



**CITY OF PROVIDENCE**

Jorge O. Elorza, Mayor

January 29, 2016

Katherine B. Jurczyk, Senior Historic Preservation Specialist  
Rhode Island Historical Preservation & Heritage Commission  
Old State House  
150 Benefit Street  
Providence, RI 02903-1209

Re: 2014-2015 Providence Historic District Commission's CLG Annual Report

Dear Ms. Jurczyk:

Please find attached the Providence Historic District Commission's Certified Local Government Annual Report for Federal Fiscal Year 2013. 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*



**Department of Planning and Development**

Jorge O. Elorza, Mayor | Bonnie Nickerson AICP, Director

January 27, 2016

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

Dear Mayor Elorza,

I am pleased to present this 2014-2015 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2014 through September 30, 2015. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in all eight of Providence's local historic districts, of which there are more than 2,600 properties listed. During 2014-2015, the Planning Department received 145 applications for Certificates of Appropriateness. The Commission reviewed 29 applications, with 118 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



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HISTORICAL PRESERVATION & HERITAGE COMMISSION  
Old State House, 150 Benefit Street, Providence, RI 02903

**CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT**

**OCTOBER 1, 2014 TO SEPTEMBER 30, 2015**

Deadline for Submission: Friday, January 29, 2016

Please complete the enclosed forms. All questions pertain to the reporting period October 1, 2013 through September 30, 2014. Many of the answers require a "yes" or "no" answer or a brief statement. Continue your answers on additional pages if necessary. The forms may be handwritten or typed. Please check carefully to see that all required attachments are returned with this report.

Name of Certified Local Government: Providence

Name of Contact Person: Jason Martin, Preservation Planner

Address: Department of Planning & Development, 444 Westminster St, Ste 3A, Providence, RI 02903

Telephone Number: 401.680.8517 Fax Number: 401.680.8492

E-Mail Address: jmartin@providenceri.com

**CRITERIA #1**

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

1. Was the ordinance amended? Yes  
**If YES, ATTACH** a copy of the amendment.
2. Were procedural or design guidelines developed or amended? Yes  
**If YES, ATTACH** a copy of new or amended guidelines.
3. What are the current design standards being used by the Commission?  
S&G Armory, Broadway, CollegeHill, North Elmwood, PLD – Residential, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; PHDC Rules & Regulations
4. **ATTACH** minutes of all HDC meetings for the year (**ATTACHMENT A**).
5. **ATTACH** a sample approval letter to an applicant (**ATTACHMENT B**).

6. Summarize the types of projects and their disposition on this chart
- | Type of Project  | Total               | Approved | Denied | Pending | Appealed |
|------------------|---------------------|----------|--------|---------|----------|
| Alterations      |                     |          |        |         |          |
| Demolitions      | <b>SEE ATTACHED</b> |          |        |         |          |
| New Construction |                     |          |        |         |          |
| Relocations      |                     |          |        |         |          |
7. Were any of these cases given automatic approval through expiration of the time limit for review? No
8. Were any petitions approved which did not conform to the Secretary of the Interior's **Standards** or other approved local standards? No  
**If YES, ATTACH** an explanation of how the case(s) was reviewed and why an exception to the standards was permitted.
9. Was the district enlarged? (See #1)  
 How many historic properties were added? Yes  
**If YES, ATTACH** a copy of the revised district map.
10. Were any new Historic Districts added? Yes  
**If YES, ATTACH** a copy of the district map(s).
11. Were any new properties designated? Yes  
**If YES, ATTACH** a list of the properties and addresses (ATTACHMENT C).

**CRITERIA #2**

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

1. Membership

- a. **ATTACH** an up-to-date address list of your commission's members and contact person. PLEASE INDICATE IF ANY NEW MEMBERS WERE APPOINTED, AND WHO THEY REPLACED. Please note the number of HDC meetings attended by each member (ATTACHMENT D).
- b. **ATTACH A RESUME** for each new name added to the list since the last reporting period (ATTACHMENT E).

2. Vacancies

- a. Total number of vacancies during the year. 2
- b. Was each vacancy filled within ninety days? No
- c. Were vacancies filled with professionals defined by 36CFR61 Professional Qualification Standards? Yes
- d. Please explain **if you answered no** to either of the two previous questions.

One City Council and one Regular Member position are currently open: Two City Councilpersons were appointed by Council President Aponte: Councilwoman Ryan and Councilman Zurier. Councilman Zurier resigned from his appointment. Councilman Ryan still serves. Mr. Couture requested not to be appointed because of a conflict as he is now the current president of the Providence Preservation Society; his position has not been filled as of this report.

3. Meetings: Total number of meetings held: 13

4. Professional Training

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

SEE ATTACHED

**CRITERIA #3**

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

1. Has any survey work been done? No
- a. If yes, how many properties have been surveyed? \_\_\_\_\_
- b. Has the RIHPHC had an opportunity to participate in the work? \_\_\_\_\_
- c. Was the survey work recorded on RIPHC forms? \_\_\_\_\_
- d. Did the RIHPHC receive duplicate forms, maps and photo negatives within sixty days of the completion? \_\_\_\_\_

**CRITERIA #4**

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

1. National Register
- a. Did you evaluate the National Register eligibility of any properties? Yes
- b. Did you prepare any National Register forms? No
- c. Did you review and comment on any National Register nominations sent to you by the RIHPHC? Yes

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

2. CLG Grants

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

None

**CRITERIA #5**

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

1. Public Participation

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

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 the City Clerk's office

2. Assurances

a. ALL HISTORIC DISTRICT COMMISSION MEETINGS HAVE BEEN ANNOUNCED AND MEET THE REQUIREMENTS OF THE OPEN MEETINGS LAW, TITLE 42, CHAPTER 46, OF THE GEN. LAWS OF THE STATE OF RHODE ISLAND (1976, 1982, 1984).

b. HISTORIC DISTRICT COMMISSION MEMBERS ARE IN COMPLIANCE WITH THE CONFLICT OF INTEREST LAW, TITLE 36, CHAPTER 14, R.I. GENERAL LAWS, WHICH REQUIRE THAT EACH MEMBER FILE A YEARLY FINANCIAL STATEMENT WITH THE CONFLICT OF INTEREST COMMISSION AND THAT THEY REFRAIN FROM CERTAIN PROHIBITED ACTIVITIES INCLUDING OFFICIAL CONDUCT WHICH COULD RESULT IN PERSONAL FINANCIAL GAIN.

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

Michael Marino (S.M. for)

Signature, Historic District Chairman

1/29/16

Date

S.S.

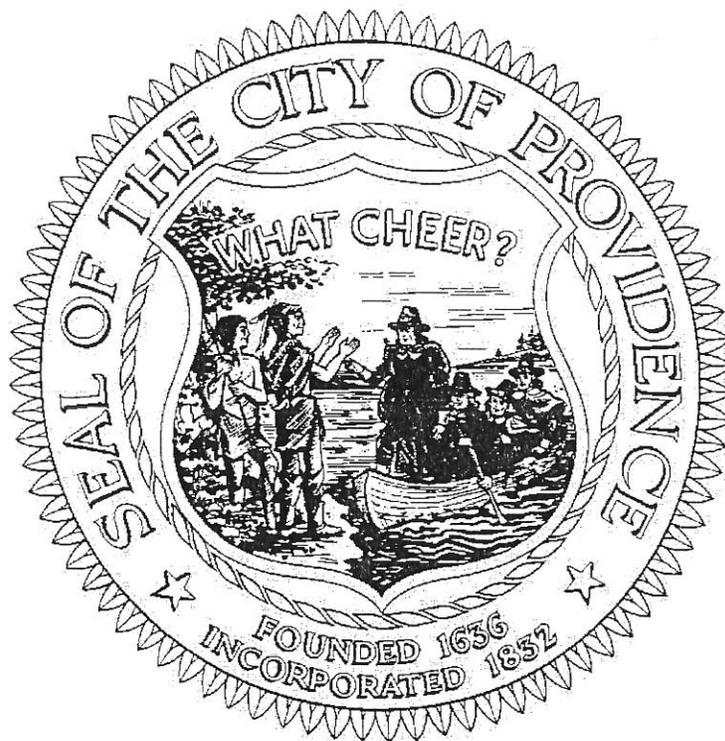
Signature, Chief Elected Official

1/29/16

Date

CRITERIA 1.1  
Amended Ordinance

# CITY OF PROVIDENCE ZONING ORDINANCE



CHAPTER 2014-39 NO. 513  
ADOPTED NOVEMBER 24, 2014  
EFFECTIVE DECEMBER 24, 2014

CONTAINS AMENDMENTS UP TO AND INCLUDING ORDINANCE 2015-27, APPROVED JULY 24, 2015

## Providence Zoning Ordinance Adoption and Amendment History

<u>Chapter</u>	<u>No.</u>	<u>Adopted Date</u>	<u>Type of Change</u>
2014-39	513	11/24/2014	Text/Map
2015-23	369	7/24/2015	Text/Map
2015-27	399	7/24/2015	Text

## ARTICLE 11. SPECIAL PURPOSE DISTRICTS

- 1100 PURPOSE STATEMENTS
- 1101 CC CAPITAL CENTER SPECIAL DEVELOPMENT DISTRICT
- 1102 DD DOWNCITY OVERLAY DISTRICT
- 1103 ES EAST SIDE I-195 OVERLAY DISTRICT
- 1104 HD HISTORIC DISTRICT OVERLAY DISTRICT
- 1105 SPECIAL FLOOD HAZARD AREAS
- 1106 TOD TRANSIT-ORIENTED DEVELOPMENT OVERLAY DISTRICT
- 1107 I-3E EDUCATIONAL INSTITUTIONAL OVERLAY DISTRICT
- 1108 I-3H HEALTH CARE INSTITUTIONAL OVERLAY DISTRICT

### 1100 PURPOSE STATEMENTS

#### A. CC Capital Center Special Development District

The CC Capital Center Special Development District is established to govern in a coordinated manner the development of the Capital Center District in Downtown Providence, including implementation of special land use controls, proper urban planning, developmental tools, and implementation and administration of the Plan of Development.

#### B. DD Downcity District Overlay District

The DD Downcity District Overlay District is intended to regulate the design of buildings and open spaces in the historic core of Downtown Providence, and by fostering preservation of historic structures, to ensure that: new development is compatible with the existing historic building fabric and the historic character of downtown; historic structures are preserved, and design alterations are in keeping with historic character; development relates to the pedestrian; development promotes the arts, entertainment and housing; and, the goals of the Comprehensive Plan are achieved.

#### C. ES East Side I-195 Overlay District

The ES East Side I-195 Overlay District is intended to regulate future land use and development of East Side surplus land made available through the relocation of Interstate 195. The regulations provided in the overlay district will ensure that future development establishes an urban block structure, creates continuous building frontages, and promotes urban vibrancy. Furthermore, the regulations will foster development that is context-sensitive, pedestrian-friendly, and mixed-use, and improves pedestrian and vehicular accessibility in the Fox Point neighborhood and along the Providence Riverfront.

#### D. HD Historic District Overlay District

The HD Historic District Overlay District covers designated districts or individual structures in the City of Providence. The purpose of historic districts is to safeguard the heritage of the city by preserving designated districts and individual structures of historic or architectural value which reflect elements of Providence's cultural, social, economic, political, and architectural history; to stabilize and improve property values in such districts or designated structures; to maintain and foster civic beauty; to strengthen the economy; and to promote the use of designated districts and structures for the education, pleasure and welfare of the citizens. Historic districts may include properties associated with broad patterns, events, and/or people significant in local, state or national history; which embody the distinctive characteristics of a broad range of building types and architectural styles and which may possess high artistic value and/or represent the work of a master builder, architect, landscape architect or other designer; and which lack individual distinction but which add to the historic district zone's status as a significant and distinguishable socio-cultural entity.

#### E. Special Flood Hazard Areas

The purpose of Special Flood Hazard Areas is to ensure public safety; minimize hazards to persons and property from flooding; protect watercourses from encroachment; and to maintain floodplains' capability of retaining and carrying floodwaters. The City elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). These flood areas are not marked on the Zoning Map.

**1104 HD HISTORIC DISTRICT OVERLAY DISTRICT**

**A. Application**

This overlay zone is intended to preserve structures of historic and architectural value by regulating the construction, alteration, repair, moving and demolition of such structures. This overlay can include neighborhoods or single buildings. Historic districts are shown as overlay zones on the Zoning Map, and may include properties associated with broad patterns, events, and/or people significant in local, state or national history, which embody the distinctive characteristics of a broad range of building types and architectural styles and which may possess high artistic value and/or represent the work of a master builder, architect, landscape architect, or other designer, and which lack individual distinction but which add to the historic district zone's status as a significant and distinguishable socio-cultural entity.

**B. Development Review and Approval**

The Historic District Commission is authorized to regulate the alteration, repair, construction, demolition, removal of any exterior structure and/or appurtenance within any Historic District identified on the Providence Overlay Zoning District Maps of the Official Zoning Map adopted in accordance with this ordinance.

**1105 SPECIAL FLOOD HAZARD AREAS**

**A. Application**

The Special Flood Hazard Areas are herein established as a floodplain overlay district. The District includes all special flood hazard areas within the City of Providence designated as Zone A, AE, AH, AO, A99, V, or VE on the Providence County Flood Insurance Rate Map (FIRM) and Digital FIRM issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Providence County FIRM that are wholly or partially within the City of Providence are panel numbers 44007C0302G, 44007C0303G, 44007C0306G, 44007C0311G, 44007C0312G, 44007C0316G, and 44007C0318G, dated March 2, 2009; panel 44007C0304H, and 44007C0308H dated April 18, 2011; and panels 44007C0307H, 44007C0309J, 44007C0317J, 44007C0319H, 44007C0326H, and 44007C0328H, dated September 18, 2013. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Providence County Flood Insurance Study (FIS) report dated September 18, 2013. The Department of Planning and Development is responsible for floodplain management. The FIRM and FIS report and any revisions thereto are incorporated herein by reference and are on file with the Town Clerk, Department of Planning and Development, Building Official, Providence Emergency Management Agency, and Department of Inspection and Standards.

**B. Administrative Provisions**

**1. Building Permit**

- a. All proposed construction or other development within a Special Flood Hazard Area shall require a permit.
- b. The National Flood Insurance Program Special Flood Hazard Area requires permits for all projects that meet the definition of development, not just "building" projects. Development projects include any filling, grading, excavation, mining, drilling, storage of materials, temporary stream crossings. If the construction or other development within a Special Flood Hazard Area is not covered by a building permit, all other non-structural activities shall be permitted by either the Rhode Island Coastal Resources Management Council and/or the Rhode Island Department of Environmental Management as applicable. Therefore if another State agency issues a permit, the local building official shall have the opportunity for input and keep a copy of the respective permit in their files.
- c. Prior to the issuance of a building or development permit, the applicant shall submit evidence that all necessary permits and approvals have been received from all government agencies from which approval is required by federal or state law.

## ARTICLE 16. SIGNS

- 1600 PURPOSE
- 1601 PERMITS AND APPROVALS REQUIRED
- 1602 ENFORCEMENT
- 1603 DESIGN AND CONSTRUCTION STANDARDS
- 1604 ILLUMINATION STANDARDS
- 1605 PROHIBITED SIGNS
- 1606 SIGNS AND ACTIVITIES EXEMPT FROM PERMIT REQUIREMENTS
- 1607 SIGNS REQUIRING PERMIT

### 1600 PURPOSE

The purpose of this Section is to establish a comprehensive system of sign controls governing the display, design, construction, installation, and maintenance of signs. The intent of these sign regulations is to:

- A. Promote the public health, safety, and welfare and ease of travel.
- B. Preserve locally recognized values of community appearance.
- C. Protect public investment in and the character of public thoroughfares.
- D. Aid in the attraction of tourists and other visitors.
- E. Reduce hazards to motorists and pedestrians traveling on the public way.

### 1601 PERMITS AND APPROVALS REQUIRED

- A. All signs that require a permit, as described in this Article, shall obtain a sign permit. The City may revoke any sign permit where there has been a violation of the provisions of this Ordinance or misrepresentation of fact on the permit application.
- B. All signs placed within a public right-of-way require approval of a right-of-way encroachment permit (Sections 1303 and 1914).
- C. All signs, including window signs, in a Historic District are subject to approval by the Historic District Commission.
- D. All signs, including window signs, in the D-1 District are subject to approval by the Downtown Design Review Committee, I-195 Redevelopment District Commission, or Capital Center Commission, as applicable. The Downtown Design Review Committee and the I-195 Redevelopment District Commission may grant a waiver to sign regulations as part of their review and approval, which includes permissions for moving or animated signs.

### 1602 ENFORCEMENT

- A. Any sign placed on public property or within a public right-of-way or public easement without authorization or without a required sign permit may be removed without notice.
- B. If a sign is constructed illegally, either without a required permit or in violation of this section or previous sign regulations, the City may serve notice to the property owner that such sign shall be removed or the violation corrected within 30 days of notice. If the sign is not removed or the violation is not corrected within 30 days, the City may remove the sign at the property owner's expense.

### 1603 DESIGN AND CONSTRUCTION STANDARDS

All signs constructed, erected, modified, or altered shall comply with the provisions of this Ordinance and the requirements of the Code of Ordinances. All sign dimensions are measured in accordance with the rules of Section 202.

- C. To make final decisions on zoning appeal applications from the City Plan Commission, the Downtown Design Review Committee, the Historic District Commission, from decisions of the Development Plan Review Committee, and appeals of any order, requirement, decision, or determination made by the Director of the Department of Inspection and Standards or other authorized agent in the enforcement or interpretation of this Ordinance.
- D. Any additional powers provided to zoning boards of review pursuant to the Rhode Island General Laws.

**1704 DOWNTOWN DESIGN REVIEW COMMITTEE**

The organization and procedures of the Downtown Design Review Committee are delineated in Section 1715 below. The Downtown Design Review Committee and/or staff to the Downtown Design Review Committee have the following powers, pursuant to this Ordinance:

- A. To conduct development plan review where required by this Ordinance.
- B. To make final decisions on applications for waivers and incentives in the D-1 District, as applicable.
- C. To make final decisions on temporary use permit applications in the D-1 District.

**1705 I-195 REDEVELOPMENT DISTRICT COMMISSION**

The organization and procedures of the I-195 Redevelopment District Commission are delineated in Section 1716 below. The I-195 Redevelopment District Commission has the following powers, pursuant to this Ordinance:

- A. To conduct development plan review where required by this Ordinance.
- B. To make final decisions on applications for waivers and incentives in the D-1 District and ES Overlay District, as applicable.
- C. To make final decisions on temporary use permit applications in the in the D-1 District and ES Overlay District, as applicable.

When the I-195 Redevelopment District Commission dissolves, in accordance with Rhode Island General Laws §42-64.14-21, the Downtown Design Review Committee and its staff assume jurisdiction over the area of applicability.

**1706 CAPITAL CENTER COMMISSION**

The organization and procedures of the Capital Center Commission are delineated in Section 1717 below. The Capital Center Commission has the following powers, pursuant to this Ordinance:

- A. To make final decisions on Capital Center Special Development District review applications.

When the Capital Center Commission dissolves, the Downtown Design Review Committee and its staff assume jurisdiction over the area of applicability.

**1707 HISTORIC DISTRICT COMMISSION**

The organization and procedures of the Historic District Commission are delineated in Section 1718 below. The Historic District Commission has the following powers, pursuant to this Ordinance:

- A. To make final decisions on certificate of appropriateness applications.
- B. To provide advice to other agencies regarding historic resources.

**4. Expired Terms and Vacancy**

In the event of a vacancy on the Historic District Commission, the appointing authority may make an interim appointment to fill the unexpired term(s) of such member(s). Vacancies shall be filled within 90 days.

**5. Officers**

The Historic District Commission includes a Chair, appointed by the Mayor; and a Vice-Chair elected from its membership. In its rules and regulations, the Commission may provide for other officers if necessary. The Department of Planning and Development shall assign staff to work with the Historic District Commission.

**B. Procedures**

**1. Adoption of Rules**

The Historic District Commission shall adopt and publish all rules and regulations necessary to carry out its functions under the provisions of this Ordinance.

**2. Adoption of Standards and Guidelines**

The Historic District Commission shall adopt and publish standards and guidelines as necessary to inform historic district residents, property owners, and the general public of those criteria by which the Historic District Commission will determine whether to issue a Certificate of Appropriateness. The Historic District Commission may adopt different standards and guidelines for each district. The standards and guidelines shall insure that consideration is given to: the historic and architectural significance of the district, the structure, and its appurtenances; the way in which the structure and its appurtenances contribute to the historical and architectural significance of the district; and the appropriateness of the general design, arrangement, texture, materials, and siting proposed in the plans for both new and existing structures and appurtenances. The Historic District Commission may incorporate by reference in its rules and regulations such other standards as are appropriate, including, but not limited to the Standards and Guidelines for Rehabilitation adopted by the United States Secretary of the Interior. The Historic District Commission may from time to time amend its standards as reasonably necessary, and it shall publish all such amendments.

**3. Conduct of Business**

The Chair will preside over all Historic District Commission meetings and has the right to vote. The Vice-Chair will, in the case of absence or disability of the Chair, perform the duties of the Chair. All meetings of the Historic District Commission shall be open to the public and any person, organization, or duly authorized representative is entitled to appear and be heard on any matter before the Historic District Commission reaches its decision.

**4. Quorum**

A quorum is necessary for business to be conducted before the Historic District Commission. A majority of the number of duly appointed regular members constitutes a quorum.

**5. Record**

The Historic District Commission shall keep a record of all resolutions, proceedings, findings, decisions, and actions and such record shall be open to the public.

**6. Duties**

In addition to the powers described in Section 1707 above, the Historic District Commission has the following powers and duties:

- a. The Historic District Commission is authorized to regulate the alteration, repair, construction, demolition, removal of any exterior structure and/or appurtenance within any Historic District identified on the Providence Overlay Zoning District Maps of the Official Zoning Map adopted in accordance with this Ordinance.
- b. In order to assist the City on matters of historic preservation, the Historic District Commission may provide its expertise and advice to agencies of city government as appropriate.

**1719 STAFF LEVEL DEVELOPMENT PLAN REVIEW COMMITTEE ORGANIZATION**

The staff level Development Plan Review Committee is hereby established. The staff level Development Plan Review Committee is composed of the Director of the Department of Inspection and Standards, or his/her designee, the Director of the Department of Planning and Development, or his/her designee, and the City Forester, or his/her designee.

- b. The City Council representative of the applicable ward.
  - c. The Office of the Superintendent of Schools.
  - d. The city or town council of any city or town which is located within 200 feet of the boundary of the area proposed for a variance, special use, or development.
  - e. Water authorities or where there is a public or quasi-public water source, or private water source that is used or is suitable for use as a public water source, within 2,000 feet of any real property that is the subject of a proposed variance, special use permit, or development, regardless of municipal boundaries.
  - f. Any neighborhood group that registers the name of the organization, its officers and mailing address with the public body's staff. Neighborhood group registration shall be renewed every year by July 1st. Failure to renew the registration relieves the staff of the responsibility of mailing out the agenda.
2. Mailed notice shall include:
- a. The location of the hearing and the date and time of its commencement.
  - b. The street address of the subject property.
  - c. A statement of the proposed variance, special use, or development under consideration.
  - d. Information for those interested where and when a copy of the matter under consideration may be obtained or examined and copied.
3. No defect in the form of any notice under this section will render any application for variance, special use permit, or development approval invalid, unless the defect is found to be intentional or misleading.

**E. Historic District Commission Notice**

- 1. Mailed notice for a certificate of appropriateness shall be sent by regular mail to the applicant and to all abutting property owners at least seven days prior to the public meeting. An application for a certificate of appropriateness for demolition of any principal structure within any historic district requires published notice of a public hearing at least 14 days in advance in a newspaper of general circulation in the City.
- 2. The applicant shall supply the Historic District Commission with a list of names and addresses of all abutting property owners from the most current records of the City Tax Assessor. The cost of mailed and published notice is the responsibility of the applicant, and he/she will be billed by the Department of Planning and Development for such costs.

**F. Capital Center Commission Notice**

Notice of regular meetings and public hearings of the Capital Center Commission and its subcommittees shall be held pursuant to the procedures adopted by the Capital Center Commission.

**G. Administrative Modification Notice**

- 1. Upon an affirmative determination of an administrative modification, the Director of the Department of Inspection and Standards will notify, by registered or certified mail, all property owners abutting the property that is the subject of the modification request and publish in a newspaper of general circulation within the City that the modification will be granted unless written objection is received within 30 days of the public notice.
- 2. Mailed and published notice shall indicate the street address of the subject property in the notice.
- 3. Costs of any notice required under this section are borne by the applicant.

## 1911 CERTIFICATE OF APPROPRIATENESS

### A. Purpose

Before a property owner commences construction, alteration, repair, removal, or demolition of any existing structure or its appurtenances within a Historic District Overlay District, the owner shall be granted a certificate of appropriateness from the Historic District Commission. A certificate of appropriateness is required whether or not a building permit is required.

### B. Initiation

A property owner, or person expressly authorized in writing by the property owner, shall file an application for a certificate of appropriateness for any development, including demolition, within a Historic District Overlay District. A property owner may only file an application for a certificate of appropriateness for property under his/her control.

### C. Authority

1. The Historic District Commission, as applicable, will approve a certificate of appropriateness. The Historic District Commission may delegate to the staff authority to issue a certificate of appropriateness in certain circumstances without a public hearing in accordance with the Standards and Guidelines as adopted or by action of the Historic District Commission at a public hearing. The staff may not deny a certificate of appropriateness, but shall refer such action to the Historic District Commission for a hearing.
2. The Historic District Commission may, at the applicant's expense, hire experts to opine on the validity of evidence and testimony submitted as part of a demolition application. This may include, but is not limited to, an initial evaluation of the historic or architectural significance of the building, and, for structures found by the Historic District Commission to be historically or architecturally significant, an appraisal of the property and/or structural analysis of the building.

### D. Applicability

All construction, alteration, repair, removal, or demolition of any existing structure or its appurtenances within a Historic District Overlay District requires a certificate of appropriateness.

### E. Procedure

1. Within 45 days of receipt of a complete application, the Historic District Commission shall hold a public meeting on an application for a certificate of appropriateness. Notice is required in accordance with Section 1801.
2. An application for a certificate of appropriateness may be approved, approved with conditions, or denied. The Historic District Commission shall issue written findings for the reasons and basis of each decision regarding the certificate of appropriateness. When denying an application, the Historic District Commission shall include the basis for its finding of denial that the proposed activity would be incongruous with those aspects of the structure, appurtenances, or the district which the Commission has determined to be historically or architecturally significant. The Historic District Commission shall send a copy of the decision to the applicant and to the Director of the Department of Inspection and Standards and the action taken by the Historic District Commission is binding on the Director. No application may be denied without a hearing.
3. If the Historic District Commission fails to act within 45 days of receipt of a complete application, the application is deemed approved, unless an extension of time has been agreed to by the applicant and the Historic District Commission.
4. If the Historic District Commission makes a finding of fact within the 45 day period that a particular application requires additional time for study and information, then the Historic District Commission has an additional 90 days from the date of the receipt of a complete application to act upon such application. An extension of time may be agreed to by the applicant and the Historic District Commission beyond this 90 day period.

5. A certificate of appropriateness may be issued without a public hearing for ordinary maintenance or repair of any structure within an historic district provided that such maintenance or repair does not result in any change of design, type of material, or appearance of the structure or its appurtenances. The Historic District Commission may delegate to the staff the authority to approve and issue certificates of appropriateness in such circumstances.

## **F. Approval Standards**

### **1. General**

The Historic District Commission will evaluate all applications in accordance with the criteria established in its adopted "Standards and Guidelines." The Historic District Commission acts only on exterior features of a structure and its appurtenances. In reviewing an application for a certificate of appropriateness, the Historic District Commission has the power to call in experts to aid in its deliberations and may incorporate the conclusions of such experts in its decisions.

### **2. Special Criteria for Demolition**

In order to preserve the historic fabric of the City, demolition of historic properties is discouraged. When reviewing an application for a certificate of appropriateness to demolish an historic structure or appurtenance, the Historic District Commission shall consider the following criteria, in addition to the provisions of the adopted "Standards and Guidelines."

#### **a. Structures Valuable to the City**

In the case of an application for demolition of any structure, appurtenance, or a portion of a structure which the Historic District Commission deems so valuable to the City, the state, or the nation, that the loss thereof will be a great loss to the City, the state, or the nation, the Historic District Commission will endeavor to work out with the owner an economically feasible plan for the preservation of such structure on its present site. The Historic District Commission may issue a certificate of appropriateness to demolish only if it is satisfied that the retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure to any purchaser willing to preserve such structure.

#### **b. Structures Valuable for the Period**

In the case of an application for demolition of any structure, appurtenance, or a portion of a structure deemed to be valuable for the period of architecture which it represents and its importance to the neighborhood within which it exists, the Historic District Commission may issue a certificate of appropriateness to demolish only if it finds that at least one of the following conditions exists:

- i. Retention of such structure constitutes a hazard to public safety which hazard cannot be eliminated by economic means available to the owner, including sale of the structure on its present site to any purchaser willing to preserve such structure.
- ii. Preservation of such structure is a deterrent to a major improvement program that will be of substantial benefit to the community.
- iii. Preservation of such structure would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure to any purchaser willing to preserve such structure.
- iv. Preservation of such structure would not be in the interest of the majority of the community.

## **G. Demolition Regulations**

### **1. Alternatives to Demolition**

The Historic District Commission will assist the owner in identifying and evaluating alternatives to demolition, including sale of the structure on its present site. When considering an application to demolish a structure of historic or architectural value, in addition to any other criteria, the Historic District Commission shall consider the following:

- a. Whether there is a reasonable likelihood that some person or group other than the current owner is willing to purchase, move, and preserve such structure.
- b. Whether the owner has made continuing, bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure.

### **2. Avoiding Demolition Through Owner Neglect**

The City Council, or its designee, in consultation with the Historic District Commission, may identify structures of historical or architectural value whose deteriorated physical condition endangers the preservation of such structure or its appurtenances. The Council will publish standards for maintenance of properties within historic districts. Upon the petition of the Historic District Commission that a historic structure is so deteriorated that its preservation is endangered, the Council may establish a reasonable time of no less than 30 days within which the owner shall begin repairs. If the owner has not begun repairs within the allowed time, the Council or its designee shall hold a hearing at which the owner may appear and state his reasons for not commencing repairs. If the owner does not appear at the hearing or does not comply with the Council's orders, the Council or its designee may cause the required repairs to be made at the expense of the City and cause a lien to be placed against the property for repayment. The Historic District Commission will cooperate with and assist the City Council in exercising the provisions of this section.

### **3. Emergency Demolition**

Should the Director of the Department of Inspection and Standards determine that a structure is unsafe or hazardous and an imminent hazard to public safety for a reason such as being in danger of imminent collapse from damage caused by human action or an act of God, a committee consisting of the Director of the Department of Inspection and Standards, Fire Marshal, Planning Director, a structural engineer to be hired under City auspices, and the Chair of the Historic District Commission, or their designees, shall convene immediately to evaluate whether the structure shall be demolished. The committee shall evaluate all pertinent information including, but not limited to, the structural condition of the structure, the historic value of the structure, and the danger to the public. The Director may order partial or full demolition based on the consensus of the committee. If the Director of the Department of Inspection and Standards, in consultation with on-site life safety officials, determines that the structure is in danger of imminent collapse or is an immediate danger to public safety and there is no time to convene the aforementioned committee, he/she may order the structure demolished immediately. The Director of the Department of Inspection and Standards shall issue a report to the Historic District Commission stating the reasons for the order.

## **H. Inspections**

The Historic District Commission may inspect work in progress after a certificate of appropriateness has been issued to insure that work is proceeding in accordance with the approval received. If the Historic District Commission finds that the work in progress does not conform to the certificate of appropriateness, the Historic District Commission will advise the Director of the Department of Inspection and Standards, who will enforce the requirements of the Certificate of Appropriateness in accordance with this Ordinance.

## **I. Appeals**

An aggrieved party has the right to appeal a decision of the Historic District Commission to the Zoning Board of Review, and a further right of appeal from the Zoning Board of Review to the Supreme Court by writ of certiorari. The appeal shall be made within 20 days of the issuance of a written determination by the Historic District Commission on any plan or petition submitted to it or any revisions thereof.

CRITERIA 1.2  
Amended Guidelines

## MINOR ALTERATIONS: MECHANICAL & COMMUNICATIONS EQUIPMENT

### SOLAR ENERGY SYSTEMS

#### Solar Panels, Heat Collectors and Photovoltaic Systems

#### INTRODUCTION

In 2013, with *Sustainable Providence*, the City of Providence released sustainability goals to move Providence forward in six key areas: waste, food, transportation, water, energy, and land use & development. As part of the global initiative to encourage energy conservation there is a rapidly growing trend toward retrofitting homes to be more energy efficient. This has brought an increase in the number of applications for installing solar energy systems on buildings within Providence's locally designated historic districts. Specifically identified in *Sustainable Providence* is the West Side Solar program, a successful initiative to introduce solar energy to primarily historic properties in the City's West End. The success of the program has created more interest in expanding the program throughout the City. This growing interest has caused some concern by the Providence Historic District Commission (PHDC) as to the appropriateness of allowing solar panel installations within the City's local historic districts. Of particular concern are those buildings with primary elevations that face south. The PHDC's Standards & Guidelines make the installation of publicly visible solar panels difficult to approve as such installations generally qualify as having an adverse effect on either the historic structure and/or the historic district. This is also in keeping with the National Park Service's Standards, the national guideline for historic district commissions. In an effort to allow both of these worthy initiatives, historic preservation and energy conservation, to continue the PHDC has amended their Standards & Guidelines as follows.

#### SUSTAINABILITY

Before implementing any energy conservation measures to enhance the sustainability of a historic building, the existing energy-efficient characteristics of the building should be assessed. Buildings are more than their individual components. The design, materials, type of construction, size, shape, site orientation, surrounding landscape and climate all play a role in how buildings perform. Historic building construction methods and materials often maximized natural sources of heating, lighting and ventilation to respond to local climatic conditions. The key to a successful rehabilitation project is to identify and understand any lost original and existing energy-efficient aspects of the historic building, as well as to identify and understand its character-defining features to ensure they are preserved. The most sustainable building may be one that already exists. Thus, good preservation practice is often synonymous with sustainability. There are numerous treatments—traditional as well as new technological innovations—that may be used to upgrade a historic building to help it operate even more efficiently. Increasingly stricter energy standards and code requirements may dictate that at least some of these treatments be implemented as part of a rehabilitation project of any size or type of building. Whether a historic building is rehabilitated for a new or a continuing use, it is important to utilize the building's inherently-sustainable qualities as they were intended. It is equally important that they function effectively together with any new measures undertaken to further improve energy efficiency.

(NPS, *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*)

## Solar Technology

Recommended	Not Recommended
Considering on-site, solar technology only after implementing all appropriate treatments to improve energy efficiency of the building, which often have greater life-cycle cost benefit than on-site renewable energy.	Installing on-site, solar technology without first implementing all appropriate treatments to the building to improve its energy efficiency.
Analyzing whether solar technology can be used successfully and will benefit a historic building without compromising its character or the character of the site or the surrounding historic district.	Installing a solar device without first analyzing its potential benefit or whether it will negatively impact the character of the historic building or site or the surrounding historic district.
Installing a solar device in a compatible location on the site or on a non-historic building or addition where it will have minimal impact on the historic building and its site.	Placing a solar device in a highly-visible location where it will negatively impact the historic building and its site.
Installing a solar device on the historic building only after other locations have been investigated and determined infeasible.	Installing a solar device on the historic building without first considering other locations.
Installing a low-profile solar device on the historic building so that it is not visible or only minimally visible from the public right of way: for example, on a flat roof and set back to take advantage of a parapet or other roof feature to screen solar panels from view; or on a secondary slope of a roof, out of view from the public right of way.	Installing a solar device in a prominent location on the building where it will negatively impact its historic character.
Installing a solar device on the historic building in a manner that does not damage historic roofing material or negatively impact the building's historic character and is reversible.	Installing a solar device on the historic building in a manner that damages historic roofing material or replaces it with an incompatible material and is not reversible.
	Removing historic roof features to install solar panels.
	Altering a historic, character-defining roof slope to install solar panels.
	Installing solar devices that are not reversible.
Installing solar roof panels horizontally—flat or parallel to the roof—to reduce visibility.	Placing solar roof panels vertically where they are highly visible and will negatively impact the historic character of the building.
Investigating off-site, renewable energy options when installing on-site solar devices that would negatively impact the historic character of the building or site.	

(NPS, *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*)

## GENERAL GUIDELINES for Solar Panels, Heat Collectors and Photovoltaic Systems

In the historic districts, the greatest potential for using solar panels to heat water or to generate electricity will be on buildings with large flat roofs, high parapets, or roof configurations that allow solar panels to be installed with limited or no visibility. All solar panel installations must be considered on a case by case basis recognizing that the best option will depend on the characteristics of the property under consideration. When considering retrofitting measures, historic building owners should keep in mind that there are no permanent solutions. One can only meet the standards being applied today with today's materials and techniques. In the future, it is likely that the standards and the technologies will change and a whole new retrofitting plan may be necessary. Thus, owners of historic buildings should limit retrofitting measures to those that achieve reasonable energy savings, at reasonable costs, with the least intrusion or impact on the character of the building.

1. On buildings with a **flat roof** (historic building, non-contributing existing building, or new construction), solar panels may be located, installed at a low angle, so that they are out of view from the public right-of-way adjacent to the building. In the case where a proposal meets these requirements and has been deemed to have no adverse effect by the RI Historical Preservation & Heritage Commission (when such review is required), the PHDC review would be conducted at an administrative level by the Commission's staff. Nothing would prevent staff from forwarding the application to the full Commission for review if warranted;
2. On buildings with a **sloped roof** (historic building, non-contributing existing building, or new construction) where solar panels are to be installed on a secondary elevation, not visible from the public right-of-way:
  - A. Panel layout shall be sympathetic or appropriate to design and scale of building. Rectangular configurations are preferred, with ample setback from edge of roof, dormers, chimneys, etc.;
  - B. Panels shall be installed parallel to the existing roof slope and matched as closely as possible to the roof plane;
  - C. Panels shall be installed without destroying or replacing original or historic materials or significantly compromising or altering the building's structural integrity;
  - D. Panels shall be compatible in color to existing roofing insofar as possible;
  - E. Installation of panels shall be as inconspicuous as possible when viewed from public right-of-way;
  - F. Installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions; and,
  - G. In the case of proposals that have been deemed to have no adverse effect by the RI Historical Preservation & Heritage Commission (when such review is required), the PHDC review would be conducted at an administrative level by the Commission's staff. Nothing would prevent staff from forwarding the application to the full Commission for review if warranted; and,
3. On buildings with a **sloped roof** (historic building, non-contributing existing building, or new construction) where solar panels are to be installed on a primary elevation, visible from the right-of-

way additional factors must be taken into consideration. For most historic properties, locating solar panels on the primary elevation is the least desirable option because it will have the greatest adverse effect on the district's and property's character defining features, as well as its effect on the historic streetscape. All other options should be thoroughly explored and ruled out before considering installing solar panels on a primary elevation. For the installation of solar panels on primary elevations, proof that all other elevations or locations on property are not viable or feasible for installation of solar panels is required. Only installations where the proposed solar array is not visually intrusive, or highly visible, from the public right-of-way will be considered appropriate. Solar panels that are visually intrusive interact negatively with the historic structure resulting from an incompatibility with the subject property's scale, roof slope, color compatibility with the existing historic roofing materials, placement of the building on subject lot, or the grade of the right-of-way as it exists at the property. Applications for installation on primary elevations, in addition to the foregoing, must also meet each of the requirements and considerations of paragraph #2 (A through F), above;

4. Solar panels may be installed in **side or rear yards**, but may not exceed 8 feet in height. Freestanding or detached on-site solar panels should be installed in locations that minimize visibility from the public right-of-way. These systems should be screened from the public right-of-way with materials elsewhere in the district such as fencing or vegetation of suitable scale for the district and setting. Placement and design should not detract from the historic character of the site or destroy historic landscape materials. Solar panels are not permitted in front yards.

ATTACHMENT A  
Criteria 1.4  
Minutes



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • OCTOBER 27, 2014**

**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 (4:45 PM - 6:40 PM), Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture and Parrillo

**Staff Present:** Jason Martin

**MINUTES**

Approval of September 22, 2014 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>EXCUSED:</b>	Parrillo

**PROJECT REVIEW**

**1. CASE 14.125, 355 VALLEY STREET, United States Rubber Company, 1908-17, (ICBD)**

The applicant is requesting the demolition of Building 12 as part of the rehabilitation of the property. *This is a public hearing.*

Tyler Sullivan, applicant, and John McCoy, counsel, appeared before the Commission requesting the demolition of Building 12 as part of the rehabilitation of the property. *This is a public hearing.*

355 Valley Street (aka U.S. Rubber Mill) is a contributing structure of architectural and historical significance to the Industrial & Commercial Buildings District local historic district and to the City of Providence.

Mr. McCoy gave a presentation regarding the proposal. The US Rubber complex is being rehabilitated into a residential development. The redevelopment proposal is receiving historic tax credits from the RI Historical Preservation & Heritage Commission. Part of the proposal is to remove Building 12, the former boiler building, which is structurally deficient. The RIHPHC has approved the removal of Building 12 as part of the tax-credit application.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve, citing ICBD Standard B.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>EXCUSED:</b>	Parrillo

**2. CASE 11.038, 514 BROADWAY, Kendrick/Prentice House, 1867-1881 (BROADWAY)**

The applicant is requesting final details approval for the construction of two parking areas; the applicants are also requesting that replacement windows be installed.

Jay O'Grady, representing the applicant, and Paul Atteman, architect, appeared before the Commission requesting final details approval for the construction of two parking areas; the applicants are also requesting that replacement windows be installed.

514 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway Historic District. It is arguably one of the most, if not the most, significant buildings within the Broadway local historic district. The defining features of the building are it's massing, tower and ornate trim; replacing the windows and allowing parking to be introduced at the site would not destroy the architectural and historical qualities that define the property.

Mssrs. O'Grady and Atteman gave a presentation regarding proposal. CommunityWorksRI is being merged into Olneyville Housing, which has taken over control of the project. The original design team remains. This is a tax credit project and an amendment to the Part 2 has been submitted to RIHPHC. As of the writing of the report, a new Part 2 has not been released. It is anticipated that the applicants will bring correspondence form RIHPHC with a response to the proposed window replacements. An evaluation of the windows was done by Heritage Restoration. Just to make the windows serviceable would cost an estimated \$200,000. The proposal is to replace the typical double hung windows with clad Kolbe insulated units. All specialty windows would be retained and restored.

The Commission was concerned over the paring lot's grade level. Concerned that cars would be visible; Applicants hope to address this with plantings. Concerned over number of proposed window replacements. Interested in what RIHPHC comments will be about the proposal.

The Chair asked for public comment;

- Kari Lang, West Broadway neighborhood Association, was happy that the project was moving forward, but was concerned about the proposed replacement windows; Public comment was closed.

Motion to conceptually approve the proposed parking, repairs to the east terrace and partial window replacement. Concerned about the number of windows proposed. Request that applicants consider other options, provide greater information on installation and effect on trim; patio design to be considered with historic photos presented, particularly the columns, citing Standards 2, 4 & 8.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 12/15/2014 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member	
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair	
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	
<b>EXCUSED:</b>	Parrillo	

**3. CASE 13.062, 215 DEAN STREET, V.N. Famiglietti, Broadway Garage, c1910 (BROADWAY)**

The applicant is requesting the modification of the existing front elevation.

Glenn Ricci, applicant/owner, and Mark Rapp, architect, appeared before the Commission requesting the modification of the existing front elevation.

215 Dean Street is a structure of average historical and architectural significance, and contributes to the significance of the Broadway Historic District. The application has retained a local architect to finalize the

rehabilitation of the property; the applicant is currently in Housing Court; and, the revised drawings continue the plan as approved for Conceptual Approval by the Commission

Mr. Rapp gave a presentation regarding the proposal. The Commission had previously granted conceptual approval for the modification of the existing front elevation as part of the conversion of the property into a mixed-use development, with commercial/retail units on the ground floor and residential units on the second floor. Mr. Rapp has produced a set of drawings which finalize the details of the modified front elevation.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve, citing Standards 8 & 9, with final details to be transmitted to a sub-committee through staff. Details to include specifications for the two residential doors and the windows; and, the introduction of a linear element to the lower and upper elevations at the window and door openings.

<b>RESULT:</b>	<b>APPROVED TO SUBCOMMITTEE [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>EXCUSED:</b>	Parrillo

*Due to the concern that the Chairman would need to depart soon, the agenda items were changed so that Item 5 was heard before Item 4.*

**5. CASE 14.099, 10 JENCKES STREET, Leonard Blodget House, 1830-2 (COLLEGE HILL)**

The applicant is requesting the installation of a solar panel array to the south slope of the roof.

Amy Greenwald & Justin Boyan, owners, and Ben Swanson & Eugene Plunkett, Alteris/RGS, solar consultants, appeared before the Commission requesting the installation of photovoltaic panels to the south slope of the roof.

10 Jenckes Street is an important, contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District. It is an early 19th century home, of an age (c1830-2) where the Commission is concerned about modifications to the structure. The modifications as proposed will be visible from the public right-of-way; although visible the proposed alterations will be nominally noticeable with the view being obstructed by a street tree for most of year. The RIHPHC has received the materials for review, and has issued a letter stating that the proposed installation would not have an adverse effect on the property or district. The RIHPHC did state that they are concerned by this type of installation and will continue to monitor the situation. For staff, it does seem to be an appropriate location to allow for a solar installation with little-to-no-effect on the historic property or surrounding district. That being said, an installation of this nature is not one that would typically be approved by the Commission due to its siting on the primary elevation and its visibility from the public right-of-way.

The applicants gave a presentation regarding the proposal. The Commission was concerned with the visibility of the proposed installation. The Commission was still concerned about the visibility of the installation, its impact on the historic structure, the historic district and the historic streetscape.

The Chair asked for public comment;

- Richard Sklar, One Jenckes Street, appeared. He was concerned about the impact of the installation and its visibility from his property;

Public comment was closed.

There was a discussion amongst members of modifying the proposed solar panel field by reducing the number of panels from the proposed 21 to an 18-panel solar array, to remove one panel from below the chimney and two from the west side of the array, with the edges of the array to align with the edges of the primary elevation's window fenestration as closely as possible, with the recommendation that no trees be removed to improve solar efficiency. The applicants agreed to the modification.

Mr. Fontecchio introduced a motion for a modification of the application, with the applicant's consent, to install an 18-panel solar array, with the edges of the array to align with the edges of the primary elevation's window fenestration as closely as possible, with the recommendation that no trees be removed to improve solar efficiency; if approved, the installation would be considered a test-case and would not set precedent for further applications regarding the installation of solar panels to a primary elevation; Mr. Schoettle seconded; Members Fontecchio, Schoettle, Lund and Agniel were in favor of the motion; Members Marino, Regan, Couture and Kaplan were against; Member de Boer abstained. Mr. de Boer stated that the reason for his abstention was that the Commission did not currently have Standards that are specific for solar panels and that a vote should not be taken until such Standards are adopted; Since the vote was tied, with one abstention, the majority of the members did not vote in favor of the motion, and the motion therefore failed. The application is deemed denied.

<b>RESULT:</b>	<b>DENIED [4 TO 4]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Lund, Agniel
<b>NAYS:</b>	Marino, Regan, Kaplan, Couture
<b>ABSTAIN:</b>	de Boer
<b>EXCUSED:</b>	Parrillo

*Mr. Marino departed. Mr. Fontecchio assumed the duties of Chair.*

**4. CASE 14.085, 334 SOUTH WATER STREET, George B. Earle Building, 1881 (COLLEGE HILL)**

The applicant is requesting the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

Andrew Mitrelis, applicant, and Mark Rapp, architect, appeared before the Commission requesting the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

334-6 South Water Street is a contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District; the modifications as proposed are visible from the public right-of-way along South Water Street.

Mr. Rapp gave a presentation regarding proposal. At the September 22<sup>nd</sup> meeting the Commission was concerned about the effect of the proposed modification as the new stairs would be visible from South Water Street. The Commission asked if the plan could be reworked? Would it be possible for the run of the new stair to be in the same direction as the existing steps? The applicants agreed to investigate. The applicants returned with revised documentation showing the new stairs running in the same direction as the existing stair, as requested.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve, citing Standards 8 & 9.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>EXCUSED:</b>	Parrillo

**7. CASE 14.126, 369 SOUTH MAIN STREET, George & Oliver Earle Warehouse, c1820 (COLLEGE HILL)**

The applicant is requesting the construction of an elevator addition as part of the rehabilitation of the building.

Andrea Torrizzo, AIA, architect, representing the applicant, and consultant, appeared before the Commission requesting the removal of brick chimneys; reconfiguration of store-fronts from two-panes/bay to one-window/bay configuration; installation of a new LULA elevator on the north, alley-side of the building, CMU with stucco finish; installation of a new entry/paneled door in the existing brick alleyway door with a new small overhang and cap; installation of a new egress door from third floor tenant in north wall, and egress stair with awning; and, the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

369 South Main Street is a contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District.

Ms. Torrizzo gave a presentation regarding the proposal. The rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. The Commission was concerned about the proposed elevator addition. The structure is a building that is one of only a few extant examples of a once proliferate type of structure (warehouse building) in the area. The proposed elevator addition, while located in a relatively innocuous location, will still be visible from the public right-of-way. It also seems that it would be possible to locate the elevator within the floor plan of the building with minimal intrusion on the program or historic fabric of the building. The Commission requested that the application be continued to a subsequent meeting so that the Part 2 from RIHPHC could be considered and so that alternatives to the exterior elevator placement could be evaluated.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to continue, with the applicants to return once they have a completed Part 2 from the RIHPHC.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: TBD</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Marino, Fontecchio, de Boer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	
<b>EXCUSED:</b>	Parrillo	

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • NOVEMBER 24, 2014**

**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, Couture  
 ABSENT: Parrillo  
 Staff Present: Jason Martin

**MINUTES**

Approval of October 27, 2014 Historic District Commission Regular Meeting Minutes

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

**PROJECT REVIEW**

**1. CASE 13.138, 36 ARNOLD STREET, Nathan Mason House, ca. 1841 (COLLEGE HILL)**

John Savage, owner/applicant, Jay Grover, architect, and Joe McPhee, consultant, appeared before the Commission requesting the modification of a previously approved application to allow for some type of additional space at the rear of the building.

The application received approval at the January meeting for the rehabilitation of the property. During the subsequent rehab work it has been discovered that there is a substantial view of Narragansett Bay from the third floor of the property. The applicants would like to incorporate a space at the rear of the property on the ell, from where it would be possible to incorporate the view. A number of options were presented at the meeting in order to determine if it is feasible to incorporate the request into the previously approved plan. The Commission had the following comments: of the options presented the preferred was a modified version of Option 8 with the flat roof on the second floor ell and reducing the size of the deck and positioning it so that it would not be visible from the public right-of-way.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve modified version of Option 8 with deck reduced in size by one section on each side and centered on the rear of the building; windows on second floor, rear ell to be lined up with first floor windows on east elevation; west elevation to have three-ganged window centered, with revised plans to be submitted to Staff and distributed as needed, citing Standards 8 & 9.

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [8 TO 1]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Lund, Kaplan, Agniel, Couture
<b>NAYS:</b>	Regan

**2. CASE 14.135, 463 BROADWAY, John M. Buffington House, 1883 (BROADWAY)**

John Romano, owner/applicant, and David Andrezzi and David Rizzoli, architects, appeared before the Commission requesting the removal of an existing contemporary 2-car garage and construct a new 2-story addition with basement.

463 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway Historic District; the attached one-story garage located at the rear of the building is a 20<sup>th</sup> Century addition that is incongruous with the architecture of the property and a non-contributing element of the historic district. The Commission had the following comments: satisfied with proposal; some concern about layout of windows on addition. Would it be possible to separate them instead of them being ganged? Applicants responded that they would investigate; could the bay window be addressed? Dr. Romano said that he would try to address that window. He was not happy with it either.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to conceptually approve, with the applicants to study separating the proposed ganged windows into individual units; and the investigation of removing the non-conforming bay picture-window on the second floor of the main house; with a sub-committee to review details as they become available and the applicants to return for final approval once their required zoning variances had been granted, citing Standards 8 & 9.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 3/23/2015 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

**OTHER BUSINESS**

**3. Proposed amendment of the PHDC’s Standards & Guidelines with regard to the installation of passive s**

Mr. Martin gave an overview of the process that had led up to this point. Mr. Marino walked through the proposed changes to the draft.

The Chair asked for public comment; the following public comment was taken:

- Sam Zurier, Councilman, Ward 2, stated that he thought that the proposed guidelines are a valuable step in the right direction. Supports the guidelines but has concerns about definition of “visually intrusive” and “feasible option”. Also believes SHPHO’s comments should carry weight.

Public comment was closed.

Motion to approve, with revisions as discussed.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • DECEMBER 15, 2014**

**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, Couture, Martin  
ABSENT: Fontecchio, Parrillo  
Staff Present: Jason Martin

**MINUTES**

Approval of November 24, 2014 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Fontecchio

**PROJECT REVIEW**

- CASE 14.027, 100 LLOYD AVENUE, House, post 1895 (COLLEGE HILL)**  
The applicant is requesting the installation of a replacement window, front elevation.

Tim Staley, contractor, representing the applicants/owners, appeared before the Commission requesting the replacement of a 3/3, single-pane, double-hung, wood window with an insulated new-construction window to match dimensionally, 2<sup>nd</sup> floor, front elevation, as part of a bathroom renovation

Mr. Staley gave a presentation regarding proposal. The Commission had the following comments: concerned that this window which could be repaired, was instead proposed to be replaced. Window was deemed to have historical significance. Commission members agreed window should be repaired, not replaced.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to deny, citing Standard 1.

**Historic District Commission**  
**444 Westminster Street, Ste 3A , Providence, RI 02903**  
**Phone 401 680 8400 | Fax 401 680 8492**

[www.providenceri.com](http://www.providenceri.com)

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Cornelis deBoer, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Fontecchio

**2. CASE 14.126, 369 SOUTH MAIN STREET, George & Oliver Earle Warehouse, c1820 (COLLEGE HILL)**

The applicant is requesting the construction of an elevator addition as part of the rehabilitation of the building.

**The applicant is requesting the construction of an elevator addition as part of the rehabilitation of the building.**

Andrea Torrizzo, AIA, architect, representing the applicant, and consultant, appeared before the Commission requesting the removal of brick chimneys; reconfiguration of store-fronts from two-panes/bay to one-window/bay configuration; installation of a new LULA elevator on the north, alley-side of the building, CMU with stucco finish; installation of a new entry/paneled door in the existing brick alleyway door with a new small overhang and cap; installation of a new egress door from third floor tenant in north wall, and egress stair with awning; and, the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

**369 South Main Street is a contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District.**

Ms. Torrizzo gave a presentation regarding the proposal. The rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. The Commission was concerned about the proposed elevator addition. The structure is a building that is one of only a few extant examples of a once proliferate type of structure (warehouse building) in the area. The proposed elevator addition, while located in a relatively innocuous location, will still be visible from the public right-of-way. It also seems that it would be possible to locate the elevator within the floor plan of the building with minimal intrusion on the program or historic fabric of the building. The Commission requested that the application be continued to a subsequent meeting so that the Part 2 from RIHPHC could be considered and so that alternatives to the exterior elevator placement could be evaluated.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to continue, with the applicants to return once they have a completed Part 2 from the RIHPHC.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 2/23/2015 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	
<b>ABSENT:</b>	Fontecchio	

- 3. **CASE 14.144, 46 MOORE STREET, House, c 1890 (NORTH ELMWOOD)**  
The applicant is requesting the removal of a chimney from the rear of the building.

Mr. Thom D'Ovidio, Providence Revolving Fund, represent the applicant/owners, appeared before the Commission requesting the removal of the existing chimney from the roofline, near the rear of the building

Mr. D'Ovidio gave a presentation regarding proposal. The Commission had the following comments: 46 Moore Street is a structure of historical and architectural significance that contribute to the significance of the North Elmwood Historic District; the modifications as proposed will be visible from the public right-of-way; however, the character of the street is of buildings tightly grouped together, making the location of the chimney nominally noticeable. The proposed chimney also appears to be a secondary chimney; located at the rear of the building; it appears that the primary chimney was removed sometime earlier in the building's lifetime

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve, citing Standards 8 & 9.

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, deBoer, Lund, Kaplan, Agniel, Couture
<b>ABSTAIN:</b>	Schoettle, Regan
<b>ABSENT:</b>	Fontecchio

**OTHER BUSINESS**

- 4. **Approval of the 2015 Regular Meeting Schedule.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Fontecchio

- 5. **Adoption of Standards & Guidelines for the Providence Landmarks District.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Fontecchio

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • FEBRUARY 23, 2015**

**Regular Meeting**

**444 Westminster Street, 1st Floor, Conf. Room**

**4:45 PM**

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

**OPENING SESSION**

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

**MINUTES**

Approval of December 15, 2014 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**PROJECT REVIEW**

**1. CASE 14.147, 350 EDDY STREET, Narragansett Electric Lighting Company, 1913, et. seq. (ICBD)**

The applicant is requesting the dismantling of the current clear-story and the construction of two additional floors with a glazed curtain-wall and aluminum sun-screen, et. al.

This item was continued at the request of the applicant to a date certain to be determined.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 3/23/2015 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member	
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo	

**2. CASE 14.126, 369 SOUTH MAIN STREET, George & Oliver Earle Warehouse, c1820 (COLLEGE HILL)**

Andrea Torrizzo, AIA, architect, representing the applicant, and consultant, appeared before the Commission requesting the removal of brick chimneys; reconfiguration of store-fronts from two-panes/bay to one-window/bay configuration; installation of a new LULA elevator on the north, alley-side of the building, CMU with stucco finish; installation of a new entry/paneled door in the existing brick alleyway door with a new small overhang and cap; installation of a new egress door from third floor tenant in north wall, and egress stair with awning; and, the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

Mr. Martin gave a presentation regarding the proposal. 369 South Main Street is a contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District; the building is an example of a once prevalent but now rare utilitarian warehouse building; the rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. Photos and revised plans have been submitted.

Ms. Torrizzo gave a presentation regarding the proposal. The rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. There was concern about some of the details of the proposal, specifically the details for the doghouse dormer (trim), the color of the proposed synthetic slate and, the bracing that would be required for the external stair.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to grant conceptual approval, Citing Standards 1, 2, 3, 4, 8 & 9, with the applicants to return once they have a completed Part 2 from the RIHPHC, revised detail drawings showing the details for the doghouse dormer, and external stair, with an engineered drawing showing bracing.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 3/23/2015 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

### 3. CASE 15.001, 88 CHAPIN AVENUE, House, c 1890 (ARMORY)

Raymond Fournier, Applicant/Roofing Contractor, appeared before the Commission requesting the removal of the existing slate roof and the installation of an asphalt-shingle roof

Mr. Martin gave a presentation regarding proposal. 88 Chapin Avenue is a contributing structure to the Armory local historic district and the Broadway/Armory National Register District; the prominent feature of the property is the intact front gable-end façade. The slate roof is not a prominent feature of the property and is minimally visible, if at all, from the public right-of-way. The property is in the process of being sold; the roofing contractor's permit person had started the application process, was aware that the building was in a local historic district and was assembling additional information so that the proposal could be presented before the Commission; there was a mix-up between the permitting and installation side and work began on the rear south-east corner of the roof(the roof is a cross-gable); Staff received a call from a concerned neighbor; staff contacted the contractors and conducted a site-visit. At the site visit staff directed the crew to finish the rear quarter of the house with architectural shingles (the slate had been removed from this portion) and the rest of the roof would need to wait until the Commission had reviewed the application. The contractors have enlisted Dumas Roofing for an evaluation of the conditions of the slate roof an estimate (see attached). In Dumas' opinion the roof has reached the end of its serviceable life; the cost of replacement of the slate roof is \$42,000; the cost of a replacement asphalt, architectural-shingle roof is \$12,000. While it was unfortunate that the project was begun before the Commission had an opportunity to hear the application, Staff has had multiple dealings with Fournier roofing over the years and believes that this incident was just an unfortunate miscommunication. Given the facts regarding the condition of the roof, its lack of public visibility and the large difference in cost of replacement with slate as opposed to asphalt, Staff believes the proposal to be an appropriate modification.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Jo-Ann Ryan, Councilwoman
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**4. CASE 15.010, 268 ANGELL STREET, House, c1885-1890 (STIMSON AVENUE)**

Adam Vanacore, Parker Construction, representing the applicants/owners, appeared before the Commission requesting the demolition of the existing 12'-6"x40'-9" (511 sq. ft.) single-bay, single-story garage and the construction of a 30'x44'-3" (1,329 sq. ft.) three-bay, two-story garage/exercise room with recreation room above.

Mr. Martin gave a presentation regarding proposal. The garage proposed for demolition is a secondary structure with little architectural or historic merit. The garage is not identified as contributing structure to the Stimson Avenue National Register Historic District. The garage was built in August 1946. The garage was modified without Commission approval by a previous owner in a manner unsympathetic to the character of the garage or property. The removal of the garage will not irreparably diminish the architectural or historical character of the main structure or the district as a whole. Staff is satisfied that given the little historic or architectural significance in combination with the structure's current condition, there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a secondary structure. Staff finds the garage slated for demolition to be a secondary structure and would use the PHDC's secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole.

The Commission made the following findings:

- a) The garage located at 268 Angell Street is a secondary structure and has minimal historical and architectural significance, both on its own merit and in relation to the main building on which it is located. The garage's removal is consistent with the secondary criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole.
- b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the garage slated for demolition is a secondary structure which does not produce income.
- c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site.
- d) The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the PHDC demolition guidelines.
- e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to recognize the garage at 268 Angell Street as a secondary and non-contributing structure.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

Motion to approve the demolition, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member	
<b>SECONDER:</b>	Glen Fontecchio, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

Mr. Vanacore gave a presentation regarding the proposed construction of a new garage. The Commission members had the following comments: feel that the design of the building should be more in keeping with the main roof; suggestion of modifying the roofline to a hip roof with dormers to assist in masking the volume; concern about trees adjoining the site.

Motion to continue, with the applicant to return to a subsequent meeting with revised plans.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

**5. CASE 15.002, 344 BENEFIT STREET, Austin Gurney House, 1826, remodeled 1852 (COLLEGE HILL)**

Jay Litman and Samuel Hogg, architects, representing the applicants/owners, appeared before the Commission requesting modifications as part of the rehabilitation of the property from an existing three unit dwelling to a single family residence to include: 1) re-grading the driveway with the construction of a two-bay garage at the rear of the house; 2) the removal of the vinyl siding in rear section of building and restoration of the wood clapboards; 3) the construction of a four-stop elevator to rear/side of property adjacent to garage; 4) the construction of a breakfast nook to the rear of first floor with rear porticos above; and, 5) the installation of windows to the north elevation.

Mr. Martin gave a presentation regarding the proposal. 344 Benefit Street is a structure of historical and architectural significance that contributes to the significance of the College Hill Historic Landmark District. The installation of the new fenestration to the north elevation will be visible from the public right-of-way; this elevation is currently a brick fire-wall with no fenestration; given the current site conditions, the addition of fenestration to this elevation is an appropriate modification. The application will need dimensional zoning relief for the amount of building in the rear yard and overall lot coverage; the application will also need Building Board approval for the new fenestration on the north elevation.

The Commission had the following comments: concern about massing of elevator; could investigate incorporating more into the body of the residence? Mr. Litman responded that this was a possibility they would investigate. There was also concern about the windows on the north elevation having a regular pattern; Mr. Litman agreed and the design team would investigate this further.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to conceptually approve with recommendation that the applicants evaluate incorporating more of the mass of the elevator addition into the body of the residence, with the applicants to return once the required Zoning and Building Board approvals have been granted, citing Standards 8 & 9.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member	
<b>SECONDER:</b>	Jo-Ann Ryan, Councilwoman	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

**6. CASE 15.007, 397-401 NORTH MAIN STREET, House, vacant lot (COLLEGE HILL)**

John Santoro, Applicant/Owner, and George Burman, appeared before the Commission requesting the new construction of a four-story, two-unit townhouse

Mr. Martin gave a presentation regarding the proposal. 397-401 North Main Street is currently a vacant lot within the College Hill local historic district. The abutting properties on North Main Street were all built in the mid-late 20th Century; the applicants have presented a building in a modern aesthetic, which is appropriate given the location and surrounding buildings. The applicants need a dimensional zoning variance for the second curb cut.

The Commission had the following comments: the massing may be too tall, both for code and for the appropriateness of its relation to Benefit Street. Members requested documentation showing what the proposed building would look like when seen from Benefit Street. There was also comments regarding that the surrounding modern infill is smaller in scale than this building and was it possible to reduce the mass somewhat? Curb cut was a safety issue that should be reconciled with the appropriate authorities.

The Chair asked for public comment; the following public comment was given:

- Clark Sanmartino, appeared representing the abutting owners. They had concerns regarding a visual easement that is part of the properties. The abutters were hoping to meet with Mr. Santoro in order to clarify.

Public comment was closed.

Motion to continue, with the applicant to reappear once the visual easement, height issue and curb-cut issues have been addressed and resolved.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Jo-Ann Ryan, Councilwoman	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture	

**7. CASE 15.008, 32 WILLOW STREET, House, c 1870 (ARMORY)**

Kari Lang, Owner/Applicant, appeared before the Commission requesting the installation of a nine-panel solar-array, rear elevation.

Mr. Martin gave a presentation regarding the proposal. 32 Willow Street is a structure of historical and architectural significance that contributes to the significance within the Armory local historic

district. The proposed location for the solar array is on the rear slope of the roof and will not be visible from the public right-of-way. The roof is a relatively new slate roof. The applicants have enlisted T. A, Dumas & Co. to install the panels in a way which will not damage or compromise the slate roof. Detailed drawings, plans and photos have been submitted. The application as submitted meets the Commission’s GENERAL GUIDELINES for Solar Panels, Heat Collectors and Photovoltaic Systems criteria for approval for installations on historic buildings with a sloped roof. RIHPHC has not yet responded with a review letter. Staff has discussed the application with RIHPHC staff and there comment was that the application would not create an adverse effect, but their letter had not been transmitted as of yet. If RIHPHC had transmitted their letter, this application could have been reviewed and approved by Staff

The Commission had the following comments. There was a question regarding whether or not it is possible to have the array mounted as close to the plane/surface of the roof as possible? The applicant agreed that having the panels mounted as closely to the roof as possible was best and would inquire as to how close they could be mounted.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to approve with the request that the panels be installed as close to the roof plane as allowable, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED [9 TO 0]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Kaplan, Agniel, Couture
<b>ABSTAIN:</b>	Regan

**8. CASE 15.009, 1326 WESTMINSTER STREET, Gas Station, c1950 (ARMORY)**

Kari Lang, Applicant, appeared before the Commission requesting the demolition of the existing commercial building due to environmental contamination.

Mr. Martin gave a presentation regarding the proposal. The building proposed for demolition is a secondary structure with little architectural or historic merit. The building is not identified as contributing structure to the Broadway/Armory National Register Historic District. The building was built in 1960. The removal of the garage will not irreparably diminish the architectural or historical character of the main structure or the district as a whole. Staff is satisfied that given the little historic or architectural significance in combination with the structure’s current condition, there are no alternatives to demolition because no reasonable expectation exists that the secondary structure can be sold for preservation either on or off site. Staff recommends that the documentation requirements relative to demolition alternatives and financial information for the garage be waived as it pertains to a secondary structure. Staff finds the garage slated for demolition to be a secondary structure and would use the PHDC’s secondary criteria for approving demolition. This proposal meets these criteria, in that it will have little effect on surrounding buildings or on the district as a whole. The applicants have submitted a letter from RIHPHC dated November 24, 2014, in which the RIHPHC determines that the demolition of the building will have no adverse effect on historic resources. In addition, future construction on the site will need to be reviewed by RIHPHC, as it will be a continuation of a U.S. Environmental Protection Agency-funded remediation project.

The Commission made the following findings:

- a) The building located at 1326 Westminster Street is a secondary structure and has minimal historical and architectural significance, both on its own merit and in relation to the surrounding historic district; The building's removal is consistent with the secondary criteria of the PHDC demolition guidelines, in that it would have little impact on the property and the district as a whole.
- b) The application for demolition is complete. The PHDC waives the requirement for documenting financial information relative to the demolition, because the garage slated for demolition is a secondary structure which does not produce income.
- c) The PHDC is satisfied that there are no alternatives to demolition because no reasonable expectation exists that the structure can be sold for preservation either on or off site, and the owner has attempted to rehabilitate the building but cannot due to the environmental contamination;
- d) The review of the proposed demolition is hereby completed in one meeting, as allowed for secondary and non-contributing structures under the PHDC demolition guidelines.
- e) The work as proposed is in accord with PHDC Standard 8 in the following way: the work will be done so that it does not destroy the historic character of the property or the district

The Chair asked for public comment; No public comment was given. Public comment was closed.

**Motion to approve, citing Standard 8.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**OTHER BUSINESS**

**9. Scheduling of Business Meeting to review revised Standards & Guidelines.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Marino, Chair
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**10. Presentation of 2013-2014 Certified Local Government Annual Report**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Michael Marino, Chair
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • MARCH 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: Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo  
ABSENT: Ryan, Marino, Schoettle  
Staff Present: Jason Martin

**MINUTES**

Approval of February 23, 2015 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo
<b>ABSENT:</b>	Ryan, Marino, Schoettle

**PROJECT REVIEW**

**1. CASE 14.126, 369 SOUTH MAIN STREET, George & Oliver Earle Warehouse, c1820 (COLLEGE HILL)**

Andrea Torrizzo, AIA, architect, representing the applicant, and consultant, appeared before the Commission requesting the removal of brick chimneys; reconfiguration of store-fronts from two-panes/bay to one-window/bay configuration; installation of a new LULA elevator on the north, alley-side of the building, CMU with stucco finish; installation of a new entry/paneled door in the existing brick alleyway door with a new small overhang and cap; installation of a new egress door from third floor tenant in north wall, and egress stair with awning; and, the installation of a new egress door, north side, along with a concrete platform, stairs and a metal guardrail assembly.

Mr. Martin gave a presentation regarding the proposal. 369 South Main Street is a contributing structure to the College Hill local historic district and the College Hill National Historic Landmark District; the building is an example of a once prevalent but now rare utilitarian warehouse building; the rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. Photos and revised plans have been submitted.

Ms. Torrizzo gave a presentation regarding the proposal. The rehabilitation of the building is being conducted as part of the ITC program and has been reviewed by RIHPHC. The applicants are in the process of submitting their ITC application and are expected to receive approval from RIHPHC. In response to the Commission's concerns at the previous meeting regarding some of the details of the proposal, specifically the details for the doghouse dormer (trim), the color of the proposed synthetic slate and, the bracing that would be required for the external stair, a synthetic slate sample and drawings for the doghouse dormer (trim) have been provided. Engineered drawings showing the bracing for the exterior stairs were not available at the present time. There were concerns that the synthetic slate sample was too rough in appearance; that a more refined slate would be appropriate. Ms. Torrizzo commented that the sample shown had been accepted by RIHPHC because of the slates width matched the original.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to grant final approval, citing Standard 8, for the dormer details; approval of the slate sample is deferred to RIHPHC; recommendation that a letter be sent to RIHPHC expressing Commission's concerns

regarding slate sample; with the applicants to return to a subsequent meeting with revised detail drawings showing the details for external stair, with an engineered drawing showing bracing.

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 4/27/2015 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo	
<b>ABSENT:</b>	Ryan, Marino, Schoettle	

**2. CASE 14.135, 463 BROADWAY, John M. Buffington House, 1883 (BROADWAY)**

John Romano, owner/applicant, and David Andreozzi and David Rizzoli, architects, appeared before the Commission requesting the removal of an existing contemporary 2-car garage and construct a new 2-story addition with basement.

463 Broadway is a structure of historical and architectural significance that contributes to the significance of the Broadway Historic District; the attached one-story garage located at the rear of the building is a 20<sup>th</sup> Century addition that is incongruous with the architecture of the property and a non-contributing element of the historic district. The applicants returned with revised drawings. The bay window on the main body of the house is proposed to be removed and restored to two window openings to match the existing fenestration of the building.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to grant final approval of the application as submitted, with a sub-committee to review construction details as they become available, citing Standards 8 & 9.

<b>RESULT:</b>	<b>APPROVED TO SUBCOMMITTEE [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo
<b>ABSENT:</b>	Ryan, Marino, Schoettle

**3. 15.012 23 BIANCO COURT, Cottage, c1880s**

Margot Warner, Applicant/Owner, appeared before the Commission requesting the installation of a six-window shed dormer to the south slope of the gable roof. The brick chimney on the south slope would be removed; two existing windows on west elevation to be replaced with two casement windows. All proposed windows are Anderson, casement, insulated, SDLs.

Mr. Martin gave a presentation regarding proposal. 23 Carol Court is a structure of historical and architectural significance that contributes to the significance within the Armory local historic district; The proposed location for the dormer is the south slope of the roof; and due to the nature of the Court will be minimally visible, if at all, from the public right-of-way; the modifications to the west elevation will not be visible from the public right-of-way; and, schematic drawings, a site plan and photos have been submitted.

The Chair asked for public comment; No public comment was given. Public comment was closed.

Motion to grant final approval to the application as submitted, with a sub-committee to review details as they become available, citing Standards 8 & 9.

<b>RESULT:</b>	<b>APPROVED TO SUBCOMMITTEE [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo
<b>ABSENT:</b>	Ryan, Marino, Schoettle

**OTHER BUSINESS****4. Presentation by National Grid regarding upcoming projects within the local historic districts.**

Ms. Marisa Albanese, Manager, Community & Customer Relations, RI, National Grid, appeared and gave a presentation regarding upcoming projects within the local historic districts.

**5. Approval of correspondence to the Director of Planning and Development regarding an advisory opinion**

Motion made to endorse letter drafted by staff, with changes, in support of an advisory opinion requested by the Federal Transit Administration from the Commission regarding the effect of the proposed streetcar route on the Downtown and College Hill National Register Districts as having no adverse effect.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Fontecchio, deBoer, Regan, Lund, Kaplan, Agniel, Couture, Parrillo
<b>ABSENT:</b>	Ryan, Marino, Schoettle

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • APRIL 27, 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, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo  
Staff Present: Jason Martin

**MINUTES**

Approval of March 23, 2015 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Cornelis deBoer, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo

**PROJECT REVIEW**

**1. CASE 14.147, 350 EDDY STREET, Narragansett Electric Lighting Company, 1913, et. seq. (ICBD)**

The applicant is requesting the dismantling of the current clear-story and the construction of two additional floors with a glazed curtain-wall and aluminum sun-screen, et. al.

The item was continued to the June 22<sup>nd</sup> regular meeting at the request of the applicants.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 6/22/2015 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member	
<b>SECONDER:</b>	Kristi Agniel, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo	

**2. CASE 15.022, 266 BROADWAY, Uptown, now Columbus Theater, 1926 (BROADWAY)**

Jon Berberian, owner, and Mark Rapp, architect, representing the applicant, appeared before the Commission requesting the replacement of 11 wood sashes with new insulated wood sashes, second floor, front (north) elevation; the replacement of 4 wooden doors with new fiberglass doors; installation of interior storms to storefront with upper transoms to be restored.

Mr. Martin gave a staff report. 266 Broadway is a contributing structure to the Broadway local historic district and the Broadway/Armory National Register District; the prominent feature of the property is the marquee and the articulated façade.

Mr. Rapp gave a presentation regarding the proposal. The intent of the work is to make the second floor space, which is being used as a recording studio, more sound-proof by introducing double-pane glass. The windows will still center pivot. The reason for the proposed door changes is to bring the building up to fire code. The doors will swing out and have frosted glass to hide the release bar. Also, the applicants have discovered some stain-glass windows in the basement that were previously in the storefront transoms and will be reinstalling them behind fixed storm windows.

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

Motion to grant final approval as submitted, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo

**3. CASE 15.023, 29 BARNES STREET, Benjamin H. Gladding House, 1868 (COLLEGE HILL)**

Stephen Thomas, owner, and Kelly Taylor, architect, appeared before the Commission requesting the modification of two windows, first floor: Window 1: a rear side window, not visible from the public right-of-way. Request is to raise the window to accommodate a new built-in banquette in the kitchen area. Existing window is a wood, 9/9, true-divided sash. Proposal would keep the existing trim raise the sill, re-apply exterior trim and have sash replaced with either a 9/9 or 6/6 sash; Window 2: a rear 24-lite fixed sash with interior grill thought to be not original to house; Proposal would replace existing window with a new custom-built wood window, with a fixed center pane flanked by two casements or double-hung windows.

Mr. Martin gave a staff report. 29 Barnes Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent feature of the property is its ornate façade and prominent siting on a corner lot. The modifications as proposed are not visible from the public right-of-way.

Ms. Taylor made a presentation regarding the proposed modifications. The modifications are proposed as part of a kitchen rehabilitation. The Commission members asked if it would be acceptable to use a 9/6 "cottage-style" window, with Window 1 retained and modified to that configuration, and Window 2 to be two Pella, 6/9, insulated, clad, new construction, architecture series windows. The applicants agreed to the modifications.

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

Motion to grant final approval as modified with the windows being a 9/6 cottage configuration for Window 1, with the existing window retained and the lower sash modified, and the Window 2, an existing bay window, to be replaced by two Pella, 6/9, insulated, clad, new construction, architecture series windows, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo

**4. 30 STIMSON AVENUE (STIMSON AVENUE)**

Mr. Michael Marino recused himself and appeared before the Commission to discuss 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 new construction as proposed will not be visible from the public right-of-way. The proposal needs a zoning variance for lot coverage.

Mr. Marino gave a presentation regarding the changes to the proposal. The design has changed since

previously shown. The Commission made the following comments: the arched windows on the second floor should be normal flat-topped sash; the overall height is a concern: could the building be lowered a few feet? Mr. Marino assured the Commission that the top of the structure would not be visible above the residence, but would look into trying to lower the structure. The Commission requested that

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

Motion to continue.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 6/22/2015 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member	
<b>SECONDER:</b>	Kristi Agniel, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Regan, Lund, Kaplan, Agniel, Couture, Parrillo	

## ADJOURNMENT



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • MAY 18, 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, Marino, Fontecchio, deBoer, Schoettle, Lund, Agniel, Couture  
 ABSENT: Regan, Kaplan, Parrillo  
 Staff Present: Jason Martin

**MINUTES**

Approval of April 27, 2015 Historic District Commission Regular Meeting Minutes

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

**PROJECT REVIEW**

**1. CASE 15.010, 268 ANGELL STREET, House, c1885-1890 (STIMSON AVENUE)**

The applicant is requesting the demolition of the existing 12'-6"x40'-9" (511 sq. ft.) single-bay, single-story garage and the construction of a 30'x44'-3" (1,329 sq. ft.) three-bay, two-story garage/exercise room with recreation room above.

The applicants requested that the item be continued to the June 22nd regular meeting. A sub-committee is authorized to meet and discuss the development of the design for the proposed garage, as needed.

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 6/22/2015 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Agniel, Couture	
<b>ABSENT:</b>	Regan, Kaplan, Parrillo	

**2. CASE 15.033, 135-137 PROSPECT STREET, House, after 1908 (COLLEGE HILL)**

Aaron Brode, applicant/architect, representing the owner, appeared before the Commission requesting the introduction of a door, second floor, front elevation for access to the existing deck.

Mr. Martin gave a staff report. 135-137 Prospect Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; while the modifications as proposed are visible from the public right-of-way, the introduction of a door to access the existing deck would be innocuous and allow the owner to have access from her unit to the deck.

Mr. Brode gave a presentation regarding the proposal. The building has three condo units. The condo association has agreed to allow the owner of the unit to introduce a door and have access to the deck. There was a discussion regarding the proposed doors. Commission suggested that three-lite doors would be most appropriate. Mr. Brode agreed.

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

Motion to grant final approval as amended, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Agniel, Couture
<b>ABSENT:</b>	Regan, Kaplan, Parrillo

**3. CASE 15.032, 120 TRANSIT STREET, Isaac Peck House, 1809-25 (COLLEGE HILL)**

Mr. Couture, applicant/architect, representing the owner, appeared before the Commission requesting the removal of a single double-hung window, rear elevation, and the installation of a triple window configuration; the relocation of an existing window, rear elevation; and the installation of two new windows, west elevation.

120 Transit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District; the prominent feature of the property is its four-bay front facade. The modifications as proposed are not visible from the public right-of-way.

Mr. Couture gave a presentation regarding the proposal. The applicants are trying to gain more light into the master bedroom.

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

Motion to grant final approval as submitted, citing Standard 8.

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Agniel
<b>ABSENT:</b>	Regan, Kaplan, Parrillo
<b>RECUSED:</b>	Couture

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • JUNE 22, 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-5:30 PM), Marino, Fontecchio, deBoer, Schoettle, Lund, Couture, Parrillo  
ABSENT: Regan, Kaplan, Agniel  
Staff Present: Jason Martin

**MINUTES**

Approval of May 18, 2015 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>MOVER:</b>	Jo-Ann Ryan, Councilwoman
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, Schoettle, Lund, Couture, Parrillo
<b>ABSENT:</b>	Regan, Kaplan, Agniel
<b>AWAY:</b>	deBoer

**PROJECT REVIEW**

**1. CASE 14.147, 350 EDDY STREET, Narragansett Electric Lighting Company, 1913, et. seq. (ICBD)**

Sarah Lemke, Esq., representing the owner, Scott Dumont, CV properties, applicant, Albert Rex, MacRostie Historic Advisors LLC, and Nicholas Koulbanis, architect, appeared before the Commission requesting the dismantling of the current clear-story and the construction of two additional floors with a glazed curtain-wall and aluminum sun-screen, et. al.

Ms. Lemke, Mr. Dumont, Mr. MacRostie and Mr. Koulbanis gave a presentation regarding the proposed modifications. The Commission had the following questions: there was a comment regarding the east end of the monitor and its connection to the parapet. Would the connection be flush or set back? The drawings did not clearly show it, but the glass would be set back approximately a foot from the parapet, and not be flush with the exterior plane. The Commission asked about the original copper cornice element that had been removed and parged over as a stop-gap: would the cornice be reintroduced? The cornice was not being reintroduced as part of the project. This part of the project is not within the purview of the Commission's review, however, the RISHPO is interested in the Commission's comments regarding the project and correspondence will be sent to the RISHPO regarding this concern.

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

**Motion to grant final approval as submitted with the Commission's comment regarding the clear story being stepped back from the parapet, and that the Commission would send correspondence to the RISHPO regarding the concern of the cornice not being reintroduced as part of the project.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Couture, Parrillo
<b>ABSENT:</b>	Regan, Kaplan, Agniel

**2. CASE 15.010, 268 ANGELL STREET, House, c1885-1890 (STIMSON AVENUE)**

Brady Parker and Ivan Ferguson, Parker Construction, applicants, representing the owner, and Mark Rapp, architect, appeared before the Commission requesting the construction of an approximately 30' x 44'-3" (1,329 sq. ft.) three-bay, two-story garage/exercise room with recreation room above.

Mr. Martin gave a staff report. The proposed garage will replace an existing garage, whose demolition was previously approved by the Commission at the February 23rd meeting. The new garage's aesthetic will be compatible with the main structure's aesthetic; At the February meeting the Commission was concerned about the proposed design of the new garage. It was suggested that the roof be incorporated into the second floor and dormers used to gain the space required by the applicants; the Commission also requested to see the building in context to better determine its appropriateness. Since the last presentation before the Commission, the applicants have retained the services of Mark Rapp, architect.

Mr. Rapp made a presentation regarding the proposed modifications. The design has been changed. The massing is closer to being appropriate in its relation with the main house. There have been a number of improvements. The points of discussion from the Commission were that the proposed slope of the roof is too shallow. The pitch needs to be increased to more closely relate to the residence. It was suggested that the interior volume and the owner's desire for using post and beam structurally could be accommodated by incorporating dormers. The Commission suggested a gable, shed and gable dormer combination on each slope. It was also suggested that the round-top window on the primary elevation be removed.

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

**Motion to continue with the applicants to return to a subsequent meeting with revised drawings.**

<b>RESULT:</b>	<b>CONTINUED [UNANIMOUS]</b>	<b>Next: 7/27/2015 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Ryan, Marino, Fontecchio, deBoer, Schoettle, Lund, Couture, Parrillo	
<b>ABSENT:</b>	Regan, Kaplan, Agniel	

**3. CASE 15.053, 418 BENEFIT STREET, Jenkins D. Jones House, 1846 (COLLEGE HILL)**

Jeffrey Shore & Tayo Heuser, owners, appeared before the Commission requesting the construction of a 16'-6" x 21'-3" wood framed deck, 1st floor, rear elevation over an existing three-car paved, parking area. Tom Paterson is the architect for the project. Due to a conflict, he could not be present at the meeting.

Mr. Martin gave a staff report. 418 Benefit Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The modifications will not be visible from the public right-of-way. The deck surface will be 8'-1" above grade, and because the supporting structure will consist of a ledger at the existing house west wall and a line of only three posts, spaced appropriately, the three parking spaces will remain and access to the door to the finished basement will not be hindered. Access to the deck from the kitchen of the first floor will be provided by a new door at an existing double-hung window, which will be removed; the opening will be reconfigured for the door, but the width will

remain the same and the same casing will be used. The door itself will be wood-framed glass, with a 4/1 muntin pattern that will relate it to the windows. Deck posts will be 8"x8" finished wood, painted, with 4"x4" intermediate posts, a stainless steel cable guardrail system, and wood or PVC lattice screen at the planters at the south and west sides.

The Commission had the following comments: the suggestion that the proposed conversion of a window to a door be slightly larger (wider), and that the trellis at the bottom of the deck be eliminated and that a solid board be used instead. The owners agree to these modifications.

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

**Motion to grant final approval as modified, with the proposed conversion of a window to a door be slightly larger (wider), and that the trellis at the bottom of the deck be eliminated and that a solid board be used instead.**

<b>RESULT:</b>	<b>APPROVED [7 TO 0]</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair
<b>SECONDER:</b>	Catherine Lund, Regular Member
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Lund, Couture, Parrillo
<b>ABSENT:</b>	Regan, Kaplan, Agniel
<b>AWAY:</b>	Ryan

**4. CASE 15.049, 2 BURRS LANE, Shed, c. 1985 (COLLEGE HILL)**

Matthew LaRoche, applicant/contractor, representing the owner, appeared before the Commission requesting the construction of a door hood over the existing front door.

Mr. Martin gave a staff report. 2 Burr's Lane is a structure of minimal historical and architectural significance that contributes to the significance within the College Hill local historic district; 2 Burr's Lane is a non-contributing structure to the College Hill National Historic Landmark District. The modifications as proposed are not visible from the public right-of-way.

Mr. LaRoche made a presentation regarding the proposed modifications. The Commission had the following comments: the hood as proposed is too heavy, visually; should not break the corner board. Commission suggested a symmetrical gable centered over the door or a shed would be more appropriate.

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

**Motion to continue, with applicant to return to a subsequent meeting with revised documentation.**

<b>RESULT:</b>	<b>CONTINUED [7 TO 0]</b>	<b>Next: 7/27/2015 4:45 PM</b>
<b>MOVER:</b>	Glen Fontecchio, Vice-Chair	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Marino, Fontecchio, deBoer, Schoettle, Lund, Couture, Parrillo	
<b>ABSENT:</b>	Regan, Kaplan, Agniel	
<b>AWAY:</b>	Ryan	

**5. CASE 15.048, 46 MOORE STREET, House, c 1890 (NORTH ELMWOOD)**

Clark Schoettle, Executive Director, Providence Revolving Fund, representing the owner, appeared before the Commission requesting the removal of the rear door and infill with clapboards; the construction of a side

entry door opening with door hood and landing on west side of building; and, the infill of two south-facing windows.

Mr. Martin gave a staff report. 46 Moore Street is a structure of historical and architectural significance that contribute to the significance of the North Elmwood Historic District; the modifications as proposed will not be visible from the public right-of-way.

Mr. Schoettle made a presentation regarding the proposed modifications.

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

**Motion to grant final approval as submitted.**

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Catherine Lund, Regular Member
<b>SECONDER:</b>	Glen Fontecchio, Vice-Chair
<b>AYES:</b>	Ryan, Marino, Fontecchio, Lund, Couture, Parrillo
<b>ABSTAIN:</b>	deBoer
<b>ABSENT:</b>	Regan, Kaplan, Agniel
<b>RECUSED:</b>	Schoettle

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • JULY 27, 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: Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture, Parrillo  
ABSENT: Ryan, Marino, deBoer, Lund  
Staff Present: Jason Martin

**MINUTES**

Approval of June 22, 2015 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Mildred E. Parrillo, Alternate Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Parrillo
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund
<b>AWAY:</b>	Couture

**PROJECT REVIEW**

**1. CASE 15.010, 268 ANGELL STREET, House, c1885-1890 (STIMSON AVENUE)**

Brady Parker and Ivan Ferguson, Parker Construction, applicants, representing the owner, and Mark Rapp, architect, appeared before the Commission requesting the construction of an approximately 30' x 44'-3" (1,329 sq. ft.) three-bay, two-story garage/exercise room with recreation room above.

Mr. Martin gave a staff report. The proposed garage will replace an existing garage, whose demolition was previously approved by the Commission at the February 23rd meeting. The new garage's aesthetic will be compatible with the main structure's aesthetic; At the June 22nd meeting the Commission tabled the item as there were still concerns with the massing. Asked for higher slope for the gable and to reduce the sense of the mass with the dormers; A site visit was held on Wednesday, July 8th attended by Eliza Beringhouse owner, Mark Rapp, architect, Ivan Ferguson & Adam Parker, Parker Construction, Glen Fontecchio & Jason Martin. At the meeting the following comments/suggestion were discussed: to move in the dormer walls; to add gable roof trim has been added to the west elevation; reduced the number of windows along the west and east elevations; and to separate the ganged windows; all of these suggestions have been incorporated into the revised drawings. The applicants have talked with Doug Still, City Forester, as to the potential significance of a tree designated for removal. The tree is only 30" round at the base so it does not require his approval to be removed; he did say that if it was under his purview he would recommend that it be removed because of the fungus growing at the base of the tree and the steep lean towards the Wheeler parking lot

Mr. Rapp made a presentation regarding the proposed modifications. The design has been changed to incorporate the suggestions from the site visit. The rear of the dormers was moved two feet to the south. The fenestration was changed to single window units. Gable trim was incorporated into the west elevation. The Commission asked if it was possible to make the "scooter door" solid instead of with the proposed glass panels that match the main garage doors. This would differentiate them as secondary. Mr. Rapp replied that would not be an issue. There was a discussion regarding the gable trim on the west elevation and that if the scooter shed roofline could be lowered slightly, the detail would be better. Mr. Rapp responded that they would look into lowering the shed roof slightly.

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

**Motion for final approval, as amended, with the “scooter door” to be solid and the investigation of lowering the shed roof slightly, with details to staff, to be distributed to the subcommittee as needed.**

<b>RESULT:</b>	<b>APPROVED TO SUBCOMMITTEE [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

**2. CASE 15.049, 2 BURRS LANE, Shed, c. 1985 (COLLEGE HILL)**

Matthew LaRoche, applicant/contractor, representing the owner, appeared before the Commission requesting the construction of a door hood over the existing front door.

Mr. Martin gave a staff report. 2 Burr’s Lane is a structure of minimal historical and architectural significance that contributes to the significance within the College Hill local historic district; 2 Burr’s Lane is a non-contributing structure to the College Hill National Historic Landmark District. The modifications as proposed are not visible from the public right-of-way. At the June 22<sup>nd</sup> meeting the Commission had commented that the hood as proposed is too heavy, visually; should not break the corner board. Commission suggested a symmetrical gable centered over the door or a shed would be more appropriate.

Mr. LaRoche made a presentation regarding the proposed modifications. The proposed hood has been changed to a symmetrical gable centered over the door.

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

**Motion for Final Approval, as submitted.**

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Kristi Agniel, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

**3. CASE 15.064, 76 KEENE STREET, House, 1875-95 (COLLEGE HILL)**

Due to a death in the family, Pamela Stone, applicant/owner, requested that the Commission review and act on her application without her being present at the hearing. The work as proposed is the conversion of a paired casement window with three, double hung wood windows, rear elevation, and the construction of a pre-fabricated garage along Clarke Lane at the rear of the parcel.

Mr. Martin gave a staff report. 76 Keene Street is a structure of historical and architectural significance that contributes to the significance within the College Hill local historic district. The proposed changes to the rear fenestration are minimally visible from the public right-of-way (Clarke Lane); Access to the garage is from Clarke Lane. The garage is visible from this right-of-way. There are a collection of garages on Clarke Lane, and the proposed garage would be in keeping with the other garages along the Lane

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

**Motion for Conceptual Approval, with the applicant to return with manufacturer’s details for the replacement windows, and additional line drawings for the proposed new garage.**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b> <b>Next: 9/28/2015 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

#### 4. CASE 15.066, 24 SOUTH COURT STREET, House, c. 1765 & c. 1865 (COLLEGE HILL)

Ronald and Pam Dwight, owners/applicants, and Barbara Thorton and Liz Feliciano, architects, appeared before the Commission requesting the construction of three dormers to the roof, one on the east, two on the west slope, and the modification of a window to a door for emergency secondary egress on the north elevation

Mr. Martin gave a staff report. 24 South Court Lane is a structure of historical and architectural significance that contributes to the significance within the College Hill local historic district. The proposed modifications will be visible from the public right-of-way.

Ms. Thorton made a presentation regarding the proposed modifications. The Commission had the following comments: there was concern about trying to align the new dormers with the fenestration. It was agreed between the Commission and the applicants that the southeast dormer be moved north ½ dormers' width.

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

**Motion for Final Approval, as amended, specifically with the southeast dormer moved north ½ dormers' width, with revised drawings to Staff.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Tina Regan, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

#### 5. CASE 15.068, 175 CONGRESS AVENUE, House, c. 1875 (SOUTH ELMWOOD)

The applicant is requesting the modification of the non-original front porch to include more fenestration and a relocated entrance.

**This item has been withdrawn at the request of the owner.**

<b>RESULT:</b>	<b>WITHDRAWN</b>
----------------	------------------

#### 6. CASE 15.063, 201 BROADWAY, Albert Sprague House, 1854 & late 19th C. (BROADWAY)

Dr. Joseph DeCesare, applicant/owner, appeared before the Commission requesting the construction of a three-bay garage along the Pallas Street elevation to replace the garage that collapsed due to snow load in one of this past winter's storms.

Mr. Martin gave a staff report. 201 Broadway is a structure of historical and architectural significance that contribute to the significance of the Broadway Historic District. The proposed new construction seeks to replace to three-bay garage lost to a snow storm with a new, three-bay garage in the same location.

The Commission suggested different doors be used. The Detroit Series Overhead Door from Fimbel Architectural Specialties, or comparable, was suggested. Details for the door are to be submitted to and approved by staff.

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

**Motion for Final Approval, as amended, with specifications for the garage doors to be submitted to and approved by staff.**

<b>RESULT:</b>	<b>APPROVED, AS AMENDED [UNANIMOUS]</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

**7. CASE 15.067, 1228 WESTMINSTER STREET, Jeremiah Boss House, 1825-26, additions c. 1850 (ARMORY)**

Paul Clary, representing the owner/applicants, appeared before the Commission requesting the conversion of a window to an ADA accessible door on the east elevation of the rear 20th C. Concrete-block garage addition.

Mr. Martin gave a staff report. 1228 Westminster Street is a structure of historical and architectural significance that contributes to the significance within the Armory local historic district. The modifications are to allow for an ADA-accessible door that allows access to the adjoining parking lot and community garden. The proposed modifications are to the east elevation of the rear 20th C. Concrete-block garage addition

Mr. Clary made a presentation regarding the proposed modifications. The Commission had the following comments: it was suggested by the Commission that the proposed shed over the new door be removed and replaced with an extension of the eave with a small shed and for the proposed door to be a half-glass unit. Mr. Clary agreed to the modification.

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

**Motion for Final Approval, as amended, with the proposed shed over the new door be removed and replaced with an extension of the eave with a small shed and for the proposed door to be a half-glass unit and revised drawings to be submitted to staff.**

<b>RESULT:</b>	<b>APPROVED TO SUBCOMMITTEE [UNANIMOUS]</b>
<b>MOVER:</b>	Neal Kaplan, Regular Member
<b>SECONDER:</b>	Clark Schoettle, Regular Member
<b>AYES:</b>	Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture
<b>ABSENT:</b>	Ryan, Marino, deBoer, Lund

**8. CASE 15.013, 44 WOOD STREET, House, c. 1880 (ARMORY)**

Helen Sittler, Owner/Applicant/Architect, appeared before the Commission requesting modifications to the non-contributing garage at the rear of the property to include modifications to the window and door openings as part of its conversion to a studio.

Mr. Martin gave a staff report. 44 Wood Street is a structure of historical and architectural significance that contributes to the significance within the Armory local historic district. The garage was construction in the mid 20<sup>th</sup> C. and is minimally visible from the public right-of-way.

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

**Motion for Final Approval, as submitted.**

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Jon-Paul Couture, Regular Member

**SECONDER:**

Neal Kaplan, Regular Member

**AYES:**

Fontecchio, Schoettle, Regan, Kaplan, Agniel, Couture

**ABSENT:**

Ryan, Marino, deBoer, Lund

**ADJOURNMENT**



**CITY OF PROVIDENCE**  
**HISTORIC DISTRICT COMMISSION**  
**MINUTES • SEPTEMBER 28, 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, Couture, Parrillo  
 ABSENT: Ryan, Fontecchio, Kaplan, Agniel  
 Staff Present: Jason Martin

**MINUTES**

Approval of July 27, 2015 Historic District Commission Regular Meeting Minutes

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Clark Schoettle, Regular Member
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, 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 had the following comments. The concept of enclosing the rear porch is acceptable. As proposed the Commission was concerned that the modifications didn't reflect the aesthetics of the building. It was suggested that the introduction of columns at the corners would help in anchoring the new area and associating it with the rest of the building. The Commission also suggested that the new fenestration not reach all the way to the sill would help the design feel more residential in nature.

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

**Motion for Conceptual Approval of enclosing the rear porch with fenestration to be determined, with a sub-committee to review additional details as they become available.**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 10/26/2015 4:45 PM</b>
<b>MOVER:</b>	Catherine Lund, Regular Member	
<b>SECONDER:</b>	Jon-Paul Couture, Regular Member	
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Couture	

**2. CASE 15.102, 134 BENEFIT STREET, Charles Shaw House, 1839-44 (COLLEGE HILL)**

Paul St. Armand, Applicant/Designer, representing the owner, appeared before the Commission requesting the construction of a deck roof over the non-covered portion of the existing side porch.

Mr. Martin gave a staff report. 134 Benefit 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 pedimented gable end and side porch. The modifications as proposed are predominantly not visible from the public right-of-way. The reason for the roof extension is to protect the entrance at the rear that is currently uncovered. During the winter, the tight confines and lack of sun penetration are causing issues with snow and ice, making the walkway a hazard.

The Commission had the following comments: in concept, the proposal is acceptable; need more details, but should be a structure that does not damage/obstruct the side porch, which is one of the more original details left on the building.

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

**Motion for Conceptual Approval, with a sub-committee to review additional details as they become available**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 10/26/2015 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	Marino, deBoer, Schoettle, Regan, Lund, Couture	

**3. CASE 14.101, 30 STIMSON AVENUE (STIMSON AVENUE)**

Michael Marino, Owner/Applicant, 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 Chair asked for public comment. No public comment was taken. Public comment was closed.

The Commission had the following comments: the scale is good, however, recommend that the dormer be removed, the clerestory roof-line be lowered and that the half-round top windows not be used and that windows more closer in match to the size of the main residence windows be used; it was suggested that 4 windows be used in place of the 3 half-round-top windows.

**Motion for Conceptual Approval, with the suggestions that the dormer be removed, the clerestory roof-line be lowered and that the half-round top windows not be used and that windows more closer in match to the size of the main residence windows be used; it was suggested that 4 windows be used in place of the 3 half-round-top windows.**

<b>RESULT:</b>	<b>CONCEPTUALLY APPROVED [UNANIMOUS]</b>	<b>Next: 10/26/2015 4:45 PM</b>
<b>MOVER:</b>	Jon-Paul Couture, Regular Member	
<b>SECONDER:</b>	Catherine Lund, Regular Member	
<b>AYES:</b>	deBoer, Schoettle, Regan, Lund, Couture	
<b>RECUSED:</b>	Marino	

**ADJOURNMENT**

ATTACHMENT B  
Criteria 1.5  
Sample Approval Letter



## Providence Historic District Commission

Jorge O. Elorza  
Mayor

July 6, 2015

Sarah T. Lemke  
Hinckley Allen  
100 Westminster Street, Suite 1500  
Providence, RI 02903-2319

Re: PHDC App. # 14.147, 350 Eddy Street, Industrial & Commercial Buildings District

Dear Ms. Lemke:

Please find attached the Providence Historic District Commission's Certificate of Appropriateness, approved plans and PHDC Resolution 15-14 for the Major Alterations at 350 Eddy Street. The Commission approved the application as submitted, but did have some comments for items outside of their purview. Specifically there was concern over the original copper cornice element that had been previously removed. The Commission had hoped this element would be reintroduced as part of the project, which is not the case. Separate correspondence expressing that concern is being sent to the RI Historical Preservation and Heritage Commission.

The original Certificate of Appropriateness (CA) is for your records. Please place the original CA in a visible location within a front window of the property while the work is being done. The second copy of the CA is for any permits that might be required from the Department of Inspection and Standards.

Please contact me at 680.8517 if you have any questions.

Best

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

Jason D. Martin  
*Principal Planner/PHDC Staff*

Attachments

DEPARTMENT OF PLANNING AND DEVELOPMENT  
444 Westminster Street, Providence, Rhode Island 02903  
401 680 8400 ph | 401 680 8492 fax  
[www.providenceri.com](http://www.providenceri.com)



## Providence Historic District Commission

Jorge O. Elorza  
Mayor

July 6, 2015

APPLICANT  
CV South Street Landing LLC  
c/o CV properties, LLC  
30 Jelliff Lane  
Southport, CT 06890

OWNER  
Dynamo House LLC  
350 Eddy Street  
Providence, RI 02903

### **RESOLUTION 15-14** Application 14.147

WHEREAS, the applicant, CV South Street Landing LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 350 Eddy Street, Plat 21, Lot 430, and,

WHEREAS, the Commission held a Regular Meeting on the matter on June 22, 2015, during which Sarah Lemke, Esq., representing the owner, Scott Dumont, CV properties, applicant, Albert Rex, MacRostie Historic Advisors LLC, and Nicholas Koulbanis, 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. 350 Eddy Street is a structure of historical and architectural significance that contribute to the significance of the Industrial & Commercial Buildings District;
2. The application for Major Alterations is complete;
3. The work as proposed consists of Major Alterations and includes the dismantling of the current clear-story and the construction of two additional floors with a glazed curtain-wall and aluminum sun-screen;
4. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district; and,

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.

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 modified, with the following conditions:

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

Mr. Fontecchio made a motion to grant final approval of the application as submitted, citing Standard 8; Dr. Lund seconded; all 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.

A handwritten signature in cursive script that reads "Michael Marino" followed by a circled "JSM for" in the right margin.

---

Michael S. Marino  
Chair



PLEASE POST THIS CARD ON THE PROPERTY SO THAT IT IS VISIBLE FROM THE STREET

# CERTIFICATE OF APPROPRIATENESS

## PROVIDENCE HISTORIC DISTRICT COMMISSION

Department of Planning and Development, 444 Westminster Street, Providence, RI 02903  
401.680.8400/Fax 401.680.8492      www.providenceri.com      jmartin@providenceri.com

APPLICANT: CV South Street Landing LLC

OWNER: Dynamo House LLC

PROPERTY ADDRESS: 350 Eddy Street

PLAT/LOT: 21/430

HISTORIC DISTRICT: Industrial & Commercial Buildings

PHDC APPLICATION NUMBER: 14.147

SCOPE OF WORK: Major Alterations: dismantling of the current clear-story and the construction of two additional floors with a glazed curtain-wall and aluminum sun-screen, as per plans submitted (A300-A302) dated 04/14/15, stamped and approved 07/06/15, and PHDC Resolution 15-14.

The Providence Historic District Commission hereby certifies, pursuant to RIGL Ch. 45-24.1-10, 1998 (as amended), and Chapter 27 of the Providence Zoning Ordinance (Chapter 2014-39, dated December 24, 2014, as amended), that the work described herein has been approved. Any conditions of approval have been met or are noted above.

Adhere to PHDC Guidelines regarding Major Alterations

ALL WORK SHALL BE CARRIED OUT AS SHOWN ON THE APPROVED PLANS AND SPECIFICATIONS ON FILE WITH THE PHDC. THIS CERTIFICATE, ALONG WITH ANY DRAWINGS STAMPED APPROVED BY THE PHDC, MUST BE PRESENTED TO THE DEPARTMENT OF INSPECTION AND STANDARDS (444 WESTMINSTER STREET, PROVIDENCE) TO OBTAIN A BUILDING PERMIT. CHANGES TO APPROVED PROJECTS AND ANY ADDITIONAL WORK NOT SPECIFICALLY APPROVED HEREIN MUST BE REVIEWED AND APPROVED BY THE PHDC. THIS CERTIFICATE IS VALID FOR ONE YEAR FROM THE DATE OF ISSUE.

Signature of PHDC Chair or Staff

7/06/15

Date of Issue



PHDC Stamp

Criteria 1.6  
Summary of Projects

**PROJECT SUMMARIES - OCTOBER 1, 2014 through SEPTEMBER 30, 2015**

**Summary of Projects**

Total Applications Reviewed: 145

Applications Reviewed by HDC: 29 (2 applications reviewed by PHDC & Staff<sup>1</sup>)  
*(Alterations, Demolition, New Construction, Relocation)*

Applications Reviewed by Staff: 118 (2 applications reviewed by PHDC & Staff.)  
*(Repairs, Replacements in Kind, Restorations, Minor Alterations)*

**Breakdown by Project Type<sup>2</sup>**

<b>Project Type</b>	<b>Totals</b>	<b>Approved</b>	<b>Denied</b>	<b>Pending<sup>3</sup></b>	<b>Withdrawn</b>	<b>Appealed</b>
In-House <sup>4</sup>	<b>118</b>	118	0	0	0	0
Alterations	<b>24</b>	22	0	0	2	0
Demolitions	<b>2</b>	2	0	0	0	0
New Construction	<b>3</b>	2	0	0	1	0
Relocations	<b>0</b>	0	0	0	0	0
<b>TOTALS<sup>5</sup></b>	<b>147</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

<sup>1</sup> 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)].

<sup>2</sup> 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.

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

<sup>4</sup> 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.

<sup>5</sup> 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, 2014 through SEPTEMBER 30, 2015**

**Breakdown by District**

<b>District</b>	<b>Totals</b>	<b>Approved</b>	<b>Denied</b>	<b>Pending</b>	<b>Withdrawn</b>	<b>Appealed</b>
Armory	9	9	0	0	0	0
Armory (expansion)	20	20	0	0	0	0
Broadway	15	15	0	0	0	0
College Hill	72	70	0	0	2	0
North Elmwood	9	9	0	0	0	0
PLD <sup>1</sup> - ICBD	2	2	0	0	0	0
PLD - Residential	1	1	0	0	0	0
South Elmwood	13	12	0	0	1	0
Stimson Avenue	6	6	0	0	0	0
<b>TOTALS</b>	<b>147</b>	<b>144</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>

**Total applications compared from October, 1996-October, 2015:**

	<b>Totals</b>	<b>PHDC Reviewed</b>	<b>Staff Reviewed</b>
1996-1997	220	64 (0) <sup>2</sup> [29%] <sup>3</sup>	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%]
<b>19 year total</b>	<b>3359</b>	<b>860 [25%]</b>	<b>2514 [75%]</b>
<b>19 year average</b>	<b>177</b>	<b>45 [25%]</b>	<b>132 [75%]</b>

<sup>1</sup> 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.

<sup>2</sup> 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)].

<sup>3</sup> Represents percentage of total applications reviewed by PHDC or Staff.

CRITERIA 1.9 + 1.10  
Revised and New District Map



ATTACHMENT C  
Criteria 11

PIN	PROPERTY ADDRESS	CODE	CATEGORY	PROPERTY NAME	NATIONAL REGISTER STATUS	Code:
1050058	0 Manion Ave	1	ICBD	Atlantic Mills	NR Eligible	1-ICBD
30616	1 Charles St	1	ICBD	Sillman White Foundry Company	Moshassuck Square NRHD	3-ICBD add
1050013	1 Olneyville Sq	3	ICBD	Hospital Trus/PPPL	NR Individual	4-IND NR or NRE
510004	1 Reservoir Ave	1	ICBD	Colt-Brady Company Chrysler-Plymouth	undetermined	5-Owner requested
270273	1 Sims Ave	1	ICBD	Providence Steel & Iron Company Complex	NR Individual	
260279	1 West Exchange Center	1	ICBD	General Fire Extinguisher Company	undetermined	
680850	10 Admiral St	1	ICBD	Oriental Mills (Union Paper)	NR Individual	
30147	10 Ambrose St	1	ICBD	Louis Fink Building	undetermined	
300452	10 Elmwood Ave	4	Residential	Grace Church Cemetery Caretaker's Cottage	Elmwood MPL	
260058	10 Fox Place	1	ICBD	National Glass Company	undetermined	
620442	100 Manion Ave	1	ICBD	Atlantic Mills	NR Eligible	
530192	1007 Broad St	1	ICBD	Sullivan Building	undetermined	
440511	101 Bucklin St	3	ICBD	Providence Fire Dept Repair Shop	undetermined	
650206	101 Regent Ave	1	ICBD	Regent Avenue Elementary School	NR Eligible	
530582	1017 Broad St	1	ICBD	Bomes Theater (Liberty Theater)	undetermined	
230547	103 Beacon Ave	4	Residential	City Wardroom	NR Individual	
1050489	103 Dike St	1	ICBD	Kelley Ice Cream Company	NR Eligible	
230586	104 Beacon Ave	3	ICBD	Beacon Ave Elementary School	NR Individual	
450668	105 Glenham St	3	ICBD	Temple Beth-El	NR Individual	
530009	1058 Broad St	1	ICBD	Inlaid & Optical Company, Inc.	undetermined	
120249	106 George St	4	Residential	Joseph Haile/Gardner House	NR Individual	
620109	106 Putnam St	1	ICBD	Providence Fire Department Hose # 1	NR Eligible	
1070602	108 Laurel Hill Ave	1	ICBD	Inlaid & Optical Company, Inc.	undetermined	
1080463	108 Webster Ave	4	Residential	Joseph Haile/Gardner House	NR Individual	
930171	109 Burlington Street	5	Residential	Providence Fire Department Ladder #8	undetermined	
1220036	1093 Smith St	4	Residential	Plain Farm House	NR Individual	
530003	1096 Broad St	1	ICBD	Harold G. and Emma Truman House	PPS Marker	
650935	11 Eagle St	1	ICBD	Zachariah Allen House	NR Individual	
40122	11 West Park St	4	Residential	United States Rubber Company	NR Individual	
130201	110 Benevolent St	1	Residential	Christopher Dodge House	NR Individual	
690036	110 Ruggles St	3	ICBD	Nelson W. Aldrich Hse., now RIHS	undetermined	
10020	1106 North Main	1	ICBD	Ruggles Street School	NR Individual	
320050	1107 Westminister St	1	ICBD	Atlas Music Building (Garage)	NR Individual	
780449	1115 Douglas Ave	1	ICBD	John Hancock Mutual Life Ins. Co.	undetermined	
530196	1137 Broad St	1	ICBD	Cowing & Heaton Mill	NR Individual	
620436	114 Delaine St	1	ICBD	New England Telephone & Telegraph Company	undetermined	
1050114	114 Plainfield St	1	ICBD	Tommy Tucker Baking Company	NR Eligible	
570291	1144 Eddy St	1	ICBD	M.E. Tabernacle	NR Eligible	
580219	115 Baker St	1	ICBD	Federal Products Corporation	undetermined	
320596	1153 Westminister St	1	ICBD	J.L. Anthony & Co.	undetermined	
580162	1199 Eddy St	1	ICBD	L. Vaughn Company	undetermined	
1050011	12 Olneyville Sq	1	ICBD	Barker & Barker Jewelry Manufacturing	undetermined	
50323	12 Woodbine St	5	Residential	Waterman Building (Olneyville Free Library/Dirt Palace)	undetermined	
260220	120 Atwells Ave	1	ICBD	Susan S. Cutler House	PPS Marker	
620547	120 Manion Ave REAR	1	ICBD	John Carter Brown II House	undetermined	
450243	120 Robinson St	4	Residential	Atlantic Mills	NR Eligible	
1050465	121 Hartford Ave	1	ICBD	Matthew Lynch House	NR Individual	
320392	1229 Westminister St	1	ICBD	American Multiple Fabric Company	Broadway/Armory NRHD	
640001	1246 Chalkstone Ave	1	ICBD	Westminster Garage	undetermined	
30521	125 Charles St	4	Residential	Mount Pleasant Avenue Elementary School	Moshassuck Square NRHD	
520351	126 Adelaide Ave	4	Residential	Young Brothers Mattress Company #2	Elmwood MPL	
390708	126 Taber Ave	4	Residential	Westminster Unitarian Church	NR Individual	
370212	127 Willow Street	5	Residential	Lloyd Manor/Sheffield House	undetermined	
680207	129 Douglas Ave	3	ICBD	G. Gray House, c1860 Commercial Block	undetermined	

Code:	1-ICBD	3-ICBD add	4-IND NR or NRE	5-Owner requested
580801	1316 Broad St	1	ICBD	undetermined
540217	134 Thurbers Ave	1	ICBD	undetermined
680320	137 Douglas Ave	1	ICBD	undetermined
870296	1376 Eddy St	1	ICBD	undetermined
1050001	141 Hartford Ave	1	ICBD	NR Eligible
900062	144 Edgewood Blvd	5	Residential	undetermined
1000049	146 West River	1	ICBD	NR Individual
1000015	148 West River	1	ICBD	NR Individual
350355	15 Bough St	3	ICBD	undetermined
481164	15 Gordon Ave	1	ICBD	undetermined
431031	15 Vineyard St	3	ICBD	NR Individual
240641	160 Broad Street	1	ICBD	undetermined
120470	161 South Main	1	ICBD	undetermined
350471	1611 Westminster St	1	ICBD	undetermined
940721	162 Beaufort St	4	Residential	College Hill NRHD
620598	166 Valley St	1	ICBD	Broadway/Armory NRHD
480356	169 Briggs St	4	Residential	undetermined
130270	169 Hope Street	5	Residential	NR Individual
860240	17 Luzon Ave	5	Residential	Hope St NRHD
580818	17 Virginia Ave	1	ICBD	Wayland NRHD
1100375	170 Silver Lake Ave	1	ICBD	undetermined
280983	170-172 Knight Street	5	Residential	undetermined
1130356	18 Ponagansett	4	Residential	NR Individual
860098	182 Freeman Parkway	5	Residential	Freeman Plat NRHD
240038	184 Broad St	1	ICBD	undetermined
460564	185 Public St	3	ICBD	undetermined
240586	190 Broad St	3	ICBD	NR Individual
350353	1910 Westminster St	1	ICBD	NR Eligible
350354	1920 Westminster St	1	ICBD	undetermined
350053	1938 Westminster St	1	ICBD	NR Individual
130061	198 Hope St	5	Residential	undetermined
30263	2 Charles St	1	ICBD	undetermined
20064	2 Corliss St	1	ICBD	NR Eligible
260052	2 Fox Pl	1	ICBD	undetermined
640862	2 Mount Pleasant Ave	3	ICBD	NR Individual
270281	20 Eagle St	1	ICBD	undetermined
1050022	20 Plainfield St	3	ICBD	NR Individual
460630	200 Allens Ave	1	ICBD	undetermined
700544	200 Chad Brown St	3	ICBD	undetermined
150480	201 Pitman St	1	ICBD	undetermined
1090282	201 Pocasset Ave	1	ICBD	undetermined
160614	203 South Main	4	Residential	NR Individual
1050386	204 Hartford Ave	1	ICBD	undetermined
240036	206 Broad St	1	ICBD	undetermined
680083	207 Douglas Ave	1	ICBD	undetermined
481023	21 Gordon Ave	1	ICBD	undetermined
510305	21 Reservoir Ave	1	ICBD	NR Individual
80265	210 Doyle Ave	4	Residential	undetermined
260329	210 West Exchange	1	ICBD	undetermined
110132	212 Lloyd Ave	3	ICBD	undetermined
480577	212 Oxford St	1	ICBD	undetermined
120187	212 Thayer St	3	ICBD	NR Individual
580817	217 Chapman St	1	ICBD	College Hill NRHD
350263	217 Oak St	1	ICBD	undetermined
310614	218 Dexter St	1	ICBD	NR Individual

Address	Code	Code	Code
120173 223 Thayer St	3	ICBD	M.F. Peck Building
120171 224 Thayer St	3	ICBD	Medical Building
580220 225 Chapman St	1	ICBD	Moulding Corporation of America, Inc.
460487 226 Public St	1	ICBD	Silverman Brothers Jewelers
310613 230 Dexter St	1	ICBD	Rau Fastener Company (Perkins Buildings)
630142 231 Amherst St	4	Residential	Covell Street School
130200 231 George Street	5	Residential	Mrs. John H. Tucker House
120175 231 Thayer St	3	ICBD	Commercial Block
1020215 233 Veazie St	3	ICBD	Wanskuck Branch Library
670321 233 West Park	1	ICBD	The Foxon Company
430570 234 Daboll St	1	ICBD	Elmwood Cotton Mills
130060 235 Angell St	5	Residential	Lippett House Carriage House
40253 235 Promenade St	1	ICBD	Brown & Sharpe Manufacturing Company
670324 235 West Park	1	ICBD	The Foxon Company
350324 239 Oak St	1	ICBD	Waterman Weybosset Mills
310442 24 Allhea St	1	ICBD	Yankee Cake Company
270033 241 Harris Ave	1	ICBD	Harris Avenue Realty Company
580815 242 Georgia Ave	1	ICBD	Winsor & Jerould Manufacturing Company
260269 242 West Exchange	1	ICBD	Summerfield Company
370009 244 Oak St	1	ICBD	Roger Williams Brewing Corporation
670263 244 Smith St	3	ICBD	St. Patrick's Rectory and School
630577 25 Aleppo St	1	ICBD	Atlantic Mills (Hive Archive)
350356 25 Bough St	3	ICBD	Wm Hughes Garage
650934 25 Eagle St	1	ICBD	United States Rubber Company
40256 25 Holden St	1	ICBD	Brown & Sharpe Manufacturing Company
620574 25 Manton Ave	1	ICBD	Imperial Pearl Company
520146 25 Ontario St	3	ICBD	Ontario Apartments
510005 25 Reservoir Ave	1	ICBD	Providence Buick Company
170054 250 India St	1	ICBD	American Oyster Company
460271 251 Rhodes Street	5	Residential	Alpheus B Slater House
100276 254 Thayer St	3	ICBD	Date Building
670547 255 Promenade St	1	ICBD	Brown & Sharpe Manufacturing Company
280643 257 Atwells Ave	3	ICBD	Scialo Bakery
310539 260 Dexter St	1	ICBD	Virginia & Spanish Peanut Company
100300 260 Thayer St	3	ICBD	Toy Theater
280363 265 Atwells Ave	1	ICBD	A.F. Cappelli Block
600194 266 Melrose St	1	ICBD	Narragansett Electric Company
740389 27 Dryden Ln	1	ICBD	Allen Printworks
270274 27 Sims Ave	1	ICBD	Providence Steel & Iron Company
300703 27 Wilson St	1	ICBD	Providence Public Market Garage
610605 274 Roger Williams Ave	3	ICBD	Providence Fire Dept. Hose 8/Engine Co. 11
440403 275 Elmwood Ave	3	ICBD	Knight Memorial Library
670535 275 Promenade St	1	ICBD	Brown & Sharpe Manufacturing Company
1050481 28 Agnes St	1	ICBD	Colonial Knife Company
730341 28 Dexterdale Road	5	Residential	House, c1918
690480 280 Douglas Ave	3	ICBD	New England Frozen Lemonade
670536 285 Promenade St	1	ICBD	Brown & Sharpe Manufacturing Company
680358 285 Smith St	3	ICBD	Providence Fire Department Hose 12
20556 286 Charles St	1	ICBD	E. Rosen Company
120475 29 Waterman Street	4	Residential	Dr. George W. Carr House
670091 290 Smith St	1	ICBD	Lunnie's Garage
670552 291 Promenade St	1	ICBD	Brown & Sharpe Manufacturing Company
320600 295 Carpenter St	1	ICBD	Grant (Carpenter) Mill
270031 295 Harris Ave	1	ICBD	Harris Avenue Realty Company
310088 297 Dexter St	1	ICBD	Hadley Company

Code:  
1-ICBD  
3-ICBD add  
4-IND NR or NRE  
5-Owner requested

College Hill NRHD  
College Hill NRHD  
undetermined  
undetermined  
NR Individual  
NR Individual  
Hope-Power-Cooke NRHD  
College Hill NRHD  
NR Individual  
undetermined  
undetermined  
undetermined  
Hope St NRHD  
NR Individual  
NR Individual  
undetermined  
NR Individual  
NR Eligible  
NR Eligible  
undetermined  
undetermined  
undetermined  
NR Individual  
NR Individual  
undetermined  
undetermined  
Rhodes Street NRHD  
College Hill NRHD  
NR Individual  
undetermined  
undetermined  
College Hill NRHD  
NR Individual  
undetermined  
undetermined  
NR Individual  
Brigham/Arch/Wilson NRHD  
undetermined  
undetermined  
NR Individual  
NR Individual  
Summit NRHD  
undetermined  
undetermined  
NR Individual  
undetermined  
undetermined  
NR Individual  
undetermined  
undetermined  
NR Individual  
undetermined  
undetermined  
NR Individual  
NR Eligible

Address	Code	Property Name	Code
370065 30 Agnes St	1	Roger Williams Brewing Corporation	NR Eligible
670564 30 Arline St	1	RI State Board of Public Roads	undetermined
1050470 30 Hartford Ave (12-14 Olneyville Sq)	1	Wales Building	NR Eligible
1010634 30 Virginia Ave	1	Goodwin & Gregory	undetermined
260363 300 West Exchange	1	George S. Smith Engraving Company	undetermined
240230 301 Friendship St	1	Sylvester R. Jackson Company	Pine Street NRHD
270029 301 Harris Ave	1	Harris Avenue Realty Company	NR Eligible
670541 301 Promenade St	1	Brown & Sharpe Manufacturing Company	NR Individual
300022 304 Pearl St	1	New England Butt Company (Pearl Street Lofts)	NR Individual
300680 304 Pearl St	1	Butler Hospital Campus	NR Individual
360002 305 Blackstone Blvd	3	Nathaniel Pearce/DeWolf House	NR Individual
130222 305 Brook St	4	Edward's Co Gas Station	undetermined
230976 31 Myrtle St	1	Scott Building	undetermined
310049 316 Cranston St	1	Morris Brown House	NR Individual
70211 317 Rochambeau Ave	4	Edward C. Joyce House	NR Individual
390456 32 Elmgrove Ave	4	Trinity Battery Service Building	NR Individual
290335 322 Broad St	3	Frederick H. Young House	NR Individual
390494 325 Wayland Ave	5	Fountain Dispenser Corporation	Wayland NRHD
490121 33 Greenwich St	1	American Emery Wheel Works	undetermined
150008 331 Waterman St	1	Scattergood Company Warehouse	undetermined
490360 333 Bucklin St	1	Smith House	NR Eligible
670071 334 Smith St	4	Beaman & Smith	NR Individual
481169 335R Prairie Ave	1	Waterman Weybosset Mills	NR Eligible
350424 34 Dike St	1	Governor Dyer Cooperative Market	NR Eligible
270087 35 Hemlock St	1	United Engravers Inc.	undetermined
540155 35 Hylestead St	1	Nicholson File Company	NR Individual
270016 350 Kinsley Ave	1	Providence Lithograph Company	undetermined
481170 355 Prairie Ave	1	United States Rubber Company	NR Individual
650195 355 Valley St	1	United Transportation Company	undetermined
290438 357 West Fountain	1	Providence Police Precinct #6	undetermined
620392 36 Chaffee St	1	United Transportation Company	undetermined
290443 361 West Fountain	1	California Artificial Flower Company	NR Individual
1260007 364 Reservoir Ave	1	Nicholson File Company	NR Individual
270282 37 Acorn St	1	Ontario Apartments	NR Individual
520127 37 Ontario St	3	Providence Steel & Iron Company	NR Individual
270275 37 Sims Ave	1	RI Society for the Prevention of Cruelty to Animals	undetermined
290544 372 West Fountain	1	Knights of Pythias Elmwood Lodge	undetermined
490115 378 Elmwood Ave	1	Wescott Slade & Balcom Building	undetermined
670274 38 Bath St	1	Waterman Weybosset Mills	NR Individual
350587 38 Dike St	1	Combination Ladder Company	undetermined
290545 381 West Fountain St	1	Paragon Worsted Mills	NR Individual
620573 39 Manton Ave	3	Assoc. Grocers of RI	undetermined
270009 393 Harris Ave	1	Smith Street Elementary School	NR Eligible
670044 396 Smith St	1	Hingeco Manufacturing Company	Broadway/Armory NRHD
330608 4 Addison Pl	1	Providence Fire Department Engine # 7	Remove: FIRE
280027 4 Pallas St	1	Builders Iron Foundry	Broadway/Armory NRHD
270258 4 Sims Ave	1	House, c1860	NR Eligible
320054 40 Brighton Street	5	Mechanical Fabric Company	undetermined
300392 40 Sprague St	1	H.P. Hood & Sons Ice Cream	Pine Street NRHD
670570 405 Promenade St	1	Henry A. Davis & Sons	NR Eligible
290384 407 Pine St	1	Mechanical Fabric Company	undetermined
300390 40R Sprague St	1	Genser Manufacturing Company	NR Individual
430797 41 Waldo St	1	United States Rubber Company	undetermined
270276 411 Valley St	1	Winsor-Swan-Whitman Farm	NR Individual
810008 416 Eaton St	4		

Code:	1-ICBD	3-ICBD add	4-IND NR or NRE	5-Owner requested	
280580	417 Atwells Ave	Residential	4	Riccitelli Studio	undetermined
300394	42 Westfield St	ICBD	1	Wilfred J. Paquin's Storage	NR Eligible
670034	424 Smith St	ICBD	3	New York System	undetermined
430786	425 Dexter St	ICBD	1	American Standard Watch Case Company	NR Eligible
270280	429 Valley St	ICBD	1	United States Rubber Company	NR Individual
440352	43 Bucklin St	ICBD	1	McGrath Building	NR Eligible
350546	43 Troy St	ICBD	1	Crown Worsted Mills	NR Eligible
270271	430 Kinsley Ave	ICBD	1	Clason Architectural Metal Works	NR Eligible
270008	431 Harris Ave	ICBD	1	American Brewing Company (Capital Records)	NR Individual
1040024	433 Union Ave	Residential	4	Edward N. Cook House	undetermined
430437	439 Dexter St	ICBD	1	Providence Gas Company	undetermined
670138	44 Jewett St	Residential	4	Elizabeth Brownell House	NR Individual
350323	45 Troy St	ICBD	3	South Providence Branch Library	NR Eligible
270088	459 Promenade St	ICBD	1	Crown Worsted Mills	NR Eligible
290489	459 Washington St	ICBD	1	New England Telephone & Telegraph Company (Cuffee School)	undetermined
620546	46 Aleppo St	ICBD	1	Kimball & Colwell Company	undetermined
350334	46 Dike St	ICBD	1	Atlantic Mills	NR Eligible
290155	465 Washington St	ICBD	1	Waterman Weybosset Mills	undetermined
490353	472 Potters Ave	ICBD	1	Kimball & Colwell Company	undetermined
700287	483 Douglas Ave	ICBD	3	Colonial Laundry	undetermined
1070603	485 Plainfield St	ICBD	1	Wm N. Harris, Refig & AC	NR Individual
270290	485 Valley St	ICBD	1	General Ice Cream Corporation	NR Individual
300089	49 Central St	ICBD	1	United States Rubber Company	Elmwood MPL
300355	49 Westfield St	ICBD	1	Phillips Baker Rubber Company	undetermined
270291	495 Valley St	ICBD	1	Providence Combing Mills	NR Individual
350345	50 Agnes St	ICBD	1	Providence Combing Mills/National Casket Company	NR Eligible
20015	50 Ashburton St	ICBD	1	National Casket Company	undetermined
670546	50 Holden St	ICBD	1	Brown & Sharpe Manufacturing Company	NR Individual
300389	50 Sprague St	ICBD	1	Mechanical Fabric Company	NR Eligible
350586	50 Valley St	ICBD	1	Providence Dyeing, Bleaching & Calendering Co.	NR Individual
270260	501 Valley St	ICBD	1	United States Rubber Company	NR Individual
300391	50R Sprague St	ICBD	1	Mechanical Fabric Company	NR Eligible
520567	51 Lexington Ave	ICBD	1	Hassensfeld Bros. Textile Company	undetermined
300304	51 Warren St	ICBD	1	A. T. Cross Pencil Company	Brigham/Arch/Wilson NRHD
350573	52 Valley St	ICBD	1	Providence Dyeing, Bleaching & Calendering Co.	NR Individual
430747	52 Waldo St	ICBD	1	Providence Insulated Wire Company	undetermined
180008	521 South Main	ICBD	1	Providence Steam Engine Company	College Hill NRHD
270001	532 Kinsley Ave	ICBD	1	Monohasset Mills	NR Individual
370008	54 Troy St	ICBD	1	Welsh Manufacturing Company	NR Eligible
530023	545 Prairie Ave	ICBD	1	United Electric Railways Company	undetermined
300411	55 Cromwell St	ICBD	1	Mechanical Fabric Company	NR Eligible
350326	55 Dike St	ICBD	3	Narragansett Electric Sub-Station	NR Individual
60095	55 Locust St	ICBD	3	Church of the Holy Name School	undetermined
830008	552 Academy Ave	ICBD	1	United Electric Railways Company	undetermined
510304	555 Elmwood Ave	ICBD	1	Nash Company of Providence	undetermined
330029	556 Atwells Ave	ICBD	1	Asa Peck & Company, Inc.	undetermined
820050	558 Smith St	ICBD	3	Garage	undetermined
440474	57 Bucklin St	ICBD	1	Standard Brands, Inc.	undetermined
440348	571 Broad St	Residential	4	Israel B. Mason House	NR Individual
690001	581 Smith St	Residential	4	Charles Dower House	NR Individual
330030	586 Atwells Ave	ICBD	1	General Electric - Providence Base Works	Remove: DEMO
960313	588R Manion Ave	ICBD	1	Dyerville Mills	NR Individual
920185	59 Harwich Road	Residential	5	Harry I. & Ethel Zitserman House	Blackstone Boulevard Realty Plat NRHD
960284	60 King St	ICBD	1	Rochambeau Worsted Company	NR Individual

Code:	Code:	Code:
1-ICBD	1-ICBD	1-ICBD
3-ICBD add	3-ICBD add	3-ICBD add
4-IND NR or NRE	4-IND NR or NRE	4-IND NR or NRE
5-Owner requested	5-Owner requested	5-Owner requested

Address	Code	Description	Code
60 Valley St	1	Providence Dyeing, Bleaching & Calendering Co. (Puenle)	NR Individual
608R Mantion Ave	1	Dyerville Mills	NR Individual
621 Chalkstone Ave	3	United Presbyterian Church	undetermined
64 Hazard Ave	Residential	Eliot G. and Martha Spink Parkhurst House	Freeman Plat NRHD
653 North Main	1	Providence Fire Department Hose # 17	Doyle Avenue NRHD
66 Dike St	1	Providence Combng Mills	NR Eligible
667 Academy Ave	1	Providence Fire Station, Hose 23	undetermined
669 Elmwood Ave	1	Rhode Island Supply Company (Elmwood)	undetermined
68 Hemlock St	1	United States Rubber Company	NR Individual
68 Sprague St	1	Mechanical Fabric Company	NR Eligible
681 Broadway	1	Rotelli Building	NR Eligible
69 Bucklin St	1	Phillips - Baker Rubber Company #2	undetermined
69 Sassafras St	1	C.P. Henry Novelty Company	undetermined
69 Silver Lake Ave	1	Blue Ribbon Bottling Company	undetermined
69 Tingley St	1	Harris Avenue Realty Company	undetermined
7 Dike St	1	Narragansett Electric Converter Station	NR Eligible
7 Harvard Ave	4	David Sprague House	NR Individual
700 Allens Ave	1	Ernest Street Sewage Pumping Station	NR Individual
705 Westminster St	1	S. Chiappinelli Building	Westminster Street NRHD
708 Hope St	3	Rochambeau Branch Library	NR Individual
1000057	4	Esek Hopkins House	NR Individual
260373	1	J.B. Mathewson House	undetermined
160650	3	St. Joseph's complex-Cleary School	NR Individual
71 John St	1	Blue Ribbon Bottling Company	undetermined
71 Silver Lake Ave	1	Wanskuck Company Mill	Wanskuck NRHD
711 Branch Ave	1	Wanskuck Company Mill	Westminster Street NRHD
711 Westminster St	1	Abingdon Hotel/The Hampshire	Wanskuck NRHD
250249	1	Wanskuck Company Mill	Wanskuck NRHD
715 Branch Ave	1	Wanskuck Company Mill	Westminster Street NRHD
715R Branch Ave	1	The Paris	Westminster Street NRHD
719 Westminster St	1	Burrows Block	NR Individual
250248	1	735 Westminster St	undetermined
290121	1	737 Cranston St	Wanskuck NRHD
420015	1	743 Cranston St	undetermined
820013	1	745 Branch Ave	undetermined
980421	1	75 Baker St	Wayland NRHD
1010716	1	75 Eagle St	Wanskuck NRHD
650977	1	75 Elmgrove Avenue	undetermined
390278	5	754 Branch Ave	undetermined
1020171	1	755 Westminster St	Wanskuck NRHD
290122	1	763 Allens Ave	undetermined
1010386	1	765 Branch Ave	undetermined
980432	1	77 Bucklin St	Wanskuck NRHD
440475	1	775 Potters Ave	Wanskuck NRHD
430510	1	78 Baker St	NR Eligible
1010641	1	780 Allens Ave	undetermined
1010778	1	8 Marvin Street	undetermined
370816	5	80 Delaine St	undetermined
350565	1	807 Broad St	NR Individual
490306	1	819 Westminster St	undetermined
290129	1	825 Westminster St	undetermined
290131	1	83 Hope Street	undetermined
170628	5	85 America St	College Hill NRHD
280246	4	865 Eddy St	NR Individual
470729	4	865 Westminster St	NR Individual
290136	1	89 Courtland St	undetermined
330390	5	891 Broad St	Broadway/Armory NRHD
530399	1		undetermined

1190052	9 Italy St	3	ICBD	Ganelli Garage	undetermined	Code:
1050464	91 Hartford Ave	1	ICBD	American Multiple Fabric Company	NR Eligible	1-ICBD
1100378	910 Plainfield St	1	ICBD	Silvertown Chevrolet Company	undetermined	3-ICBD add
350041	93 Tobey St	5	Residential	House, c1864	Broadway/Armory NR-HD	4-IND NR or NRE
890313	95 Hathaway St	1	ICBD	General Electric Realty Corporation	undetermined	5-Owner requested
670515	95 Pleasant Valley Pkwy	1	ICBD	Coca Cola Bottling Company	NR Eligible	
730560	957 North Main	4	Residential	Jeremiah Dexter House	NR Individual	
40130	97 Holden St	4	Residential	Christopher Dodge House, Carriage House	NR Individual	
1050103	98 Plainfield St	1	ICBD	Loeber Building	undetermined	
700565	99 Berkshire St	3	ICBD	Berkshire Street School, City of Prov. School	NR Individual	

ATTACHMENT D  
Criteria 2.1-a  
Membership

**PHDC Membership List and Meeting Attendance Record  
October 1, 2014 – September 30, 2015**

Name	Appointment (Status)	Meetings Attended <sup>1</sup>	Resume on File
Michael Marino (Chair)	term expires 9/17	8	yes
Glen Fontecchio (Vice Chair)	re-appointed; term expires 9/18	9	yes
Clark Schoettle	term expires 9/17	10	yes
Cornelis de Boer	term expires 9/17	10	yes
Catherine Lund	re-appointed; term expires 9/18	10	yes
Jon Paul Couture	term expired 9/15; position currently vacant	11	yes
Neal Kaplan	term expires 9/16	7	yes
Kristi Agniel	term expires 9/16	9	yes
Tina Regan	term expires 9/16	11	yes
Mildred Parrillo (Auxiliary)	term expires 9/17	9	yes
Jo Ann Ryan Councilwoman		4	no
2 VACANCIES:	One City Council and one Regular Member position are currently open; Two City Councilpersons were appointed by Council President Aponte: Councilwoman Ryan and Councilman Zurier. Councilman Zurier resigned from his appointment. Councilman Ryan still serves. Mr. Couture requested not to be appointed because of a conflict as he is now the current president of the Providence Preservation Society.		
<b><u>Staff</u></b>			
Jason Martin, Preservation Planner, PHDC Staff		11	-

<sup>1</sup> There were a total of 13 PHDC public meetings scheduled during this CLG year. The meetings of 1/26 (snow) and 8/24 (lack of quorum) were cancelled.

Criteria 2.4  
Professional Training

**Event**

**Attendee(s)**

---

Attended the National Trust for Historic Preservation, National Conference  
Savannah, GA, November 2014

Clark Schoettle