



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

Regular Meeting

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

4:45 PM

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

OPENING SESSION

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

ABSENT: Ryan

Staff Present: Jason Martin

MINUTES

Minutes of March 28, 2016 regular meeting

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

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

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

PROJECT REVIEW

- CASE 16.035, 9 HIDDEN STREET, Franklin Smith House, 1828 (COLLEGE HILL)**
The applicant is requesting the installation of solar panels to the south (front) slope of the side gable roof.

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

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

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

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

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

The following letters were received:

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

Public comment was closed.

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

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

The applicant is requesting the installation of two skylights, one on the northeast slope of the hip roof and one on the south slope to replace a vent; and, the conversion of a window to a door on the north elevation.

The item was continued at the request of the applicants.

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

3. CASE 16.059, 20 & 20½ DEXTER STREET, Nicholas A. Fenner House I, 1857 (ARMORY)

The applicant is requesting the removal of the existing single-pane, double-hung wood windows and the installation of Kolbe insulated, double-hung wood windows at both locations.

Robert Pritchard, The Providence Center, applicant, representing the owner, Ashely Prestor and Lauren Drapala, DBVW Architects, and Craig Sutton, Stand Corporation, appeared before the Commission requesting the

Mr. Martin gave a staff report. 20 & 20 ½ Dexter Street is a structure of historical and architectural significance that contribute to the significance of the Armory local historic district. The

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modifications as proposed will be visible from the public rights-of-way. The project is receiving Federal funds and is also to be reviewed by RI Historical Preservation & Heritage Commission. The windows in the buildings had been previously repaired and modified approximately 10 years earlier. They have now deteriorated to the point of not operating properly and are no longer feasible, nor are the windows viable for repair.

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

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

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

Public comment was closed.

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

ADJOURNMENT