



PROVIDENCE HISTORIC DISTRICT COMMISSION
Preserving the Past for the Future

NOTICE OF SPECIAL MEETING

Monday, July 8, 1996
7:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Project Review
 - a) **32 Whitmarsh Street** (Northern Elmwood) (violation) - Review modified application for window and door replacement
 - b) **78 Whitmarsh Street** (Northern Elmwood) - Reconsideration of PHDC decision to deny demolition of garages
- D. Adjourn - Projected Adjournment 8:30 PM

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A special meeting of the Providence Historic District Commission was held on Monday, July 8, 1996 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Robin Rao Ryan, Lisa Ardente, Mildred Parrillo, Kenneth Schadeegg, Pamela Robertson, Cornelis deBoer, Michael Everett, Councilwoman Rita Williams, Councilwoman Patricia Nolan

Members Absent

Antoinette Downing, Clark Schoettle

Call to Order

The meeting was called to order at 7:00 PM, Ms. Regan presiding. All testimony was sworn.

Project Review

1) 32 Whitmarsh Street (Northern Elmwood) - Mr. Julian Garcia, owner and applicant, Mr. Angel Vargas, and Ms. Becky Smith of the RI Department of Health appeared to discuss the scope of work for the lead abatement work to be done on the property. The application had been discussed at the meeting of 6/24/96, and the PHDC and applicant agreed to a 60 day extension of time to arrive at a mutually agreeable proposal.

Mr. Vargas stated that the sample window had been installed on the house earlier that day. He thought it looked good, and that it was possible to work with the window. The plan to install the vinyl replacement windows on the rear and east and west facades, keeping the original wood windows on the front, was discussed. Ms. Regan commented that she felt the east side of the house was highly visible.

Mr. Schadeegg asked who was the actual owner of the windows fabricated for the house and stored on site. Ms. Smith stated that had yet to be determined. Ms. Ryan asked to what degree the PHDC takes such mistakes into consideration in making a decision. Ms. Robertson, too, felt that more information was needed regarding the cost and ownership of the windows.

Ms. Smith described the process of making the house and site lead safe, and stated that the increased cost of the

project that would be due to the need to use windows other than the vinyl windows fabricated may come from a revision of the scope of work for lead abatement. The issue of whether the units would be habitable with a revised scope was discussed, with Ms. Smith stating that only one unit was mandated for lead removal due to the elevated lead levels of a child living in the unit, but that the HUD program provides financing for the entire property. There may be restrictions on the type of occupancy allowed in the house with a revised scope of lead abatement. While only the second floor unit was cited, work on the third floor was begun as well.

Ms. Robertson asked what the plan would be for the lead abatement if the application for installation of the vinyl windows was denied. Ms. Smith stated that a scope would be drawn up that called for wood replacement windows for the third floor, where the windows had been removed and discarded, and little other work being done on the interior of the third floor. When asked how serious the lead problem would be, she replied that hazards would still exist, such as the lead remaining in the soil in the side and rear yard area.

Councilwoman Nolan asked what precedent approval of the replacement windows would set for future work in historic districts. Ms. Ardente noted that from a legal standpoint, the owner of the property may bear some burden of cost for the windows. Mr. Vargas expressed concern that the owner could later be cited for lead poisoning by contact with contaminated soil around the house. Ms. Smith stated that the DOH program does not require that the entire property be lead safe, but that portions of the property have the lead abated. The role of Elmwood Neighborhood Housing was mentioned, as ENHS has received funds for lead abatement programs. Mr. Vargas stated that ENHS had been contacted, but they advised Mr. Garcia to apply to HUD for funding.

Mr. Schadeegg stated that he sympathized with the owner's difficult position, but that the case should be taken to the persons responsible for the error. Councilwoman Nolan asked if the contractor needed to get a building permit before starting the work, and was told that he did need to, but failed to obtain it. Mr. Schadeegg felt that the PHDC should not bail out the contractor.

Ms. Robertson felt that the PHDC should consider continuing to explore the vinyl window option, investigating more issues. Mr. Everett felt that the approval of the vinyl window would not set a good precedent.

Ms. Ryan made a motion, seconded by Mr. Everett, to approve in concept the installation of the vinyl replacement windows, citing Standard 2, on the rear and portions of the

east and west elevations, denying the installation of the metal door and the replacement of the wood windows on the front of the house. The motion was made in response to the unique status of the case, given the severity of the lead contamination of the house. It is the intent of the motion that the decision not set a precedent for future review. It is also the intent of the motion that the approval in concept is conditional upon finding the sample window an acceptable replacement for the existing wooden windows. The motion was approved with the above provisions.

Members Voting : Ryan, Regan, Robertson, Ardente, Parrillo, Everett, Williams = Yes
Nolan, Schadeegg, deBoer = No

Following the vote, Ms. Regan summarized the result, in response to queries by Ms. Smith and Ms. Chris Cruz of 23 Whitmarsh Street, stating that vote meant that the PHDC would look at the proposed replacement window, and may approve installation on the rear and some portion of two sides of the house. Mr. Schadeegg noted, too, that three people had looked at the existing windows and had stated that they were in reasonably good condition.

After a brief recess, the meeting resumed at 8:10 PM.

Ms. Regan recused herself due to a possible conflict of interest. Mr. Schoettle did not attend the meeting.

1) 78-82 Whitmarsh Street (Northern Elmwood) - Mr. Joseph Caffey, representing the owner, Omni Development the attorney representing the owner, Mr. Glenn Friedemann of Tillinghast, Licht and Semonoff, Clifton O'Reilly, a real estate consultant, Mr. Bruce Landenberg of RIHMFC, Mr. Douglas Brown of Durkee and Brown Architects, Councilwoman Balbina Young, Ms. Rochelle Lee of LISC, and neighborhood residents Mr. Frank Lewis, Ms. Antonia Friea, Ms. Chris Cruz, Mr. Stanley Thornburn appeared to discuss the reconsideration of the PHDC's decision to deny a Certificate of Appropriateness for demolition of the garages at the Whitmarsh Apartments. On 6/24/96, the PHDC voted to reconsider the decision, based on the submission of new evidence.

Councilwoman Nolan observed that letters of support for the demolition had been submitted by Mr. Casby Harrison and Ms. Mary Harrison, residents of Princeton Avenue. She noted that Mr. Harrison was associated with Tillinghast, Licht and Semonoff, and that Ms. Harrison was a former director of Omni Development. She felt that these relationships could represent a conflict of interest.

Mr. Everett stated that he would serve as chair for the meeting, as he was Deputy Vice Chair, and asked that all

those who intended to speak sign a sheet with their names and addresses.

The discussion began with Mr. Friedemann citing the letter of support from Mr. Harrison as an interested landowner in the area. He then called on Mr. Clifton O'Reilly to give comment as a real estate expert. He stated that in his opinion the preservation of the garages served as a deterrent to a major improvement program that would be of benefit to the community, one of the criteria the PHDC would use for approving a Certificate for demolition.

The four criteria for allowing demolition in a District were evaluated. He stated that the structure was not a hazard to public safety, based on physical inspection of the garages. The retention of the garages would serve as a detriment to a project that would benefit the public, as the rehabilitation of the main building would have the advantage of giving the community a restored, habitable, architecturally significant building. The lack of on-site parking that would be the result of retaining the garages would be a problem for financing, and this would be a deterrent to the improvements. The retention of the garages, then, would cause an undue and unreasonable financial hardship to the owner. The retention of the garages would not be in the interest of the majority of the community as it would result in the loss of the light, air and greenspace that the open parking area would provide.

Councilwoman Nolan departed briefly at 8:15 and returned at 8:20 PM.

In discussing the secondary criteria that may be considered in evaluating a proposal for demolition, Mr. O'Reilly cited the positive effect on surrounding properties of the rehabilitation of the main structure. He also stated that the preservation of the garages would have an adverse effect on the value of surrounding properties. He felt that the other secondary criteria would be met by demolition of the garages, such as the promotion of the welfare of the citizens of the district and the city as a whole. After a brief discussion following his remarks, Mr. O'Reilly departed at 8:20 PM.

Councilwoman Nolan returned at 8:20 PM.

Mr. Bruce Landenberg, coordinator of Design And Construction for RIMFHC, made a presentation regarding his agency's views regarding the project.

He stated that one parking space is required for each of the units in the renovated building. There would still not be sufficient space on site for 16 parking spaces, even with the demolition of the garages. In response to

questions, Mt. Landenberg stated that the use of leased off-site spaces may be acceptable to RIMFHC, depending on their quantity and location. A 30 year lease for parking spaces would be a requirement, as this would be equivalent to the term of the mortgage on the main structure. He stated, too, that he would not recommend approval of project funding to the RIHMFC Board without the provision for 16 spaces. Preliminary approval had been granted with the understanding that 12 on-site spaces would be provided. He would be willing to consider the use of the 11 on-site spaces called for in the revised plan for parking and landscaping presented at the meeting. Any number less than 11 would be brought back to the RIHMFC Board for reapproval. It would be more difficult to find a suitable space for 12 cars than for 4 or 5 cars. Due to budget constraints, it would be difficult to purchase additional property for off-site parking. Mr. deBoer asked that Mr. Landenberg clarify RIHMFC's position, asking if it is true that 12 on-site spaces were approved, with the provision that 4 additional spaces were to be found. Mr. Landenberg stated that the location of the 4 off-site spaces was not identified, as the approval was preliminary.

Councilwoman Nolan asked of the minimum required on-site was the 2 handicapped-accessible spaces, and if it a possible t take the approval for the project back to the RIHMFC Board. Mr. Schadeegg also asked if the provision of 7 spaces on-site and 9 off-site would prohibit funding approval. Mr. Landenberg sated the it would depend on their location. There followed and additional discussion of the number of required spaces, with Mr. Landenberg stating that he would not recommend approval with less than 11 on-site spaces, with 16 needed in total, and 2 handicapped spaces required on site.

Mr. Caffey then described the owner's attempts to obtain additional off-street parking. A location on the corner of Whitmarsh and Updike on the St. Joseph's Hospital property was considered as a possible location for off-site spaces, but the hospital would not commit to a 30 year lease, given its possible changes in affiliation and structure in the future. The budgetary constraints on the obtaining of the additional off-site spaces required were discussed, the possibility of obtaining long-term leases for the spaces, and the availability of other space in the area that would be off the St. Joseph's property were all discussed. The maximum distance of the spaces from the main building was to be 1-2 blocks.

Mr. Douglas Brown of Durkee and Brown described the changes made to the proposed parking and landscaping plan. On less space is to be placed within the parking area in order to address abutter concerns, with a larger screening landscape buffer placed on the rear lot line.

The landscaping plan for the front of the building has been changed to maintain the original lines of the walks and hedges, approximating the original planting plan.

It was discussed how the retention of the garages would affect the improvement program by increasing the project cost. The provision of handicapped spaces was discussed, with the garages having to be modified for handicapped accessibility. The cost of modification as well as stabilization would have to be added to the project costs, and it would be more costly to do this than to demolish the garages and create an open parking area. The retention of the garages would also create a problem for access to the rear of the building during construction of the handicapped ramp. The cost of providing off-site spaces was again discussed, as was the required modification of the garages, the security issues involved, and the reduction in the number of usable on-site spaces.

Neighborhood residents were then given an opportunity to comment on the matter. Mr. Frank Lewis of Whitmarsh Street felt that the garages should come down, having outlived their usefulness. Ms. Antonia Freitas, also of Whitmarsh Street, agreed that the demolition of the garages should be approved, given the security issues involved. Ms. Chris Cruz of Whitmarsh Street stated that a letter had been submitted by Mr. Douglas Victor of Princeton Avenue. The letter was read into the record. It asked that the PHDC not reconsider its decision at the present meeting, but asked that the matter be rescheduled. He opposed the demolition of the garages. Mr. Stanley Thornburn of Princeton Avenue stated that he felt that the loss of the garages would be a loss to him. He wants the garages to stay, but is now convinced that the project will not go forward if the garages are retained. Ms. Maria Estacio stated that she had seen many changes to the property during her 20 years of residence and that she saw the problem as being a lack of sufficient on-site space with the retention of the garages.

Councilwoman Balbina Young stated that she empathized with the abutters and neighbors in wanting to keep the garages, but that the time had come to move forward with the project. She stated that she had had difficulties with the applicant in the past, but that Omni's other properties are well maintained. The funding may be imperiled by further delay, and the building should no longer remain empty, despite the fact that some people prefer the building boarded up, in a quite and peaceful state. The need of 16 families for affordable housing must also be considered. It may also be difficult to find another developer interested in the renovation of the property if the present proposal does not go forward.

Ms. Cruz asked what percentage of the applicant's operating budget would be involved in the project. Mr. Cafe replied that as a non-profit corporation, Omni is concerned only with raising funds for operating reserves.

Mr. Doug Victor arrived at 9:05 PM.

Ms. Rochelle Lee of LISC reviewed the project funding, with the inclusion of tax credits, and significance of the project to the local economy. Councilwoman Nolan asked if there were any available funding sources besides LISC and RIHMFC, as was told there were none available.

Ms. Lee reviewed for the record the funding sources for the project, with RIHMFC giving preliminary approval. The funding for the project would be jeopardized if investors feel that the project's economic viability is threatened by the lack of sufficient on-site parking. There are concerns about the St. Joseph's parking plan, as it will increase the operating budget and expenses, and the lease's term is in question.

Mr. Everett then asked for that the PHDC begin its deliberations on the matter of reconsideration.

There was a brief discussion among Mr. Friedemann, Mr. Schadeegg and Councilwoman Nolan regarding the question of possible conflicts of interest and the rulings of the RI Ethics Commission.

There was a discussion of the four criteria to be used in evaluating an application for demolition. Ms. Robertson made a motion, seconded by Councilwoman Nolan, to find that the garages were significant and contributing according to the primary criteria for Contributing Structures valuable to the City, State or Nation, as set forth in PHDC guidelines for demolition. The significance and contributing nature of the garages was also discussed. Mr. Schadeegg was concerned that the garages continue to be considered to be important to the neighborhood. The motion failed.

Members Voting: Yes = Ryan, Schadeegg, Robertson, Nolan
No = Everett, deBoer, Williams, Ardente, Parrillo

Ms. Ardente then made a motion, seconded by Mr. Everett, that the garages be deemed valuable for the period of architecture they represent and for the district as a whole, as set forth in the PHDC Guidelines for Demolition. This motion passed.

Members Voting: No = Schadeegg, Nolan
Yes = Everett, deBoer, Williams, Ardente, Parrillo, Ryan, Robertson

The four criteria to be used in evaluating an application for demolition, at least one of which must be met for demolition to be approved, were discussed.

Councilwoman Nolan asked if the application should be reviewed at two meetings rather than one. There was a discussion of streamlining the process. On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to vote on the request for reconsideration at the present meeting.

Mr. Salvatore reviewed the four requirements, at least one of which must be met in order for the PHDC to approve demolition. After a brief discussion, it was the consensus of the PHDC that the second requirement would be met, as the retention of the garages would be an impediment to a major improvement program which will be of substantial benefit to the community. On a motion by Mr. deBoer, seconded by Mr. Everett, the PHDC voted to approve the demolition of the garages, using the second of four requirements as the basis of the decision.

Members Voting: Yes = deBoer, Everett, Ryan, Parrillo, Ardente, Schadeegg, Williams, Robertson; Abstain = Nolan

There being no further business, the meeting was adjourned at 9:40 PM.

Respectfully submitted,


Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION
Preserving the Past for the Future

NOTICE OF PUBLIC MEETING

Monday, July 22, 1996
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminister Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 6/24/96

D. New Business

- 1) Discuss Change in Filing Date from 12 to 14 Days in Advance of the Regular Meeting

E. Project Review

- 1) **32 Whitmarsh Street** (Northern Elmwood) - review amended scope of work, continued from Special Meeting of 7/8/96
- 2) **485 Broadway** (Broadway) - review of post-demolition landscape plan, continued from 6/24/96
- 3) **99-101 North Main Street** (College Hill) - final review of renovations and construction of new additions on south and west
- 4) **195 Ontario Street** (Southern Elmwood) (violation) - redesign handrails on front and side entry steps

OVER

3-129

5:00 PM

- 5) **202 Ontario Street** (Southern Elmwood)(violation) - redesign handrails on front entry steps
- 6) **191 Ontario Street** (Southern Elmwood) (violations)- sections of slate roof replaced without Certificate; replacement of remaining sections of slate roof with asphalt shingles proposed
- 7) **5 Benefit Street** (College Hill) - construct new side porch, postponed from 6/24/96
- 8) **181 Lloyd Avenue** (College Hill) - construct rear addition

6:00 PM

- 9) **15 John Street** (College Hill) - conceptual review, construction of new house
- 10) **81 Benefit Street** (College Hill) - modify project plans approved 3/25/96, enlarging dormer on east elevation, main house, and constructing new garage

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

SELECTED
8/20/96

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, July 22, 1996 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Kenneth Schadeegg, Pamela Robertson, Cornelis deBoer, Clark Schoettle, Councilwoman Patricia Nolan, Councilwoman Rita Williams

Members Absent

Robin Rao Ryan, Mildred Parrillo, Lisa Ardente, Antoinette Downing, Michael Everett

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:15 PM, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. Schoettle. Seconded by Mr. Schadeegg, the minutes of the meeting of 6/24/96 were unanimously approved as submitted.

New Business

The change in the filing date from 12 to 14 days prior to the regularly scheduled monthly meeting was discussed, and the change considered to be acceptable. The new filing date would be in effect as of September, 1996.

Project Review

1) 32 Whitmarsh Street (Northern Elmwood) - Mr. Julian Garcia, owner and applicant, Mr. Angel Vargas, his son, Mr. Scott Johnson, contractor, Ms. Helen Bibeault of the Department of Health, Ms. Rebecca Smith of the Department of Health, Ms. Lynne Auger of the Elmwood Foundation and Mr. Edward Sanderson and Mr. Richard Greenwood of the RIHPC appeared to discuss the continued review of the application to install vinyl replacement windows at 32 Whitmarsh Street. The PHSX approved the installation of the windows in concept for the less visible facades of the building, with the provision that the sample window installed be considered an

acceptable replacement for the existing wooden windows. The replacement window was installed on 7/8/96.

Mr. Vargas stated that there was no new information regarding the window replacement proposal. Mr. Johnson stated that someone had asked him to identify the replacement window, and asked if distortion and reflectivity were issues to be considered in evaluating the window. Mr. Schoettle explained the issues involved in closing down the existing opening with the replacement window. Mr. Johnson described the attempts to fabricate the sample window.

The application of Standard 1 was mentioned by Lynne Auger, which calls for the repair of historic materials rather than their replacement whenever possible. Ms. Regan noted that in a prior discussion, Mr. Johnson had represented the windows as unrepairable. Mr. Johnson then restated his position regarding the poor condition of the existing windows, and cited the cost of reworking the windows, and the lack of a guarantee that they would then be lead safe. Ms. Smith then stated that it was possible to make the windows lead safe, if not lead free. There followed a discussion of the need for reinspection of the property for lead, of the condition of the windows, of the owner's preference for the vinyl windows, and of the costs of replacing the windows in kind. Mr. Schadeegg mentioned that there was a meeting planned for representatives of DOH, RIHPC, PPHC to discuss the financial issues and the cost of restoration work. The issues of loans, liens and debt were discussed, and the possibility that PPHC would assume the cost of the replacement windows and the repair and restoration of the existing wooden windows.

Mr. Edward Sanderson of the RIHPC stated that a meeting was scheduled for the following week with Mr. Matt Powell of PPHC, to discuss what the agency could do to assist in resolving the problem. It is apparent that the agreement regarding review by the RIHPC of PPHC projects was not followed, which caused the problems that require resolution.

The former decision of the PHDC in regard to conceptual approval of the installation of the vinyl replacement windows was reviewed, and comment was made regarding the degree to which the sample was an acceptable replacement for the existing wood windows. Mr. Schadeegg commented that he was impressed with the facsimile window but that it was not good enough to replace the existing. Ms. Robertson also felt that the sample window was not good enough. There was a discussion of the measurement of economic hardship on the owner. The former decision was again reviewed, as the need for the PHDC to decide if the sample window met with its approval as a replacement for the existing wooden windows on the house.

Mr. Schoettle made a motion, citing Standards 2 and 7, to allow the sample on the rear elevation, with the remaining windows on the other three sides of the house to be restored or replicated. This was seconded by Councilwoman Nolan. Before a vote was taken on the motion, Mr. deBoer commented that the installation contradicts Standard 1, and Ms. Smith asked that it be clarified that 8 windows would be affected by this decision. There was further discussion, and Ms. Cavanaugh advised the members that it was advisable to resolve the matter or withdraw the motion. Mr. deBoer suggested that the motion be amended to include the operable windows only, excluding the fixed windows, and the existing vinyl windows. The motion did not pass.

Another motion was then made to reconsider the approval in concept of the vinyl windows and to deny the application, citing Standard 1. This reconsideration was based on the new testimony presented, and photographs of the condition of the existing windows. The intent of the motion was to deny the application to replace wooden with vinyl windows, citing Standard 1. This motion was unanimously approved.

Members Voting: Regan, deBoer, Williams, Nolan, Schadeegg, Schoettle, Robertson

In response to a query by Ms. Smith, the PHDC's decision is to deny the use of vinyl replacement windows, with the remaining wooden sash to be repaired and with wood replacement windows fabricated for the third floor where they had been removed without PHDC review.

1) 485 Broadway (Broadway) - Mr. Michael Berarducci appeared to discuss the post-demolition landscaping plan for 485 Broadway. He agreed to implement the modifications suggested by Mr. Everett, and would carry out the additional suggestions made regarding landscaping, the removal of a curb-cut and other aspects of the plan.

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC unanimously approved the plan submitted as amended, citing Standards 8 and 9.

Members Voting: Williams, deBoer, Schoettle, Regan, Robertson, Nolan, Schadeegg

Councilwomen Nolan and Williams departed at 5:50 PM.

The meeting was briefly suspended until 6:15 PM when the Councilwomen returned.

3) 99-101 North Main Street (College Hill) - Mr. William Kite appeared to discuss the final design of the new addition on the south and east elevations of the Pilgrim

Mills Building. Mr. Rob Emlen of the Shakespeare's Head Association also appeared to comment on the project.

Mr. Kite reviewed the results of the subcommittee meeting held since the conceptual review of the project. He stated that in response to comments made at these meetings, he made some changes to the project plans.

The existing glazed storefront was to be wrapped around the building giving more visibility into the planned lobby of the addition. The colors of the surface brick were to be changed to a red rather than the tan proposed, with the color scheme reversed. The main body of the building now has a brick-red color with tan trim, resembling the colors of the Fain Building across the street. The brick is to match the facade of the existing building, with precast bands and red accent bands. The concrete block for the addition is to be sandblasted, and the garage is to be of clapboard with copper covers on downspouts.

The rooftop mechanical were shown in place on the building model, and the majority will not be seen from the street.

Mr. Emlen stated that the Shakespeare's Head Association supported the project. While feeling that they would prefer to have no building over the garden, and regretting that Mr. Rakatansky's view would be lost, landscape consultants have found that the construction of the addition would not have a negative impact on the light an air of the garden at 21 Meeting Street.

On a motion by Mr. deBoer, seconded by Ms. Robertson, the PHDC voted unanimously to approve the final design submitted, citing Standards 8 and 9.

Members Voting: Regan, deBoer, Williams, Robertson, Schoettle, Schadeegg, Nolan

4) 195 Ontario Street (Northern Elmwood) - Mr. John Sayig, owner, and Mr. John Riley, architect, appeared to discuss the proposal to correct the violation against the property for installation of handrails on the side and rear entries without PHDC review. Other interesting parties commenting on the proposal were Ms. Lynne Auger of the Elmwood Foundation, and Mr. Luke Driver, Mr. Floyd Queen and Ms. Posy Couros, neighborhood residents.

Mr. Sayig stated that he was willing to do whatever was required by the PHDC to correct the problem. Mr. Riley discuss the design of the proposed new railings, stating that the design was intended to serve as an interim measure while evaluating ways in which the deteriorated railing system was to be repaired. Mr. Driver urged the PHDC to make

decision that respected the integrity of the building, and Mr. Queen agreed with this position. Ms. Couros, President of the residents association, felt that the applicant's properties didn't help maintain the quality of the neighborhood, and Ms. Auger stated that she supported the staff recommendation in regard to the railing.

Mr. deBoer asked if there were any historic photographs of the building, and Mr. Sayig replied that the property was not considered to be historical. Ms. Auger stated that photos show that the present railing was in place in the 1970's.

There was a discussion of the problems with maintaining the building, tenants, vandalism, the percentage of owner-occupied houses on the block and the condition of the applicant's properties.

The condition of the existing porch railings was described as marginal, but was not considered to be a safety hazard at this point in time. Mr. deBoer felt that if the owner was willing to do what he PHDC suggested, the entire railing system should be replaced with one of more appropriate design. Other repairs may be needed to the deck.

On a motion by Mr. Schoettle, seconded by Councilwoman Williams, the PHDC agreed to continue the application to a subsequent meeting, to allow the applicant time to develop a new railing design.

Members Voting: Regan, deBoer, Schoettle, Nolan, Williams, Schadeegg, Robertson

5) 202 Ontario Street (Northern Elmwood) - The property is also owned by the applicant, and similar issues were addressed. Here, the front entry railing, installed without PHDC review, was to be replaced with a rail that was based on the design of the existing porch railing.

Several details of the proposed rail replacement were discussed, such as the relationship between the railing and the remaining columns, and the orientation of the railing to the centerline of the column. It was suggested that the design be modified and that it be reviewed at a subsequent meeting. The spacing of the balusters was to be shown as was a cross-section of the railings.

On a motion by Mr. deBoer, seconded by Councilwoman Williams, the application was tabled until a subsequent meeting, when more detailed drawings showing the cross-section of the handrail and its position where it meets the column.

Members Voting: Regan, deBoer, Schoettle, Nolan, Williams, Schadeegg, Robertson

6) 191 Ontario Street (Northern Elmwood) - The property is also owned by the applicant, and the issues of the violations against the property for installation of double-hung replacement windows and partial replacement on the rear of the property of roof slates with asphalt shingles.

Mr. Sayig stated that he had asked Mr. Tom Rubel, a roofer specializing in the repair of slate roofs, to attend the meeting, but he was unable to attend. He described his attempts to contact and obtain estimates for other such roofers, but stated that he had not been successful in obtaining such estimates. Mr. Riley was not involved in the discussion of work on this property.

Mr. Schadeegg stated that he felt that the house was very significant and was one of the finest examples of a duplex in the District, with the slate roof a defining element of the house.

Mr. Sayig stated that he was concerned about the practicality of repair, and cited the danger of fire to vacant buildings.

There was a discussion of the documentation that would be needed to evaluate the application, of the problems involved in the applicant's tenants' issues, and of the condition of the roof. The need for the opinions of qualified roofers was needed, as was the possible costs of replacement and repair.

The issue of the replacement of the windows in the second floor dormer was then addressed. The windows removed and replaced with double-hung windows in 1992 had been stored on site but had been stolen. Mr. Sayig mentioned that it might be possible to paint the existing replacement windows brown to match the other windows. Mr. Schoettle stated that the casement windows should be returned to the building.

A motion to continue the matter was made by Councilwoman Nolan, seconded by Councilwoman Williams, and was unanimously approved. The PHDC asked that an application be filed for the treatment of the replacement windows and that more information be submitted regarding the proposed roof repair.

Members Voting : Regan, deBoer, Schoettle, Nolan, Williams, Schadeegg, Robertson

7) 5 Benefit Street (College Hill) - Mr. Paul Surabian appeared to discuss the application to create a new side entry porch on the northeast elevation of 5 Benefit Street.

He stated that the design proposd was intended to respect the integrity of the building. The present entry does not provide sufficient shelter from rain and snow. In addition, in future, landscaping enhancement will be proposed by Al Veri, but is not part of the present proposal.

The PHDC examined older plans in the file, and commented on the design submitted. Mr. Schoettle felt that the creation of the enclosed entry was acceptable, but that the design should be modified to call for a door and entry more in keeping with a Greek Revival structure, with transom and divided sidelights. The door is to be painted, and the casing are to match those existing on the building

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the PHDC voted unanimously to approve the application with the modifications cited above, citing Standards 8 and 9, with design details delegated to staff review.

Members Voting: Regan, Schoettle, Schadeegg, Robertson, Williams, Nolan, deBoer

Councilwoman Nolan departed at 8:40 PM

8) 181 Lloyd Avenue (College Hill) - Mr. and Mrs. Jon Berberian, owners, and Ms. Antoinette Breed appeared to discuss the proposal to create an enclosed addition in the area of the rear porch at 181 Lloyd Avenue.

The proposed work was reviewed in reference to elevations and a model. Ms. Breed described the process of arriving at the design and the different alternatives that had been explored.

Mr. deBoer asked about the purpose of the room, and was told it was intended to serve as an artist's studio space and music room. Mr. Schoettle felt that it would be regrettable to alter or destroy the existing porch, as it was an important feature of the house. The option of enclosing the porch with glass was discussed, but it was felt by the owners that this would not provide enough interior space for there needs. The use of the porch was discussed, as was the possibility of reducing the size of the proposed projection.

After a debate regarding the condition of the porch, its significance, and other aspects of the project, Mr. Schoettle made a motion, seconded by Councilwoman Williams, to approve the concept of the creation of an enclosed addition, citing Standards 8 and 9, with a subcommittee to review design details and address the concerns of the owners. The subcommittee was to meet on site prior to the

net meeting, with a revised design to be reviewed at that time.

Members Voting: Regan, deBoer, Williams, Schoettle, Schadeegg, Robertson

9) 15 John Street (College Hill) - Mr. Marc Pedi and Mr. Douglas Sagovan of Acorn Structures appeared to discuss the proposed construction of a new dwelling on the vacant lot at 15 John Street.

The basic scheme and rationale of the proposed design was presented. It was observed that the applicants, Mr. and Mrs. Mauran, had lived in the area for many years. The company had designed structures approved for construction in Newport and Barrington.

The dimensions, location on the lot, needs of the owners, and other aspects of the project were presented by Mr. Pedi and Mr. Sagovan.

Mr. Schadeegg observed that he felt that location of the garage in the front of the house was highly visible, and that he felt the proposal was one of bad suburban design. The relocation of a door to form a court, the creation of a drive to the garage, and the bringing of the house forward on the lot were suggested as alternatives to the proposed design.

The main issue to be resolved was the massing of the garage and its location on the front of the house. The PHDC asked that the house plan be presented in model form and study be made of the context of the proposed house and surrounding district. Mr. deBoer suggested that it would be to the owners' benefit to seek variances for setback requirements.

The representatives of Acorn Structures would seek to address the PHDC's concerns regarding the design, and agreed to a continuance of the matter to a subsequent meeting.

10) 10 Benefit Street and 10 Benefit Street (rear) - Mr. Robert Dupre appeared to discuss the modification to the design of the condominium conversion of the property. The plans had been approved by the PHDC on 3/25/96.

MS. Robertson departed at 9:00 PM and Councilwoman Nolan returned at 9:00 PM.

Mr. Dupre described the plan for the alteration of a dormer on the east (rear) roof slope of the main house. The dormer is to have two windows, with appropriate windows.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the revised dormer design was approved, citing Standards 7, 8 and 9.

Members Voting: Regan deBoer, Schadeegg, Nolan, Williams, Schoettle

The proposal to construct a new garage on the property was also discussed, with the reason for requesting the garage stated to be the concerns of prospective owners regarding security. The design, height and doors of the garage were described.

On a motion by Mr. ^{deBoer}debar, seconded by Councilwoman Nolan, the garage construction was approved as submitted citing Standards 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Nolan, Williams, Schadeegg

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully submitted,


Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

Preserving the Past for the Future

NOTICE OF PUBLIC MEETING

Monday, August 26, 1996

4:00 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meetings of 7/8/96 and 7/22/96

D. New Business

1) Discuss Possible Date for Annual Retreat

E. Project Review

- 1) 195 Ontario Street (Southern Elmwood)(violation) - redesign handrails on front and side entry steps, continued from 7/22/96
- 2) 202 Ontario Street (Southern Elmwood)(violation) - redesign handrails on front entry steps, continued from 7/22/96
- 3) 191 Ontario Street (Southern Elmwood)(violations) - sections of slate roof replaced without Certificate; replacement of remaining sections of slate roof, replace windows on second floor dormer
- 4) 181 Lloyd Avenue (College Hill) - construct rear addition, enclosing porch, continued from 7/22/96, and reviewed by subcommittee

OVER

5:00 PM

- 5) 46 Barnes Street (College Hill) - redesign of rear deck, existing design denied 2/26/96
- 6) 31 Transit Street (College Hill) - alter and enlarge rear deck and steps, install fence
- 7) 30 Benefit Street (College Hill) - install new fence on east (Benefit Street) and south sides of property; exceeds allowable height
- 8) 15 Olney Street (College Hill) - construct storage shed

6:00 PM

- 9) 2 George Street (College Hill) - Remove 2 kitchen windows on first floor and replace with French doors. Similar proposal reviewed and approved 8/23/93.
- 10) 256 Broadway (Broadway) - install monument and flagpole

F. Adjournment - Projected Adjournment 7:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request

THE MEEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, August 26, 1996 at the Department of Planning and Development, 400 Westminister Street, Providence, RI 02903.

Members Present

Tina Regan, Kenneth Schadegg, Clark Schoettle, Lisa Ardente, Cornelis deBoer, Mildred Parrillo, Councilwoman Patricia Nolan, Michael Everett

Members Absent

Councilwoman Rita Williams, Robin Rao Ryan, Pamela Robertson, Antoinette Downing

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:20 PM, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. Schoettle, seconded by Mr. Schadegg, the minutes of the meeting of 7/8/96 were unanimously approved as submitted. On a motion by Ms. Parrillo, seconded by Ms. Ardente, the minutes of the meeting of 7/22/96 were unanimously approved with the amendment that the spelling of deBar on p. 9 be corrected to read deBoer.

New Business

The projected possible dates for the PHDC Annual Retreat were to be between 10/21 and 10/23, to be held in the late afternoon/early evening. The place, time and date were to be determined at a later time.

Project Review

- 1) 195 Ontario Street (Southern Elmwood) - Mr. John Sayig, owner and

applicant, and Mr. John Riley, architect, appeared to discuss the proposal to address violations of historic district zoning on the property, specifically the installation of handrails. The application was continued from the meeting of 7/22/96.

Ms. Posy Couros of the street's residents' association, Ms. Lynne Auger of the Elmwood Foundation and Mr. Thomas Rubel of Rubel's Restoration appeared to discuss this and the following two applications.

Mr. Riley stated that the owner had agreed to construct a new railing system for the porch and steps, and that the rails would be built of redwood and clear pine. No pressure-treated wood would be visible, with the posts encased in redwood. Details of the method of attachment and the rationale for proposing the 6" on center railing with a 1" x1" baluster. Mr. Riley stated that he had not been able to find any historic photographs of the house with the original railings intact, and that he had used as models railings on houses in Fox Point, and College Hill. Mr. deBoer and Mr. Schoettle felt that a spacing of 4" was more typical. Mr. Riley asked that the 6" spacing be considered, but Mr. Schadeegg noted that a 3-1/2" - 4" spacing was more appropriate.

Mr. Riley and Mr. Sayig discussed whether a 4" rather than 6" spacing would be acceptable, and Mr. Schadeegg observed that the rails should be constructed of redwood and a high grade of clear pine.

Mr. deBoer suggested that it might be more appropriate to install a metal rather than a wooden handrail on the steps. He observed that many houses had no railings on the steps, and that railings had been added more recently for safety. Mr. Sayig stated that he was willing to install a metal handrail. Councilwoman Nolan noted that the type of railing should be specified, and that a railing with a molded cap and lamb's-tongue termination with 1" stanchions would be appropriate. Ms. Arden commented that the simplest possible railing design would be best.

Michael Everett arrived at 4:55 PM.

Mr. Schoettle made a motion, citing Standards 8 and 9, to approve the design of the new porch railings, with the amendment that the balusters be 4" on center rather than the 6" to 7" shown on the drawings, and approve a metal handrail on the front and side stairs, anchored on the concrete cheeks of the front and in the granite steps. Mr. deBoer commented that the metal rail was to be built in accord with building code, due to the height of the rail. The motion was seconded by Councilwoman Nolan, and approved.

Members Voting:

2) 202 Ontario Street (Southern Elmwood) - Mr. Riley and Mr. Sayig continued the discussion of the installation of a new handrail on the front of the house, replacing one installed without a Certificate from the meeting of 7/22/96.

Mr. deBoer and Mr. Riley discuss the height of the railing and its compliance with code, and some details of construction. The height of the point where the porch rail meets the new handrail was to be at 2'5".

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, citing Standards 8 and 9, the application was approved as submitted.

Members Voting: Schadeegg, Nolan, Schoettle, Ardente, DeBoer, Parrillo. Regan. Everett

3) 189-193 Ontario Street (Southern Elmwood) - Mr. Sayig and Mr. Rubel continued the discussion of the resolution of violations of historic district zoning and the replacement of the slate roof with asphalt shingle on the property.

Mr. Rubel described the condition of the roof as he had observed it during several site visits, and photographs were examined illustrating site conditions. Mr. Rubel described the severity of leaking on the interior of the building, and stated that leaks were continuing despite repairs conducted in the past. A main source of the problem was the panning system on the flat sections of roof, that had deteriorated. The roof repair would require the removal of slates down to the sheathing, inspection of the underlying sheathing, and replacement of flashing with copper or lead-coated copper. On the front of the house, 4 windows, 4 pans and the flat roof are in need of repair. All stepflashings in the dormers need to be replaced. Mr. Rubel stated that he preferred not to remove slate from roofs, preserving them wherever possible, but that the extensive water damage under the window pans would require removal of sections of slate. He described the procedure for removal and installation of the slates, and stated that he felt that the asphalt shingles installed on the rear roof section were a good match for the remaining slates. He felt that the use of asphalt shingles was an economical approach to the repair problem and that the slates removed from the rear could be reinstalled on the front roof slope. This would ensure an ample supply of replacement material for the front roof slope. The installation of a new asphalt shingle roof will have the advantage of giving the house a watertight rear roof. The issue of the tree branches overhanging the rear of the house and the visibility of the rear roof from the street and adjacent properties.

There followed a discussion of the feasibility of using two different materials in roofing the house, with shingle on the rear and slate on the front, of the danger of snow buildup on the rear roof slope, the possible use of snow guards and the ownership and necessity of trimming the tree on the rear of the building. The cost of repair and the options for repair were discussed as well. Mr. Rubel described the condition of the roof slates, the fact that former repairs have not served to halt the damage caused by leaks, the need to halt the leaking around the 4 front dormers and the 3 rear dormers, and the estimate that 65% of the rear roof requires repair. He felt that the age and design of the roof itself was the source of the leakage problem, with water finding its ways under the membrane and the former repair. Councilwoman Nolan noted that she, too, had a house with a slate mansard roof that may require repair.

Ms. Regan asked what would be considered the most drastic measure taken for the repair of the roof, what would be best for the building. Mr. Rubel replied that he would remove all the slates on the rear roof slope down to the sheathing, repair the sheathing and reinstall the roof, either slates or shingles. He felt that the use of asphalt shingles would be a better choice for the rear roof slope for the purposes of halting water infiltration.

Mr. deBoer asked if the slates were the roofing material and was told that they were, as there was no evidence of wooden shingles or other roofing materials on the roof. Mr. Schadegg stated that he would vote to deny the application if it involved the use of asphalt shingles. He made a motion, seconded by Councilwoman Nolan, to deny the application. No vote was taken at that time.

Mr. Schadegg then made a motion, seconded by Mr. deBoer, to approve the replacement of the doublehung windows installed on the second floor dormer without a Certificate with casement windows replicating the remaining windows on the house. No vote was taken on this motion at that time.

Mr. Schadegg made a motion, seconded by Councilwoman Nolan, to deny the application for the roof work proposed, citing Standard 1. After a brief discussion, this motion was unanimously approved.

Following the vote, Mr. Schoettle commented that as an alternative, an application could be submitted for repair and replacement in kind of the roof. This could be reviewed by staff without discussion at a subsequent meeting.

Mr. Schadegg then restated his motion to approve as submitted the removal of the doublehung windows and restoration of the casement windows on the second floor dormer, citing Standard 1, with the provision that the new windows be painted to match the other casement windows on the house. This motion was seconded by Councilwoman Nolan, and was unanimously approved.

Members Voting: Regan, deBoer, Parrillo, Ardente, Nolan, Schadegg, Everett, Schoettle

Mr. Sayig commented that he had replaced the slate roofs on 195 and 202 Ontario Streets prior to the creation of the Southern Elmwood Historic District.

Mr. Schadegg departed at 6:10 pm.

4) 181 Lloyd Avenue (College Hill) - Mr. and Mrs. Berberian, owners, and Ms. Antoinette Breed, architect, appeared to discuss final plans for the enclosure of the rear porch and construction of a small addition on the rear elevation of 181 Lloyd Avenue. The enclosure was approved on concept on 7/22/96.

Ms. Breed reviewed the suggested modifications to the design after meeting with the subcommittee of Mr. deBoer, Mr. Schoettle and Councilwoman Williams. The roofline of the bay was dropped and the columns were retained. French doors were proposed rather than fixed windows, and there was a an issue to be resolved with the location of heating units under the windows. The decision was to propose the use of casement windows with transoms. While it was acknowledged that the subcommittee had preferred the option of restoring the porch, this would not have met the needs of the owners. The best compromise was the one proposed, with the scale reduced, and elements of the porch retained.

There was a discussion among the members present and Ms. Breed regarding the retention of the railing between the columns in the corners and the use of panels rather than clapboards under the windows. The proportions of the windows were also discussed, with Mr. Schoettle stating that his preference would be a larger rectangle with 6 lights rather than the 8 shown, possibly without a transom, with the crossbar removed.

On a motion by Mr. Schoettle, seconded by Mr. Everett, citing Standards 8 and 9, the PHDC voted to approve the enclosure and addition with the following amendments: 1) the windows are to be changed to full-size casement windows with 8 lights each, 2) the windows on the projecting addition may have a transom, with 6 lights each, with area below covered with simple paneling rather than clapboard, 3) the handrail be placed between the columns on the entry steps.

Members Voting: Regan, deBoer, Schoettle, Everett, Parrillo, Ardente, Nolan

5) 46 Barnes Street (CollegeHill) - Ms. Breed represented the owner, Ms. Ryan, who did not attend. A new design was presented for a rear deck denied by th PHDC on 2/26/96.

Ms. Breed stated that the structure of the deck was sturdy and well-built, and that the owners had conducted extensive interior renovations. She originally be engaged y the owners to develop a plan for restoration of the front porches and other details that had been removed.

Mr. Schoettle commented on the detail of the installation of lattice on the base of the deck, with frame boards to follow the cornerboard detail. Mr. Everett concurred, and stated that the lattice would either sit behind the posts or appear to float in front of it. Ms. Breed stated that the whole deck would be stained to match the pink, cream and ivory colors of the house.

After it was observed that the side entry, too, had been constructed without PHDC review, the members suggested that the applicant submit a design for the side entry, as well, to avoid additional legal action.

On a motion by Mr. Everett, seconded by Councilwoman Nolan, citing Standards 7, 8 and 9, the PHDC voted to approve the design as revised, with the recommendation that a similar treatment be developed for the side entry.

Members Voting: Regan, deBoer, Schoettle, Everett, Parrillo, Ardente, Nolan

6) 81 Transit Street (College Hill) - Mr. James Barnhill, owner, and Mr. Samuel Cate, architect, appeared to discuss Th. proposal to construct a new basement room, surmounted by a deck and railing, with new steps, landscaping and fencing on the rear elevation of 81 Transit Street.

Mr. Cate stated that the proposal was slightly in excess of allowable lot coverage but that Mr. Ramzi Loqa would not require a variance due to the small amount of coverage. He stated that Th. existing fence would be continued, and that the view from Transit Street would be limited to that of the new fence and gate. He felt that on the east side of the deck it would be appropriate to have vertical siding. He described the function of the new basement room, and the owner's wish to use salvaged balusters for the deck, with verticals siding used where balusters are not present in the design.

After examination of project plans and a discussed of the design details of the east elevation, Mr. Everett made a motion, seconded by Councilwoman Nolan, citing Standards 8 and 9, to approve the application as submitted, with details to be reviewed by staff.

Before a vote was taken, Mr. Schoettle commented on the fencing and lattice. Mr. Goin, an abutting owner at 87 Transit Street, to the east of the subject property, rose to express concern about certain aspects of the proposed project. He and his wife were concerned about the size of the deck, and felt that the deck at the height proposed would allow clear views into their property, and would negatively affect the privacy of their yard.

Mr. Barnhill, Mr. Cate and Mr. Goins discussed possible ways to resolve these issues, with Mr. deBoer encouraging all parties to consider a smaller and lower deck, reducing the overall scale of the addition.

Mr. Everett than amended his motion to approve the addition conceptually, citing Standards 8 and 9, with the provision that the client and architect consider a reduction in height, possibly to the height of a steps lower than the one proposed, and with a jog in form the rear door, and the installation of a trellis and plantings for screening.

As Councilwoman Nolan left the meeting at 7:00 PM, she was compelled to withdraw her seconding of the motion. Mr. deBoer then seconded Mr. Everett's amended motion. This motion was approved.

The revised design was to be reviewed at a subsequent meeting of the PHDC.

7) 30 Benefit Street (College Hill) - Mr. Peter Decristofaro appeared to discuss the proposal to install a security fence and gates at 30 Benefit Street.

He described the removal of the 7' high wooden fence that had been placed along the Benefit Street frontage of the property, and the way in which its removal unblocked the previously hidden view of the property. He described, too, the problems he had experienced with theft and trespassing with the fence removed, and his wish to create a park-like fenced area that would be compatible with the structure. He had purchased a set of antique iron gates, selecting them after an extensive search.

The PHDC members present felt that more information was required regarding the relationship between the proposed fencing and the existing fencing on the south elevation and between the proposed fencing and other fencing on the street.

It was decided that no action would be taken at the meeting, pending further information, but that a decision would be made at a site visit scheduled for 9/4/96 at 12:00, to inspect the gates and site conditions.

8) 15 Olney Street (College Hill) - The application to construct a new storage shed was withdrawn by the applicant.

9) 2 George Street (College Hill) - Ms. Katharine Barnum, owner, and Mr. Kent Millard of PPS appeared to discuss the proposal to change a window to door on the first floor as part of a kitchen renovation.

On a motion by Mr. Schoettle, seconded by Mr. Everett, citing Standards 8 and 9, the application was approved as submitted.

Members Voting: Regan, deBoer, Schoettle, Everett, Parrillo, Ardente,

10) 256 Broadway (Broadway) - Mr. Anthony Paolino appeared to discuss the proposal to erect a monument and two flagpoles at the entry of the Italo-American Club.

Mr. Paolino explained that the monument was intended to honor deceased and current members of the club, marking its 100 year anniversary. The monument is to be black granite tablet with names of members.

There was a discussion of the location of the proposed flagpoles, of the position of the entry steps, of the possible precedent the proposed work would set for other such monuments on Broadway. Mr. Millard, as president of Broadway, was concerned more about the visual effect of the flagpoles than that of the monument.

As Mr. Everett departed at 7:50 PM, there was no longer a quorum after this time, and no decision was made regarding the application..

Following a brief discussion, the meeting was adjourned at 8:00 PM, there being no further business.

Respectfully submitted,

Joan Fleming
Preservation Planner

Tina C. Regan
Chair



Vincent A. Cianci, Jr.
Mayor

PROVIDENCE HISTORIC DISTRICT COMMISSION

'Preserving the Past for the Future'

NOTICE OF PUBLIC MEETING

Monday, September 30, 1996
4:00 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 8/26/96

D. New Business

- 1) Confirm date of Annual Retreat, 10/21/96

E. Project Review

- 1) 81 Transit Street (College Hill) - alter and enlarge rear deck and steps, install fence. Continued from 8/26/96
- 2) 256 Broadway (Broadway) - install monument and flagpole. Continued from 8/26/96.
- 3) 272 Broadway (Broadway) (violation) - install fire escapes prior to PHDC review
- 4) 15 John Street (College Hill) - construct new house. Continued from 7/22/96

5:00 PM

OVER

- 5) **99-101 North Main Street** (College Hill) -
Discuss possible amendments to design reviewed
and approved 7/22/96
- 6) **81 Power Street** (College Hill) - construct rear
dormer
- 7) **23 John Street** (College Hill) - alter
doors/windows
- 8) **123 Pratt Street** (College Hill) - conceptual
review, alteration of design for new
construction approved 3/28/94

6:00 pm

- 9) **181, 198, 200, 203, 238 Adelaide and 129 and
134 Melrose Avenues** (Southern Elmwood)- replace all siding
and windows as part of renovation program; replace metal
with wooden windows at 181 Adelaide Avenue

F. Other Business

G. Adjournment - Projected Adjournment 7:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, September 30, 1996 at the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Kenneth Schadegg, Michael Everett, Councilwoman Rita Williams, Robin Rao Ryan, Pamela Robertson

Members Absent

Antoinette Downing (term expired) Clark Schoettle, (term expired) Lisa Ardente, Cornelis deBoer, (term expired) Mildred Parrillo, Councilwoman Patricia Nolan

Staff

Kathy Cavanaugh, Joan Fleming, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:15 PM, Ms. Regan presiding. All testimony was sworn. Note: As the number of duly sworn members is reduced due to expiration of the appointments of Ms. Downing Mr. deBoer and Mr. Schoettle, a quorum of five (5) members is required for a valid vote at the meeting.

Minutes

On a motion by Mr. Schadegg, seconded by Ms. Robertson, the minutes of the meeting of 8/26/96 were unanimously approved as submitted.

New Business

The projected possible date for the PHDC Annual Retreat was confirmed to be on 10/21/96, to be held in the late afternoon/early evening between 4-7 PM. The location is to be a downtown hotel, as yet undetermined.

Project Review

1) 81 Transit Street (College Hill) - Mr. James Barnhill, owner, and Mr. Samuel Cate, architect, appeared to discuss the proposal to construct a new basement room, surmounted by a deck and railing, with new steps, landscaping and fencing on the rear elevation of 81 Transit Street. The review was continued from the meeting of 8/26/96.

At that meeting, Mr. Goin, an abutting owner at 87 Transit Street, to the east of the subject property, rose to express concern about certain aspects of the proposed project. He and his wife were concerned about the size of the deck, and felt that the deck at the height proposed would allow clear views into their property, and would negatively affect the privacy of their yard.

Mr. Barnhill, Mr. Cate and Mr. Goin were asked by the PHDC to discuss possible ways to resolve these issues, and bring a revised design back to the PHDC.

Mr. Cate stated that the revisions had been discussed with Mr. Goin, the neighbor abutting on the east, and that the revisions addressed Mr., Goin's concerns regarding privacy and the height of the deck.

After examination of project plans and a discussed of the design details of the east elevation, Mr. Schadeegg made a motion, seconded by Ms. Robertson, citing Standards 8 and 9, to approve the application and revised design as submitted, with details to be reviewed by staff. The motion was unanimously approved.

Members Voting Ryan, Schadeegg, Robertson, Williams, Regan,

2) 256 Broadway (Broadway) - Mr. John Voccola, on behalf of Mr. Anthony Paolino, president of the club, appeared to discuss the proposal to erect a monument and two flagpoles at the entry of the Italo-American Club. The review was continued from the meeting of 8/26/69. At that meeting, Mr. Paolino had explained that the monument was intended to honor deceased and current members of the club, marking its 100 year anniversary. The monument is to be black granite tablet with names of members. At the meeting of 8/26/96, there was a discussion of the location of the proposed flagpoles, of the position of the entry steps, of the possible precedent the proposed work would set for other such monuments on Broadway.

Mr. Voccola stated that no structural changes were to be made to the building itself, with work confined to the garden area. He also described the work that had been completed since the last meeting as being the brickwork and the installation of the flagpoles. Landscaping was to proceed as soon as possible.

Mr. Salvatore arrived at 4:30 PM.

Ms. Regan expressed disappointment in the placement of the monument, close to the building. Mr. Voccola stated that as a club member, he supported a plan to place the monument on the corner of the property, near the intersection of Battey and Broadway. This location would make the monument visible from both directions. The club decided against this location, as it would result in the loss of two parking spaces.

Mr. Voccola explained that the Club proceeded with the work without the required Certificate as the dedication of the monument was scheduled for early October

and because the flagpoles were exempt from review, the assumption was that the entire project was exempt as well.

Mr. Kent Millard of the Providence Preservation Society and a resident of 202 Broadway asked about the PHDC review process for work begun and completed and expressed concern about the way an institution is required to go through the review process.

Ms. Regan asked if it was possible to relocate the monument, and Mr. Voccola replied that it would be difficult, as the invitations for the dedication had been sent out. He repeated that Mr. Anthony Paolino has thought the project would be exempt from review. There was a discussion of the mounting of the monument onto the base, the history of the Club, concerns about the review process not being correctly followed.

A motion was made by Mr. Schadegg, seconded by Councilwoman Williams, that the PHDC deny the application as submitted, citing Standard 8, on the grounds that the monument's location is inappropriate to the building.

Ms. Ryan asked if the motion included the flagpoles, which are generally exempt from review. Mr. Voccola stated that the flagpoles were an integral part of the monument and would flank the granite shaft wherever it was located. After this discussion, the motion was unanimously approved.

Members Voting: Ryan, Regan, Schadegg, Robertson, Williams

3) 272 Broadway (Broadway) (violation) - Mr. John Voccola, owner and applicant, appeared, to discuss the installation of fire escapes on the building prior to completion of PHDC review and approval.

The fire escapes had been installed at the direction of the building inspector to provide a second means of egress from several second and third floor units. The fire escapes were reviewed at a site meeting with staff, Peter Casale of DIS and the owner on 8/29/96, with the changes noted between the planned and the completed fire escapes. The present design of the fire escapes is less obtrusive than the one planned.

After a brief discussion, the PHDC voted unanimously to approve the installation of the fire escapes, citing Standard 9, on a motion by Ms. Ryan, seconded by Councilwoman Williams.

Members Voting : Regan, Ryan, Williams, Schdaegg, Robertson

4) 15 John Street (College Hill) - Ms. Louise Mauran, Owner and applicant, Mr. Marc Pedi and Mr. Douglas Govan of Acorn Structures, designers, appeared to continue the discussion of the construction of a new house on the open lot at 15 John Street.

The proposal was first discussed at the meeting of 7/22/96, when the applicants were asked to make revisions to the design submitted and the review was continued.

Mr. Everett arrived at 5:20 PM.

Mr. Govern began the discussion by referring to a streetscape drawing showing the facades of all structures on the south side of John Street from 7 to 27 John Street. He referred to the relationship of the new structure to others on the street, especially in regard to the window and trim details. He stated that the revised design was submitted with the intent of preserving as much as possible the garages on the front of the house. The applicants would like to keep the garages on the front due to concerns about Mr. Mauran's health and access to the house. Mr. Govan stated that it was felt that the alternative location of the garage on the rear of the property would require that Mr. Mauran enter into a lower basement level, which would be an imposition. This is due to the grade of the site.

Mr. Schadegg commented that the placement of the garages on the street had the effect of turning John Street into an alley. Councilwoman Williams, on the other hand, noted that it was new and modern building, and felt that it was legitimate to take into consideration the needs of the disabled. She felt that the new design, with the garage pushed back for its former location, was an improvement on the former design.

Mr. Everett commented that he had problems with a double garage on the East Side, feeling that a house with such a garage on the front had "glaucoma". He felt that the 4' reveal between the house and the garage was defeated in its purpose by the overbearing nature of the roof. The general feeling in the subsequent discussion was that the 2door garage changes the character of the neighborhood, and the alternative of parking the cars on an open space in front of the house was discussed.

A letter of support from an Abutting neighbor, Dr. Sadovnikov, of 21 John Street, was read into the record.

Ms. Robertson commented that the garage doors on the front of the house bothered her, and asked about alternatives. Ms. Mauran pointed out that integral garages were placed on several houses on Pratt Street. There was a further discussion of the effect on design of such garages, alternatives to the proposed design, and ways to minimize the impact of the proposed garage.

Mr. Everett suggested that the garage be treated more like a trellis or porch, minimizing the doors and pushing them back from the front of the house. It was suggested that the roofline on the west side of the house be reduced, and that the design break up the massing and recess the doors, putting up a trellis and designing a cross gable on the west side of the house. These options were suggested to the applicant and designers as ways to make the placement of the garages more appropriate. The PHDC decided to continue the conceptual review to a subsequent meeting, to 10/28/96 if agreeable to the applicant.

PHDC MEMBERSHIP LIST AND MEETING ATTENDANCE RECORD
October 1, 1995 through September 30, 1996

The PHDC held 12 regular meetings and 3 special meetings over the past year.

Name	Meetings Attended	Resume On File	Discipline (NPS Standards)
Tina Regan (<i>Chair</i>)	12 reg., 3 spec.	Yes	
Lisa W. Ardente	7 reg., 2 spec.	Yes	Law
Cornelis deBoer (<i>Term expired 9/96</i>)	10 reg., 3 spec.	Yes	Architecture
Antoinette Downing (<i>Term expired 9/96</i>)	0	Yes	Arch. History
Michael Everett (<i>Dep. V. Chair</i>)	9 reg., 2 spec.	Yes	Landscape Arch.
Councilwoman. Patricia Nolan	9 reg., 3 spec.	Yes	
Mildred Parillo (<i>Alternate</i>)	5 reg., 1 spec.	Yes	
Pamela Robertson (<i>Reappointed 10/95</i>)	8 reg., 1 spec.	Yes	Law
Robin R. Ryan	7 reg., 3 spec.	Yes	
Kenneth Schadegg	11 reg., 2 spec.	Yes	
Clark Schoettle (Vice Chair) (<i>Term expired 9/1/96</i>)	10 reg., 2 spec.	Yes	History
Councilwoman Rita Williams	7 reg., 3 spec.	Yes	
<u>Staff</u>			
Kathryn Cavanaugh	11 reg., 2 spec.	Yes	Preservation Planning
Joan Fleming	12 reg., 3 spec.	Yes	Archeology
Thomas Deller, AICP	1 spec.	Yes	Urban Planning
David Salvatore (Counsel)	11 reg., 3 spec.	No	Law

ATTACHMENT 7

**PHDC Membership List and Meeting Attendance Record
October 1, 1995 through September 30, 1996**

SPECIAL PROJECTS

The PHDC and its staff worked on the following special projects during 1995-1996:

PHDC

1. **National Register Nominations:** Reviewed and endorsed the nomination of St. Martin's Church (at 50 Orchard Avenue on the East Side) to the National Register of Historic Places.
2. **Banner Trail:** Reviewed and approved, in conjunction with the Downcity Design Review Committee, the installation of banners to identify sites on the Banner Trail, a program intended to increase the visibility of historic and cultural sites in and around Downtown and College Hill.
3. **Annual Retreat:** Developed a work program for the upcoming year, and discussed policy issues of importance to the HDC, including the concept of conservation districts.
4. **Conference Speakers:** Tina Regan and Clark Schoettle spoke at the 1996 Statewide Historic Preservation Conference in Pawtucket; Ms. Regan served on a panel conducting a mock HDC meeting, and Mr. Schoettle served on a panel discussing financial assistance for owners of historic homes.

Staff

1. **Annual notice:** Mailed over 1,700 postcards to property owners in the seven local historic district zones, reminding them of the regulations of historic district zoning.
2. **Public Speaking:** Kathy Cavanaugh spoke at a workshop on due process and defensible decision-making for HDCs, during the 1996 CORE statewide training program for R.I. historic district commissions; and moderated a mock HDC meeting at the 1996 Statewide Historic Preservation Conference in Pawtucket.
3. **New Historic District Proposal:** Prepared informational materials and attended neighborhood meetings in the West Broadway neighborhood, where a proposal to extend the current Armory Historic District zone is being discussed.

ATTACHMENT 6

**Special Projects
October 1, 1995 through September 30, 1996**

PHDC MEMBER AND STAFF PROFESSIONAL TRAINING
October 1995-September 1996

1995 National Trust for Historic Preservation Annual Conference - Ft. Worth, Texas (October)

Commission Member: Clark Schoettle

1996 CORE Historic District Commission Training Workshops - Pawtucket, RI (February)

Staff: Kathryn Cavanaugh (Speaker)

1996 R.I. Statewide Historic Preservation Conference - Pawtucket, RI (April)

Commission Members: Tina Regan (Speaker), Clark Schoettle (Speaker)

Staff: Kathryn Cavanaugh (Speaker), Joan Fleming

ATTACHMENT 5

**PHDC Member and Staff Training
October 1, 1995 through September 30, 1996**

4. The work is consistent with PHDC Standards 8 and 9 in the following ways:

a) New additions and exterior alterations shall be compatible with the massing, size, scale and architectural features of the property and district.

b) The work will be done in such a manner that if removed in the future, the essential form and integrity of the structure and site will be unimpaired.

Based upon the above findings of fact, the Commission determines that the exterior alterations are appropriate, and hereby approves the application for a Certificate of Appropriateness, with the following conditions:

i) All project details are to be reviewed by staff. Any changes to the project are to be reviewed before work begins.

A copy of the documentation submitted is hereby made a part of the work described herein and is hereby made a part of this Resolution. Three copies of the design have been submitted to be stamped and signed (one goes to the applicant, one to the building inspector and one to the applicant).

When the final drawings are approved, stamped and signed, the Certificate and a stamped copy of accompanying documentation may be claimed from the Department of Inspections and Standards, 190 Dyer Street, Providence. The approval is valid for six months from the date of the Resolution.

Tina C. Regan

Tina C. Regan, Chair

cc: Mr. Ramzi Loqa
Mr. David Salvatore
Ms. Katharine Barnum
William Milo Barnum Assoc.



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

September 9, 1996

APPLICANT/OWNER

Ms. Katharine Barnum
2 George Street
Providence, RI 02906

RESOLUTION 96-53
Application 96.146

WHEREAS, the applicant, Ms. Katharine Barnum, applied to the Providence Historic District Commission for a Certificate of Appropriateness for replacement of an existing window with a door, retaining the lintel and opening width, in the south kitchen wall of 2 George Street, Plat 12 Lot 238; and

WHEREAS, the Commission held a hearing on the matter on August 26, 1996 at which time testimony was heard from Ms. Katharine Barnum, applicant and owner, and other interested parties; and

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

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

1. 2 George Street is a contributing building to the College Hill Historic District, and has architectural and historic significance.
2. The work proposed consists of the replacement of a window with a door in the kitchen wall on the south elevation of the house.
3. The work as proposed is not incongruous with the structure, its appurtenances, and the surrounding historic district.

ATTACHMENT 4

Sample Approval Letter

funding for the project, and that the repair rather than replacement may increase the costs of the project.

There being no further business, the meeting was adjourned at 9:15 PM.

Respectfully submitted,



Joan Fleming
Preservation Planner

costs. Ms. Perri observed that the architectural firm of Robinson Green and Beretta (RGB) would be overseeing and certifying the project for HUD.

The motion was repeated, but a vote was not taken.

Ms. Perri observed that there was a severe problem with rotting sheathing underlying the clapboards, which was accelerating the deterioration of the siding. She stated, too, that compliance with the DEM requirements for lead containment during paint removal was expensive, and there would be difficulty in having HUD pay for it rather than for removal and replacement with new wood. Mr. Delvicario confirmed the deteriorated condition of the siding. Ms. Perri again stated that problems with the siding were due to the poor preparation work done by painters in 1991. Carpenter ants also are contributing to deterioration, notably at 203 Adelaide Avenue. Mr. Delvicario reviewed the problems with the existing windows on the buildings. A sample window was examined, but was found to be unacceptable as a replacement window as it contained muntins between panes of insulated glass, had thick stiles and rails, was glazed with glass of a dark tone and generally did not replicate the appearance of an existing wooden window. The applicant stated that the window had been sent in error by the manufacturer, and was not the window proposed for use in the project.

There followed a further discussion of the increased costs of the project caused by repair and replacement as needed rather full replacement, the difficulty with HUD funding of the increase, the possibility of terminating the project due to increased cost, the role of the building inspector in forcing correction of code violations, and neighborhood concerns

The motion made by Mr. Schadegg and seconded by Mr. Everett, as described above, was unanimously approved for 181 Adelaide Avenue.

Members Voting: Everett, Regan, Schadegg, Williams, Robertson

Mr. Everett Then made a motion, seconded by Ms. Robertson, to delegate review of the work at the remaining 6 buildings to staff, with the work to be done on an in-kind basis, in compliance with standard PHDC review procedures, with the review of the work to be done jointly with the RIHP&HC. In any situation where inspection finds problematic areas, the work may be brought back to the PHDC for review. This motion was unanimously approved.

Members Voting: Everett, Regan, Schadegg, Williams, Robertson

Following the vote, Ms. Perri asked for a clarification of the motion, and it was stated that the intent was that sound fabric be retained where possible, including fabric installed during the renovations of 1983. She felt that the use of Standards 1 and 2 might be modified as an evaluation method for review, and stated that had she known of the strict adherence to Standard 1 as a criteria for approval she might not have pursued

Ms. Perri stated that the subsidy structure for the housing units did not allow sufficient funds for necessary maintenance, and agreed that the buildings were in a deteriorated condition and required repair. Concern was expressed that architectural detail would be lost in the course of repair. Mr. Simons stated that he felt that the applicant had not shown evidence of caring for the neighborhood, and had not been cooperative in regard to neighborhood issues. He expressed concern about the overseeing of the project, as did other residents.

Mr. Schadeegg commented that after reviewing the sites, he felt that the clapboard needed painting only, and that repair work was needed. Architectural details were in poor condition. He felt there was no need for replacement of clapboard and windows.

Ms. Perri commented that the intent of the project was to restore wooden windows and wooden doors where they had been replaced with metal. She described the problem with the existing window frames, where the tracks no longer work, being constructed of an extruded metal no longer available. She stated, too, that the last painting of the buildings in 1991 was poorly done, with surfaces poorly prepared, and the surface treatment failing to coat and seal the surfaces properly. A return of \$30,000 was sought from the previous contractor for substandard performance.

Both Ms. Robertson and Mr. Everett expressed reservations about wholesale replacement of fabric. It was felt that more time as needed to study the buildings on an individual basis. The code violation against the properties were before Housing Court, and needed to be resolved as soon as possible. Mr. Salvatore recommended that a decision be made on one of the subject properties at the meeting.

Mr. Schadeegg made a motion to approve, at 181 Adelaide Avenue, the replacement of gutters and downspouts, repair the porch, and replace metal crankout windows on the first floor, off a kitchen on the Melrose Street elevation, with wooden windows, denying the replacement of existing clapboards and replacement of all windows, with replacement approved only where irreparable, citing Standards 1 and 2.

Before a vote was taken on the motion, additional comment was made regarding the proposed use of preprimed clapboards, the use of stain rather than paint, and concerns about the capacity to fund future repair work for wood that would deteriorate in the future if left on the building. There would be a problem in staining the exterior with partial replacement of clapboards, as the older wood would not accept stain at the same rate as preprimed new clapboards, and the appearance would be blotchy.

A discussion followed, too, regarding the budgetary concerns of the applicant and HUD, the funding agency, the goal of providing livable housing, and the need for insulation. Mr. Schadeegg noted that these were not issues that were addressed by the PHDC. Mr. Everett suggested that the buildings could be recorded to HABS standards, if all siding was to be replaced as requested, but the cost of recording could drive up project

to arrive after the order was placed, so a decision on the windows was requested in light of the tight construction schedule.

Mr. Everett made a motion, seconded by Ms. Robertson, to approve the new design as submitted, citing Standards 8 and 9. The motion was unanimously approved.

Members Voting: Regain, Ryan, Robertson, Stead, William's, Everett

9) 181, 198, 200, 203, 238 Adelaide Avenue and 129 and 134 Melrose Streets (Southern Elmwood) - Ms. Evan Perri, representing the owner and applicant, Mr. Anthony Delvicario, contractor, appeared to discuss the proposal to replace all siding and windows on the above properties during the course of renovation and repair. They are owned by a single firm, and are scattered site housing. The project is made possible by a rental restructuring by the US Department of Housing and Urban Development.

Ms. Ryan departed at 7:10 PM.

Several nearby residents appeared to comment, including Mr. Ron Hirschauer of 232 Adelaide Avenue, Ms. Posey Kooris of 157 Congress Avenue, Ms. Patricia Simons and Mr. Roger Simons of 224 Adelaide Avenue, Ms. Jane Driver of 78 Melrose Street, Ms. Cathy Lund of 225 Adelaide Avenue, and Mr. Luis Vargas of 194 Adelaide Avenue. Ms. Lynne Auger of the Elmwood Foundation also appeared to comment on the project.

Ms. Perri reviewed the history of the project in terms of the funding and review agencies involved since the early 1980's. She described the intent of the present project as one that would bring the buildings into the 21st century, and wished to take advantage of the opportunity of funding repairs to the buildings with the HUD subsidies while the program was still active. She stated that the intent of the project was to achieve fine living conditions for the residents by insulating walls and eliminating drafts and leaks. The utility costs to residents are currently high. The problem of lead poisoning and contamination would also be addressed by the replacement of windows and siding rather than sanding.

Mr. Vargas commented that as a direct abutter of one of the properties, he is concerned about the lack of fencing between the two buildings. Ms. Perri replied that at the present time fencing was not part of specifications under review. A budget that would include fencing and landscaping could be developed in the future.

Ms. Auger asked why the proposal called for complete replacement rather than selective replacement. Ms. Perri stated that the leaking and air penetration problems were severe, and that this approach would permanently solve these problems. Ms. Simons noted that the properties had deteriorated in recent years, and had observed painting work done in low winter temperatures. She expressed concern that the funding would be wasted if slapdash job were done on the houses. Other parties expressed similar concerns, and noted the tenants had been observed leaving doors open in the winter, driving up heating costs.

7) 23 John Street (College Hill) - Mr. Wilbur Yoder, architect, appeared on behalf of the applicants and owners to discuss the proposed alteration, repair and restoration of doors and windows at 23 John Street as part of the renovation of the southeast ell of the house.

He described the condition of the ell as an older woodshed/storage/workspace, with dirt floor and rotted sills. He stated that the intent of the owners is to retain as much of the original fabric as possible, but to add needed windows and relocate doorways. The current access to the rental unit is through the main part of the house, and the goal is the creation of a separate entry. On the inside corner of the north elevation, on the east side, a doorway now glazed with sash windows would be returned to a paneled door.

He stated that future plans for the property might include grading to eliminate drainage problems that are damaging the sills, and changes to the parking and fencing. He stated that the owners were concerned about the preservation of as much original material as possible, recycling old doors and window wherever possible. The remodeled kitchen of the house was to have stoves and fixtures dating from the 1930's.

On a motion by Mr. Everett, seconded by Ms. Robertson, citing Standards 8 and 9, the PHDC unanimously approved the application as submitted.

Members Voting: Ryan, Regan, Everett, Robertson, Williams, Schadegg

8) 123 Pratt Street (College Hill) - Mr. Robert Dupre, Mr. Mark van Noppen, and Mr. Barry Preston of the Armory Revival Company, the new owners of the property, and Mr. Chris Ladds of Lerner Ladds, Architects, appeared to discuss the proposed revisions to the design of the new house that had been approved by the PHDC in 1994. Work had begun on the house, with the metal frame and some sheathing constructed and installed. The former owner, Ms. Jane Mayerson, had died before the house was finished, and work stopped in 1995.

Mr. Dupre described the present condition of the frame of the partially-completed structure, and that the structural problems caused by the with the slope of the hill. The former owner's will stipulated that if a Certificate of Occupancy was not issued for the completed house within two years of her death, her alma mater Simmons College, would be given a penalty payment of \$50,000. To comply with the requirement that work be completed before March, 1997, the applicants wish to have the revisions approved as soon as possible.

The changes to the design are internal as well as external, with the kitchen moved from its former position. No major changes to the basic design of the structure are proposed, as this would require reapplication for a variance to the Zoning Board. The new design for the exterior calls for the use of a stucco exterior, clad casement windows, slightly recessed to give shadow lines to the wall plane. The windows would take 6 weeks

5) 99-101 North Main Street (College Hill) - No discussion of possible revisions to the approved plans for the additions and renovations took place at the request of the applicant.

6) 81 Power Street (College Hill) - Mr. Jack Renshaw, architect for the project, appeared on behalf of the owner and applicant to discuss the proposal to install a roof vent and construct a dormer on the south, rear roof slope of 81 Power Street as part of the roof replacement. The installation of a fence on the property, prior to PHDC review was also discussed

Ms. Robertson recused herself from the discussion and vote, as she had an association with the applicant.

Mr. Renshaw described the design of the dormer and stated that it was needed to provide headroom at the top of the stairs to the third floor. He felt that a pair of dormers would be more architecturally balanced, but that the owners preferred to construct only one at this time. He observed that the dormers would not be visible from any streetline vantage point. The two windows were proposed to provide as much light and air into the third floor space as possible. He also mentioned that the wooden gutters on the front of the house were in poor repair and required replacement. If new metal gutters were proposed, staff could review them providing that more documentation was provided regarding their profile and appearance. Mr. Renshaw stated the house had been moved to its present location by Brown University.

Mr. Everett commented that he felt the concept of constructing the dormer was acceptable, and that the creation of the single dormer was appropriate.

Mr. Schadegg made a motion, seconded by Mr. Everett, citing Standards 8 and 9, to approve the construction of the dormer and installation of the roof vent. This was unanimously approved..

Members Voting: Ryan, Everett, Regan, Williams, Schadegg

Mr. Everett then made a motion, seconded by Mr. Schadegg, citing Standards 8 and 9, for delegation of review of the gutter to staff, and for approval of the fence as installed with the provision that a molded cap be placed on the top of the western section of stockade fencing, removing the jagged tops of the pickets, and that the fence be painted or stained with a surface treatment in a gray color to match the color of the house. This was to be done within 30 days. This was unanimously approved.

Members Voting: Regan, Ryan, Everett, Schadegg, Williams

Ms. Robertson returned at 6: 05 PM.

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor


DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

December 6, 1996

MEMORANDUM

TO: Michael Clement, City Clerk

FROM: Kathryn J. Cavanaugh, Principal Planner for Preservation 

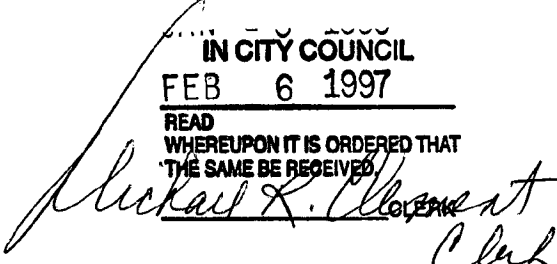
RE: Providence Historic District Commission Annual Report

Attached please find twenty-one copies of the Providence Historic District Commission's Annual Report covering the period October 1, 1995 through September 30, 1996. This report is compiled in compliance with the requirements of the Certified Local Government Program of the Rhode Island Historical Preservation & Heritage Commission, as well as with Section 2-27 of the Code of Ordinances of the City of Providence.

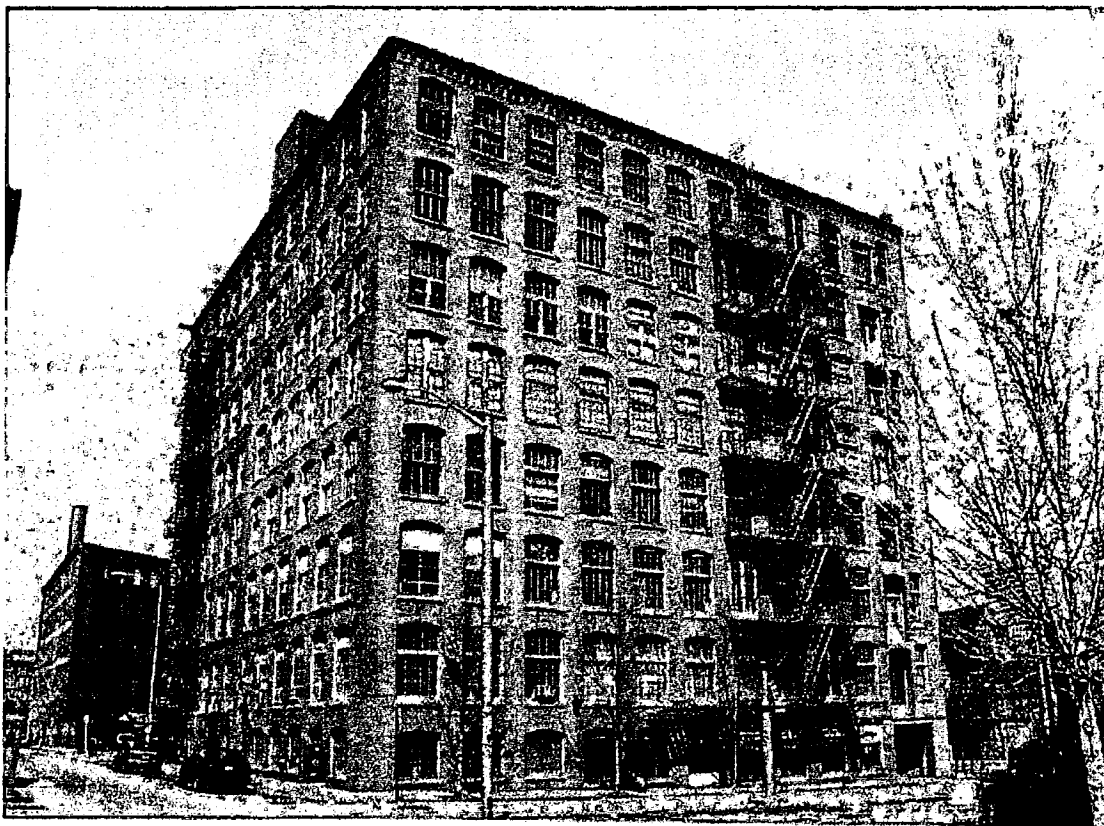
The report with the yellow Post-It tag is the original, for your files. The other twenty are to be distributed to the members of the City Council, excluding Councilwomen Rita Williams and Patricia Nolan, who as members of the Historic District Commission have already received their copies of this report.

This report is distributed for informational purposes only.

Thank you for your attention to this matter.

IN CITY COUNCIL
FEB 6 1997
READ
WHEREUPON IT IS ORDERED THAT
THE SAME BE RECEIVED

Clerk

ORIGINAL -
City
Code



Doran Building, 150 Chestnut Street, Downtown/Jewelry District Historic District

PROVIDENCE HISTORIC DISTRICT COMMISSION

ANNUAL REPORT

OCTOBER 1, 1995 - SEPTEMBER 30, 1996

**Certified Local Government Program
City of Providence
Department of Planning and Development
400 Westminster Street
Providence, Rhode Island 02903**



Executive Office, City of Providence, Rhode Island

VINCENT A. CIANCI, JR.

MAYOR

October 18, 1996

Mayor's Message to the City Council:

I herewith submit the Annual Report of the Providence Historic District Commission, summarizing the Commission's activities for 1995-1996.

This year's report reflects not only the City's commitment to historic preservation., but also the Historic District Commission's commitment to due process, to public input, and to efficient administration in the discharge of the its responsibilities, while processing more applications for Certificates of Appropriateness than ever before.

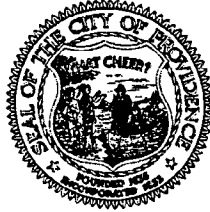
Under the guidance of the Commission and its staff in the Department of Planning and Development, historic district zoning continues to be a valuable tool for protecting Providence's extraordinary historical, cultural and architectural resources and neighborhoods.

Sincerely,

A handwritten signature in black ink, reading "Vincent A. Cianci, Jr.", with a large, stylized flourish at the end.

Vincent A. Cianci, Jr.
MAYOR

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

October 4, 1996

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


Dear Mayor Cianci,

I am pleased to present this 1995-1996 Annual Report of the Providence Historic District Commission, covering the period from October 1, 1995 through September 30, 1996. This report presents the Commission's activities in all seven of Providence's local historic districts, and is mandated by the Certified Local Government Program administered by the R.I. Historical Preservation & Heritage Commission and the National Park Service.

This has been an extraordinarily active year for the Historic District Commission. During 1995-1996 the Commission reviewed a record number of applications for Certificates of Appropriateness (265, up 21% over last year), all within the statutory time frame mandated by the Zoning Ordinance. Nearly 70% of those applications were reviewed by the Commission's professional staff, in fulfillment of the Commission's commitment to a timely and efficient review process. The Commission also increased its success rate in correcting violations of its ordinance, resolving 53% of violations cited this year (compared with 41% resolved last year).

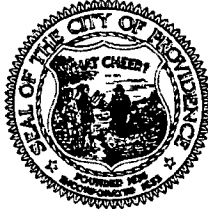
Historic district zoning remains a powerful and successful planning tool, protecting and preserving Providence's historic neighborhoods. The Department of Planning and Development, which supplies staff to the Commission, continues to support the Commission's role in enhancing the quality of life in our City.

Sincerely,



John F. Palmieri
Director

JOHN F. PALMIERI
Director



VINCENT A. CIANCI, JR.
Mayor

DEPARTMENT OF PLANNING AND DEVELOPMENT

"Building Pride in Providence"

October 4, 1996

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

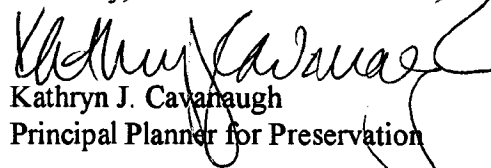
Dear Ms. Brokaw,

Attached please find two copies (one bound, one unbound) of the Annual Report of the Providence Historic District Commission, as required by your office in fulfillment of our obligations under the Certified Local Government Program.

The report summarizes the Commission's activities for the fiscal year October 1, 1995 through September 30, 1996.

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

Sincerely,


Kathryn J. Cavanaugh
Principal Planner for Preservation

cc: Mayor Vincent A. Cianci, Jr.
Providence City Council
City Clerk
Providence Historic District Commission Members
Dept. of Planning and Development



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

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

Preservation (401) 277-2678

FAX (401) 277-2968

Heritage (401) 277-2669

TDD (401) 277-3700

CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT

OCTOBER 1, 1995 - SEPTEMBER 30, 1996

DEADLINE FOR SUBMISSION: OCTOBER 18, 1996

INSTRUCTIONS

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 1995 through September 30, 1996. 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: KATHRYN J. CAVANAUGH, PRINCIPAL PLANNER FOR PRESERVATION

Address: DEPARTMENT OF PLANNING AND DEVELOPMENT

400 WESTMINSTER STREET

PROVIDENCE, RI 02903

Telephone Number: (401) 351-4300

CRITERIA # 1

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

1. Was the ordinance amended? NO
IF YES, ATTACH a copy of the amendment.
2. Were procedural or design guidelines developed or amended? YES - RULES AND REGS AMENDED
IF YES, ATTACH a copy of new or amended guidelines.
3. List the current design standards being used by the Commission.

PHDC STANDARDS AND GUIDELINES

4. ATTACH minutes of all meetings for the year.
5. ATTACH a sample approval letter to an applicant.
6. Summarize the types of projects and their disposition on this chart:

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?
IF YES, ATTACH an explanation of how the case(s) was reviewed and why an exception to the standards was permitted. NO
9. Was the district enlarged?
IF YES, ATTACH a copy of the revised district map. NO
10. Were any new Historic Districts added?
IF YES, attach a copy of the district map(s). NO
11. Were any new properties designated?
IF YES, ATTACH a list of the properties and addresses. NO

CRITERIA #2

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

1. Membership

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

2. Vacancies

- a. Total number of vacancies during the year. 4
- b. Was each vacancy filled within ninety days? SEE (d) BELOW
- c. Were vacancies filled with professionals defined by 36 CFR 61 Professional Qualification Standards? SEE (d) BELOW
- d. Please explain if you answered no to either of the two previous questions.
PAMELA ROBERTSON'S TERM EXPIRED 9/1/95; SHE WAS REAPPOINTED 10/95, WITHIN 90 DAYS.
TERMS OF CORNELIS deBOER, ANTOINETTE DOWNING, CLARK SCHOETTLE EXPIRED 9/1/96;
NO NEW APPOINTMENTS WERE MADE BY 9/30/96. 90 DAY DEADLINE IS 12/1/96.

3. Meetings

Total number of meetings held: 12 REGULAR, 3 SPECIAL

4. Professional Training

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

(SEE ATTACHED)

CRITERIA #3

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

1. Has any survey work been done? _____

NO

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

N/A

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

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

CRITERIA #4

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

1. National Register

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

NO

b. Did you prepare any National Register forms? _____

NO

c. Did you review and comment on any National Register nominations sent to you by the RIHPHC? 1 nomination - St. Martin's Church _____

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 Grant-In-Aid

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

MASONIC TEMPLE ENGINEERING STUDY - COMPLETED.

DESIGN GUIDELINES FOR HISTORIC CITY PARKS - UNDERWAY, DUE JUNE 1997.

HISTORY OF AFRICAN AMERICANS IN PROV. - UNDERWAY, DUE June 1997.

CRITERIA #5

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

1. Public Participation

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

NR NOMINATIONS ARE LISTED ON THE REGULAR MEETING AGENDA, POSTED 7 DAYS IN ADVANCE.

2. Assurances

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

Tina C. Regan
Signature, Historic District Chairman

10-4-96
Date

Univ. of Rhode Island
Signature, Chief Elected Official

Oct 2, 1996
Date

ATTACHMENTS

- 1. Project Summaries, Violation Summaries, List of In-House Reviews and Pending Projects, Oct. 1, 1995 through Sept. 30, 1996.**
- 2. Section 3.1 of PHDC Rules and Regulations, amended June 24, 1996.**
- 3. Agendas and Minutes of PHDC Meetings, Oct. 1, 1995 through Sept. 30, 1996.**
- 4. Sample Approval Letter.**
- 5. PHDC Member and Staff Professional Training**
- 6. Special Projects**
- 7. PHDC Membership List and Meeting Attendance Record**

ATTACHMENT 1

**Project Summaries, Violation Summaries, List of In-House Reviews and Pending Projects,
October 1, 1995 through September 30, 1996**

PROJECT SUMMARIES - OCTOBER 1, 1995 through SEPTEMBER 30, 1996

Summary of Projects

Total Applications Reviewed: 265

Applications Reviewed by HDC: 83
(Alterations, Demolitions, New Construction, Relocations)

Applications Reviewed by Staff: 182
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown By Project Type

Project Type	Total	Approved	Denied	Pending	Withdrawn	Appealed
In-House ¹	182	169	0	13	0	0
Alterations ²	72	56	8	6	2	0
Demolitions	3	2	0	1	0	0
New Construction	4	2	0	1	1	0
Combinations ³	4	3	0	1	0	(1)
Relocations	1	1	0	0	0	0
TOTALS	266³	233	8	22	3	(1)

Notes

¹In-House projects include repairs, replacements in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All In-House projects are reviewed by staff on behalf of the HDC; no public meeting is required.

²One application for alterations received a split decision – some work items were approved and others denied. The project is counted here as both an approval and a denial. Therefore, the total number of applications shown in this chart is one more than the total listed above under “Summary of Projects.”

³Combinations category includes applications for multiple work items in different categories (e.g. demolition and new construction). Note one application originally received a split decision (approval of alterations, denial of garage demolition); this decision was later reconsidered and the garage demolition was approved. The appeal in this category was related to this application, and dropped once the denial of demolition was reversed.

Breakdown By District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	13	10	1	1	1	0
Broadway	37	31	2	4	0	0
College Hill	154 ¹	141	3	8	2	0
Downtown/ Jewelry District	7	7	0	0	0	0
Northern Elmwood	16	15	1	0	0	(1)
Southern Elmwood	33	23	1	9	0	0
Stimson Avenue	6	6	0	0	0	0
TOTALS	266	233	8	22	3	(1)

Notes

¹One application for alterations received a split decision – some work items were approved and others denied. The project is counted here as both an approval and a denial. Therefore, the total number of applications shown in this chart is one more than the total listed above under “Summary of Projects.”

Total Applications Compared Over Five Years

	<u>Total</u>	<u>% Change</u>
1991-1992	168	+38%
1992-1993	224	+33%
1993-1994	238	+6.25%
1994-1995	209	-14%
1995-1996	265	+21%

VIOLATIONS SUMMARY - OCT. 1, 1995 through SEPT. 30, 1996

Violations Cited By Type, 1995-1996

Repairs/Replacements in Kind:	20
Alterations:	13
Fences/Site Improvements:	14
Signs:	16
New Construction/Additions:	2
Demolitions:	<u>1</u>
TOTAL:	66

Violations Cited By District, 1995-1996

Violations (failure to obtain a Certificate of Appropriateness, or to perform work in accordance with a Certificate) are up 23% over last year. However, more than half the violations cited this year have already been dismissed, as well as four from last year. This year College Hill had the greatest number of violations cited, more than double any other district and double last year's tally. Violations in Armory and Northern Elmwood showed a slight increase from last year, while Broadway, Southern Elmwood and Stimson Avenue all show a slight decrease from last year. Downtown's Jewelry District has not had a violation cited since 1992-1993.

District	Cited	Resolved	Resolution Pending ¹	Requested Enforcement ²	Change in Citations From 1994-95
Armory	5	2	1	2	+2
Broadway	13	5	1	7	-2
College Hill	30	20	5	5	+16
Downtown	0	0	0	0	--
Northern Elmwood	10	4	3	3	+6
Southern Elmwood	8	4	3	1	-5
Stimson Avenue	0	0	0	0	-2
TOTALS	66	35	13	18	+15

Notes

¹"Resolution Pending" indicates those violations for which property owners have filed an application for a Certificate of Appropriateness, and the application is either incomplete or undergoing review.

²"Requested Enforcement" indicates those violations where the property owner has failed to respond to an initial notice from the HDC, or has failed to correct the violation as directed by the HDC.

Status of Violations Cited 1991-1996

Of 202 violations cited over the past six years, 84 remain outstanding. (Four of those cited in 1993-1994 have been resolved; none outstanding from 1991-1993 have been resolved.) Of the 84 outstanding violations, 24 have applications for Certificates of Appropriateness on file and are working toward dismissal of the violation. Staff has requested enforcement through the Dept. of Inspection and Standards for the remaining 60 violation cases where the property owner has exhibited no interest in correcting the violation.

			Resolution Pending				Requested Enforcement			
District	Cited	Resolved	91-92	92-93	93-94	94-95	91-92	92-93	93-94	94-95
Armory	11	6	0	0	0	1	0	0	3	1
Broadway	38	19	2	0	2	1	2	1	3	8
College Hill	84	57	4	1	2	1	0	1	11	7
Downtown	11	9	0	1	0	0	0	1	0	0
Northern Elmwood	13	8	2	1	1	0	0	1	0	1
Southern Elmwood	43	17	3	2	0	0	2	1	7	10
Stimson Avenue	2	2	0	0	0	0	0	0	0	0
Subtotals			11	5	5	3	4	5	24	27
TOTALS	202	118	24				60			

LIST OF IN-HOUSE APPROVALS, OCT. 1, 1995 through SEPT. 30, 1996

The following applications for Certificate of Appropriateness have all been reviewed and approved by staff within 45 days of receipt of a complete application.

<u>Address</u>	<u>Application #</u>	<u>Scope of Work</u>
ARMORY		
68 Chapin Ave.	96.131	Repair/replace in kind wood trim
111 Chapin Ave.	96.5	Repair/replace in kind trim, windows
1 Hollywood Rd.	95.135	Install shutters
103 Parade St.	96.97	Repair/replace in kind various elements
105 Parade St.	96.73	Repair/replace in kind various elements
BROADWAY		
55 Bainbridge Ave.	95.170	Repair/replace in kind roofing
150 Broadway	95.164	Repair/replace in kind roofing
196 Broadway	96.92	Repair/replace in kind trim, gutters, masonry
201 Broadway	95.203	Repave driveway (violation)
232 Broadway	95.196	Replace in kind chimney, porch elements
243-245 Broadway	95.215	Repair/replace in kind roofing, dormers
271 Broadway	96.165	Replace in kind front steps
272 Broadway	94.171	Install shutters
280 Broadway	95.184	Install sign (Remax)
365 Broadway	95.92	Repair roof, install fence, paving
390 Broadway	95.128	Install sign (violation)
399 Broadway	96.4	Install signs (gas station)
408 Broadway	96.171	Install awning (Allstate Insurance
416 Broadway	96.161	Repair trim at entryway
422 Broadway	96.84	Install sign (attorney office) (violation)
424 Broadway	96.160	Repair trim at entryway
454 Broadway	96.163	Repair/replace in kind entryway elements
492 Broadway	96.105	Repair clapboards, trim
555 Broadway	96.132	Repair roofing
555-557 Broadway	95.167	Repair roofing
COLLEGE HILL		
14 Arnold St.	96.108	Repave driveway, changing material to brick
18 Arnold St.	95.214	Restore missing handrail
29 Arnold St.	96.49	Repair/replace in kind deck, rails, steps
40 Arnold St.	95.177	Various repairs, install fence and gate

<u>Address</u>	<u>Application #</u>	<u>Scope of Work</u>
11 Barnes St.	96.52	Replace in kind fence
29 Barnes St.	96.86	Replace in kind roofing, gutters, storms, fence
38 Barnes St.	95.195	Replace in kind garage door
51 Barnes St.	96.31	Repair/replace in kind shingles, siding
51 Barnes St.	96.46	Repair clapboards
4 Benefit St.	96.50	Replace in kind clapboards
4 Benefit St.	96.135	Repair roof
11 Benefit St.	95.207	Install roof vent
23 Benefit St.	96.143	Replace siding, trim; repair porch; install storms
42 Benefit St.	96.20	Repair/replace in kind siding
102 Benefit St.	96.164	Replace in kind clapboards
122 Benefit St.	95.183	Repair roof
188 Benefit St.	95.173	Repair stone wall (violation)
188 Benefit St.	96.32	Repair/replace in kind wood trim
259 Benefit St.	95.172	Repair fence
276 Benefit St.	96.158	Repair roof
377-379 Benefit St.	95.187	Repair porches (violation)
389 Benefit St.	96.81	Install roof vent
400 Benefit St.	96.159	Repair roof
1 Benevolent St.	96.125	Various repairs
3 Benevolent St.	95.193	Repair soffit
36 Bowen St.	96.46	Repair/replace in kind roof, gutters
154 Brook St.	96.33	Various repairs (violation)
250-254 Brook St.	96.85	Install fence, lighting
160-162 Brown St.	96.72	Replace in kind soffits
185 Brown St.	95.191	Repair porch
266 Brown St.	96.106	Repair porch
11 Church St.	96.38	Replace in kind roofing
14-20 Congdon St.	96.43	Repair retaining wall
125 Congdon St.	96.45	Repair roof
125 Congdon St.	96.157	Repair/replace in kind clapboards; install storms
148 Congdon St.	96.68	Renew HDC approval to alter dormer
171 Congdon St.	95.149	Repair roof, replace gutters
9-11 Creighton St.	96.67	Repair roof
10-12 Creighton St.	96.88	Repair/replace in kind porch
19 Creighton St.	96.104	Repair windows, replace storms
12 George St.	96.64	Restore stucco, replace in kind roof, windows
22 Halsey St.	96.156	Repair roof
101 Halsey St.	95.198	Replace in kind roofing; paving; repair windows
2 Hidden St.	95.160	Install gates
3 Jenckes St.	96.80	Replace in kind roofing
9 Jenckes St.	96.29	Repair gutters
9 John St.	96.79	Repair roofing

<u>Address</u>	<u>Application #</u>	<u>Scope of Work</u>
14 John St.	96.142	Replace roof, gutters; restore skylights
32 John St.	95.154	Replace roofing in kind
41 John St.	96.66	Repair/replace in kind shingles, gutters
50 John St.	96.19	Install fence
22 Keene St.	96.126	Repair gutter, replace storms, install storm door
22 Keene St.	95.147	Various repairs
32 Keene St.	95.185	Repair roof
38 Keene St.	96.141	Replace roof and gutters, restore skylights
59 Keene St.	95.186	Repair/replace in kind porch railing
48 Lloyd Ave.	96.54	Repair/replace in kind roofing
48 Lloyd Ave.	96.136	Repair/replace in kind porch railing
100 Lloyd Ave.	95.161	Various repairs
168 Lloyd Ave.	96.83	Repair/replace in kind porch
21 and 24 Meeting St.	95.130	Install signs (Prov. Preservation Society)
58 Meeting St.	96.30	Remove aluminum siding, restore wood siding
72 Meeting St.	96.151	Restore wood doors
143 Meeting St.	96.55	Repair/replace in kind roofing
271 North Main St.	95.213	Install signs (Cathedral of St. John)
150 Power St.	96.62	Install window louvers
10 Pratt St.	96.74	Alter handrail
10 Pratt St.	96.82	Install fence
12-14 Pratt St.	96.101	Install fence (violation)
100 Pratt St.	96.168	Landscaping (violation)
101-103 Pratt St.	95.202	Repave driveway (violation)
62 Prospect St.	96.76	Install HVAC
79 Prospect St.	96.89	Repave walkway
79 Prospect St.	96.129	Various repairs
84 Prospect St.	96.99	Replace in kind rear entry
104 Prospect St.	96.87	Install fence
144 Prospect St.	96.150	Repair porch roof
144-1/2. Prospect St.	96.135	Repair porch
9-11 Sheldon St.	96.103	Repair clapboards, trim
52 Sheldon St.	95.69	Replace gutters
27 South Court St.	96.100	Repair roof
66 South Main St.	95.179	Install sign (Barclay's)
72-76 South Main St.	96.162	Install awnings/signs (Parkside Rotisserie)
121 South Main St.	96.130	Restore storefront (violation)
199 South Main St.	96.114	Install sign (CPA office)
230-392 South Main St.	96.128	Replace fencing
295 South Main St.	96.26	Install awnings (Social Expressions)
305 South Main St.	96.69	Install signs (attorney office)
321 South Main St.	96.56	Repair/replace in kind steps, entryways
321 South Main St.	96.140	Replace awning

Address	Application #	Scope of Work
357 South Main St.	96.170	Install awning (Healing Beauty)
385 South Main St.	96.36	Install sign (Dream House Mortgage) (violation)
403 South Main St.	96.127	Repair baluster (violation)
262 South Water St.	96.22	Minor alterations, install sign (Grill 262)
353 South Water St.	95.178	Install sign (South Water Café)
6 Thayer St.	96.53	Repair/replace in kind windows, clapboards
26 Thayer St.	95.151	Restore rear windows
29 Thayer St.	96.117	Repair roof
382 Thayer St.	96.149	Replace roof in kind
7 Thomas St.	95.176	Repair facade elements
78 Transit St.	96.48	Replace in kind clapboards
87 Transit St.	96.60	Alter entryway (details/HDC approval 1993)
116 Transit St.	96.70	Replace gutters
2 Williams St.	96.48	Install sign (attorney office) (violation)
88 Williams St.	96.102	Repair roof
103 Williams St.	96.65	Replace in kind cornice, steps
118 Williams St.	96.155	Replace fence, gate, gutters

DOWNTOWN/JEWELRY DISTRICT

15 Hospital St/ 14 Imperial Pl.	96.71	Install window louvers, HVAC, fence
18 Imperial Pl.	96.28	Install chimney flues

NORTHERN ELMWOOD

691 Broad St.	96.17	Repair storefront
270 Elmwood Ave.	95.155	Repair sign
270 Elmwood Ave.	96.173	Replace roofing
66 Moore St.	96.107	Install fence
120 Moore St.	96.77	Repair/replace gutters
64 Princeton Ave.	95.109	Replace in kind windows, repair porch
67 Princeton Ave.	95.201	Various repairs/replacement in kind as needed
22 Whitmarsh St.	96.133	Replace in kind roofing
34 Whitmarsh St.	96.109	Various repairs
36 Whitmarsh St.	96.134	Repair/repl. in kind siding, trim, windows, porches
63 Whitmarsh St.	95.194	Repair roof
63 Whitmarsh St.	96.21	Repair/replace in kind windows, siding

SOUTHERN ELMWOOD

188 Adelaide Ave.	96.154	Repair wood trim and porch
210 Adelaide Ave.	96.78	Restore wood doors

<u>Address</u>	<u>Application #</u>	<u>Scope of Work</u>
210 Adelaide Ave.	96.110	Install storm windows
224 Adelaide Ave.	95.175	Repair roof, gutters
224 Adelaide Ave.	95.206	Alter garage door, window
225 Adelaide Ave.	96.90	Repave walkway
225 Adelaide Ave.	96.91	Replace garage doors
230 Atlantic Ave.	96.152	Repair/replace in kind clapboards, porch roof
176 Congress St.	96.47	Repair porch
200 Congress St.	96.75	Landscaping
520 Elmwood Ave.	96.42	Install rooftop HVAC
186 Lexington Ave.	95.162	Replace shingles in kind
153 Ontario St.	95.192	Install fence and gate
175 Ontario St.	96.39	Repair window

STIMSON AVENUE

276 Angell St.	95.200	Install sign (Hamilton House)
276 Angell St.	96.148	Repair, repoint chimney
20 Diman Pl.	96.9	Repair, replace in kind porch
217 Hope St.	96.51	Replace in kind paving
20 Stimson Ave.	95.168	Repair rear porch
70 Stimson Ave.	96.65	Fence (install new, replace in kind existing)

LIST OF PENDING APPLICATIONS - OCT. 1, 1995 through SEPT. 30, 1996

The following applications for Certificate of Appropriateness have been submitted to the HDC, but no determination has yet been made for one of the following reasons: either the application is incomplete; or the application is complete and the review is ongoing.

<u>Address (Application #)</u>	<u>Scope of Work</u>	<u>Who Reviews?</u>	<u>Why Pending?</u>
ARMORY			
43-45 Chapin Ave. (94.221)	Install fence	Staff	Incomplete
BROADWAY			
156 Broadway (95.174)	Demolish or relocate	HDC	Incomplete
194 Broadway (96.176)	Various repairs	Staff	Incomplete
381 Broadway (95.197)	Install signs	Staff	Incomplete
319, 329 Broadway (96.178)	Demolish for new construction	HDC	Incomplete
COLLEGE HILL			
18-20 Barnes St. (96.177)	Repair/replace porch	Staff	Incomplete
306-310 Benefit St. (96.153)	Replace windows (violation)	HDC	Incomplete
214 Bowen St. (95.180)	Install storm door	Staff	Incomplete
2 George St. (96.167)	Repair roof, new gutter system	Staff	Ongoing
23 Halsey St. (95.182)	Alter fence (violation)	HDC	Incomplete
15 John St. (96.116)	Construct new 1-family house	HDC	Ongoing
123 North Main St. (94.172)	Install sign (violation)	HDC	Incomplete
23 Sheldon St. (96.166)	Alter entryway	HDC	Ongoing
SOUTHERN ELMWOOD			
194 Adelaide Ave. (95.157)	Repair steps (violation)	HDC	Incomplete
198 Adelaide Ave. (96.118)	Repair/replace siding, windows	Staff	Ongoing
200 Adelaide Ave. (96.124)	Repair/replace siding, windows	Staff	Ongoing
203 Adelaide Ave. (96.119)	Repair/replace siding, windows	Staff	Ongoing
238 Adelaide Ave. (96.122)	Repair/replace siding, windows	Staff	Ongoing
204-206 Lexington Ave. (95.153)	Repair entry steps, railing	HDC	Incomplete
102 Melrose St. (95.158)	Repair stucco (violation)	HDC	Incomplete
129 Melrose St. (96.123)	Repair/replace siding, windows	Staff	Ongoing
134 Melrose St. (96.121)	Repair/replace siding, windows	Staff	Ongoing

ATTACHMENT 2

Section 3.1 of PHDC Rules and Regulations Amended June 24, 1996

- A. Review of HDC Records: Requests to view the HDC's records shall be in writing. Records shall be made available within ten (10) calendar days of the receipt of the request. Copies of the records will be made available for a fee.
- B. Minutes: Minutes of HDC hearings shall show the vote of each member on each question, including absences and abstentions. At minimum, minutes shall contain:
1. A listing of HDC members present and absent;
 2. A listing of others present, specifically staff, city solicitor, public agency staff, applicants and/or representatives;
 3. Approval of the minutes of the previous meeting;
 4. Summary of applications for Certificates of Appropriateness and the preservation issues presented, including a description of the relevant features of the building, structure or appurtenance which will be affected;
 5. Summary of arguments and materials presented for each application, including supporting documents, objections and corrections;
 6. Summary of HDC deliberations for each application, including all references to the HDC standards and guidelines used; and,
 7. Findings of fact made, conclusions reached, and actions or motions taken on each application or other general business before the HDC.
- 2.4 **OFFICE**: The HDC's office shall be located in the Department of Planning and Development.
- 2.5 **LEGAL COUNSEL**: The City Solicitor's office shall be requested by the HDC to assist in all legal matters.

SECTION 3 - MEETINGS

- 3.1 **REGULAR MEETINGS**: The HDC shall establish a schedule of regular meetings for the calendar year and post it in the City Clerk's office and the Department of Planning and Development. Regular meetings shall be held on the fourth Monday of each month at 4:00 p.m. in the offices of the Department of Planning and Development or at such other day, time or location accessible to the public announced at least seven (7) days prior to the regular meeting. *[Amended 6/24/96.]*

ATTACHMENT 3

**Agendas and Minutes of PHDC Meetings
October 1, 1995 through September 30, 1996**



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, October 23, 1995
3:30 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

3:30 - 4:30 PM

JOINT MEETING OF PROVIDENCE HISTORIC DISTRICT COMMISSION AND DOWNCITY DISTRICT DESIGN REVIEW COMMITTEE

A. Roll Call

B. Project Review

1) Providence Banner Trail - installation of
banners on multiple sites within the Providence Historic
Districts and the Downcity District

C. Adjournment of Joint Meeting - Projected
Adjournment 4:30 PM

MEETING OF PROVIDENCE HISTORIC DISTRICT COMMISSION

4:30 PM

A. Call to Order

B. Roll Call

C. Minutes of the Meeting of 9/18/95

D. New Business

OVER

E. Project Review

- 1) 183 Adelaide Avenue (Southern Elmwood) - relocation of fire escape from approved location
- 2) 412 Broadway (Broadway) - replace brownstone steps with concrete steps
- 3) 148 Broadway (Broadway) - replace wooden windows with vinyl windows and wood with metal bulkhead
- 4) 74 Dexter Street (Armory) - install two skylights on southeast roof slope

5:30 PM

- 5) 116 Congdon Street (College Hill) - conceptual review of kitchen addition, bay window, steps on rear, west, elevation
- 6) 115 Transit Street (College Hill) - expansion and alteration of dormer, rear, south, elevation
- 7) 12 Benevolent Street (College Hill) - conjectural restoration of window over front portico

F. Other Business

G. Adjournment - Projected Adjournment 7:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor), 400 Westminster Street. The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING

MINUTES

A joint meeting of the Providence Historic District Commission and the DOWNCITY District Design Review Committee was held on Monday, October 23, 1995 in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminister Street, Providence, RI 02903.

PHDC Members Present

Robin Rao Ryan, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Cornelis deBoer, Tina Regan (chair) (joint member with DRC), Clark Schoettle (joint member (alternate) with DRC)

PHDC Members Absent

Antoinette Downing, Mildred Parrillo, Michael Everett, Kenneth Schadeegg (note: Pamela Robertson's term has expired, is awaiting reappointment)

DRC Members Present

Tina Regan (joint member with PHDC), Clark Schoettle (joint member with PHDC), Guy Abelson (chair), Jay Litman

DRC Members Absent

Elizabeth Chace, Alan Chille

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 pm, Mr. Abelson presiding. All testimony was sworn. For the record, it was stated that a quorum of 6 PHDC members and 3 DRC members was present.

Project Review

1) Providence Banner Trail - The project calls for the installation of 8 Banners in the DOWNCITY District and 6 Banners in the College Hill and Downtown Historic Districts.

DRC/PHDC joint meeting
10/23/95
Page 2

Ms. Cavanaugh read into the record the list of proposed sites for banners and the staff report for the joint meeting.

Mr. Dan Baudoin of the Providence Foundation and Mr. Arnold Robinson of the Providence Preservation Society appeared to discuss the banner installations.

Mr. Baudoin described the way in which the Banner Trail represented a series of activities, and a consortium of 10-12 institutions. The installation of the banners was selected as the first priority, with the banners tied to the guide map for the project. Malcolm Grear has designed the banners, with the mockup brought to the meeting showing one of the 4 different colors for the banners, keyed to different types of sites. The concerns expressed by the PHDC and DRC members regarding banner size, location and maintenance, and the actual appearance of the banners on the buildings were addressed. The banners are to be 3'x 9' or smaller, with the exception of PPAC, the banners are to be placed wherever possible on street light poles, the maintenance of the banners is required by the city's Zoning Ordinance, and mockups of the banners were placed on buildings to illustrate their appearance when installed.

Mr. Robinson described the structure-by-structure analysis of the banner locations. It was found that all churches have pole locations except for two, Grace Church and Mathewson Street Church. The installation of banners in masonry joints at Grace Church was planned, and the actual number of banners (2 or 3) for the Mathewson Street Church was debated. The terracotta surface of the Trinity (Lederer) Theater was found to have old holes in the face, but the banner is now to be placed on a lightpole off the building.

The mounting hardware and bracket for the banners were described as constructed of paintable cast metal, with the banners sliding onto the double pole. A sample was presented.

The banners on College Hill were discussed in terms of size and location. The banners for the First Baptist Church and the John Brown House were to be placed on poles. The fabric and colors of the banners were discussed.

Ms. Regan commented that the banners worked best on the cobrahead poles, and looked great in front of buildings. She felt that in the case of the PPL Empire Street branch, that banners might conflict with existing signage. Banners were

to be placed on light poles in front of City Hall and the Alias Stage building.

Mr. deBoer commented that the applicants had done a great job in providing information about the appearance of the banners in context.

Others attending the meeting then commented on the proposal. Luke Driver of the Mayor's Office stated that the Mayor was in favor of the project. Reverend Barlow of the Beneficent Church spoke in favor of the project, as did Audie Jennings of the Mathewson Street Church.

Mr. Jay Litman (DRC), arrived at 4:20 pm.

There was a discussion of the actual banner grouping for that church. Ms. Jellison of PICA also spoke in favor of the project. There was a discussion of the banner for PPAC, and a brief recap of the previous discussion.

After Mr. Abelson asked for any further comment. Mr. Schoettle made a motion that both the DRC and PHDC approve the application in concept, citing DRC and PHDC Standards 8 and 9, as per the staff report, with staff to review the final installation, with the provision that if the banners are to deteriorate, they are to be removed, if not replaced, and the siding of the structure restored. The motion was seconded on behalf of the PHDC by Councilwoman Nolan, and on behalf of the DRC by Mr. Litman. It was mentioned that DRC members would be able to assist staff in reviewing installations. The motion was unanimously approved by both the PHDC and the DRC.

DRC Members Voting: Regan, Litman, Abelson,
Schoettle

PHDC Members Voting: deBoer, Ryan, Regan,
Schoettle, Nolan, Williams

There being no further business before both the DRC and the PHDC, the joint meeting was adjourned at 4:30 pm. The PHDC monthly meeting then began, as described in a separate set of minutes.

Respectfully submitted,


Joan Fleming
Preservation Planner

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, October 23, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Tina Regan, Clark Schoettle, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Cornelis deBoer, Robin Rao Ryan, Lisa Ardente

Members Absent

Antoinette Downing, Mildred Parrillo, Michael Everett, Kenneth Schadeegg, Pamela Robertson (term expired, awaiting reappointment)

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore. Legal Counsel

Call to Order

The meeting was called to order at 4:35 pm, following the PHDC/DRC Joint Meeting, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 9/18/95 were unanimously approved, on a motion by Mr. deBoer and seconded by Ms. Ryan, with the typographical errors on Page 7 to be corrected.

New Business

Members who would be unable to attend or would not be able to attend the entire meeting of the PHDC Annual Retreat on 10/25/95 were asked to contact staff before the meeting.

Project Review

1) 183 Adelaide Avenue (Southern Elmwood) - Ms. Lynne Auger of the Elmwood Foundation appeared to discuss the installation of a fire escape ladder in a position different from the one approved by the PHDC.

The reasons for the relocation were explained, as were the technical issues involved in the location of the fire escape. The drawings submitted and approved were not accurate, and were 5-6" off the true location of the ladder. There was not enough room on the house to install the ladder where it was supposed to go.

Mr. deBoer asked about how the window was accessible, and expressed concern that the PHDC would be in a position where it would be approving a potentially hazardous condition. Mr. Salvatore advised the PHDC that the PHDC is a design review body only, and therefore has no liability as to the safety aspect of the installation of the ladder. Ms. Auger stated that the Building Inspector had approved the ladder as installed. Mr. deBoer mentioned that as far as he was aware, the building code called for wired glass in such a location. Ms. Auger stated that the owner's unit was where the window was blocked by the fire escape.

On a motion by Councilwoman Nolan, seconded by Councilwoman Williams, the PHDC voted unanimously to approve the installation of the fire escape in its present location, citing Standard 7.

Members Voting: Schoettle, Nolan, Williams, deBoer, Regan, Ryan, Williams

It was restated that as far as safety issues were concerned, the PHDC was not liable, and was responsible for review of the design only.

Ms. Ardente arrived at 4:50 pm.

2) 412 Broadway (Broadway) - Mr. Steve Feole appeared to discuss the application to replace the brownstone steps at 412 Broadway with concrete steps, matching the profile and color of the existing steps.

Mr. Feole had done the replacement of the steps at the adjacent house at 414 Broadway in 1989. Mr. deBoer asked if the steps on 414 had been stained, and was told that they had been. Mr. Feole stated that the new material proposed for 412 was to have an integral color, matching the existing stone as much as possible.

There was a discussion of the method proposed for the step replacement, and whether the stringers would be cast in place. The steps would be pre-cast to match the existing

steps profile, and were to be acid-washed for a weathered texture.

Mr. deBoer felt that the proposed work was the only reasonable alternative, and there was a brief discussion of the relative costs of replacement in kind of stone steps.

Mr. deBoer asked if there was any new information about the proposed railing, but was told there was none.

On a motion by Councilwoman Williams, seconded by Councilwoman Nolan, the PHDC unanimously approved the application as submitted, citing Standard 2, with the provision that staff review the color and texture of a sample before the steps are installed.

Members Voting: Nolan, Regan, Schoettle, Williams, Ryan, deBoer, Ardente

3) 148 Broadway (Broadway) - Ms. Paula Anderson, applicant, and Ms. Alyce Jacquet, appeared to discuss the proposal to install vinyl replacement windows at 148 Broadway.

They asked that the PHDC consider approval of the installation of the windows on non-visible sides of the house. There was a discussion of the condition of the windows, the [possible use of wooden storm windows, and the relative costs of replacement windows.

It was Mr. Schoettle's opinion, after visiting the house, that the windows were not repairable. He discussed the possibility of phased replacement of the windows, and the cost of installing new storm windows. The problem of the presence of lead paint on the existing windows was mentioned, as was contacting the RIHPC and the PPS Revolving Fund for advice and financing of the work required.

ON a motion by Ms. Ryan, seconded by Councilwoman Nolan, the PHDC voted unanimously to approve the restoration and repair of the windows specified in the application, and replacement of the wooden bulkhead with a metal bulkhead, citing standards 7 and 9, and to deny the installation of vinyl replacement windows, citing Standard 2. The applicant is encouraged to seek other options for the repair or replacement of the windows. The windows may be restored with either a 2/2 or 6/6 configuration, with details to be reviewed by staff.

Members Voting: Ardente, Schoettle, Nolan, deBoer, Regan, Ryan, Williams

4) 74 Dexter Street (Armory) - Mr. Thomas Nolan, and Mr. Peter Bramante, owner and applicant, appeared to discuss the proposed installation of two skylights on the southeast roof slope of 74 Dexter Street.

As Mr. Nolan is the son of Councilwoman Nolan, she abstained from the vote.

It was the opinion of the members preset that the skylights would have minimal impact the house, visible only to the abutting owners.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the PHDC voted unanimously to approve the application as submitted, citing Standards 8 and 9.

Members Voting: Ardente, Schoettle, deBoer, Regan, Williams, Ryan, (Nolan abstaining)

5) 116 Congdon Street (College Hill) - Ms. Devin Barry, owner, and Mr. Scott Weymouth, architect, appeared to discuss the conceptual design for a rear addition, gate, and second story bow window on the rear of 116 Congdon Street.

Mr. deBoer commented that the presence of the pilaster detail that was based on that on the front of the house. There was a further discussion of the manner in which the proposed corner detail engages with the existing corner of the house, and the use of the proposed pilaster detail as a continuous post. It was felt that the massiveness of the detail weakens the proportion of the rail.

Mr. Weymouth discussed downplaying the corner and removing the design detail of the pilasters to make it more solid. The monumental and formal aspects of the proposed work were mentioned. It was suggested that the design be amended to incorporate the use of brick piers on the support posts for the addition, and a simplification of the cornerboard detail, and the use of more windows.

Mr. Weymouth stated that it was important to avoid disturbing the existing stone retaining wall as much as possible, and the use of concrete placed below the wall, building the support structure up with wood. The gate proposed was discussed, as was the way in which it carried on the design of the fence on the property to the north.

In light of the number of issues discussed regarding the design of the addition, it was decided that Mr. Weymouth would submit amended designs at the next scheduled meeting on 11/20/95.

On a motion by Mr. Schoettle, seconded by Councilwoman Nolan, the PHDC voted unanimously to approve in concept the construction of an addition on the first floor of the house, a bay on the second floor and a deck, citing Standards 7, 8 and 9. It is the understanding of the PHDC that several variations of modifications to the design proposed would be submitted for review at the next scheduled meeting. The gate design was given final approval.

Members Voting: Ardente, Schoettle, Nolan, deBoer, Regan, Ryan, Williams

6) 115 Transit Street (College Hill) - Ms. Lauren Greer, owner, and Mr. Paul St. Amand, contractor, appeared to discuss the construction of an enlarged dormer on the south roof slope of 115 Transit Street.

Mr. deBoer asked if the existing central dormer was to remain, and was told that it was. The two new dormers would echo it. There was a discussion of the use of the smaller windows between the dormers, and Mr. St. Amand stated the they were proposed for light and air access. There was a discussion of the interior layout of the top floor of the house. Mr. deBoer mentioned that the house resembled the Fain house on Congdon Street, and the Welcome Arnold House. Mr. Schoettle asked about the roof load for the new dormer system, and commented that the design seemed acceptable to him. Mr. deBoer examined the photo of the building. There was a comment that the small windows appeared somewhat awkward but were virtually invisible. They were to be awning type windows. Mr. St. Amand stated that windows to be used were Pozzi true-divided light windows with a storm panel.

On a motion by Mr. Schoettle, seconded by Councilwoman Nolan, the PHDC voted unanimously to approve the application as submitted, citing Standards 7, 8 and 9. Before the vote was taken, it was mentioned that windows proposed were used on 2 George Street, and that Mr. St. Amand would fabricate the window casings.

Members Voting: Ardente, Schoettle, Nolan, deBoer, Regan, Ryan, Williams

7) 12 Benevolent Street (College Hill) - Mr. deBoer, designer, appeared to discuss the proposal for installation of a restored window over the front portico of 12 Benevolent Street. Mr. deBoer formally recused himself from review of the work.

Mr. Salvatore as Legal Counsel approved the method of recusal.

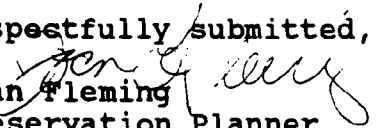
Mr. deBoer discussed the way the proposed 6/6 window was similar to the windows remaining on 3 other houses designed by the same architect during the same time period. There was a brief discussion of the design of the windows and the historic photographs of the house.

On a motion by Ms. Ryan, seconded by Councilwoman Williams, the PHDC voted unanimously to approve the application as submitted, citing Standards 8 and 9.

Members Voting: Ardente, Nolan, Schoettle, Regan,
Ryan, Williams

There being no further business, the meeting was adjourned at 6:35 pm.

Respectfully submitted,


Joan Fleming
Preservation Planner



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

NOTICE OF PUBLIC MEETING

**Monday, November 20, 1995
3:30 PM**

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

**C. Minutes of Joint DRC/PHDC meeting 10/23/95
Minutes of Meeting of 10/23/95**

D. New Business

- 1) Review of National Register Nomination, St. Martin's Church, Providence**

E. Project Review

**1) 116 Congdon Street (College Hill) - continued
from 10/23/95 - review of modifications to design of rear
addition, deck, bay window, steps on rear, west, elevation**

**2) 59 Parade Street (Armory) (violation) -
install new sections of chainlink fence and gates**

**3) 150 Chestnut Street (Downtown/Jewelry) -
alter doorway as part of renovation**

**4) 365 Broadway (Broadway) - alter window and
door openings to comply with fire and building codes**

OVER

4:30 PM

5) 2 Thomas Street (College Hill) - construct connector between 2 and 4-6 Thomas Street, alter facade and roofline of 2 Thomas Street

6) 8 Arnold Street (College Hill) - install handrail on front entry

F. Other Business

1) PHDC Work Program 1995-1996

G. Adjournment - Projected Adjournment 5:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT HT MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

Corrected
2/18/95

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, November 20, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903. 1995

Members Present

Tina Regan, Clark Schoettle, Cornelis deBoer, Michael Everett, Kenneth Schadeegg, Pamela Robertson, Councilwoman Rita Williams, ~~Pamela Robertson~~

Members Absent

Lisa Ardente, Antoinette Downing, Robin Rao Ryan, Mildred Parrillo, Councilwoman Patricia Nolan

Staff

Joan Fleming, Kathy Cavanaugh

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the joint PHDC/ DRC meeting of 10/23/95 were unanimously approved, on a motion by Councilwoman Williams, seconded by Mr. Schoettle. The minutes of the meeting of 10/23/95 were unanimously approved on a motion by Councilwoman Williams, seconded by Mr. deBoer.

New Business

Prior to the meeting being called to order, Mr. Schadeegg mentioned that in discussion of other matters with Mr. Preston Clark of the DIS, the question of the prosecution of PHDC violations in Housing Court was discussed. Mr. Preston stated to Mr. Schadeegg that violations were dismissed by judges due to the lack of expert testimony by the PHDC. Staff stated that there had been no request or notice from the housing Court for such testimony. Staff would pursue the matter to resolve the problem.

1) Review of National Register Nomination, St. Martin's Church, Providence

Ms. Sheila Hogaboam, parishioner and staff member, appeared to discuss the nomination, stating that the parish was in support of placing the church on the National Register.

The members present voiced strong approval of the nomination, and on a motion by Councilwoman Williams, seconded by Mr. Everett, unanimously voted to lend PHDC support to the nomination.

Members Voting: deBoer, Regan, Everett, Schoettle, Williams, Schadeegg

Project Review

Due to the applicant's schedule, the review of 59 Parade Street preceded that of 116 Congdon, as originally scheduled.

1) 59 Parade Street (Armory) - Mr. Marcos Rico, owner, appeared to discuss the installation of new section and chainlink fence and chain link gates at 59 Parade Street.

He stated that the tenant had requested the fencing, and that all the other houses on the block had similar fencing. Ms. Regan observed that the new chainlink fence in his property was installed after the creation of historic district zoning. Mr. Rico described the problem that had caused the fence to be installed, and mentioned that sections of fencing and an older gate had been in place on the property.

Ms. Robertson arrived at 4:00 pm.

Mr. Everett mentioned the possible use of plant materials to screen the fencing. Ms. Regan suggested that the 4' section of fencing on Parade Street be removed. Mr. Rico repeated his statement of the need for fencing the property. Ms. Regan asked if he was aware that he was in a local Historic District, and Mr. Rico replied that he owned the house for 1-1/2 years, and that he also will need to repair or replace the windows in the house. He will contact the PHDC in the future regarding exterior work on the property.

Mr. Schoettle was of the opinion that a wooden fence and gates would be best for the property, and presented the option of using the posts installed for the chainlink fence to attach a wooden fence, with the chainlink fencing removed, and the chainlink gates to remain. The option would be the removal of all new fencing sections, to be replaced with wooden pickets with spacing between them, or the removal of the fence, fencing off only the section around the rear of the house. Mr. Rico was told he may keep the gates, and could contact a reputable fence company for the new wood fence installation. The fence work was to be done within 60 days.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, citing Standard 9, the Commission voted unanimously not to approve the application as submitted, but to approve a modified fence plan with the provision that the chainlink mesh be removed, and a wooden board fence installed, or the fence be removed and not replaced, with the chain link gates to be retained, with the gates spray painted black, with the work to be completed within 60 days.

Members Voting: Regan, deBoer, Schoettle, Williams, Schadeegg, Robertson, Everett

2) 116 Congdon Street (College Hill) - Mr. Scott Weymouth, architect, and Ms. Devin Barry, owner, appeared to discuss the continued review of the construction of a addition on the rear, west elevation of 116 Congdon Street.

Mr. Weymouth presented a series (A, B, C) of optional design for the addition that incorporated the suggestions made by PHDC members at the meeting of 10/23/95. An additional design, Scheme D, was also presented that incorporates clapboard siding with molded panels supports. The owner does not want to use brick as a material in the support piers. In response to a question by Mr. deBoer regarding the designer's preference, Mr. Weymouth replied that he was leaning toward the design of Scheme D.

It was the consensus of the members present that Scheme D was the preferred option. The designer and owner also both preferred this option.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the PHDC voted unanimously to approve the design shown on the plan labelled Exhibit D, citing Standards 7, 8 and 9. The approval is to be considered conceptual if a variance is required, and final if no variance is needed. The need for a

variance had yet to be determined at the time of the meeting.

Members Voting: deBoer, Schadeegg, Schoettle, Williams, Robertson, Everett, Regan

3) 150 Chestnut Street (Downtown) - Ms. Trish Reynolds, of The Yoder Corporation, designer, and Mr. John DiMaio, applicant, appeared to discuss the replacement of a door on the Elbow Street side of the building as well as new signage for the Call, which will occupy the space formerly occupied by the Last Call Saloon.

Ms. Reynolds stated that they had decided to fabricate the door locally, and it would be made by Ian Thompson. She felt that the vertical proportions work better with the proposed door design, with the diagonal designs of other doors not used in this plan.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the PHDC voted unanimously to approve the application as submitted, citing Standards 8 and 9.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Williams, Robertson, Everett

The members present spoke favorably of the proposed sign for the building, and there was discussion regarding the design of the sign, the fabricator, and the material to be used. The Call is scheduled to open on 12/15/95.

4) 365 Broadway (Broadway) - Mr. Ralph Stanzione, applicant, and Mr. Tony Rado, contractor, appeared to discuss the proposed alterations to a window and the garage doorway to the building. The alterations are required to bring the building into compliance with building and safety codes.

Mr. Stanzione stated that as of yet he had not received a written determination regarding the window from the Building Board of Review. He had received a verbal decision that the window was to be altered to allow air circulation into the building. The partial framing of an interior wall would have to be removed to make this alteration. There was a discussion of the zoning of the building and airflow into the building and the fact that an air-conditioning and venting system was already in place. If necessary, the PHDC could send a letter to the building Board of Review stating that there did not seem to be sufficient justification to

PHDC Minutes 11/20/95

require alteration of the window. it was suggested that the window alteration be continued pending clarification of the decision of the BBR.

The proposed changes to the door were reviewed, with the intent of the proposed design to reflect the panelling of the existing door. The members present felt that a more detailed drawing of the proposed door was needed, and Mr. Schoettle commented that in regard to the window design, the use of a more industrial window than the proposed residential window was better advised.

Councilwoman Williams departed at 5:00 pm.

On a motion by Mr. Schoettle, seconded by Mr. deBoer, the PHDC voted unanimously to continue the review of the window alteration pending clarification from the Building Board of Review, with the design of the garage door approved, citing Standards 8 and 9, subject to review by staff in consultation with Mr. deBoer.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Robertson, Everett

6) 8 Arnold Street (College Hill) - No representative appeared to discuss the application to install a handrail on the front entry of 8 Arnold Street.

The members present felt that the design as described by the fabricator would not be appropriate to the house. The aluminum proposed would not be durable enough for good support, and may tear out of the doorframe. Instead, the use of a an iron support handle such as is in place on the Art Club on Thomas Street was suggested, or a simple wrought iron railing such as in place on several properties on the northern section of Benefit Street.

On a motion by Mr. deBoer, seconded by Mr. Everett, the installation of a handrail was approved in concept, citing Standard 9, with the design and location to be reviewed an approved by staff.

Members Voting: Regan, deBoer, Schoettle, Schadeegg, Robertson, Everett

6) 2 Thomas Street (College Hill) - Mr. John Riley, architect and Mr. Carl Lovett, representing the owner, appeared to discuss the proposed alterations to the property at 2, 4 and 6 Thomas Street.

Mr. Riley reviewed the problems discovered in regard to the structural stability of the building after repair work was begun, and then stopped when the degree of deterioration was evaluated. He was brought onto the project after the repair work had stopped. He has discussed the repair and alteration of the building with Mr. Ramzi Loqa, DIS Director, and the Fire Marshall. The recommendation is that the building be sprinklered for insurance purposes. With the proposed connector, the two structures are to be considered as a single structure by the Fire Marshall.

The consultation with several structural engineers and contractors was described, with the determination that the wall of 2 Thomas Street is in poor condition. The options of removal of the brick or the installation of clapboards over the brick surface were mentioned, with the intent the replication of the clapboard siding of 4-6 Thomas Street. Mr. Riley described the proposed design as a compromise that does not attempt to replicate the appearance of the building at any time in the past. He felt that there was a dilemma in the development of a appropriate design for the renovation of the building, given the major structural problems that require resolution. The location of the building on a prominent corner location is also a factor in arriving at an appropriate design.

Mr. deBoer asked if Mr. Chick Fink, the designer of the existing facade, had been asked if he had records of the original design of the building. He also mentioned that the exterior was not badly proportioned, that the basic shell of the building was brick, and that the building needs to respond more to the North Main Street commercial environment than to the more residential character of Thomas Street. He used the Pilgrim Mills building to the north as an example of a brick building that could serve as a design model. He recommended moving away from the residential design as inappropriate, looking at the scale of the earlier building, and saw that it was difficult to create a design compatible to the Thomas Street buildings.

Mr. Everett concurred with Mr. deBoer, and mentioned the number and arrangement of door and window openings, suggesting that the perhaps the dimensions of the openings at 7-9 Thomas could be used as models. He also suggested deleting the shutters from the design.

Mr. Lovett stated strongly that he did not wish to use masonry as an exterior surface, and that the owner would not agree to a plan that incorporated rebuilding of the facade in masonry. He stated that 2 Thomas was an ugly building,

and that he has been waiting a long time for a change to be made to the building.

Mr. Schadeegg agreed that it was an ugly building, and that while the proposed design was better than the existing facade, it was too suburban in feel, and mentioned the building facade to the north that houses the locksmith and laundry. Mr. Everett felt that the building needed to have something that creates a transition from the entertainment area of North Main Street to Thomas Street.

Mr. Lovett then mentioned that legal action is to taken against the contractor for professional malfeasance, and that in principle there was no objection to the orientation to North Main Street. Mr. deBoer stated that he liked the transparency of the existing facade along North Main Street, and asked if it was possible to consider reestablishing the storefront feeling of the building.

Ms. Robertson departed at 5:30 pm.

There was a discussion of the facade design, of the use of a more prominent entry on North Main Street, reuse of the brick on the facade. Mr. Schoettle asked if the option had been considered of renovating the corner building and painting the facade an appropriate color, with a band of windows designed to give the building an industrial, commercial feel. The way in which elements of the existing facade could be retained was discussed.

Mr. Everett mentioned that a series of architectural drawings had been made of the building in exchange for legal services several years ago. Mr. Lovett would search the files for them.

It was decided that a subcommittee of Mr. deBoer, Mr. Everett, Mr. Schoettle and Ms. Regan would meet to review design modifications before the next PHDC meeting of 12/18/95, with the application continued to discussion at that meeting. The subcommittee would meet at the PPS meeting room on Meeting Street. Mr. Everett mentioned again that Chick Fink might have details of the building's construction and former appearance. Mr. Riley would contact staff when drawings would be ready for review.

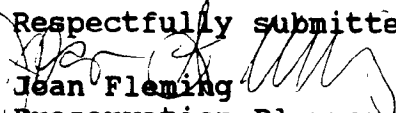
Other Business

- 1) PHDC Work Program 1995 - 1996

Ms. Cavanaugh mentioned that one item in the work program, that of Conservation Districts, was involved in legislative issues and that it was unlikely that there would be a two-tiered system and a separate Board for review in conservation districts. Mac Woodward would be consulted about the matter, and as it relates to other communities in the state. The review of new construction, and of the level of design review in the districts was discussed.

The sending of violation notices with the PHDC annual notice was suggested, as well as notice to abutters of outstanding violations.

On a motion by Mr. Everett, the meeting was adjourned at 6:00 pm, there being no further business.

Respectfully submitted,

Jean Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION
Preserving the Past for the Future

NOTICE OF SPECIAL MEETING

PROVIDENCE HISTORIC DISTRICT COMMISSION ANNUAL RETREAT

Wednesday, October 25, 1995
4:00 to 6:30 p.m.
Chamber of Commerce Conference Room
30 Exchange Terrace
Providence, RI 02903

AGENDA

- A. Call to Order/Roll Call
- B. Review of Annual Report (October 1994 - September 1995) and 1995 Work Program
- C. Discussion of HDC Policy
 - 1. Application of Standards and Guidelines; discussion of draft "conservation district" guidelines
 - 2. Time of Scheduled Meetings
 - 3. Creation of New Districts, Extension of Existing Districts, Removal of Historic District Zoning
 - 4. Cooperation with Other Groups on Outreach to District Property Owners
- D. 1996 Work Program
- E. Other Business
 - 1. DOWNCITY Design Review Committee Study Committee - revisions to DRC ordinance, procedures, guidelines
 - 2. 1996 Preservation Conference
 - 3. Other business
- F. Adjourn - Projected Adjournment 6:30 p.m.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING DATE.

MINUTES

A special meeting of the Providence Historic District Commission (PHDC) was held on Wednesday, October 25, 1995 in the Chamber of Commerce Conference Room, 30 Exchange terrace, Providence, RI 02903.

Members Present

Tina Regan, Councilwoman Patricia Nolan, Councilwoman Rita Williams, Lisa Ardente, Robin Rao Ryan, Kenneth Schadeegg, Clark Schoettle, Cornelis deBoer, Michael Everett

Members Absent

Antoinette Downing, Mildred Parrillo, Pamela Robertson

Staff

Joan Fleming, Kathy Cavanaugh, Thomas Deller, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:20 pm, Ms. Regan presiding.

B. 1) Review of Annual Report

Ms. Cavanaugh reviewed the number of applications filed (209, down 14% from the previous year) in 1994-1995, of which 61 were reviewed by the PHDC and the rest by staff. The number of violations (51) and their distribution by year any by district was discussed.

2) Work Program 1994-1995

Ms. Cavanaugh then reviewed the 1994-1995 Work program as proposed and implemented. All applications for Certificates were processed in a timely manner, with 2 given automatic approval. Annual notices were given to property owners in the Districts, and the signage program for marking districts was to be discussed in the context of the city's uniform signage program. Two CLG grants completed were the PHDC photo survey and the engineering study of the Masonic Temple. The use of the photo survey as documentation for applications was discussed.

There are no current plans for CLG applications this year, and members were asked for any suggestions.

The disposition of the two open General Assembly positions on the PHDC was discussed, as a bill to remove the positions died in Committee. At the present time no change is anticipated in the status of the positions, and they will in all likelihood remain vacant.

C. Discussion of HDC policy

1) Discussion of draft "conservation district" guidelines

A set of draft conservation district guidelines, developed by Mr. Schoettle, had been distributed to members.

Mr. Schoettle described how the West Broadway neighborhood was in support of the implementation of conservation guidelines in the area, where the imposition of present historic district guidelines would not be effective, as they would be too strict. The current PHDC guidelines provide a logical framework for the development of conservation district guidelines. The conservation district guidelines are intended to be reversible, to prevent damage to the fabric of the building, and are not intended to allow the enlargement of window openings for replacement windows.

There was a discussion of the degree to which residents of the Armory area favor such guidelines, and Councilwoman Nolan asked about the purpose of the guidelines and the motivation for a neighborhood wanting such zoning. Mr. Schoettle cited an example of a house on Westminster Street, outside a district, which is being damaged by installation of vinyl siding. Ms. Regan expressed concerns about the process, and Mr. Schoettle stated that it provided options for neighborhood preservation. Mr. Everett commented on the effect of the creation of such districts on neighborhood housing.

Mr. Deller stated that there is no such thing as a conservation district, as the enabling legislation calls only for the creation of Historic Districts. Each district can, however, have different rules and guidelines. There is no requirement for consistency in guidelines for different districts, and the rules may be amended to account for different types of neighborhoods.

Councilwoman Williams cautioned against the use of stereotypes in the creation of districts, and felt that it

was possible to have rehabilitation programs that benefit the entire city, as well as conservation districts in changing neighborhoods. Mr. Everett commented that Ms. Downing had advocated a tiered system of districts to accommodate preservation in transitional areas. There was comment, too on the creation of conservation districts adjacent to historic districts, with the formation of buffer zones. Mr. Schadeegg commented on the problems with the implementation of two different sets of standards.

Councilwoman Williams departed at 4:50 pm.

Mr. Salavatore stated that the PHDC determined the status of the conservation rather than a historic district, and felt that the enabling legislation should be reviewed to determine whether it was possible to have separate authority for different types of zones. He thought it could cause difficulties if the same committee made such determinations, with the same legislative and quasi-judicial role. He also raised the issue of having some areas held to a lesser standard, and what assurances there would be to residents that the conservation guidelines agreed to would not later be changed to more stringent PHD guidelines. There is a question as to the fairness of such a later change.

Mr. deBoer commented that one of the major problems with preservation generally is the lack of funding for renovations. While loans and tax credits are available, the incentives for such work are not enough to justify the trouble and expense of applying for such credits.

Mr. Deller discussed the way in which violations are handled and enforced, and asked about the way in which the PHDC and the Planning Department would act if a new district was created and approved by the City Council. He noted that a new commission could not be created to administer the district.

Mr. Deller departed at 5:35 pm.

There was a discussion of the reactive rather than proactive stance toward the creation of new districts.

Mr. Everett departed at 5:45 pm.

There was a brief discussion of the issue of consistency in the application of PHDC Standards and Guidelines. Mr. deBoer commented that it was difficult to be consistent, as every case is different and judged on its

individual merits. It is difficult to deal with the perception of inconsistency.

Mr. deBoer mentioned that a book called "How Buildings Learn" was highly recommended, and describes the changes that occur to a building over time in response to different circumstances. He mentioned the use of CLG funds to conduct surveys of property owners and place a listing of liens on deeds. The non-disclosure of zoning issues at a property closing was discussed, as were proposals for disclosure of zoning, including historic district zoning, information to buyer at the time of sale.

Attempts to contact and inform new owners in districts were described, and members were asked to inform staff about changes in property ownership.

The letter of rebuttal sent to the Providence Journal about PHDC review of the porch at 40 Arnold Street was read and discussed.

It was suggested that the staff report be placed on the chairs as applicants arrived at monthly meetings.

The time of the monthly meeting was discussed, but it was found that the presently scheduled time was convenient for most members.

D. Work Program, 1995-1996

The work program is to be discussed in detail at the 11/20/95 meeting.

E. Other Business

1) The DRC will set up a study committee to review the zoning ordinance provisions as they relate to The Downcity District, and PHDC members are invited to participate.

2) Statewide Planning Conference - April 20, 1996

The Conference is to be held in Pawtucket, with emphasis on the Blackstone Valley. Members were asked what topics and events would encourage them to attend, and were told there was an ongoing search for a keynote speaker.

Minutes PHDC Special Meeting 10/25/95

Page 5

Ms. Ryan asked if it were possible for members to have parking signs for their cars while attending meetings, and was advised to ask City Hall if it were possible.

There being no further business, the meeting was adjourned at 6:30 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

'Preserving the Past for the Future'

NOTICE OF PUBLIC MEETING

Monday, December 18, 1995

3:30 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 11/20/95

D. New Business

1) Conservation Districts - continue discussion of formation of Conservation Districts and Historic District Zoning

E. Project Review

1) 2 Thomas Street (College Hill) - continue conceptual review from 11/20/95 of construction of connector between 2 and 4-6 Thomas Street, altering facade and roofline of 2 Thomas Street

2) 701-703 Broad Street (Northern Elmwood) - demolition of structure as a safety hazard at request of Building Inspector

3) 520 Elmwood Avenue (Southern Elmwood) (violation, building permit issued without Certificate) - replace bank's stone entry steps with concrete steps

4) 49 Division Street (Armory) - move house from present location to lot outside District, with site improvements and new parking area to rear of 68-70 Dexter

5:30 PM

OVER

5) 517 Broadway (Broadway) - install vinyl siding over existing shingle and clapboard wooden siding

6) 262 South Water Street (College Hill) - construct small addition, change wooden steps to concrete as part of renovations for new restaurant

7) 1 Benefit Street (College Hill) - conjectural reconstruction of chimney

6:15 PM

F. Other Business

1) Sign on Public ROW, Broadway and Courtland Streets - sign reading WELCOME TO HISTORIC BROADWAY, installed without review by Traffic Engineering, PHDC asked to comment by Ms. Irene Testa

2) Pre-Application Review - Demolition of Garages and Exterior Renovations, Whitmarsh Apartments, 78-82 Whitmarsh Street (Northern Elmwood) - As part of the renovation of the building, existing garages are planned for demolition to create on-site parking, and a handicapped-access ramp is to be constructed

G. Adjournment - Projected Adjournment 7:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, December 18, 1995, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Pamela Robertson, Kenneth Schadeegg, Tina Regan, Michael Everett, Lisa Ardente, Clark Schoettle, Mildred Parrillo, Cornelis deBoer

Members Absent

Councilwoman Rita Williams, Councilwoman Patricia Nolan, Antoinette Downing, Robin Rao Ryan

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Ms. Robertson, seconded by Mr. Schadeegg, the minutes of the meeting of 11/20/95 were unanimously approved as submitted.

New Business

The issue of the creation of conservation districts in the city of Providence was to be discussed at this time, but was deferred to later in the meeting as Councilwoman Nolan, who had a strong interest in the matter, had not arrived.

Project Review

1) 2 Thomas Street (College Hill) - Mr. John Riley, architect, and Mr. Carl Lovett, representing the owner, appeared to continue the discussion of the proposed alterations to the complex of buildings at 2 and 4-6 Thomas Street.

Mr. Riley submitted a set of drawings prepared as per comments made at a subcommittee meeting held on 12/8/95 to discuss the project. The drawings show the connector between 2 and 4-6 Thomas as a smaller version of the curtain wall on 2 Thomas, with an awning over the entry, set back from the street.

Mr. Lovett commented that he was surprised that the PHDC was not in accord with the original plan to remodel the facade of 2 Thomas, and he described it as an ugly building in deplorable condition. He stated that the owners do not like the appearance of the building in its present condition, and that he would like to change the appearance of the building, at least to the degree that the size of the windows and the color of the brick be altered. He felt surprised that the building should stay in its present condition, it being so unattractive, and that he would like guidance as to how it should be changed.

Two scenarios were discussed by the subcommittee on 12/8/95, with the repair of the existing facade as a feasible option, and the creation of a new facade that was a pastiche of old and new architectural elements. Mr. Everett noted that the group had arrived at a plan that would not preclude future changes to the building, and Mr. Lovett commented that there was little likelihood that the matter would be revisited in the next three years. Ms. Regan commented that the building represents a certain type of architectural style, and Mr. Everett noted that RISD had given an ambiguous answer to the question raised at the meeting of 12/8/95 of acquisition of the building. Ms. Regan told Mr. Lovett that the subcommittee was concerned with the time frame of the project, with the new approach of repair rather than remodelling of the facade, with paint or other color applied to the existing facade of the building. Mr. Lovett stated that he wants the building to look different.

Mr. Riley suggested that an interim solution be developed pending final resolution of the issue of the design of the 2 Thomas Street facade. He asked that conceptual approval be given to the atrium/connector between 2 and 4-6 Thomas, with a canopy of fabric or porcelain panels.

Mr. Schadeegg made a motion, seconded by Ms. Robertson, citing Standards 1 and 9, to grant conceptual approval of the connector, with design details to be reviewed by staff, with the balance of the application returned to the applicant for additional information.

Ms. Ardente stated for the record that she had attended high school with Mr. Lovett.

Mr. Schoettle expressed concern that the design of the connector would drive the design of the facade, and the after a discussion among Mr. Schoettle, Mr. Riley and Mr. deBoer, Mr. Schoettle amended the motion to call for the approval of the footprint of the connector and the conceptual approval of its design, citing the Standards mentioned above. It was unanimously approved.

Members Voting: Robertson, Schadeegg, Regan, Ardente, Everett, Schoettle, Parrillo, deBoer

2) 701-703 Broad Street (Northern Elmwood) - Ms. April Wolfe of the Department of Inspections and Standards appeared to discuss the application to demolish the building at 701-703 Broad Street. She was appearing on behalf of Mr. Ramzi Loqa, Director, who was absent due to illness.

Several residents of the area appeared to comment on the application, as did Ms. Lynne Auger of the Elmwood Foundation. They included Mr. Richard Husband of 37 Moore Street, Mr. Greg Mazel of 109 Princeton Street. Ms. Anita Robertson and Mr. Steven Smith of 48 Princeton Avenue, Mr. Kevin Valentine of 66 Moore Street and Mr. Ulysses McAlpine of 38 Moore Street. A memo submitted by Mr. Nick Easton was read into the record. The memo recognizes the difficult nature of resolving the issue of the building, but states that there is a near consensus among the members of the community and according to the recommendations of the Broad Street Renaissance Steering Committee that the building should be demolished.

Ms. Wolfe stated that she was representing Mr. Loqa, and reviewed the reasons why the demolition of the building was proposed. The danger to public safety posed by the building was due to fire damage to the 2nd and 3rd floors, as well as water damage to the structural members on the first floor. The building is a safety hazard and is also a fire hazard, it is routinely opened, despite being boarded up, the floors are not sound, and the department can anticipate collapse. She recognized that the owner's responsibility to the structure and site was an issue to be considered, and stated that a lien had been put in place equal to the cost of demolition. Nothing could be done to develop the property until the lien had been paid and the PHDC had reviewed and approved plans for the property.

Ms. Lynne Auger of the Elmwood Foundation stated that the structure was a detriment to the condition of Moore and

Broad Streets, and that she felt the building needed to come down. She noted, too, that residents had agreed to maintain the lot.

Mr. Husband stated that he supported the demolition, and suggested that fencing be placed around the site following demolition. There was also discussion of the fact that the other buildings on the lot were in a dilapidated condition, and that the Code Enforcement staff be involved in review of the state of the other buildings.

Mr. Greg Mazel of 109 Princeton Avenue stated that there had been a meeting on the issue of the property with the mayor last year, and that he was under the impression that the issue had been resolved. It was his understanding at that time that the property would be taken by eminent domain.

It was stated that there was opposition to taking the building down, and that the owner had a history of poor maintenance and erosion of the condition of his properties. It was mentioned that the owner wishes to take down the building in order to build a shopping center. The history of the creation of the District was reviewed, with mention of the owner's opposition to the creation of the District. There was concern expressed that there had not been alternative solutions developed to the problems of the building, nor a discussion of the long-term plans for the property.

Ms. Wolfe stated that the city's acquisition by eminent domain was not part of the present discussion, and that the demolition application was not connected in any way with the issue of taking by eminent domain.

Ms. Regan commented that it was never easy to make or review a demolition application. Mr. Husband again asked that fencing of the site be done. The nature of the request for demolition meant that the application was to be reviewed in light of an emergency situation. Normally, where hazard to public safety is not an issue, demolition applications would include a post-demolition site plan. The placement of a barrier to prevent unauthorized parking was discussed, and Ms. Wolfe stated that the Department would not be in a position to install such a barrier. There was a discussion of the way in which the Elmwood Foundation could locate a source of fencing.

It was thought that the presence of 701-703 Broad protects other buildings on the lot from fire, and that it should be ensured that a plan for the property be in place.

Ms. Regan observed again that the application was submitted in order to correct a hazardous condition, and the judgement that demolition was necessary would be made by the Building Inspector with or without the permission of the owner.

Ms. Anita Robertson of 48 Princeton Avenue reviewed the history of discussion of the disposition of the property , and raised the issue of acquisition of the property by eminent domain. She stated that an increase in drug activity had been observed since the demolition of 7-9 Moore Street, and the effect of additional demolition would be a degradation in the area's quality of life and an increase in the volume of traffic. She disputed the statement in the memo submitted by Mr. Nick Easton that there was a consensus in the neighborhood that the building should be demolished, and that the demolition would be the expedient way of dealing with the problem of the dilapidated condition of the building, but that this would be in accord with the owner's wishes, and that there was no plan for the disposition of the property following demolition. The demolition would also have an effect on the visual corridor on Broad Street.

Ms. Regan stated that she appreciated the comments. She stated, too, that PHDC would heed the advice of the Building Inspector and Ms. Wolfe, who have stated that the building is structurally unsound and hazardous.

There was some discussion of exploring resources in the neighborhood to explore alternatives to demolition, and the way in which the PHDC was validating the recommendation of the Building Inspector that the building be demolished.

Ms. Wolfe stated again that the building was a safety hazard, and that the building was still owned by Mr. Kallian. There was also discussion of the grading of the site and the placing of barriers on the open lot to prevent parking and dumping.

Ms. Regan asked that Mr. Loqa inform staff as to the timeframe for the proposed demolition.

Mr. Everett noted the pleas for a stay of demolition and discussed PHDC consideration of schematic plans for mixed use development on the property, and felt that a fence would be desirable.

On a motion by Ms. Robertson, seconded by Mr. Schadeegg, the PHDC voted to approve the demolition of the building, to take place as soon as approved by the Department of Inspections and Standards. The demolition was approved with the condition that the owner, Peter Kalian, return to the PHDC a plan for the property following demolition, pursuant to the terms of allowance for emergency demolition.

Members Voting: Regan, deBoer, Schoettle, Ardente, Parrillo, Everett, Robertson, Schadeegg.

Prior to demolition, 35mm photographs of the structure are to be submitted for documentation.

3) 520 Elmwood Avenue (Southern Elmwood) - Mr. Carmine Fraioli of RI Hospital Trust Bank, applicant, and Mr. John Sanders, the applicants legal counsel, appeared to discuss the application for approval of the replacement of stone with concrete steps at the Bank's branch at 520 Elmwood Avenue. The work was done under a building permit but without a Certificate.

Mr. Fraioli describe the hazardous condition of the stone steps, and expressed regret over the misunderstanding regarding the PHDC review of the step replacement. He described the way in which the Bank supported the operations of the Elmwood Branch office. He stated that the Bank would not have proceeded with the work if it had been aware of the necessity of PHDC review.

After a brief discussion, Mr. Schadeegg made a motion, seconded by Mr. Everett, to approve the application as submitted, citing Standard 9.

Mr. Schoettle then asked if it was possible to place new bluestone on the steps. The difficulty would be in changing the existing dimensions of the tread and riser pattern of the new steps. Mr. Schoettle felt the new steps were not done very well, and there was a question as to whether the new steps could be coated.

Members Voting: Regan, deBoer, Parrillo, Robertson, Schadeegg, Ardente, Schoettle, Everett

Yes = 7, No = 1

The motion passed, but the comment was made that the new steps were not an improvement to the appearance of the building.

4) 49 Division Street (Armory) - Mr. Mark Van Noppen, applicant, and Mr. Dan McLaughlin, the prospective owner, appeared to discuss the proposal to move 49 Division Street from its present location in the Armory Historic District to another location at 54 Hammond Street, on a lot outside the local historic district,

Mr. Schoettle recused himself from the discussion as he was involved in the project.

Two houses stand on the lot, 68-70 Dexter facing the Training Ground and 49 Division on the corner of Groton and Division. Mr. Van Noppen described the current condition of the houses on the lot as well as the surrounding area. Most of the houses around the property are abandoned and burned, and the house at 68 Dexter has been a problem for 13 years. The house has had a high density of units (5) and has been stripped of much architectural detail. He described the problem in finding a new owner that would want to have 7 units on one lot. he argued that the renovation of 68 Dexter would stabilize the corner and save the house. The lot at 54 Hammond Street, where it is proposed that 49 Division Street be moved, is one of 1-1/2 story cottages very much like 49 Division Street. The intent is to downgrade the occupancy of 68 Dexter from 5 units to 3 units, and the property was bought from FDIC with this plan in mind. The prospective owner has in interest in restoring 68 Dexter Street, but wishes to have open space and parking where 49 Division Street stands.

The plan for restoration calls for restoring the trough, restoring the bays, creating a font entry and putting the double doors back. The property would be fenced and landscaped in an appropriate manner. It was acknowledged that the removal of the house 49 Division would result in a loss in the fabric of the gangway area.

MS. regan asked for comments and questions, and Mr. Schadeegg stated that he had discouraged a proposal to remove a house on Lenox Avenue in the Elmwood District and reassemble it in Exeter. He was not in favor of taking a house out of a local historic district.

It was noted, however, that in the present case the house would be moved within the same area, 2 blocks away, and that the change would mainly be to the layout of the gangway.

Mr. Everett observed that there was a long history of moving houses, and that the proposal seemed to make sense. Ms. Robertson asked if the house to be moved was

structurally sound, and asked about the condition of both houses. Mr. Van Noppen replied that the house at 49 Division was structurally sound, had been split into a 2 family house at one time, and needs restoration. Neither house was a candidate for demolition. Mr. Van Noppen described the house at 68 Dexter as one that had been a mansard in the past and that hopes to be one again.

Ms. Cavanaugh asked about the move in terms of being of benefit to the community, and Mr. Van Noppen replied that he felt it would be of benefit to the community as a whole. Mr. Schadeegg observed that moving structure out would open the area, and Mr. Everett stated again that the house would remain in the neighbor, moving 2 blocks away. Mr. Van Noppen noted, too, that moving the house off the alley would have investment implications.

Mr. Everett commented that it would be helpful to have a site plan showing the entire neighborhood, illustrating the change in pattern resulting from the proposed move. He, suggested continuing the review to the next PHDC meeting to allow the preparation of a contextual document. Mr. deBoer observed that the plan calls for reducing the number of units on the property from 5 to 3 at 68 Dexter and from 2 to 1 at 49 Division, after it was moved. He asked if the site would be too small for this reduction if the house at 49 Division was to remain.

It was thought that the discussion would be continued to allow the PHDC more time to consider the proposal and to allow the applicant time to submit additional documentation supporting the concept that the move would be in the best interest of the community. This could include statements of support from neighborhood associations.

The issues of parking and fencing were discussed briefly. Ms. Josephine Scialo of 27 Groton, an abutting owner, stated that the proposed move was fine with her, and commented on the number of burned and boarded houses in the area.

The PHDC and the applicant mutually agreed to a continuance to the meeting of 1/22/96.

5) 515-517 Broadway (Broadway) - Mr. Dan Pilkington of EPCO, contractor and Mr. John Santagata, owner, and Ms. Grasso, his sister, resident in the house, appeared to discuss the proposal to install vinyl siding on all exterior surfaces at 515-517 Broadway.

Mr. Pilkington commented on the past PHDC record of non-approval of vinyl and metal siding , but stated that he did not see the historic significance of a triple decker like 515 Broadway. The house was described as well maintained and in good condition. The installation of covering over the window moldings was described. Samples of the siding were submitted and examined, and Mr. Pilkington stated that some had been successfully applied in historic districts. The various available finishes were described. The installation proposal was a financial consideration for the owners. The cost of painting the house was ca. \$4,000, and the surface was chipping, peeling and cracking, and had to be done every 4 years. Water was leaking into the west side of the house through the existing shingle siding.

Ms. Regan asked for questions and comments. Mr. Santagata stated that the existing shingles had been installed in 1948, and that he is trying to eliminate the costly and frequent painting of the house. His five sisters, one of whom is disabled, all live in the house, and would like to reduce energy costs as well. When asked if he had obtained an estimate for the replacement of the shingle siding, which could be stained to eliminate the painting, Mr. Santagata replied that he did not like the appearance of stained siding.

Mr. Pilkington then submitted a sample of siding that was said to be acceptable in many districts, and described the way in which the casing would be built out to meet the new planes of the wall in the course of siding installation. he observed. too, that many structures in the District are already covered with artificial siding. He stated that there are varying levels of quality in the installation of siding, and that his firm would do a good job. He reviewed the owner's difficulties and ownership history.

Mr. deBoer asked if there were examples of successful applications of such siding in historic districts in RI that could be examined. Mr. Pilkington could not provide any specific examples at that time, and distributed a sample of Cedar Impressions siding, which attempts to replicate the appearance of shingle siding, and which is more expensive than the clapboard siding generally installed. He described the widespread problems in paint failure due to the lack of lead in the new paints used.

There was a brief discussion of the possibility of continuing the application. Mr. deBoer made it clear, however, that the PHDC would not accept the installation of vinyl siding. He made a motion to deny the application,

citing Standards 4 and 8, which was seconded by Mr. Schadeegg, and was unanimously approved.

Members Voting: Regan, deBoer, Schadeegg, Schoettle, Parrillo, Ardente, Robertson, Everett

Mr. Santagata stated that as an alternative he would replace and repair the existing shingle siding.

6) 262 South Water Street (College Hill) - Mr. Devine, principal in the design firm for the new restaurant, and Mr. Jay Dover, contractor, appeared to discuss the proposal to construct a small cooler addition and replace wooden with concrete steps as part of a the renovation of the building.

The new addition was described as being visible from the parking lot but not from South Water Street, and that a dumpster was in that general location. The addition was to be constructed of brick that matches as closely as possible the brick of the existing building.

There was a discussion of the use of the alley for access, and for the necessity of replacing the existing wooden steps to comply with code. The door may be changed in future but is not part of the present application. The type of restaurant that would occupy the space was discussed.

On a motion by Mr. Schoettle, seconded by Mr. Schadeegg, the PHDC voted unanimously to approve the application as submitted, citing Standards 7,8 and 9.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Ardente, Robertson, Everett, Schadeegg

7) 1 Benefit Street (College Hill) - Mr. Geoffrey Spencer, owner and applicant, appeared to discuss the application to install a new 26" x 26" chimney at 1 Benefit Street.

Mr. Spencer discussed the weight of the chimney, the way in which other Allen family houses are constructed, and the size of the original 42" x 48" chimney. The size of the proposed chimney is based not only on a photograph of the house before it was moved from North Main Street but also on the greater weight of the larger chimney, 5,000 lbs, and problems with distribution of the weight throughout the structure. The former position of the larger chimney cab e seen inside the house.

The problems caused by a reliance in the house only on electric heat and the lack of a vapor barrier was discussed, as were ventilation issues. Mr. deBoer asked about the termination of the chimney, and Mr. Spencer stated that the metal termination would overlap the top by 2". The use of plywood and insulating brick as a chimney material was discussed, and Mr. Spencer was not in favor of painting a Faux brick onto a flat surface, but wanted the chimney to last, and would install fire bricks like the original chimney.

There was some further discussion of the size of the original chimney and the amount of clearance, and Mr. Schoettle commented that the color of the brick might be a of a redder tone than that of the sample submitted. The top of the chimney was to be plain, with a double course one course from the top.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the application was unanimously approved as submitted, citing Standards 8 and 9.

Members Voting: Regan, Schoettle, Ardenite,
Robertson, Parrillo, Schadeegg, deBoer, Everett

Other Business

1) Sign on the Public ROW, Broadway and Courtland Streets (Broadway) - The sign installed on the street pole was removed, and Ms. Irene Testa of Traffic Engineering had asked for the PHDC's opinion as to whether the sign should be permanently removed.

Ms. Cavanaugh noted that an individual had brought the sign into the Planning Department two years ago, and it had been returned to him.

It was the consensus of the members present that the installation of the sign was inappropriate and it should not be reinstalled.

2) Pre-Application Review, Whitmarsh Apartments, 78-82 Whitmarsh Street (Northern Elmwood)

Mr. Douglas Brown of Durkee and Brown, Architects, designers of the renovation project, appeared to discuss the proposed renovations to the now-vacant building, which are to include landscaping, fencing, new parking areas that may

involve the demolition of existing garages, a new handicapped ramp on the rear and other alterations.

Mr. Schoettle recused himself, as did Ms. Regan, Ms. Robertson and Mr. Schadeegg.

In the absence of the Chair (Ms. Regan), as well as the Vice Chair (Mr. Schoettle), Mr. Everett, the Deputy Vice Chair served as Chair.

Mr. Stanley Thornburn of 125 Princeton Avenue, an abutting neighbor, also appeared to discuss the proposed renovations.

Mr. Brown described the reconfiguration of the building with the number of units changed for 26 1-2 bedroom apartments to 16 1, 2 and 3 bedroom apartments. The goal of the renovation is to retain as much of the existing appearance of the building as possible, with changes to confined to those required by code, such as the handicapped ramp, which is needed for the 2 handicapped units. The owner wishes to demolish the existing garages as they are not original to the building, were constructed in 1932 on a site not intended to accommodate the garages, the stalls are substandard and the spaces are landlocked due to the L-shape of the site. The handicapped parking cannot be installed within the present configuration.

The intent is to make the building functional, with as much off-street parking as possible. The poor condition of the building was described.

The reconfiguration of the front courtyard to provide for open space and grass lawns and benches was described as well.

A variance is needed for the three proposed eastern parking spaces, as a 3' planting strip cannot be placed there due to lack of space. There are plans for a high fence with plantings along the property bounds. It is hoped there would be at least one space for each unit, and an arrangement could be made with St. Joseph's to rent unused parking spaces on the hospital property.

The reason for demolition then, would be the issue of handicapped parking spaces and the need for more parking for adjacent units. It was hoped that a fence on the front of the property would prevent people from parking on the front lawn of the building.

In response to a request for comments, Mr. Thornburn stated that his property abuts the back wall of the garage, and encloses it to 4/5 of its extent. It is 12' high, and the wall prevents his seeing the apartment building. This is an important privacy issue, and he stated that he would not have bought the house if the garage wall was not there. He commented on the scale of the building and the configuration of the cars and parking spaces. He felt that the garages are not in such bad shape, and asked about the option of retaining the garages.

Three options for the garages seem to be possible, which removing the garages and using the open space created for parking, keeping the existing garage perimeter walls but removing the rest of the garages, and keeping the garages in a mothballed state but not using them for parking. The problems with the retaining of the walls and the necessity for reinforcing the wall was discussed, as was the use of trellises and vines to cover the walls.

Mr. Everett asked for comment from the non-recused members of the PHDC. Mr. deBoer thought it made sense to bring back the facade and to keep part of the original garage. It was observed that the corner of the garages made it awkward and difficult for parking, and for the sake of the handicapped parking it was better to have a garage. Mr. Brown and Mr. Thornburn discussed the possible layout options.

Mr. Everett asked for comment on the landscaping plan, and felt that the plan was logical, and that it provided needed playspace. It was important that there be no parking in front of the building. He noted that the garages had character but were not in scale with the rest of the building. Mr. Brown commented again on the constraints on parking, and Mr. Everett asked about the elimination of the three spaces along the east wall.

Mr. Brown summarized the proposed changes by describing the construction of the handicapped ramp on the rear, the raising of the existing door, the alteration of the vents and windows on the rear elevation, the removal of the rear stair tower, the rebuilding of the front terraces, the change to the entry doors, and the repair of the windows.

Mr. Everett commented that the plan was basically a good one, and reviewed the three possible parking schemes. There was a brief discussion of the potential problems with getting a quorum of members to review the project.

3) Conservation Districts - Ms. Cavanaugh asked if the members present felt that it was worth investigating the creation of conservation districts. No members voiced any objection to the idea of continuing the discussion.

There was a discussion of the adoption of guidelines in Warren for a new historic district that would allow the installation of vinyl siding and vinyl windows and metal doors. The RIHPC position appears to be that this would make the community ineligible for CLG standing. There was great concern over this issue, and an emergency meeting of the Alliance of HDC's as to be called to discuss this development. After a brief discussion of the issue and the PHDC guidelines regarding siding, the meeting was adjourned at 7:50 pm, there being no further business.

Respectfully submitted,


Joan Fleming
Preservation Planner

Tina C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, January 22, 1996

3:30 PM

4th Floor Conference Room

Department of Planning and Development

400 Westminster Street

Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 12/18/95

D. New Business

1) 1996 CORE Workshop, 2/3 and 2/10/96,
registration by 1/22/96, call RIHPC for information, 277-
2678

2) Annual Election of Officers

E. Project Review

1) 49 Division Street (Armory) - move house from
present location to lot outside District, with site
improvements and new parking area to rear of 68-70 Dexter
Street. Continued from 12/18/95.

2) 392 Broadway (Broadway) - construct canopy
for gas station, paint brick on service building as part of
renovation program

3) 210 Adelaide Avenue (Southern Elmwood) -
install new railing for rear porch steps

4) 48 Bowen Street (College Hill) - rebuild
brick section of retaining wall in cast stone (violation)

5:00 PM

OVER

5) 40 Bowen Street (College Hill) - replace all windows with new windows not in kind

6) 48 Lloyd Avenue (College Hill) - remove addition framework, approved in concept 1/23/95, as required variance was denied by ZBR on 4/25/95, and construct side porch and steps on west elevation

F. Other Business

1) 59 Parade Street (Armory) - Owner requests extension of deadline of 1/28/96 (60 days from 11/28/95) to paint and replace fence to Spring 1996, due to weather conditions and economic situation

G. Adjourn - Projected Adjournment 6:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, January 22, 1996, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Pamela Robertson, Kenneth Schadeegg, Tina Regan, Michael Everett, Lisa Ardente, Clark Schoettle, Mildred Parrillo, Cornelis deBoer, Robin Rao Ryan, Councilwoman Patricia Nolan

Members Absent

Councilwoman Rita Williams, Antoinette Downing

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 PM, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. deBoer, seconded by Ms. Parrillo, the minutes of the meeting of 12/18/95 were approved as submitted.

New Business

1) 1996 CORE Workshop - The registration for the workshops and their date and time were discussed.

2) Election of Officers - The annual election of officers, as required by PHDC Rules and Regulations, was held at this meeting, the first of the calendar year. The present Vice Chair, Mr. Schoettle, and present Deputy Vice Chair, Mr. Everett, were re-elected unanimously by the members present, and are to continue to serve in their present positions in 1996.

Members Voting: Schadeegg, Robertson, deBoer, Ryan,
Regan, Ardente, Parrillo

Project Review

1) 49 Division Street (Armory) - Mr. Mark Van Noppen, the applicant, appeared to continue the discussion of the moving of 49 Division Street from its present location to a lot at 54 Hammond Street. The matter was continued from the meeting of 12/18/95.

Mr. Schoettle recused himself from the discussion and vote. He is employed by the PPS Revolving Fund, which sold the lot at 54 Hammond Street to the applicant, and thus has a financial involvement with the project. Ms. Regan disclosed that she is a Board member of the PPS Revolving Fund, but did not recuse herself, having no financial interest in the project.

Mr. Van Noppen and the prospective buyer of 68 Dexter Street, Mr. Dan McLaughlin of 27 Sycamore Street, appeared to discuss additional information provided in support of the application. A color-coded map of the area surrounding the subject property was introduced, with structures marked in such a way as to show which buildings had been burned, abandoned or deteriorated. He used the map as a focus of the discussion of the level of deterioration of this portion of the neighborhood, and degree to which the Division Street property was threatened by such deterioration. In his opinion and in the opinion of the neighbors, the moving of the house will be of benefit to the neighborhood as it create open yard space, and will be attractive to an owner/occupant willing to restore the exterior of 68 Dexter. Mr. Van Noppen cited the difficulties caused by the behavior of residents of the rental properties in the area, and attributed part of the problems to the density of the neighborhood.

Mr. Schadeegg noted that PHDC guidelines allow moving only as a last alterative to demolition. Mr. Van Noppen replied that while the building would not be demolished in the near future, it might be subject to demolition by neglect, and that both structures on the lot would be affected by continued deterioration. He stated that the buildings are relatively structurally sound, and that he would give a yes and no answer to the question of whether the moving of the building was a last resort before demolition.

Mr. Everett made a motion, citing Standard 8, that the application be approved, with Ms. Robertson suggesting that the required certified report from a moving company, attesting to the fact that the move will not damage the historic fabric of the structure, Mr. Everett concurring and amending the motion, with citation of the Section 501.8 of the zoning ordinance regarding demolition, as the moving is considered a last resort to demolition. The motion was seconded by Ms. Ryan, and unanimously approved.

Members Voting: Regan, Ryan, Schadeegg, deBoer,
Parrillo, Nolan, Everett, Ardente, Robertson

2) 392 Broadway (Broadway) - Mr. Anthony Paolino, Mr. Michael DelRossi, engineer, and Mr. George Daher, the new station operator, appeared to discuss the application to conduct exterior alterations and construct a new canopy over the gas pumps at the service station at 392 Broadway.

Mr. DelRossi reviewed the plans for the station, including the installation of planting areas, new lighting, and new service islands. There was a discussion of the possible installation of a fence along the property line between 392 and 390 Broadway, and of the design of the proposed canopy. The comment was made that the canopy would be better designed without the shingles. A photograph of a similar canopy being installed on Plainfield Street was examined. Mr. Schoettle also commented that the shake shingles on the existing service building should be replaced with simple asphalt shingles of the entire roof needs to be replaced. There was a further discussion of whether there would be signage on the canopy, with the applicants stating that there would be no such signage. The existing sign with gasoline price changes would be replaced.

On a motion by Mr. Schadeegg, seconded by Ms. Robertson, the application was approved as submitted, citing Standards 8 and 9, with the provision that the shingling be deleted from the design of the canopy, that asphalt shingles were preferred to shake shingles as a replacement material for the existing shingles on the service building, and that the new 14' high station sign not be backlit, but be externally illuminated and within PHDC guidelines for signage. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle, Parrillo,
Ryan, Ardente, Nolan, Robertson, Schadeegg, Everett

3) 210 Adelaide Avenue (Southern Elmwood) - Mr. Don Skinner, contractor, appeared to discuss the installation of single handrail on the east rear porch of 210 Adelaide Avenue to comply with Housing Code.

Councilwoman Nolan departed at 5:10 pm.

Mr. Skinner stated that the proposed railing had been left out of the earlier application filed, and that the railing was to be identical to that of the rail for the new side porch that replaced a mudroom as well as to that of the second floor porch.

In response to a question by Mr. deBoer, Mr. Skinner stated that no other railings are to be removed and replaced at the present time.

On a motion by Mr. Schoettle, seconded by Mr. Everett, the application was unanimously approved as submitted, citing Standards 7, 8 and 9.

Members Voting: Regan, deBoer, Ryan, Everett, Schoettle, Schadeegg, Parrillo, Ardente, Robertson.

4) 40 Bowen Street (College Hill) - Ms. Tsilya and Mr. Aron Baskin, owners, appeared to discuss the proposal to install replacement windows for all the windows in the property at 40 Bowen Street.

Ms. Baskin described the repair and restoration of the building as complete with the exception of the windows. The windows were described as being in poor repair and a source of complaints by the buildings tenants. She has provided interior plastic for the windows but it has not been effective in preventing heat loss. Her contractor has advised her that the jambs are all rotted and the windows cannot be saved.

She stated that she has been looking for a replacement window since August, and has found the Crestline window proposed, which is described as historically approved. The proposed windows have a divided grille on the interior only and the owner are concerned that an exterior grille would be rotten within two years. The windows were described as double glazed, with wide sashes, costing ca. \$320 each, and constructed of wood.

Mr. Schoettle commented favorably on the repair of the buildings exterior, and suggested the use of a Brosco energy panel that fits within the sash. Mr. Schadeegg noted that PHDC guidelines call for the use of a window with true

divided lights, but than an energy panel could be used for insulation. Ms. Baskin commented that with use of storm window, the proposed windows would not be highly visible. Mr. Schoettle observed that the PHDC can accept one design of windows rather than another. Mr. Baskin felt that the use of a true divided light window would not work in this case, as the exterior muntin would not last. Ms. Ardente observed that the PHDC had to adhere to its guidelines in decision-making.

There was a lengthy discussion of the types of replacement windows available, the use of a true divided light window with storm panel, the actual number of windows requiring complete replacement, the replacement of windows on only one facade, and the replacement of all rather than most of the house's windows.

Mr. deBoer suggested that a subcommittee of PHDC members visit the site to resolve the issues discussed, and to arrive at an agreeable alternative. This was agreeable to by the applicants.

Ms. Ryan questioned the installation of the deck railing on the rear of the house without a Certificate, and the changing of a window there to a door. The owners stated that the door had been changed before they purchased the property.

A subcommittee of Mr. Schoettle, Mr. deBoer and Ms. Regan was to conduct a site visit, and continue the review on behalf of the PHDC, at 1:00 the following day.

The application regarding the rebuilding of the retaining wall at 48 Bowen Street was delayed to allow the engineer to attend. As he was not present, the application for review of a new rear porch at 48 Lloyd Avenue was heard in its place.

5) 48 Lloyd Avenue (College Hill) - Mr. Rob Stolzman of Adler, Pollock and Sheehan, attorney for the applicants, Ms. Myrth York and Mr. David Green, owners and applicants, and Ms. Ann Grasso, designer, appeared to discuss the proposed removal of the frame of an addition and construction of a new side porch on the west elevation of the house.

There was a discussion of the design of the proposed railing, with a specified distance of 3" between posts. In response to a question about the opinion of the neighbors on

the design, it was observed that there were no parties attending that stated any objections to the design, indicating assent. Ms. Grasso reviewed design details, and discussed the substitution of the proposed iron rail across the bulkhead entry with a wooden railing. Mr. Schoettle commented on the use of a dotted line on the plans to indicate the location of a 6' x 6' post. Ms. Grasso stated that the line was drawn that way to give flexibility to the proposal. There was a further discussion of the use of a 6" on center spacing or mimicking the spacing of the railing over the front entry porch.

Mr. Schoettle asked about the detail of the proposed newel post, and Ms. Grasso stated that the post was to have a chamfered corner.

It was discussed how the approval of the PHDC was to be contingent upon the granting of a variance by the Zoning Board. The railing was to be amended so that it had the same spacing between balusters as the front entry porch's roof railing. Mr. Schadeegg noted that PHDC approval would be contingent upon granting of approval by the Zoning Board. Mr. Stolzman asked that the design of the cornice detail be amended. Ms. Grasso described the change as being reflective of the change to a small addition, and the profile to be kept consistent with that of the main roof. It was decided that the details of the design might be reviewed by staff.

Mr. Schadeegg made a motion, seconded by Mr. Everett, citing Standard 9, to approve the application as submitted, contingent upon approval of the Zoning Board, with the following exceptions: 1) the spacing of the railing balusters is to be equal to that of the railing on the front facade, second story 2) staff may approve construction drawing details 3) the applicants have the option of installing a wooden fence in the bulkhead area.

Members Voting: Regan, deBoer, Schoettle, Parrillo, Ardente. Ryan, Schadeegg, Everett, Robinson

4) 48 Bowen Street (College Hill) - Mr. Sydney Blazar, owner, appeared to discuss the proposal to rebuild the retaining wall on the west side of 48 Bowen Street.

Mr. Blazar reviewed the situation, and stated that he would match the older wall as well as possible. methods of construction and surface treatment were discussed, with the wall possibly staggered and sandblasted, or covered with an aggregate finish. Mr. deBoer suggested that a brick veneer

be introduced into the rebuilt wall, with concern expressed about the texture of the wall, the detail of the return to the sidewalk and the reinstallation of a stone cap on the top of the wall.

Mr. Schadeegg made a motion, seconded by Mr. Everett, to approve the application, subject to review by a subcommittee of Mr. deBoer, Mr. Schoettle and Ms. Regan who were to meet on site the following day, and were to approve the details of rebuilding the wall. The motion was unanimously approved.

Members Voting: Regan, deBoer, Schoettle, Parrillo,
Ryan, Robertson, Everett, Schadeegg, Ardente

Other Business

1) 59 Parade Street - Acting on the request of Mr. Marcos Rico, owner, for an extension of time to replace the chain link fence with wood and paint the gates, the PHDC granted him until April 15, 1996 to complete the work.

There being no further business, the meeting was adjourned at 6:10 PM.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

Preserving the Past for the Future

NOTICE OF PUBLIC MEETING

Monday, February 26, 1996

3:30 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 1/22/96
- D. New Business
 - 1) Report of Subcommittees appointed on 1/22/96 to review work at 48 Bowen Street (College Hill) and 40 Bowen Street (College Hill)
 - 2) Pre-Application Discussion - Renovations and Additions to Pilgrim Mills Building, 99-101 North Main Street (College Hill)
- E. Project Review
 - 1) 199 Ontario Street (Southern Elmwood) - alter rear entry, construct rear deck
 - 2) 292 Elmwood Avenue (Northern Elmwood) - enclose side porch

4:30 PM

- 3) 226-228 Broadway (Broadway) - Install awnings

OVER

4) 46 Barnes Street (College Hill) (violation) - change door to window, construct rear deck

5) 81 Benefit Street (College Hill) - construct additions, conduct exterior alterations and landscape improvements

6) 11 Thomas Street (College Hill) - install handrail on front of Providence Art Club

5:30 PM

7) 89 Power Street (College Hill) - change window on rear elevation, install fencing and conduct site improvements

8) 485 Broadway (Broadway) - demolish multiunit masonry building, create parking area

9) 78 Whitmarsh Street (Northern Elmwood) - conduct exterior alterations, construct ramp, demolish garages

F. Other Business

G. Adjourn - Projected Adjournment 7:15 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

initialed
3/25/96

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, February 26, 1996 in the 4th Floor Conference Room, of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Pamela Robertson, Kenneth Schadeegg, Tina Regan, Michael Everett, Clark Schoettle, Robin Rao Ryan, Mildred Parrillo, Cornelis deBoer, Councilwoman Rita Williams, Councilwoman Patricia Nolan

Members Absent

Lisa Ardente, Antoinette Downing

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:10 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Councilwoman Nolan, seconded by Mr. Schadeegg, the minutes of the meeting of 1/22/96 were unanimously approved as submitted.

New Business

The reports on the results of the subcommittee meetings on 1/23/96 were presented and approved as follows:

1) 40 Bowen Street (College Hill) - On a motion by Mr. Everett, seconded by Mr. Schadeegg, the application was unanimously approved as amended, as per the staff report of 2/26/96, with the former application for replacement window installation denied.

Members Voting: Robertson, Schadeegg, deBoer, Parrillo, Nolan, Schoettle, Ryan, Regan, Everett

2) 48 Bowen Street (College Hill) - On a motion by Everett, seconded by Mr. Schadeegg, the application was unanimously approved as amended, as per the staff report of 2/26/96, otherwise denied.

Members Voting: Robertson, Schadeegg, deBoer, Parrillo, Nolan, Schoettle, Ryan, Regan, Everett

2) Pre-Application Review, 99-101 North Main Street, Pilgrim Mills Building (College Hill)

Mr. Bill Kite and Mr. Patrick LeClaire of William Kite Architects appeared to discuss the renovation, new construction and demolition of the addition at 99-101 North Main Street.

Mr. Kite described the structural problems with the building, and the new ownership of the structure. There had been a fire in the building about 5-6 years ago that has caused structural problems on the upper floors. A new roof was put on, and some repair done, but the framing needs to be stabilized. The addition on the south and the early stable on the east side of the building were described briefly.

The condition of the addition, which is occupied by the Bluepoint Restaurant, was described as being poor, and not in compliance with code. The purchase agreement with the new buyer precludes the use of a restaurant in this location, and the operators of the restaurant were said to be looking for a new location. The addition was said to measure 800-900 square feet, and was in poor structural condition. It has no viability with single occupancy use. The floor plan of the building shows that there is not that much space in the rest of the building, and that a better use of the building is to eliminate the Bluepoint space and add a one-story addition.

Mr. Kite then presented a progress model of the building, with the proposed alterations, to present the preliminary ideas of massing and articulation of the new addition. The plan is to keep the garage open for ventilation. The addition is not to be a bigger version of the original building, but is to be a separate entity. The model shows structural element with expanses of glass on the upper stories and a lit lantern on the upper floors. It was intended that there be a break between the old and the new sections of the building.

Mr. Kite asked for reaction from the members present.

Mr. deBoer asked if this plan was necessary to save the building. Mr. Kite replied that the cost of renovation without such a plan would be prohibitive to the owner. He noted that in terms of the Bluepoint addition, it would be cheaper to tear it down and rebuild it than to repair it. Mr. deBoer stated that it seems that the front facade was the only part of the building worth saving, and that the cost of renovation would not bring a return without additional space being created.

Mr. deBoer noted that he liked the concept, and that Andre Duany had promoted the use of liner buildings in Providence such as the one proposed. Mr. Everett commented that he liked the massing, but had some reservations about the design of the recessed portion of the building. Mr. Schoettle commented on the roofline and the recessed entry. It was observed that the design presented was a preliminary one, and that the final design would differ in design details while the basic massing would be retained. The members present expressed no objections to the basic design of the addition, and the consensus was that the design was on the right track.

Councilwoman Nolan departed at 4:50, intending to return.

Project Review

Project Review began at 5:00 pm

1) 199 Ontario Street (Southern Elmwood) - Mr. Willie Wortham, applicant and prospective owner of the property, appeared to discuss the proposal to construct a deck and change a door to a window on the rear elevation of 199 Ontario Street.

Ms. Lynne Auger of the Elmwood Foundation observed that the new work would be visible from the open parking lot of the bank and from adjacent properties.

There was a discussion of the specifics of the design proposed, with a the installation of 1-1/4" square balusters 3" on center for the deck railing, a wooden door similar to the front door to be installed in the enlarged opening, and the painting of the deck as soon as feasible. The planting of a hedge along the line of the existing chainlink fence between the property and the bank's lot was discussed. as a desirable way of obtaining greater privacy for the yard. The alternative of constructing a closed railing like that on the front porch was also discussed, but was not required or

approved. The use of lattice on the proposed porch was considered acceptable.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the members present voted unanimously to approve the application, citing Standards 7, 8 and 9, contingent on the provisions that the railing be constructed of square 1-1/4" balusters. 3" on center, the new door be a wooden door in a similar style to the front door of the house, and the new work be painted as soon as feasible. The final design drawings may be reviewed by staff.

Members Voting: deBoer, Regan, Schoettle, Schadeegg, Parrillo, Ryan, Everett, Robertson

2) 292 Elmwood Avenue (Northern Elmwood) - Mr. Don Skinner, contractor, appeared to discuss the proposal to enclose an open side porch on the Warren Manor.

Mr. Skinner mentioned that the use of a flat door as proposed would be less appropriate than that of door with molded panels, and suggested that the proposal be modified. The use of 6-panelled door with two lights in the upper section of the door was proposed.

It was observed, too, that there were at least 6 different styles of window son the building, and the sue of a 1/1 window on the porch might be an economically effective option. A single original 6/1 window still exists in the 3rd floor dormer, but eh majority of the windows are 1/1.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, citing Standards 8 and 9, the PHDC voted unanimously to approve the application as submitted with the provision that a door be installed with 6 panels and a glazed upper section, with the use of 1/1 windows also approved.

Members Voting: Regan, deBoer, Schoettle, Scahdegg, Robertson, Parrillo, Ryan, Everett

3) 228 Broadway (Broadway) - Mr. David Wilson of Pease Awning appeared to discuss the proposal to install two awnings over the storefronts of the building. The awnings are to be of unequal size and have vinyl drops for signage.

There was an extensive discussion of the issues surrounding the request for awning installation, of the use of white on the sign drop, of the use of awnings of identical rather than differing sizes, of the replacement of valences, and of options for color of the awnings.

Councilwoman Nolan returned at 5:45 pm.

After some continued discussion, Mr. Schoettle made a motion, seconded by Mr. Everett, citing Standard 9, to approve awnings on the building with the provision that the proposal be modified to call for the use of a taupe Sunbrella on the slope and a ebbtide tan for the valence. The awnings are to be of equal size, and are to be placed over the windows. The valence is to be of 18" rather than 24". Ms. Ryan proposed an amendment that would give the owner the option of using a charcoal grey on the slope with a driftwood shade in lieu of white. The motion was amended and approved as amended, with all members but Councilwoman Nolan, who abstained, voting to approve.

Members Voting: Regan, Ryan, Schoettle, Parrillo,
Everett, Schadeegg, Robertson, deBoer

4) 46 Barnes Street (College Hill) - Mr. Maury Ryan, representing the owner, appeared to discuss the construction of a rear deck and changing a window to a door on the rear elevation of 46 Barnes Street.

Mr. Everett recused himself from the discussion and vote as a direct abutter to the subject property.

Mr. Ryan discussed the visibility of the deck, his history of dispute with Mr. Everett, the necessity for having the porch work done quickly due to his daughter's health problems, his reasons for noncompliance up to the present, and expressed his apologies to the PHDC for the delay in review.

Ms. Regan observed that all members could appreciate concerns with neighbors but that historic district zoning applied as did all other zoning requirements. She asked the members if they could work with the drawing submitted by Mr. Ryan documenting the work as completed, and received no affirmative reply.

Mr. Salvatore, PHDC Legal Counsel, stated that all work needs to comply with PHDC standards of review, and that if the work does not comply with the guidelines it cannot be approved. if the PHDC could not approve it if it wasn't constructed, it should not approve it as built.

Mr. Schoettle stated that he would not have approve the design. There was a consensus that the work could not be approved as designed or as built.

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to deny the application as submitted, citing Standards 7, 8 and 9.

Members Voting: Regan, Schadeegg, deBoer, Schoettle, Parrillo, Ryan, Robertson, Nolan

Mr. Ryan then asked what steps need to be taken to work with the PHDC on developing an acceptable design. Mr. Salvatore informed him that he needed to file a new application for work that will meet PHDC guidelines, a design different from the one constructed and denied.

5) 81 Benefit Street (College Hill) - Mr. H. Lebaron Preston and Mr. Mark Van Noppen of the Armory Revival Company appeared to discuss the proposal to conduct renovation and construct additions on the building on the complex at 81 Benefit Street and 81 Benefit Street rear.

Mr. Van Noppen gave a brief presentation of the general plan for renovations to the property. The property consists of 2 separate lots, with the front (western) structure an extraordinary example of a structure that had grown and been altered over the course of many years.

The plan is to renovate the property for the creation of three residential condominium units, dictated by the present condition and size of the building. The main house, Victorian ell and 1820's ell would be treated as separate but related elements.

The plan for 81 Benefit Street (rear) is to convert it to single-family residence with an addition on the north side of the house, with terracing a new parking area.

Mr. Preston remarked that plan calls for reducing the number of units in the main house from 5 to 3, and he described the substantial drainage problems and deterioration caused by the slope of the ground and the presence of the three large trees. He described the plans for placing a new retaining wall on the Benefit Street side of the property. The gangway is to be marked by a raised bed, and the issues of easements and zoning were discussed. There was some discussion of the erosion from the Pratt Street construction project, and the addition of windows and changing of door/windows openings.

It was agreed that there would be a site visit arranged before the next scheduled meeting to allow members an opportunity to examine the property.

There was a discussion of the former appearance of the property, and Mr. Schoettle commented on the use of a glass canopy for the rear property.

Mr. Everett and Mr. Schoettle commented on the use of a board fence along the Benefit Street frontage, commenting that a piercing of the fence would be well-advised.

On a motion by Mr. deBoer, seconded by Mr. Everett, the PHDC voted to grant conceptual approval of the application, citing Standards 2 and 8, pending a site visit by members prior to the next meeting on 3/25/96, when the final review would be made.

Members voting: Ryan, Regan, Schoettle, deBoer, Parrillo, Robertson, Everett, Schadeegg, Nolan

At 6:35 pm. Ms. Ryan departed, and Councilwoman Williams arrived.

Mr. Schoettle recused himself from the review and vote as he is a member of the Board of the Providence Art Club.

6) 11 Thomas Street (College Hill) - Mr. Rob Emlen appeared on behalf of the Providence Art Club Building Committee to discuss the proposal to install a handrail on the front of the Providence Art Club buildings, the Seril Dodge Houses, at 10 and 11 Thomas Streets.

The railing proposed is series of short sections of iron work between the windows of 11 Thomas Street and across the windows at 10 Thomas Street.

He described the reasons for proposing the railing, as the hill is very steep, and ice formed in a trough outside the building. Several members have fallen on the ice, and a handrail would give safety and support. The proposed design is in keeping with the other metal work on the building and the grab bar next to the doors on 11 Thomas Street.

There was a discussion of the use of horizontal handrails and the mounting of a bar parallel to the sidewalk.

The members felt that the installation of a handrail was long overdue and support the installation on concept. The suggestion was made that a continuous rail be installed consistent with the Arts and Crafts feel of the handle and signs on the building. Mr. Emlen commented that he would prefer not to drill into the brick and mortar joints in installing the railing. Mr. Everett suggested that the rail

not be drilled into the building at all, but it be put into the sidewalk.

On a motion by Mr. deBoer, seconded by Mr. Everett, citing Standards 8 and 9, the PHDC voted unanimously to approve the installation in concept, with details of the railing to be reviewed and approved by staff. It was suggested that the railings on 11 Thomas be placed parallel to the sidewalk, running across the windows, in the same style as the grab bar, with no attachment into the building at 10 Thomas Street. The raising of the grade of the step was also approved.

Members Voting: Regan, Williams, deBoer, Schadeegg, Parrillo, Robertson, Nolan, Everett

Mr. Schoettle returned after the above decision was made.

7) 89 Power Street (College Hill) - Mr. John Noonan of Brown University appeared to discuss the proposed fence replacement, site work and replacement of an inappropriate casement window with either a bow window or a double-hung window with sidelights.

Mr. Noonan stated that he received written approval of the fence work from abutting property owners, and expressed a preference for the triple mullion window on the south elevation. This double hung window with two sidelights was considered to be more suitable than the existing window, and the plan is to remove the casements.

The fence is to match the existing as closely as possible, and the gates are to be repaired and duplicated if it is not possible to repair them. The concrete and asphalt walkways are to be replaced with brick.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, citing Standards 8 and 9, the PHDC voted unanimously to approve the application as submitted, recommending the use of the triple window in place of the existing casement window on the south elevation.

Members Voting: Regan, Williams, Schoettle, Parrillo, deBoer, Everett, Robertson, Nolan, Schadeegg

8) 485 Broadway (Broadway) - At the applicant's request, the application was rescheduled for the next meeting on 3/25/96. No comment or action was made.

There was a brief recess at 7:00 pm. Interested parties wishing to comment on the application for work at the Whitmarsh Apartments were asked to sign an attendance sheet.

The review of the following application began at 7:02 pm.

Three members recused themselves from the discussion and vote: Ms. Regan, Ms. Robertson and Mr. Schoettle. The members left the meeting at this time.

recusal
Deputy In the ~~absence~~ of Ms. Regan, the Chair, Mr. Everett, the Vice Chair, presided over this part of the meeting.

9) 78-82 Whitmarsh Street (Northern Elmwood) - Mr. Joseph Caffey, representing the owner and applicant, and Mr. Douglas Brown of Durkee and Brown, architect, appeared to discuss the application for renovations to the main building and demolition of the garages at the Whitmarsh Apartments, 78-82 Whitmarsh Street. Prior to the applicant and architect making a presentation, comment was taken from elected officials.

The business of the PHDC Senator Robert Kells appeared to state his opposition to the proposed demolition of the garages, and submitted a letter to that effect. Councilwoman Nolan asked about the staff report and its addendum. Both reports were read into the record. The addendum was written on 2/26/96, as new information had been submitted after the first report was sent to members. Councilwoman Nolan stated that she felt the citing of the prior PHDC decision at 236 Atlantic Avenue was not ~~relevant~~, nor was the decision of the Elmwood Foundation in opposing the proposed demolition, *and the pulling of the Elmwood Foundation's membership.*

Following this, the following individuals were sworn in: Mr. Joseph Caffey, Mr. Douglas Brown, Ms. Lynne Auger of the Elmwood Foundation, Senator Kells, Ms. Anita Robertson, Mr. Stanley Thorburn, Mr. Steven Smith, Ms. Abby Crear, Mr. Thomas O'Connor, Ms. Chris Cruz, and Mr. Greg Mazel, all residents of Elmwood.

Senator Kells stated his concerns regarding the demolition as described in a letter to the PHDC Chair. He cited respecting the wishes of the community, and stated that the community wished the garages to be retained.

The applicant and architect were sworn in, and the 2 staff reports were read into the record.

Mr. Brown made a presentation regarding the renovation to the main building, and commented on the necessity for the replacement of the double entry doors with single leaf doors with sidelights. The reasons for the change are all code issues, with the doors needing to be a certain size and to swing out, with an intercom system. The details of the panelling and the door sizes were discussed. Mr. deBoer commented that the applicant seemed to have explored all options in the door design.

Mr. Everett then asked that Mr. Brown comment on the proposed site plan and the handicapped ramp. There was a discussion of the facing and railing of the proposed ramp, and Mr. Ramzi Loqa's approval of the proposed design.

There was no objection to the plans for renovations to the main building, and no discussion took place regarding these plans.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the members present voted unanimously to approve this section of the application as submitted, citing Standards 8 and 9.

Members Voting: Williams, Schadeegg, Nolan, Everett, Parrillo, deBoer

Following this vote, the section of the application dealing with the proposed demolition of the garages and the creation of a new parking area was discussed.

Mr. Brown presented information regarding the garages, which were built 22 years after the main building. He mentioned Mr. Edward Sanderson's letter of 11/15/95 regarding the relative significance of the garages and main building, and stated that the retaining of the garages would be an economic burden to the renovation project. It was not possible to use the garages as garages, as they do not accommodate modern autos very well, and can't provide the handicapped spaces required for the project. He reviewed various configurations of parking spaces with the garages, and stated that they now provide a maximum of 7 spaces on site.

He reviewed the requirements of the Zoning Ordinance regarding parking, and stated that the plan for the new parking area had been reviewed and approved by Traffic Engineering. The parking plan would require a zoning variance for relief from the requirement to provide a 3' planting strip. He cited the precedent for approval of

demolition to create parking/open space at 236 Atlantic Avenue, which was approved by the PHDC. He mentioned that the application was approved under similar circumstances to the present application. He then reviewed three scenarios for parking, and demonstrated how the existing garages were not acceptable due to their width, and described their poor structural condition. He also described the difficulty in providing handicapped-accessible parking within the present configuration of structures. In short, he stated that there was simply not enough space for adequate parking on the property with the garages remaining.

Councilwoman Nolan asked about the applicant's attempts to obtain parking on adjacent lots, and Mr. Brown replied that the owners were attempting to contract with St. Joseph's Hospital for parking space on the hospital property. There was a further discussion of the provision of handicapped spaces and the need for obtaining variances. The actual number of required additional spaces was discussed in detail.

Comment was then taken from other interested parties.

Ms. Lynne Auger commented that the building permit for the garage was pulled in 1932, and that the building was the only one of its kind in Elmwood with its own garages. She commented on the position of secondary buildings on nominations to the National Register. She also stated that the demolition of the carriage house at 236 Atlantic Avenue was felt to be in the best interest of the the community, and the the community has now deemed this present demolition not to be in its best interest.

It was stated that Mr. Steve Smith and Mr. Stanley Thorburn had problems with the measurements of the garages. Mr. Schadeegg noted that the Elmwood Foundation would not have applied to the PHDC for demolition ^{if} the community was opposed to the demolition.

of 236
Atlantic
Ave.

Mr. Brown, Mr. Smith, Mr. Thorburn and Mr. Greg Mazel discussed the measurements of the garages, and the issues of handicapped parking, and snow removal.

Mr. Smith discussed problems in the neighborhood with stripped cars, trash and open lots. He stated that plantings are hard to keep alive in Elmwood, and that he felt the open parking lot would be an eyesore within a year. He made three points in regard to the application, the first being the distance between the garages and the main building, the

second being the listing of the structures on the National Register nomination, and the third being the architectural quality of the garages. He also commented on the projected cost of renovation, and discussed the number of signatures from area residents on a petition expressing opposition to the demolition. Councilwoman Nolan and Mr. Thorburn discussed the way in which the garages serve as a buffer and barrier between Princeton Avenue properties and the Whitmarsh.

Mr. Greg Mazel then commented on the demolition, and stated that he first was in favor of the demolition but had reconsidered. He spoke favorably of the large size of the space provided within the garage, and agreed with Mr. Thorburn that the lack of mention of the garages in the National Register nomination was due to an oversight.

Mr. Smith then commented that he felt that the garages were important in terms of the historical context of transportation, and then discussed the dimensions of the garages in terms of usable space. He cited the possible use of a nearby dentists' parking lot as an option for available parking. He commented that he had not expressed opposition to the proposal due to a desire to exclude low-income residents from the neighborhood.

Mr. Everett then asked for a finding of fact on the completeness of the application. He stated that it would be possible to vote on 3/25/95 if the application were found to be complete.

*and employee
of the Dept. of
Planning
& Development*
Mr. Thomas O'Connor, president of Omni Development Corporation, stated that he had heard a lot of comment about the proposal, and asked that the Commissioners be fair in their deliberations. He stated that he was a resident of Elmwood and that he felt that Mr. Brown had looked at all feasible solution to the parking situation, and the the plan presented with the demolition was the only way it can be done. He stated that the the firm had tried to take into consideration the concerns of the residents. It was their mission to provide affordable housing, and the renovation would improve a property that had been an eyesore for many years.

Ms. Chris Cruz asked if there were any procedural problems or legal impediments to the PHDC making a decision. Mr. Salvatore reviewed the quorum requirements and stated the the requirements were met.

Ms. Abby Crear supported and restated several of the arguments made by other parties in opposition to the demolitoin, and stated her position in a letter submitted. She felt that the provision of a covered parking space would be an asset to the property.

Ms. Anita Robertson commented that she felt the idea of the necessity for wide garages was a suburban concept, and the the historic garages would not meet these suburban standards.

Ms. Auger asked about the level of detail in the staff report, and asked if the level of detail was to be regularly increased. Ms. Cavanaugh replied that this was planned.

Councilwoman Williams asked about the economics of the the situation. Mr. Caffey replied that the the project was on a tight budget, and that it was required that handicapped parking be provided. He had requested demolitoin to provide as much on site parking as possible, and had met with St. Joseph's officials to discuss the provision of additional parking.

Mr. Everett asked if there were any more questions. Mr. Brown restated the reconfiguration design of the parking area, and again reviewed the landscaping plan. Councilwoman Nolan wodered why, if the if there were so many difficulties and questions, the owner purchased the property.

Mr. Everett again asked for a formal close to the discussion and a finding of fact.

Mr. Schadeegg observed that in terms of significance, he would not substitute his judgement for that of the residents. He felt he had no choice but to find the garage building significant. Mr. deBoer stated the there were two sides to every story, and and looked at the proposal from the developer's point of view. He was concerned about how to preserve the structure, and had been convinced by Mr. Brown's arguments as well as by a site visit to inspect the property. He felt it wa the best plan. given all concerns, and felt that the plan provided desireable open space as well as more parking space, and would be a positive change for the abutters, providing more light. There was not enough room for hanidcapped parking without demolition, and \$50,0000 was a reasonable estimate of the cost to rehab the garage. He felt the garage building did not have the virtue of great architecture.

Mr. Schadeegg stated that the residents had come to a different conclusion, as evidenced by the petition opposing the demolition. Mr. deBoer felt the garage retention stood on the way of a major improvement project. Councilwoman Nolan commented on the number of children who will need play space near the building, and on the need for a buffer zone. There was a further discussion of the use of a board fence as a buffer. Councilwoman Williams commented that the demolition seemed to be a hardship to the neighborhood.

A motion was made to restate the findings of fact in the staff report but it received no second. Mr. Schadeegg disputed the claim that the loss of the garage structures would not be a great loss to the city, state or nation, but used the second criteria for significance, finding the garages valuable to the period of architecture they represent or the neighborhood.

Mr. Schadeegg then made a motion to find the garage structures valuable for the period of architecture they represent, as found on p. 35 of the PHDC Standards and Guidelines (Demolition) and Section 501.8 of the Zoning Ordinance. This motion was unanimously approved.

Members Voting: Schadeegg, Nolan, deBoer, Williams, Parrillo, Everett

There then followed a discussion of the completeness of the application, and whether more financial information was to be provided.

A motion was made by Mr. Everett, seconded by Councilwoman Williams, to find that the application was not complete, with the applicant to provide additional information before the next meeting. This motion failed.

Members Voting: deBoer, Williams, Everett, Parrillo, Schadeegg (Yes) Nolan (No)

Mr. Salvatore commented that the applicants were making no claim of economic hardship, and the application should be assessed on other criteria.

Mr. Brown commented that the economic issues were not the most compelling reasons for demolition, but the number of spaces were inadequate for the tenants.

Mr. Salvatore noted that another motion was needed.

Mr. Schadeegg then made a motion to find the application complete, seconded by Mr. deBoer. This was unanimously approved.

Members Voting: Williams, deBoer, Nolan, Schadeegg,
Everett, Parrillo

There was a discussion of whether to have the final vote at this meeting or on 3/25/96. Mr. Salvatore asked if the members wanted any more information. Mr. Brown again commented that if the demolition was not approved the applicant could not satisfy the legal requirements for parking without a variance.

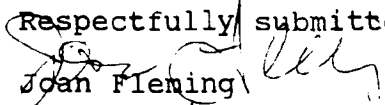
On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to vote on the application at this meeting.

Members Voting: Williams, deBoer, Nolan, Schadeegg,
Everett, Parrillo

Mr. Schadeegg then made a motion, seconded by Councilwoman Nolan, to deny the application for demolition and suggested to the applicant that he come up with a solution to the parking problem that would be agreeable to those interested in retaining the garages. The grounds for the motion were a finding that the structures were valuable for the period of architecture they represent and to the neighborhood, as per Section 501.8 of the Zoning Ordinance. The motion was unanimously approved.

Members Voting: Williams, deBoer, Nolan, Schadeegg,
Everett, Parrillo

There being no further business, the meeting was adjourned at 9:20 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, March 25, 1996

3:30 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

A. Call to Order

B. Roll Call

C. Minutes of Meeting of 2/26/96

D. New Business

E. Project Review

1) 485 Broadway (Broadway) - demolish
multiunit masonry building, create parking area

2) 99-101 North Main Street (College Hill)
- demolish 1-story addition to Pilgrim Mills Building

4:30 pm

3) 141 Prospect Street (College Hill) -
proposed alteration to doors/ windows (Note: violation
dismissed, due to removal of rooftop mechanicals)

4) 81 Benefit Street and 81 Benefit Street
(rear) (College Hill) - continued from 2/26/96, construct
additions, conduct exterior alterations and landscape
improvements

5) 1344 Westminister Street (Armory) -
construct canopy for service station

OVER

6) 399 Broadway (Broadway) - construct canopy for service station

5:30 pm

7) 231 South Main Street (College Hill) - install handrail on Bayard Ewing Building

8) 193 Benefit Street (College Hill) - continued from 5/94, install skylights, construct ramp and firestairs, conduct exterior repairs and site improvements

F. Other Business

G. Adjourn - Projected Adjournment 6:30 pm

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, March 25, 1996, in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Lisa Ardente, Councilwoman Rita Williams, Councilwoman Patricia Nolan, Kenneth Schadeegg, Tina Regan, Michael Everett, Clark Schoettle

Members Absent

Robin Ryan, Antoinette Downing, Pamela Robertson. Mildred Parrillo, Cornelis deBoer

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the minutes of the meeting of 2/26/96 were approved with the following amendments: p. 9 - para. 4, the word "absence" was changed to "recusal", and "Vice Chair" changed to "Deputy Vice Chair. para. 6 - the phrase "not relevant" changed to "not the business of the PHDC" and the phrase "and the polling of the Elmwood Foundation's membership" added to the end of the final sentence. p.11 - para. 5, the phrase "of 236 Atlantic Avenue" was inserted after the word "demolition". p. 12 para. 5, the phrase "and employee of the city's Department of Planning and Development" was inserted after the word "Corporation".

Project Review

1) 485 Broadway (Broadway) - Mr. Michael Berarducci, owner and applicant, Mr. Darren Corrente, his attorney, Mr.

John Pagliaro, consulting engineer, Mr. Ernest Ricci, financial advisor and Mr. Bernard Salvaterra, landscaper, appeared to discuss the application for demolition of the multistory masonry structure at 485 Broadway and the creation of a landscaped parking area.

Mr. John Pagliaro stated that the building has been built as a hospital in 1926, and was changed to a rooming house in 1946 with 16 apartments. Mr. Berarducci discussed the ways in which the building requires rehabilitation and the extent of hardship such work would be in economic terms. He reviewed the history of the his purchase and ownership and his intent to rehabilitate the property. He described the ways in which the property's rehabilitation would not be feasible in terms of rental or selling in economic terms. In order to comply with current code and ADA requirements, the number of units would be reduced from 16 to 10, and a stair would need to be added

Councilwoman Nolan asked about the rehabilitation costs, and asked if all baths would need to be handicapped-accessible. Not all would require this degree of alteration, but all baths would need to be repaired.

The use of the building for low-income housing was discussed, as was a survey of vacancy rates for rental properties in the surrounding area. Councilwoman Nolan observed that such research should have been conducted before the building was purchased. Mr. Schadeegg noted that the hardship was to be demonstrated to be beyond one that was self-created.

The problems created by the use of the building as a fraternity, with noise and disruptive activities were described by Mr. Berarducci. He stated that he bought the property when it became available as an opportunity, and did not anticipate the existing problems with rehabilitation and financial issues.

Mr. Corrente described the way in which the deteriorated condition of 485 Broadway is having on the funeral home at 477, and how the demolition of the existing structure and the creation of a new parking lot would be of benefit to Mr. Berarducci.

Issues of low-income housing creation and fair housing were discussed by Mr. Corrente, Councilwoman Nolan and Mr. Schadeegg.

Ms. Ardente asked about the owner's attempts to sell the property, the relative costs of rehabilitation in relation to demolition, and whether all feasible alternatives to demolition had been explored. Mr. Pagliaro commented on the internal structural condition of the building, with its non-complying stairway arrangement and the necessity of creating a new interior stair system. This will result in the loss of several units, leaving a total of 11 units in the building. There was a discussion of the financing of the purchase of the property by using the owner's equity in the funeral home.

The possible use of the building for non-residential purposes was discussed, and a letter of support for the demolition from Councilman John Lombardi was read into the record.

Ms. Virginia Hesse, of the Rhode Island State Historical Preservation and Heritage Commission (RIHP&HC) stated that she had visited the building at Mr. Beraducci's request, and had discussed the possibility of an application for tax credits for rehabilitation. She went with an open mind, and though initially that the building was handsome and had potential for rehabilitation. She found on examination of the structure that there was nothing worth saving on the interior of the building, and confirmed the problem with the presence of the single central staircase and the need for two new staircases on either side of the building. She felt the building was not large enough to support the cost of rehabilitation, and it would be difficult to develop a feasible rental property given the small number of units.

There was a discussion of the HOME loan application, the Fire Marshall's comment on the necessity for sprinklers, and the proposed creation of the landscaped parking area. Mr. Pagliaro stated that all the mechanicals of the building had been destroyed in a fire. The retention of the existing metal fence was also discussed.

The possible reuse of the building as school was mentioned, and it was stated that there had been a potential proposal to modify the building for a school, but that the cost would be prohibitive.

Mr. Corrente stated that while the exterior of the building looks sturdy and substantial, the engineer's report submitted shows deterioration of structural steel.

In response to a question regarding the need for any additional information, Councilwoman Nolan replied that she was not convinced that everything had been done to rehabilitate and save the building. There followed a discussion of financing and hardship. Mr. Berarducci described the way in which there would be a monthly deficit in the rehabilitated building, even if it was fully rented. Mr. Pagliaro noted the applicant had applied for private financing. Mr. Schadeegg asked if more effort could be made in finding a nonresidential use for the building, with offices rather than apartments in the building. Mr. Pagliaro then observed that the building at 272 Broadway was to be used as a commercial/residential building, but that no commercial tenant could be found for the lower floor, and the building was now solely residential. Mr. Corrente observed that the cost of rehabilitation for non-residential use was higher possibly higher than that for residential use.

Councilwoman Nolan then asked why the property was purchased if financing or rehabilitation was so difficult, and Mr. Berarducci replied that it was purchased to preserve his investment in the adjacent funeral home. He noted the retention of the building would cause a hardship to the funeral home operation and that he might be forced to leave the city.

Mr. Angelo Grande of Grove Street stated that the subject property had deteriorated over the years, and reviewed problems with the students who had been the former occupants of the building. He described the current condition of the property, and mentioned that it was not feasible to put \$450, 000 into the building. It was mentioned, too, that adjacent apartments are not renting due to the condition of the building, and the Mr. Berarducci was a long-term resident of the area.

Mr. Schadeegg asked if the applicant has isolated an exterior repair cost figure, and was told he had not. Mr. Pagliaro stated that the parapet would have to be rebuilt. There was also a discussion of the factoring in of tax credits into the financial data submitted, and the acquisition of tax credits. Mr. Berarducci stated that he had discussed the tax credit issue with Mr. Benson of the Bell Street development and had been told that there was not enough there for a tax credit. He stated that he would rather have an 11-unit building than the open lot, and cited the costs of preparing the documentation to come before the PHDC.

There was a discussion of the substantial appearance of the building, of a request for additional information, and of the significance of the building. The construction date of the building as 1926 rather than the 1950 date cited in the engineer's report was discussed. It was observed that more information could be submitted in support of the application.

Mr. Schadeegg stated that he felt that more information was needed regarding alternatives to residential use, and that he would like to see an estimate for the least expensive possible non-residential rehabilitation. Mr. Berarducci mentioned that the possible installation of an outside elevator or ramp might be required for such use.

Councilwoman Williams stated that current economic conditions are a complicating factor, and asked about the possibility of mothballing the building for future use. Mr. Corrente replied that the building is eroding every month, and the mothballing of the building would substantially increase the final cost of rehabilitation.

Mr. Schadeegg made a motion, seconded by Mr. Everett, and unanimously approved, to accept the finding of fact regarding the significance of the building as per the staff report, which is that 485 Broadway is valuable for the period of architecture it represents, as an example of an early 20th century apartment building, and is valuable to the Broadway Historic District as a unique example of its period and type on Broadway, and therefore the building had historic and architectural significance, and that the building contributes to the character and significance of the District in its consistency with the general scale, height, and setbacks of the streetscape.

Members Voting : Ardente, Williams, Nolan, Schadeegg, Regan, Everett, Schoettle

Mr. Schadeegg then made a motion, seconded by Mr. Everett, and unanimously approved, to accept the application as complete except for a description of the feasibility of the rehabilitation of the building for non-residential use. The applicant is to submit at least one proposal for the rehabilitation of the building for mixed/non-residential use conforming to zoning, to be reviewed at a subsequent meeting of the PHDC.

Members Voting: Ardente, Nolan, Schadeegg, Regan, Everett, Schoettle (Councilwoman Williams did not vote due to a brief absence during discussion).

Councilwoman Nolan departed at 5:05 PM.

2) 99-101 North Main Street (College Hill) - Mr. Patrick LeClair and Mr. William Kite of William Kite Architects appeared to discuss the proposal to demolish the one-story addition on the south side of the building that houses the Bluepoint Restaurant, and the garage roof of the stable/garage on the east side, along with a small brick addition on the east side of the building.

The plan for the demolition of the addition were reviewed, and the history of the garage building, with a keystone dated 1772, was discussed. The intent of the project is to use the existing stone walls as retaining /structural walls.

The poor structural condition of the Bluepoint addition was discussed, as was the high cost of renovation of the existing structure. The renovation was not considered to be viable, and the better use of the space was considered to be the construction of a 4-story addition. The building is to be used as office only, not as a restaurant and office. The space limitation were described, as was the location of the kitchen in the lower section of the larger building.

The components of the demolition were reviewed, and questions were taken. Mr. Kite stated that no model of the new construction was under review at the present meeting, and Mr. Schoettle commented that he had no problem with the demolition but wanted assurance that a new building would indeed be built. Mr. Kite stated that the project schedule was being discussed, and that it was in the owner's interest to move along with the project.

Mr. Schoettle made a motion, seconded by Mr. Schadeegg, to accept the finding of fact as per the staff report regarding the significance of the structure and the completeness of the application, approving the application as submitted contingent upon PHDC approval of the design of the new construction.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

3) 141 Prospect Street (College Hill) - Mr. Frank Scotti of Franco Construction, contractor, Mr. Stanley Weiss, abutter, and Ms. Virginia Hesse of the RIHP & HC appeared to discuss the proposal to change a window to a set of doors and to discuss the removal of a rooftop mechanical

unit, the removal of which was completed prior to the meeting.

Mr. Scotti described the plan to change two windows off the kitchen and deck to a set of doors for access onto the deck on the north side of the house. There was a discussion of the former plans for creating a larger opening in the location developed by a former owner in 1986. The way in which the proposed work would change the scale of the north elevation was discussed, as were the plans and the scale of the opening.

Mr. Schoettle suggested keeping the door and removing the planned sidelights, simplifying the proposed alterations. Ms. Hesse commented on the plan, as the RIHP&HC has an easement on the property, and thus has review capacity over exterior alterations. She concurred with this suggestion. The suggested scheme was the installation of a pair of French doors without the wide sidelight and heavy molding over the door.

Mr. Schoettle made a motion, seconded by Mr. Everett, and unanimously approved, citing Standards 7, 8 and 9, to approve the application with the following amendments: the double hung windows, panels and large entablature are to be deleted, and a plan with French doors and transom to the height of the original windows, with a hood over the opening, similar to the existing, approved as an option. The opening may be expanded to 60", and the casing is to match that of the existing windows on the north elevation. The French doors were to be either single or multipane. Details were to be reviewed by staff.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

4) 81 Benefit Street and 81 Benefit Street (rear) (College Hill) - Mr. Mark Van Noppen and Mr. Robert Dupre of the Armory Revival Company and Mr. Peter Twombly, architect, appeared to discuss the final plans for the renovation and construction of additions on the property.

Mr. Dupre reviewed the plans and the evolution of the property. He described the rebuilding of retaining walls and the terracing of the slope, and the redrawing of the PHDC property lines in the light of zoning requirements. He stated that Councilwoman Nolan had been the only Commissioner to attend the site visit scheduled on 3/20/96. He then described the deterioration of the ells, the damage

caused by powder post beetles and the holes in the sills. He described the building as occupied but that it should be condemned.

The new fence and retaining wall on the Benefit Street side of the property were described, as were the plans to plant hedges along the fence and wall. the necessity for raising the sills above grade was described, as was the need to replace sections of wall on the north side of the building.

Ms. Regan noted that the Commissioners should see the buildings in order to appreciate the extent of their deterioration.

Mr. Schadeegg made a motion to approve the application citing Standards 2 and 8, open to amendments. This was seconded by Mr. Everett. A preliminary vote of approval was taken, but Mr. Schoettle expressed some reservations.

There followed a discussion between Mr. Dupre and Mr. Stanley Weiss regarding the fencing between the subject property and that to the north, which is owned by Mr. Weiss. The height of the fence and the view from Mr. Weiss' property were discussed.

Following this discussion, Mr. Schoettle stated that he was ready to vote, and the application was unanimously approved.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

5) 1344 Westminster Street (Armory) - Mr. Michael DelRossi, engineer, and Mr. Vito Matarese, owner, appeared to discuss the proposal to construct a new canopy and service islands at the existing service station at 1344 Westminster Street.

Mr. Chris Good of the West Broadway Neighborhood Association (WBNA) appeared to comment on the proposal.

There was a discussion of the design of the new canopy, which was to be the same as that approved for construction at 393 Broadway, and of the new concrete work involved in the installation of new underground tanks. No new signs or other alterations were proposed. The tanks are to be removed in compliance with environmental regulations.

It was stated that a variance would be needed for the canopy installation.

Mr. Schoettle asked if any landscaping was part of the proposed work, and it was stated in reply that shrubbery was to be planted in the area of the existing sign. The color of the canopy as discussed and was said to be a grey color with white beneath.

Mr. Good then commented on his concerns about the delineation of the property and the public sidewalk, and stated that he wished to see some type of landscaping plan on the corner.

Mr. Mark Brady of Global Petroleum, who was to be heard during the subsequent application for work at on service station at 399 Broadway, commented on the way in which historic areas were moving away from designs for gas stations that incorporate elements such as shingling and colonial designs, due to structural and design issues. Mr. Robert Dupre then commented that as a neighborhood resident he was concerned that the sidewalk and the station paving be clearly delineated, as was the pedestrian right of way.

It was stated the the plan was not to asphalt over the sidewalk, and the use of TIP funds for replacement of missing sections of area sidewalks was discussed.

Mr. Everett made a motion, to approve the application as submitted, citing Standards 8 and 9. Councilwoman Williams commented the any landscaping to be added was to be reviewed by staff. Mr. Schoettle suggested the motion be amended to include a landscaping island around the existing sign, and that the canopy fascia be a dark color, either gray or bronze. The motion was seconded as amended by Councilwoman Williams, and unanimously approved.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

6) 399 Broadway (Broadway) - Mr. Joseph Najm, applicant, and Mr. Mark Brady of Global Petroleum appeared to discuss the construction of a new canopy, signage and resurfacing of the building at the service station at 399 Broadway.

Mr. Brady described the reasons for installing canopies over pumps from the perspective of fire safety and eliminating the wear on pumps from exposure to weather. He

also stated the all tanks were to be replaced by fiberglass tanks by 1998, and felt that it would cost close to 1/4 million dollars for such an upgrade.

There was a discussion of the station's signage, and the use of a new metal rather than a plastic price sign on the 14' pole where a new sign had previously been approved. The use of an older sign pole as the location for an additional sign was discussed, but the additional sign was not approved. The use of hedges to mark the property line was discussed, as was the proposed landscaping plan.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the application was unanimously approved as submitted, citing Standards 8 and 9.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

7) 231 South Main Street (College Hill) - Mr. Fred Flori of The Rhode Island School of Design and Mr. Ed Wojcik of James Barnes Architects appeared to discuss the installation of a handrail on the front entry of the building to comply with a directive from the US Department of Education.

Mr. Wojcik described the circumstances surrounding the installation, with RISD directed to supply a rail in response to a complaint regarding the accessibility of the building by handicapped persons.

Mr. Schoettle commented the rail might be joined to the building with a flange into the joint of the brick rather than into the granite as designed. Mr. Everett commented on the use of the rail by students. It was thought that the curve would add additional strength to the design.

Mr. Schoettle made a motion, citing Standards 8 and 9, to accept the design submitted with the provision that the rail be extended one foot and be attached to the brick rather than the column. The motion was seconded by Councilwoman Williams and unanimously approved.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

8) 193-195 Benefit Street (College Hill) - Mr. Brian Janes of RISD appeared to discuss the final plans for the

renovation and site improvements at 193 Benefit Street. Mr. deBoer did not attend as planned due to a death in the family. The plans had been reviewed and approved in concept by the PHDC in 1994.

Mr. Janes reviewed the plans, and stated that the outstanding issue was the installation of skylights, 2 fixed and one operable. They are required by building code for air and natural light.

The three separate plans for landscaping were discussed, with the plans defined as an existing plan and two proposed alternates. The proposed new walkways and retaining walls were discussed, and the scheme shown on plan C2 was to be that of future plans for the landscaping.

On a motion by Mr. Everett, seconded by Mr. Schadeegg, the members present voted unanimously to approve the application as submitted, citing Standards 2,5,8 and 9.

Members Voting: Ardente, Williams, Schadeegg, Regan, Everett, Schoettle

There being no further business, the meeting was adjourned at 7:00 PM.

Respectfully submitted,


Joan Fleming
Preservation Planner

Thomas C. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION
Preserving the Past for the Future

NOTICE OF PUBLIC MEETING

Monday, April 22, 1996

3:30 PM
4th Floor Conference Room
Department of Planning and Development
400 Westminster Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 3/25/96
- D. New Business
- E. Project Review

1) 485 Broadway (Broadway) - demolish
multiunit masonry building, create parking area, continued
from 3/25/96

2) 78-82 Whitmarsh Street (Northern
Elmwood) - request for reconsideration of section of
application for demolition of garages, denied at meeting of
2/26/96

3) 130 Broadway (Broadway) - alter
doors/windows, install signage, conduct site improvements

4) 21 John Street (College Hill) - install
handrail

5:00 PM

5) 321 South Main Street (College Hill) -
install sunscreen over windows

OVER

3-85

6) 116 Chestnut Street (Downtown) -
construct rooftop structure

7) 99 Chestnut Street (Downtown) - install
sign not in accord with District guidelines

F. Other Business

G. Adjourn - Projected Adjournment 6:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

Corrected
5/20/96

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, April 22, 1996 in the 4th Floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Councilwoman Rita Williams, Councilwoman Patricia Nolan, Pamela Robertson, Kenneth Schadeegg, Tina Regan, Robin Rao Ryan, Cornelis deBoer, Lisa Ardente

Members Absent

Michael Everett, Mildred Parrillo, Antoinette Downing

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:55 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. Schadeegg, seconded by Councilwoman Williams, the minutes of the meeting of 3/25/96 unanimously were approved as submitted.

Councilwoman Nolan arrived at 4:05 pm.

Project Review

1) 485 Broadway (Broadway) - Mr. Michael Berarducci, owner, Mr. Darren Corrente, attorney, Mr. John Pagliaro, consultant, appeared to continue the discussion of the proposal to demolish the multistory masonry building at 485 Broadway and create a parking area for the adjacent funeral home.

Mr. John Pagliaro gave a report on a the cost of rehabilitation of the property for commercial/residential use, with 3 offices and 4 residential units. He described

the extent of work that would be required, including installation of an elevator, interior renovation and new mechanicals. This would be done at a cost of approximately \$160,000 for 4 residential units, and \$150,000 for 3 offices. The elevator would cost \$50,000 and another \$50,000 would be needed for parking lot improvements. This would result in a total cost of approximately \$415,000.

Mr. Pagliaro then presented the results of a survey of rents and occupancy rates along Broadway and within the surrounding area. He found that commercial space was renting at between \$6-8/square foot for one class of space, and that the higher end rents were between \$8-10/square foot. In calculating the possible income for Mr. Beraducci's building at 485 Broadway, he found that there would be a probable shortfall in monthly income. The vacancy rates were also presented, with the conclusion given that there was no need for additional commercial rentals in the area.

Councilman John Lombardi appeared to give his support to the proposal, and departed after making his statement. He stated that he was a lifelong resident of Grove Street, near the building, and cited the problems associated with the building in its present state. Back taxes to the amount of \$30-35,000 were owed on the building. He felt the building was an eyesore for the neighborhood, and supported razing the building.

Mr. deBoer asked about the site plan for the proposed post demolition parking area. The plan shows 73 spaces, including those on the existing parking lot for the funeral home. Mr. deBoer asked how many of those spaces were required by zoning, and was told that a minimum of 13 were needed, and that Mr. Berarducci already had the minimum on his existing lot.

There followed a discussion of the interior layout changes and the depressed nature of the residential rental market.

Mr. Schadeegg and Mr. Corrente then discussed the issue of financial hardship and the fact that projections show a minimum of a \$1200 monthly shortfall even with a 100% occupancy rate for the building. It was stated that even breaking even would be acceptable to Mr. Berarducci, but that a severe and substantial shortfall was a not acceptable.

If the building were stabilized and retained, then 12 spaces could be created, with 13-15 spaces lost by keeping

the building. The owner would still need to pay taxes and insurance on the building, and it would cost about \$20,000 to fix the building. The taxes on the entire parcel with the parking lot is approximately \$30,000/year. Mr. Corrente and Mr. deBoer discussed the merging of the two parcels with ZBR approval.

Ms. Regan asked if anyone had approached the owner with any interest in the building and was told that there has been no such interest. There was a further discussion of the attempts to market the property, the offers submitted and the lack of success in finding an interested purchaser. Councilwoman Nolan asked for documentation of the marketing efforts, and two bids were presented, one for \$45,000 and one for \$60,000. The bids were subject to the ability to remove the building.

The use of the building as a school was also discussed, with the Wellspring School possibility interested, but finding the building would not be suitable due to code and cost issues.

Lisa Ardente arrived at 4:30 pm.

Councilwoman Nolan asked about the last use of the building, and was told it had been a dormitory with 16 individual rooms with reinforced concrete walls. Mr. Salvatore commented that preservation probably is intended to mean the preservation of a useful structure, not simply a shell. A shell represents a financial drain on the owner. Councilwoman Williams commented on the economic issues, on the issues of public safety and the concerns of the neighbors. She felt it would be a shame to demolish it, but that the good of the community and the creation of additional off-street parking should be considered. Councilwoman Nolan asked about the issue of back tax payments and a possible request for tax abatement. Councilwoman Williams also asked if it was possible to make it a condition of PHDC approval that back taxes be paid. Mr. Salvatore replied that the PHDC could not make this a condition of approval.

Mr. Berarducci stated that in his opinion that the new parking area would enhance the beauty of the boulevard (Broadway).

Mr. Schoettle mentioned the issue of whether approval of the demolition request was contingent upon zoning, and stated that he would like to see a landscape plan with fewer parking spaces and more plantings.

There was a discussion of the wording of the motion among Councilwoman Williams, Mr. Schoettle and Mr. Salvatore.

Councilwoman Williams made a motion to approve the application for demolition, on the basis of economic hardship to the owner, citing criteria C of the PHDC guidelines for demolition and Section 501.8 of the Zoning Ordinance, with the provision that the applicant return to the PHDC a plan for post-demolition site treatment that shows a minimum number of parking spaces and more landscaping, making it an attractive addition to the Broadway area. The motion was seconded by Ms. Ardente.

Members Voting - deBoer, Schoettle, Ardente, Robertson, Williams, Regan, Ryan -(yes) Nolan (no) Schadeegg (abstain)

Councilwoman Nolan and Councilwoman Williams departed at approximately 5:00 pm.

2) 78-82 Whitmarsh Street (Northern Elmwood) - At the applicant's request, the request for reconsideration of the denial of approval for demolition of the garage structures was rescheduled to the next meeting on 5/20/96.

3) 130 Broadway (Broadway) - Ms. Jackie Koo and Mr. William Warner of William Warner Architects, designers of the project, appeared to discuss the proposed alterations and renovations to the building at 130 Broadway as part of its conversion to a school building.

Ms. Robertson recused herself as her legal firm represented the owner in the purchase of the building.

The proposed changes to the Broadway elevation were discussed, with the relocation of the doors and the placement of the new main entry back into the building, exposing the original brick. The lighting fixtures are to be changed to series of downlights.

On the Carpenter Street elevation, the area with the grille is to be changed by the installation of a section of Dryvit. There was a discussion of the way in which the street trees may obscure the new signage proposed. The cost of renovation was mentioned, with intent being to minimize the cost of exterior alterations.

The window on the Carpenter Street elevation is to be moved so that it lies above the cornice line, and an amended drawing was submitted showing the change. The awnings may be removed on Carpenter Street, as they are in poor repair. It was the consensus of the members present that the proposed changes were a major improvement to the building.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, citing Standards 8 and 9, the PHDC voted unanimously to approve the application, with the condition that the Carpenter Street window be moved above the cornice line, as shown in the amended drawing.

Members Voting: Regan, deBoer, Schadeegg, Schoettle, Ardente, Ryan

Ms. Robertson returned at approximately 5:20 pm.

~~Ms. Ryan departed at approximately 5:25 pm.~~

4) 21 John Street (College Hill) - Dr. Sadovnikoff, owner, and Mr. Lukas Ingendahl, fabricator, appeared to discuss the proposed installation of a double metal handrail on the front elevation of 21 John Street.

Mr. Ingendahl submitted samples of the ironwork that would be used in the railing, and described the type of treatment proposed for the surface of the metal.

Mr. deBoer suggested that a single metal railing, extending in such a manner that it would provide a grip for the steps on the front of the house, might be safer and be of a simple design. However, since the owner was aware of the safety issue, and was in support of the original design, the railing as designed was considered to be acceptable.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, citing Standards 8 and 9, the PHDC voted unanimously to approve the application as submitted, with the Option A for the railing termination approved.

Members Voting: Regan, deBoer, Schoettle, Robertson, Schadeegg, Ardente, *Ryan*

5) 321 South Main Street (College Hill) - Ms. Christine George of Hunneman Management, representing the owner, appeared to discuss the proposal to install sunscreens on the windows of the Heritage Building.

The color of the screen and frame would match that of the window frame. On the 5th floor, there are blinds between the panes of glass.

Mr. deBoer stated that in his opinion the screens would detract from the appearance of the building and diminish its integrity. He asked if it was possible to install a sample on the building.

Mr. Schoettle commented that the installation would give the building a uniform look. Ms. Cavanaugh asked if there was alternative solution to the heat gain problem that could be accomplished with new glazing.

Ms. George also brought up the possible installation of a large exterior sign on the 4th and 5th floors of the building. She was advised that the PHDC had reviewed but had not approved a similar proposal several years ago, and that there was no assurance that such a sign would be approved.

Ms. George stated that she would agreed to a continuance of the application to allow members to examine a sample of the screening on the building. The application would be continued to a subsequent meeting.

6) 116 Chestnut Street (Downtown) - Ms. Mary Brewster, architect, and Patricia and Michael Hogue, prospective owners of the unit, appeared to discuss the proposal to construct a rooftop addition and deck at 116 Chestnut Street.

Ms. Brewster described the changes in the proposed design, from a pitched to a flat roof, as it work better with the angled design of the building. The design is intended to relate to the bays and columns underneath. The deck is bearing on one available column, and related to the scale of the chimney.

There were comments on the rooftop views, and the possible changes to the detailing of the proposed deck and railing. The rooftop mechanicals are to be relocated. the purpose of the addition is to provide more living space, as the owners lose a greatly deal of interior space due to the diagonals on the interior layout. The addition would provide desirable outdoor space.

The granting of the required variances was discussed, with the variance likely to be granted due to the limited use of the space. but that the loads on the roof required additional study.

The use of tongue and groove cedar siding on the unit, with not beading detail proposed, as was the use of vinyl clad awning windows.

There was a question as to whether the RIHPC needed to review the work, as there might be an easement on the property. Staff would investigate this further.

The consensus was that the proposed work was bold and challenging, and met with conceptual approval.

On a motion by Mr. deBoer, seconded by Ms. Ardente, citing Standards 8 and 9, the proposed addition and deck was approved in concept, with final approval to be granted upon granting of the required variances. Staff may review final details.

Members Voting: Regan, Schoettle, Schadeegg, deBoer, Robertson, Ardente, *Ryan*

7) 99 Chestnut Street (Downtown) - No representative appeared to discuss the proposed installation of a second awning over a window on the Clifford Street elevation of the building. The first awning proposed, over a door, had been reviewed and approved by staff.

It was the consensus of the members present that the use of the awning as a sign was not appropriate, and encouraged the applicant to submit an alternative design.

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the members present voted unanimously to deny the application for the installation of the second awning over the window, citing Standard 8, encouraging the submission of an alternative design.

Members Voting: Regan, deBoer, Schadeegg, Schoettle, Robertson, Ardente, *Ryan*

There being no further business, the meeting was adjourned at 6:15 pm.

Respectfully submitted,

Joan Fleming
Joan Fleming
Preservation Planner

Tina O. Regan
Chair

Vincent A. Cianci, Jr.
Mayor



PROVIDENCE HISTORIC DISTRICT COMMISSION

"Preserving the Past for the Future"

NOTICE OF PUBLIC MEETING

Monday, May 20, 1996
3:30 pm
4th Floor Conference Room
Department of Planning and Development
400 Westminister Street
Providence, RI 02903

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 4/22/96
- D. New Business
 - 1) Report by Building Inspector of Emergency Demolition of Garage in Hazardous Condition, 19 Groton Street, rear 58 Dexter Street (Armory)
 - 2) Discuss Change in PHDC Meeting Time
- E. Project Review
 - 1) 321 South Main Street (Heritage Building) (College Hill)- continued from 4/22/96, installation of sunscreens
 - 2) 485 Broadway (Broadway) - review of post-demolition landscape plan
 - 3) 112 Keene Street (violation) (College Hill) - remove enclosed porch on second floor, install fire escape balcony and ladder, install porch railing, conduct repairs
 - 4) 101 Halsey Street (violation) (College Hill) - construct rear and side entries

OVER

4:30 pm

5) 96 Dexter Street (Armory) - construct rear deck, alter door/window

6) 99-101 North Main Street (Pilgrim Mills Building) (College Hill) - conceptual review of renovations and construction of new additions on south and east

7) 9 Hidden Street (College Hill) - construct garden shed

8) 192 Bowen Street (College Hill) - restore doublehung sash, 3rd floor window, alter side door

5:30 pm

9) 309 Benefit Street (College Hill) - install fire escape

10) 72 Whitmarsh Street (Northern Elmwood) - request for reconsideration, denial of application for demolition of garages, rescheduled from 4/22/96

F. Other Business

G. Adjourn - Projected Adjournment 7:00 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, May 20, 1996, in the 4th floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Michael Everett, Cornelis deBoer, Clark Schoettle, Kenneth Schadeegg, Tina Regan, Robin Rao Ryan, Councilwoman Patricia Nolan

Members Absent

Councilwoman Rita Williams, Pamela Robertson, Mildred Parrillo, Lisa Ardente, Antoinette Downing

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 3:50 pm, Ms. Regan presiding. All testimony was sworn.

Minutes

The minutes of the meeting of 4/22/96 were amended to remove the reference to Ms. Ryan's departure at 5:25 pm. Ms. Ryan attended the meeting until its completion, and her name was added to the list of members voting on items 4, 5, 6 and 7. On a motion by Ms. Ryan, seconded by Mr. Schoettle, the minutes of the meeting of 4/22/96 were approved as amended.

New Business

1) Emergency Demolition, Garage, 19 Groton Street (Armory) - As Mr. Salvatore left the meeting at 4:05, intending to return at 5:30 pm, the discussion of the demolition of the garage at 19 Groton Street was rescheduled to later in the meeting.

2) Discussion in Change in Meeting Time -
As members had some difficulty in arriving at the meetings at the scheduled time of 3:30 pm, there was a

discussion of the possibility of changing the meeting time. Ms. Ryan suggested moving the meeting time to 6:00 pm, and other times were suggested and discussed by the members present. It was the consensus of the members present that the time of the meeting would be changed from 3:30 to 4:00 pm. The PHDC Rules and Regulations would be changed accordingly. This change was unanimously approved.

Members Voting: Ryan, Regan, deBoer, Everett, Schoettle, Nolan, Schadegg

Project Review

1) 321 South Main Street (College Hill) - Ms. Christine George of Hunneman Management appeared to discuss the application for installation of sunscreens on the windows of the Heritage Building at 321 South Main Street. The application was continued from the meeting of 4/22/96.

A sample of the screening had been installed on the building to allow members to evaluate its effect on the appearance of the building.

MS. George stated that she hoped the PHDC would approve the installation as the screens were intended to improve tenant comfort.

Ms. Ryan commented that she had examined the screening and felt that it was hard to see, and that the installation would make more difference to the appearance of the building on the South Main Street side. From the South Water Street side, it was difficult to see. Mr. Everett commented that he thought gave the building the appearance of being lifeless, and Mr. deBoer agreed.

Mr. Schoettle raised the issue of the installation of the screens on the west side only. Ms. Regan observed that the screens had not been installed north of South Carolina. Ms. Ryan discussed the issue of heat and its attendant problems.

Mr. deBoer expressed approval of the plan to have an engineer look at the systems in the building, and suggested looking at the entire window system. He felt that the installation of the screens would be a temporary solution and would detract from the interior view. The screens gave a mirrored appearance to the interior of the windows. He thought that the owner and tenants would be concerned about this, and he couldn't recommend this treatment. The use of a

better glass product would restore the transparency of the window.

Ms. George stated that the engineer would do the building survey this summer, and the windows would be caulked and sealed. Mr. Schadeegg wondered if there was any advantage to addressing the issue following the system upgrade. Mr. Schoettle noted that there was now a variety of tenant solutions to the problem.

Mr. deBoer made a motion, seconded by Mr. Everett, to deny the application for the installation of sunscreens, citing Standard 8. The installation of screens on the upper window slope of the fifth floor was also denied. It might be possible for the PHDC to revisit the issue following the planned survey and system upgrade, but the installation was not approved at this time.

Members Voting: Everett, Nolan, Ryan, deBoer, Schadeegg, Schoettle, Regan

2) 485 Broadway (Broadway) - At the applicant's request, the discussion of the revised landscape plan was to be postponed to the meeting of 6/24/96.

Mr. Everett stated that he would be away for 10 days prior to the meeting of 6/24/, from the 8th to the 19th of June.

3) 112 Keene Street (College Hill) - Mr. Frank Caprio and Mr. Anthony Caprio, owners, appeared to discuss the proposal for removing permanently the second floor porch of 112 Keene Street and the installation of a fire escape and balustrade on the porch roof.

Mr. Frank Caprio described the poor condition of the porch prior to its removal, stating that it was in a hazardous condition and that the removal was more of a safety than a cost issue. The owners described, too the condition of the building when they purchased it, and stated that it had been neglected by the former owner. The installation of the sprinklers and smoke detectors required as fire safety measures for the building was in the process of being completed as required by the terms of a variance granted to the former owner.

It was stated, too, that the porch had not been an original feature of the building. The entries and porches at 328 Thayer and 247 Bowen Streets and 150 Lloyd Avenue were

cited as examples of similar structures without the use of a porch enclosure.

Mr. deBoer asked if the owners had been able to find any historic photographs of the building, with the owners stating that the search had been unsuccessful. The use of the ladder escape proposed was considered by the owners to be less visually obtrusive than exterior fire stairs.

Ms. Regan asked the owners how they would control limitations on occupancy, and was told that the owner would be liable should any injury result to an unauthorized tenant from a fire in the building.

Mr. Everett commented that he was pleased that the building was under new ownership and that it would be better maintained in the future. It was planned that the building would be painted, new storm windows would be installed, and landscaping would be done.

There was a discussion of the degree to which the porch was original and the fact that it had been there for a long time. Mr. Caprio described the interior arrangement of the window, stating that it was not a door, and that steps were needed to gain access to the porch roof. The physical evidence for the balustrade and the paneling system was discussed, as was the possible age of the removed porch.

The reaction of the Fire Safety Board to the proposal was mentioned, and Mr. Caprio wished to have the proposed design approved as submitted by the PHDC. He described the proposed plans as the least offensive one that could be used, and that the window serving as the means of egress from the third floor would be a crank-out casement that would have a single sheet of glass. This issue was to further discussed with the Fire Marshall. Mr. Schoettle mentioned that it was possible to create a 6/6 window with the use of a grid.

Mr. deBoer and Mr. Schoettle discussed the apparent inaccuracies in the drawing submitted, and felt that more detail needed to be provided. It was the consensus of the members present that the general approach was acceptable, as was the restoration of clapboards, the use of the escape window, the new railing and the fire escape. The need for revised plans showing the entire project in context was stated. The details of the landing's position and the opening in the side of the balustrade were to be worked out

in more detailed drawings. Staff would review the drawings in consultation with members of the PHDC.

On a motion by Mr. Schadeegg, seconded by Mr. Everett, the PHDC voted unanimously to find that the porch removed was not a significant feature of the building, and Mr. Everett then made a second motion, seconded by Ms. Ryan, to approve in principle the proposed work, but that the drawing was inaccurate in its details. The third floor window, the porch railing and the fire escape were approved pending review of detailed drawings. Both motions were made citing Standard 8.

Members Voting: Everett, deBoer, Schadeegg, Schoettle, Nolan, Regan, Ryan

4) 101 Halsey Street (College Hill) - The review was postponed to the meeting of 6/24/96.

5) 96 Dexter Street (Armory) - Ms. Dorothy Costa, owner, appeared to discuss the application for the construction of a deck on the rear of 96 Dexter Street and the alteration of a window and door to a set of sliding glass doors.

The house was constructed in 1955. The location of the proposed sliding doors was discussed, as was the interior layout of the porch and entry.

On a motion by Mr. Schoettle,, seconded by Mr. Everett, the PHDC voted unanimously, citing Standards 7, 8 and 9, to approve the application as submitted with the provision that the modification suggested in the staff report be made to the design.

Members Voting: Everett, deBoer, Schoettle, Nolan, Schadeegg, Regan, Ryan

6) 99-101 North Main Street (College Hill) - The application was postponed to the meeting of 6/24/96.

7) 9 Hidden Street (College Hill) - Mr. Brad Marston and Ms. Marcie Marston, owners, appeared to discuss the application to construct a small shed in the rear yard of 9 Hidden Street. The shed is to rest on existing marble slabs and no footings will be needed for its construction.

The shed will have tongue and groove boards rather than clapboard siding, and no shutters will be installed on the windows.

On a motion by Mr. Schadeegg, seconded by Councilwoman Nolan, the PHDC voted unanimously to approve the application as submitted, citing Standards 8 and 9.

Members Voting: Everett, deBoer, Schoettle, Nolan,
Schadeegg, Regan, Ryan

8) 192 Bowen Street (College Hill) - Mr. Michel Warner, architect, appeared to discuss the application to restore the double-hung sash in a 3rd floor dormer window, replace a skylight and alter the west side entry of 192 Bowen Street.

Ms. Beverly Ledbetter, an abutting neighbor, also appeared to discuss the proposal due to her concerns about the use of the common driveway.

Mr. Warner reviewed the proposed work and the described the owners' wish for a more important entry for the third floor unit. Ms. Ledbetter expressed concern about the way in which the entry step had caused damage to cars in the driveway, and wished that there was some way to improve the situation in the course of the current project. She observed that all work done by the owners was of high quality, and stated that she had no objection to the project as a whole. There followed some discussion of possible ways to mitigate the damaging effect of the entry step.

The design of the entry was then discussed. The level of ornamentation proposed was questioned. Mr. Warner stated that the first design for the entry echoed completely that of the main entry to the house. The intent of the proposed design is to enhance the entry and bring light into the interior. Mr. Warner acknowledged that the entry was more elaborate than the existing, and stated that he had attempted to keep the design to a modest scale, echoing but not replicating the main entry. Different alternative approaches to the entry were discussed, with the use of a solid panel and fanlight, taking design cues for the west Palladian window, and the installation of light fixtures, was discussed. Ms. Ryan asked if it were possible to lower the door height, but was told that this would create problems with the interior layout.

Mr. Schoettle made a motion, citing Standards 8 and 9, to approve the window restoration in the 3rd floor dormer, and the replacement of the skylight, but reserving approval of the entry alteration. The PHDC asked that the architect and owner develop a simpler plan with the use of a door hood rather than sidelight recommended, to avoid interfering with the three small windows on the west elevation. The use of a solid panel with fanlight was also suggested. The revisions could be reviewed by a subcommittee made up of Mr. Schoettle and Mr. Everett.

Members Voting: Everett, deBoer, Schoettle, Nolan, Schadeegg, Regan, Ryan

Mr. Schoettle departed at 5:30 pm.

9) 309 Benefit Street (College Hill) - Mr. Edmund Roessler, owner, appeared to discuss the plan to install a fire escape on the east elevation of 309 Benefit Street.

Mr. Roessler stated that he wished to convert the building to a two-family dwelling rather than the residence and office it is presently. He would prefer not to place any new features on the outside of the building, but is compelled to do so for safety reasons.

Mr. deBoer asked if he had reviewed the plans with the Fire Marshall and the Building Board of Review, and was told that this had not been done as yet. It was his understanding that the Building Board would require a Certificate before it would undertake review. Mr. deBoer asked if there was a current conversion plan in place, and if there had been a solution developed that was agreeable to the other review agencies. It is Mr. Roessler's understanding that a zoning change would be needed for the conversion.

It was the PHDC's judgment that it would be premature to judge the design, pending comments and review by the other agencies. The application was continued pending a plan review with the Building Inspector. Staff would be available to meet with the applicant and the Building Inspector to review the plans and discuss PHDC guidelines.

10) 78-82 Whitmarsh Street (Northern Elmwood) - Mr. Andrew Teitz and other interested parties to discuss the request for reconsideration of the PHDC's denial of the application for demolition of the garage structures at 78 Whitmarsh Street.

The discussion was delayed until Mr. David Salvatore could return to the meeting.

Mr. Tietz asked that the matter proceed. Ms. Regan replied that at that point there was not a quorum of members present who would be able to vote on the matter. The members present were Ms. Regan, Mr. Everett, Ms. Ryan, Councilwoman Nolan, Mr. deBoer and Mr. Schadeegg.

The issue of the recusal of members due to a possible conflict of interest was discussed, as was a request for an opinion on the PHDC's authority to reconsider the matter within one year of the date of the denial of the section of the application dealing with demolition of the garages.

Mr. Glen Friedman of Tillinghast Licht and Semonoff, attorney for the applicant, asked to be informed if a date was set for a special meeting to consider the matter prior to the next scheduled meeting on 6/24/96.

The members were to be sent copies of correspondence relating to the RI Ethics Commission advisory opinion regarding possible conflict of interest and recusal in the matter.

Due to lack of quorum, and as Mr. Salvatore did not return before the end of the meeting, the meeting was adjourned without any action taken on reconsideration.

There being no further business, the meeting was adjourned at 6:20 pm.

Respectfully submitted,

Joan Fleming
Preservation Planner



PROVIDENCE HISTORIC DISTRICT COMMISSION

'Preserving the Past for the Future'

NOTICE OF PUBLIC MEETING

Monday, June 24, 1996
4:00 PM

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

APPLICANTS MUST ATTEND OR BE REPRESENTED AT THE MEETING

AGENDA

- A. Call to Order
- B. Roll Call
- C. Minutes of Meeting of 5/20/96
- D. New Business

1) Report by Building Inspector of Emergency Demolition of Garage in Hazardous Condition, 19 Groton Street, rear 58 Dexter Street (Armory), continued from 5/20/96

2) Amend Rules and Regulations, Section 3.1, Meeting Time Changed from 3:30 PM to 4:00 PM

E. Project Review

1) **485 Broadway** (Broadway) - review of post-demolition landscape plan, continued from 5/20/96

2) **101 Halsey Street** (College Hill) (violation) - construct rear and side entries, continued from 5/20/96

3) **99-101 North Main Street** (College Hill) - conceptual review of renovations and construction of new additions on south and east

OVER

4) **32 Whitmarsh Street** (Northern Elmwood) (violation) - install metal door replacing wooden entry door, remove wooden windows from 3rd floor, install 3 vinyl replacement windows. The replacement of all wood with vinyl windows is proposed

5:00 PM

5) **68 Chapin Avenue** (Armory) - install additional sections of vinyl siding, review installation of vinyl windows installed 1991 without PHDC review

6) **18 Imperial Place** (Downtown) - change window to door, construct ramp and benches, install awning

7) **72 South Main Street** (College Hill) - alter storefront panels and entries, create new areaway on south elevation, with retaining wall and gate, and pave alleyway

8) **5 Benefit Street** (College Hill) - construct new side porch on north elevation

6:00 PM

9) **10-12 Creighton Street** (College Hill) - reconstruct front porch

10) **78 Whitmarsh Street** (Northern Elmwood) - request for reconsideration, denial of application for demolition of garages, rescheduled from 5/20/96

F. Other Business

G. Adjourn - Projected Adjournment 7:30 PM

Applications are available for review by appointment prior to the meeting at the PHDC's office at the Department of Planning and Development (5th Floor). The staff report will be available to the public at the meeting upon request.

THE MEETING IS ACCESSIBLE TO ALL PERSONS. IF YOU ARE IN NEED OF INTERPRETER SERVICES, CONTACT THE MAYOR'S CITIZENS ASSISTANCE OFFICE AT 421-7740 OR 751-0203 (TDD), 48 HOURS IN ADVANCE OF THE MEETING.

MINUTES

A meeting of the Providence Historic District Commission was held on Monday, June 24, 1996 in the 4th floor Conference Room of the Department of Planning and Development, 400 Westminster Street, Providence, RI 02903.

Members Present

Michael Everett, Cornelis deBoer, Clark Schoettle, Kenneth Schadeegg, Tina Regan, Robin Rao Ryan, Councilwoman Patricia Nolan, Pamela Robertson, Mildred Parrillo, Lisa Ardenite

Members Absent

Councilwoman Rita Williams, Antoinette Downing

Staff

Joan Fleming, Kathy Cavanaugh, David Salvatore, Legal Counsel

Call to Order

The meeting was called to order at 4:05 PM, Ms. Regan presiding. All testimony was sworn.

Minutes

On a motion by Mr. deBoer, seconded by Mr. Schadeegg, the minutes of the meeting of 5/20/96 were unanimously approved as submitted.

New Business

1) Emergency Demolition, Garage, 19 Groton Street (Armory) - In the absence of Mr. Salvatore, the staff report was read into the record regarding the emergency demolition of the structure. Councilwoman Nolan asked why the PHDC did not need to approve the demolition, and was told that this was due to the fact that the owner could not be found to sign and application form for a Certificate of Appropriateness.

2) Amend Rules and Regulations, Section 3.1, Meeting Time Changed from 3:30 PM to 4:00 PM.

On a motion by Mr. deBoer, seconded by Mr. Everett, the members present unanimously approved the above amendment to the PHDC Rules and Regulations.

Members Voting: Schadeegg, Nolan, Regan, deBoer, Everett, Ryan

Ms. Parrillo, Mr. Schoettle, Ms. Ardente and Ms. Robertson arrived between 4:10 and 4:12 PM.

Project Review

1) 485 Broadway (Broadway) - As no applicant or representative was present, the matter was deferred until later in the meeting.

2) 101 Halsey Street (College Hill) - Mr. Richard Benefield, applicant and owner, appeared to discuss the construction of two entries without a Certificate.

Mr. Benefield agreed with the suggestions presented in the staff report for modifications to the entries. He expressed willingness to modify the entries to comply with PHDC guidelines. He wished to have the contractor proceed with the work as soon as possible.

When revised plans for the entries are submitted, a Certificate for the revised design could be issued.

On a motion by Ms. Ryan, seconded by Mr. Schadeegg, citing Standards 8 and 9, the PHDC voted unanimously to approve the construction of the entries with the provision that they be brought into compliance with PHDC guidelines.

Members Voting: Schadeegg, Nolan, Regan, deBoer, Everett, Ryan, Schoettle, Ardente, Robertson, Parrillo

3) 99-101 North Main Street (College Hill) - Mr. William Kite and Mr. Patrick LeClair of William Kite Architects appeared to discuss the conceptual design for the additions on the south and east of the Pilgrim Mills Building. Mr. Ira Rakatansky and Mr. Lenore Rakatansky appeared to comment on the proposed construction, as abutting property owners. Mr. Ken Orenstein appeared as a Realtor with an interest in the property.

Mr. Kite began the discussion by stating there had been a great deal of design work done on the project in a short space of time, and that he was presenting a relatively complete design. He proceeded to review the project plans with reference to a model and elevation drawings. The poor condition of the one-story Bluepoint addition, to be demolished, and the essential design of the new southern and eastern additions were discussed.

The restoration of the storefront on the west elevation was discussed in reference to the interior evidence for the original, symmetrically aligned stairway. The design concept for the new addition was to make it read as an independent building, as a new liner building rather than as a part of the older structure. The relationship of the old and new sections of the building was shown to be one of separation, connected by the entry placed between the old and new sections. The goal was to maintain the rhythm but not to duplicate the older building, with the colors to contrast with those of the original structure. The top floor of the addition was to be as open as possible, providing views of the city. The garage addition to the east was designed to reflect and maintain the older walls of the carriage house that dated to the 18th century, as well as the historic appearance of the alley. The challenge of designing the addition so that it did not block the sun into the Shakespeare's Head garden, as well as compatibility with the scale of the original carriage house was described.

The use of a clapboard rather than a stucco facade, and the number of windows allowed by code, the creation of a small private deck over the yard, the palette of masonry materials, and the use of asphalt shingles rather than a seamed metal roof were discussed as part of the design presented.

Mr. Rakatansky then commented on the proposal. He stated that he felt that the scale of the proposed building was not compatible with that of the surrounding structures. He stated that there was a small distance between his property at 15 Meeting Street and the proposed addition. He was concerned that he felt he had not been adequately informed about the proposed project and that the view of the First Baptist Church would be blocked from the upper floor of his building. He questioned whether the building needed to be of such a large scale, and felt that the size of the addition was influenced by the purchase price of the property.

Councilwoman Nolan departed at 4:50 PM.

Mr. Orenstein, representing the owner, gave a brief presentation of the history of the ownership of the property and the City's ownership of the eastern garage from the 18th century to 1950. Photographs show that the garage once had a higher roof with a shed profile, and that the building was truncated, giving it its present roofline, between 1906 and 1910.

Many aspects of the poor structural condition of the building were discovered after the present owner purchased the building. The construction of the core addition is proposed as an alternative to locations that would have a negative effect on the structure. The use of the garage as a second means of egress was also discussed. It was observed that the rear addition could have been made larger than that proposed, but the designer had chosen not to enlarge it, and had pulled the roof back from the Shakespeare's Head property. The zoning requirements for parking 53 cars and the ability to provide 12 only, making a variance necessary, was discussed.

Mr. Rakatansky stated that the new owner had bought distressed property and should have been aware of its condition prior to purchase. He felt that the structure was of too large a scale, and the addition design was driven by financial considerations. Ms. Regan asked if he objected to the entire project or certain aspects of it. He replied that he liked the planned restoration of the building but did not like the new additions on the east.

Mr. Kite stated that the concept of scale related more to the scale of the components of the project rather than of the project itself. He had been concerned about the scale of the related portions of the structures from the beginning of the project. The parking area cannot accommodate more than 12 cars, and with landscaping, fewer cars could be accommodated. He noted that the scale and volume of the structure had been reduced from a possible initial design, and that the owner of the property was able to build the structure proposed. Mr. Schadeegg commented that certain parameters of zoning were not the concern of the PHDC. Mr. Kite noted, too, that the present view and condition of the roof was not good.

Ms. Regan asked for comments.

Mr. Schadeegg asked if any other abutters had commented on the project, and was told that they had not. There was a brief discussion of the construction of the building at 11 Meeting Street, and of the height of the proposed addition. The sunlight reaching the Shakespeare's Head garden had been analyzed, and the new construction will not block sun into the garden.

Mr. Schadeegg observed that there had been little discussion of the west elevation. Mr. Everett commented that he felt the addition's revised design worked very well.

There was a discussion of the brackets to be used on the roofline, of the marquee over the entry on the west elevation of the addition, and of the interaction of the planes of the addition.

Mr. Schoettle observed that he felt that the colors of the brick proposed for the addition should be reversed, making the body red rather than the buff proposed. Mr. Kite stated that the surrounding building in the past and at present were varied in color and scale, and that the use of red brick would make the massing and scale overpowering. He felt that the scheme proposed picked up the scale of the other buildings. Mr. Schoettle also commented that he did not favor the use of concrete block on the core addition, and there was a discussion of the function of the core addition and the location of the stairways and elevators.

Mr. deBoer made a motion, seconded by Mr. Everett to approve in concept the construction of the additions, citing Standards 8 and 9. The motion was amended and seconded again to stipulate that all aspects were approved in concept with the exception of the materials, which was to be reviewed by a subcommittee subsequent to the meeting. This motion as amended was unanimously approved.

Members Voting: Schadeegg, Regan, deBoer, Everett, Ryan, Ardenite, Robertson, Parrillo, Nolan

4) 32 Whitmarsh Street (Northern Elmwood) - Mr. Julian Garcia, owner, Mr. Angel Verges, his son, interpreting for his father, Mr. David Spink and Ms. Becky Smith of the Department of Health Lead Abatement program, Mr. Dominic Gregoire of the PPHC and Mr. Scott Johnson, contractor, appeared to discuss the application for approval for installation of vinyl replacement windows and a metal entry door at 32 Whitmarsh Street. The wood windows on the third floor and the wood and glass entry door had been removed as part of the lead abatement project at the house before the work being done on the property was identified as requiring PHDC review.

Mr. Vargas stated that the upper two apartments in the house were vacant, and that the existing wooden windows do not keep the heat in and are uneconomical. The owners are losing money due to the leaky windows.

Mr. Johnson stated that he did not know that the house was in a historic district as there was no plaque on the house. The three vinyl windows already installed on the rear elevation of the house had been installed before the present

project began. The vacancy of the 2nd and 3rd floor units was causing financial difficulties for Mr. Garcia. The units were not occupied due to the presence of lead. At least one unit had been vacant since November.

Ms. Ardente asked about the lead abatement work being done on the interior, and the lead abatement measures taken were described as encapsulation of hazardous surfaces with gypsum board, among other measures. Mr. Johnson stated that the property had been cited by the state as having a lead-poisoned child. Mr. Garcia had rented an apartment in the house for some time before purchasing the property, and there had been an inspection gap between the time the former owner sold the house to Mr. Garcia and the inspection. Mr. Johnson stated that the existing window sash is beyond repair, in his opinion. The windows may not survive being dipped in a tank to remove the old lead paint, and replace sash may have to be rebuilt. He stated, too, that vinyl replacement windows could be tinted.

Mr. Gregoire of the Providence Plan Housing Corporation (PPHC) stated that Mr. Garcia was heavily indebted, and had a \$45,000 loan for the project. With liens on the property and his current income, he could not get financing for wooden windows. Mr. Johnson then cited problems with lead in the existing wooden windows. Ms. Ardente, who has dealt with the legal aspects of lead cases, ask if it was feasible to abate the lead in the existing windows without replacing the windows. The use of simple wood double-hung windows was discussed, as was the cost of abatement procedures. It was felt that it was possible to address the window sills and cover the well with vinyl or aluminum.

Mr. Spink described the way in which there had been a breakdown in the historic checkoff process during the loan processing, and stated that the specifications would be different if the property was identified as historic. The project is specified in its present form at \$45,000. The specification were erroneously written as if the house were not an historic property.

Ms. Ardente asked what lead abatement measures would be taken if the house were identified as historic property. Ms. Smith described the procedure as one where the existing sash would be repaired and made lead safe, assuming the contractor was able to work with the existing sash. It would cost in the vicinity of 50% more to work with the wood window rather than install a new vinyl window. The additional cost would primarily be money spent on labor. It is estimated that the

cost of replacement in kind with wood sash would be double the cost of vinyl.

MS. Robertson made a motion to deny the installation of the vinyl windows and installation of the metal entry door, citing Standards 2 and 8, giving the applicant 60 days to replace the door and windows removed without review. Before the motion was subject to a vote, Mr. Salvatore suggested that the applicant be given a 60 day continuance to work out appropriate solution to the issues. It was Mr. Gregoire's opinion that it would be better for the applicant to continue the application to a subsequent meeting. After a brief consultation among the parties concerned, the applicant and PHDC agreed to a 60 day continuance. Ms. Cavanaugh suggested that special meeting could be held to expedite the review, and Mr. Vargas stated that the family would be available for a special meeting.

Councilwoman Nolan returned at 6:20 PM.

5) 68 Chapin Avenue (Armory) - Mr. Jacinto Bolarhino, owner and his daughter, Ms. Nancy Fontes, and Mr. Charles Cook of Century 21 Home Improvements appeared to discuss the proposal to install additional vinyl over existing wooden elements of the house. Most of the house is covered in vinyl siding.

Ms. Fontes stated that the vinyl windows installed without PHDC review in 1991 were installed without their knowledge that a PHDC Certificate and a building permit were required, and that the a lien had been placed against the house in regard to this 1991 violation. Mr. Cook reviewed briefly the proposal for the additional vinyl wrap.

Councilwoman Nolan asked if Mr. cook had sold the house to the family, and was told that his firm conducted renovation projects only, and was not involved in real estate.

Mr. Schoettle stated that the old wood should be repaired and maintained rather than replaced. Ms. Fontes felt that the cost of replacing the wood would be high. Ms. Regan asked if she had called carpenters for estimates for repair. Ms. Fontes stated that the lowest bid she had received for the repair work was \$14, 000, and that her father had a limited income, although there were rental units in the building. Ms. Fontes replied to questions by Ms. Regan and Ms. Ryan that she had contacted 4-5 contractors. Mr. deBoer

commented that roof repair was needed, and Ms. Fontes stated that her father could not repair the roof himself due to the height of the building.

It was suggested to Ms. Fontes that she get additional estimates for the work from contractors experienced in restoration carpentry, and that she could provide Ms. Fontes with names of contractors from the PPS file.

Mr. Cook mentioned the case of the Central Falls Historic District Commission decision denying the installation of vinyl windows being overridden by the city council on the basis of hardship.

The issue of the violation of HD zoning with the installation of vinyl replacement windows in 1991 was discussed briefly but was not subject to a vote as it was not part of the present application.

Councilwoman Nolan stated the PHDC should make a motion to either continue the matter or deny the application. Mr. Everett made a motion, seconded by Mr. Schadeegg, citing Standard 8, to deny the application for installation of additional vinyl wrap on the building.

Members Voting: Schadeegg, Regan, deBoer, Everett, Ryan, Parrillo, Schoettle, Ardente, Robertson, Nolan

6) 18 Imperial Place (Downtown) - Mr. Steven Oliver, applicant and prospective owner of the unit to be altered, appeared to discuss the application for alteration of the window opening, installation of an awning and construction of a handicapped ramp at 18 Imperial Place.

Mr. Oliver described the intent of the project as gaining more interior space and making better use of the existing space. The aim, too, is to make the entry to the unit and the front of the courtyard area more attractive. He wished to work with Johnson and Wales University and with the adjacent condominium owners at 14c Imperial place to enhance the appearance of the courtyard between the buildings.

There is a problem with the shutoff valves to the water supply that are located in the area of the proposed ramp. The plan is to submerge the valves in the ramp itself, with a modified sprinkler system. The Fire Department and insurance company must approve the proposed change in the water system.

Mr. Oliver and Mr. Schoettle discussed the new entry door in relation to the interior layout of the unit. Mr. deBoer asked if it was possible to gain handicapped accessibility with the existing entry system. Mr. Oliver stated that it was possible to do so. Mr. deBoer felt it was difficult to justify the exterior alteration of the building. Mr. Everett commented on possible changes in the orientation of the door way and of its method of enclosure. He also felt it would be a positive step to change the landscaping of the courtyard, which is now in poor condition. Mr. Oliver stated that the snow removal budget had absorbed the funds available for the courtyard landscaping.

Mr. Everett made a motion, seconded by Councilwoman Nolan, to approve in concept the application as submitted, citing Standards 8 and 9, which was approved.

Members Voting: Yes = Schadeegg, Regan, , Everett, Ryan, Parrillo, Schoettle, Ardente, Robertson, Nolan No = deBoer

7) 72 South Main Street (College Hill) - Mr. Thomas Goddard, owner and applicant, and Mr. Arthur Salisbury, architect, appeared to discuss the proposal to restore and renovate the storefront on the west elevation, and to create a new service entry on the south elevation, paving the existing cobbled surface.

A photograph of the area in the late nineteenth century was examined, as it showed the building in its former context, and showed cobble paving in alleys similar to the existing.

Mr. Goddard described the reasons for proposing the alterations, which are primarily economic. The building has been vacant on the upper floors, and realtors and tenants have advised the owner that the restaurant's delivery into the main entry to the building and other factors have negatively affected the occupancy of the building. The new service entry will separate the restaurant from the other tenants and will enhance the other units in the building. The use of a sidewalk elevator for the purpose of restaurant delivery and service was proposed, but it was found that the cost was prohibitive. The new entry on the south side of the building was found to be the most feasible solution. Mr. Goddard had done research into the deeds for the property, which refer to a gangway as early as 1802. In 1814, however

there was no gangway to Benefit Street, and the surrounding houses were residences with gardens. In research indicates that the surface features of the gangway postdate the 1840's. The present proposal retains the use and alignment of the gangway.

Mr. Schoettle asked about the property line, and of the ability to use the east side of the alley, as well as the possibility of retaining the cobbles. Mr. Goddard stated the the cobbles were poorly laid and treacherous underfoot. Mr. Everett commented that it was possible to relay cobbles, as was done in Philadelphia. Mr. Goddard stated that he would like to consider it, but observed that it was associated with a utility area. Mr. deBoer expressed concern about the trash cans in the front area of the alley.

There followed a discussion of the storefront restoration and renovation, of the modification to the transoms and sidelights. Mr. deBoer asked if the entries were to be handicapped accessible, and was told that it would not be possible without the construction of a large, new ramp on he front elevation, which was not being proposed.

On a motion by Mr. Schadeegg, seconded by Mr. deBoer, the PHDC voted unanimously to approve the application as submitted, citing Standards 8 and 9, with the provision that the alley's present condition be recorded prior to removal fo the cobble paving.

Members Voting: Schadeegg, Regan, deBoer, Everett, Ryan, Parrillo, Schoettle, Ardente, Robertson, Nolan

8) 5 Benefit Street (College Hill) - At the applicant's request, the application review was to be postponed to he meeting of 7/22/96.

9) 10-12 Creighton Street (College Hill) - Mr. Michael Boyer appeared to discuss the proposal to conduct alterations to the column configuration during the course of porch repair at 10-12 Creighton Street.

Mr. Boyer stated that the porch had been reworked several times, and that the goal was to make the porch consistent with the appearance of original porches in the area.

The northern portion of the porch is to be modified by having a new column installed for support of the overhang, as the weight of the porch is pulling it away from the

house. There was a discussion of the support for the new column, of the history of the house and the building permits issued, and the fact that Isham had designed the house across the street, with details shared by the house at 10-12 Creighton Street. The intent of the project is to replace in kind original details, with restoration to be done in phases. Mr. Boyer described some of the original elements of the house found during repair.

On a motion by Mr. Schoettle, seconded by Ms. Robertson, the application was approved as submitted, citing Standards 8 and 9, with details to be reviewed by staff.

Members Voting: Schadegg, Regan, deBoer, Everett, Ryan, Parrillo, Schoettle, Ardente, Robertson, Nolan

10) 78-82 Whitmarsh Street (Northern Elmwood)- Mr. Everett, as Deputy Vice Chair, stated the he would serve as chair, as Ms. Regain (Chair) and Mr. Schoettle (Vice Chair), recused themselves from the discussion and vote on the matter. He stated that he was no longer a members of the Board of the Providence Preservation Society and had no conflict in the matter. Mr. Glen Freidman of Tillinghast, Licht and Semonoff, Mr. Joseph Caffey of the Omni Development Corporation, Mr. Douglas Brown of Durkee and Brown, Architect, Mr. Mark McGwin and Mr. Michael Aaronson of Omni Development of. Rochelle Lee of LISC, and residents Abigail Crear and Lawrence Brown, and Councilwoman Balbina Young all appeared give testimony.

Letters were presented in support of the demolition by Casby Harrison and Mary Harrison and Greg Mazell, as local residents.

Mr. Salvatore stated that the PHDC was to consider if the information presented in support of the request for reconsideration was new information. Mr. Friedman stated that he was prepared to submit details of the additional costs and of the funding issues if requested.

It was clarified that the present matter was not a reapplication but was a request for reconsideration. The reconsideration could come about either by agreement that the information presented was new, or by waiving the 1 year requirement for reapplication.

Mr. Friedman described the evidence for the argument that there had been a substantial change in the facts relating to the case, and stated the new evidence presented would support a claim that there had been a substantial change in the facts and conditions relating to the application.

Mr. Caffey described the problems that the reduced number of on-site parking spaces would cause for the funding of the project. The RIHMFC commitment for funding would not allow for increased costs due the need for additional off-site spaces. Mr. Brown described the revised site plan, showing a reduction in the number of spaces and the creation of a buffer between the new parking area proposed and the adjacent properties. He described, too, the increased costs to the project the repair and modification fo the garage would entail. Mr. Brown Stated that the increased costs were not part of the project budget. The additional costs, in summary, were due to the cost of the new spronkler system required, and the cost of retaining the garage, with the additional problem of access to the rear of the building with the garages remaining.

Ms. Rochelle Lee of LISC described the financial commitment for project funding, and stated the finacing for the entire project would be jeopardized without demolition, the project was also at risk due to delays, as the tax credits that were part of th funding package had a set timeframe for use. She stated, too, that the low number of on-site parking spaces that would be required with the retention of the garages would make it more difficult to market the units, thus discouraging investors. A letter from George McGovern dated 6/20/96 was read.

Mr. Schadeegg and Ms. Lee discussed the required number of spaces and the effect of the parking on the funding of the proejct. After this discussion, Councilwoman Nolan stated that in her opinion the evidence presented was not new information, but a comment on information presented previously. Ms. Robertson asked about the funding mix, an was told it was 40% through Tax credits and NEF, and 60% through RIMHFC. No options for additional funding are available.

Councilwoman Nolan asked if the three walls of the garge could be retained and cited the \$30,000 cist to rehabilitate the garages. Mr. Schadeegg noted that there had a series of meetings between neighborhood residents and Omni, with the installation of 6' to 8' fence discussed as a

buffer. It had been the consensus reached that the project would not go forward with the garages in place.

Ms. Robertson stated that it appeared that sufficient evidence had been presented for reconsideration, given the serious nature of the jeopardizing of the project funding. Councilwoman Nolan did not agree that there had been a substantial change.

Councilwoman Balbina Young commented that the building had been boarded up for too long, and that she recognized the concern of neighbors who wanted a buffer. She stated that while the garages had ambiance, they did not fit contemporary cars. She noted that investment in the neighborhood should be encouraged, and was concerned that the property would not be rehabilitated by another developer if the present project was not to go forward.

After some additional review of the evidence for reconsideration and the issues, Mr. deBoer made a motion to reconsider the PHDC decision to deny the demolition of the garages, on the basis of the new evidence presented, including the site plan amendment, the need for the new sprinkler system, and the suggestion that the funding would be jeopardized. He cited the restrictions relating to offsite parking in the letters submitted and the letters of support for the project. The motion was seconded by Ms. Parrillo. It was unanimously approved.

Members Voting: Nolan, Schadeegg, Everett, Ryan, Parrillo, deBoer, Robertson, Ardente

Ms. Robertson made a motion, seconded by Councilwoman Nolan, to reconsider at a later date, at a special meeting if necessary, which was unanimously approved.

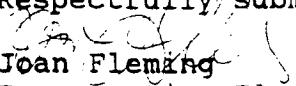
Members Voting: Nolan, Schadeegg, Everett, Ryan, Parrillo, deBoer, Robertson, Ardente

Mr. Mark McGwin asked that the community be notified of the special meeting. Mr. Salvatore stated that the reconsideration could be not be heard at the present meeting due to notice requirements.

The special meeting was tentatively scheduled for 7/8/96 at 7:00 PM.

There being no further business, the meeting was adjourned at 8:55 PM.

PHDC Minutes 6/24/96
Page 14

Respectfully submitted,

Joan Fleming
Preservation Planner