



CITY OF PROVIDENCE
Jorge O. Elorza, Mayor

January 5, 2016

Katherine Jurczyk Pomplun, Senior Grants Coordinator
Rhode Island Historical Preservation & Heritage Commission
Old State House
150 Benefit Street
Providence, RI 02903-1209

Re: 2015-2016 Providence Historic District Commission's CLG Annual Report

Dear Ms. Jurczyk Pomplun:

Please find attached the Providence Historic District Commission's Certified Local Government Annual Report for 2015-2016. Please contact me at 680.8517 should you have any questions or need any additional information.

Best,

A handwritten signature in black ink, appearing to read "Jason D. Martin".

Jason D. Martin
Preservation Planner/PHDC Staff

IN CITY COUNCIL
FEB 02 2017

FROM
CITY CLERK
I have reviewed that
the following is correct.
A handwritten signature in black ink, appearing to be the signature of the City Clerk.

DEPARTMENT OF PLANNING AND DEVELOPMENT
444 Westminster Street, Providence, Rhode Island 02903
401 680 8400 ph | 401 680 8492 fax
www.providenceri.com



Department of Planning and Development
Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Director

January 3, 2016

Honorable Jorge O. Elorza
Providence City Hall
25 Dorrance Street
Providence, RI 02903

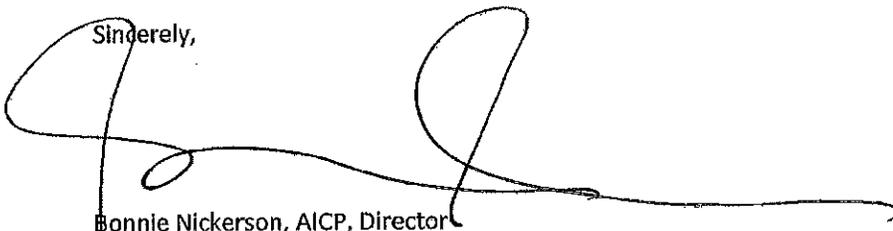
Dear Mayor Elorza,

I am pleased to present this 2015-2016 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2015 through September 30, 2016. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's eight local historic districts, of which there are more than 2,600 properties listed. During 2015-2016, the Planning Department received 143 applications for Certificates of Appropriateness. The Commission reviewed 28 applications, with 115 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process.

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

Sincerely,



Bonnie Nickerson, AICP, Director

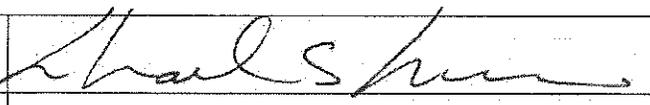
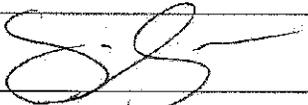
cc: Providence City Council
City Clerk
Rhode Island Historical Preservation Commission
Historic District Commission Members

BN/jm

Rhode Island Historical Preservation & Heritage Commission
 Certified Local Government Annual Report Form

CLG Contact Information					
1. Reporting Period		October 1, 2015 - September 30, 2016			
2. Name of Certified Local Government		Providence			
3. Name of Contact Person		Jason Martin, Preservation Planner			
4. Address	444 Westminster Street, Ste 3A				
5. Phone Number	401.680.8517	6. Email Address	jmartin@providenceri.gov		
CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.					
1. Was the HDC's enabling legislation amended?		<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH a copy of the amendment.	
2. Were procedural or design guidelines developed or amended?		<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH a copy of new or amended guidelines.	
3. What are the current design standards being used by the HDC? (Name document(s) if applicable)		S&G Armory, Broadway, College Hill, North Elmwood, PLD – Residential, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; PHDC Rules & Regulations			
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		See	Attached	
	New Construction				
	Relocations				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH an explanation of how the case was reviewed and why an exception was permitted
7. Were any districts enlarged?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH a copy of the revised district map and indicate how many historic properties were added.
8. Were any new Historic Districts added?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH a copy of the district map(s).
9. Were any new properties designated?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	If YES, ATTACH a list of the properties and addresses.
CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.					
1. Total number of HDC meetings held:		12	2. Total number of vacancies during the year:		2
3. Was each vacancy filled within 90 days?		<input type="radio"/> Yes	<input checked="" type="radio"/> No	4. Were vacancies filled by professionals who meet the Professional Qualification Standards in 36 CFR 61?	
				<input checked="" type="radio"/> Yes	<input type="radio"/> No
5. If vacancies were not filled within 90 days or were not filled by professionals meeting the Professional Qualification Standards, please provide an explanation here:		One City Council position is still vacant and has not been filled. Member Couture's appointment expired; He was eventually replaced by new appointment			
6. Describe any informational meetings, trainings, conferences, or workshops related to historic preservation attended by members of your commission. Include the name of the event and the name(s) of the member(s) who attended:		See Attached			

Rhode Island Historical Preservation & Heritage Commission
 Certified Local Government Annual Report Form

CRITERION #3: Local Governments must maintain a system for the survey and inventory of historic properties.				
1. Has any survey work been completed?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	2. If yes, how many properties have been surveyed?	
3. Has the RIHPHC had an opportunity to participate in the work?	<input type="radio"/> Yes	<input type="radio"/> No	4. Was the survey work recorded on RIHPHC forms?	<input type="radio"/> Yes <input type="radio"/> No
5. Did the RIHPHC receive duplicate forms, maps, and photographs within sixty days of completion?	<input type="radio"/> Yes	<input type="radio"/> No		
CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act:				
1. Did you evaluate the National Register eligibility of any properties?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Did you prepare any National Register forms?	<input type="radio"/> Yes <input checked="" type="radio"/> No
3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?	<input checked="" type="radio"/> Yes	<input type="radio"/> No		
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:	Armory Network Mapping project (PPS/WBNA) - ongoing (extension granted)			
CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.				
1. Are all records including meeting minutes publicly accessible?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Are notices of public meetings published or posted in advance?	<input checked="" type="radio"/> Yes <input type="radio"/> No
3. Briefly describe how the public is given opportunity to comment on National Register nominations:	Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and in the lobby of 444 Westminster Street.			
Assurances				
I hereby certify:				
I.				
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 the State of Rhode Island.				
II.				
Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island, 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.				
III.				
The Historic District Commission meets the requirements for certification in accordance with the Rhode Island Certified Local Governments Program Regulations.				
Signature of Historic District Chairman			Date	1/3/17
Printed/typed name	Michael Marino			
Signature of Chief Elected Official			Date	1/3/17
Printed/typed name	Jorge Elorza, Mayor			

Rhode Island Historical Preservation & Heritage Commission
Certified Local Government Annual Report Form

ATTACHMENTS CHECKLIST

Check to confirm required materials are provided electronically with this report:

<input checked="" type="checkbox"/>	Attachment A: Minutes of all HDC meetings for the year
<input checked="" type="checkbox"/>	Attachment B: A sample approval letter to an applicant
<input checked="" type="checkbox"/>	Attachment C: An up-to-date contact list, including email addresses, of your commission's members. PLEASE INDICATE IF ANY NEW MEMBERS WERE APPOINTED, AND WHO THEY REPLACED. Please note the number of HDC meetings attended by each member.
<input checked="" type="checkbox"/>	Attachment D: A resume for each new commission member.
<input type="checkbox"/>	Any additional attachments required per answers on pages 1-2 of this report; e.g. maps of amended districts, lists of newly designated properties, etc.

Criteria 1.4
Summary of Projects

PROJECT SUMMARIES - OCTOBER 1, 2015 through SEPTEMBER 30, 2016

Summary of Projects

Total Applications Reviewed: 143

Applications Reviewed by HDC: 28 (3 applications reviewed by PHDC & Staff¹)
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 115 (3 applications reviewed by PHDC & Staff)
(Repairs, Replacements in Kind, Restorations, Minor Alterations)

Breakdown by Project Type²

Project Type	Totals	Approved	Denied	Pending³	Withdrawn	Appealed
In-House ⁴	115	115	0	0	0	0
Alterations	28	27	0	1	0	0
Demolitions	0	0	0	0	0	0
New Construction	0	0	0	0	0	0
Relocations	0	0	0	0	0	0
TOTALS⁵	143	142	0	1	0	0

¹ Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: Major Alteration, New Construction, etc. (PHDC) & Repair/Replacement In-Kind, Major Alterations, etc. (Staff)].

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

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

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

⁵ Any discrepancy here is due to the fact that some applications may be reviewed by both Staff and the PHDC (i.e.: Prep-for-Paint (RIK-Staff) and a new side addition (Major Alteration-PHDC). This may result in a discrepancy of the totals.

PROJECT SUMMARIES - OCTOBER 1, 2015 through SEPTEMBER 30, 2016

Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	6	6	0	0	0	0
Armory (expansion)	19	19	0	0	0	0
Broadway	11	11	0	0	0	0
College Hill	78	77	0	1	0	0
North Elmwood	10	10	0	0	0	0
PLD ¹ - ICBBD	0	0	0	0	0	0
PLD - Residential	4	4	0	0	0	0
South Elmwood	8	8	0	0	0	0
Stimson Avenue	3	3	0	0	0	0
TOTALS	143	142	0	1	0	0

Total applications compared from October, 1996-October, 2016:

	<u>Totals</u>	<u>PHDC Reviewed</u>	<u>Staff Reviewed</u>
1996-1997	220	64 (0) ² [29%] ³	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
20 year total	3502	888 [25%]	2629 [75%]
20 year average	175	44 [25%]	131 [75%]

¹ The Providence Landmark District (PLD) was created by Ordinance in Dec. 2014. The PLD is an expansion of the non-contiguous district concept created by the establishment of the Industrial & Commercial Buildings District in 2002. The PLD is divided into two classes: Residential and Industrial & Commercial Buildings.

² Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately [i.e.: New Construction (PHDC) & Site Improvements (Staff)].

³ Represents percentage of total applications reviewed by PHDC or Staff.

Criteria 2.6
Professional Training

Criterion #2.6

Event	Attendee(s)
National Trust for Historic Preservation, National Conference Houston, November 2015	Clark Schoettle
National AIA Conference Philadelphia, May 2016	Cornelis de Boer
State Historic Preservation Conference April 2016	Cornelis de Boer Clark Schoettle Tina Regan
PPS Symposium – Why Preservation? Olneyville, November, 2015	Victoria Wilson-Barnes Kristi Agniel Tina Regan Glen Fontecchio
Lippett House Lecture Series Providence, Spring 2016	Victoria Wilson-Barnes
Asst. Historic House/Plantation Tours Charleston, NC & Savannah, GA	Victoria Wilson-Barnes
Continuing education, various topics, for architecture license	Glen Fontecchio Cornelis de Boer

ATTACHMENT A
Minutes



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • OCTOBER 26, 2015

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Parrillo
 ABSENT: Ryan, Couture
 Staff Present: Jason Martin

MINUTES

Approval of September 28, 2015 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan

PROJECT REVIEW

1. CASE 15.087, 21 JOHN STREET, Young Seamans House, 1798 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting the new construction of a one-bay, 14' x 24' detached garage on the west side of the property.

Mr. Martin gave a staff report. 21 John Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent features of the property are its 5-bay façade. The new construction of a free-standing garage will not cause an adverse effect on the property or surrounding district.

The Commission had the following comments. There was a comment about the trim over the door. It could be simpler, not have the angle that the main house has. Also there were comments about reducing the size of the garage door.

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

- Sara Nagent, 23 John Street, was opposed;
- John Woolsey, 27 John Street, was opposed;
- Karen Usas, 15 John Street, was opposed. Mrs. Usas presented a letter, signed by her husband and herself, opposing the proposal and a petition signed by 14 people opposing the proposal. These items were accepted as Article 1. In Mrs. Usas' testimony she stated that her concern was that the proposed garage would block the view out her kitchen window. Mrs. Usas property directly abuts the proposed garage to the west;
- Greg Hancocks, 23 John Street, was opposed; and,
- Ann Woolsey, 27 John Street, was opposed.

Public comment was closed.

The Commission had the following comment. The proposed garage is allowed by right under zoning. It would be difficult for the Commission to deny the proposed garage when it is allowed by right under zoning and the building envelope as proposed is allowed within right. The Commission asked the applicant to consider reducing modifications to the design to address some of the neighbor's concerns. The applicants agreed to evaluate and consider this and to return to the Commission.

Motion to table, with the applicant to return to a subsequent meeting with an elevation and site drawings showing the relation between the proposed garage and the abutting property.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Next: 11/23/2015 4:45 PM
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Kristi Agniel, Regular Member
ABSENT:	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel Ryan

2. CASE 15.112, 390 BROADWAY, Nancy C. Ballou House, 1875-77 (BROADWAY)

Susy de Leon & Steven Biernacki, owners/applicants, and Wayne Trissler, Providence Revolving Fund, appeared before the Commission requesting the removal of the existing slate roof and the installation of an architectural asphalt shingle roof.

Mr. Martin gave a staff report. 390 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway local historic district. The proposal is part of a larger rehabilitation of the property being supervised by the Providence Revolving Fund.

The Commission had the following comments. Details? The applicants are retaining open valleys and ridge caps, using copper for valleys and trim. Shingle color: Hatteras in a dark grey. Commission would like to see a sample of the asphalt shingle which can be submitted to staff and distributed to sub-committee.

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

Motion to approve with an asphalt shingle example to be provided to staff and sub-committee for approval.

RESULT:	APPROVED [7 TO 0]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan
RECUSED:	Schoettle

3. CASE 15.113, 138 MESSER STREET, House, ca. 1890 (ARMORY)

Shawn Selleck and Antonieta Falcont, owners/applicants, and Wayne Trissler, Providence Revolving Fund, appeared before the Commission requesting the conversion of a window to a door, rear elevation and the relocation of porch door and a window, side porch.

Mr. Martin gave a staff report. 138 Messer Street is a structure of historical and architectural significance that contribute to the significance of the Armory Historic District; the proposed alterations are primarily not visible from the public right-of-way; and, the proposed alterations are part of a larger scope-of-work being supervised by The Providence Revolving Fund.

The Commission had the following comments. The rear door may need a railing.

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

Motion to approve as submitted.

RESULT:	APPROVED [7 TO 0]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan
RECUSED:	Schoettle

4. CASE 15.114, 9 & 10 THOMAS STREET, Deacon Edward Taylor, 1786 & Seril Dodge House I, 1786-9, 1906
 Cornelis de Boer, architect, representing the owner, appeared before the Commission requesting the construction of a 30" connector between the second and third floors of the structures, set back approximately 20' from the front of the buildings.

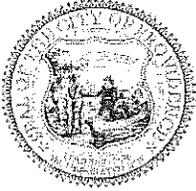
Mr. Martin gave a staff report. 9 & 10 Thomas Street are structures of historical and architectural significance that contribute to the significance of the College Hill local historic district; the modification as proposed will not be recognizable from the public right-of-way.

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

Motion to approve as submitted.

RESULT:	APPROVED [6 TO 0]
MOVER:	Glen Fontecchio, Vice-Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Fontecchio, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan
RECUSED:	deBoer, Schoettle

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • NOVEMBER 23, 2015

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture, Martin
 ABSENT: Ryan, Fontecchio, Kaplan, Parrillo
 Staff Present: Jason Martin

MINUTES

Approval of October 26, 2015 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED AS AMENDED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture

PROJECT REVIEW

1. CASE 15.101, 86 BROWN STREET, Howard Hoppin House, 1875-95 (COLLEGE HILL)

Bertram Malle, Owner/Applicant, appeared before the Commission requesting the conceptual approval of the conversion of a rear entry and sunroom to a dining room by enclosing the area is glass panels, with a sliding glass door, for access to the rear yard.

Mr. Martin gave a staff report. 86 Brown Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent features of the property are its main façade with faceted tower. The modifications as proposed are predominantly not visible from the public right-of-way; there is a partial public view of the north elevation from the driveway of the abutting property on Meeting Street. The Commission granted conceptual approval at the September 28th meeting.

The Commission had the following comments. The revised plans are better. Would like to see the large transom windows divided to match the lower sash. The applicant agreed to the proposal.

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

Motion for Final Approval, as modified, with revised drawings submitted to Staff.

RESULT:	APPROVED, AS AMENDED [6 TO 1]
MOVER:	Jon-Paul Couture, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Marino, deBoer, Schoettle, Lund, Agniel, Couture
NAYS:	Regan

2. CASE 15.087, 21 JOHN STREET, Young Seamans House, 1798 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting the new construction of a one-bay, 14' x 24' detached garage on the west side of the property.

Mr. Martin gave a staff report. 21 John Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent features of the property are its 5-bay façade. The new construction of a free-standing garage will not cause an adverse effect on the property or surrounding district.

Mr. Rapp gave a progress report on changes made since the previous meeting. The proposal has had some modifications in response to the comments received at the previous meeting. The building has been reduced slightly in size and its location has been pushed forward approximately a foot in an attempt to clear the abutting neighbor's kitchen window. The size of the garage door has been slightly reduced. The intent is to match the slope of the roof with the slope of the main house's roof.

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

- John Usas, 15 John Street, who is the property owner which abuts the proposed garage's location explained his letter which provided an analysis of the main house's roof and dormer slopes. He would like the proposed garage to match that slope which is a 9/12 pitch.

Public comment was closed.

Motion for Final Approval, as modified, with revised drawings submitted to Staff.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Jon-Paul Couture, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture

3. CASE 15.119, 21 PLANET STREET, Welcome Arnold House, 1785-95 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting installation of replacement windows and the removal of the existing chimney.

Mr. Martin gave a staff report. 21 Planet Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The issues and failure of the windows and chimneys is due to the systematic lack of maintenance which is of no fault to the new owner. It is staff's opinions that the new owner is capable of returning this building to an appearance worthy of its historical significance and that accommodating the request are necessary to accomplish this. If it is cost effective to retain the main chimney as a "fake" chimney, staff supports this being done.

The Commission had the following comments. The Commission would like the chimneys to be retained, even if they are only engineered and rebuilt at the roof-line. The applicant is willing to do this. There was a discussion regarding the fenestration on the building and what would be most appropriate moving forward. There is a mix of windows currently. The consensus was that 6/6 sash to be used except for the ground-level which will have 8/8 sash. The Commission requested that the applicant to return to a subsequent meeting with revised drawings.

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

Motion to grant conceptual approval of the application as modified, with the chimneys to be retained, 6/6 sash to be used except for the ground-level which will have 8/8 sash, with the applicant to return to a subsequent meeting with revised drawings.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]	Next: 12/14/2015 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Jon-Paul Couture, Regular Member	
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture	

4. **CASE 15.120, 142 PROSPECT STREET, House, after 1908 (COLLEGE HILL)**
 No one appeared for the scheduled item. The item was continued.

RESULT:	CONTINUED [UNANIMOUS]	Next: 12/14/2015 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Jon-Paul Couture, Regular Member	
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture	

5. **CASE 15.121, 12 SHELDON STREET, Zoeth Brown House, 1845 (COLLEGE HILL)**
 Michael D’Ambra, applicant/owner, appeared before the Commission requesting the removal of an existing window, rear (north) elevation and the installation of a patio door. The existing window from the north elevation is to be relocated to west elevation. The existing window on the west elevation is to be relocated on the west elevation to accommodate both windows.

Mr. Martin gave a staff report. 12 Sheldon Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district; the modification as proposed will not be recognizable from the public right-of-way.

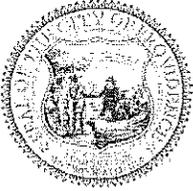
The Commission asked if the transom could be removed as the proportions appear incorrect with the transom. The applicants agreed to remove the transom.

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

Motion to approve as submitted.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Jon-Paul Couture, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Agniel, Couture

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • DECEMBER 14, 2015

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Ryan (4:45 PM - 5:20 PM), Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
 ABSENT: Schoettle, Couture, Parrillo
 Staff Present: Jason Martin

MINUTES

Minutes of the November 23, 2015 regular meeting

RESULT:	CONTINUED [UNANIMOUS]	Next: 1/25/2016 12:00 AM
MOVER:	Cornelis deBoer, Regular Member	
SECONDER:	Tina Regan, Regular Member	
AYES:	Ryan, Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel	
ABSENT:	Schoettle, Couture	

PROJECT REVIEW

1. CASE 15.119, 21 PLANET STREET, Welcome Arnold House, 1785-95 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting installation of replacement windows and the removal of the existing chimney.

Mr. Martin gave a staff report. 21 Planet Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The issues and failure of the windows and chimneys is due to the systematic lack of maintenance which is of no fault to the new owner. It is staff's opinions that the new owner is capable of returning this building to an appearance worthy of its historical significance and that accommodating the request are necessary to accomplish this. At the November 23rd meeting, the Commission had requested that the chimneys be retained and the fenestration for the building was agreed upon (6/6 sash to be used except for the ground-level which will have 8/8 sash). The Commission requested that the applicant to return to a subsequent meeting with revised drawings, which the applicants have provided.

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

Motion to grant final approval of the application as modified, with the chimneys to be retained, 6/6 sash to be used except for the ground-level which will have 8/8 sash.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Ryan, Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
ABSENT:	Schoettle, Couture

2. CASE 15.120, 142 PROSPECT STREET, House, after 1908 (COLLEGE HILL)

Gene Mancino, architect, representing the owner, appeared before the Commission requesting the construction of a rear, two-story addition.

Mr. Martin gave a staff report. 142 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District; the proposed alterations are not visible from the public right-of-way. In 2006 the applicants applied to the Commission for a similar proposal to build a 532 sq. ft. two-story addition which dominated the rear addition. The Commission considered the proposed addition too large, asked the applicant to consider a smaller addition and continued the item; the application requires a zoning variance. The lot is a non-conforming lot created by variance; all alterations to the lot require a zoning variance; and, the current proposal is for a 16' x 18' (288 sq. ft.) addition that is more sympathetic to the existing structure, retaining many of the existing buildings details.

The Commission had the following comments: There were comments related to the proposed balcony and the brackets. The Commission felt that the balcony should be relatively shallow in depth and that the brackets as proposed are not an appropriate detail.

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

Motion to grant conceptual approval of the application with the applicant to return for final approval once the necessary zoning variances have been granted. The proposed balcony is not included in the conceptual approval.

RESULT:	CONCEPTUALLY APPROVED [UNANIMOUS]	Next: 3/28/2016 12:00 AM
MOVER:	Glen Fontecchio, Vice-Chair	
SECONDER:	Kristi Agniel, Regular Member	
AYES:	Ryan, Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel	
ABSENT:	Schoettle, Couture	

3. CASE 15.122, 395 BENEFIT STREET, Thomas Peckham House, 1818-24 (COLLEGE HILL)

Steven McCauley, applicant/owner, Karen Hughes, architect, appeared before the Commission requesting the removal of the existing 3/3, double-hung, single-pane windows, third floor, all elevations, and the installation of Kolbe 3/3, double-hung insulated sash replacement kits.

Mr. Martin gave a staff report. 395 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district; the modification as proposed, while visible from the public right-of-way, will not be recognizable from the public right-of-way; 395 Benefit Street is a condominium. The condominium association is aware of the proposal and has approved of the proposal; The RIHPHC has a perpetual easement on 395 Benefit Street. They have reviewed and approved the proposal.

The Commission had the following comments: twelve windows are to be replaced. The storm windows will be retained. A previous owner had poorly retrofitted the windows with aluminum jamb-liners and tried to re-glaze the windows in a way were they were no in severe disrepair. A physical sample of the proposed and existing windows was shown.

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

Motion to grant final approval of the application as submitted.

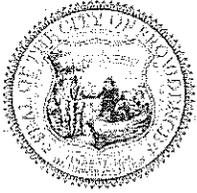
RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Ryan, Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
ABSENT:	Schoettle, Couture

OTHER BUSINESS

Adoption of the Commission's 2016 meeting schedule.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Ryan, Marino, Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel
ABSENT:	Schoettle, Couture

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JANUARY 25, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

12:00 AM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
 ABSENT: Ryan, Fontecchio, Parrillo
 Staff Present: Jason Martin

MINUTES

Minutes of the November 23, 2015 regular meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Catherine Lund
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan, Fontecchio

Minutes of the December 14, 2015 regular meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan, Fontecchio

PROJECT REVIEW

1. CASE 16.004, 5 BURR'S LANE, William Rea House, c1885 (COLLEGE HILL)

Mark Sutherland, applicant/owner, and Peter Lofgren, architect, appeared before the Commission requesting the construction of an approximately 8' x 21' two-story addition to the northeast corner of the property; the proposed addition is to provide an internal code compliant stairwell for access to the second floor.

Mr. Martin gave a staff report. 5 Burr's Lane is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district; the house was modified in 1974, including the proposed area of the addition. In 1991 a greenhouse addition to the northwest elevation was approved by the Commission, which was never built or has since been removed. The RI Statewide Survey Form (attached) states that the building was probably a three-bay, off-center entrance, with three more bays added to the north; the modification as proposed, while visible from the public right-of-way, will not be recognizable from the public right-of-way.

Mr. Lofgren gave an overview of the project. Letters of support from abutters, John Thibodeau, Paul Trickett, Lynde & Thomas Lutzow, Marjorie Heiss and Jason & Carolina Gazzolo-Clark, were introduced into the record and accepted as Exhibit 1. Plan A12, picture and plan of the existing interior stair, was introduced and accepted as Exhibit 2.

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

Motion to grant final approval of the application as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
ABSENT:	Ryan, Fontecchio

OTHER BUSINESS

2. Review and recommendation of National Register Nominations:

- American Brewing Company, 431 Harris Avenue;
- Company Plant, 472 Potters Avenue

Mr. Martin gave a staff report. The Commission regularly reviews and submits an advisory opinion to the RI Historical Preservation & Heritage Commission on proposed National Register Nominations. The two nominations on tonight's agenda, American Brewing Company, 431 Harris Avenue and Company Plant, 472 Potters Avenue, were not available from RIHPHC in time for the HDC's January meeting as they are still in draft form. Recommendation to continue to February meeting; nominations expected to be available for review.

Motion to continue.

RESULT:	CONTINUED [UNANIMOUS]	Next: 2/22/2016 4:45 PM
MOVER:	Catherine Lund, Regular Member	
SECONDER:	Neal Kaplan, Regular Member	
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel	
ABSENT:	Ryan, Fontecchio	

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • FEBRUARY 22, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Schoettle, Regan, Kaplan, Agniel, Parrillo, Wilson-Barnes, Martin
 ABSENT: Ryan, Fontecchio, Lund & deBoer
 Staff Present: Jason Martin

MINUTES

Approval of January 25, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristi Agniel, Regular Member
SECONDER:	Neal Kaplan, Regular Member
AYES:	Marino, Parrillo, Schoettle, Regan, Kaplan, Agniel

PROJECT REVIEW

1. CASE 16.009, 125 CONGDON STREET, House, after 1908 (COLLEGE HILL)

Pam Stone, applicant/owner, and Scott Weymouth, architect, appeared before the Commission requesting the construction of approximately 22' x 22' two-bay detached garage.

Mr. Martin gave a staff report. 125 Congdon Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The modifications as proposed will be minimally visible from the public rights-of-way. The driveway is encumbered with an easement shared with the adjoining property at 119 Congdon Street; the construction of the garage would have no impact on the easement. The applicant is removing a large section of paving and driveway at the rear of the property; she has enlisted a landscape architect, Martha Moore, to assist in this process.

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

Motion to approve, citing Standard 8 with sub-committee to review details as needed.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Parrillo, Schoettle, Regan, Kaplan, Agniel

2. CASE 16.010, 73 CHAPIN AVENUE, House, c1869 (ARMORY)

Andres Aveledo, applicant/owner, appeared before the Commission requesting the modification of the existing 20th century garage roof damaged by fire from a hip to a gambrel roof.

Mr. Martin gave a staff report. 73 Chapin Avenue is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The garage is a 20th C, masonry-block secondary structure with minimal historic or architectural significance to the Armory local historic district. The modifications as proposed will be visible from the public rights-of-way. The garage, particularly the roof, at 73 Chapin Avenue is visible partially from the driveway of the house, but it is most visible from along Chapin Avenue at Sycamore Street and Sycamore Street itself. In this case staff believes it's a reasonable ask to use

the opportunity of the fire to better fit the garage contextually into the surrounding area. This garage has become more visible because of the neighborhood garden on the adjacent corner. Overall staff recommends approval of the roof form from hip to a gambrel. It enhances the existing context, giving more architectural interest to the view than the garage's former hip roof.

The Commission had the following comments: the Commission thought that a gambrel form would appear out of place as there are not any similar forms in the neighborhood. The Commission agreed that this was an opportunity to enhance the existing garage's form. Suggestions included using a cross-gable or hip roof.

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

Motion to table, with a sub-com available to review revisions, and the applicant to reappear at a subsequent meeting.

RESULT:	CONTINUED [UNANIMOUS]	Next: 3/28/2016 4:45 PM
MOVER:	Neal Kaplan, Regular Member	
SECONDER:	Tina Regan, Regular Member	
AYES:	Marino, Parrillo, Schoettle, Regan, Kaplan, Agniel	

OTHER BUSINESS

3. Review and recommendation of National Register Nominations:

Mr. Martin gave a staff report. The Commission regularly reviews and submits an advisory opinion to the RI Historical Preservation & Heritage Commission on proposed National Register Nominations. The two nominations on tonight's agenda are the American Brewing Company, 431 Harris Avenue and William J. Braitsch and Company Plant, 472 Potters Avenue. A motion was made stating that the PHDC has read, reviewed and commented on the American Brewing Company, 431 Harris Avenue, and Company Plant, 472 Potters Avenue National Register nominations and the Commission believe that the buildings meet the eligibility criteria for the National Register of Historic Places. The PHDC recommends that the State Historic Preservation Officer nominate these buildings to the National Register.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Kristi Agniel, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Parrillo, Schoettle, Regan, Kaplan, Agniel

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • MARCH 28, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
 ABSENT: Ryan, Marino, Parrillo
 Staff Present: Jason Martin

MINUTES

Minutes of the February 22, 2016 regular meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.010, 73 CHAPIN AVENUE, House, c1869 (ARMORY)

Andres Avelado, applicant/owner, appeared before the Commission requesting the modification of the existing 20th century garage roof damaged by fire from a hip to a gambrel roof.

Mr. Martin gave a staff report. 73 Chapin Avenue is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The garage is a 20th C, masonry-block secondary structure with minimal historic or architectural significance to the Armory local historic district. The modifications as proposed will be visible from the public rights-of-way. The applicant appeared at the February 22nd meeting where the item was continued and a sub-committee formed; the applicant revised his design to a gable roof with dormers; he has since revised design to a gable end design. A truss-design has been engineered (attached).

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

2. CASE 16.018, 8 JENCKES STREET, Nicholas Brown House, ca1830, (COLLEGE HILL)

Chris Langlois and Tina Rizack, applicant/owner, and Lisa Foster, designer, appeared before the Commission requesting the modification to the rear ell of the building (c.1962) to include the addition of a new deck and fenestration.

Mr. Martin gave a staff report. 8 Jenckes Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The modifications as proposed will not be visible from the public rights-of-way. Drawings, details and photographs have been submitted.

The Commission had the following comments: was there a sit plan; Yoder + Tidwell are working on a site plan, when completed will submit a copy; how is the lattice below the decks being handled: horizontal/vertical with

1" spacing; balustrades for deck to be 3" on center; possibility of two small windows at rear be made to be 9-lite windows with the top of the casings to match the door heights, if possible.

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

RESULT:	APPROVED, AS AMENDED [7 TO 0]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Fontecchio, deBoer, Schoettle, Regan, Lund, Agniel, Wilson-Barnes
RECUSED:	Kaplan

3. CASE 16.019, 135 PRATT STREET, House, ca1960, (COLLEGE HILL)

Stanley & Anne Weis, applicants/owners, and Friedrich St. Florian, architect, appeared before the Commission requesting the enclosing of the existing carport and the addition of a second-story to the area of the carport, as part of a rehabilitation of the existing building. The modifications include the removal of the existing shingles on single-story section to south and installing cementitious clapboard; the increase in height of the middle section by five feet and to create a more generous space inside; exterior materials will be a vertical board-and-batten; the enclosing of the existing carport and conversion of the two-bay garage; and the construction of a second-story master suite addition above garage area; material to be a rain-screen with a soft green slate.

Mr. Martin gave a staff report. 135 Pratt Street is a structure of minimal historical and architectural significance to the College Hill local historic district. The modifications as proposed will be visible from the public rights-of-way. The applicant presented the project informally before the Providence Preservation Society's Planning & Architectural Review Committee on Wednesday, March 23rd. Staff attended that meeting. A letter from PAR is expected. The project was well received. Drawings and photographs have been submitted. Material samples are available.

The Commission had the following comments: there were questions regarding the materials; Mr. St. Florian explained the various materials (as detailed above) that would be used. More details to become available as the project moved forward. Discussion of creation of a sub-committee to handle details and give Final Approval, as the applicant is on a tight time-frame to get the project completed. The sub-committee would have the option to refer the project back to the full commission.

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

RESULT:	APPROVED TO SUBCOMMITTEE [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes
EXCUSED:	Agniel

4. CASE 16.020, 400 BENEFIT STREET, St. Stephen's Church/Barker Playhouse, 1840, (COLLEGE HILL)

David Crosley, representing the applicant/owner, and Cornelis de Boer, architect, appeared before the Commission requesting the introduction of a new stone ramp, steps and landing with painted steel hand rails at front entrance to provide ADA accessibility.

Mr. Martin gave a staff report. 400 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The modifications as proposed are to meet ADA standards. Drawings, details and photographs have been submitted.

Mr. de Boer gave a summary: the project is also being reviewed by RI Historical Preservation & Heritage Commission. At RIHPHC's suggestion the ramp has been widened to 7' to match current opening. A center handrail may be needed.

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

RESULT:	APPROVED [6 TO 0]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Fontecchio, Schoettle, Regan, Lund, Kaplan, Wilson-Barnes
EXCUSED:	Agniel
RECUSED:	deBoer

5. CASE 16.021, 17 LUZON AVENUE, Charles F. Lockwood House, ca1923-23, (PLD-Residential)

Glen Fontecchio, applicant/owner, appeared before the Commission requesting the installation of solar panels to the west slope of the roof, predominantly on top of the existing dormer.

Mr. Martin gave a staff report. 17 Luzon Avenue is a structure of historical and architectural significance that contribute to the significance of the Providence Landmarks District - Residential. The modifications as proposed will be minimally visible from the public rights-of-way. The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 3. Drawings, details and photographs have been submitted.

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

RESULT:	APPROVED [7 TO 0]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes
RECUSED:	Fontecchio

PRELIMINARY REVIEW

6. 77 HUDSON STREET

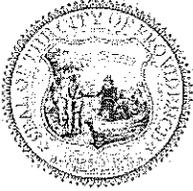
David Gillette, owner, appeared before the Commission as a preliminary application to discuss the removal and installation of a window as part of a kitchen rehabilitation.

Mr. Martin gave an overview. 77 Hudson Street is currently vinyl-sided. The suggestion of the Commission was to retain the original opening and place a smaller window within that frame. This could be a staff review. This would allow for the window to be restored in the future when the building's envelope is restored.

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

No formal action was taken by the Commission as this was a preliminary application.

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • APRIL 25, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Fontecchio, Regan, Lund, Kaplan, Parrillo, Wilson-Barnes
 ABSENT: Ryan, de Boer, Schoettle, Agniel
 Staff Present: Jason Martin

MINUTES

Approval of March 28, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	CONTINUED (WITH VOTE) [UNANIMOUS]
MOVER:	Glen Fontecchio, Vice-Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.036, 122 BROOK STREET, John Harradon House, 1846 (COLLEGE HILL)

Richard & Tokyo Schieferdecker, applicants/owners, and Diane Alexander, architect, appeared before the Commission requesting the installation of a dormer to the south slope of the end-gable roof and the installation of rear patio doors and a deck as part of the rehabilitation of the property into a single-family residence.

Mr. Martin gave a staff report. 122 Brook Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. The modifications as proposed will be visible from the public rights-of-way. Drawings, details and photographs have been submitted. Ms. Alexander gave an overview. A new south elevation was introduced and accepted as Exhibit A.

The Commission had the following comments: the proposed windows should be simulated-divided lites; there was a question if the proposed dormer windows could be double-hung units instead of awnings? This was a possibility; the wall of the dormer is even with the lower wall and not set back because the stair comes up against the wall. There was concern from some members over the overall size of the dormer. The dormer would be shingled. Rear deck materials were discussed: vertical decking material, painted cedar and captured balustrades (details to be provided to staff).

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

RESULT:	APPROVED, AS AMENDED [5 TO 1]
MOVER:	Glen Fontecchio, Vice-Chair
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Fontecchio, Lund, Kaplan, Wilson-Barnes
NAYS:	Regan

2. CASE 16.037, 7 PARADE STREET, Residential/Commercial Building, early 20th C. (ARMORY)

Donald Baffoni, applicant/owner, appeared before the Commission requesting the construction of an egress door to the rear of the property as part of the rehabilitation of the property into a restaurant.

Mr. Martin gave a staff report. 7 Parade Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The modifications as proposed will be nominally visible from the public rights-of-way. Drawings and photographs have been submitted.

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

3. CASE 16.043, 54 SYCAMORE STREET, House, ca1890 (ARMORY)

Shawn Klejmont & Shauna Duffy, applicant/owner, appeared before the Commission requesting the installation of two skylights, one on the northeast slope of the hip roof and one on the south slope to replace a vent; and, the conversion of a window to a door on the north elevation.

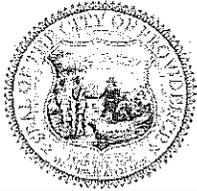
Mr. Martin gave a staff report. 54 Sycamore Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The modifications as proposed will be nominally visible from the public rights-of-way. The property has an easement with the Providence Revolving Fund. The Revolving Fund has preliminarily approved the proposed modifications. Drawings and photographs have been submitted.

The Commission had the following comments: There was concern regarding the proposed skylights, in particular the size and placement of the skylight proposed for the north slope of the roof. The applicants explained that they were trying to create a light well for the master bathroom on the second floor and thought it would be possible to reduce the size to approximately 2'x2' and raise the location to address the commission's concerns. The idea of the side entrance is acceptable, but further details regarding the hood are needed. Additionally the steps as designed will not meet code. The discussion regarding this talked about having the stairs meet code (having a 3' landing) with the stairs to run to the west along the house. The applicants agreed and would return to a subsequent meeting with revised documentation.

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

RESULT:	CONTINUED [UNANIMOUS]	Next: 5/23/2016 12:00 AM
MOVER:	Glen Fontecchio, Vice-Chair	
SECONDER:	Neal Kaplan, Regular Member	
AYES:	Marino, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes	

ADJOURNMENT



**CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • MAY 23, 2016**

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Parrillo, Wilson-Barnes
 ABSENT: Ryan
 Staff Present: Jason Martin

MINUTES

Approval of March 28, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornells deBoer, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

Approval of April 25, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.035, 9 HIDDEN STREET, Franklin Smith House, 1828 (COLLEGE HILL)

Brad Marston, owner, and Javier Rico, solar contractor, appeared before the Commission requesting the installation of solar panels to the south (front) slope of the side gable roof.

Mr. Martin gave a staff report. 9 Hidden Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district; although the structure is an older building, the building no longer reads as an early 19th century building. Arguably, through changes made over the years, the property reads as a mid-20th Century building. The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 3, in the following manner: the proposed location is the only viable location (staff has spoken with Sol Power and confirmed); while the installation will be visible, it will not be visually intrusive.

The Commission had the following comments: Is it possible to locate the panels anywhere else on the property? No, this is the only viable location; What other measures have the owner undertaken towards energy efficiency? Mr. Marston explained that he is a Climate Scientist at Brown University, that he has done everything (audits, insulation, lighting, etc.) to make the building energy efficient. This proposal is the last step and will allow the property to be largely energy independent. Was the roof in need of replacement? No, it had been done within the past 5 years or so, so mid-life on the roof.

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

- Councilman Sam Zurier, Ward 2, appeared and submitted a letter in support of the application;

The following letters were received:

- Stephen R. Schwartz, 172 Congdon Street, in support;
- Allison & Nick Spooner, 166 Prospect Street, in support;
- Christopher Lee, 7 Hidden Street, in support; and,
- Markus Berger, 169 Congdon Street, in support.

Public comment was closed.

Motion to approve, if the panel's layout needs to be modified changes are to be submitted to staff, citing PHDC Standard 8 and the application meets the Commission's Standards & Guidelines for Minor Alterations: Solar Energy Systems Guidelines, Section 3

RESULT:	APPROVED [5 TO 4]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Glen Fontecchio, Vice-Chair
AYES:	Marino, Fontecchio, deBoer, Lund, Wilson-Barnes
NAYS:	Schoettle, Regan, Kaplan, Agniel

2. CASE 16.043, 54 SYCAMORE STREET, House, ca1890 (ARMORY)

The item was continued at the request of the applicants.

RESULT:	CONTINUED [UNANIMOUS]	Next: 6/27/2016 4:45 PM
MOVER:	Glen Fontecchio, Vice-Chair	
SECONDER:	Catherine Lund, Regular Member	
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Wilson-Barnes	

3. CASE 16.059, 20 & 20 1/2 DEXTER STREET, Nicholas A. Fenner House I, 1857 (ARMORY)

Robert Pritchard, The Providence Center, applicant, representing the owner, Ashely Prestor and Lauren Drapala, DBVW Architects, and Craig Sutton, Stand Corporation, appeared before the Commission requesting the removal of the existing single-pane, double-hung wood windows and the installation of Kolbe insulated, double-hung wood windows at both locations.

Mr. Martin gave a staff report. 20 & 20 1/2 Dexter Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The modifications as proposed will be visible from the public rights-of-way. The project is receiving Federal funds and is also to be reviewed by RI Historical Preservation & Heritage Commission. The windows in the buildings had been previously repaired and modified approximately 10 years earlier. They have now deteriorated to the point of not operating properly and are no longer feasible, nor are the windows viable for repair.

The Commission had the following comments: Color? Darker color was suggested, will submit window color to staff for review.

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

- Rose Seigel, 26 Dexter Street, appears to testify about lighting overspill from the property. The Commission referred her to the Department of Inspection & Standards.

Public comment was closed.

Motion to approve as submitted, citing Standard 8

RESULT:	APPROVED [8 TO 1]
MOVER:	Cornells deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Fontecchio, deBoer, Schoettle, Lund, Kaplan, Agniel, Wilson-Barnes
NAYS:	Regan

ADJOURNMENT



**CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JUNE 27, 2016**

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel
 ABSENT: Ryan, deBoer, Parrillo, Wilson-Barnes
 Staff: Jason Martin

MINUTES

Minutes of the May 23, 2016 regular meeting

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel

PROJECT REVIEW

1. CASE 16.067, 58 HUDSON STREET, House, ca 1870 (ARMORY)

Allison Johnson, applicant/owner, appeared before the Commission requesting the installation of a new window to the rear elevation, first floor.

Mr. Martin gave a staff report. 58 Hudson Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The modifications as proposed will not be visible from the public rights-of-way.

The Commission had the following comments: would an acceptable alternate to the double hung window be an awning window that would be the size of a typical upper sash in the building? The applicant agreed this would be acceptable.

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

Motion to approve as amended, with the window to be an awning window that would be the size of a typical upper sash in the building, with a revised drawing submitted to staff, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel

2. CASE 16.068, 289 BROADWAY, Wm. H. Walton House, now Aurora Club, 1889 (BROADWAY)

Christine West and George Cucitrone, architects, representing the owner, appeared before the Commission requesting the modification of the existing east entrance to make ADA-accessible.

Mr. Martin gave a staff report. 289 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway Historic District; the owners submitted an application in 2014 to accommodate an ADA-accessible entrance. The design and location at the time was problematic for the Commission (west elevation) and the application was eventually withdrawn. A new application and design has been submitted with the ADA-accessible entrance located at the east entrance of the building in a newly configured entryway. This location was the Commission's preferred location for the entrance during discussions regarding the original application.

The Commission had the following comments: Could the stair have a railing as opposed to the wall? Ms. Kite responded that would be acceptable.

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

Motion to approve as amended, with the entrance's landing wall to be a railing, with revised drawings to be submitted to staff, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Tina Regan, Regular Member
AYES:	Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel

3. CASE 15.120, 142 PROSPECT STREET, House, after 1908 (COLLEGE HILL)

David Mitchell, owner, and John Garrahy, attorney, and Gene Mancino, architect, appeared before the Commission requesting the construction of a rear, one-story addition and the removal of a chimney.

Mr. Martin gave a staff report. 142 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic District; the proposed alterations are not or minimally visible from the public right-of-way. In 2006 the applicants applied to the Commission for a similar proposal to build a 532 sq. ft. two-story addition which dominated the rear addition. The Commission considered the proposed addition too large, asked the applicant to consider a smaller addition and continued the item. At the December 14, 2015 meeting the Commission granted conceptual approval to the proposal of a two-story addition. There was some concern over the introduction of a balcony to the second floor of that proposal which was not included with the conceptual approval. At the time it was thought that the applicant would be required to seek a zoning variance. The Building Director determined that the proposal did not need to seek a zoning variance. During that time the applicants have reconsidered their proposal and changed the scope. The current proposal is for an approximately 16' x 20' (320 sq. ft.) single story addition and the removal of the existing chimney.

The Commission had the following comments: is it possible for the roofline to be changed to a hip roof and to drop the eave line to match the bottom of the band course, which would also allow for the retention of the second floor bathroom window. The owner agreed that this would be acceptable.

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

Motion to approve as amended, with the roofline to be changed to a hip roof and to drop the eave line to match the bottom of the band course, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Glen Fontecchio, Vice-Chair
SECONDER:	Clark Schoettle, Regular Member
AYES:	Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel

4. CASE 16.069, 34 BENEFIT STREET, Mrs. Mary M. Gorham House, 1863-5 (COLLEGE HILL)

Mark Rapp, architect, and John Garrahy, attorney, representing the owner, appeared before the Commission requesting the removal of the existing single-pane, double-hung wood windows and the installation of Trimline insulated, double-hung composite windows.

Mr. Martin gave a staff report. 34 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. Mr. Rapp gave an overview of the project.

The Commission had the following comments: concern over the "phased" nature of the project, concerned about product remaining the same through process; would like to see a window survey and additional documentation of the existing windows so the Commission. Possibility of keeping some original windows on the front elevation?

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

- Marena Wisniewski, Providence Preservation Society, read a letter from the Preservation Society that was not in favor of replacing the windows at the property;
- Linda Getgen, 52 Benefit Street, agreed with the comments in PPS' letter
- Allison Eichler, 50 Benefit Street, agreed with the comments in PPS' letter; and,
- Charles Hewett, 35 Benefit Street, agreed with the comments in PPS' letter.

Public comment was closed.

Motion to continue to a subsequent meeting with the applicant to return with a window survey and more detailed information regarding the existing windows.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Next: 7/25/2016 4:45 PM
SECONDER:	Clark Schoettle, Regular Member
AYES:	Neal Kaplan, Regular Member
	Marino, Fontecchio, Schoettle, Regan, Lund, Kaplan, Agniel

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • JULY 25, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Parrillo
 ABSENT: Ryan, Fontecchio, Wilson-Barnes
 Staff Present: Jason Martin

MINUTES

Approval of June 27, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel

PROJECT REVIEW

1. CASE 16.084, 20 BAINBRIDGE AVENUE, George E. Boyden House, 1882 (BROADWAY)

The applicant is requesting the removal of 4 existing 2/2, double-hung wood windows and the installation of insulated 2/2 Renewal by Anderson replacement windows, third floor, rear elevation, and the replacement of two grouped awning windows on the first floor, north elevation.

This item was continued at the request of the applicant.

RESULT:	CONTINUED [UNANIMOUS]
	Next: 8/22/2016 4:45 PM
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel

2. CASE 16.069, 34 BENEFIT STREET, Mrs. Mary M. Gorham House, 1863-5 (COLLEGE HILL)

Mark Rapp, architect, representing the owner, appeared before the Commission requesting the removal of the existing single-pane, double-hung wood windows and the installation of Trimline insulated, double-hung composite windows.

Mr. Martin gave a staff report. 34 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill local historic district. At the June 27th meeting the Commission had requested that a window survey and existing conditions of the windows. That documentation has been provided to the Commission. Mr. Rapp gave an overview of the project. Surveyed 86 windows in various condition, approximately half appear serviceable/restorable. Two vinyl replacement windows in side porch, statement from Commission that those windows should be restored with diamond detail included as per other windows in side porch.

The Commission had the following comments: There was a discussion regarding wholesale replacement: the survey implies that a significant number of the windows appear salvageable. Commission suggests an estimate from a window restoration specialist to determine exactly which windows are salvageable and which windows need to be replaced is appropriate to make a determination as to the appropriateness of the application.

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

- Marena Wisniewski, Providence Preservation Society, read a letter from the Preservation Society that was not in favor of replacing the windows at the property;
- Bill Deveney, 52 Benefit Street, agreed with the comments in PPS' letter; if some of the windows are still viable, should be reused;
- Wendy Markus, 33 Benefit Street, agreed with the comments in PPS' letter; was there any pictorial evidence of the building? and,
- Janet Drew, 81 Benefit Street, agreed with the comments in PPS' letter; was opposed to replacement.

Public comment was closed.

Motion to continue to a subsequent meeting with the applicant to return with an estimate from a window restoration specialist to determine exactly which windows are salvageable and which windows need to be replaced.

RESULT:	CONTINUED [UNANIMOUS]
	Next: 9/26/2016 4:45 PM
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel

3. CASE 16.085, 21 JOHN STREET, Young Seamans House, 1798 (COLLEGE HILL)

Gregory L Mundy & Phyllis A Dennery, applicants/owners, and Geoff Hawley, Parker Construction, appeared before the Commission requesting the removal of two windows and the installation of French doors, deck and steps to the first floor, rear elevation.

Mr. Martin gave a staff report. 21 John Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent features of the property are its 5-bay facade. The introduction of French doors and a deck to the rear of the building will have a minimal effect on the property and a negligible effect on the surrounding district.

The Commission had the following comments: would it be possible to retain one of the windows, ideally the west corner window? Also a smaller door with simpler trim would be preferred. The applicant's responded that retaining the window and incorporating simpler trim is acceptable. Also a smaller door should be doable, but would have to be investigated further.

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

Motion to approve as modified, with the west corner window to be retained and simple trim to be used on the new door, with revised drawings to Staff, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel

4. CASE 14.101, 30 STIMSON AVENUE (STIMSON AVENUE)

Michael Marino, applicant/owner, and Jack Renshaw, architect, appeared before the Commission requesting the construction of a 1 ½ story garage to be located in the rear northwest corner of the property.

Mr. Martin gave a staff report. 30 Stimson Avenue is a structure of historical and architectural significance that

contribute to the significance of the Stimson Avenue Historic District; due to the siting of the property, the gable-end roof, and the closeness of the abutting properties the modifications as proposed will not be visible from the public right-of-way. The proposal needs a zoning variance for height. There has been an issue with scheduling zoning meetings and the item is now scheduled for the August ZBR meeting. In order to make it feasible for construction to be done by winter, the item was placed on this month's HDC agenda in order to save the applicant some time in finalizing the City's approvals for the project. The application received Conceptual Approval at Commission's September 2016 regular meeting. At this meeting the Commission recommended that the applicant explore: removing the dormer; lowering the clerestory roof-line; and using four windows closer in size to the main residence's windows instead of the proposed half-round-top windows. Messrs. Marino and Renshaw gave an update. The proposed changes have been incorporated into the final design and are reflected in the submitted drawings.

The Commission had the following comments: there was a question about the driveway: it will be pavers with grass strips; an Atlas metal roof was suggested; also some way to dress up the beam for lifting items to second floor (perhaps encase in a material to dress-up).

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

Motion to approve as submitted, with final details to Staff, citing Standards 8 & 9.

RESULT:	APPROVED [6 TO 0]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	deBoer, Schoettle, Regan, Lund, Kaplan, Agniel
RECUSED:	Marino

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • AUGUST 22, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Marino, Fontecchio, deBoer, Schoettle, Regan, Kaplan, Agniel, Parrillo, Wilson-Barnes
 ABSENT: Ryan, Lund
 Staff Present: Jason Martin

MINUTES

Approval of January 25, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	CONTINUED [UNANIMOUS]
	Next: 9/26/2016 4:45 PM
MOVER:	Kristi Agniel, Regular Member
SECONDER:	Glen Fontecchion, Regular Member
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Kaplan, Agniel, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.084, 20 BAINBRIDGE AVENUE, George E. Boyden House, 1882 (BROADWAY)

Mrs. Adele Jabour, applicant/owner, and Dan Kolenda, Renewal by Anderson windows, appeared before the Commission requesting the removal of 4 existing 2/2, double-hung wood windows and the installation of insulated Renewal by Anderson replacement new-construction windows, third floor, rear elevation, and the replacement of two grouped awning windows on the first floor, north elevation.

Mr. Martin gave a staff report. 20 Bainbridge Avenue is a structure of historical and architectural significance that contribute to the significance of the Broadway historic district; the modifications as proposed will be not visible from the public rights-of-way. Mr. Kolenda gave a presentation. Additional information in the form of pictures of other relevant jobs completed with the proposed windows and an estimate for window repair was submitted and accepted by the Commission. The proposed replacement is a new construction, simulated divided-lite unit that will be dimensionally identical to the existing unit. The existing unit's framing and exterior trim has severely deteriorated. The sash themselves are in fair to moderate condition. The replacement of the double-awning windows will be a single awning approximately the size of a typical window's sash with a single vertical muntin dividing the window.

The Commission had the following comments: the dormer at the rear does not seem original; the house was used as a boarding house in the past and the dormer may have been added during that time-frame. Because of the location of the windows (lack of prominence, visibility from the public right-of-way) and that the dormer is most likely not original, acceptable proposal. Would typically want drawings for this type of application, but okay not to have in this instance. Commission would like to have "before & after" photo documentation of the install, submitted to staff. Also 1/2 screens are preferable for the replacement unit.

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

Motion to approve as submitted, with photo documentation of "before & after" and ½ screens to be used, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Regular Member
SECONDER:	Kristi Agniel, Regular Member
AYES:	Marino, Fontecchio, deBoer, Schoettle, Regan, Kaplan, Agniel, Wilson-Barnes

2. **CASE 16.100, 55 SYCAMORE STREET, House, 1850s (ARMORY)**

The applicant is requesting the installation of solar panels to the south slope of the gable end roof.

The application was continued at the request of the applicant.

RESULT:	CONTINUED [UNANIMOUS]
MOVER:	Next: 9/26/2016 4:45 PM
SECONDER:	Clark Schoettle, Regular Member
AYES:	Kristi Agniel, Regular Member
	Marino, Fontecchio, deBoer, Schoettle, Regan, Kaplan, Agniel, Wilson-Barnes

ADJOURNMENT



CITY OF PROVIDENCE
HISTORIC DISTRICT COMMISSION
MINUTES • SEPTEMBER 26, 2016

Regular Meeting

444 Westminster St., 1st Fl., Conf. Room

4:45 PM

Joseph A. Doorley, Jr. Municipal Building, Providence, RI 02903

OPENING SESSION

PRESENT: Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

ABSENT: Ryan, Marino, Agniel, Parrillo

Staff Present: Jason Martin

MINUTES

Approval of July 25, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

Approval of August 22, 2016 Historic District Commission Regular Meeting Minutes

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Tina Regan, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

PROJECT REVIEW

1. CASE 16.100, 55 SYCAMORE STREET, House, 1850s (ARMORY)

The applicant is requesting the installation of solar panels to the south slope of the gable end roof.

This item was continued at the request of the applicant.

RESULT:	CONTINUED [UNANIMOUS]
	Next: 11/28/2016 4:45 PM
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Catherine Lund, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

2. CASE 16.112, 133 POWER STREET, John A. Townshend House, 1848 (COLLEGE HILL)

Ivan Ferguson, Parker Construction, representing the owner, appeared before the Commission requesting the removal of two existing windows, first floor, rear (south) elevation, and the installation of an insulated Marvin paired window unit with trim to match existing.

Mr. Martin gave a staff report. 133 Power Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; The proposed modifications will not be visible from the public right-of-way; The proposed alterations will have a minimal effect on the property and a negligible effect on the surrounding district.

The Commission had the following comments: there was a concern over the type of proposed window related to the plane of the sashes and the size of the lites (glass): could it be three double-hung or two casements with a fixed window in the middle? Mr. Ferguson responded that the window unit is centered over the kitchen sink and the owners would like to be able to open the middle window. Could three casements be used? Commission suggested that three casements to closely match proportions of original windows, with the trim between the units to be "substantial".

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

Motion to approve as amended, with revised and details to Staff, citing Standard 8.

RESULT:	APPROVED, AS AMENDED [UNANIMOUS]
MOVER:	Clark Schoettle, Vice Chair
SECONDER:	Cornelis deBoer, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

3. CASE 16.113, 160-62 PROSPECT STREET, House, 1875-95 (COLLEGE HILL)

Sanja Ilic, owner, and Mark Rapp, architect, appeared before the Commission requesting the removal of the existing 6/2, double-hung windows, third-floor, all elevations and the installation of eight, 1/1, double-hung, insulated Triline windows, one casement window, the replacement of the existing porch ½ lite door and installation of a full-lite door and the introduction of three new awning windows in the north, east & west gable ends.

Mr. Martin gave a staff report. 160-162 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; The proposed modifications will be visible from the public right-of-way; The property has a mix of replacement windows on the first and second floors, including vinyl replacement windows; The proposed windows are 1/1; the existing windows are 6/2; staff recommends the replacement windows be 6/2; The two adjoining properties to the south are almost identical to the subject property; the third floor on the immediate abutting property is

also 6/2; the southernmost house has replacement windows that are 1/1. In all three properties, the remaining original windows in the body of the houses are 2/1. The proposed casement window in the dormer on the south elevation is for the bathroom. The National Register description mentioned a pedimented gable. This is no longer extant on the property; the property to the immediate south still has its pedimented gable, while the southernmost house does not have one; the proposed new windows at the tops of the east, west and north are to allow light and ventilated into the upper attic area, which is being converted to living space. The introduction of a window to the east (front) gable may be deemed inappropriate.

The Commission had the following comments: the proposed 1/1 windows are inappropriate. If approval for replacement windows is granted the proposed window should match original configuration which is represented by the existing windows; the proposed casement window should also be a double-hung unit; a window survey and an existing conditions assessment were not included with the submitted documentation; the Commission requested that these items be included. The Commission could grant conceptual approval with the requested documentation to be submitted to a sub-committee with the authority to grant final approval. The applicant would need to return to the Commission for approval of the proposed awning windows in the gable end. The Commission requested the exploration of alternatives to the proposal, particularly the front location.

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

Motion to conceptually approve the window replacement portion of the application, with a window survey and condition's assessment to be submitted to a sub-committee, with the sub-committee to grant final approval. The porch door replacement to be approved by Staff; the applicants are to return to a subsequent meeting for the proposed gable windows, citing Standard 8.

RESULT:	APPROVED TO SUBCOMMITTEE [6 TO 1]
MOVER:	Catherine Lund, Regular Member
SECONDER:	Victoria Wilson-Barnes, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Lund, Kaplan, Wilson-Barnes
NAYS:	Regan

4. CASE 16.114, 15 CADY STREET, James Mumford House, 1828 (COLLEGE HILL)

Sarah Zurier & Jonathan Bell, owners, appeared before the Commission requesting the conversion of an existing window to a door and the construction of a deck and stairs, first-floor, rear (north) elevation.

Mr. Martin gave a staff report. 15 Cady Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The prominent features of the property are its 4-bay façade. The proposed modifications will not be

visible from the public right-of-way. The introduction of a door and a deck to the rear of the building will have a minimal effect on the property and a negligible effect on the surrounding district.

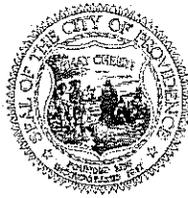
The Chair asked for public comment. No public comment was taken. Public comment was closed.

Motion to approve as submitted, with final details to Staff, citing Standard 8.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Cornelis deBoer, Regular Member
SECONDER:	Catherine Lund, Regular Member
AYES:	Schoettle, deBoer, Fontecchio, Regan, Lund, Kaplan, Wilson-Barnes

ADJOURNMENT

ATTACHMENT B
Sample Approval Letter



Providence Historic District Commission

Jorge O. Elorza
Mayor

October 24, 2016

APPLICANT/OWNER

Sarah Zurier & Jonathan Bell
15 Cady Street
Providence, RI 02903

RESOLUTION 16-21

Application 16.114

WHEREAS, the applicant, Parker Construction, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 15 Cady Street, Plat 10, Lot 92, and,

WHEREAS, the Commission held a Regular Meeting on the matter on September 26, 2016, during which Sarah Zurier & Jonathan Bell, applicants/owners/architect, appeared before the Commission for the scheduled item; and,

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

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

1. 15 Cady Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The prominent features of the property are its 4-bay façade. The proposed modifications will not be visible from the public right-of-way;
2. The application for Major Alterations is considered complete;
3. The work as proposed consists of Major Alterations and includes the removal of two existing windows, first floor, rear (south) elevation, and the conversion of an existing window to a door and the construction of a deck and stairs, first-floor, rear (north) elevation;

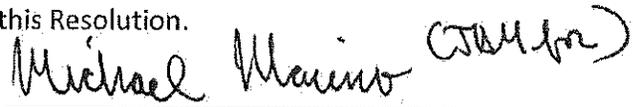
4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district;
5. The work as proposed is in accord with PHDC Standard 8 as follows: exterior alterations shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site; and,

WHEREAS, based upon the above findings of fact the Commission determined that the Major Alterations specified above are appropriate and hereby grant final approval to the application for a Certificate of Appropriateness as submitted, with the following conditions:

- i. Any changes to the project are to be submitted to Staff before work begins.

Mr. de Boer made a motion to grant final approval of the application as submitted, citing Standard 8; Dr. Lund seconded; all of the members present voted in favor; the motion passed unanimously.

NOW THEREFORE BE IT RESOLVED that the application is approved. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file with the Zoning Board of Review. The Zoning Board of Review may be contacted at 401.680.5376. This approval is valid for one year from the date of this Resolution.

 (JMM for)

Michael S. Marino
Chair

ATTACHMENT C
Attendance

PHDC Membership List and Meeting Attendance Record October 1, 2015 – September 30, 2016

Name	Appointment (Status)	Meetings Attended	Resume on File
Michael Marino (Chair)	term expires 9/2017	10	yes
Glen Fontecchio (Vice Chair)	term expires 9/2018	8	yes
Clark Schoettle	term expires 9/2017	10	yes
Cornelis de Boer	term expires 9/2017	9	yes
Catherine Lund	term expires 9/2018	10	yes
Jon Paul Couture	term expired; replaced by Victoria Wilson-Barnes	1	yes
Victoria Wilson-Barnes	new appointment; term expires 9/2018	6	yes
Neal Kaplan	re-appointed; term expires 9/2019	11	yes
Kristi Agniel	re-appointed; term expires 9/2019	10	yes
Tina Regan	re-appointed; term expires 9/2019	12	yes
Mildred Parrillo (Auxiliary)	term expires 9/2017	6	yes
Jo-Ann Ryan Councilwoman, Ward 5		1	no
<p>VACANCIES: One City Council position is currently open.</p>			
<p>Staff</p>			
Jason Martin, Preservation Planner, PHDC Staff		12	

ATTACHMENT D
New Member Resume



VICTORIA WILSON

~~84 Nichols Street, Providence, RI 02907~~

~~401-497-5195 / Victoria@vick.com~~

EXPERIENCE

James Barnes Architects, Providence, RI

Associate Architect, 2003-2010

- » Revised and created drawings in AutoCad; researched materials and products; developed color palettes for interiors; built models; performed assorted clerical duties including billing, taxes and payroll.

John Barbiere Architects, Glen Cove, NY

Summer Intern, 2000

- » Researched Building Code for projects; organized Cad files of interior details.

EDUCATION

Rhode Island School of Design, Master of Architecture, 2002

Columbia University, General Studies, assorted course work in preparation for architecture school

New York School of Interior Design, Certificate in Interior Design

Wellesley College, Bachelor of Arts, Major: French Studies, 1986

ORGANIZATIONS

- » Wellesley College Club of Rhode Island 2005-2014, served as a Member at Large, Nominating Committee member, and Vice President
- » National Organization of Minority Architects; Providence Preservation Society; Rhode Island Historical Society; Providence Community Library
- » Wellesley College Shakespeare Society, Actor, 1983-1986, performed in two plays per year including the lead in *Henry IV, Part One* and "Puck" in *A Midsummer Night's Dream*.