



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

Regular Meeting

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

4:45 PM

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

OPENING SESSION

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

MINUTES

Minutes of the February 22, 2016 regular meeting

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

PROJECT REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PRELIMINARY REVIEW

6. 77 HUDSON STREET

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

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

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

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

ADJOURNMENT