



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION
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MINUTES
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
June 14, 2017

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA
Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner
Mr. Mohamad Farzan, AIA
Mr. Karst Hoogeboom, Chairman
Ms. Lisa Primiano representing Janet Coit, Director DEM
Dr. Patrick Malone
Dr. Ronald Onorato
Mr. Pieter N. Roos
Mr. Edward F. Sanderson, State Historic Preservation Officer
Ms. Ruth Taylor

STAFF PRESENT

Ms. Joanna Doherty, Principal Architectural Historian
Mr. Jeffrey Emidy, Deputy Director
Dr. Timothy Ives, Principal Archaeologist
Mr. Glenn Modica, Senior Project Review Coordinator
Ms. Katy Pomplun, Senior Grants Coordinator
Ms. Sarah Zurier, Principal Special Projects Coordinator
Ms. Elizabeth Warburton, Senior Architectural Historian

MEMBERS ABSENT

Mr. Darin Early, COO, Commerce RI
Mr. Michael Hebert, NR Review Board
Dr. E. Pierre Morenon
Mr. Kevin Nelson, representing the Associate Director of the Division of Planning
Mr. Clark Schoettle
Vacant

GUESTS

Melissa Andrade, Public Archaeology Lab

II. AGENDA

1. Call to Order

The meeting was called to order at 9:30 A.M., Mr. Hoogeboom, Chairman, presiding.

2. Minutes of May 10, 2017

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

VOTED to approve the Minutes of May 10, 2017.

3. Executive Director's Report

a) Mr. Sanderson distributed and reviewed the Commission's 1994 Procedures and Executive Director job description. He explained technical revisions and invited Commissioner comments. The discussion was informational, and no action was taken.

b) RIHPHC has signed a Memorandum of Agreement to address the archaeological impacts of the Warwick-Bayside Sewer Project.

c) The RIDOT is considering taking a portion of the historic State House lawn for construction of a Providence Intermodal Transportation Center bus facility. A preliminary RIHPHC comment letter and a history of the State House grounds were distributed. No specific design information is available at this time, and RIHPHC staff will closely monitor the project planning. Formal review by the Commission is expected as plans are proposed.

d) Mr. Sanderson submitted a letter to the RI House of Representatives Finance Committee in support of continuing the Historic Preservation Tax Credit Program.

e) The President's Federal Fiscal Year 2018 budget proposal would provide \$51.1 million for the Historic Preservation Fund. The budget would provide \$42.1 million in funding for State Historic Preservation Offices and \$9 million in funding for Tribal Historic Preservation Offices; it would eliminate competitive grant programs.

The \$42.1 million total for SHPOs is \$5.83 million less than the \$47.93 million that SHPOs received in the Fiscal Year 2017 omnibus bill [12% reduction].

The exact language on HPF that is in the Department of the Interior's budget:

“Historic Preservation – The Historic Preservation Fund supports Historic Preservation Offices in States, Territories, and tribal lands to preserve historically and culturally significant sites and provides competitive grants to other, non-Federal entities. The 2018 budget request for the Historic Preservation Fund is \$51.1 million, a decrease of \$14.2 million. This level consolidates funding within the core grants-in-aid programs to States and Territories at \$42.1 million and

Tribes at \$9.0 million. These grants allow State, territorial, and tribal governments to meet preservation responsibilities required by the National Historic Preservation Act to protect and preserve historic resources, based on their understanding of local needs and priorities. To protect these core activities, the budget eliminates recently initiated competitive grant programs.”

4. National Register of Historic Places

Final Approval: University of Rhode Island Quadrangle, South Kingstown

Joanna Doherty presented information about the property.

The University of Rhode Island Historic District includes approximately 29 acres within the university campus, which is located in the northern part of the town of South Kingstown, in the village of Kingston. The district is bound roughly by Upper College Road on the east, Campus Avenue on the south, Lower College Road and Farm Hill Road on the west, and East Alumni Avenue on the north. The terrain within the district is relatively level, though the grade drops off somewhat to the west. The district contains nineteen resources, many clustered around the main quadrangle, all but one of which are contributing. With the exception of the ca. 1796 Oliver Watson Farmhouse, the contributing buildings in the district were constructed between 1889 and 1937. Architectural styles include Late Victorian, Queen Anne/Tudor Revival, Colonial Revival and Classical Revival. Most of the buildings in the district, particularly those that were built for academic use, are two- to three-stories tall and are constructed of quarry-faced granite ashlar, resulting in a unified campus character. The district as a whole, and the contributing resources within it, retain a high level of integrity in terms of location, setting, design, materials, workmanship, feeling and association.

The University of Rhode Island Historic District is significant at the state level under Criterion A in the area of education, for its capacity to illustrate the early history of public higher education in Rhode Island. The district includes a ca. 1796 farmhouse, once part of a 140-acre farm purchased by the State of Rhode Island in 1888 to serve as the campus of the Rhode Island State Agricultural School and Experiment Station, as well as the earliest academic buildings on campus, which are clustered around a quadrangle designed in the mid-1890s. A group of early-20th-century buildings reflects the growing enrollment and expanding academic programs of that period, as the land-grant school became the Rhode Island State College (the precursor to the University of Rhode Island). The University of Rhode Island Historic District is also significant at the state level under Criterion C in the area of architecture, for its fine collection of buildings designed by locally prominent architects such as Stone, Carpenter & Willson; Clarke, Howe & Homer; Leslie P. Langworthy; Albert Harkness; and Monahan & Meikle. Together, the buildings reflect the principal architectural styles employed on campuses from this period, including the Late Victorian, Colonial Revival and Classical Revival styles.

Following discussion, on a motion by Mr. Roos, seconded by Dr. Onorato, the Commission unanimously

VOTED to approve the National Register nomination.

Final Approval: Woonsocket Junior-Senior High School, 357 Park Place, Woonsocket

Jeffrey Emidy presented information about the property.

The former Woonsocket Senior High and Junior High Schools, also known as the Woonsocket Middle School, sits on a large lot at 357 Park Place in the center of Woonsocket, Rhode Island. The site is encircled by Park Place, and is south of the Blackstone River and north of the Providence and Worcester Railroad right-of-way in the residential neighborhood of Villa Nova. The E-shaped Woonsocket Senior High and Junior High Schools (contributing building) was built in four phases between 1914 and 1952 (Photographs 1–3). The earliest section of the building, at the west end of the complex, was constructed in 1914 as the Woonsocket [Senior] High School with an attached gymnasium on the rear (not extant). In 1925, an addition was constructed on the south elevation of the High School. In 1927, a Junior High School, with an auditorium, a gymnasium, and a boiler house, was constructed connected to the east side of the 1925 addition. The school building retains a high degree of integrity. The primary changes include the replacement of original, large, double-hung windows throughout the building with more energy-efficient aluminum sash with translucent fiberglass panels in the late twentieth century and the removal of the roof balustrade from the main block of the 1914 Senior High School at an unknown date in the mid- to late-twentieth century. The balustrade is visible in an undated postcard after the construction of the Junior High School in 1927.

The Woonsocket Senior High and Junior High Schools, also known as the Woonsocket Middle School, possesses significance at the local level under Criterion A in the area of Education and at the local and state levels under Criterion C for Architecture. The period of significance begins in 1914, when the first component of the complex was constructed, and ends in 1967, the current 50-year cutoff date for National Register eligibility. Under Criterion A, the building is significant for its association with the early twentieth century development of Woonsocket's public school system and as the school where all Woonsocket children received secondary education for 95 years. When originally constructed, it was one of the first schools to integrate technical trades and domestic sciences instruction. The Junior High School, built on the east elevation of the Senior High School in 1927, was the first junior high school in Woonsocket. Following the construction of the current Woonsocket High School in 1972, the school served as the Woonsocket Middle School until it closed in 2009.

Under Criterion C, the building is an extraordinarily large example of civic school architecture that exhibits well-designed characteristics of an early twentieth century American educational facility, designed in the formal Classical Revival style by prolific Woonsocket architect Walter F. Fontaine, with a gymnasium addition by his son Oliver Fontaine. The school was built over time at the height of Woonsocket's prosperity, and, when it closed, it was said to be the largest middle

school in New England.

Following discussion, on a motion by Dr. Onorato, seconded by Mr. Abbott, the Commission unanimously

VOTED to approve the nomination.

Boundary Review: State Home & School for Dependent and Neglected Children, RI College, Mount Pleasant Avenue, Providence

Elizabeth Warburton presented information to supplement her presentation at the March 8, 2017 Commission meeting and justify the proposed preliminary boundary. The boundary will include the extant historic structures and open space historically associated with the State Home. The open space includes historic pathways and roadways. It also includes archaeological features associated with the State Home residents and documents spatial and cultural use of the site.

On a motion by Mr. Abbott, seconded by Dr. Malone, the Commission unanimously

VOTED preliminary approval based on the March 8, 2017 presentation and supplemented by the June 14, 2017 presentation.

5. Rhody Awards for Historic Preservation

Sarah Zurier presented information about the 2017 Rhody Awards. Award nominations were reviewed by RIHPHC staff and Preserve Rhode Island staff.

EDUCATION AWARD: Babcock-Smith House Museum for the Westerly Granite Initiative

The 1734 Babcock-Smith House Museum in Westerly has operated as a historic house museum since 1972. A new interpretative program on Westerly granite has resulted in weekly newspaper articles, a book, exhibits, educational programs, tours, and a renewed sense of purpose at the museum.

LANDSCAPE AWARD: U.S. Fish and Wildlife Service for Sachuest

Since the 18th century, this landscape of rocks, dunes, sea, and green spaces has inspired artists and thinkers. After Hurricane Sandy devastated the area, local, statewide, and national partners organized to remove two miles of utility poles along Sachuest Point Road, expanding pedestrian and bicycle access, improving emergency resiliency, protecting open space, and restoring the appearance of this significant landscape.

STEWARDSHIP AWARD: State of Rhode Island Department of Administration for Newport Colony House and R.I. State House

The State of Rhode Island recently completed a multi-year restoration project at the Newport

Colony House, our oldest state house, built between 1736 and 1739. The State also completed the challenging restoration of the 1948 mural depicting the Four Freedoms—inside the Rhode Island State House dome in Providence.

PROJECT AWARD: Chinese Tea House, Newport

Built to designs of Hunt & Hunt in 1913, the Chinese Tea House stands on the grounds of Marble House. The Preservation Society of Newport County completed a two-phase project to restore the roof, including custom fabrication of glazed terracotta tiles, restoration of decorative copper figurines, structural repairs and improvements, new flashing and weather protection, and installation of tiles and copper elements. The work was assisted by a State Preservation Grant.

PROJECT AWARD: 32 Custom House St., Providence

This High Victorian Gothic building was built for wholesale grocery firm of J.G. Eddy & Co. in 1875. Using preservation tax credits, developer ASH NYC rehabbed the building to create ten apartments and a donut shop.

PROJECT AWARD: Mechanical Fabric Company, Providence

Built in phases beginning in 1890, the Mechanical Fabric Company produced rubber- and textile-based foundation for the card clothing used on carding machines for both cotton and woolen manufacture. Developer Cromwell Ventures rehabbed the complex as a live-work community of 40 residences and shared workspaces. The project received historic preservation tax credits.

PROJECT AWARD: WaterFire Arts Center, Providence

This building was erected by the U.S. Rubber Corporation in 1913. Rehabbed with preservation tax credits and funds from the Creative and Cultural Economy Bonds, the facility provides program, office, and function space for WaterFire Providence.

PROJECT AWARD: Fair House, Warwick

Built ca. 1820 as an exhibit hall and headquarters for annual state fairs and cattle drives, this Pawtuxet Village landmark has had many uses, as a single-family residence, a retirement home, a boarding house, and a nursing home. The House of Hope CDC completed a rehab project that restored the exterior and interior and installed 10 apartments for formerly homeless women and men, who have disabilities and need access to counseling/social services.

PROJECT AWARD: Lanphear Livery Stable, Westerly

In 1885, H.C. Lanphear erected a full-service livery with stables and carriage storage downstairs and housing for grooms and other servants above. The rehabilitation of Lanphear Livery for retail, office, and community space was funded in part with state historic tax credits, a Hurricane Sandy Grant, and support from private foundations.

FREDERICK C. WILLIAMSON PROFESSIONAL LEADERSHIP AWARD: Pieter Roos

Pieter Roos spent 23 years at the forefront of historic preservation in Newport, coordinating the Newport Historical Society's public engagement program and leading the Newport Restoration Foundation. His many accomplishments include transforming Rough Point into a high-profile museum, advocating for a historic planner position for the City of Newport, completing several

extensive historic restoration projects, and organizing Keeping History Above Water—the first national conference to study the impact of climate change on historic preservation.

ANTOINETTE F. DOWNING VOLUNTEER SERVICE AWARD: Betty Capozzi

Betty Capozzi is a leader in historic preservation philanthropy. Over the course of five governors' administrations, she led the State House Restoration Committee, chairing two major fundraisers, organizing the conservation and rehanging all the Governor's portraits, and coordinating the campaign to restore the State Room.

Following discussion, on a motion by Dr. Malone, seconded by Dr. Onorato, the Commission VOTED to approve the awards as presented.

Mr. Farzan and Mr. Roos did not vote.

6. Other Business: There was no other business.
7. Next regular meeting date: Wednesday July 12, 2017 at 9:30 AM.
8. Adjourn: The meeting adjourned at 11:45 AM.

Minutes recorded by,



Edward F. Sanderson, Executive Director
State Historic Preservation Officer