Providence Historic District Commission
David N. Cicilline, Mayor

December 13, 2010

Anna Stetson, City Clerk
City Hall
25 Dorrance Street
Providence, RI 02903

Dear Ms. Stetson:

Enclosed with this letter is the 2009-2010 Annual Report of the Providence Historic District Commission (PHDC). The report summarizes the PHDC's activities for the year October 1, 2009 to September 30, 2010. Please find attached fifteen (15) copies for each member of the City Council, and 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
Principal Planner/PHDC Staff

IN CITY COUNCIL
JAN 13 2011
READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED.
CLERK

FILED

2010 DEC 15 A 11: 45

OFFICE OF CITY CLERK
PROVIDENCE, R.I.

Providence Historic District Commission
David N. Cicilline, Mayor

November 19, 2010

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

Dear Mayor Cicilline,

I am pleased to present this 2009-2010 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2009 through September 30, 2010. 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 2,500 properties listed. During 2009-2010, the Planning Department received 168 applications for Certificates of Appropriateness. The Commission reviewed 31 applications and the Commission's professional staff-person reviewed and approved 137 applications, 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,

Thomas E. Deller, AICP, Director

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

TED/jm

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION
Old State House • 150 Benefit Street • Providence, R.I. 02903-1209
TEL (401) 222-2678 FAX (401) 222-2968
TTY (401) 222-3700 Website www.preservation.ri.gov

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 1, 2009 TO SEPTEMBER 30, 2010

Deadline for Submission: Friday, November 19, 2010

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 2009 through September 30, 2010. 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 Martin, Preservation Planner

Address: Department of Planning & Development, 400 Westminster Street
Providence, RI 02903

Telephone Number: 401.351.4300 x517 Fax Number: 401.351.9533

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. What are the current design standards being used by the Commission?
   S&G for AR,BW,CH,NE,SE&ST LHDs; S&G Jewelry LHD;
   S&G for ICBD

4. ATTACH minutes of all HDC meetings for the year. **(ATTACHMENT A)**

5. **ATTACH** a sample approval letter to an applicant **(ATTACHMENT B)**

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

Type of Project	Total	Approved	Denied	Pending	Appealed
Alterations					
Demolitions	See Attached				
New Construction					
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? No
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? (See #1) No
a.. How many historic properties were added?
If YES, ATTACH a copy of the revised district map.

10. Were any new Historic Districts added? No
If YES, ATTACH a copy of the district map(s).

11. Were any new properties designated? No
If YES, ATTACH a list of the properties and addresses. **(ATTACHMENT C)**

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 INDICATE IF ANY NEW MEMBERS WERE APPOINTED, AND WHO THEY REPLACED. Please note the number of HDC meetings attended by each member. **(ATTACHMENT D)**

   b. **ATTACH A RESUME** for each new name added to the list since the last reporting period. **(ATTACHMENT E)**

2. Vacancies

   a. Total number of vacancies during the year. 4
   b. Was each vacancy filled within ninety days? No
   c. Were vacancies filled with professionals defined by 36CFR61 Professional Qualification Standards? Yes

d. Please explain **if you answered no** to either of the two previous questions.

The two City Council positions have not been filled.

3. Meetings: Total number of meetings held: 11

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? Yes
   b. Has the RIHPHC had an opportunity to participate in the work? Yes
   c. Was the survey work recorded on RIPHC forms? Yes
   d. Did the RIHPHC receive duplicate forms, maps and photo negatives within sixty days of the completion? Pending

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.

Jewelry NR resurvey; Recent Resources Survey;

West End Survey

CRITERIA #5

LOCAL GOVERNMENTS MUST PROVIDE ADEQUATE PARTICIPATION IN THE LOCAL HISTORIC PRESERVATION PROGRAMS, INCLUDING TH 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 typically placed on a regular meeting agenda for the Commission's public meetings. This notice is posted on the Sec. of State's website, the City's website and the City Clerk's office.

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 GEN. LAWS OF THE STATE OF RHODE ISLAND (1976, 1982, 1984).

b. HISTORIC DISTRICT COMMISSION MEMBERS ARE IN COMPLIANCE WITH THE CONFLICT OF INTEREST LAW, TITLE 36, CHAPTER 14, R.I. 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 INLCUDING OFFICIAL CONDUCT WITH COULD RESULT IN PERSONAL FINANCIAL GAIN.

c. I HEREBY CERTIFY THAT THE HISTORIC DISTRICT COMMISSION MEET THE REQUIREMENTS FOR CERTIFICATION IN ACCORDANCE WITH THE RHODE ISLAND CERTIFIED LOCAL GOVERNMENTS PROGRAM REGULATIONS, AS AMENDED.

Glen Fantaccini (GDM for) 11/19/10

Signature, Historic District Chairman Date

Signature, Chief Elected Official Date

ATTACHMENT A
Criteria 1.4
Minutes

PHDC MEETING MINUTES
OCTOBER 26, 2009

A meeting of the Providence Historic District Commission was held on Monday, October 26, 2009 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Tina Regan, Clark Schoettle, Glen Fontecchio, Catherine Lund, Neal Kaplan, Mildred Parrillo, Virginia Branch and Cornelis de Boer
Members Absent: Erin Chace and Kristi Agniel
Staff Present: Jason Martin and Adrienne Southgate

C. Meeting Minutes

A motion was made by Mr. de Boer seconded by Mr. Kaplan to approve the September 21, 2009 meeting minutes. All voted in favor. The motion passed unanimously.

D. Project Review

1) **221 ATLANTIC AVENUE (SOUTH ELMWOOD) (09.125)** – Jose Fermin, applicant/owner, and Ronnie Ramos, contractor, appeared before the Commission to request the installation of 15 casement window units and 3 bay window inserts, fabricated of vinyl with interior grids, to replace the existing metal windows.

   Mr. Martin gave an overview of the staff report. The previous owner had replaced the existing metal awning windows with double-hung vinyl windows. A Notice of Violation was issued. The previous owner sold the house to the current owner. At that time, funds were placed in an escrow account to rectify the NOV. In 2000, The Commission approved the installation of vinyl-clad, wood, insulated casement replacement windows at 225 Atlantic Avenue (an identical brick bungalow adjacent to 221 Atlantic Avenue). Staff recommends that the Commission have the applicant match the windows installed at 221 Atlantic Avenue.

   Chairman Fontecchio asked for public comment. Ms. Sally Neeld, 222 Atlantic Avenue, appeared and stated that she did not think that vinyl replacement windows were appropriate for the building. Mr. Martin stated that he had received a phone call from Mr. David Bryan, 228 Atlantic Avenue, and that he and his wife were in support of the applicant's proposal. Public comment was closed.

   A motion was made by, Mr. Schoettle seconded by Dr. Lund, to give Final Approval for the installation of Harvey Majestry vinyl-clad, wood, insulated, replacement casement windows throughout the residence, to match the installation completed at225 Atlantic Avenue, citing Standard 8, with details to be submitted to Staff. Members Schoettle, Lund, Fontecchio, de Boer, Parrillo and Kaplan voted in favor. Member Regan was opposed. The motion passed.

2) **87 PRINCETON AVENUE (NORTH ELMWOOD) (09.120)** – Mr. Mark Van Noppen, applicant, appeared before the Commission to request the demolition of the existing wood

garage; the removal of two windows, 1st floor, rear elevation, and the installation of French doors and a deck; and, the removal of a small 1st floor window, west elevation.

Mr. Martin gave an overview of the staff report. While the garage appears to be original to the property, it has been heavily modified and is in extremely poor condition. It is Staff's opinion that it is a secondary structure.

A motion was made by Mr. Schoettle, seconded by Mrs. Regan, that the garage is a secondary and non-contributing structure. All voted in favor. The motion passed unanimously.

A motion was made by Mr. Schoettle, seconded by Mrs. Regan, that the garage be demolished, citing PHDC Standard 8. All voted in favor. The motion passed unanimously.

A discussion ensued in regards to the proposed modification to the building. Among the items discussed included whether the window proposed for removal on the west elevation be completely removed or "ghost" in. It was agreed that the window should be completely removed.

A motion was made by Dr. Lund, seconded by Mr. Schoettle, to approve the application as submitted, for the modification to the building, citing PHDC Standard 8. All voted in favor. The motion passed unanimously.

3) **47 POWHATTEN STREET (ARMORY) (09.121)** – Mr. Mark Van Noppen, applicant, appeared before the Commission to request the installation of four 30"x46" skylights to the east and west slopes of the roof.

Mr. Martin gave an overview of the staff report. Mr. Fontecchio asked what the reason for installing the skylights. Mr. Van Noppen replied the proposed skylights are for light and ventilation. A discussion ensued in regards to the proposed modification to the building. The Commission does not typically approve the installation of skylights that are visible from the public right-of-way (ROW). It was agreed that the two skylights proposed for the front (east) elevation would be visible from the ROW. It was suggested that the installation of two gable dormers to allow light and ventilation would be more appropriate and that if the applicant wished to pursue that option they could return at a later time to the Commission.

Mr. Schoettle made a motion, seconded by Mr. de Boer, to approve the two skylights in the rear (west elevation) of the building, citing PHDC Standard 8. All voted in favor. The motion passed unanimously.

4) **19 HARRISON STREET (ARMORY/ICBD) (09. 117)** –Mr. Will Heublein, owner/applicant, and Ms. Christine West, architect, appeared before the commission to request the removal of the masonry-block, the northwest portion of the building, install new windows at block opening and installation of new overhead doors on the west elevation for access to interior parking spaces, as part of the rehabilitation of the building into live/work space for artists.

Mr. Martin gave an overview of the staff report. Ms. West gave a historical overview of the building to the commission members. A discussion ensued in regards to the proposed modification to the building.

Chairman Fontecchio asked for public comment. Ms. Nancy Heart, 24 Harrison Street she stated she is in support of the project. Mr. Fontecchio stated that a letter had been received by Councilman Lombardi in support of the project. Mr. Martin stated that he had spoken with Kari Lang, executive Director, West Broadway Neighborhood Association, that the WBNA was in support of the proposal and that a letter was being transmitted (Staff note: the letter was received via facsimile at the DPD that day and by letter on 10/28). Public comment was closed.

Mr. Schoettle made a motion, seconded by Dr. Lund, for conceptual approval of the proposal, citing PHDC Standard 8, with the applicant to reappear for Final Approval once the required zoning variances have been granted. Mr. Schoettle added that he strongly recommends that the paint be removed on the first floor. All voted in favor. The motion passed unanimously.

5. **21 BIANCO COURT (ARMORY) (09. 111)** – Mr. Aaron Brode and Ms. Olga Mesa, applicants/owners, appeared before the commission to request the removal of nine wood, 2/2 and six vinyl, 1/1, double-hung windows and the installation of 15 Jeld-Wen Historical Primed Wood window in a 2/2 configuration. The windows are new construction units.

   Mr. Martin gave an overview of the staff report. Mr. Brode stated to the commission that he is in the process of rehabbing this building. A discussion ensued between applicant and commission members in regards to the replacement windows. Of particular concern was whether a half or full insect-screen would be used with the window. The Commission typically approves a half-screen; however, due to the location of the building at the end of a dead-end street, the applicant has requested the full-screen due to safety concerns.

   Dr. Lund made a motion, seconded by Ms. Parrillo, to approve the application as submitted , citing PHDC Standard 8. Members Lund, Parrillo, Fontecchio, de Boer and Kaplan were in favor. Members Regan and Schoettle were opposed. The motion passed.

6) **389 BENEFIT STREET (COLLEGE HILL) (09. 017)** – David Rita, applicant/owner, Ryan Ahern, Anderson Window representative, appeared before the commission to request the removal of five windows located on the second floor rear ell, and the installing of five Renewal by Anderson insulated replacement windows.

   Mr. Martin gave an overview of the staff report. This item is continued from the March 23rd meeting. At the March 23rd meeting, the Commission approved the installation of three Renewal by Anderson replacement windows on the south elevation; the Commission stated that due to the elevation being not visible from the public right-of-way it would be an appropriate location for the Anderson windows to be installed so that they can be evaluated by the Commission or the rest of the applicant's proposal (the original proposal called for eight windows to be installed). A discussion ensued between commission members in regards to the replacement windows. A member suggested that a sub-committee be formed to evaluate the windows on-site with the authority to grant Final Approval.

   Dr. Lund made a motion, seconded by Mr. Schoettle, that a sub-committee be formed to review the application on-site with the power to grant Final Approval, citing PHDC Standards 8 & 9. All voted in favor. The motion passed unanimously.

A sub-committee meeting was held on-site at 389 Benefit Street on Friday, October 30th at 4:00 P.M. Members Fontecchio, Schoettle, de Boer and Agniel were present along with Jason Martin, staff; David Rita, applicant/owner; and Ryan Ahern, Anderson Window representative. The Commission felt that the windows were heavier in appearance than had been represented at the PHDC meeting. Measurements taken on site confirmed that the loss of area of light was significant. The proposed site for the replacement windows consisted of three windows, 2nd floor, north elevation. At issue with the Commission was that there were four windows along this elevation (the last window, furthest to the west, is not part of Mr. Rita's unit). The members felt that the modification would be incongruous on this elevation given these conditions. The members did feel that the two windows proposed for replacement on the rear (east) elevation were removed from the view of the public right-of-way and felt they were appropriate in that location. The members did caution that one of the windows on the rear elevation was an egress window that accessed a fire-escape and that the applicant should verify with the Department of Inspection and Standards that a swing out egress window would not be required. If one were to be required, revised documentation should be submitted to the Commission. Mr. Schoettle made a motion, seconded by Ms. Agniel, for the installation of two Renewal by Anderson insulated replacement windows on the rear (west) elevation, citing PHDC Standards 8 & 9. All voted in favor. The motion passed unanimously.

7) **15 OLNEY STREET (COLLEGE HILL) (09.116)** – James Isenberg, applicant/owner, and Vincent Frattaruolo, Frattaruolo Construction, appeared before the commission to request removal of existing cedar clapboards and trim and install Hardi- Plank cementicious clapboards and Azek trim; and introduce hood elements over the front doors.

Mr. Martin gave an overview of the staff report. A site visit was conducted on September 29th. Members Fontecchio, de Boer and Agniel were present along with Staff. The buildings are in poor condition with most of the siding showing excessive rot. The original detailing and flashing was done in a way where the building is not being protected from water infiltration. It was the consensus of those present that given the age and lack of historical significance, the buildings were a good candidate for composite materials. It was also agreed that it was a good opportunity to improve upon the original design by adding proper hoods and possibly sills to the windows and a hood element to the doors. A discussion ensued between the Commission and applicant in regards to the proposed clapboards, trim, and hood elements for the front door. A modification of the hood and window detail was suggested and approved by the applicant. The modification was presented as a change to the drawing, submitted to the applicant and a copy retained for the file.

Mr. De Boer made a motion, seconded by Mr. Schoettle to approve the application with details to be submitted to Staff and for an on-site mock-up of the hood and window details to be made available, citing Standard 8. All voted in favor. The motion passed unanimously.

8) **11 BENEFIT STREET (COLLEGE HILL) (09. 119)** – Debora Chase, applicant/owner, and Ian Thompson, general contractor, appeared before the commission to request the conversion of the first floor window to an egress door, east elevation.

Mr. Martin gave an overview of the staff report. A discussion ensued between Commission and the applicant in regards to the conversion of the proposed window into a door. The members felt that the proposed 36" door was appropriate.

Mr. Schoettle made a motion, seconded by Dr. Lund, to approve the application as presented for the 36" wide door on the east elevation, with a wooden screen door with a storm panel, citing PHDC Standard 8. All voted in favor. The motion passed unanimously.

9) **104-106 OLNEY STREET (COLLEGE HILL) (09. 118)** – Colleen Higgins, owner/applicant, Chris Walsh, architect, appeared before the commission to request the modification and enlargement of the existing front porch to wrap around the rear elevation and the construction of an ADA-accessible ramp.

Mr. Martin gave an overview of the staff report. Mr. Walsh explained to the commission members the details of the proposed modifications. A discussion ensued between the Commission members and the applicant and architect in regards the proposed project. Among the items discussed was the integration of the proposed ramp into the existing structure, in particular, the joining of the new structure with the existing front porch. The Commission suggested that the proposed second-floor porch extension not be implemented. Also of concern to members was the removal of the existing balustrades in favor of a shingled surface. The applicant stated that this was due to privacy concerns. The Commission felt that the applicant's concerns could still be met with a balustrade designed with closely spaced pickets. Another concern was that the proposed ramp structure should be built away from the existing residence, with a 4"-6" space for airflow.

Mr. Kaplan made a motion, seconded by Ms. Regan for Conceptual Approval of the proposal, with a sub-committee to meet on-site to discuss further details. The sub-committee is empowered to give Final Approval, citing Standards 8 & 9. All voted in favor. The motion passed unanimously.

A sub-committee meeting was held on Wednesday November 2, 2009. Members Fontecchio, de Boer and Regan, with Jason Martin, staff, were present. Ms. Colleen Higgins, applicant, and Mr. Chris Walsh, architect, were also present. Mr. Walsh presented revised plans incorporating the changes discussed at the regular meeting. The sub-committee members agreed that the proposal was appropriate and that work could begin on the ramp to allow Ms. Higgins to have access to the building. She currently has no ADA-compliant egress to the house. Mr. Walsh will send revised plans to Staff, who will transmit the plans to the members of the sub-committee for comment and then issue a Certificate of Appropriateness. Mr. de Boer made a motion, seconded by Ms. Regan to give Final Approval to the project pending submission of revised plans and their review, citing Standard 8. All voted in favor. The motion passed unanimously.

On approximately November 17, 2009, revised plans were submitted to Staff and distributed to members of the sub-committee. The following comments were received: the proposed second floor parapet with shingled corner posts should be trimmed out in an appropriate detail to the house. The post should be centered with the paired columns of the first-floor porch. A parapet cross-section with parapet cap and picket rail is to be submitted to Staff. Also of concern was a discrepancy in the submitted drawings regarding the height of the proposed ramp in relation to the existing front porch. The drawings showed the two elements lining up, which the members agreed is appropriate. Of concern was a discrepancy in the measurements from the elevation and section drawings in relation to the height of the ramp wall and the location of the grab handle. This discrepancy in the measurement should be rectified, with the end-result being that the new ADA ramp wall

should be even with the existing front-porch brick corner piers, as depicted in the submitted elevation plans (A1.4).

ADJOURNMENT
With no further business the meeting adjourned at 7:36 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 12/14/09

City of Providence

Providence Historic
District Commission

400 Westminster Street
Providence, Rhode Island 02903

401 351 4300 OFFICE
401 351 9533 FAX

Glen Fontecchio
Chair

www.providenceri.com

PROVIDENCE HISTORIC DISTRICT COMMISSION

NOTICE OF REGULAR MEETING

MONDAY, NOVEMBER 23, 2009
4:45 PM

Department of Planning and Development, 4th Floor Auditorium
400 Westminster Street, Providence, RI 02903

THE NOVEMBER 23RD REGULAR MEETING OF THE PROVIDENCE HISTORIC DISTRICT COMMISSION HAS BEEN CANCELLED.

POSTED 11/18/09

PHDC MEETING MINUTES
DECEMBER 14, 2009

A meeting of the Providence Historic District Commission was held on Monday, December 14, 2009 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Clark Schoettle, Glen Fontecchio, Catherine Lund, Neal Kaplan & Cornelis de Boer
Members Absent: Erin Chace, Kristi Agniel, Tina Regan, Virginia Branch & Mildred Parrillo
Staff Present: Jason Martin

C. Meeting Minutes

A motion was made by Mr. de Boer seconded by Mr. Kaplan to approve the October 26, 2009 meeting minutes. All voted in favor. The motion passed unanimously.

D. Project Review

1) **8 OLIVE STREET (COLLEGE HILL) (09.138)** – Mr. Steve Tyson applicant/contractor appeared before the commission to request the construction of a roof-top gable dormer and a fixed window, side (east) elevation.

Mr. Martin gave an overview of the staff report. Mr. Martin explained that the complete scope-of-work consisted of the addition of a dormer off the side dormer on the east elevation of the roof; a new cedar shake roof; the sidewall shingles, south elevation, being replaced; and the restoration of a balustrade on the second floor deck, south elevation. Mr. Martin stated that he had received an inquiry from an abutter regarding the project. Mr. Martin sent the abutter the staff report and plans. The abutter had no objections to the proposal. A member asked the reason for the dormer addition. Mr. Tyson stated that there was an issue with the space of the shower, and the slope of the roof. Mr. Fontecchio stated the window fenestration should be 8/8.

Mr. de Boer made a motion, seconded by Mr. Kaplan to approve the project, as submitted, with the window fenestration to be 8/8. All voted in favor. The motion passed unanimously.

OTHER BUSINESS

1) Approval of 2010 Meeting Schedule
Mr. Schoettle made a motion, seconded by Mr. Kaplan, to approve the 2010 calendar. All voted in favor. The motion passed unanimously.

2) Presentation of 2008-2009 CLG Annual Report
The CLG Report was presented to the members. No action was required of the Commission.

ADJOURNMENT

With no further business the meeting adjourned at 5:15 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION

Approved by PHDC 1/25/10
JDM

PHDC MEETING MINUTES
JANUARY 25, 2010

A meeting of the Providence Historic District Commission was held on Monday, January 25 2010 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 4:46 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call
Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Cornelis de Boer, Kristi Agniel, Tina Regan, Mildred Parrillo & J.P. Couture (attending as an observer, had been appointed, but not sworn in by Mayor as of meeting date)
Members Absent: Erin Chace & Clark Schoettle
Staff Present: Jason Martin

1) **CASE 09.125 – 395 Promenade Street (ICBD)** – Mr. James Hughes, architect, representing the applicant, appeared before the commission and gave a presentation on the demolition proposal for portions of the complex. Mr. Martin gave a brief overview. Mr. Hughes gave a presentation describing the proposed project.

Mr. Fontecchio asked if the intention of the new building for its size and scale would be similar with the existing structure. Mr. Hughes replied that that was correct; the intent is to keep the Promenade Street streetscape similar to how it presently by keeping the building massing and location similar. Mr. Fontecchio asked if the condition of Building 1's party wall, which will be exposed by the demolition? Mr. Hughes replied that at this time they were not sure what the condition of the wall would be. Dr. Lund asked if the new structure is going to be red brick as shown. Mr. Hughes replied more than likely, that a brick material would be used.

At this time Mr. Martin reminded the Commission that the Public Hearing is typically for the applicant to make a presentation, for public comment to be taken and for the Public Hearing to then be closed. Once the Regular Meeting of the PHDC begins, the application is then heard, and comments from the Commission are taken, along with an action.

Mr. Fontecchio asked if there was anyone present in the audience who wished to give comment on the project. There was no one present in the audience with the inclination to give comment. Public comment was closed.

Mrs. Agniel made a motion to close this portion of the meeting, seconded by Mr. Kaplan, all voted in favor. The motion passed unanimously and the Public Hearing was adjourned.

REGULAR MEETING

A. Call to Order
The meeting was called to order at 4:55 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Cornelis de Boer, Kristi Agniel, Tina Regan, Mildred Parrillo & J.P. Couture (attending as an observer, had been appointed, but not sworn in by Mayor as of meeting date)
Members Absent: Erin Chace & Clark Schoettle
Staff Present: Jason Martin

C. Meeting Minutes

A motion was made by Mr. de Boer seconded by Mrs. Parrillo to approve the December 14, 2009 meeting minutes. All voted in favor. The motion passed unanimously.

D. Project Review

1) **CASE 09.125 – 395 PROMENADE STREET (ICBD)** – Mr. James Hughes, architect, representing the applicant, appeared before the commission to request the demolition of portions of the complex (Buildings 2-8; Building 8 is a separate building on the east border of the lot that shares a party-wall with a building on an adjacent lot). The remaining building (Building 1) is to be retained and rehabilitated. An approximately 23,000 sq. ft. laboratory building will be constructed adjacent to Building 1 with a connection to the rear elevation of Building 1.

Mr. Martin gave an overview of the staff report. Mr. Martin said there were questions about materials, entrances, and height relative to the existing buildings. Mrs. Parrillo asked Mr. Hughes to talk more about building in terms of integration into the streetscape, and if there are plans to have an entrance there. Mr. Hughes replied that there certainly is a door, and that it would be retained as well as significant landscaping. Dr. Lund asked Mr. Hughes to talk about the height changes from the original building that's being retrained and how that compares with the actual blood center building. Mr. Hughes replied the existing building is 35 feet high and that the new structure would be similar. Mrs. Agniel asked if there was any detailing for the fenestration. Mr. Hughes replied there was none developed at this time.

Mr. Martin read his statement from the staff report stating that that the proposal as presented is in conformance with the ICBD Standards for Demolition B, specifically that the proposal facilitates a major improvement program which will be of substantial benefit to the community, and the recommendation to approve demolition as proposed.

Mrs. Parrillo, made a motion to approve the demolition proposal as presented, seconded by Mr. Kaplan, citing ICBD Standards for Demolition B, specifically that the proposal facilitates a major improvement program which will be of substantial benefit to the community; All voted in favor; The motion passed unanimously.

With regards to the Major Alteration for the approximately 23,000 sq. ft. laboratory building addition, Mr. Martin read his statement from the staff report stating that that the proposal as presented is in conformance with Standards 3, 8 & 9, specifically that replacement of missing features should be based on historical, documentary, physical or pictorial evidence; that the work will be done so that it does not destroy the historic character of the property or the district, and the work will be done in such a manner that if removed in the future, the essential form and integrity of the structure will be unimpaired. Staff recommended the Commission grant Conceptual Approval of the proposed laboratory building, with Final Approval to be given by a sub-committee, citing Standards 3, 8 & 9.

Ms. Agniel made a motion to grant Conceptual Approval of the approximately 23,000 sq. ft. laboratory building addition, and the creation of a sub-committee (to be composed of Members Kaplan, Agniel, Lund, Fontecchio & de Boer) to give Final Approval for the proposal as details become available, citing Standards 3, 8 & 9; Mr. de Boer seconded, All voted in favor; The motion passed unanimously.

2) **CASE 09.086 – 52 BENEFIT STREET (COLLEGE HILL)** – Linda Getgen & William Deveney, owners, and Scott Weymouth architect, appeared before the commission to request the removal of two windows, first-floor rear elevation and the installation of two sets of French doors and a deck.

Mr. Martin gave an overview of the staff report. Mr. Weymouth described the developmental process of the design with evolution of spreading out the doors so as not to cramp the narrow interior space; the patio at grade is existing which necessitates two columns; a door cut and specification sheet will be submitted to Staff; the door will be a wooden door with lites, with storm doors and screens or possibly a sliding screen or platinum screen scrolls in the door jambs; the trellis is painted cedar ¼ sq, with trim to match. Mr. Martin asked if the windows that are being taken out are older windows. Mr. Weymouth replied yes they are older windows. Mr. Martin asked if the windows could be retained on site as potential replacement materials.

Mr. Kaplan made a motion to approve the application as submitted, with final details, specifically a door cut sheet, to be submitted to Staff, citing Standards 8 & 9; Dr. Lund seconded, All voted in favor; The Motion passed unanimously.

ADJOURNMENT

With no further business the meeting adjourned at 5:15 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 2/22/10 JDM

PHDC MEETING MINUTES
FEBRUARY 22, 2010

A meeting of the Providence Historic District Commission was held on Monday, February 22, 2010 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Kristi Agniel, Tina Regan, Mildred Parrillo, Clark Schoettle, J.P. Couture & Cornelis de Boer
Members Absent: Erin Chace
Staff Present: Jason Martin

C. Meeting Minutes

A motion was made by Mr. de Boer seconded by Mrs. Regan to approve the January 25, 2010 meeting minutes. All voted in favor. The motion passed unanimously.

D. Project Review

1) CASE 10.009 ▪ 61 SHELDON STREET (COLLEGE HILL) – Rob Wooding, architect, and Ronald Markoff, attorney, representing the owner, appeared before the Commission for the new construction of an approximately 960 sq. ft. (24'w x 40'd), 2 ½-story, 3-bay-wide, side entrance, front gable-roof, single-family residence.

Mr. Martin gave an overview of the staff report. The item will require zoning variances, although the variances are not for the building envelope. Mr. Wooding described the project. The Commission Members had the following comments: the projection of the stoop into the public right-of-way would require approval from the City Council or a waiver from the Director of Public Works; The building could be set back a foot or so on lot if space is needed for the stoop; The question was asked if the foundation could be raised or perhaps raising the window sill height; it was also thought that a transom over the door would enhance the frontispiece; Mr. Wooding replied that he would explore these suggestions.

The Chair asked for public comment; no public comment was made.

Mr. Kaplan made a motion to grant Conceptual Approval, citing Standard 8, with the applicant to appear for Final Approval at a subsequent meeting with requested details once the required zoning variances have been granted; Dr. Lund seconded; all voted in favor; the motion passed unanimously.

2) CASE 10.010 ▪ ONE COOKE STREET (COLLEGE HILL) – Nancy Letendre, attorney, Richard Corsella, architectural historian, and Scott Weymouth, architect, appeared before the commission for the new construction of an approximately 1,689 sq. ft. (with landings) (47'w x 34'd), 2 ½-story, 3-bay-wide, asymmetrical, center-entrance, hip-roof, single-family residence

Mr. Martin gave an overview. Ms. Letendre gave overview, introduced Mr. Weymouth. Mr. Weymouth gave an overview of the proposed residence. The Commission had the following comments: They discussed having clapboard with shingles as a possibility. Height is 28'to ridge. The applicant would be in contact with the City Forester, Doug Still; Mr. Weymouth deferred to Frank Scotti for question regarding trees. Mr. Scotti was sworn in. He attested that they are working with City Forester and a qualified arborist to save the two significant trees. There is another issue of curb cuts; question to keep fence, or replace with iron fence? Another question arose about height; contextually building seems squatter.

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

Paul Sorenson, 167 Cooke Street, made a comment about the scale of the perspective drawing: Mr. Weymouth said the scale was a little off, making the building appear smaller than it was; there was a question of whether trees will be preserved: contact City Forester regarding tree situation.

Rachel Schwartz, 171 Cooke Street, commented on the context of the proposed design: HDC has responsibility to protect neighborhood. Concerned about what she regards as a highly offensive design, does not reference character of the neighborhood's buildings.

Jill Pearlman, 160 Power Street, commented on issue of not holding owner's of existing house to new potential houses, two rules/two standards.

Liz Rollins Mauran, 151 Power Street, expressed concern about Norway Maples and their extensive root system. She has spoken with City Forester. Should be a plan to mitigate damage to the trees.

Nancy Wolsten, 6 Cooke Street, inquired about existing footprint/proposed foot print of 2,240 sq ft possible issues with 5 Cooke Street. Thinks perspective drawing out of scale bldg will be a monstrosity on street not conforming to style of house.

Stephen O"Shea, Power Street, issue with proposed massing (wall) of garage .Please investigate closely proposed design.

Mrs. Schwartz had a question of appropriateness. The Chairman explained the aspects of appropriateness to Mrs. Schwartz. Mr. Weymouth addressed design issues. Mr. Corsella addressed Mrs. Schwartz's question.

David Brussat, Providence Journal reporter, suggested more detail should be given to the house so that it would fit in better. A more traditional design would be appropriate.

The Chair asked if there were any additional public comment. None was offered. Public comment was closed.

Cornelis de Boer asked if Mr. Weymouth could show more elevations, foot prints of adjacent buildings to help illustrate context. Dr. Lund had comments regarding the street trees; There shall be a written mitigation plan approved by the City Forester; Mr. Schoettle suggested dormers cut-through the eaves, not a detail eaves should be brought up or made full dormers .Entrance should be set back as opposed to parallel with porch; it would help on corner lot, make less of an impact, and diminish presence on the corner. Foot print;

okay but reads monolithically on side and some break would help break up mass. Would like to see more verticality; issue of setback of Victorian across the street. Is the articulation of the roof single form the best approach? Could it be broken up? Could the dormer roof pitch be made more vertical? If it is too short, variances don't allow it to be built.

Tina Regan departed @ 6:25 PM

Cornelis de Boer departed @6:30 PM

Andy Teitz, attorney for the applicant arrived @ 6:30 PM.

Mr. Schoettle made a motion to table the application, with the applicant to return at a later date with revised plans and information regarding a mitigation plan for the historic trees; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

ADJOURNMENT

With no further business the meeting adjourned at 6:50 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 6/21/10
JDM

PHDC MEETING MINUTES
MARCH 22, 2010

A meeting of the Providence Historic District Commission was held on Monday, March 22, 2010 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Kristi Agniel, Tina Regan, Mildred Parrillo & Clark Schoettle
Members Absent: Erin Chace, J.P. Couture & Cornelis de Boer
Staff Present: Jason Martin

C. Meeting Minutes

The minutes of the February 22nd meeting were unavailable at this time.

D. Project Review

1) **Case 10.016 ▪ 44 Harrison Street (Armory)** – Dawn Kerr, owner, and Noel Sanchez, contractor, appeared before the commission to request the construction of a 12' x 22' (approx 264 sq ft) two-story addition to the south elevation of the existing residence

Mr. Martin gave an overview of the staff report. Ms. Kerr described the project. The Commission members were concerned with the proposed piers instead of a traditional foundation. The addition appears "to float" on the piers and visually is not connected to the ground. There were questions as to the possibility of a more traditional foundation? The Commission asked the applicant to investigate the possibility of a full foundation, or at least the appearance of one. There was a suggestion that the addition be moved back two feet, to the east, to create a more generous setback for the addition. The applicant's agreed to setting back the addition the requested two feet. The Chair asked for public comment; no public comment was taken.

Dr. Lund made a motion to grant Conceptual Approval of the application as modified, citing Standard 8, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Ms. Regan seconded; all voted in favor; the motion passed unanimously.

2) **Case 10.020 ▪ 85 Harrison Street (Armory)** – Gregg Demaria, owner, appeared before the commission to request the installation of four skylights and a house fan to the flat of the mansard roof.

Mr. Martin gave an overview of the staff report. Mr. Demaria described the project. The commission members had the following questions/concerns: how high would the skylight be off the roof? Mr. Demaria replied 4" and they would be painted black. A Commission member expressed concern over the emanation of light at night from the skylights. A question was asked about the purpose of the skylights? The applicant responded that the skylights that they were part of a light-well in the center of the residence to bring natural light into the residence particularly the kitchen. The Commission requested that a product

cut for the skylight be provided to staff. A question was asked if the skylights would be operable. The applicant responded that detail had not been finalized, but that most likely the skylights will be inoperable. The Chair asked for public comment; no public comment was made.

Dr. Lund made a motion to grant Final Approval of the application as presented, citing Standards 8 & 9, with a product cut to be provided to Staff; Ms. Regan seconded; all voted in favor; the motion passed unanimously.

3) **Case 10.018 ▪ 108 Prospect Street (College Hill)** – Mr. Shaun Gotterbarn, Couture Design, representing the owner, appeared before the commission to request the removal of the 20' x 13' (approx. 260 sq ft) sunroom on the rear, southwest corner of the residence and the construction of a 21' x 13' (approx 273 sq ft) family room addition with an approximately 448 sq ft covered, colonnaded porch.

Mr. Martin gave an overview of the staff report. Mr. Gotterbarn described the project. The Commission had the following concerns/questions: The Commission recommended that the column proportions be adjusted based on the relation to the height of the porch and the existing columns on the house. Suggestions include wider columns, lowering the roof cornice height, or adding a base detail such as the one on the Dining Room door surround. There was concern that downspouts are not shown and would like those included in the drawings. Mr. Gotterbarn noted that these will be added to the drawings and that the downspouts would be located on the columns at the corners. There was a suggestion larger columns could have an integrated downspout or will at least be better scaled to have a downspout on the face of the column. There was a suggestion that a rain chain could be a nice addition to the design. The Commission stated that they would like to see a copper flashing detail for the top of the column given the flush face with the fascia board above. The Commission would like a column base detail to be included in the drawings, showing the relation to the stone porch and how water will be directed. The Commission stated that Conceptual Approval with revised plans to be provided that include a change to the proportions of the soffit and columns, along with a column base detail to be included in the drawings, showing the relation to the stone porch and how water will be directed, with the Sub-Committee to provide Final Approval.

Mr. Kaplan made a motion to grant Conceptual Approval of the application as modified, citing Standards 8 & 9, with a sub-committee comprised of Members Fontecchio, Schoettle, Lund, Kaplan & Parrillo review the revised plans and grant Final Approval; Dr. Lund seconded, all voted in favor; the motion passed unanimously.

ADJOURNMENT

With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 6/21/10
JDM

PHDC MEETING MINUTES
APRIL 26, 2010

A meeting of the Providence Historic District Commission was held on Monday, April 26, 2010 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 4:55 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Tina Regan, Mildred Parrillo, Clark Schoettle, J.P. Couture & Cornelis de Boer
Members Absent: Erin Chace & Kristi Agniel
Staff Present: Jason Martin

C. Meeting Minutes

The minutes of the February 22nd and March 22nd meetings were unavailable at this time.

D. Project Review

1) **CASE 10.010 ▪ ONE COOKE STREET (COLLEGE HILL)** – Nancy Letendre, attorney, and Scott Weymouth, architect, appeared before the commission for the new construction of an approximately 1,700 sq. ft. (with landings) (47'w x 34'd), 2 ½-story, 3-bay-wide with side-entry, hip-roof, single-family residence.

Mr. Martin gave an overview. Ms. Letendre gave an overview, introduced Mr. Weymouth. Mr. Weymouth gave an overview of the changes to the proposed residence. The Commission had the following comments: there were questions concerning the type of foundation and have the issues with the trees been discussed with the City Forester, Doug Still. Mr. Still would have to sign off on a plan for the trees to mitigate the impact of construction on them. The proposed fence was seen as complimentary; no fence would appear too suburban; the fence could be more transparent. Moving the foundation 2' to the north would alleviate setback issue. Scale is appropriate from both Power and Cooke streetscapes. A window should be introduced to the gable end or perhaps a small louver. There was a discussion about the materials: all wood with painted trim & wood architectural windows; brick chimney; a brick veneer over the concrete foundation.

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

Paul Sorenson, 167 Cooke Street, stated that the revised plans were an improvement. Had two concerns: 1) trees, and 2) once the plan was approved could there be changes? Mr. Fontecchio responded that details may change and be approved by Staff or a sub-committee

Jill Pearlman, 160 Power Street, had two comments: 1) issue with garage location: garage is sited adjacent to her garden. Could the location be changed? 2) City was working on trees previously, did the HDC know anything about?

Rachel Schwartz, 171 Cooke Street, had concerns on the context of the proposed design.

The Chair asked if there was any more public comment. None was offered. Public comment was closed.

Commission members made the following comments: there were concerns about the design being too wide and/or tall; concerns were expressed about the design possibly being "top heavy". Questions regarding the brackets and the panels on the window bays. Mr. Weymouth responded that the details would evolve and that the brackets and panels would be developed further. The roof is currently at 30' peak. There was a discussion about the possibility of raising the foundation so that the house doesn't appear so low.

Dr. Lund made a motion to grant Conceptual Approval of the application as modified, citing Standard 8, with the applicant to return for Final Approval at a subsequent meeting with revised documentation including a tree mitigation plan approved by the City Forester, garage details and a landscape plan; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

2) **CASE 10.016 ▪ 44 HARRISON STREET (ARMORY)** – Noel Sanchez, contractor, appeared before the commission to request the construction of a 12' x 22' (approx 264 sq ft) two-story addition to the south elevation of the existing residence

Mr. Martin gave an overview of the staff report. The Commission members were concerned with the proposed piers instead of a traditional foundation presented previously. The Commission members had questions related to the project, specifically; architectural plans: no; engineering: no; has Building Official been consulted: no; Heat? Use existing baseboard. Comments regarding Dry-vit at grade not holding up over time: not appropriate. Poured concrete foundation a possibility, but most likely will push project over budget.

The Chair asked for public comment; no public comment was taken.

Mr. de Boer made a motion to table the application, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Ms. Regan seconded; all voted in favor; the motion passed unanimously.

3) **CASE 10.017 ▪ 29 THAYER STREET (COLLEGE HILL)** – Joe Obin, Pella Windows, representing the owner, appeared before the commission to request the removal of 13 existing single-glazed, double-hung, 6/6 wood sash, all floors, front and side elevations, and the installation of 13 Pella insulated double-hung, 6/6 wood replacement sash.

Mr. Martin gave an overview of the staff report. Mr. Obin explained the project. It appears the windows in the residence are not original, although they may be significant due to their age; there are a few replacement sashes in the house.

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

Norman Cada, 31 John Street, commented that significant windows should be retained.

Nancy Compton, 33 Thayer Street, also commented that significant fabric should be retained.

The Chair asked if there was any more public comment. None was offered. Public comment was closed.

Dr. Lund made a motion to table the application, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Mr. de Boer seconded; all voted in favor; the motion passed unanimously.

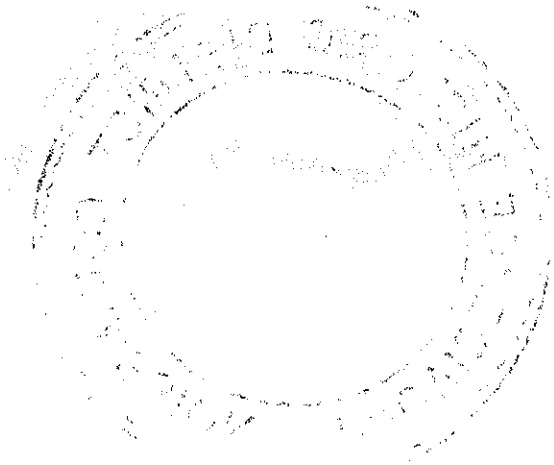
ADJOURNMENT

With no further business the meeting adjourned at 7:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 8/23/10
JDM



PHDC MEETING MINUTES
MAY 24, 2010

A meeting of the Providence Historic District Commission was held on Monday, May 24, 2010 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 4:48 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Tina Regan, Mildred Parrillo, Clark Schoettle, Kristi Agniel, J.P. Couture & Cornelis de Boer
Members Absent: Erin Chace
Staff Present: Jason Martin

C. Meeting Minutes

The minutes of the February 22nd, March 22nd and April 26th meetings were unavailable at this time. Dr. Lund made a motion to table; Mr. Kaplan seconded; all voted in favor; the motion passed unanimously.

D. Project Review

1) **CASE 10.016 ▪ 44 HARRISON STREET (ARMORY)** – The applicant requested that the item be tabled.

   Dr. Lund made a motion to table the application, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Mr. Kaplan seconded; all voted in favor; the motion passed unanimously.

2) **CASE 10.050 ▪ 1380 WESTMINSTER STREET (ARMORY)** – Jon Ozbek, owner, appeared before the commission to request the relocation of the Poirier Diner to the site, and to construct a one-story addition to the existing garage to connect the two structures.

   Mr. Martin gave an overview of the staff report. Mr. Ozbek explained the project. Mr. Martin explained that the applicants needed zoning variances for the project and that typically the applicant would come to the Commission for Conceptual Approval, go to the Zoning Board for the variances and then return to the Commission for Final Approval. In the caase of this application Staff is requesting that the applicant return at the June meeting for Final Approval before proceeding to the Zoning Board. This is due to the fact that the Zoning Board is not holding a July meeting and that the delay would push the construction for the project into late Fall which could make the project financially unfeasible. The Commission agreed that the applicant could return at the June meeting for Final Approval.

   The chair asked for public comment. No public comment was taken:

   Dr. Lund made a motion to grant Conceptual Approval, citing Standard 8, with the applicant to return to the June meeting for Final Approval; Mrs. Regan seconded; all voted in favor; the motion passed unanimously.

Mr. Schoettle recused himself from the following application.

3) **CASE 10.054 ▪ 153 ONTARIO STREET (SOUTH ELMWOOD)** – Clark Schoettle, representing the owner, appeared before the commission to request the removal of the existing wrap-around porch and the construction of a smaller side porch; the introduction of a terrace to the front elevation in the approximate location of the old wrap-around porch; the modification of a window, rear elevation; the installation of skylights; and, the removal of the northwest rear chimney

   Mr. Martin gave an overview of the staff report. Mr. Schoettle explained the project. The Commission members had the following comments: there was a discussion regarding the proposed removal of the chimney and the installation of the skylights. A question was asked as to whether to the proposed terrace would need a railing? Mr. Schoettle replied that it would and that the railing would be a simple metal type. There was a suggestion of a sub-committee to handle final details.

   The chair asked for public comment. No public comment was taken:

   Mr. de Boer made a motion to grant Final Approval, citing Standard 8, as submitted, with details to be submitted to Staff, or a sub-committee composed of members Lund, de Boer, Fontecchio & Couture; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

Mr. Schoettle rejoined the Commission.

4) **CASE 09.024 ▪ 10 JENCKES STREET (COLLEGE HILL)** – Amy Greenwald, owner, and Karen Hughes, architect, appeared before the commission to request the construction of dormers to the rear (north) elevation.

   Mr. Martin gave an overview of the staff report. Ms. Greenwald and Ms. Hughes explained the project. The Commission members had the following comments: there is a sense of "chaos" to the window layout; the members suggested a layout that was more harmonious to the existing fenestration.

   The chair asked for public comment. No public comment was taken:

   Mr. Kaplan made a motion to grant Final Approval, citing Standard 8, with revised drawings to be submitted to Staff; Mrs. Agniel seconded; all voted in favor; the motion passed unanimously.

5) **CASE 10.009 ▪ 61 SHELDON STREET (COLLEGE HILL)** – Rob Wooding, architect, and Ronald Markoff, attorney, representing the owner, appeared before the Commission for the new construction of an approximately 960 sq. ft. (24'w x 40'd), 2 ½-story, 3-bay-wide, side entrance, front gable-roof, single-family residence.

   Mr. Martin gave an overview of the staff report; the item has received Conceptual Approval at the February 22nd meeting. Mr. Wooding gave an update on the project. The Commission Members had the following comments: there was a comment regarding the vent in the gable: could it become a window? Mr. Wood stated that this was a possibility. The members would like to see more details for the entrance hood. There was question

regarding the materials for the stairs: Mr. Wooding stated they would be simple granite steps. The raising of the foundation to increase the verticality of the building was discussed. Mr. Wooding stated he would ask the Building Official if any allowance could be granted without a dimensional variance.

Mrs. Agniel departed.

The Chair asked for public comment; no public comment was made.

Mr. Schoettle made a motion to grant Final Approval, citing Standard 8, of the application as amended, with the foundation to be raised approximately 6" and another step added to the front entry stairs and the change of the gable vent to a 4/4 double-hung window, revised plans to be submitted to Staff and a sub-committee (Members Couture, Fontecchio & Agniel) to review construction and material details as they become available; Dr. Lund seconded; all voted in favor; the motion passed unanimously.

6) **CASE 10.049 ▪ 130 PROSPECT STREET (COLLEGE HILL)** – William Kite and Kyle Bambrick, architects, rrepresenting the owner, appeared before the commission to request the demolition of the existing garage and the construction of a new garage connected to the main house with living space above.

Mr. Martin gave an overview of the staff report. Mr. Kite explained the project. The Commission members had the following comments: there were multiple comments regarding the height of the proposed doors; some felt that it was too industrial and could be out of context with the surrounding streetscape. Mr. Kite replied that the height was needed for and proportionally he thought that they seemed correct; a comment was made that details would make the garage more carriage house as opposed to seeming commercial in nature. Mr. Kite explained that the vision of the garage was as a separate building that helps alleviate the length of the existing residence; the garage's design also serves as a transition to the carriage houses that are prevalent on Halsey Street in the block between Prospect and Congdon Streets. The Commission had additional comments about having windows on the west wall? Mr. Kite stated that this had been investigated and was a possibility. A shadow line element at the top of the garage door could perhaps make the doors seem more "pedestrian" in scale. There were multiple comments regarding the transition from the residence to the garage which was presents as a 6' tall masonry wall. The suggestion of greening that space would help in mitigating the impact of the wall.

The chair asked for public comment. No public comment was taken:

Dr. Lund made a motion to grant Conceptual Approval, citing Standard 8, with the applicant to return to a subsequent meeting for Final Approval after the necessary dimensional variances had been granted; Mr. Couture seconded; Member Schoettle was against; Members Fontecchio, Lund, Kaplan, Regan, Parrillo, Couture & de Boer were in favor; the motion passed.

7) **PRELIMINARY APPLICATION ▪ 122 HOPE STREET (COLLEGE HILL)** – Harrison Bilodeau, owner, appeared before the commission to discuss the removal of the clapboards on the building and the installation of cementitious board.

Mr. Martin gave an overview of the staff report. Mr. Bilodeau explained the project. He would like to install a cementitious board product due to cost and regulatory constraints. The Commission stated that they thought it appropriate that Mr. Bilodeau appear at a subsequent meeting to discuss the project.

8) AMENDMENT OF THE PHDC GUIDELINES REGARDING NATIONAL GAS UTILITY INSTALLATIONS.

Dr. Lund made a motion to approve the amended guidelines; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

9) ADOPTION OF AMENDED 2010 MEETING CALENDAR.

Dr. Lund made a motion to approve the amended calendar; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

ADJOURNMENT

With no further business the meeting adjourned at 7:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 8/23/10
JDM

PHDC MEETING MINUTES
JUNE 21, 2010

A meeting of the Providence Historic District Commission was held on Monday, June 21, 2010 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Tina Regan, Clark Schoettle, Kristi Agniel & J.P. Couture
Members Absent: Erin Chace, Mildred Parrillo & Cornelis de Boer
Staff Present: Jason Martin

C. MEETING MINUTES

Mr. Kaplan made a motion to approve the minutes of the February 22nd and March 22nd meetings; Mrs. Regan seconded; all voted in favor; the motion passed unanimously.

D. PROJECT REVIEW

1) **CASE 10.016 ▪ 44 HARRISON STREET (ARMORY)** – Dawn Kerr, owner, and Noel Sanchez, contractor, appeared before the commission to request the construction of a 12' x 22' (approx 264 sq ft) one-story addition to the south elevation of the existing residence

Mr. Martin gave an overview of the staff report and detailed a site visit that was held on Thursday, June 17th with Members Fontecchio, Schoettle, Couture and Agniel. At the site visit it was agreed that a one-story addition was appropriate. There were concerns related to the proposed windows size and location and the integration with the top of the window and the frieze board of the new addition. It was agreed that the frieze board should sit on the window, not around it.

The Chair asked for public comment; no public comment was taken.

Dr. Lund made a motion to grant Final Approval to the application as modified, citing Standard 8, with the addition's frieze board to sit on the window; Mrs. Agniel seconded; all voted in favor; the motion passed unanimously.

2) **CASE 10.050 ▪ 1380 WESTMINSTER STREET (ARMORY)** – Jon Ozbek, owner, appeared before the commission to request the relocation of the Poirier Diner to the site, and to construct a one-story addition to the existing garage to connect the two structures.

Mr. Martin gave an overview of the staff report. Mr. Ozbek explained the project. The Commission had the following comments: The fence at the front of the building should be removed as well as the landscaping. Bollards or bicycle racks could be used as appropriate. The curb-cuts were discussed and the possibility of enlarging the western cut. Mr. Ozbek and Mr. Martin stated that they would investigate the possibility of this as Westminster Street is scheduled to be repaved soon.

The chair asked for public comment. No public comment was taken:

There were additional comments for the Commission: The standing-seam metal siding dents and what were alternatives such as corrugated metal? Corrugated could be used. Question of stucco for the addition that joins the existing building to the diner? Agreed would be an appropriate material. Also an awning similar to the one identified in the historic photos would be appropriate.

Mr. Couture joined the Commission at 5:25 PM.

Mr. de Boer made a motion to grant Final Approval, citing Standard 8, with the recommendation that the fencing be eliminated at the front of the diner and bollards or bicycle racks be used as appropriate; reintroduction of the exhaust hoods as documented in the historic photos; natural stucco finish on the connector building; a free-standing sign that is similar to the historic sign and externally illuminated; base of the diner to be unpainted; mimic the original railings as updated for building code; rear windows on the original building to be replaced/openings restored; new or replacement windows should match the original steel windows; an awning that mimics the 1947 historic photo is appropriate; Mrs. Regan seconded; all voted in favor; the motion passed unanimously.

6) **CASE 10.064 ▪ 122 HOPE STREET (COLLEGE HILL)** – Harrison Bilodeau, owner, Jay Callahan, Certainteed, appeared before the commission to discuss the removal of the clapboards on the building and the installation of cementitious board.

Mr. Martin gave an overview of the staff report. Mr. Bilodeau explained the project. He would like to install a cementitious board product due to cost and regulatory constraints. The Commission members had the following comments: viability of the product? Is the product a suitable replacement for wood in a replacement situation? The Commission has approved cementitious board in new construction situations and once on an historic property. This installation was seen as a test case and was also allowed due to the large nature of the structure and multiple owners. Jay Callahan, Certainteed, gave a presentation of Certainteed's cementitious board product.

The Commission stated that they thought it appropriate that a minimally visible area on the residence be delineated and a sample of the material be installed for inspection by members of the Commission to evaluate the feasibility of the product. The applicant would arrange a time with the Chair and Staff that was convenient for all parties to decide where on the residence the sample would be installed.

Dr. Lund made a motion to table the application with a minimally visible area on the residence be delineated and a sample of the material be installed for inspection by members of the Commission at a public meeting to be held on-site; Mrs. Agniel seconded; Member Regan was opposed; Members Fontecchio, Lund, Kaplan, Schoettle, Agniel & Couture were in favor; the motion passed.

ADJOURNMENT

With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 9/20/10

PHDC MEETING MINUTES
JULY 26, 2010

A meeting of the Providence Historic District Commission was held on Monday, July 26, 2010 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. ROLL CALL

Members Present: Glen Fontecchio, Catherine Lund, Cornelis de Boer, Neal Kaplan, Tina Regan, Clark Schoettle, Kristi Agniel & J.P. Couture
Members Absent: Erin Chace & Mildred Parrillo
Staff Present: Jason Martin

C. PROJECT REVIEW

1) **CASE 10.085 ▪ 116 & 120 BROADWAY (BROADWAY)** – The applicants have requested through staff that the item be tabled.

   Dr. Lund made a motion to table the application; Mr. de Boer seconded; all voted in favor; the motion passed unanimously.

2) **CASE 09.117 ▪ 19 HARRISON STREET (ARMORY/ICBD)** – Mr. Will Heublein, owner/applicant, and Ms. Christine West, architect, appeared before the commission to request the removal of the masonry-block, the northwest portion of the building, install new windows at block opening and installation of new overhead doors on the west elevation for access to interior parking spaces, as part of the rehabilitation of the building into live/work space for artists.

   Mr. Martin gave an overview of the staff report. Ms. West gave a historical overview of the building to the commission members. A discussion ensued in regards to the proposed modification to the building.

   Chairman Fontecchio asked for public comment. Ms. Nancy Heart, 24 Harrison Street she stated she is in support of the project. Mr. Fontecchio stated that a letter had been received by Councilman Lombardi in support of the project. Mr. Martin stated that he had spoken with Kari Lang, executive Director, West Broadway Neighborhood Association, that the WBNA was in support of the proposal and that a letter was being transmitted (Staff note: the letter was received via facsimile at the DPD that day and by letter on 10/28). Public comment was closed.

   Mr. Schoettle made a motion, seconded by Dr. Lund, for conceptual approval of the proposal, citing PHDC Standard 8, with the applicant to reappear for Final Approval once the required zoning variances have been granted. Mr. Schoettle added that he strongly recommends that the paint be removed on the first floor. All voted in favor. The motion passed unanimously.

3) **CASE 09.024 ▪ 10 JENCKES STREET (COLLEGE HILL)** – Amy Greenwald, owner, and Karen Hughes, architect, appeared before the commission to request the construction of dormers to the rear (north) elevation.

Mr. Martin gave an overview of the staff report. Ms. Greenwald and Ms. Hughes explained the project. The Commission members had the following comments: there is a sense of "chaos" to the window layout; the members suggested a layout that was more harmonious to the existing fenestration.

The chair asked for public comment. No public comment was taken:

Mr. Kaplan made a motion to grant Final Approval, citing Standard 8, with revised drawings to be submitted to Staff; Mrs. Agniel seconded; all voted in favor; the motion passed unanimously.

4) **CASE 09.017 ▪ 389 BENEFIT STREET (COLLEGE HILL)** – The applicants have requested through staff that the item be tabled.

Mr. de Boer made a motion to table the application; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

5) **CASE 10.017 ▪ 29 THAYER STREET (COLLEGE HILL)** – The applicants have requested through staff that the item be tabled.

Mr. de Boer made a motion to table the application; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

6) **CASE 10.061 ▪ 13 JOHN STREET (COLLEGE HILL)** – Jack and Susan Costello, applicants/owners, appeared before the commission to request the approval of a previously constructed privacy screen, rear/side yard.

Mr. Martin gave an overview of the staff report. Mr. Costello explained the project. The Commission members had the following questions: What was the Building Official's interpretation of the privacy fence? Mr. Martin explained that the Building Official had deemed the screen to be an accessory structure. The Costellos stated that they were willing to work with the Commission to reach an accommodation regarding the screen that would be acceptable to all parties.

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

Karen Usas, 15 John Street, commented that she was against the proposal. The modifications are visible from "every room" and there is a glare from the screen in the afternoon; Ms. Regan asked whether Ms. Usas was at home when the work began? Ms. Usas said yes.

Nancy Compton, 33 Thayer Street, also commented that significant fabric should be retained.

Public comment was closed.

A discussion between the Commission and the applicants ensued regarding the application. Ms. Regan commented that the proposal would not have been approved if submitted to the Commission un-built. Ms. Costello stated that no one approached them, so they didn't believe there was an issue or permit required. There was a discussion regarding height and color. Dr. Lund asked if the applicants would be willing to remove the screen? The Costellos responded that they are willing to modify the screen but would not want to remove it. Would plantings help mitigate the screen? Yes, but room is limited on the eastern side. The Commission discussed dropping the top of the screen to the brick line/water table of the residence; also modifying the stain to a different, darker color. A dark warm grey or a green was suggested. The work should also be completed by September 15th.

Mr. de Boer made a motion to approve the application as modified, specifically to lower the northern portion to the height of the brick line, no taller than the bottom of the water table; this height is to be extended two bays; at this point, measure up six feet at the end of the southern portion of the screen (third bay) and carry that line level to meet the second bay; the finish on the east side of the screen, visible from the public right-of-way, is to be modified with a finish that is non-reflective, could be a stain; the applicants shall contact staff once samples for the color are available and a sub-committee will determine the final color, citing Standard 8; Mr. Schoettle seconded; Members Fontecchio, de Boer, Schoettle, Lund, Regan and Parrillo; Member Couture voted against; the motion passed.

7) **CASE 10.086 ▪ 16 ARNOLD STREET (COLLEGE HILL)** – Aron Baskin, applicant/owner, appeared before the commission to request the replacement of the existing 2/2 single-pane, double-hung, wood windows and the installation of Brosco 6/6, insulated, double-hung, wood new-construction windows.

Mr. Martin gave an overview of the staff report. Mr. Martin was unsure due to the age of the building, and the fact that building was modified in the late-Nineteenth Century, and whether the significant period associated with the building should be the original Federal-era or the subsequent Victorian-era modifications. The Commission felt that the Federal-era was more appropriate and that the building should have 6/6 windows. Mr. Obin explained the project. It appears the windows in the residence are not original, although they may be significant due to their age; there are a few replacement sashes in the house.

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

Dr. Lund made a motion to table the application, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Mr. de Boer seconded; all voted in favor; the motion passed unanimously.

Mr. de Boer recused himself from the next item.

8) **CASE 10.059 ▪ 14-20 CONGDON STREET (COLLEGE HILL)** – Jack Silva & Peter Mullen, Rhode Island School of Design, and Mr. Cornelis de Boer, Haynes/de Boer Architects, architect, appeared before the commission to request the demolition of the existing building.

Mr. Martin gave an overview of the staff report. Mr. de Boer explained the project.

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

Mr. Schoettle made a motion that 14-20 Congdon Street is a Contributing Structure to the College Hill local historic district to table the application, with the applicant to return to a subsequent meeting with revised documentation for Final Approval; Dr. Lund seconded; all voted in favor; the motion passed unanimously.

Mr. de Boer rejoined the Commission.

ADJOURNMENT

With no further business the meeting adjourned at 6:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by
PHDC 11/15/10
JDM

PHDC MEETING MINUTES
AUGUST 23, 2010

A meeting of the Providence Historic District Commission was held on Monday, August 23, 2010 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 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call

Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Tina Regan, Mildred Parrillo, Clark Schoettle, J.P. Couture, Kristi Agniel & Cornelis de Boer
Members Absent: Erin Chace
Staff Present: Jason Martin & Adrienne Southgate

A stenographic transcript was produced by Reporting Associates for the Public Hearing and Item 1 of the Public Meeting as related to 119 Harris Avenue. That transcript has been provided to the PHDC and will be included as part of the official minutes of the Commission's August 23, 2010 meeting.

1) **CASE 10.055 ▪ 119 HARRIS AVENUE (ICBD)** – Ms. Kelly Morris, Esq., and Wayne Pellan, Senior V.P. of Operations, The Providence Journal, appeared representing the applicant/owner. Ms. Morris brought up a potential conflict with members of the Commission who were also members of the Providence Preservation Society's (PPS) Board of Directors. Members Schoettle, Agniel & Couture serve on both boards, and Ms. Morris stated that it was a conflict of interest since PPS had issued a statement against the proposed demolition of 119 Harris Avenue. Ms. Southgate advised the three members that the three members should recues themselves from the discussion.

Members Schoettle, Agniel & Couture recused themselves from the discussion.

Ms. Morris gave a presentation regarding the proposed demolition of 119 Harris Avenue. Ms. Morris introduced testimony from Mr. Pellan, as to the Journal's relationship with the building; Ms. Morris introduced testimony from the following who were qualified by the PHDC as expert witnesses: from Friedrich St. Florian, architect, who attested to the lack of significance and difficulty in adaptive re-use of the structure; from Steve Vogel, Geisser Engineering, testified as to the condition of the building. It was Mr. Vogel's assertion that the building is in a severe state of deterioration and would cost in the range of $3.2 million to stabilize and bring up to code; from Thomas Sweeney, real estate broker and appraiser, who testified that the building in average condition was worth approx. $450,000–600,000.

The chair asked for public comment. The following public comment was received: Ms. Kathleen Philp, Providence Preservation Society, read the organization's statement that they were against the proposed demolition. No further public comment was given. Public comment was closed.

Ms. Morris gave a concluding statement stating that the proposal meets the Commission's Standards for Demolition C, that the preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the

financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance.

Ms. Agniel departed at 5:45 PM.

Dr. Lund made a motion to close the Public Hearing; Ms. Regan, seconded; all voted in favor; the motion passed unanimously; the public hearing was closed at 6:10 PM.

REGULAR MEETING

A. Call to Order
The meeting was called to order at 4:50 PM, Mr. Glen Fontecchio, Chair, presiding. All testimony was sworn.

B. Roll Call
Members Present: Glen Fontecchio, Catherine Lund, Neal Kaplan, Tina Regan, Mildred Parrillo, Clark Schoettle, J.P. Couture, & Cornelis de Boer
Members Absent: Erin Chace
Staff Present: Jason Martin & Adrienne Southgate

C. Meeting Minutes
Mr. Kaplan made a motion to table the minutes of the April 26th and May 24th meetings. Mr. de Boer seconded. The motion passed unanimously.

D. Project Review

Messrs. Schoettle & Couture recused themselves.

1) **CASE 10.055 ▪ 119 HARRIS AVENUE (ICBD)** – Ms. Kelly Morris, Esq., appeared representing the applicant/owner.

A discussion ensued regarding the potential for revision to the cost estimate for the repairs to the structure and the option of mothballing the building. The Commission requested that the City's Building and Fire Official's opinions be sought regarding the building's conditions. The Commission also requested a cost estimate be provided to retain the front and partial side elevations.

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

Dr Lund made a motion to table the item, with the applicant to return to a subsequent meeting with the requested information; Mr. Kaplan seconded; all voted in favor; the motion passed unanimously.

Messrs. Schoettle & Couture rejoined the Commission. Mr. Fontecchio departed. Mr. Schoettle assumed the duties of Chair.

2) **CASE 10.010 ▪ ONE COOKE STREET (COLLEGE HILL)** – Frank Scotti, applicant/owner, appeared before the commission for the new construction of an approximately 1,700 sq. ft.

(with landings) (47'w x 34'd), 2 ½-story, 3-bay-wide with side-entry, hip-roof, single-family residence.

Mr. Martin gave an overview. Mr. Scotti gave an update of the project. Mr. Martin went over the construction details that had been of concern to the Commission at previous meetings. The Commission had discussion over the introduction of stained-glass window on the north elevation and the configuration of the front doors.

The chair asked for public comment. The following comment was taken: Rachel Schwartz, 171 Cooke Street, had concerns about documentation, and whether the plans submitted were previously reviewed and approved. Mr. Martin clarified that the applicant had submitted a previous set of plans which the Commission had reviewed, but had asked for revisions. The current plans represented the revisions. The Chair asked if there was any more public comment. None was offered. Public comment was closed.

Commission members made the following comments: there were concerns about the ganged windows on the north elevation.

Mr. Kaplan made a motion to grant Final Approval of the application, citing Standard 8, with details to be reviewed by a sub-committee. Mr. Couture seconded; all voted in favor; the motion passed unanimously.

Mr. de Boer recused himself.

3) **CASE 10.059 ▪ 14-20 CONGDON STREET (COLLEGE HILL)** – Jack Silva & Peter Mullen, Rhode Island School of Design, and Mr. Cornelis de Boer, Haynes/de Boer Architects, architect, appeared before the commission to request the demolition of the existing building.

Mr. Martin gave an overview of the staff report. Mr. de Boer gave an overview of the proposal. Mr. Mullen commented on the efforts that RISD has undertaken over the years to try and repair the building.

The chair asked for public comment. Ms. Kathleen Philp, Providence Preservation Society read her statement. No further public comment was taken. Public comment was closed.

Mr. Couture made a motion that the application met proposal meets Primary Criteria B for Demolition and Secondary Criteria 4, 5, & 7, with the an alternate landscape to be provided and no issuance of the CA until all necessary zoning approvals have been obtained; Mr. Kaplan seconded; Mr. Kaplan seconded; Members Couture, Lund, Schoettle, Lund, Kaplan, and Parrillo voted in favor; Member Regan was opposed; the motion passed.

Mr. de Boer rejoined the Commission.

4) **CASE 10.017 ▪ 29 THAYER STREET (COLLEGE HILL)** – Ted Scripsack, owner, and Peter Landolfi, window contractor, appeared before the commission to request the removal of 13 existing single-glazed, double-hung, 6/6 wood sash, all floors, front and side elevations, and the installation of 13 Kolbe & Kolbe insulated double-hung, 6/6 wood replacement sash.

Mr. Martin gave an overview of the staff report. Mr. Landolfi explained the project. There was a discussion regarding the wood muntins. Also the retention/restoration of the front windows with storm windows was explored.

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

Mr. Couture made a motion to approve the application as modified, citing Standard 8, with the existing 6/6 wood windows with storms to remain on the front elevation and 6/6 Kolbe & Kolbe insulated windows allowed on the remaining elevations; Dr. Lund seconded; Members Couture, Lund, Schoettle, Lund, Kaplan, de Boer and Parrillo voted in favor; Member Regan was opposed; the motion passed.

5) **CASE 10.086 ▪ 16 ARNOLD STREET (COLLEGE HILL)** – Aron Baskin, applicant/owner, appeared before the commission to request the replacement of the existing 2/2 single-pane, double-hung, wood windows and the installation of Brosco 6/6, insulated, double-hung, wood new-construction windows.

Mr. Martin gave an overview of the staff report. Revised drawings had been provided. There were comments regarding the proposed restoration of the building. It was decided that the applicant would contact Staff before restoration began to finalize details. Also the existing windows in the gable-ends, third floor, would be retained.

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

Dr. Lund made a motion to approve the application as amended, citing Standard 8, with the gable-end windows to remain, and the applicant to contact Staff prior to the restoration of the building; Mr. Couture seconded; all voted in favor; the motion passed unanimously.

ADJOURNMENT

With no further business the meeting adjourned at 7:40 p.m.

Respectfully submitted,

JASON D. MARTIN
Preservation Planner/PHDC Staff

PROVIDENCE HISTORIC DISTRICT COMMISSION
Approved by PHDC 11/15/10
JDM

ATTACHMENT B
Criteria 1.5
Sample Approval Letter

Providence Historic District Commission
David N. Cicilline, Mayor

August 24, 2010

Rob Wooding
Wooding Design
369 Ives Street
Providence, RI 02906

Re: App. # 10.010, 61 Sheldon Street, College Hill Historic District

Dear Rob:

Please find attached Providence Historic District Commission Resolution 10-10, for the Final Approval of the New Construction at 61 Sheldon Street. If you could email or forward a set of the most recent plans as submitted to the Building Department I will approve, stamp, and return along with a Certificate of Appropriateness. If you have any questions please contact me at 351.4300 x517.

Regards,

Jason D. Martin
Principal Planner /PHDC Staff

PROVIDENCE THE CREATIVE CAPITAL
400 Westminster Street | Providence, Rhode Island | 401 351 4300 OFFICE | 401 351 9533 FAX
www.providenceplanning.org

Providence Historic District Commission

DAVID N. CICILLINE
Mayor

August 24, 2010

APPLICANT
Rob Wooding
Wooding Design
369 Ives Street
Providence, RI 02906

OWNER
Ashwani Kumar
Neeta Madam
10 Seth Drive
Attleboro, MA 02703

RESOLUTION 10-10
Application 10.009

WHEREAS, the applicant, Rob Wooding, applied to the Providence Historic District Commission for a Certificate of Appropriateness for New Construction at 61 Sheldon Street, Plat 16, Lot 487; and

WHEREAS, the Commission held a Regular Meeting on the matter on May 24, 2010, during which Rob Wooding, applicant/architect, and Ronald Markoff, attorney, representing the owner, appeared before the Commission for the scheduled item; and

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

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

1. 61 Sheldon Street is currently a vacant lot located within the College Hill Historic District;

2. The work as proposed consists of New Construction to include the construction of an approximately 960 sq. ft. (24'w x 40'd), 2 ½-story, 3-bay-wide, side entrance, front gable-roof, single-family residence;

3. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district;

4. The work is consistent with PHDC Standard 8 as follows: the work will be done so that it does not destroy the historic character of the property or the district.

Based upon the above findings of fact, the Commission determines that the New Construction specified above is appropriate, and hereby give Final Approval for the application for a Certificate of Appropriateness as amended, with the following conditions:

i. The foundation is to be raised approximately 6" and another step added to the front entry stairs; change of the gable vent to a 4/4 double-hung window, revised plans to be submitted to Staff and a sub-committee (Members Couture, Fontecchio & Agniel) to review construction and material details as they become available;
ii. Any changes to the project are to be submitted to Staff for review before work begins.

Based upon the above findings of fact, the Commission determines that the New Construction specified above is appropriate and congruous, and hereby give Final Approval for the application for a Certificate of Appropriateness for the New Construction at 61 Sheldon Street, specifically the construction of an approximately 960 sq. ft. (24'w x 40'd), 2 ½-story, 3-bay-wide, side entrance, front gable-roof, single-family residence, citing PHDC Standard 8, specifically that the work will be done so that it does not destroy the historic character of the property or the district. Mr. Schoettle introduced the motion, Dr. Lund seconded; all of the members present voted in favor of the motion; the motion passed. This approval is valid for one year from the date of this Resolution.

Parties wishing to appeal a decision made by the PHDC have 20 business days from the date of the resolution to file with the Zoning Board of Review. If this is the decision that you reach, please contact the Zoning Board of Review at 401.421.7740.

Glen Fontecchio (JAM for)

Glen Fontecchio
Chair

cc: Kerry Anderson, Building Official, Department of Inspection and Standards
Adrienne G. Southgate, City Solicitor, Department of Law

Criteria 1.6
Summary of Projects

PROJECT SUMMARIES - OCTOBER 1, 2009 through SEPTEMBER 30, 2010

Summary of Projects

Total Applications Reviewed: 168

Applications Reviewed by HDC: 31 (7 applications reviewed by PHDC & Staff[1])
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 137 (7 applications reviewed by PHDC & Staff.)
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type[2]

Project Type	Totals	Approved	Denied	Pending[3]	Withdrawn	Appealed
In-House[4]	137	137	0	0	0	0
Alterations	25	20	0	3	2	0
Demolitions	6	6	0	0	0	0
New Construction	3	3	0	0	0	0
Relocations	0	0	0	0	0	0
TOTALS[5]	**171**	**166**	**0**	**3**	**2**	**0**

[1] Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].
[2] Some applications might cover two types (i.e.: fences & sign). This would account for any discrepancy in the number of applications by type and number of total application reviewed.
[3] Pending includes applications that are either incomplete or that are complete and the review is ongoing.
[4] In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by Staff; no public meeting is required.
[5] The discrepancy here is due to the fact that some applications are reviewed by both Staff and the PHDC (i.e.: Prep-for-Paint (RIK-Staff) and a new side addition (Major Alteration-PHDC). This results in a slight inflation of the totals.

PROJECT SUMMARIES - OCTOBER 1, 2009 through SEPTEMBER 30, 2010

Breakdown by District

District	Totals	Approved[1]	Denied	Pending	Withdrawn	Appealed
Armory	**8**	8	0	0	0	0
Armory (expansion)	**21**	21	0	0	0	0
Broadway	**10**	9	0	0	1	0
College Hill	**90**	86	0	3	1	0
ICBD[2]	**4**	4	0	0	0	0
Jewelry	**3**	3	0	0	0	0
North Elmwood	**11**	11	0	0	0	0
South Elmwood	**17**	17	0	0	0	0
Stimson Avenue	**4**	4	0	0	0	0
TOTALS	**168**	**163**	**0**	**3**	**2**	**0**

Total applications compared from October, 1996-October, 2010:

	Totals	PHDC Reviewed	Staff Reviewed
1996-1997	**220**	64 [29%][3]	156 [71%]
1997-1998	**186**	53 [28%]	133 [72%]
1998-1999	**176**	64 [36%]	112 [64%]
1999-2000	**203**	67 (9)[4] [33%]	145 (9) [67%]
2000-2001	**191**	65 [34%]	126 [66%]
2001-2002	**213**	58 [27%]	155 [73%]
2002-2003	**181**	51 (8)[5] [24%]	138 (8) [76%]
2003-2004	**183**	54 (5) [27%]	133 (5) [73%]
2004-2005	**204**	50 (6) [27%]	148 (6) [73%]
2005-2006	**186**	37 (7) [20%]	142 (7) [80%]
2006-2007	**197**	38 (4) [20%]	153 (4) [80%]
2007-2008	**163**	28 (3) [20%]	132 (3) [80%]
2008-2009	**135**	26 (2) [19%]	109 (2) [81%]
2009-2010	**168**	31 (7) [18%]	137 (7) [82%]
14 year total	**2606**	693 [26%]	1926 [74%]
14 year average	**186**	51 [27%]	138 [73%]

[1] The discrepancy here is due to the fact that some applications are reviewed by both Staff and the PHDC, and the Staff reviewed item may be approved, while the Commission reviewed portion may be denied. There was one instance of this happening this past CLG year. This in combination with the number of applications that went through joint-review, but were approved by both the Commission and staff leads to a slight discrepancy in the numbers.
[2] 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.
[3] Represents percentage of total applications reviewed by PHDC or Staff.
[4] Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].
[5] Ibid.

ATTACHMENT D
Criteria 2.1-a
Membership

PHDC Membership List and Meeting Attendance Record
October 1, 2009 – September 30, 2010

Name	Appointment (Status)	Meetings Attended	Resume on File
Glen Fontecchio (Chair)	term expires 9/12	11	yes
Clark Schoettle (Vice Chair)	term expires 9/11	9	yes
Cornelis de Boer	term expires 9/11	10	yes
Mildred Parrillo	term expires 9/11	9	yes
Catherine Lund	term expires 9/12	11	yes
Jon Paul Couture	appointed 9/10 (Replaced Member Virginia Branch)	6	yes
Neal Kaplan	term expired 9/10; re-appointed; term expires 9/13	10	yes
Kristi Agniel	term expires 9/11	6	yes
Tina Regan	term expired 9/10; re-appointed; term expires 9/13	10	yes
Erin Chace (Alternate)	term expired 9/10; currently vacant	0	yes

3 VACANCIES: City Council Member – Councilman Lombardi's and Councilwoman Nolan's appointments expired 01/03/05 – no new members appointed; the Alternate Member's position is currently vacant

Staff

Robert Azar, AICP, Director of Current Planning	1	-
Jason Martin, MSHP, Preservation Planner, PHDC Staff	10	-
Adrienne Southgate, City Solicitor, counsel	3	-

ATTACHMENT E
Criteria 2.1-b
New Member Resume

Couture Design Associates, Inc.

Jon-Paul Couture

In 2004 Jon-Paul started Couture Design Associates, Inc. in Providence after nearly 13 years at the leading architectural firm in Newport, Rhode Island where he was an Associate. His focus has been on new custom residential projects and the planning of country houses in estate settings, historic preservation and renovations in Rhode Island and along the east coast including Hancock Point in Maine, Siasconset in Nantucket, Woods Hole, Massachusetts, New York City and Sarasota Florida. The firm's current project list includes renovations to existing homes and the design of new homes ranging from 1600 square feet to more than 8,000 gross square feet. He received his Bachelor of Architecture degree from Roger Williams University in 1992 and went to work immediately in Newport, a city he was drawn to for its fine examples of American domestic architecture and mix of formal Beaux Arts architecture and simpler coastal cottages. He is currently sitting for the Architectural Registration Exam to become a registered architect in the state of Rhode Island.

Over the last 17 years Jon-Paul has been a project designer and manager and has been responsible for over 50 residential projects, as well as several institutional buildings for local private high schools such as St. Andrew's School, Portsmouth Abbey and Tabor Academy where he was the project designer for their award-winning marine science Facility. In higher education he completed numerous projects at Newport's Salve Regina University with construction budgets ranging from $100,000.00 to $15,000,000.00. His long-standing love for residential architecture has informed his designs with sensitivity to the existing fabric of historic structures and the context in which new projects are to be built. Past and present projects show a respect for tradition while providing for today's needs and changing lifestyles.

Current projects include a new home on the shore of Narragansett Bay in Barrington, renovations to a waterfront compound in Narragansett and major additions, renovations, and conservation to a private Bellevue Avenue Mansion.

Honors and Publications

February 1996 cover story "Renewal in Newport" **Architectural Digest**
1996 Newport Historical Society Honor Award "Rockry Hall"
1997 Newport Historical Society Honor Award "Fairlawn"
1999 segment on "Restore America with Bob Villa" Rockry Hall
2004 **Private Newport** features two residential projects designed by JP Couture.

200 ALLENS AVENUE SUITE 5A PROVIDENCE, RI 02906 TEL. 401.621.1861 FAX 401.632.0427

Couture Design Associates, Inc.

2005 AIA Honor Award for the Design of Tabor Academy's new Marine Science Facility
2005 AIA Honor Award for the Interiors of St. Andrew's School's McCulloch Performing Arts Center Interiors.
2006 **New York Times** article "The House of Worth"
2007 **Spectacular Homes of New England**
2007 **Rhode Island Monthly** article "At Home"

Affiliations

Associate Member American Institute of Architects
2006-2009 Board of Trustees, Providence Preservation Society
Board member Providence Revolving Fund
Advisory Committee, Providence Cityarts! for Youth
Annual Event Committee Cityarts! for Youth.
Providence Architectural Review Committee, Providence Preservation Society

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Criteria 2.4
Professional Training

Event	Attendee(s)
Attended & presented at the National Trust for Historic Preservation, National Conference Nashville, TN October 2009	Clark Schoettle
Rhode Island State Historic Preservation Conference Little Compton, April 2010	Clark Schoettle Cornelis de Boer Tina Regan Glen Fontecchio Kristi Agniel
Architectural Tours for Roger Williams University and Providence College Bristol & Providence, Fall/Spring 2009-10	Tina Regan
Providence Preservation Society symposium " The American Renaissance and Providence: A Golden Age in Architecture and the Arts" Providence, October 22-23 2009	Jon-Paul Couture