



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

MINUTES
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
March 9, 2016

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA
Mr. Mohamad Farzan, AIA
Ms. Caitlin Greeley, representing the Associate Director of the Division of Planning
Mr. Michael Hebert, NR Review Board
Ms. Lisa Lawless representing Janet Coit, Director DEM
Dr. Patrick Malone
Dr. E. Pierre Morenon
Dr. Ronald Onorato
Mr. Pieter N. Roos
Mr. Edward F. Sanderson, State Historic Preservation Officer
Mr. Clark Schoettle

STAFF PRESENT

Ms. Joanna Doherty, Principal Architectural Historian
Mr. Jeffrey Emidy, Deputy Director
Ms. Michaela Jergensen, Senior Reviewer RIDOT Projects
Ms. Katherine Jurczyk, Senior Grants Coordinator
Mr. Glenn Modica, Senior Project Review Coordinator
Ms. Sarah Zurier, Principal Special Projects Coordinator
Ms. Elizabeth Warburton, Senior Architectural Historian

MEMBERS ABSENT

Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner
Mr. Darin Early, COO, Commerce RI
Mr. Karst Hoogeboom, Chairman
Ms. Ruth Taylor
Vacant

GUESTS

Richard Youngken, Historic Preservation Consultant
Edward Connors, National Register Consultant
Tina Spears, Senate Fiscal Staff

II. AGENDA

1. Call to Order

The meeting was called to order at 9:35 A.M., Dr. Onorato presiding in place of Chairman Hooeboom.

2. Minutes of February 10, 2016

On a motion by Mr. Farzan, seconded by Dr. Malone, the Commission unanimously VOTED to approve the Minutes of February 10, 2016.

3. Executive Director's Report

a) Mr. Sanderson reported on discussions with the Town of North Kingstown regarding closing the historic Town Hall. RIHPHC holds an easement on the building. Commission staff advised the Town that asserted code violations were easily corrected and did not justify the proposed action. The Town Council is proceeding anyway. Copies of correspondence were distributed.

b) Applications for the new Rebuild RI tax credits include a number of historic rehabilitation projects. RIHPHC staff have met with staff from the RI Commerce Corporation to share information and coordinate project review.

c) The annual statewide Historic Preservation Conference will be held on Saturday April 30 in historic Wickford Village. Commissioners are encouraged to register and attend the conference.

d) Governor Raimondo's recommended FY 2017 Budget for the Historical Preservation & Heritage Commission (RIHPHC) does not include sufficient funds to continue to carry out current programs without staff and service reductions. Reduction in staff will necessarily affect our ability to deliver legally mandated services to Rhode Island's citizens and other state and municipal agencies.

Although the Governor's original budget submission would have reduced two staff positions and cut federal grant funds, updated projections indicate that one full time position would not be funded in the Governor's Recommended FY 2017 Budget. Due to the interrelated nature of historic preservation programs, elimination of a single position has ripple effects through multiple programs.

We have provided detailed information to Jonathan Womer, OMB Director, and Thomas Mullaney, Budget Director, and we will continue to work with them to see if the Budget situation

can be resolved. Mr. Womer has not informed us of any program priorities that are driving the proposed reduction other than cutting costs. The proposed FY 2017 cut seems to have been based on an inaccurate understanding of RIHPHC's actual workload and a limited appreciation for the work of preserving Rhode Island's historical resources and character. Mr. Sanderson distributed a draft letter addressed to Governor Raimondo.

During discussion, Commissioners expressed surprise and dismay at Governor Raimondo's proposal. Following discussion, on a motion by Mr. Abbott, seconded by Ms. Lawless, the Commission unanimously

VOTED to approve the letter (which is appended to these Minutes).

4. National Register of Historic Places

Preliminary Consideration: Stedman & Fuller/ Bourn Rubber/ Phillips-Baker Factory Complex, 49 Westfield Street, Providence

Mr. Emidy presented information about the property. The factory complex comprises three brick, industrial buildings making up almost the entire block bounded by Westfield, Harrison, Warren, and Fuller streets in Elmwood. Building 1 was constructed by Stedman and Fuller in 1886. It is a 2-story, 190'x50' factory running north-south between Warren (front) and Westfield streets. Building 2 is the Bourn Rubber Co Receiving Building, a ca 1920, 1-story, 70'x90', flat-roofed building that fronts on Warren St toward the Fuller St end of the block. Building 3 is a 2-story, L-plan brick building constructed between 1928 and 1936 to connect the two earlier buildings. Circa 1920 additions to the north side of the 1886 block are either present or have been replaced by later additions (TBD). Most, if not all, of the window openings in the 1886 building have been infilled and/or built in for smaller, modern sash, but the original dimensions of the openings are apparent, and sills are still in place. The ca 1920 and 1928-36 buildings' window openings have been infilled with a layer of tracery concrete block over what is likely a wood layer, some of which contain modern sash. On the interior, wood timber framing with chamfered wood and round steel columns remain, though a fireproofing system of concrete(?) surrounds many of these elements. Some walls have been skim-coated, and dropped ceilings and VCT are present in some locations. It is unknown if original stairs are present in the building.

In 1865-6, the Stedman and Fuller Manufacturing Company (S&F) was incorporated to produce card cloth - a rubberized mat pierced by thousands of needle-like metal spikes which are mounted to rollers in a carding machine. In an early stage in the spinning process, wool or cotton is run through a carding machine to clean it and align the fibers for more strength. In 1866, S&F built its building at Westfield and Warren streets and moved to Providence from Lawrence, Mass.

Stedman and Fuller was acquired by the Bourn Rubber Company (its neighbor to the east) by

1908 and a walkway was constructed between the S&F building and the Bourn buildings. Between 1918 and 1926, Bourn constructed the brick Receiving Building fronting on Warren St. Bourn also added two vulcanizing rooms around a stair tower on the west side of the S&F building about the same time.

By 1928, Bourn had become the Phillips-Baker Rubber Company (P-B). Between 1928 and 1936, P-B demolished the Bourn complex and built a larger brick mill fronting along Westfield St and connecting the S&F building and the Bourn Receiving Building.

In 1938, Goodyear acquired the entire P-B plant. The plant is said to have produced boots for the military during WWII. In 1965, Klitzner Industries, a jewelry manufacturer, purchased the complex. Klitzner moved to Cranston in the early 2000s and the building has had limited use since then. It is currently vacant. Ownership right now is unknown, but the Providence Redevelopment Agency is working on redevelopment of the property.

During discussion, Dr. Malone noted the importance of Rhode Island's early rubber industry. Mr. Schoettle expressed concern about the buildings' physical integrity given the number of alterations, and he pointed out that this operation was considerably smaller than other Rhode Island rubber manufacturers such as Davol and U.S. Rubber Company. Ms. Lawless observed that the companies were able to survive over time by implementing technological innovation. Dr. Malone observed that this is one of many examples of Rhode Island manufacturing serving military production needs.

After further discussion, on a motion by Dr. Malone, seconded by Mr. Abbott, the Commission unanimously

VOTED preliminary approval for the nomination.

5. Presentation: Historic Coastal Communities and Flood Hazard Risk

Ms. Doherty and Mr. Youngken delivered the presentation. The Historic Coastal Communities and Flood Hazard Risk study was based on a 2014 Certified Local Government Grant that the Commission awarded to the City of Newport. The study was intended to provide a preliminary evaluation of the impact of flooding and flood regulations on historic properties in Rhode Island's 21 coastal communities; sea level rise was not addressed. Mr. Youngken was the study consultant, and Ms. Doherty was the project manager and editor. According to the study, nearly 2,000 National Register-listed or eligible properties in Rhode Island are located in coastal or estuarine flood zones. The study describes the current regulatory environment for historic properties in flood zones, including the National Flood Insurance Program, FEMA and building codes. Flood-proofing and resilient design techniques are also addressed, through a number of case studies. The full study report and extensive appendices are available on the RIHPHC website.

6. Other Business: There was no other business.
7. Next regular meeting date: Wednesday April 13, 2016 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

Draft reviewed and approved by RIHPHC Commission 3/9/2016

March 9, 2016

The Honorable Gina M. Raimondo, Governor
Executive Chamber, Room 224
Rhode Island State House
82 Smith Street
Providence, RI 02903

Dear Governor Raimondo:

Your recommended FY 2017 Budget for the Historical Preservation & Heritage Commission (RIHPHC) does not include sufficient funds to continue to carry out current programs without staff and service reductions. Reduction in staff will necessarily affect our ability to deliver legally mandated services to Rhode Island's citizens and other state and municipal agencies. For example, affected programs may include:

\$517,541,452 in 56 current State and Federal Historic Preservation Tax Credit redevelopment projects and additional Rebuild RI economic development projects.

\$3,300,000 in 50 State Preservation Grant projects funded by the 2014 Cultural Economy Bonds.

\$600,000 in 7 Federal Hurricane Sandy Disaster Relief grant projects.

\$115,800 in 14 Federal Local Government grant projects and technical planning assistance.

Timely review for all Federally-funded projects in Rhode Island and planned State bridge repair projects, RIDOT RhodeWorks, and I-195 Redevelopment projects.

Operation of the recently renovated historic Eisenhower House events facility located within Fort Adams State Park.

Support for cultural and ethnic heritage events that served 55,700 people last year.

Current projections indicate that one full time position would not be funded in the Governor's Recommended FY 2017 Budget. Due to the interrelated nature of historic preservation programs, elimination of a single position has ripple effects through multiple programs. The RIHPHC historic preservation staff is comprised of historians, archaeologists, architects, and fiscal managers who work together but do not duplicate functions or expertise. For example, redevelopment of a historic commercial building using investment tax credits requires RIHPHC historians to certify the property's historical significance and RIHPHC architects to certify that the historic rehabilitation construction meets preservation standards. One person cannot easily

substitute for another on our small staff because of the diverse professional expertise: a grants manager cannot substitute for an archaeologist. Therefore, loss of a single position can impact several programs.

Historical Preservation & Heritage Commission programs have established an exemplary record of solid, cost-effective achievement and public service. Our programs have listed more than 20,000 historic properties on the National Register of Historic Places, more historic sites in relation to Rhode Island's size than most other states. Over the last 15 years, our administration of tax credits for historic rehabilitation projects has returned annual private investment of \$100 million per year for a total of \$1.5 billion of economic development, and in FY 2017 we will be managing \$500 million in current projects. The RIHPHC workload has been growing with additional tax credit projects, new grants projects, and anticipated increasing numbers of State and Federally-funded projects to review.

Our approach to project review has two parts: protecting historical resources and assisting Rhode Island projects to secure needed federal and state approvals. State and local government agencies and individual citizens rely on RIHPHC staff members for expert technical assistance in designing and carrying out projects that meet historic preservation requirements. RIHPHC staff are the foundation of making historic preservation "business friendly."

We have provided detailed information to Jonathan Womer, OMB Director, and Thomas Mullaney, Budget Director, and we will continue to work with them to see if the Budget situation can be resolved. Mr. Womer has not informed us of any program priorities that are driving the proposed reduction other than cutting costs. The proposed FY 2017 cut seems to have been based on an inaccurate understanding of this agency's actual workload and a limited appreciation for the work of preserving Rhode Island's historical resources and character. At the direction of the RIHPHC Commission members, I am appealing to you to rethink your proposed budget reduction and restore full funding to historic preservation.

Yours very truly,

Edward F. Sanderson, Executive Director
State Historic Preservation Officer

Copies: Jonathan Womer, OMB Director
Thomas Mullaney, Budget Director
Matt Appenfeller, Governor's Office
RIHPHC Commissioners