



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

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

MINUTES  
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION  
December 9, 2015

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA  
Ms. Morgan Devlin  
Mr. Mohamad Farzan, AIA  
Mr. Karst Hoogeboom, Chairman  
Ms. Lisa Lee representing Janet Coit, Director DEM  
Dr. E. Pierre Morenon  
Dr. Ronald Onorato  
Mr. Pieter N. Roos  
Mr. Edward F. Sanderson, State Historic Preservation Officer  
Mr. Clark Schoettle  
Ms. Ruth Taylor

STAFF PRESENT

Ms. Michaela Jergensen, Senior Reviewer RIDOT Projects  
Ms. Katherine Jurczyk, Senior Grants Coordinator  
Ms. Sarah Zurier, Principal Special Projects Coordinator

MEMBERS ABSENT

Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner  
Ms. Janet Coit, Director DEM  
Mr. Darin Early, COO, Commerce RI  
Ms. Caitlin Greeley, Statewide Planning, representing Kevin Flynn  
Mr. Michael Hebert, NR Review Board  
Dr. Patrick Malone

GUESTS

## II. AGENDA

### 1. Call to Order

The meeting was called to order at 9:35 A.M., Chairman Hoozeboom presiding.

### 2. Minutes of October 14, 2015

On a motion by Dr. Onorato, seconded by Mr. Farzan, the Commission unanimously

VOTED to approve the Minutes of October 14, 2015.

### 3. Executive Director's Report

Mr. Sanderson distributed a summary financial report for State FY 2015.

TOTAL FUNDS expended were:	\$5,565,894
Operating Funds were:	\$1,141,786

#### SOURCES OF FUNDS were:

State appropriation accounts	\$1,138,183
State revenue accounts	\$ 403,815
Eisenhower House capital account	\$2,004,145
In-Kind office & RIHPHC	\$ 164,166
Federal HPF (NPS)	\$ 548,043
Federal Hurricane Sandy grants	\$1,307,542

### 4. Approval of State Preservation Grants

Principal Preservation Projects Coordinator Sarah Zurier reported on the State Preservation Grants application process. The State Preservation Grants (SPG) program is now in its sixth granting year. The program was created by the R.I. Historical Preservation & Heritage Commission (RIHPHC) as a result of a successful bond issue in 2002, extended with a second bond issue in 2004, and reauthorized by the passage of the Creative and Cultural Economy Bonds in 2014. The three bond issues provided a total of \$11 million for the RIHPHC to distribute through a competitive grant program. Regulations were adopted in 2003, revised in 2005, and revised again in 2015. The Creative and Cultural Economy Bonds also fund capital construction work at 9 leading arts institutions and will fund about \$8 million in competitive State Cultural Facilities Grants administered by the RI State Council on the Arts; the program for arts organizations is modeled after the State Preservation Grants. RISCA's decisions will be finalized on Thursday, December 10—we have several applicants in common.

State Preservation Grants support capital preservation work at museums, cultural art centers, and public historic sites located in historic buildings. Between 2003 and 2007, RIHPHC received applications for 208 projects. Eighty-two sites in 25 cities and towns received State Preservation Grants. The \$6 million invested between 2003 and 2007 has leveraged about \$75 million in total project spending.

In 2015, RIHPHC received 35 applications from 19 cities and towns. Requests for assistance with capital preservation projects totaled \$2.9 million. Of these requests, seven were for small projects that cost \$45,000 or less, and 28 were for large projects that cost up to \$2.8 million. Small projects are given easier matching requirements—a ratio of two parts grant to one part match, plus the opportunity to use approved materials and/or labor as match. Large projects must raise a cash match of 1:1.

Once the applications were checked for completeness, RIHPHC staff members and SPG Review Panel members received at least 18 applications each to review and score. One applicant (Museum of Natural History) withdrew its application a few weeks after submittal. Everyone was asked to identify potential conflicts-of-interest, and not to read or comment on those applications.

Scores measured 1) the property's architectural and historical significance; 2) the building's physical need for the project; and 3) the impact of the project on the organization's public programs. Additional points were awarded to projects that were specifically included in community comprehensive plans or part of local arts or historic district zones.

Staff members (Joanna Doherty, Jeff Emidy, Virginia Hesse, Michaela Jergensen, Katy Jurczyk, Glenn Modica, Roberta Randall, Ted Sanderson, Liz Warburton, and Sarah Zurier) met to consolidate their individual scores to reflect staff consensus. Ted represented the staff in Review Panel deliberations.

The SPG Review Panel (Ron Onorato, Val Talmage, Charlene Perkins Cutler, Rob Cagnetta, Cristina DiChiera, Karen Jessup, Fred Faria, Caroline Wells, Ted Sanderson) met for the first time on October 7, and Ron Onorato was elected Chairman. The panel agreed on a consensus score for each application and asked staff to collect additional information about specific projects. One application was eliminated because the applicant (Block Island Historical Society) had not yet closed out its prior SPG project. Another (Linden Place) was eliminated because the entire project consisted of repairs to its historic fence, while State Preservation Grants were intended "to preserve, renovate, and improve public and nonprofit historic sites, museums, and cultural art centers located in historic structures."

Over the next month, additional information was shared with staff and Review Panel members. Staff members met to consolidate their rankings to reflect consensus opinions. The Review Panel met for the second time on December 2. They recommended 24 projects for funding. For the Museum of Work and Culture, they recommended a "place-holder" estimated

grant amount of \$20,000 towards an estimated \$30,000 project. Once the applicant submits a new estimate for replacing the glass-and-aluminum doors with replica doors based on historic photographs of Barnai Worsted Company, the grant amount will be finalized. The Review Panel split their decision on a recommendation for the Smithfield Exchange Bank and requested that the Commissioners evaluate the application and decide on funding.

At the December 9 Commission meeting, each of the projects recommended for funding was presented to the Commissioners. The projects recommended by the SPG Review Panel include six Small Project Grants (\$136,973) and 19 Large Project Grants (\$1,705,942) for a total of \$1,842,915. The combined total project value is \$11,640,101. Region by region, there are four grants to sites in the Blackstone Valley (\$370,000—or 20% of the total), four grants to sites in the East Bay (\$355,373—or 19%), three grants to sites in Newport (\$322,484—or 17%), four grants to sites in the North/West (\$133,926), three grants to sites in Providence (\$316,843—or 17%), six grants to sites in South County (\$315,393—or 17%), and one grant to a site in the West Bay (\$28,896—or 2%).

Of the 25 proposed State Preservation Grant projects, 16 applied for the first time in 2015, 2 had applied for funds before but had not received a grant, and 7 had received a grant before. Eighteen cities and towns are represented by the funding slate.

Just one property is not listed on the National Register. The Commission previously voted preliminary approval for National Register nomination for the James Hilton Bleachery/Stone House in North Providence. The City of North Providence will proceed with nominating the building to the National Register as a condition of the grant.

Commissioners had general discussion about the eligibility of buildings used for religious purposes and the requirement that grant-funded properties must be open to the public at least twelve days a year. Commissioners also discussed the impact of the redevelopment of the Wickford Elementary School, near The Old Town Hall.

During the Commission's discussion of SPG applications, Commissioner Roos disclosed a conflict of interest regarding the application for Vernor House and he did not participate in discussion of that project. Commission Farzan disclosed a conflict of interest regarding the application for Newport Congregational Church – LaFarge Restoration Fund, and he did not participate in discussion of that project.

The Commissioners were presented with information about the project at the Smithfield Exchange Bank in Greenville. The SPG Review Panel did not make a recommendation on that project. The structure was built in 1822 as an ell of the Waterman Tavern. The second floor was a rural exchange bank that lent to farmers and small businesses. One room on the second floor contains an intact vault and evidence of a banking counter, and the other contains the directors' meeting room with a cove ceiling. The Smithfield Preservation Society (SPS) saved the

endangered building, nominated it to the National Register, hired preservation architect Lombard Pozzi to prepare plans for restoration, and is slowly but surely restoring the building in phases. To date, the SPS has completed structural stabilization, restored the exterior, installed utilities, completed a paint analysis, and restored the directors' room.

The SPS requested a grant of \$19,866 towards a total project of \$29,799 to install a handicapped accessible bathroom and to complete some demolition work in the basement. The Town of Smithfield requires the bathroom to be installed before the SPS can receive a certificate of occupancy and open the building for public programs.

The Commissioners discussed the historical and architectural significance of the building as a rare example of a 19<sup>th</sup>-century country exchange bank and considered the impact of completing this project on public programs. There was some concern about how the property would be interpreted. Staff reported that the SPS plans to interpret the history of the building as well as historic building technology. Following discussion of the Smithfield Exchange Bank application, on a motion by Ms. Lee, seconded by Dr. Onorato, the Commission

VOTED to fund the project at the requested amount of \$19,866. Ten Commissioners voted "Yes," and Commissioner Devlin voted "No."

Following further discussion of the complete list of recommended SPG projects, on a motion by Mr. Schoettle, seconded by Ms. Devlin, the Commission unanimously

VOTED to approve the entire list of recommendations for funding (including Smithfield Exchange Bank and the "place-holder" amount for Museum of Work and Culture).

A Press Event will be organized to announce the State Preservation Grant projects on January 11, 2016.

The complete list of approved grants follows:

**APPROVED SLATE OF 2015 STATE PRESERVATION GRANTS**

<b>Site</b>	<b>Region</b>	<b>Town</b>	<b>Request</b>	<b>Grant</b>	<b>Total project value</b>
Chinese Tea House at Marble House	Newport	Newport	\$150,000	\$150,000	\$498,069
Newport Congregational Church	Newport	Newport	\$150,000	\$150,000	\$1,188,275
Vernon House	Newport	Newport	\$22,484	\$22,484	\$50,908
Providence Athenaeum	Providence	Providence	\$35,049	\$16,843	\$329,883
Providence Public Library	Providence	Providence	\$150,000	\$150,000	\$1,452,895
Southside Cultural Center/Trinity Annex	Providence	Providence	\$150,000	\$150,000	\$2,233,660
Central Falls City Hall	Blackstone	Central Falls	\$150,000	\$150,000	\$314,600
Farmhouse at Franklin Farm	Blackstone	Cumberland	\$150,000	\$150,000	\$600,776
Old Slater Mill	Blackstone	Pawtucket	\$50,000	\$50,000	\$126,156
Museum of Work and Culture	Blackstone	Woonsocket	\$8,067	\$20,000*	\$30,000*
Greenwich Odeum	West Bay	E. Greenwich	\$28,896	\$28,896	\$691,159
Herreshoff Mfg. Bldg.	East Bay	Bristol	\$150,000	\$150,000	\$1,549,856
Pomham Rocks Light	East Bay	East Prov.	\$150,000	\$150,000	\$857,087
Former Christian Union Church/Portsmouth HS	East Bay	Portsmouth	\$44,907	\$30,000	\$89,815
Armory Hall	East Bay	Warren	\$25,373	\$25,373	\$38,060
Block I. Southeast Light	South County	N. Shoreham	\$150,000	\$150,000	\$796,847
Old Town House	South County	N. Kingstown	\$43,175	\$43,175	\$193,859
Smith's Castle	South County	N. Kingstown	\$56,100	\$56,100	\$112,200
South County Art Assoc.	South County	S. Kingstown	\$29,634	\$29,634	\$45,000
Babcock-Smith House	South County	Westerly	\$11,734	\$11,734	\$17,601
Westerly Armory	South County	Westerly	\$24,750	\$24,750	\$69,589
Clemence-Irons House	North/West	Johnston	\$29,780	\$29,780	\$90,827
J. Hilton Bleachery/Stone House	North/West	North Prov.	\$94,517	\$65,525	\$165,310
Smithfield Town Hall	North/West	Smithfield	\$18,755	\$18,755	\$67,870
Smithfield Exchange Bank	North/West	Smithfield	\$19,866	\$19,866	\$29,799
<b>TOTALS</b>	<b>7 regions</b>	<b>18 towns</b>	<b>\$1,893,087</b>	<b>\$1,842,915</b>	<b>\$11,640,101</b>

\*Grant amount and total project amount are estimates to be revised once an accurate estimate for a revised project scope is received from the applicant.

## 5. Hurricane Sandy Disaster Relief Grants

Senior Grants Coordinator Katy Jurczyk reported on Hurricane Sandy grants,

Hurricane Sandy Grant funds are 95% committed. Remaining 5% to be held in reserve for large scale projects that have not yet gone out to bid (primarily Rose Island Light and the Cliff Walk) so that budget amendments may be considered if bids come in higher than current grant amounts.

### Status of ongoing grant projects (4):

- W.T. Grant Building: Project nearly complete. Final phase is installation of skylights. When work began on this phase in late October, the contractor discovered unforeseen structural damage (rot) between the two rear skylights being replaced. Grantee is requesting additional funds to repair this damage and wrap up the project.
- Lanphear Livery Stable: Project was delayed for a time by additional engineering needs as the structure was lifted and reset on the new foundation. Building is now on new foundation and a reasonable pace has resumed with framing and related activities being the focus. Project end date is currently scheduled for 4/1/2016.
- Rose Island Lighthouse: Grantee has received only one proposal for their project (seawall and foundation repair) and it was over budget. The engineer has committed to helping to identify contractors that may be able to bring the job in at the grant amount. The project will be re-bid.
- Cliff Walk: CRMC permit is currently under review. Projected advertisement on 1/4/2016; projected bid opening on 1/25/16; projected notice to proceed 3/1/16. Work must be complete under grant agreement by 9/30/16. City is anxious to complete project before summer tourist season.

### Status of all grants (20):

Property	Location	Status
Beavertail Lighthouse	Jamestown	Complete; final payment made.
Benjamin Church Home for Aged Men	Bristol	Complete; final payment made.
Southeast Lighthouse	Block Island	Complete; final payment made.
Stone Lea	Narragansett	Complete; final payment made.
The Towers	Narragansett	Complete; final payment made.
The Breakers	Newport	Complete; final payment made.
Newport Congregational Church	Newport	Complete; final payment made.

Bristol Ferry Lighthouse	Bristol	Complete; final payment made.
Vinland	Newport	Complete; final payment made.
Ochre Court	Newport	Complete; final payment made.
Chateau-sur-Mer	Newport	Complete; final payment made.
Rosecliff	Newport	Complete; final payment made.
Rough Point	Newport	Complete; final payment made.
Watch Hill Lighthouse	Westerly	Project work complete; final payment <b>pending.</b>
Peace Dale Manufacturing Co. Barns	S. Kingstown	Project work complete; final payment <b>pending.</b>
Stillhouse Cove	Cranston	Project work complete; final payment <b>pending.</b>
W.T. Grant Building	Pawtucket	Project ongoing; extended through 12/31/15.
Lanphear Livery Stable	Westerly	Project ongoing; extended through 6/30/16.
Rose Island Lighthouse	Newport	Project ongoing; extended through 9/30/16.
Cliff Walk	Newport	Project ongoing; extended through 9/30/16.

Items Presented for Commission Vote:

**a) Budget amendment request for W.T. Grant Building:**

Applicant: TwoFiftyLLC

Property: W.T. Grant Building, Pawtucket

Request: Budget amendment/increase to grant amount of \$11,000 for unanticipated structural repairs to existing roof framing.

Total Project Cost: \$180,000

Budget Amendment Request: +\$11,000

Staff Recommendation: +\$11,000

Revised Total Project Cost: \$191,000

**b) New application received 12/1/15:**

Applicant: Newport Restoration Foundation Property: 74 Bridge St., Newport (Christopher Townsend House)

Scope of Work: Development, documentation, and presentation of design solutions for mitigation of sea level rise and storm event impacts on historic wood houses, using 74 Bridge St. as a case study. NRF will hire two architectural firms to develop three to four scenarios varying in cost and degree of intervention for the restoration of 74 Bridge Street. These scenarios will be developed in consultation with other experts via a 1.5 day design workshop/ charrette. The distilled results of this workshop are to be presented to the public at an exhibition and open house during NRF's Keeping History Above Water Conference, April 10-13, 2016. The results will also be published online and in booklet form. Reimbursable costs include professional fees for the case study, property survey of 74 Bridge St., and the design/printing of the publication of the results.

Total Project Cost: \$49,450

Grant Request: \$33,950

Staff Recommendation: \$33,950

Following discussion, on a motion by Mr. Farzan, seconded by Ms. Taylor, the Commission

VOTED to approve the recommended additional funds for the W. T. Grant Building in Pawtucket and for the Newport Restoration Foundation research and design project. Mr. Roos did not participate in discussion of the NRF project and he did not vote on the motion.

6. Other Business: There was no other business.

7. Next regular meeting date: Tuesday, November 10, 2015 at 9:30 AM.

8. Adjourn: The meeting adjourned at 11:35 AM.

Minutes recorded by,



Edward F. Sanderson, Executive Director  
State Historic Preservation Officer



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

October 8, 2015

Mr. Darin Early, Chief Operating Officer  
Rhode Island Commerce Corporation  
315 Iron Horse Way  
Providence, RI 02908

Dear Darin:

Thank you for meeting with me and Dan Jennings of your staff on October 2 to discuss implementation of the Rebuild Rhode Island Tax Credit Program. I understand that the Commerce Corp. will be releasing application forms in the near future and that details of how the program will be carried out are still being considered. When the application is available please me a copy.

During our discussion, we agreed that it will be useful to identify whether applicant projects include historic properties or are located within historic districts. RIHPHC staff historians are prepared to assist your staff in making these determinations. In general, a street address is all the information we need to search our files for information about specific buildings. Additional information, such as a photograph or site map is always helpful. We can report to you whether the property is a registered historic property; if not registered, whether the property appears to meet historical criteria; and a short summary of the property's significance.

You explained that the term "Recognized Historic Structure" was included in the 2015 legislation and therefore the term must be defined and included in the Rebuild RI regulations. We agreed that Commerce and RIHPHC will consult together if and whenever questions regarding "recognized historic structures" need to be addressed.

We also discussed that when an application for Rebuild RI tax credits includes a historic property that is eligible for Federal historic preservation tax credits it will generally be expected to file an application with RIHPHC. With a street address, RIHPHC staff can advise you of the status of any Federal tax credit application.

Historic properties using Federal historic preservation tax credits must meet the design

requirements of the Secretary of the Interior's Standards for Historic Rehabilitation. We discussed that historic properties receiving Rebuild RI tax credits also should meet historic preservation standards. Professional architects on the RIHPHC staff will be prepared to consult with Rebuild RI tax credit applicants regarding their architectural plans. Our experience with literally hundreds of projects is that meeting historic preservation standards is readily achievable if consultation comes early in the design process before irreversible commitments are made.

It's my understanding that a Commerce Corp. development advisor will work with each Rebuild RI applicant, and that person will also be our contact for providing information and technical assistance. I am confident that our staffs can establish good working relationships that will be mutually beneficial. I would be happy to follow up with Dan to make sure this happens.

I look forward to working with you and Dan on making good projects happen that will benefit Rhode Island development and include preservation of historic buildings.

Yours very truly,

Edward F. Sanderson, Executive Director  
State Historic Preservation Officer

Copy: Daniel Jennings