



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
HISTORICAL PRESERVATION & HERITAGE COMMISSION
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MINUTES
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
November 8, 2017

I. MEMBERS PRESENT

Mr. Michael Abbott, AIA
Dr. Tripp Evans
Dr. Morgan Grefe
Ms. Tanya Kelley
Dr. E. Pierre Morenon
Mr. Kevin Nelson, representing the Associate Director of the Division of Planning
Mr. Clark Schoettle
Ms. Lucie Searle
Ms. Ruth Taylor
Vacant

STAFF PRESENT

Ms. Rosemary Carreiro, Fiscal Aide
Ms. Joanna Doherty, Principal Architectural Historian
Mr. Jeffrey Emidy, Deputy Director
Mr. Glenn Modica, Senior Project Review Coordinator
Ms. Elizabeth Warburton, Senior Architectural Historian

MEMBERS ABSENT

Mr. Al Cocce, AIA, representing John P. Leyden, State Building Commissioner
Ms. Janet Coit, Director, DEM
Mr. Darin Early, COO, Commerce RI
Mr. Michael Hebert, NR Review Board
Mr. John P. Leyden, State Building Commissioner
Mr. Edward F. Sanderson, State Historic Preservation Officer
Mr. John Smith

GUESTS

none

II. AGENDA

1. Call to Order

The meeting was called to order at 9:33 A.M., Ms. Taylor, Chair, presiding.

2. Minutes of September 13, 2017

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

VOTED to approve the Minutes of October 11, 2017.

3. Acting Executive Director's Report

- a) Mr. Emidy reported that the Rhody Awards for Historic Preservation were held on October 22nd at the WaterFire Arts Center in Providence. Approximately 325 people attended the ceremony. He stated that Preserve Rhode Island did an excellent job with their choice of venue and catering and thanked them for their efforts. He also thanked all of the RIHPHC staff who helped, either beforehand or on the night of the event.
- b) Mr. Emidy reported that he attended the semi-annual Revenue Estimating Conference on Friday, November 3rd. This is the meeting at which the RIHPHC explains to the Senate and House Fiscal staff and the Budget Office how the State Historic Preservation Investment Tax Credit Program might impact the state budget. He recounted explaining to the panel that we currently have 44 active tax credit projects that represent a total investment of \$514.2million and that are eligible for \$111.2million in tax credits from the state. After Mr. Emidy's presentation, the panelists asked only one question, about the reporting for the South Street Station project.
- c) Mr. Emidy reported that the State Preservation Grants Review panel met for the first time on October 18th and went over all of the grant applications. They generated questions about projects or applicants, upon which the staff are following up. They scored the projects for which there were no questions. Staff and panelists will rank the projects in the coming weeks. The Board will meet again on December 6th, and will make recommendations to the Commission at the December 12th meeting.
- d) Mr. Emidy reported that the State Review Board met for the first time on October 16th. This was an administrative meeting. Ronald Onorato was elected Chair, Tanya Kelley was elected Secretary. The Review Board will meet on the first Monday of every other month, at 9:30 am, beginning on December 4th. At the Commission meeting that follows, staff members will make brief presentations about each property that the Board reviewed and the Commission will be asked to accept the Board's recommendations or remand the nomination to the Review Board for corrections or clarification.

- e) Mr. Emidy reported that staff had a meeting on October 30th with members of a team that is interested in constructing a mixed-use building on the parking lot parcel along Canal Street adjacent to the Congdon & Carpenter/3 Steeple Street/Fat Belly's restaurant building. The project proponents want to take advantage of Transfer Development Rights available from the City to be allowed to add to the height of the building allowed by zoning. To do so, they will offer the RIHPHC a preservation easement on the Congdon & Carpenter building. We received the plans on Friday, November 4th. Mr. Emidy asked Michael Abbott and Clarke Schoettle to participate in the staff review. They accepted.

Mr. Emidy stated that the project team would like the issue to be taken up by the Commission as soon as possible. Mr. Emidy explained to the team that the December meeting agenda is typically occupied by the State Preservation Grants discussion and that no other business is typically conducted. The team asked if the Commission would hold a special meeting to hear their proposal. Mr. Emidy told the team that he would ask the Commission Chair.

Ms. Taylor stated that the December agenda is, in fact, full with the State Preservation Grants scheduled. She stated that the project should be reviewed at the January 10th Commission meeting. Mr. Emidy said that he would pass that information on to the project team.

- f) Mr. Emidy stated that the Federal Historic Preservation Investment Tax Credit has been eliminated in the tax reforms recently passed by the House of Representatives. The Senate will vote on whether to retain the credit in the coming weeks.

4. Report: Executive Director Search Committee

Ms. Taylor reported that the Executive Director position opening has been posted on the Apply R.I. website by the Department of Human Resources. The pay grade for the position was raised before the posting, which should help draw quality candidates. For the record, she thanked RIHPHC CFO Joyce Gervasio for recognizing that we were not subject to having a hearing in order to raise the salary. At this point, seven applications have been submitted, of which only one is from a viable candidate. The posting is for 30 days, renewable as many times as needed. We will post the position on the SHPO listserve, and welcome suggestions from commissioners on other posting methods.

Dr. Evans asked if Commissioners could speak with the Search Committee to recommend reaching out to specific perspective candidates. Ms. Taylor replied that commissioners can email any suggestions on the process to her. Dr. Evans asked if the Committee can find out from other SHPOs who has applied to their postings and not been hired, in order to try to find candidates. Ms. Taylor stated that the State has Meredith Curran acting as a liaison to whomever we want to reach out to.

Ms. Searle asked if we would post the position at the upcoming National Trust for Historic Preservation conference. Ms. Taylor asked if any of the Commissioners plan to attend. Mr. Schoettle confirmed that he is attending the conference.

8. National Register of Historic Places

Final Review: Kay Street-Catherine Street-Old Beach Road Historic District (Additional Information and Boundary Decrease)
Newport

Mr. Emidy explained that this was a continuation of a final review that was presented at the October 16th meeting, at which questions were raised about the notification process for the nomination. Mr. Emidy confirmed that in August 2017, Ms. Warburton sent correspondence either by email or USPS, as is our normal process, to: all owners of properties that are proposed to be removed from the district and to the mayor, city clerk, librarian, each member of the city council, City Planner Christine O'Grady, Preservation Planner Helen Johnson, the governor's chief of staff, the governor's office, all state senators and representatives who represent Newport, and each member of the U.S. congressional delegation.

Ms. Warburton received and addressed inquiries from four property owners seeking clarification about the boundary reduction. No objections were received. She received confirmation of receipt of the correspondence from Helen Johnson and Christine O'Grady.

Mr. Emidy stated that there was also a question raised about whom we have to notify of the continuation to this meeting. The NPS said that, since we notified everyone for the last meeting, they have had an opportunity to comment and so we are not required to re-notify. However, we did notify all of the city officials.

Ms. Warburton presented additional information about the properties that are proposed for removal from the district. In total, 69 properties and one vacant lot are being removed. The Period of Significance for the district is circa 1835 to circa 1945: from the start of summer resort development and the earliest extant hotel to a clear break in the pattern of development and style of architecture.

Along Memorial Boulevard, houses to be removed are outside the Period of Significance and have significant alterations, including public housing constructed in 1954. Along Broadway, properties were removed if they are within the bounds of the Newport Historic District and are not within the Period of Significance of the Kay-Catherine district. Others that are within the Period of Significance for the Kay-Catherine remain in that district. Along Eustis Avenue, 37 properties are being removed from the district. Six properties along Eustis are within the Period of Significance and remain in the district.

Ms. Warburton showed photographs of the buildings proposed for removal in each of the areas.

On a motion by Mr. Abbott, seconded by Ms. Kelley, the Commission unanimously VOTED to continue the matter to the next Commission meeting.

9. Other Business

Mr. Nelson explained that in his experience on other Commissions, "Other Business" is not a good agenda item. It should be referred to as "Addition Information" or "Announcements" or similar. Mr. Emidy said that he will make the change going forward.

10. Next regular meeting date: Wednesday, December 13, 2017 at 9:30 AM.

11. Adjourn: On a motion by Mr. Abbott, seconded by Dr. Evans, the Commission VOTED to adjourn. The meeting adjourned at 10:21 AM.

Minutes recorded by,



Jeffrey D. Emidy
Acting Executive Director
Deputy State Historic Preservation Officer