



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

Regular Meeting

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

4:45 PM

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

OPENING SESSION

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

MINUTES

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

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

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

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

PROJECT REVIEW

- CASE 16.100, 55 SYCAMORE STREET, House, 1850s (ARMORY)**
The applicant is requesting the installation of solar panels to the south slope of the gable end roof.

This item was continued at the request of the applicant.

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

- CASE 16.112, 133 POWER STREET, John A. Townshend House, 1848 (COLLEGE HILL)**
The applicant is requesting the removal of two existing windows, first floor, rear (south) elevation, and the installation of an insulated Marvin paired window unit with trim to match existing.

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

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

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

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

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

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

3. **CASE 16.113, 160-62 PROSPECT STREET, House, 1875-95 (COLLEGE HILL)**
The applicant is requesting the removal of the existing 6/2, double-hung windows, third-floor, all elevations and the installation of eight, 1/1, double-hung, insulated Trimline windows, one casement window, the replacement of the existing porch ½ lite door and installation of a full-lite door and the introduction of three new awning windows in the north, east & west gable ends.

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

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

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

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

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

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

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

4. **CASE 16.114, 15 CADY STREET, James Mumford House, 1828 (COLLEGE HILL)**
The applicant is requesting the conversion of an existing window to a door and the construction of a deck and stairs, first-floor, rear (north) elevation.

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

Mr. Martin gave a staff report. 15 Cady Street is a structure of historical and architectural significance that contribute to the significance of the College Hill Historic Landmark District. The prominent features of the property are its 4-bay façade. The proposed modifications will not be visible from the public right-of-way. The introduction of a door and a deck to the rear of the building will have a minimal effect on the property and a negligible effect on the surrounding district.

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

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

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

ADJOURNMENT