

THE CITY OF PROVIDENCE
STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

RESOLUTION OF THE CITY COUNCIL

No. 438
Approved July 2, 1965

WHEREAS, the premises at 73 Transit Street are within the Historic District, established by this Council and

WHEREAS, proposed plans for the alteration of such premises involve replacement and/or construction of steps which may in whole or in part encroach upon the sidewalk, and

WHEREAS, in the opinion of this City Council such encroachment would be in aid of the expressed objects of preservation and restoration within said established Historic District, and

WHEREAS, it is clearly in the interest of the City to impose reasonable regulations regarding such proposed encroachment,

NOW THEREFORE, BE IT RESOLVED, that this City Council approves the accompanying plans for the alteration of premises at 73 Transit Street, involving replacement and/or construction of steps which may in whole or in part encroach upon the sidewalk, in nature and extent as may be given approval by the Historic District Commission, the Director of Public Works and the Department of Building Inspection of this City and upon such basis of indemnification in favor of the City as may be prescribed by the City Solicitor.

IN CITY COUNCIL

JUL 1 1965

READ and PASSED

James A. Boyle
President
Vincent A. Borgia
Clerk

APPROVED

JUL 2 1965

Joseph A. Parley
MAYOR

RESOLUTION
OF THE
CITY COUNCIL

IN CITY
COUNCIL

JUN 3 1965

FIRST READING
REFERRED TO COMMITTEE ON
PUBLIC WORKS
.....
Therese L. Lippert, CLERK

Mr. Howell (By Request)



Historic District Commission

Suite 103, City Hall, 25 Dorrance Street, Providence, Rhode Island 02903

MRS. GEORGE E. DOWNING, *Chairman*

STUART SHERMAN, *Vice-Chairman*

May 6, 1965

Mr. Vincent Vespia
City Clerk's Office
City Hall
Providence, R. I.

Dear Mr. Vespia:

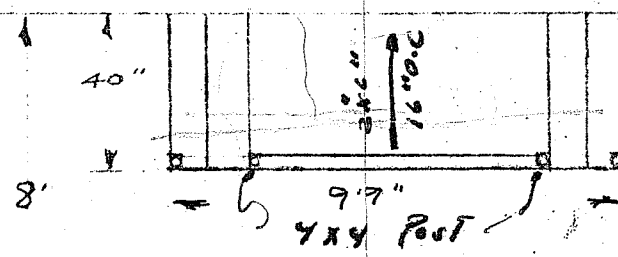
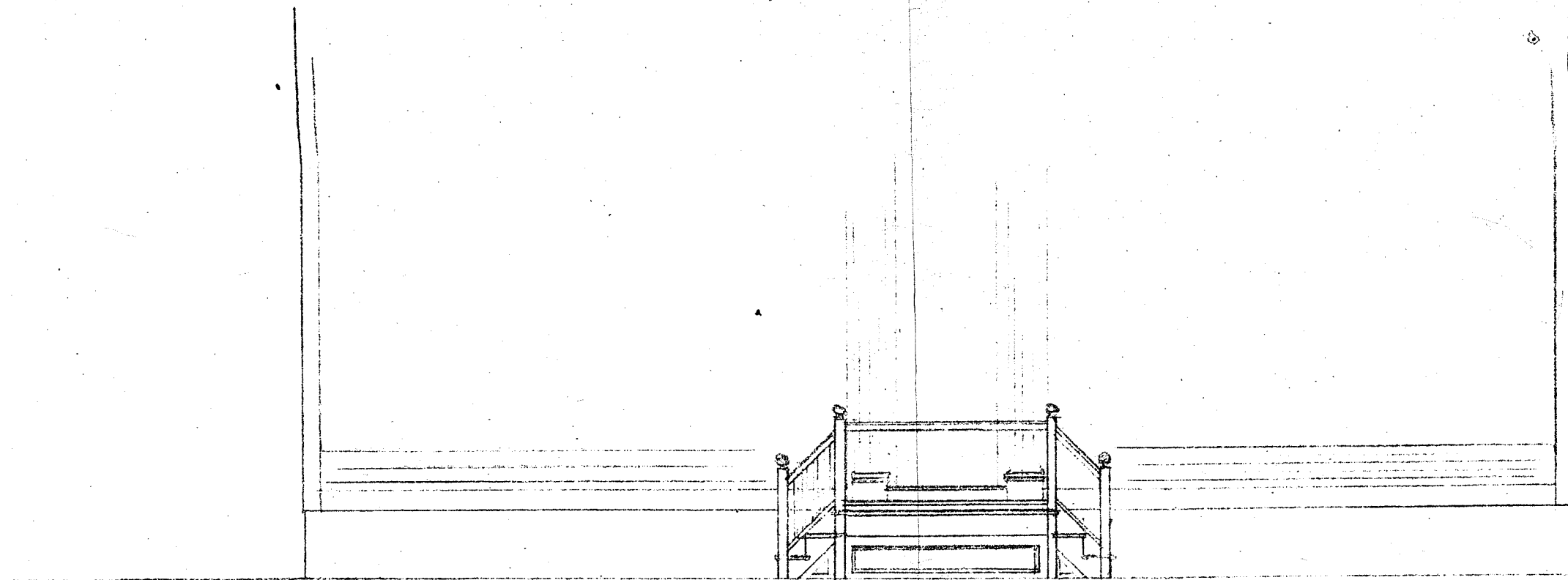
The Historic District Commission voted to approve the petition asking for permission to build steps onto the sidewalk at 73 Transit Street according to a drawing submitted to the Commission, copies of which are filed with the Building Inspector. These steps will replace late cement steps, and in the opinion of the Commission will improve the historic character of this house, (a building on the Second Priority List) now being restored by the owner. Our Commission voted to ask the City Solicitor to introduce a resolution into the City Council for their action, and we hope that the Council will see fit to pass this resolution.

Yours very truly,

Antoinette F. Downing

Antoinette F. Downing
Chairman

AFD:jag



HOUSE LINE

CURB LINE

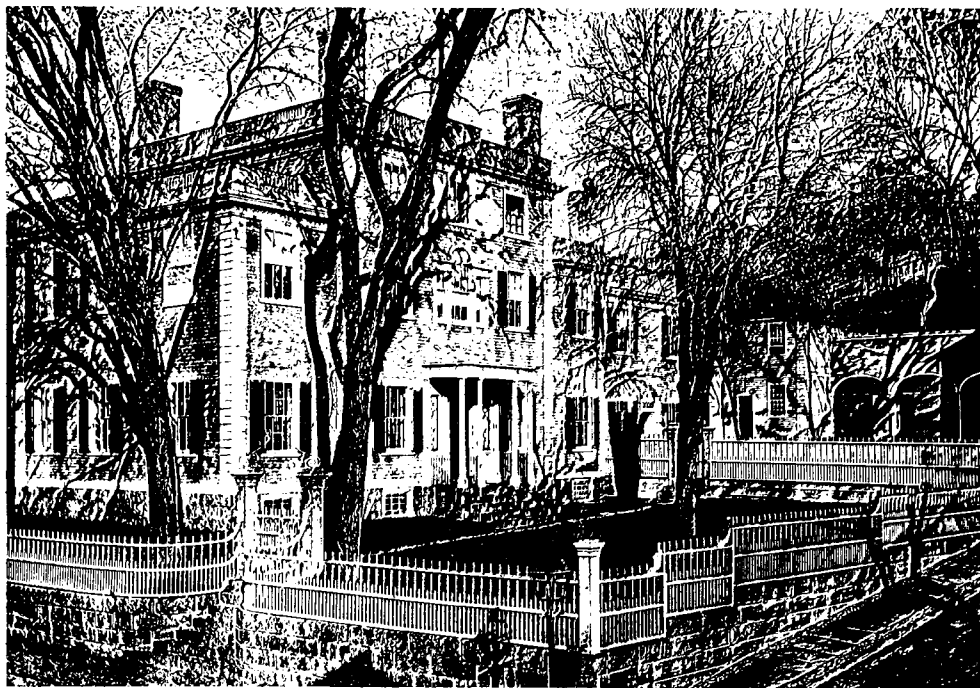
PROPOSED FRONT STAIRS FOR

PROF. & MRS. LEA WILLIAMS #73 TRANSIT ST.

R.H. MENDE DE-1-5484

See pp 5 ff
re: steps

ANNUAL 1963 REPORT



HISTORIC DISTRICT COMMISSION

See p. 2 for: Side walks and
steps

MINUTES
P 3

HISTORIC DISTRICT COMMISSION MEETINGS

September 28, 1962

11:25 A. M.

A meeting of the Historic District Commission was held in the City Plan Commission Conference Room on Friday, September 28, 1962 at 11:25 A. M., Chairman Mrs. Antoinette Downing presiding. The following were present:

Mrs. Antoinette Downing, Chairman
Mr. Stuart Sherman, Vice-Chairman
Mr. John Ferreira
Mr. Lloyd Kent
Mr. Aaron Roitman
Mr. Lee Worrell

Mr. Frederick L. Chase, Providence Preservation Society
Mrs. William S. Allen, Providence Preservation Society

Mr. Vincent DiMase, Department of Building Inspection
Mr. James F. Laffan, Journal Reporter
Miss Joyce Giannini, Secretary

The minutes of the meeting held on June 22, 1962 were approved as read.

Petitions

86 South Main Street A petition to repair (only) the exterior of the Old Stone Bank Building. Upon motion of Mr. Kent and seconded by Mr. Roitman

The Commission

VOTED: To approve the petitioner's request.

336 Benefit Street A petition to demolish the building, a structure on the Second Priority List, and to use the lot for parking. The petitioner, Mr. Frank Mauran reported that he has invested about \$14,500 in purchase price and repairs in the property to date. To meet the Minimum Housing Standards considerable additional investment will be necessary. Estimates have been made of the cost for converting the house into a single family dwelling, and for making it into three or four good apartments. These estimates range from \$19,000 to \$25,000. Mr. Mauran feels that the return for any of the changes proposed would not be worth the necessary investment. However, he expressed his willingness to explore proposals which would allow keeping the building and putting it in a satisfactory condition.

After a long discussion, and upon motion of Mr. Sherman, seconded by Mr. Roitman

The Commission

VOTED: To recommend that the Providence Preservation Society be requested to form a committee to meet with Mr. Mauran to see if a way to keep and rehabilitate the house can be found that will be satisfactory to the petitioner, the Historic District Commission and the Preservation Society.

Report on interpretation of laws concerning steps encroaching on the sidewalks.

Mr. Worrell made the following report on the interpretation of laws concerning steps encroaching on the sidewalks:

SIDEWALKS

Legislative authority, generally (24-7-1) grants the City Council the power to "***make ordinances and regulations relative *** to the use ***" of sidewalks and "*** to the removal of posts, steps and other obstructions therein, and to the maintenance and removal of awnings, signs and other structures projecting over the same; provided, that such ordinances and regulations shall not be contrary to the laws of the state"

Pursuant to this general authority the City Council in Providence has enacted certain ordinances.

The width of the sidewalk shall constitute the width from the street line to the curb. Ch.33, Sec. 4

The Director of Public Works is vested with full power and authority concerning building and altering any sidewalk. Ch. 2, Sec. 94 and he is also given the power, subject to the control of the City Council, "*** to remove from the highway any step, stairway, post, cellar door, swinging gate, swinging door or other obstruction thereon ***" Ch. 2, Sec. 99

It would appear that should any fence or building be erected" so as to encroach on any street or highway, the City Council shall proceed in the premises as the interest of the city in its opinion may require." Ch. 33, Sec. 5

It is clear that to the extent any street within the city may be taken over as part of the state highway system the regulations concerning sidewalks thereon are vested jurisdictionally in the State Director of Public Works. 24-7-8 and 24-8-9

CONCLUSION

Unless the Building Code prohibits granting of any permit which would result in encroachment upon the public highway, it seems reasonable to conclude that it would be clearly within the power of the City Council, particularly in aid of the spirit of a historic district, to declare it to be in the interest of the city to grant express permission for the encroachment upon its own streets (as contrasted with those forming a part of the state highway system).

This is subject to approval by the Building Inspector and Public Works Director. The procedure recommended would be as follows: the Historic District Commission would treat each case separately, and whenever after full consideration the members agreed that the character of the house in question called for the replacement and construction of steps that originally extended onto the sidewalk, the Historic District Commission would request the City Council to pass a resolution granting permission to replace such steps. It would be the clear understanding that the owner of the property in question would assume all and full liability for such construction thus freeing the city from any responsibility whatever.

Mrs. Downing suggested that it would be wise to consult with Mr. Meade before proceeding further in this matter. She also asked Mr. Worrell to meet with the City Solicitor to make sure that the language of the Commission's request for this variance is in order.

Amendments to the Ordinance

Mrs. Downing discussed the reasons that the bill introduced in the legislature last term to amend the Ordinance so that appeals from Commission decisions would go directly to the Supreme Court instead of to the Zoning Board of Review had not passed. She asked Mr. Ferreira to advise the Commission when this bill should be reintroduced in the next Session and to make sure that all the proper steps are taken to ensure its passage.

Articles appearing in "Historic Preservation" the Quarterly for the National Trust for Historic Preservation, Summer, 1962.

Mrs. Downing reported that an important article on criteria for historic areas and historic restoration written by Mr. Carl Feiss appeared in the summer issue of National Trust Quarterly "Historic Preservation." A resume of laws and legal rulings pertaining to historic district legislation appeared in the same issue. A copy of this number has been ordered for each Commission member.

Report on progress of plans for South Main-South Water Street

Mrs. Downing announced that at the next meeting she will show the portfolio for the South Main-South Water Street area prepared by Blair and Stein Associates at the request of the Providence Preservation Society and IMPACT, R. I. as a proposal to the Redevelopment Agency for the East Side Renewal project. The plan is based on converting the area into a home furnishing center. As planned about 13 or 14 of the buildings would be retained in an effort to keep the old waterfront character of this section. New construction would be designed in contemporary style but would be treated as a foil for the old buildings. The Redevelopment Agency is now obtaining cost estimates for restoring the old buildings and will bring together economic feasibility studies for the total plan in the near future.

Report on Benefit Square

Mrs. Downing reported that Mrs. Chace has decided not to demolish 10 Jenckes Street as requested last Spring, but to restore it as part of the block she has named Benefit Square. This block, located between Benefit and Pratt and Jenckes and Halsey Streets, is being developed with an interior closed court. Each property owner in the block will own a share in the court, to which he will have access through a gate opening from his own property. Mrs. Downing showed the Commission members drawings and a photograph of the model showing the proposed treatment of the block. The interior court has been completed and Mrs. Chace is now making plans for the restoration of the houses. Mrs. Chace has reported an unfortunate amount of vandalism in the area and would appreciate any help to prevent further vandalism.

Conversation with Mr. Bush-Brown re: The Gerry House, etc.

Mrs. Downing reported that she has had several very satisfactory conversations with Mr. Bush-Brown concerning the Gerry House and the South Main-South Water Street proposals. He has expressed great interest in the College Hill Study, and has said that he wishes to review the Gerry House case.

Adjournment

There being no further business, the meeting was adjourned at 12:40 P.M.



Historic District Commission

Suite 103, City Hall, 25 Dorrance Street, Providence, Rhode Island 02903

MRS. GEORGE E. DOWNING, *Chairman*

STUART SHERMAN, *Vice-Chairman*

June 1, 1964

The Honorable Walter H. Reynolds
The Honorable City Council of the
City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

It is with pleasure that I hereby submit in accordance with Article VI-A Section D-4 (Historic District Commission) Section 1, of Chapter 544 of the Ordinances of the City of Providence, the Annual Report of the Historic District Commission from January 1 to December 31, 1963.

The Commission would like once more to express their appreciation to Mr. Charles R. Wood, Urban Renewal Coordinator and Mr. Frank H. Malley, Director of the City Plan Commission for their advice and guidance, to the City Plan Commission for secretarial help and use of the conference room and the continued cooperation of Mr. Vincent DiMase, Director of the Department of Building Inspection, has also been appreciated. Mr. Lee Worrell's counsel on legal matters has been of great value.

Respectfully yours,

Antoinette F. Downing

ANTOINETTE F. DOWNING
CHAIRMAN
HISTORIC DISTRICT COMMISSION

AFD:jag

THE HISTORIC DISTRICT COMMISSION

Mrs. Antoinette F. Downing, Chairman
Mr. Stuart Sherman, Vice Chairman
Mr. John Ferreira
Mr. Lloyd Kent
Mr. Stephen B. Nicholson, Jr.
Mr. Aaron Roitman
Mr. Lee Worrell

COMMISSION ADVISORS

Mr. Frank H. Malley, Director, City Plan Commission
Mr. Vincent DiMase, Director, Dept. of Building Inspection

Miss Joyce A. Giannini, Secretary

By authority of an Act of the Rhode Island General Assembly and the Historic District Zoning Ordinance passed by the Providence City Council on August 5, 1960 the new Historic District Commission, consisting of seven citizens appointed by the Mayor and, as advisors, the Director of the City Plan Commission and the Director of the Department of Building Inspection came into being.

The Historic District Zoning Ordinance was designed to give legal protection to structures of historic and architectural value and to safeguard the rich heritage of this city by a) preserving districts which reflect elements of its cultural, social, economic, political, and architectural history; b) stabilizing and improving property values in such districts; c) fostering civic beauty; d) strengthening the local economy; and e) promoting the use of historic districts for the education, pleasure, and welfare of the citizens of Providence. As part of the Ordinance, bounds for a historic district on College Hill are established and shown on a map, and also incorporated as part of the ordinance are two separate lists of buildings (a first and a second priority list) which are deemed to have architectural and/or historic merit.

The duties of the Commission include the review of all plans affecting the exterior appearance of any structure in the designated historic district.

The following report includes an account of the Commission's activities during the calendar year from January 1 to December 31, 1963.

Resume from September 1960 to December 31, 1963

The Historic District Commission which met for the first time in September of 1960 has now been in operation for more than three years. During this time the Commission has ruled on sixty-five petitions for changes to buildings in the Historic District. Most of these petitions were for permission to restore the houses to their original appearance. There were seven petitions for permission to demolish buildings in the area, four of which were granted and three denied. Of the four granted, three involved unlisted structures and in the opinion of the Commission, their removal constituted an improvement for the area. One decision of the Commission, the denial of the request by the Rhode Island School of Design to raze the Marshall Woods-Peter Gerry House at 62 Prospect Street, was appealed to the Zoning Board of Review, which upheld the decision of the Commission. In one case, the Commission permitted the use of aluminum siding with the stipulation that the siding would conform to the original width of the clapboards and that all the original trim of the house would be retained. The house in question is a Victorian building and the Commission indicated its **unwillingness to approve** this treatment for an earlier building where the unevenness of the wooden surface was an important part of the quality of the structure.

The Commission members approved a major new building designed in the contemporary manner and the remodeling of a non-descript utilitarian building also in the contemporary manner. Approval was given to requests to build additions to two earlier buildings, one of which is on the First Priority List. These additions have conformed to the original character of the buildings.

Resume for 1963

During the year just past, from January 1 to December 31, the Commission has ruled on twenty-eight petitions. Of these, two for permission, both granted, to demolish unlisted buildings. Seventeen of the petitions were for alterations, repairs and restoration of period architectural detail; two petitions were for important additions to older buildings; one for a new building; one for remodeling a non-descript structure; and five were petitions for new garages and a greenhouse. All these petitions were modified to the satisfaction of the owners and the Commission.

Report on the Marshall Woods - Peter Gerry House (high on the Second Priority List)

On January 19, 1962 the Zoning Board of Review upheld the decision of the Historic District Commission denying the Rhode Island School of Design's petition to demolish the Gerry House. Since then the Providence Preservation Society has sent to the Commission copies of letters to the School of Design containing various proposals for uses for the house. The president of the School of Design has also been exploring possible uses for the building. There is no further report at this time.

Report on 336 Benefit Street (on the Second Priority List)

After study of a report made by an ad hoc committee appointed by the Providence Preservation Society, to meet with the owners of 336 Benefit Street, the Historic District Commission denied the petition to demolish for a parking lot the Victorian Gothic Revival House, built c. 1860, at this address. During the following months the above committee discussed with the owner possible uses for the house. As a direct result, the owners agreed to lease it for \$1.00 a year for use as the local International House. All parties have been satisfied. Benefactors and students have helped furnish the building and the Rhode Island Foundation gave \$5,000 to bring the house up to minimum standards and for painting, etc. The students cleaned and painted the interior.

The Historic District Commission has been pleased with the result of the owner-committee cooperation and would like particularly to commend Mr. Frank Mauran, Jr. for his understanding, interest and willingness to cooperate with both the Commission and the committee. It is the hope of the Commission that this committee approach will help solve some of the problems that arise in any attempt to retain a large number of historic buildings in any area.

New Building

Diocesan House of St. John's Cathedral, North Main Street

The Episcopal Diocese of Rhode Island petitioned for approval of the plans for their new Diocesan house, designed by Millman and Sturges, to be built north of the parish house of St. John's Church on North Main Street. Complete plans and a model were submitted to the Commission for inspection. The Commission members approved the proposed building and commended the architects for their concern for the relationship of the new building to the neighboring structures in scale, style and the materials used. (The present parish house will be demolished).

It is clear that the new Diocesan House, while entirely contemporary in its architectural treatment, will take its place among the older buildings in an interesting and satisfactory manner. This is the first important new construction in the Historic District since its establishment.

Remodeling 15 Meeting Street

Mr. Ira Rakatansky petitioned for permission to remodel a non-descript commercial structure (just west of Shakespeare's Head at 21 Meeting Street) into an architect's office. The Commission granted permission, stipulating that plans for landscaping the proposed parking lot at the front should be part of the total plan. The remodeling is now completed and Mr. Rakatansky is developing the landscaping.

Additions 403 South Main Street

The Commission granted permission to build an ell at the rear of the Captain Joseph Tillinghast House (c. 1770) at 403 South Main Street, a building on the First Priority List. The Commission concluded that such an addition would augment the usefulness of the building, and would not damage the original structure. It was specified that all detail of the new construction should conform to that of the main house.

84 South Main Street

The Commission approved a major addition to the rear of the Old Stone Bank building with the understanding that the architectural detail of the main building would be faithfully reproduced.

Demolition

Permits for demolition were granted for two unlisted structures.

15½ Sheldon Street

This house, built probably about 1850 or 1860, has some architectural quality but it stood on a small lot with another house (#15, a Greek Revival house built about 1840). The petitioner bought both houses with the intention of restoring one. The Commission granted permission to tear down one in order to create yard space for the remaining house which is now being restored.

21 Sheldon Street

The Commission also approved a petition for permission to demolish a row of delapidated garages at 21 Sheldon Street.

Review of Procedure for Restoration of Steps that Encroach on the Sidewalk.

As reported in the last Annual Report, in 1962 Mr. Lee Worrell and the City Solicitor, after studying existing legislation, concluded that it is in "the power of the City Council, particularly in and of the spirit of a Historic District, to declare it to be in the interest of the city to grant express permission for the encroachment upon its own streets as contrasted with those forming a part of the state highway system".

The report omitted to state, however, that in October of 1962 Mr. and Mrs. Phineas Sprague petitioned the Commission for permission to replace the steps of the Oliver Kane House (1814) at 21-23 James Street (on the Second Priority List). The Commission approved the petition and requested the City Solicitor to introduce a resolution into the City Council for approval of this variance subject to the approval of the Building Inspector, the Department of Public Works, and the assumption by the petitioner of liability for complaints or suits. The resolution was introduced into the Providence City Council and was passed on November 15, 1962. A new tool for helping to recreate the original character of the historic area was thus put into operation.

The Resolution used is included here for reference.

State of Rhode Island and Providence Plantations

RESOLUTION OF THE CITY COUNCIL

No. 595

Approved November 16, 1962

WHEREAS, premises at 21-23 James Street are within the Historic District established by this Council and

WHEREAS, proposed plans for the alteration of such premises involve replacement and/or construction of steps which may in whole or in part encroach upon the sidewalk, and

WHEREAS, in the opinion of this Council such encroachment would be in aid of the expressed objects of preservation and restoration within said established Historic District, and

WHEREAS, it is clearly in the interest of the City to impose reasonable regulations regarding such proposed encroachment,

NOW, THEREFORE, BE IT RESOLVED, that this City Council approves proposed plans for the alteration of premises at 21-23 James Street, involving replacement and/or construction of steps which may in whole or in part encroach upon the sidewalk, in nature and extent as may be given approval by the Historic District Commission, the Director of Public Works and the Department of Building Inspection of this City and upon such basis of indemnification in favor of the City as may be prescribed by the City Solicitor.

A true copy,
Attest:

D. Everett Whelan,
City Clerk.

See pages
2 and 3
re: steps

ANNUAL 1962 REPORT



HISTORIC DISTRICT COMMISSION



Historic District Commission

Suite 103, City Hall, 25 Dorrance Street, Providence 3, Rhode Island

June 1, 1963

MRS. GEORGE E. DOWNING, *Chairman*

STUART SHERMAN, *Vice-Chairman*

The Honorable Walter H. Reynolds
The Honorable City Council of the
City of Providence
City Hall
Providence, Rhode Island

Gentlemen:

It is with pleasure that I hereby submit in accordance with Article VI-A Section D-4 (Historic District Commission) Section 1, of Chapter 544 of the Ordinances of the City of Providence, the Annual Report of the Historic District Commission from January 1 to December 31, 1962.

The Commission would like once more to express their appreciation to Mr. Charles R. Wood, Urban Renewal Coordinator and Mr. Frank H. Malley, Director of the City Plan Commission for their advice and guidance. The continued cooperation of Mr. Vincent DiMase, Director of the Department of Building Inspection, has also been appreciated. Mr. Lee Worrell's counsel on legal matters has been of great value. I would also like to thank Mr. James Laffan not only for his careful reporting but for his courtesy, interest, and on occasion, his able advice on matters pertaining to city procedures.

Respectfully yours,

ANTOINETTE F. DOWNING
CHAIRMAN
HISTORIC DISTRICT COMMISSION

AFD:jag

THE HISTORIC DISTRICT COMMISSION

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The Historic District Zoning Ordinance was designed to give legal protection to structures of historic and architectural value and to safeguard the rich heritage of this city by a) preserving districts which reflect elements of its cultural, social, economic, political, and architectural history; b) stabilizing and improving property values in such districts; c) fostering civic beauty; d) strengthening the local economy; and e) promoting the use of historic districts for the education, pleasure, and welfare of the citizens of Providence. As part of the Ordinance, bounds for a historic district on College Hill are established and shown on a map, and also incorporated as part of the ordinance are two separate lists of buildings (a first and a second priority list) which are deemed to have architectural and/or historic merit.

The duties of the Commission include the review of all plans affecting the exterior appearance of any structure in the designated historic district.

The following report includes an account of the Commission's activities during the calendar year from January 1 to December 31, 1962.

During the year 1962 the Historic District Commission has ruled on twelve petitions for alterations and two petitions requesting permission to demolish buildings included on Priority lists; has set in motion a procedure allowing restoration of steps for listed houses built at the sidewalk line; and has requested two amendments to the Historic District Ordinance.

REQUESTS FOR AMENDMENTS TO THE HISTORIC DISTRICT ORDINANCE.

At the request of the Providence Preservation Society and the Historic District Commission a bill to amend the Historic District Ordinance so that appeals from decisions of the Commission would go directly to the Supreme Court, instead of the Zoning Board of Review as now required, was introduced in the 1962 Legislature. This bill failed of passage. The amendment, however, is considered important by the City Solicitor and the Zoning Board of Review as well as the Commission in order to correct administrative difficulties for the City caused by the present appeals clause. As now written, if an appeal is reversed by the Zoning Board of Review, there is a conflict between two City Boards and City legal support must be withheld from one of them. If appeals are taken directly from Historic District Commission decisions to the Supreme Court this conflict does not arise. The Commission has requested the City Solicitor to resubmit this proposed amendment to the Providence City Council with the request that it be introduced into the 1963 General Assembly.

The Commission has also requested an amendment to the Ordinance which would allow its members, at their discretion, to take up to 180 days before ruling on certain exceptional cases, thus waiving the 45 day requirement for a decision when the Commission deems it necessary. This bill also failed to pass, and the Commission has requested that it be reintroduced in the 1963 Session.

DECISION CONCERNING THE REPLACEMENT OF STEPS THAT ENCROACH ON THE SIDEWALK.

It was a common practice in Providence in all periods prior to about 1850 to build the houses at the sidewalk line, with the result that the front steps frequently extended onto the sidewalk. In the course of time a number of these houses have

had these original steps removed and new ones built into a recessed doorway in a manner which has been deleterious to the authentic and architectural character of the house. The Historic District Ordinance directs its members to make decisions that would restore the buildings on the Priority lists to their original appearance as much as possible. Therefore the Commission has considered it in the interest of the historic restoration program to explore ways that would allow the replacement of steps in certain instances, even if they encroach on the sidewalk. After a study of the existing legislation Mr. Worrell concluded, and the City Solicitor concurred, that it "would be clearly within the power of the City Council, particularly in aid of the spirit of a historic district, to declare it to be in the interest of the city to grant express permission for the encroachment upon its own streets (as contrasted with those forming a part of the state highway system)." As a result of this finding, the Historic District Commission has adopted the following procedure for obtaining permission to replace steps that would encroach on the sidewalk: Upon receipt and approval of the petition, the Commission will ask the City Solicitor to introduce a resolution into the City Council for approval of the variance which would allow, if approved by the Building Inspector and the Department of Public Works, the rebuilding of the steps according to plans approved by the Historic District Commission. The petitioner assumes full liability for complaints or suits.

CASES BROUGHT BEFORE THE COMMISSION.

Petitions for Demolition.

1. 10 Jenckes Street.

On June 22, the Commission received a petition from Mrs. Malcolm Chace to demolish the house at 10 Jenckes Street, a Greek Revival structure in poor condition. Mrs. Chace presented full plans for the restoration and renewal of the block between Benefit, Jenckes, Pratt, and Halsey Streets to be called Benefit Square, in which this house is located. In view of the careful plans which when accomplished will result in a marked improvement of the other listed buildings and of the entire area, the Commission voted to grant this petition. However, subsequent changes in the original plans resulted in the retention of the house, and the petition was withdrawn. The house is now in process of being restored as part of the total Benefit Street Square scheme.

2. 336 Benefit Street.

On September 28, Mr. Frank Mauran petitioned the Commission for permission to demolish the Victorian Gothic Revival house at 336 Benefit Street, a building on the second Priority List, considered important as part of the Benefit Street facade. Mr. Mauran agreed to meet with a committee from the Providence Preservation Society to discuss acceptable ways of saving the building. This committee reported to the Commission that a buyer was ready to purchase the property for the full amount Mr. Mauran had invested in it and to restore the house either for apartment use or as a single family dwelling. Mr. Mauran rejected this offer. However, the Commission felt that proof of hardship could not be substantiated under these circumstances, and denied the petition. Mr. Mauran has taken no further action, but has left the matter open for further negotiation.

Petitions for Alterations and Repairs, and for Construction of Subsidiary Buildings.

3. 72 South Main Street.

On November 30, the Commission received a petition from the Old Stone Bank for permission to alter the front of the building at 72 South Main Street, a late Greek Revival warehouse structure of brick with brown-stone trim. After a review of the proposed treatment, and a consultation with officials at the Bank, an agreement was reached to restore the front to its original appearance as far as could be ascertained.

Other petitions, approved, included construction of garages at 43 Benefit and 8 Jenckes Streets, restorations at 8 and 10 Jenckes, 20 Sheldon, 66 Williams, construction of steps at 21-23 James Street, a new sign and fencing at the Benefit Street School, permission to build a dormer at 27 Halsey Street, and minor changes in several other buildings.

ZONING BOARD OF REVIEW DECISION ON THE GERRY HOUSE CASE.

On January 19, 1962, the Zoning Board of Review upheld the decision of the Historic District Commission denying the Rhode Island School of Design's petition to demolish the Gerry House. The School of Design did not take the case to the Supreme Court.