to include: installation of a new fixed window in-between the two existing windows.

Mr. Martin gave a staff report. Mr. Maloney stated the reasons for the alterations to the house. These reasons included the desire for more light and a better view of the rear yard.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The issue of the actual size of the three windows was discussed. The PHDC suggested three equal windows to match existing.

A motion was made by Mr. Kaplan to give conceptual approval of the application as modified, citing Standards 8 and 9, with a sub-committee consisting of members Mr. Kaplan, Mrs. Regan & Dr. Lund, to conduct a site visit confirming the notion of three windows in a row. All new elements (sills, casings, muntins, etc.) to match existing. The new windows will require storm windows. Sub-committee to give final approval based on findings. Mrs. Regan seconded and the motion was unanimously approved.

- 3) **61-63 Chapin Avenue (Armory) (03.047)** – Mrs. Deborah Dinerman, owner/applicant, appeared before the Commission to discuss Major Alterations to include: the removal of existing window and framing, rear elevation, and installation of a French door to match existing width and the construction of an approximately 11' 1" x 5' 8" (approximately 64 sq. ft.) deck in-between two existing bulkheads, rear elevation.

Mr. Martin gave a staff report. Mrs. Dinerman stated the reasons for the alterations to the house. These reasons included more convenient access to the rear yard.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The Commission's comments included keeping the existing frame of the door; adding a transom (with 2 or 3 lites) to make up for difference in height of door; create a 6"-8" step down from door to deck; and add 2" gutters to inside slopes of bulkheads.

A motion was made by Mr. de Boer to approve the application as modified, citing Standards 8 and 9, with details to be provided to staff. Mrs. Regan seconded and the motion was unanimously approved.

- 4) **309 Benefit Street (College Hill) (03.048)** – Mr. Edward Roessler, owner/applicant, appeared before the Commission to discuss Major Alterations and Site Improvements to include: removal of remaining sections of 4-sided brick planter located above garage (unit has partially collapsed). Structure is considered a loss by homeowner's insurance company. Build stone wall having three sides to replace planter and veneer existing visible structure of garage. Install new garage doors and ornamental railing. Removal of hand-railing between portico and masonry planter and lower walkway elevation by 18" to expose original granite foundation on main house. Re-grade site to sidewalk from main house.

Mr. Martin gave a staff report. Mr. Roessler stated the reasons for the alterations to the house. These reasons included the desire for a better aesthetic treatment of the garage and the landscaping.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. There was extensive discussion relevant to size and style of the arch for the garage door opening and the suggestion of using brick as opposed to stone to engineer the arch. The Commission reacted favorably to the proposals for the site modifications that included re-grading the landscaping to reveal the granite foundation.

A motion was made by Mrs. Regan to table the application, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

- 1) **124 Congdon Street (College Hill) (03.043)** – Dr. Frank Faultus, owner/applicant, appeared before the Commission to discuss Major Alterations and Site Improvements to include: installation of a fire-escape and replacement of existing railroad-tie retaining wall with Versalok masonry retaining wall.

Mr. Martin gave a staff report. Dr. Faultus stated the reasons for the alterations to the house and the Site Improvements. These reasons included that the installation of the fire escape, rear of building, to comply with building code. Building Board of Review recommends installation of fire escape for occupancy safety. The new retaining wall to be built because of deteriorated condition of existing railroad tie retaining wall at rear (west) property line. He stated that he hoped to reuse the existing cast-iron fencing.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Comments were made concerning the color of the Versalok to be used: tan or grey. The Commission members requested better plans be presented. Comments were also made regarding the zoning status of the basement unit. Staff directed to confirm with DIS that the building conforms to zoning.

A motion was made by Dr. Lund to give Conceptual Approval of the application as modified, citing Standards 8 and 9. Mr. de Boer seconded and the motion was unanimously approved.

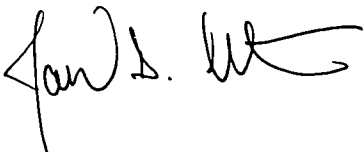
G. OTHER BUSINESS

- 1) **Preliminary Application – 34 Congdon Street (College Hill).** Mr. Carl Farmer, owner, and Mr. Joshua Safdie, architect, appeared before the Commission to modifications to the residence at 34 Congdon Street which included the removal of the existing rear kitchen addition and the construction of a new kitchen addition incorporating a garage and decks. Other modifications included the construction of a new dormer on the south roof slope and the modification of the existing tower on the north elevation. There were concerns regarding the zoning variances needed of the project and of the handling of materials, but overall the Commission reacted favorably to the proposal and recommended the applicant submit an application for conceptual review.

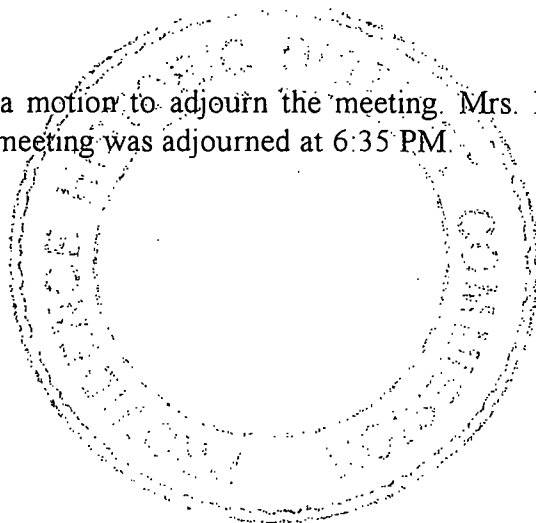
H. ADJOURNMENT

As there was no further business, Mr. de Boer made a motion to adjourn the meeting. Mrs. Regan seconded and the motion was unanimously passed. The meeting was adjourned at 6:35 PM.

Respectfully submitted,



JASON D. MARTIN
Preservation Planner/PHDC



PHDC MEETING MINUTES

May 19, 2003

A meeting of the Providence Historic District Commission was held on Monday, May 19, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Public Hearing

A. Call to Order

The meeting was called to order at 4:10 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Tina Regan, Catherine Lund

Members Absent: Senator Caprio, Erin Chace, Mildred Parillo

Staff Present: Jason Martin

C. PUBLIC HEARING

- 1) 103 Westfield Street (ICBD) – Presentation of demolition proposal of c. 1952 addition to Rau Fastener Complex. Public Comment will be taken.

Mr. Schoettle recused himself because he is involved with the project. Mr. Fontecchio took over duties as chair.

Douglas Brown, Virginia Branch, and Durkee Brown appeared before the Commission for the presentation for demolition.

Mr. Martin gave a staff report.

Douglas Brown stated he and Virginia Branch were there to discuss the project. It is located south of the Cranston Street Armory, and he continued with a brief description of the location. The use of the proposed Phase 1 is to create 69 mixed income loft apartments. Subsequent phases will be the restoration of the 2 story building. The oldest building on the site will be used as a daycare center on the 1st floor, commercial space on the second floor, in the 3rd phase they are proposing 24 townhouses and the creation of a small urban park green space to serve the entire complex. The most prominent piece they are proposing to demolish is on Dexter Street. There is a site investigation in process to determine the level of contamination. Different views were presented on plans to the Commission. They will preserve the two chimneys in each end. The preliminary application has been completed and submitted before the state for their approval. Mr. Martin stated that they are going for tax credits and the state will be overseeing the entire project.

Mr. Fontecchio stated that his main concern is the amount of parking. Mr. Brown stated that this was not a final version.

Mr. Fontecchio asked if there was any public comment on the project. There was none.

Mr. Fontecchio closed the public hearing.

REGULAR MEETING

A. Call to Order

The meeting was called to order at 4:30 PM, Mr. Fontecchio, Acting Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Glen Fontecchio, Tina Regan, Catherine Lund, Mildred Parillo

Members Absent: Senator Caprio, Erin Chase (arrived 4:45)

Staff Present: Jason Martin

C. MINUTES OF 3/24/03, 4/28/03 & 5/7/03

A motion was made by Mr. de Boer to approve the minutes of the 03/24/03 meeting. Dr. Lund seconded and the motion was unanimously approved. The minutes of the 4/28/03 & 5/7/03 meetings were unavailable at this time.

D. NEW BUSINESS

Mr. Schoettle recused himself from the next project.

- 1) **103 Westfield Street (ICBD) (03.058)** – Mr. Brown, applicant and Ms. Branch, architect, appeared before the Commission to discuss Demolition to include: demolition of the 1950s era/addition to 103 Westfield Street.

Mr. Martin gave a staff report.

A motion was made by Ms. Regan that the proposed demolitions are secondary and non-contributing buildings and that the process be consolidated to one meeting as allowed by Standards & Guidelines. Ms. Lund seconded and the motion was unanimously approved.

A second motion was made by Ms. Regan to approve the demolition of buildings A, B, and C as submitted, citing Standard B. Ms. Lund seconded and the motion was unanimously approved.

Mr. Schoettle rejoined the Commission at 4:51 and resumed his duties as Chair.

- 2) **89 Halsey Street (College Hill) (03.058)** – Staff reported that the applicants had amended their application. The scope of the amendment relegated the application to staff review and the application has been removed from the agenda.
- 3) **21 Barnes Street (03.069)** – Mr. Steve Nappa, applicant and Brian Poor, architect appeared before the commission to discuss major alterations to include a proposed garage construction.

Mr. Martin gave a staff report.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Poor stated they are trying to make reference to the Greek revival of the main house. A little bit of storage space will be created. A six panel door is shown, but they would like a four panel, which Mr. Schoettle agreed with. The rear of the building has 2 half round double hung windows. There is an arch detail on the side dormer of the house. The dormers on the 3rd floor have a shallow arch detail. There will be cobblestones on the driveway. The garage doors will look like a carriage house door. On the side of a bay there is a dog house that they would like to build a structure over it. The structure would not be above the existing window. Mr. Schoettle stated that drawings would have to be submitted to the Commission.

Ms. Lund made a motion to approve the application as submitted with changes including as discussed the windows changing into two triangular ones front and back, and a better drawing of what garage doors are to be submitted to staff, the doors to be four panel instead of six and the east elevation changes citing standards 8 and 9. Ms. Regan seconded the motion, unanimously approved.

At 5:15 Mr. de Boer recused himself from the next application as he is the project architect.

- 4) **132 Bowen Street (College Hill) (03.070)** – Mr. Eric Hanson, applicant and Mr. Cornelis de Boer appeared before the Commission to discuss major alterations to include construction of a rear deck.

Mr. Martin gave a staff report.

Mr. de Boer stated the reasons for the alterations to the house. These reasons included it is a service entrance to the kitchen and an occasional entrance to the library of the house. The school has rented ramps in the past to get into the house. It is not currently handicap accessible for guests. Two up to date site plans were shown. It will also be used for social occasions for spill out space.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle inquired if the enclosure could be moved back more. Mr. de Boer stated the space is needed for the platform to raise. Mr. de Boer stated that there might be some plantings but that the landscaping has not been discussed yet. The size of the proposed deck is 10x17. Details of the railings were displayed.

A motion was made by Ms. Regan to approve the design for the porch and the lift as submitted, citing Standards 8 and 9. Mr. Fontecchio seconded and the motion was unanimously approved.

Mr. de Boer re-joined the Commission at 5:30.

- 5) **144 Power Street (College Hill) (03.071)** – Scott Weymouth, architect appeared before the Commission to discuss major alterations to include reconfiguration of windows on the rear elevation.

Mr. Martin gave a staff report.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Weymouth stated brought renderings to the meeting. They would like to maximize the glass on the back in order to look outside from the table in the kitchen. The second floor has got the same. They are not changing anything viewable from the streets. They are replacing the French doors.

A motion was made by Ms. Lund to approve the application as submitted, citing Standards 8 and 9. Mr. Fontecchio seconded and the motion was unanimously approved.

- 6) **25 Benefit St. (College Hill) (03.073)** – Ms. Hilary Silva appeared before the Commission to discuss major alterations to include: removal of existing internal Yankee gutter system, installation of modified aluminum gutter, and enlargement of existing side deck

Mr. Martin gave a staff report.

Ms. Silva stated the reasons for the alterations to the house. These reasons included that the previous work was done improperly. The gutter is wide and sits inside the rafter so it is impossible to do a line in because they do not come in that size. The leaks come in at the edge and where the seal is down to the stairs and creating a mildew problem on the foundation and the stairs.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle suggested drawings of the roof should be submitted. Mr. Schoettle gave the option to hang the gutter where the crown molding was and put a molding underneath it that will hide it. The gutter leaks and was lined with lexonite with zinc or copper. It was completely coated in an attempt to seal the gutter. It is leaking in numerous places. A member suggested patching the leaks whenever it leaks. Mr. Schoettle stated that the application is not in a state that can be approved or disapproved of. Mr. Fontecchio stated that drawings need to have details. A member suggested that she replace in kind. Ms. Regan stated that it is hard because there are two owners for one building. Mr. Schoettle stated that the application was incomplete.

It was determined that the application was incomplete and that the applicant should reappear before the Commission once the application was considered complete.

- 7) **109-111 Pratt Street (College Hill) (03.075)** – Ms. Jennifer Vachon applicant/owner, appeared before the Commission to discuss major alterations to include installation of a pergola to the existing 3rd floor deck, rear elevation.

Mr. Martin gave a staff report.

Ms. Vachon stated the reason for the alterations to the house is for shade. She does not want an awning. She would like some sun for buckets of plants.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. de Boer stated that this will help a little but it will not be dramatic. Ms. Vachon stated that she prefers the look of the pergola instead of an awning. This will be 7 feet above the deck. They are proposing to do 2/3 of the existing deck. The structure was explained. Mr. Schoettle proposed putting umbrellas up there. Mr. Schoettle then gave a description of how the drawing should be shown.

A motion was made by Mr. de Boer to table the application with the applicant to return to the Commission with revised drawings based on the Commission's comments, Ms. Regan seconded and the motion was unanimously approved.

- 8) **49 Princeton Avenue (North Elmwood) (03.074)** – Mr. Jason Billings, owner and Ilene Smith, abutter appeared before the commission to discuss major alterations to include removal of the existing internal Yankee gutter system and installation of modified aluminum gutter.

Mr. Martin gave a staff report.

Mr. Billings stated the reason for the alteration he has been cited for the paint of the house, but he needs to repair the gutters, which is the reason for the paint peeling.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Billings brought in a piece of composite wood. He is trying to keep the triangular look of the front and sides. They can not be repaired because they are completely deteriorated. The person that owned the house did not upkeep it. Ms. Smith stated that she does not object to Mr. Billing's proposal, other neighbors have aluminum gutters. Mr. Billings stated that he could get the gutters in about 20 different colors he plans to match the gutters with the trim of the house. The existing gutter sits back so he will not have to do anything to the roof. His other idea was to lose a copper fashion at the bottom. Mr. Schoettle stated his concern in regards to saving the crown molding. His transition issue is his concern. A member stated that she has a problem approving this because an element is being added to a historic house. Mr. Schoettle suggested forming a

sub-committee to look at. The sub-committee members are Cathy Lund, Glen Fontecchio, Clarke Schoettle and Tina Regan. Tentatively, they will meet on-site on a Tuesday at 5:00 p.m.

A motion was made by Mr. de Boer to table the application until the sub-committee has a chance to look at it, Ms. Regan seconded and the motion was unanimously approved.

- 9) **279 Benefit Street (College Hill) (03.076)** – Eric Gronigan and Richard Taylor appeared before the Commission to discuss Major Alterations to include: a dormer addition, window reconfiguration and rehabilitation of the building.

Mr. Martin gave a staff report.

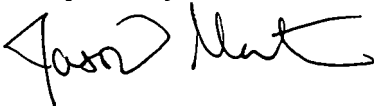
Mr. Gronigan stated there are currently four apartments the ground floor has an entrance with two doors shown. The proposal is to replace the door in the windows and put matching 6 over 6 windows with a raised panel beneath it to fill in the openings and relocate on the George Street side where the sidewalk sweeps away from the house on George Street and locate the entrance on that side. The air conditioning pop-outs are being removed to replace with clapboard for an internal air system. The windows will be replaced. They are proposing to infill. The existing windows were built in 1975 and they do not have tracks left. There was a brief discussion in regards to the windows. They would like to have the building cleaned up and redone by the winter season. The four units will ultimately become two bedroom condominium units. The site plan was shown. A discussion then ensued about the doors and windows. Mr. Schoettle suggested conceptual approval for projecting bay with 3 windows in each bay. Mr. Gronigan stated that he would also like to bring a projection out for a dormer approximately 2 feet.

A motion was made by Mr. Fontecchio for final approval for everything except the George Street elevation and conceptual approval on incorporating group windows and bays, and the additional 2 feet extension on the dormer above the porch. Ms. Lund seconded and the motion was unanimously approved.

H. ADJOURNMENT –

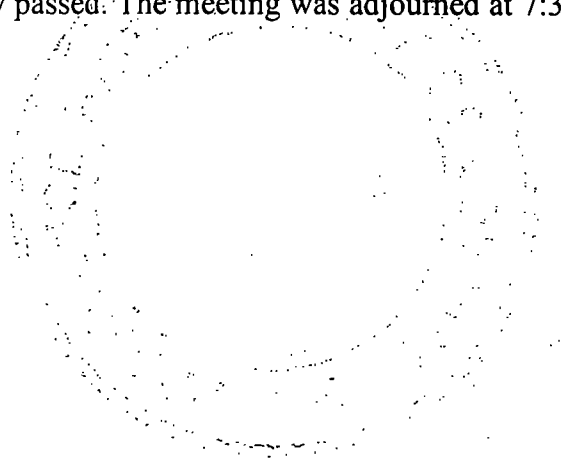
As there was no further business, Mr. Kaplan made a motion to adjourn the meeting. Ms. Parillo seconded and the motion was unanimously passed. The meeting was adjourned at 7:35 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

JUNE 23, 2003

A meeting of the Providence Historic District Commission was held on Monday, June 23, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

REGULAR MEETING

A. Call to Order

The meeting was called to order at 4:15 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Tina Regan, Catherine Lund, Mildred Parrillo, Glen Fontecchio (4:35)

Members Absent: Senator Frank Caprio, Erin Chase

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 04/28/03 & 05/19/03

The minutes of the meeting of 04/28/03 & 05/19/03 were unavailable at this time.

D. OLD BUSINESS

- 1) **4-6 Wheaton Street (College Hill) (02.126)** – Mr. William Underwood, applicant/architect, appeared before the Commission to discuss New Construction to include: modification to previously approved plans with the modification of approved first-floor deck, addition of second floor deck, and addition of cupola.

Mr. Martin gave a staff report.

Mr. William Underwood stated the reasons for the alterations to the house. These reasons included front porches, cupola is within the 30' height zoning permits, all materials are same as original plans

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. The pitch of the roof not to changing, change the cupola so the height is within approvals., change size of windows, no railings.

Mr. Barry Fain, 148 Congdon Street, stated that he has not seen the revised design but has reservations regarding his view being blocked. Sat in on planning stages and was okay with height and design from first plans, moving it back to almost 6 feet from property line has in fact brought the house higher than was stated. Original concept was okay with his family and neighbors until they moved it to the wall and the house is now taller than the lot is wide. They should be held to the original plans.

Mrs. Elaine Fain stated hat all she sees is the broadside of the structure. It is huge after not having any thing there for 20 yrs. Compared to the other houses in the neighborhood a cupola is too grand for the area. Objects to the possibility of this being her next view. She stated that she believes that the house is much larger than was proposed.

Mr. Underwood's reply is that zoning is in accordance with the height and for the Fain's to consider the historical appropriateness of this addition.

Ms Tina Regan states that she was not at the meeting when the plans were approved and had been by the site and thinks it is preposterous that the house is there and anything added is overkill.

The consensus amongst the Commission members was that the original plans are more desirable. The new porch addition will cover all the windows and changes the original design considerably.

A motion was made by Ms. Regan to decline the application. Mr. Schoettle seconded and the motion was unanimously passed to decline the application.

- 2) **21 Barnes Street (College Hill) (03.069)** – Mr. Brian Poor, architect, appeared before the Commission to discuss New Construction and Major Alterations to include: garage doors, enclosure for a basement area way. Also look back at the window area of the gable and arch detail. Wants to open the possibility of the arch for storage not living space. The garage plans for windows changed

Mr. Martin gave a staff report.

Mr. Poor stated the reasons for the alterations to the garage and house. These reasons included the arches for mainly exterior appearances. An open area by the house is allowing water into the basement, he would like to create an enclosure with 6 ft. doors (5'ft.).

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle asked for the basement area doors why not the standard double door (bulk-head) at the water table. A commission member asked if this issue has gone to building because 6 ft. is not an allowable height for doors and it would interfere with the bay window. Mr. Fontecchio suggests making the bulk-head doors in same fashion as garage door characteristics. A member asked if the elliptical window is to be custom built. Mr. Poor stated that the garage elliptical window will be a custom window by Smith Restoration Sash.

A motion was made by Mr. Fontecchio to approve the modification of the application as submitted with the following altercations to the modification, arched window of the garage is acceptable as long as it is a shallow elliptical arch as reminiscent of the image submitted. That the bulk-head remain a standard triangular shed bulk head with the slope being continuous and the doors being occupied for whatever is necessary to provide access. The

garage doors are acceptable as submitted. Ms. Regan seconded and the motion was unanimously approved.

- 3) **109-111 Pratt Street (College Hill) (03.075)** – Mrs. Jennifer Vachon, applicant/owner, appeared before the Commission to discuss Major Alterations to include: construction of a pergola.

Mrs. Vachon stated the reasons for the alterations to the house. These reasons included she had previously been before the commission and was asked to revise her original plans. She had toned down the plans from materials that were 2' x 10' and 2' x 12' scaled it down to 2' x 8' and 2 x 6. Mr. de Boer sketched it out and Mrs. Vachon liked the revisions to extend to the full length of the porch and using the 2' x 6' extending from the house and 2' x 8' fascia and detail of the 2' x 6's coming out from the end.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Fontecchio asked what were the posts to be? Ms. Vachon responded that they were extending up the 6 x 6's that already exist. It will be braced to the house and structurally sound and will be braced to the house, just extend the caps. Asked about the spacing but was not sure of exact measurements. Mr. Fontecchio said it was 2 ft to scale. The pergola will not extend past the roof or the sides of the house. Is there another layer? That is just a thin slates that are going to go over the 1' x 6's and the size of slate probably 1' x 2'. Mr. Schoettle asked the Commission if there were any concerns. A Commissioner asked what would the materials be? Mrs. Vachon responded that it would be cedar and will be painted the existing color Mr. Martin asked if they remove the old structure will she have to replicate cap with a molding? The response was no.

A motion was made by Mr. Kaplan to approve the application, with revisions and reduced lumber, citing Standards 8 & 9. Mr. Fontecchio seconded and the motion was unanimously approved.

- 4) **279 Benefit Street (College Hill) (03.076)** - Mr. Rick Taylor, applicant/owner, reappeared before the commission to discuss details for Major Alterations.

Mr. Martin gave a staff report. The project was reviewed at the 05/19/03 meeting and was approved except for the George St. elevation, plans for which are being reviewed at this month's meeting.

Mr. Taylor stated the reasons for the alterations to the house. These reasons included he now wants a shelf under the windows. There was initial disagreement but a discussion ensued and agreed it was okay because it is a smaller window in kitchen.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Could street trees be included applicant said yes. Grid pattern on windows? Response was 6 over 6. Mr. Schoettle requested same size as other window more rectangular, okayed. Bay should be 8 over 8 instead of 12 over 12's. Driveway will be

brick the foundation will be a brick pattern granite and mimic and cap come level and curve with the street. Mr. Taylor will grade it out during the week. Questions to chimney and will come back to the commission before completion Mr. Martin suggests Mr. Taylor submit a new plan with the 8 over 8 panel and bracket detail and once you have the site information we can either put you on another meeting or have a site visit. Mr. Taylor is make sure it is right and will go ahead with the elevation, sidewalk in, footing, and final grades than call Mr. Martin. It was agreed that a site visit would be okay.

A motion was made by Ms. Regan to approve the alterations to the previous plans, citing Standard 8 with applicant to submit revised drawings with 8 over 8 windows with bracket details and panel details. Mrs. Parillo seconded and the motion was unanimously approved.

E. NEW BUSINESS

The applicants for 110 Lloyd were not present at this time so the application was put aside until the applicant appeared.

- 2) **19 Pratt Street (College Hill) (03.094)**– Tom Monahan, applicant, appeared before the Commission to discuss Major Alterations to include: removal of a single door, rear (west) elevation, 3rd floor, and replace with a sliding double-door, and install a single window, rear (west) elevation, 4th floor, in a finished room with currently no windows.

Mr. Martin gave a staff report.

A discussion ensued between members of the commission and the applicant regarding various details of the proposal. Mr. Fontecchio states that the elevation is already asymmetrical and it would not do any harm to this house. Applicant was asked if the arch was necessary. Response was a flat top fought with the pitch while putting a squat not a full round would look more appropriate. It was brought to attention that the unit is not the whole floor just the south side of the building. Mr. Schoettle suggested a 3 foot square awning (crank out) window for more air. Mr. Taylor requested if a double hung, Mr. Schoettle assures a crank out would allow more air and the rain factor. No consideration to the arch top given. Mr. Martin stated that final drawings will have to be submitted to him.

A motion was made by Dr. Lund to accept the application as modified, with a change for the window to be a square double hung or crank out, citing Standard 8. Ms. Regan seconded and the motion was unanimously approved.

- 3) **51 Bowen Street (College Hill) (03.096)** – Mr. Paul Kelly and Brian Pfeifer, architect, appeared before the Commission to discuss major alterations to include: New construction of a new single family, in question the proportion of the residence as related to the visible foundation.

Mr. Martin gave a staff report. Mr. Martin and Mr. Schoettle had previously made a site visit. At site visit Mr. Schoettle had suggested a modification of more foundation and less roof line.

Mr. Pfeifer stated the reasons for the alterations to the house. Submitting two conceptual drawings for review included are sight elevations for Wheaton St. Benefit vs. Bowen St. entrance or sense of entrance. Mr. Schoettle suggested, on site visit, that a modification to elevate the Benefit side to appear as an entrance. Mr. Kelly said because of zoning and setbacks to allow more space between this house and Drowne House (119 Benefit) and to focus the new construction to face the Dorr House at (109 Benefit), which is also orientated on its side along Bowen Street. The modification would be to include triple window so that when one is driving along Benefit Street, one would get a sense of a porch down into a garden. Also the foundation set higher.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle asked about the draining of the roof, a copper roof but little overhang or gutter the will add a copper gutter later agreed a projection of gutter or a boarder drip so stairs will not freeze. Asked if copper was smooth or corrugated, replied smooth with wood panels. How high is the foundation on the Benefit Street side, replied 2 ft. and tapers back. Lower than previous house. The elevation drawings show that from the peak of the new roof is 2 ft. above the finished so if you are sitting or standing in the house above you would look above the roof at eye level. Mr. Fontecchio asked what the finish would be on the wall along the street, replied it would be repaired and finished in similar color and precast cap with a 2" thick 3" stone along Bowen and Benefit Streets. They will balance the tree line. Mr. Schoettle suggested a conceptual approval with the applicants to reappear for final approval at a subsequent meeting. This would give any abutters an opportunity to comment and also follow proper protocol.

A motion was made by Ms. Regan to conceptually approve the application as submitted, with the applicant to reappear at a subsequent PHDC meeting for final approval, citing Standard 8. Mr. Fontecchio seconded and the motion was unanimously approved.

- 1) **110 Lloyd Avenue(College Hill) (03.091)** – Mr. Steve Hamberg, owner, and Mr. Jeff Holman, applicant/contractor, appeared before the Commission to discuss major alterations to include: rebuilding of front porch. Zoning is requiring railings 34" but owner want to keep at 30".

Mr. Martin gave a staff report.

Mr. Hamberg stated the reasons for the alterations to the house. These reasons included the porch had been repaired in the 1960s. The porch was not structurally attached to the house and is now tearing away form the house. The stairs were all different sizes. They want to replace to original. The porch is 4 ft. off the ground and they will do in-kind with an additional railing to code. They have been approved for construction. Because building saw

the rail already torn down that is why they said it had to be replaced with 36". Permit said to go according with HDC.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mr. Fontecchio to approve the railing to original 2'8" and approve new stair railing to be at an elevation of 2'10" above the typical riser but to level at the top two to meet the original alignment of 2'8" without supply a steel grab rail attached to the stair rails, staff will have authority to approve, Mr. Martin will also draft a letter to give owner to bring before Building Board of Review, citing Standards 8 and 9. Mr. Kaplan seconded and the motion was unanimously approved.


F. OTHER BUSINESS

1) **Preliminary Application – 312 S. Main St.** – Mr. A.J. Brosco and Mr. Dennis Sampson appeared regarding 312 S. Main Street. Mr. Brosco stated that the 4th and 3rd floors have been vacant for several years; no tenants due to climbing stairs a problem. He is requesting an elevator needs it to get tenants but there is no room inside. Seeking permission to get elevator on outside of building. Mr. Schoettle said he had been before the Commission previously and they had recommended removing half stairs. Mr. Martin reminded Mr. Brosco that he had a problem with architect. Dr. Lund suggested that he get permission from condos behind them. Mr. Brosco said they will not even consider that possibility Mr. Schoettle suggested that the entranceway still as a front door to move elevator area in back to enter building through elevator way. He did not care of what material the elevator was made of. Mr. Sampson said that the better location would be in the hallway and to take half of brownstone stairs, than have an archway leading to side entrance on lower level, with a lobby under the portico cover.

G. ADJOURNMENT –

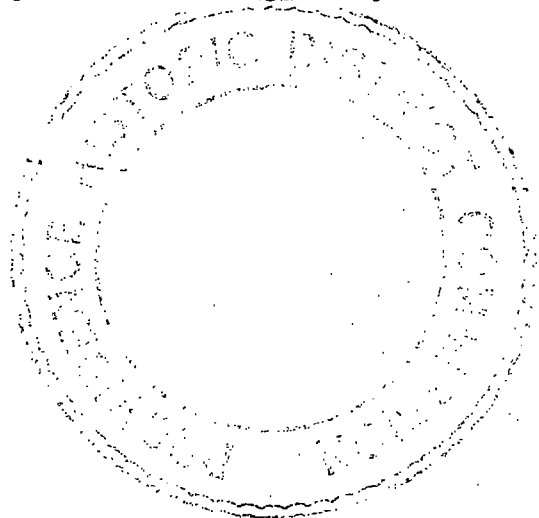
As there was no further business, Mr. Fontecchio made a motion to adjourn the meeting. Mr. Kaplan seconded and the motion was unanimously passed. The meeting was adjourned at 6:40 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

JULY 28, 2003

A meeting of the Providence Historic District Commission was held on Monday, July 28, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

PUBLIC HEARING

A. CALL TO ORDER

The hearing was called to order at 4:05 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Tina Regan, Catherine Lund, Glen Fontecchio

Members Absent: Senator Frank Caprio, Erin Chase, Mildred Parrillo

Staff Present: Jason Martin

C. PUBLIC HEARING

- 1) **304 Pearl Street (ICBD) (03.102)** – Mr. Schoettle recused himself because the Revolving Fund is a consultant. Mr. Martin reminds the members it is just a hearing and requested Mr. Fontecchio to continue. Mr. Viveiros stated that this was the old Harold Furniture complex and gave an overview; two buildings, first is the Louttit Laundry, second, the Pearl Street Mill. In its place a new addition that is similar in size and takes its cues from existing structures. Original is sheathed in iron cladding and would do the new in same, corrugated metal. The second part deals with demolish of the facade, proposing new facade that replicates what we think was there. There was not much left of the original architecture but he knew that it was clapboarded structure a wood building with wood facade looking to put clapboard and simulated windows, to create what was originally there. Historic evidence showing photo of inside set door in its original place. Members questioned justification of demolition. Mr. Viveiros stated there is no original material to restore just want to put back what he believed was there. Asked what happened to the structure. Answered 100+ years of neglect, and should not be standing. Mr. Fontecchio asked if there was evidence left to determine elevation? Mr. Viveiros answered that the second floor windows were left. Mr. Martin stated that the State was also reviewing and also there would be an abandonment of the street between the buildings where there would be a courtyard. They are keeping the original foundation and putting offices on the first and apartments on the second and third. Mr. Fontecchio closed the public meeting and reopened the regular meeting @ 4:14 pm.

REGULAR MEETING

A. CALL TO ORDER

The meeting was called to order at 4:15 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Clark Schoettle, Cornelis de Boer, Neal Kaplan, Tina Regan, Catherine Lund, Glen Fontecchio

Members Absent: Senator Frank Caprio, Erin Chase, Mildred Parrillo

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 04/28/03 , 05/19/03 & 06/23/03

The minutes of the meeting of 04/28/03, 05/19/03 & 06/23/03 were not available at this time.

Mr. Schoettle recused himself from the next application. Mr. Fontecchio assumed the duties of Chair.

D. NEW BUSINESS

- 1) **304 Pearl Street (ICBD) (03.102)** – Mr. Schoettle again recused himself. Mr. Mike Viveiros (Durkee, Brown, Viveiros and Werenfels), architect, and Mark Van Oppen of the Armory Revial Company, representing the owners.

Mr. Martin stated that applicants for the above referenced address were before the commission to discuss the demolition of approximately 4,400 sq. ft. addition to masonry foundation at Bldg. A0, remove façade of Bldg A2. At this point in the meeting the PHDC technically reviews demolition and does not review new construction, as per PHDC guidelines. In the overall scheme of the proposed development the proposed street abandonment would remove this project from needing review. Mr. Fontecchio stated we are reviewing only the removal of the metal siding on the structure and the demolition replacement. Staff approves this proposal and that there was an extensive walk around by members of the staff.

The restoration of this structure is being reviewed of this project and will be going for tax credits. They had met with Rick Greenwood and Virginia Hesse of the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) and had presented three different models and this is the one they liked. RIHPHC approved the demolition. Member asked if there is any salvageable portion of demolition? Applicants answered no. The foundation will be saved. This property was done in pieces and done poorly. They will have to level the floors which will heighten the building. They will repoint original bricks

A question was asked about the proposed usage, The applicants answered rental residential, with an approximate \$900/unit price and applying for subsidized on 20% of the apartments,

condos, office space and possible restaurant on corner behind JD by Rider. Comments were made this is a positive project that affects several neighborhoods and a gateway to South Providence.

A motion was made by Mrs. Regan to approve the application as submitted, citing ICBD Standard for Demolition B. Mr. Kaplan seconded and the motion was unanimously approved.

Mr. Schoettle rejoined the Commission and assumed the duties of Chair.

E. OLD BUSINESS

- 1) **4-6 Wheaton Street (College Hill) (02.126)** – Mr. William Underwood, applicant/architect, appeared before the Commission to discuss a change of work request on his new construction, he was denied request of a more complex proposal last month. Now requesting a change in rear double window to window/door combination, east elevation; add a window and basement windows, north elevation.

Mr. Martin gave a staff report. Mr. William Underwood stated the since the last request they have a new buyer so new request are to be brought up. The revised balcony which were approved the roof lines will remain the same but be supported with metal bracket with columns and the size of the second floor balconies will be smaller to reduce to provide a better sense of scale. Second was for a door into the rear yard; the original was a double-hung window. The new buyer wants to fence in a portion of the rear for a dog run.

Mr. Underwood also explained the request for a window in the powder room, and more basement windows. My feeling is that the modifications are appropriate for this style of the building and all the features shown are appropriate for the East Side. Other requests are for the stairs which is simple instead of straight up the building would come up and turn which he felt was more gracious. No other proposed changes in the previously approved plans.

Mr. Schoettle requests to see original plan approved, but has been archived. Front door on the side. Mrs. Regan asked how this non-buildable lot received approval, zoning approved it, it should have never happened. Also, there is nothing to note where the boundary line was, markers were on corners the City property is on both sides of this lot. This a very unusual property. What were the outstanding zoning issues? Stop work issued when first excavated. Mr. Martin talked with Ed Paxson, Building Official, and the reading by Mr. Paxson was that the stairs are a landscape element and would not need DIS approval. Mr. Fontecchio said the stairs look awkward, also that the Parks Dept has not even reviewed the changes.

Mr. Schoettle states that the stairs look better on the side of the house and that the balconies are not an improvement to the façade at all. In his opinion they diminish the original building. Mr. Underwood feels that the committee is being personally subjective comparing plans. Mr. Schoettle states that the original plan was approved and that to change the plan is like changing a design with new elements not like the original design. Mr. Underwood states

that if the balconies are inappropriate for this style of building, there is no precedence for that or I would like you to state that balconies are inappropriate for the College Hill Historic District and I am not sure you are prepared to say that.

Mr. Fontecchio states that the plan reviewed was for a tight setting, but waved the massing of the building positioning of the windows. Looking at the site elevation, adding very heavy balconies changes the way this building is perceived in the district substantially. We are evaluating whether we feel that this does fit the scale of massing which is within the PHDC's pervue.

Mrs. Regan commented that she was not here for the first meeting and after seeing several descriptions and staff referring it to a small farm-house, if that was expected this is nothing like it all. Mr. Underwood states he never referred to the structure by that description. Mr. Underwood feels that the balconies are common, but members argue that balconies are not typical. Commission comment that the original was approved and the new application diminishes the façade of the original concept. Comment made that Wheaton Street was a service road so very inappropriate for a balcony.

Public Comment was sought. Dr. Elaine Fain, 48 Congdon Street, states that her concerns (e-mailed) are that she had reviewed the changes for the project and the proposed new stairway is an L shaped structure that protruded into the entire south side of the property. The original stairway was continuous with the south wall of the house. The new is inappropriate and should be rejected for the following reasons: (1) It changes the footprint on the house, it is no longer a small rectangle on a small piece of property, because the stairway is L shaped away from the house and continues to the street it visually adds approximately 11' X 40' to the foot print of the house. (2) It directly abuts the adjoining land owned by the City of Providence, the set backs (per Mr. Carnavale - Zoning) on all city lines and this is in violation of Ordinance 416.4, which states that an open stairway cannot extend more than 6 ft. from the structure and also that a structure cannot be more than 4 ft. from an abutting property but 6 feet over rides that and this structure is 11 ft. (3) It make it definitely seam as though the City property is the front yard of the house, there is no fence and with no railing it is as if City property is the side yard. Dr. Fain proposes that the stairway be as originally proposed, that the south yard be landscaped with shrubs (etc...), the cast-iron fence be continuous on all three sides of the house and that the abutting owner (the City) be notified by the Commission of anything that is happening to this property. The white cedar should be allowed to weather to blend in as the plan.

Mr. Ronald Dwight 155 Benefit Street & 28 South Court Street. He is glad to see a house there because of the crime and litter on this wooded lot. He had heard that the suggestion of a replica of a small house that had once been there and welcomed the idea. He never received notification of the plan even though they are with in the radius. When excavation began in December of 2002, he was concerned because they were removing a small retaining wall below the Prospect Park wall, a stop work order was issued. No permit had been issued and they were afraid it would affect the mother's property so engineers were retained. In April of 2003 he noticed that there was a bulldozer on the land which was City park land

which the neighbor's had worked hard to beautify. At one time the City had put granite curbing so that no-one could park on the land. The construction company had removed this curbing and was using it as part of the foundation of the house. When Dr. Dwight approached he was physically threatened. Mr. Bob McMahon of the Parks department met with Dr. Dwight and sent a letter requesting Mr. Fratado, developer of the project, to return the land to its original condition. Dr. Dwight stated that there was a letter drafted by Mr. McMahon for the Commission's signature. Mr. Schoettle said he had not seen the letter. If the additional vacant lots are to be auctioned off, Dr. Dwight stated the neighbor's would like to purchase them.

Public comment was closed. Mr. Schoettle asked if there were any further questions. There were none. Mr. Schoettle asked if someone would make a motion.

A motion was made by Mr. Kaplan to approve the modifications to the application for the east and north elevations of the building, citing Standard 8. The modification to the south and west elevations were not approved. Mr. Fontecchio seconded. Mr. Kaplan, Fontecchio, Schoettle, Mrs. Parrillo and Dr. Lund voted yes. Mrs. Regan voted no. The motion was approved.

- 2) **51 Bowen Street (College Hill) (03.096)** – Mr. Brian Pfiefer, preservation consultant, appeared before the Commission to discuss New Construction of a single-family residence.

Mr. Martin gave a staff report. A discussion ensued between members of the commission and the applicants regarding various details of the proposal.

A motion was made by Mrs. Regan for Final Approval of the application as submitted with a gate being added at existing Benefit Street elevation stairs, and the applicants to reappear at a subsequent PHDC meeting with detail drawings for the two entrance porticoes, citing Standard 8. Mr. Fontecchio seconded and the motion was unanimously approved.

F. NEW BUSINESS (CONTINUED)

- 2) **86 Princeton Avenue (North Elmwood) (03.107)**– Ms. O'Donnell, applicant/owner, appeared before the Commission to discuss major alterations to include: installation of a skylight.

Mr. Martin gave a staff report. Mr. O'Donnell stated the reasons for the alterations to the house. These reasons included more light to the third floor unit.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Because of the high visibility of the proposed skylight on the forward half of the roof and the siting of the house Mr. Schoettle explained that the Commission could not approve the application.

A motion was made by Mr. Fontecchio to deny the application, citing Standard 8. Dr. Lund seconded and the motion was unanimously approved.

- 3) **34 Congdon Street (College Hill) (3.110)** – Carl & Grace Farmer, owners/applicants and David Messier applicants appeared before the Commission to discuss the construction of a new addition.

The applicants have not received zoning approval for the variances needed for the project. Due to this it was thought best to table the project until the needed variances were granted.

Mrs. Regan made a motion to table the application. Mr. Fontecchio seconded and the motion passed unanimously.

- 4) **298 Hope Street (College Hill) (03.111)** – Dan Stone and David Messier applicants appeared before the Commission to discuss the replacement of windows.

Mr. Martin gave a staff report. Mr. Stone has recently bought this house with the violations, he has assumed the violations and has fixed (porch and other violations). Now is requesting to replace vinyl windows. Vinyl windows were put in first and second-floor windows. The original windows on ground level are 6/6 and will be left in place and painted to match new replacement windows. Mr. Schoettle requested that the windows not be white and a dark green is agreed to.

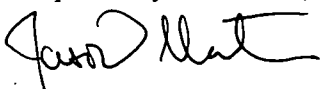
A discussion ensued between members of the commission and the applicants regarding finish, spacer, and grid. The finish is Capron and Dark green is favored. Frame is wood, sash is wood, grid is aluminum, same finish would be on the aluminum as the wood and the finish lasts 10 years. This choice over aluminum is the cost, heating, and will need less maintenance. Mr. Fontecchio questioned the jam liner and the amount of space it requires answered not even an inch.

A motion was made by Dr. Lund to approve the application, citing Standards 8 and 9 with the windows to be dark green and a sample will be given to Mr. Martin. Mr. Fontecchio seconded and the motion was unanimously approved.

G. ADJOURNMENT –

As there was no further business, Mr. Fontecchio made a motion to adjourn the meeting. Mrs. Regan seconded and the motion was unanimously passed. The meeting was adjourned at 6:40 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff

PHDC MEETING MINUTES

August 25, 2003

A meeting of the Providence Historic District Commission was held on Monday, August 25, 2003, at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

REGULAR MEETING

A. Call to Order

The meeting was called to order at 4:15 PM, Mr. Schoettle, Acting Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Clark Schoettle, Neal Kaplan, Glen Fontecchio, Tina Regan, Cathy Lund

Members Absent: Senator Frank Caprio, Cornelis de Boer, Mildred Parrillo, Erin Chace

Staff Present: Jason Martin

D. NEW BUSINESS

- 1) **135 Transit Street (College Hill) (03.119)** – Mr. Peter Schindler, owner/applicant; Mr. Clifford Renshaw, architect and Ms. Kathy Cavanaugh, preservation consultant.

Mr. Martin gave a staff report.

Ms. Cavanaugh appeared before the commission to state a brief introduction. 135 Transit Street is a Greek Revival structure, 2 ½-stories, with a two story addition that appears on the 1857 atlas on the City of Providence. This addition appears to be a mid-19th century addition to the building. The structure was built as a single family house, it has been used as an apartment building since the early 20th century and since the mid 1950's it has had three apartments in it. Mr. Schindler would like to reconfigure the interior of the building and up grade the apartments so that there would be a garden apartment in the basement a unit on the 1st floor and part of the second floor in the rear addition and a duplex unit on the rest of the 2nd floor and 3rd floor. In order to do that a number of repairs need to be made as well as additions. New dormers on the roof are necessary and an airway for a new basement entrance on the west side of the building.

Mr. Renshaw appeared before the commission to state the following facts. He started going through the elevations. One of the goals is to remove the fire escape. The other changes the front elevation is the worse. The dormers are far back from the front of the building. Looking at the east elevation towards the rear there is a dormer, and there is a dormer proposed for the west elevation of the building. The dormers are replacing skylights that are in place. They are proposed to make the living space more acceptable. On the east elevation the work will be restoration, rehabilitation. They are proposing to replace windows 6 over 6 single light wood sashes with storm windows the way they exist. There is original masonry openings for windows on the ground floor which they propose to have new windows installed. The sash

size is equal to the size of the main windows. One needs to be a casement window for ventilation. There is an angular addition to make the stairways work in the apartments. There is a diagonal wall that was added at some point. The architect is proposing to remove that and rebuild the existing stair in a more attractive and safer manner. The architect is proposing a simple open wood rail with balustrade. The applicant wants to install a missing door, and restore a window on the rear of the building. On the west elevation the porch system is missing, but the owner has the panel that originally framed the porch. The applicant would like to restore the porch and installing a rail. There is a need for the lower mechanical spaces. Mr. Renshaw is proposing to do an areaway that is a stair down from the front that is set back from the building line of the house with an iron picket fence and gate around it. With the living space downstairs there is not access from the rear. On the site plan a walkway with plantings is also proposed. The owner would maintain the landscaping. The reasons for restoration of the entrances to the addition are on the west to give direct access to two apartments. The main entrance will go into the original entry hall. The main staircase will give access to the second floor apartment. The third apartment is proposed for ground floor apartment.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. There was a discussion in regards to the stair to the lower mechanical unit. A discussion ensued regarding the fence surrounding the stair to the lower mechanical unit. Mr. Schoettle inquired about the windows located on the gables. He was concerned because they were different sizes and wanted to know if it was possible that it could be the same size. Mr. Renshaw stated he assumed one was enlarged due to egress. A discussion pursued in regards to the dormers and the windows. Mr. Fontecchio suggested keeping the dormer the same size and put one window in the bathroom center and two windows centered with space on the other dormer this way no window will gang. Mr. Schoettle agreed with this idea. Ms. Kavanaugh stated that there are lots of applications where the dormers have been approved. Mr. Schoettle said he would prefer to see the dormers balanced. A member stated that if that were to happen than a closet would be lost. Ms. Kavanaugh stated that she was not sure if they would still be able to get a tax credit with the loss of the closet. A discussion pursued on alternatives.

A motion was made by Mr. Fontecchio to approve the application with the following modifications:

1. the areaway leading to the mechanical access of the basement the stair is slid back 3 feet from the edge of the face of the building the planting buffer and the stairs the set is switched so it comes from inside the arc;
2. the railings on the reconstructed porch are modified following a lower rail design with black pipe rail above;
3. the dormers in the bathroom contains one window that lines up with the windows below and the secondary bedroom dormer has two windows lined up with the windows below;
4. the gable windows in the front should be the same size.

Ms Lund seconded the motion and the motion was unanimously approved.

E. OTHER BUSINESS

- 1) **379-383 Broadway** – preliminary application. Dr. Richard Cervone, owner, and Mr. David Ferrara, attorney appeared to discuss major alterations to include: demolition of the rear garage, and removal of the deteriorating rear porch

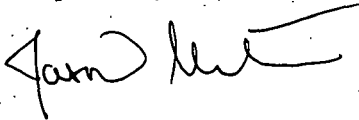
Mr. Martin gave a staff report. Dr. Cervone would like the Commission's informal opinion on a proposal to demolish the existing 20th Century concrete block garage in the rear of the property and to reorganize the rear for parking, concerns over the condition of the rear porch, and the restoration of the storefront of the building. The issue is the lolly column would cut into the corner where he would like to establish parking. Mr. Martin recommended he contact the PPS Revolving Fund.

A voice stated there are 3 storefronts on the 1st floor and a tenant on the second floor and there would be a tenant on the 3rd floor. He stated that he envisions 3 parking spaces. A discussion pursued amongst the members. Mr. Schoettle stated he could be convinced either way. He also stated that he would like to see the façade restored and the storefronts repaired. Mr. Schoettle stated that the commission would be more lenient provided the aforementioned was done. It was noted that the back porch is not visible from a public right of way. Mr. Martin stated that he would speak with code enforcement on behalf of Dr. Cervone.

E. ADJOURNMENT

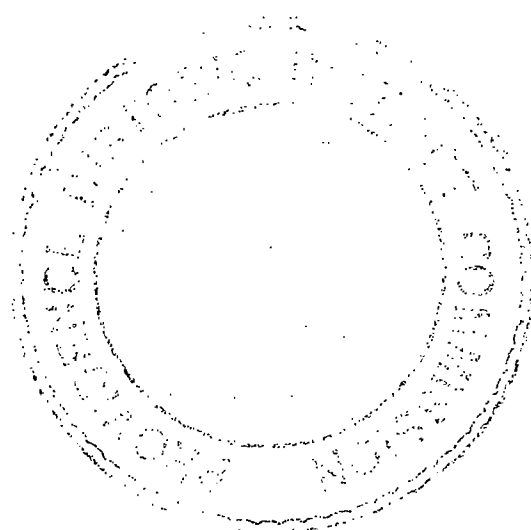
As there was no further business, Ms. Regan made a motion to adjourn the meeting. Mr. Fontecchio seconded and the motion was unanimously passed. The meeting was adjourned at 5:15 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



PHDC MEETING MINUTES

September 22, 2002

A meeting of the Providence Historic District Commission was held on Monday, September 22, 2003 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

REGULAR MEETING

A. Call to Order

The meeting was called to order at 4:15 PM, Mr. Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Clark Schoettle, Cornelis de Boer, Neal Kaplan, Mildred Parrillo, Tina Regan, Virginia Branch, Cathy Lund, Cecilia Searle, Erin Chace (4:30)

Members Absent: Senator Frank Caprio

Staff Present: Jason Martin

C. MINUTES OF THE MEETING OF 05/19/02, 06/23/03, 07/28/03 & 08/25/03

The minutes of the meetings of 05/19/02, 06/23/03, 07/28/03, & 08/25/03 were unavailable at this time.

The applicants for Old Business were still awaiting additional persons to arrive so the Commission moved on to New Business.

E. NEW BUSINESS

- 1) **150 Prospect Street (College Hill) (03.056)** – Ms. Wendy Radin, applicant, appeared before the Commission to discuss major alterations to include:

- Modification of five existing basement windows
- Removal of window wells and fill in the holes to grade
- Modify the window openings by infilling below grade with brick to one or two strings above grade
- Install new sills, possibly of cast concrete
- Install new windows that replicate the current fenestration of 3/3 double hung sash

Mr. Martin gave a staff report. The application is for 5 existing basement windows on north elevation the lower portion are within separate window wells. The applicant wants to modify the openings by infilling below grade installing a new sill, and putting new windows to replicate the current fenestration of current windows to eliminate the holes and the existing maintenance problem. Staff recommends approval with the subsequent details to come to staff.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Schoettle suggested the 3 vertical pains would be better. Ms. Radin stated that five windows would be affected by this change. Currently the windows are rotten and unable to be opened. She has not noticed any water damage, but there is no ventilation. There was a discussion about the well grade. Mr. Schoettle suggested another option which would be to replace a window opening with another pair of double hung windows or a single six light window and a storm window. Ms. Radin stated that the well serves no purpose is a nuisance and is deteriorating. The following options were stated to Ms. Radin: windows remain as is and see how much it would cost to do landscaping and level it off, repair the situation that is there, modify the window opening brick masonry up to the bottom of the window.

A motion was made by Mr. Schoettle to table the application in order to explore further options. Mr. de Boer seconded the motion and the motion passed unanimously.

2) 11 Jenckes Street (College Hill) (03.056) - Robert Christina, applicant appeared before the commission to discuss major alterations to include:

- The construction of a walk-in closet, second floor, north (front) elevation.

Mr. Martin gave a staff report. The building is 15 feet from the lot line and small in construction. While the modifications would be more acceptable if not done to the main elevation, the relevant small size of the residence seems to dictate the proposed location as the only feasible one. It is staff's opinion that the proposed modifications are acceptable given the house's age and size.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Christina stated that the reason for the expansion of the house is a walk-in closet. The footprint of the house is small. There was a discussion regarding the layout of the house. Mr. Schoettle stated that the front gable needs to be maintained as an individual element extending the wall is concurring to the original design. If the height of the roof is increased then the height of the chimney will also need to be increased.

Mr. Schoettle made a motion to conceptually approve the modification of the design presented to create a second story L that would project from the house. The modification from the original drawing would be part of the addition that would project over the entrance porch would be eliminated and the wall would be a continuous wall forming the L. That the windows in the L replicate as closely as possible the size of the window openings on the gable end of the original house and be separated in similar proportion. The motion was seconded and unanimously approved.

The applicant for Item 1 of Old Business, 4-6 Wheaton Street, was now ready and the application was heard at this time.

D. OLD BUSINESS

- 1) **4-6 Wheaton Street (College Hill) (02.126)** – Mr. William Underwood appeared before the Commission to discuss major alterations to include:
 - Request for the addition of deck, second floor, front elevation; and modification of approved deck, first floor, front (west) elevation.

Mr. Martin gave a staff report. The applicant received conceptual approval at the 07/22/02 meeting and final approval at the 08/26/02 meeting. The original plans had a 3½ foot ledge/balcony which was approved. The applicant's submitted changes at the 7/28/03 meeting, which included changes for the addition of a balcony, second floor, front elevation; the conversion of a rear double-window into a single window and door; the addition of a window, north elevation; the addition of basement windows, north elevation; the new orientation of outside stairs, south elevation; and the erecting of an additional length of fencing, north elevation. The current meeting the proposed buyer stressed that she would like a balcony.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. Mr. Underwood proposed another set of balconies to see if they are feasible. Mr. Underwood tried to use the elements of the plans that were originally approved only slightly different form in order to accommodate the perspective owner's wishes. The original approved plans had a balcony similar to the one shown for the second floor. The second floor had a triple linoleum window with no balcony. The balcony originally had vertical ballistae a curved railing; it came out about 11/2 feet. A curved balcony on 1st floor that extends to the outside of the windows, about five feet extension at center and curves back in at a 10 foot radius. Second floor is a smaller version of the 1st floor balcony. The side, front elevation and floor plan were displayed. Mr. Underwood stated that the second floor deck would be minimal size for allowing a place to sit. A commission member stated that it would be nicer to have an open railing just at the doors. A discussion proceeded regarding the railings. Mr. Barry Fain an abutting neighbor stated the following. He was concerned about the stairs on the south side when he was interrupted by Mr. Underwood who said there was a site plan that was approved for the stairs that was not shown there. His second concern was if the house had been where it was supposed to be cited it would have been that much closer to the street and there would not have been any balconies to begin with. His concern was the builder is being rewarded for moving the thing back without telling the neighborhood. A commission member stated that this is being reviewed as a house that is in the historic district and whether or not the proposed modifications should be accepted. Mr. Fain stated that he does not approve, but he leaves the decision up to the commission.

A motion was made by Dr. Lund to accept the proposal with the modifications to have the porches as ellipses as discussed, with the details of the railing to be submitted to staff, citing Standards 8 and 3. Mr. Schoettle seconded. Mr. Fontecchio, Schoettle, de Boer, Kaplan,

Mrs. Parillo, Chace, Serle, and Dr. Lund, voted yea. Ms. Regan voted nay. The motion passed.

E. NEW BUSINESS (CONTINUED)

3) 7-9 Benefit/15-17 Pratt Streets (College Hill) (03.121) Roger N. Carlsten, applicant, appeared before the Commission to discuss major alterations to include:

- Construction of an open stairwell to connect from the parking lot (7-9 Benefit) with the rear of 15 Pratt Street.

Mr. Martin gave a staff report. The applicant would like to build the stairwell out of pressure-treated wood in the back southeast corner of the parking lot to connect 15 Pratt with the parking lot on Benefit St., a gate and a fence would be constructed. While the location of the proposed stairs is not visible from a public right-of-way, it is very visible to the neighbors. The project had been started; Dr. Carlsten had been made aware of the historic district zoning and has submitted paperwork. The parking lot is not visible from a public right of way but it is to abutters.

A discussion ensued between members of the commission and the applicants regarding various details of the proposal. A member stated that the biggest concern was the design of the railing, but he does not see an issue with the stair. There was a concern regarding the width of the stairs. The commission members stated that there is a concern regarding the layout of the parking and the elevations are not shown in the design. The layout of the stairs may compromise the parking. There was also a concern regarding lighting. A member stated that more information is needed. There was a concern regarding if the designs comply with Building Inspection.

Mr. Ryan an abutter attended the meeting he stated that Dr. Carlsten owns three properties and they are concerned. The concerns are regarding Dr. Carlsten's lack of maintenance. The property is always trashed. The windows in the property do not meet the Historic District Commission Standards. There is no landscaping. He is concerned regarding the maintenance of the staircase. His concern is if the staircase starts to fall apart will it be repaired.

Mr. Fontecchio asked if there was any public comment:

Ken Heckersten, 2 Burrs Lane, stated his concern that the staircase will create a thorough way between Pratt Street and the parking lot. His main concern is the parking lot is dark. There had been thefts in the parking lot. The parking lot maintenance has been neglected.

Ms. Toby Ayers, 5 Burrs Lane, presented a copy of a 1995 petition signed by 34 immediate neighbors. The petition was sent to both Ramzi Loqa and Dr. Carlsten. The parking lot is a magnet for crime. Lighting is an issue that needs to be a part of the design. She handed an old permit granted by the Zoning Board of Review with its requirements. They do not object

to the stairway. They object to the fact that there is no way to lock, secure, and properly light the stairway and parking lot.

Dr. Carlsten stated that he has considered lighting the parking lot.

A neighbor stated her concern is people running from the parking lot near her house. She is not opposed to the stairway. She is also concerned is the maintenance.

Judith Letters stated that she was concerned that Dr. Carlsten did not mention that he previously wanted to place the stairway right next to her daughter's property in fringing on the property. She noted her concern regarding the maintenance and crime issues.

A member stated that topographic renderings, property lines, site plans to scale, the layout of the buildings. The top and bottom of slope and what will be done regarding the lighting before a decision can be made. Mr. Schoettle suggested he incorporate the items necessary from a previous zoning approval in his plan. Another member suggested he meet with his neighbors and they come to an agreement as to the plans for a stairway.

Dr. Lund made a motion to table the application. The applicant should reappear once he has submitted a scale site plan showing adjacent buildings with grading; land survey; lighting plan; topography as relates to stairs along with full details of stairs; location of retaining walls; and have the proposed plans reviewed by the Building Department for compliance. Mr. Schoettle seconded the motion. The motion was unanimously approved.

D. OLD BUSINESS (CONTINUED)

- 2) **51 Bowen Street (College Hill) (03.096)** – vacant lot, there was not a representative present for the meeting.

Mr. Schoettle made a motion to table the application to the next meeting. Ms. Branch seconded. The motion was unanimously approved.

E. ADJOURNMENT –

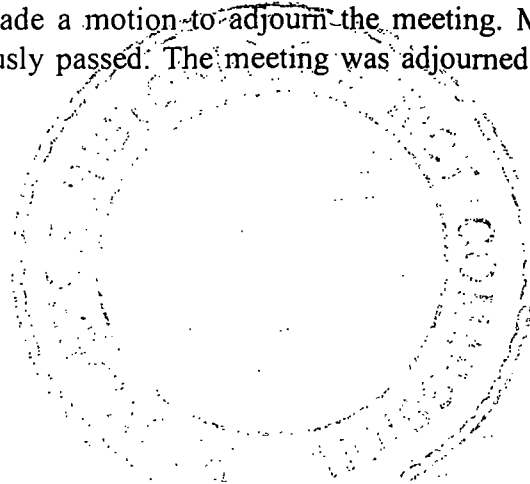
As there was no further business, Ms. Branch made a motion to adjourn the meeting. Mr. Schoettle seconded and the motion was unanimously passed. The meeting was adjourned at 6:40 PM.

Respectfully submitted,



JASON D. MARTIN

Preservation Planner/PHDC Staff



ATTACHMENT 1.6

Providence Historic District Commission Project/Application & Violation Summaries

PROJECT SUMMARIES - OCTOBER 1, 2002 through SEPTEMBER 30, 2003

Summary of Projects

Total Applications Reviewed: 181

Applications Reviewed by HDC: 51 (8 applications reviewed by PHDC & Staff¹)
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 138 (8 applications reviewed by PHDC & Staff.)
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type²

Project Type	Totals	Approved	Denied	Pending ³	Withdrawn	Appealed
In-House ⁴	138	137	0	1	0	0
Alterations	44	32	5	6	1	0
Demolitions	4	4	0	0	0	0
New Construction	3	3	0	0	0	0
Relocations	0	0	0	0	0	0
TOTALS	189	176	5	7	1	0

¹ Indicates number of applications which have multiple components that are reviewed by the PHD and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].

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

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

⁴ In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by staff on behalf of the HDC; no public meeting is required.

PROJECT SUMMARIES - OCTOBER 1, 2002 through SEPTEMBER 30, 2003

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	6	6	0	0	0	0
Broadway	19	17	0	2	0	0
College Hill	120	110	3	7	0	0
ICBD ¹	3	3	0	0	0	0
Jewelry	2	2	0	0	0	0
North Elmwood	8	5	1	2	0	0
South Elmwood	21	19	1	0	1	0
Stimson Avenue	2	2	0	0	0	0
TOTALS	181	164	5	11	1	0

Total applications compared from 1996-2003:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 [29%] ²	156 [71%]
1997-1998	186	53 [28%]	133 [72%]
1998-1999	176	64 [36%]	112 [64%]
1999-2000	203	67 (9) ³ [33%]	145 (9) [67%]
2000-2001	191	65 [34%]	126 [66%]
2001-2002	213	58 [27%]	155 [73%]
2002-2003	181	51 (8) ⁴ [24%]	138 (8) [76%]
7 year total	1370	422 [30%]	965 [70%]
7 year average	196	60 [30%]	137 [70%]

¹ Industrial & Commercial Buildings District-A non-continuous district designated in 2002 with less restrictive Standards & Guidelines than the seven other historic districts which are primarily residential in composition.

² Represents percentage of total applications reviewed by PHDC or Staff.

³ Indicates number of applications which have multiple components that are reviewed by the PHD and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].

⁴ Ibid.

VIOLATIONS SUMMARY - OCTOBER 1, 2002 through SEPTEMBER 30, 2003

Violations Cited By Type, 2002-2003

Repairs/ Replacements In-Kind	2
Alterations	17
Fences/Site Improvements	4
Signs	3
New Construction/Additions	0
Demolition	0
<hr/>	
TOTAL	26¹

Violations Cited By District, 2002-2003

District	Buildings in District-% total of buildings within all LHDs ²	Cited ³	Resolved	Resolution Pending ⁴	DIS/Legal ⁵	Change in Citations from 2001-02
Armory	109-6%	2	1	1	0	-6
Broadway	164-9%	6	2	2	2	-5
College Hill	945-52%	13	6	5	2	-5
ICBD ⁶	275-15%	0	0	0	0	0
Jewelry	25-1%	0	0	0	0	0
N. Elmwood	123-7%	2	0	1	1	-5
S. Elmwood	148-8%	2	1	1	0	-1
Stimson Avenue	32-2%	1	1	0	0	+1
TOTALS	1821	26	11	10	5	-21

¹ Some violations issued might cover two types (i.e.: fences & sign). This would account for any discrepancy in the number of violations by type and number of violations issued

² "Buildings in District" represents the number of buildings within the particular district. The eight Local Historic Districts (LHD) are comprised of approximately 1821 individual buildings or lots. "Percent total of buildings within all LHD" represents percentage of properties that are located within the individual district (i.e.: College Hill has 52% of the total buildings in Providence's LHDs).

³ "Cited" indicates those properties who were issued a Notice of Violation (NOV) from the PHDC. Violations where the property owner has failed to respond to the initial NOV from the PHDC or has failed to correct the violation as directed by the PHDC after 30 days are automatically issued an official building violation notice by the Department of Inspection & Standards (DIS). A lien is then placed on the building until the issue is resolved.

⁴ "Resolution Pending" indicates those violations for which property owners have filed an application for a Certificate of Appropriateness, and the application is either incomplete or undergoing review.

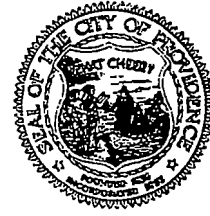
⁵ "DIS/Legal" indicates those properties who were issued NOV from the PHDC and noticed by DIS and there has been no response from the owner. These cases are then referred to the Law Department to be placed on the Housing Court agenda. The housing court agenda is transmitted by the prosecuting attorney to PHDC staff. Staff reviews the agenda each week and comments on properties that have PHDC-relevant issues.

⁶ Industrial & Commercial Buildings District-A non-continuous district designated in 2002 with less restrictive Standards & Guidelines than the seven other historic districts which are primarily residential in composition.

ATTACHMENT 1.8

**Providence Historic District Commission
Petition approved not meeting approved standards**

Memorandum



To: Sharon N. Allison, Senior Historic Preservation Specialist
From: Jason D. Martin, Preservation Planner *JM*
Date: November 5, 2003
Re: 536 Atwells Avenue, Industrial & Commercial Buildings District

The following is the case history of 536 Atwells Avenue, the Providence Gas Company Building, which the PHDC approved work which had been started which was not in compliance with Industrial & Commercial Buildings District (ICBD) Standards & Guidelines.

- 536 Atwells Avenue was landmarked as part of the ICBD on March 12, 2002. The owner at the time of the designation process was notified by certified letter as to the designation of the building. DV8 Realty, LLC, purchased the building soon after the designation and that the former owner did not inform them that the building was landmarked.
- As part of the designation process, the building cards and maps were updated at DIS to reflect the landmark designation of the properties listed. During this process, 536 Atwells Avenue was not properly marked on the permit counter maps.
- Hence, when DV8 Realty, LLC, applied to DIS for the rehabilitation of the building, they were not informed that the building was within the ICBD, and that the project would need to be reviewed by the PHDC.
- Staff became aware of the work occurring on the building on April 1, 2003, and issued a Notice of Violation to the owner and DIS. Work was stopped within the next two days.
- Staff had numerous conversations with Mr. Robert D'Amico II, D'Amico & Burchfield, LLP, representing the owners. Once staff was informed of the background history with DIS, and the fact that the EIFS panels were applied ("buttered") to the masonry elevations of the building with concrete (This process is for practical purposes irreversible.), Staff talked with Thomas E. Deller, AICP, Director, DPD, and Clark Schoettle, Acting Chair, PHDC. It was agreed that Mr. D'Amico should apply to the PHDC and that DPD would recommend that the EIFS be approved, with the conditions stipulated in the legal resolution, so as to not set a precedent for further cases.
- Staff informed Mr. D'Amico that it would be in his best interest to apply to the PHDC; that there was a mutual understanding between Mr. D'Amico, DIS and DPD that there had been a lack of communication in the permitting process; that the EIFS process that was started and currently covers approximately 90% of the western elevation and 1/3 of the Atwells Avenue façade (north elevation) is for all practical purposes irreversible; that in light of these circumstances the DPD would recommend approval of the application by the PHDC.

- DV8 Realty, LLC applied to the PHDC. A special meeting was held after the regular meeting of 04/28/03. The PHDC voted unanimously to approve the project, based on the DPD's recommendation. Staff has attached PHDC Resolution 03-13.

Attachment

SA/jm



Providence Historic District Commission

DAVID N. CICILLINE
Mayor

May 7, 2003

APPLICANT

Robert A. D'Amico, II, Esq.
728 Valley Street
Providence, RI 02908

OWNERS

DV8 Realty, LLC
728 Valley Street
Providence, RI 02908

RESOLUTION 03-13

Application 03.057

WHEREAS, the applicant, Robert A. D'Amico, II, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 536 Atwells Avenue, Plat 33, Lot 359; and

WHEREAS, the Commission held a meeting on the matter on April 28, 2003 at which time testimony was heard from Robert A. D'Amico, II, applicant, and James V. Burchfield, Jr., representing the owners; and


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

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

1. 536 Atwells Avenue is a structure of architectural and historic significance, and contributes to the architectural and historic significance of the Industrial & Commercial Buildings District.
2. The work as proposed consists of Major Alteration to include the installation of a USEIFF synthetic stucco system to building.
3. The following findings of fact are associated with this application:
 - a) 236 Atwells Avenue was landmarked as part of the Industrial & Commercial Buildings District (ICBD) on March 12, 2002. The owner at the time of the designation process (ACH Associates) was notified by certified letter as to the designation of the building. DV8 purchased the building soon after the designation (March 20, 2002). ACH Associates had not informed DV8 that the building was landmarked.

- b) As part of the designation process, the building cards and maps were updated at the Department of Inspections and Standards (DIS) to reflect the landmark designation of the properties listed. During this process, 536 Atwells Avenue was not properly marked on the permit counter maps.
- c) When DV8, applied to DIS for the rehabilitation of the building in July 2002, they were not informed that the building was within the ICBD, and that the project would need to be reviewed by the HDC. DV8 received approval and a building permit for the project from DIS.
- d) The USEIFS panels were applied ("battered") to the masonry elevations of the building with concrete, a process which is for all practical purposes irreversible.

Based upon the above findings of fact, the Commission determines that the alterations specified above are appropriate, and hereby give final approval for the application for a Certificate of Appropriateness.


Clark Schoettle
Acting Chair

cc: Samuel J. Shamoon, AICP, Acting Director, Department of Inspection and Standards
David Salvatore, Asst. City Solicitor, Code Enforcement, Department of Inspection and Standards

ATTACHMENT 2.1

**Providence Historic District Commission
Member/Staff information
New member resumes**

PHDC Membership List and Meeting Attendance Record

October 1, 2002 – September 30, 2003

Name	Appointment Status	Meetings Attended	Resume on File
Glen Fontecchio (Chair)	term expires 9/06 (re-appointed 9/03 and appointed Chair)	13	yes
Cornelis de Boer (Vice Chair)	term expires 9/05 (re-appointed 9/02)	9	yes
Clark Schoettle	term expires 9/05 (re-appointed 9/02)	12	yes
Mildred Parrillo	term expires 9/05 (re-appointed 9/02)	11	yes
Catherine Lund	term expires 9/06 (re-appointed 9/03)	13	yes
Neal Kaplan	term expires 9/04 (re-appointed 9/01)	13	yes
Erin Chase	term expires 9/04 (appointed 1/7/02)	3	no
Tina Regan	term expires 9/04 (appointed 9/1/02)	13	yes
Virginia Branch	term expires 9/06 (appointed 9/1/03, filled Regular member vacancy)	1	yes
Cecilia Serle	term expires 9/06 (appointed 9/1/03, filled Alternate member vacancy)	1	yes
Senator Frank Caprio	term expires 9/04	0	no
2 VACANCIES:	City Council Member – Councilman Lombardi’s and Councilwoman Nolan’s appointments expired 1/03 – no new members appointed		
1 VACANCY:	General Assembly member, House of Representatives – unfilled all year		
<u>Staff</u>			
Samuel Shamoon, AICP, Director, DPD		1	-
Thomas E. Deller, AICP, Director, DPD		1	-
Jason Martin, Preservation Planner, PHDC Staff		13	-
David Salvatore, counsel		4	-

VIRGINIA L. BRANCH

Professional

Durkee, Brown, Viveiros & Werenfels
Architects
Providence, RI
Project Manager 2001

Payette Associates
Boston, MA
Project Manager 1999-2001

Arris Design
Providence, RI
Project Manager 1998

Vision III Architects
Providence, RI
Project Manager 1994-1998

Education

University of Arizona
Bachelor of Architecture

Clemson University
Bachelor of Design

Professional & Board Affiliations

Providence Preservation Society-
Revolving Fund
Committee Member
West Broadway
Neighborhood Association
Former Board Member/Committee
Member

Awards

Providence Preservation Society - 2000
for Historic Restoration
RI Historical Society - 1997
Citation

Virginia Branch is currently serving as Project Manager for two scattered site residential developments in Providence: The Olneyville Redux for the Olneyville Housing Corporation to build thirty-five affordable rental units including the restoration of two abandoned Victorian era houses and thirteen new infill houses; and The Melrose Project for the Adelaide Avenue Development Company to provide thirty-six affordable rental units and five homes for sale including the exterior preservation of ten historic homes. Additionally, Virginia is responsible for masterplanning multiple phased projects for Providence CityArts for Youth as they expand their services to provide free afterschool programs and summer camp for youth ages eight to fourteen. Virginia brings experience with a diverse range of projects to the firm. Past work for Children's Hospital in Boston included creating scoping-out plans to aid in master planning and clinical space planning, and she served as Project Manager for the 10,000 square foot multiple phase interior renovation to add a new 1.5T MRI facility, recovery room, associated support spaces, new executive suite, staff lounges and locker rooms; Additionally, she was Project Manager for the 40,000 square foot adaptive reuse of an existing warehouse for CVS Pharmacy's Marketing and Advertising Departments in Woonsocket, RI.

Durkee, Brown, Viveiros & Werenfels Architects

Restoration & Rehabilitation

Olneyville Redux, Providence, RI
The Melrose Street Apartments, Providence, RI
City Arts for Youth, Providence, RI

Payette Associates

Additions & Renovations

Children's Hospital, Boston, MA

New Construction

Science Laboratory Center, Auburn University, Auburn, AL

Arris Design

Building Assessment

St. Ann's Church, Woonsocket, RI
St. Clare's Church, Misquamicut, RI

New Construction

Skiing Learning Center, Hunter Mountain, NY

Vision III Architects

Additions & Renovations

Swarovski Jewelry, Cranston, RI
CVS Pharmacy, Woonsocket, RI
Pawtucket Credit Union, Pawtucket, RI



Searle and Searle

landscape architects
planners

50 forest street
providence
rhode island
02906
401-272-5783

Cecilia (Lalla) Marina Mercedes Llerena Guin Searle

50 Forest Street, Providence, R.I. 02906, (401) 272-5783

EXPERIENCE

SEARLE AND SEARLE, Landscape Architects and Planners
Providence, R.I.

Owner and Principal, 1975-Present

RHODE ISLAND SCHOOL OF DESIGN, Providence, RI

Department of Landscape Architecture

Instructor, "Plants and Design", Spring 1997, 1999- present

MORIECE AND GARY INC., Landscape Architects, Cambridge, MA

Landscape Architect, 1971-1975

BRADFORD/EVERETT, Landscape Architects, Providence, R.I.

Landscape Architect, part-time, 1969-1971

EDUCATION

1971 Bachelor of Landscape Architecture, Rhode Island School of Design

1970 Bachelor of Fine Arts, Rhode Island School of Design

1968 Bachelor of Art, Bennington College

PUBLICATIONS

"Garden Jewel in a City Setting: Suan Pakkad Palace Garden", Chrysalis

"Low-cost Solutions for Reclaiming Derelict Lands", Naturescape, 1982

Chapter in Landscapes for Living, McGraw-Hill, 1980

Rural Land Use Primer for Rhode Island, Co-Editor, LAND/RISD, 1976

AWARDS

2002, Volunteer of the Year, Providence Preservation Society

1995, RIASLA Honor Award, Nightingale-Brown Garden Restoration

1991, R.I. State Council on the Arts, Historic Garden Design Grant

1991, Distinguished Award, Designs for a Better Bay, Land Management

1989, RIASLA Merit Award, RISD Alumni House Garden

1970, National Endowment of the Arts Grant, "Photographic Study of Historic Exterior Elements"

OTHER

Registered Landscape Architect: RI#29 MA#555 CT#414

Guest Critic: RISD Dept. of Landscape Architecture, Architecture Dept., Roger Williams University,

Trustee: Shakespeare's Head Association; The Hubbard Educational Trust, Inc.

Radcliffe Seminars: 1990 Landscape Preservation, 1993 Plants for Historic Landscapes

Certificate: Historic Landscape Maintenance Workshop, National Park Service

Lecturer: Festival of Houses for Providence Preservation Society, The Providence Athenaeum, Save The Bay, Dublin Seminars for New England Folklife, Coggeshall Farm Museum, East Providence, and Warren Historical Societies, RISD



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PROJECT LIST

HISTORIC LANDSCAPES (restoration/rehabilitation)

Nightingale-Brown House, Providence, RI; rehabilitation of Olmsted garden
Truman-Beckwith House/Handicraft Club, Providence, RI; Master Landscape Plan
John Hunt House, East Providence, RI; Master Landscape Plan
John Brown House, Providence, RI; memorial period garden
Lyman Klapp House, Providence, RI; period garden
Israel Arnold House, Lincoln, RI; period garden
One Athenaeum Row, Providence, RI; period garden
Trinity Church, Newport, RI; site rehabilitation
Shakespeare's Head Association, Providence, RI; rehabilitation of period garden
The Providence Athenaeum, Providence, RI; Master Landscape Plan
Abbott Park, Providence, RI; rehabilitation of historic park and fountain
Prospect Park, Providence, RI; rehabilitation of historic park and statue
Swan Point Cemetery, Providence, RI; restoration of historic pond, plantings

PLANNING

Ryan Park Master Plan, North Kingstown, RI -350 acres
Environmental Inventory, Narragansett, RI- entire town
Mt. Hope Farm Land Study, Bristol, RI
Open Space Plan, Revisions to Subdivision Regulations, Block Island
Landscape Factors Inventory, Roger Williams Park, Providence, RI
Master Plan, Gordon School, East Providence, RI
Land Use Study, Rockbridge Farm, Little Compton, RI
Land Use Study, Robert Knight Trust, Cranston, RI
Land Plan, Wawaloam Estate, Exeter, RI
Truesdale Trust (Goosewing Beach) Little Compton, RI
Wright Land Study, Jamestown, RI
Master Plan, Wheeler School Farm, Seekonk, Ma.-120 acres
Master Plan, Mashapaug Pond, Providence, RI

RECREATION

Blackstone River Bike Path, Providence to Woonsocket- 20 miles
Ryan Park, North Kingstown, RI
Sitework for Fieldhouse, Outdoor Pool, Parking and Track and Sports Fields,
Wheeler School Farm, Seekonk, Ma.
Arnold's Neck Waterfront Park, Warwick, RI
ProvidenceParks: Garibaldi, Fagnoli, Patterson, Roger Wms Landing,
Blackstone River Heritage State Park, Phase I at Blackstone Canal, Ashton, RI
Driftway Recreation/Conservation Area, Scituate, MA
Cano Street Sports Complex, Providence, RI
Recreation Centers, Providence, RI
Brook and Arnold Street Playground, Providence, RI
Improvements to Four Parks, Woonsocket, RI

COMMERCIAL

A & H Manufacturing Company, Johnston, RI
Universal Press, East Providence, RI

INSTITUTIONAL

Site at Horticultural Center and office addition, Swan Point Cemetery, Providence, RI
Site Improvements for Dwight, Ewing, Allen & Collins Houses, and Defoe Block,
at Rhode Island School of Design, Providence, RI
Garden, Jewish Community Center, Providence, RI
Site at Law School, Roger Williams University, Bristol, RI
Master Plan, Temple Beth-El Cemetery, Providence, RI
Site Improvements, Gordon School, East Providence, RI
Site Improvements near Roosevelt Hall, University of RI, Kingston, RI
Improvements to Campus, Wheeler School, Providence, RI and Seekonk, Ma.

RESIDENTIAL

Private Residences throughout New England

ATTACHMENT 2.4

Providence Historic District Commission Professional Training

Conference**Attendee(s)**

National Trust for Historic Preservation, National Conference
Los Angeles, CA October 2002

Clark Schoettle

Rhode Island State Historic Preservation Conference
East Greenwich, RI April 2002

Clark Schoettle
Jason Martin

Commission Assistance Mentoring Program
National Association of Preservation Commissions
Providence, RI November 2002

Clark Schoettle
Glen Fontecchio
Cornelis deBoer
Catherine Lund
Neal Kaplan

Building the Future: Needs & Directions for Conservation
and Heritage Planning
Bristol, RI July 2002

Tina Regan