MINUTES
RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION
July 10, 2019

I. MEMBERS PRESENT
   Mr. Michael Abbott, AIA
   Dr. Tripp Evans
   Dr. Morgan Grefe
   Mr. Paul Jordan, representing Janet Coit, Director, DEM
   Ms. Tanya Kelley
   Mr. John Paul Loether, State Historic Preservation Officer
   Dr. E. Pierre Morenon
   Mr. Kevin Nelson, representing Meredith Brady, Assoc. Dir., Div. of Statewide Planning
   Ms. Kaity Ryan
   Mr. Clark Schoettle
   Mr. John Smith
   Ms. Ruth Taylor, Chair

MEMBERS ABSENT
   Mr. Warren Ducharme, representing the State Building Code Commissioner
   Mr. Jesse Saglio, President, Rhode Island Commerce Corporation
   Ms. Lucie Searle

STAFF PRESENT
   Donna Alqassar, Heritage Aide
   Jeffrey Emidy, Deputy Director
   Virginia Hesse, Principal Historical Architect
   Timothy Ives, Principal Archaeologist
   Glenn Modica, Senior Project Review Coordinator
   Roberta Randall, Principal Historical Architect
   Elizabeth Rochefort, Senior Architectural Historian

GUESTS
   Christopher Daly, PSNC, for Rosecliff project
   Timothy Donahue, Legislative Budget Analyst
   Jeff Padua, Providence
   Martha Werenfels, DBVW Architects, for Rosecliff project
II. AGENDA

1. Call to Order

The meeting was called to order at 9:30 A.M., Ms. Taylor, Chair, presiding.

2. Minutes of June 12, 2019

On a motion by Mr. Abbott, seconded by Mr. Smith, the Commission voted unanimously to approve the Minutes of June 12, 2019 without changes.

3. Executive Director’s Report

Mr. Loether reported that:

a) With RIHPHC architect Virginia Hesse, he visited the former Newport Armory on Thames Street. Discussion was focused on the proposed rehabilitation of the building for use as the National Sailing Hall of Fame.

b) He had a teleconference with representatives of the Federal Highway Administration, R.I. Department of Transportation (RIDOT), and Advisory Council on Historic Preservation (ACHP) regarding the I-95 Viaduct memorandum of agreement (MOA).

Ms. Taylor asked if the conclusion that was reported on at the last Commission meeting is still in place. Mr. Loether replied that it has been adjusted slightly, however, the Narragansett Trial Historic Preservation Office still has not weighed in on the proposed plan.

Mr. Loether also reported that he met with RIDOT Director Peter Alviti separately on the topic and had a one-on-one telephone call with ACHP Director of Federal Programs Reid Nelson to discuss the ongoing Section 106 review and consultation process.

c) He represented the RIHPHC at the Northeast Regional SHPO/THPO/NPS Conference in Harrisburg, Pennsylvania, in early June. Though it has come and gone over the years, the National Park Service is hoping to move this back to being an annual event.

d) With RIHPHC CFO Joyce Gervasio and Grants Manager Katy Pomplun, he represented the RIHPHC at a preliminary state cultural bond issue review meeting sponsored by the R.I. State Council on the Arts. The ballot issue will come up in 2021, and the ask will be for $1.5 million per year for three years, a total of $4.5 million. Ms. Ryan asked if it is helpful to have statements about the program’s
benefits from beneficiaries. Mr. Loether responded that it is; the more that people indicate what is important to them to their legislators and the governor’s office, the better.

e) He conducted a site visit to the East Smithfield Neighborhood Center to review with representatives of the Town of Smithfield a proposal for the rehabilitation of the property for continued community use. The building is an old church that was long-ago converted to a community hall. The town needs to have the space available again for public events.

f) He met with four leaders from the RIHPHC heritage program constituency—Lorén Spears, Kobe Dennis, Angela Sharkey, and Marta V. Martínez—in preparation for their participation in the Strategic Planning Committee’s July 10, 2019, meeting. He went over background on the heritage program with them and asked them to share a few ideas on how the heritage program can be useful to them and their constituents in the future.

g) He met with representatives of the Narragansett Indian Tribe regarding their proposal to update the documentation included in the 1973 *Historic Village of the Narragansetts in Charlestown* National Register historic district listing. The Tribe is interested in updating only the features that are on reservation land. Because of this, the project doesn’t fall within SHPO jurisdiction – it is Tribal Historic Preservation Officer jurisdiction – but he offered his assistance as former Keeper of the National Register.

h) With RIHPHC senior archaeologist Charlotte Taylor and Assistant Attorney General Gregory Schultz, he met with representatives of the R.I. Maritime Archaeology Project (RIMAP) to review and discuss: a) RIMAP’s new application for an archaeological investigation permit for the *HMS Endeavour*/British transport fleet site; and b) the termination of the 1999 exclusive rights MOA between the RIHPHC and RIMAP.

Termination of the MOA was effective July 1, 2019. The permit was issued with the condition that RIMAP have an operational conservation facility for any artifacts recovered. The Australian Maritime Museum will send two divers to assist with the excavation and will assist with setting up the conservation facility in a space that RIMAP has leased from the Herreshoff Museum. The facility must be reviewed by RIHPHC before the permit becomes effective.

4. For consideration: Request to increase State Preservation Grant amount
Linden Place, Bristol

The commissioners received a copy of a letter from the Executive Director of the Friends of Linden Place requesting an increase in the funding total of the State Preservation Grant to the organization.
Jeffrey Emidy reported that the Friends of Linden Place is the recipient of a 2016 State Preservation Grant of $57,765 for a window restoration project at the site. The restoration of over 100 windows has been completed. The final phase of the project includes the installation of 46 historically appropriate storm windows. RIHPHC architect Roberta Randall has been working with the Linden Place team in the review of this project. At 12 locations, the Linden Place team would like to have an operable storm sash for ventilation and has identified two variations of an Allied Historic One Lite storm window that could fulfill their needs. The Linden Place team prefers a double-track window with a fixed top sash, movable lower sash, and a screen fixed at the lower opening, in the same plane with the top sash. The RIHPHC staff prefer a variation with a fixed upper sash and a lower sash panel that is removable and can be replaced with a screen panel as needed. This keeps the two glass panels in the same plane.

Linden Place solicited quotes for this remaining work in Spring 2019 and received multiple bids. The lowest qualified bid to furnish and install 46 Allied Historic One Lite HOL-B storm windows is $55,944. This is significantly higher than Linden Place was quoted for storm windows when they prepared their grant application in 2016. To address this shortfall, Linden Place requests an increase of the grant award from $57,765 to $72,635.17. To accommodate this request, the Commission can consider awarding an additional $14,870.17 from the pool of unobligated SPG funds. $78,599.45 was available as of July 8, 2019.

The commissioners discussed the storm window options and asked questions of Roberta Randall about the two versions. After discussion, a prepared motion was read by Ms. Taylor. The amount of the additional funding requested was changed and a second provision was added stipulating that the RIHPHC preference storm window must be used.

As revised, the motion was made by Dr. Grefe and seconded by Mr. Jordan. The COMMISSION VOTED UNANIMOUSLY to accept the revised motion, a copy of which is attached.

5. For consideration: Request to expand scope of work and extend duration of State Preservation Grant
Preservation Society of Newport County for Rosecliff, Newport

The commissioners received a copy of a letter from the Executive Director of the Preservation Society of Newport County (PSNC) requesting an increase in the duration of the State Preservation Grant for the project to restore a portion of the roof balustrade at Rosecliff.
As Deputy Chief of Staff of the PSNC, Commissioner Kaity Ryan recused herself from the meeting for the discussion of this agenda item. Mr. Emidy reported that the PSNC received a $150,000 State Preservation Grant in the 2017 grant round for the restoration of approximately 312 linear feet of the roof balustrade at Rosecliff. Earlier this year, PSNC retained DBVW Architects to conduct a conditions assessment of the roof and balustrade. The resulting report concludes that, in addition to balustrade repairs, the roof, itself, needs replacement due to substantial deterioration of the membrane, balustrade, and cornice flashing. Given these findings, PSNC has submitted a two-part request to modify the terms of their State Preservation Grant agreement. They have requested that the project Scope of Work be expanded to include replacement of the roof and a full balustrade restoration, and that the project period be extended from the current end date of April 4, 2020, to March 31, 2022. This request includes one additional year to complete the pre-construction process - including project design and fundraising - followed by an additional year to complete project work, and assumes a 2020 construction start date, with project work expected to last 18 months. The award amount of $150,000 is already the State Preservation Grant program maximum; accordingly, no additional funding is requested or available.

Mr. Abbott asked if the SPG funds will be recaptured by the state if they are not spent by a certain time, and if the extended period for this project would put the funds in jeopardy. Mr. Loether replied that the funds do not get recaptured.

Ms. Taylor asked for clarification as to whether or not the PSNC has the funds for the project in place right now. Christopher Daly, PSNC Director of Properties, stated that the funding is not in place and that the PSNC would like to delay the balustrade work so that the entire project, including the roof, can be put out in one package.

Ms. Taylor asked what the staff opinion is of the requests. Virginia Hesse replied that the staff does not object to a roof replacement if it is needed.

The commissioners, PSNC representatives, and RIHPHC staff then discussed the process and timing for review and payment to PSNC while ensuring that the funding does indeed go toward the balustrade work for which the grant was originally awarded.

After discussion, a prepared motion was read by Ms. Taylor. The duration extension of 24 months to March 21, 2022 was added to the motion and a second provision was added stipulating that the PSNC will work with RIHPHC staff to establish the reimbursement procedure as it relates to the particular task for which the grant was awarded.

As revised, the motion was made by Mr. Jordan and seconded by Mr. Abbott. The COMMISSION VOTED UNANIMOUSLY to accept the revised motion, a copy of
which is attached.

Ms. Ryan returned to the meeting.

6. For consideration: Request for approval of interior modifications under easement
   Redwood Library and Athenaeum, Newport

Roberta Randall reported that the Redwood Library and Athenaeum has requested RIHPHC review of a proposal to remove built-in bookcases in the building’s delivery room. The RIHPHC holds a preservation easement on the property that includes the interior.

The delivery room was designed in 1875 by George Champlin Mason with bookcases on the walls only. In 1915, Norman Isham designed freestanding bookcases for the room. These bookcases were later altered by the incorporation of heating ductwork within added cabinetry.

The Library would like to remove the added bookcases to return the space to its original design and allow for more flexible use. There has been discussion about making the bookcases mobile and still using them in the room, but this has not been decided upon at this time. Ms. Taylor asked where the ductwork will be relocated to. Ms. Randall replied that a solution has not yet been designed. Mr. Schoettle questioned if the thought is that the bookcases are significant features and opined that they do not appear to be. Ms. Kelley agreed, stating that, despite nostalgia, the original intent was for the room to not have these bookcases projecting into the space.

Ms. Taylor proposed a resolution “to approve the removal of the projecting bookcases subject to RIHPHC staff review of any plans as they become available.”

Mr. Abbott made a motion to accept Ms. Taylor’s resolution, which was seconded by Mr. Schoettle. The COMMISSION VOTED UNANIMOUSLY to approve the motion.

7. For consideration: State Review Board final approval
   Cumberland Town Hall Historic District

Mr. Emidy reported on the State Review Board’s final review of the National Register of Historic Places nomination for the Cumberland Town Hall Historic District. The Board approved the nomination at its June 3, 2019 meeting.

The Cumberland Town Hall Historic District is located in the village of Valley Falls at the southern end of the town. It includes two contributing buildings and one contributing statue standing near the northeast corner of Broad and Mill Streets: the Town Hall at 45 Broad Street, the former Valley Falls Post Office and Valley Falls Free Library at 16 Mill
Street, and a World War II memorial statue on the lawn at the Town Hall.

Cumberland Town Hall is a Colonial Revival-style, three-story, brick building with a prominent wooden clock tower and rounded stair tower on the northeast corner. It was designed by William Walker & Son and constructed in 1894. Exterior alterations include window replacement, replicated doors, and the addition of a brick elevator tower at the rear. The interior spaces have been altered over time with modern flooring and dropped ceilings, and the top floor’s original assembly space has been divided into offices and a council chamber. Notable historic interior features that remain include: the curved main stairway inside the northwest corner tower, with original paneled wood newel post and ornate carved balusters; the back stairs at the east side of the building, with turned wood newel posts and vertical board railings; paneled wood-and-glass office doors topped with transom windows; and some remnants of the original ceiling above the former assembly hall. The present layout of Town Hall and most of its interior architectural features and finishes resulted from several alteration campaigns conducted between 1941 and 1991.

The Valley Falls Post Office and Free Library is a commercial-style, two-story, flat-roofed, brick building with a wood and cast iron storefront under a pent roof. Fenestration of the building is primarily paired and single, wood, 2/2, double-hung sash. The east elevation has scarring in the brickwork indicating that there was previously an exterior stairway running up to a second-floor porch near the north end of this elevation. This was removed after 2004.

A memorial to Cumberland’s armed services veterans stands near the southwest corner of the Town Hall lot. It consists of a granite statue, a small granite monument, and two flagpoles. The statue depicts a male World War II soldier striding forward with a rifle in his hands. Two short, slender tree stumps frame the soldier’s feet. The statue stands on a granite plinth inscribed: “Dedicated to the Glory of Almighty God in Memory of Cumberland’s Men and Women Who By Their Unselfish Patriotism Have Advanced the American Ideals of Liberty and the Universal Brotherhood of Man.”

Valley Falls was established as the administrative center of the Town of Cumberland after the Cumberland Hill area was annexed by the City of Woonsocket in 1867. The site for Town Hall, already occupied by a building in use for that purpose, was purchased from the Valley Falls Company in 1893. The Post Office and Library building had been constructed only a few years earlier, and when the Town Hall was complete, the Post Office moved into the neighboring building. In 1920 the Post Office and Library building was sold to Seraphim Cardanha and Ezequiel Pires, who operated it as a grocery store until 1940, while living in the apartment upstairs. The business and building were then sold to Joaquim and Maria Amaral, who operated it until at least 1998. Their heirs sold the building to the town in 2007, and it has remained vacant since. Though undated, the memorial statue was in place by 1954.

The district was nominated under criteria A and C at the local level. It represents the
evolution of Valley Falls over the course of the 19th century from a small mill village to a densely developed, urbanized manufacturing center that also became the locus of Cumberland’s political and institutional life. Together, the Town Hall and Post Office buildings represent community in several senses of that word: a group of people gathered together in the same place, having a common identity, and sharing social values, attitudes, and responsibilities despite their individual differences.

There was discussion about whether or not the garage should be considered as a contributing resource to the district. It was built within the period of significance by the owners of the Post Office/Library. The point was made that we don’t normally include garages as contributing resources unless they are of architectural merit or play a particularly significant part in the history of the district. In the end, the Board did not move to change the status of the garage to contributing.

Dr. Grefe asked if the nomination included information about Portuguese immigration to the area, as it appears to be pertinent to the grocery store use of the Post Office and Library building. Mr. Emidy replied that the nomination does not include that topic.

Dr. Evans asked if nomination of the properties precludes their sale by the town. Mr. Emidy said that it does not.

Dr. Grefe made a motion to endorse the State Review Board’s approval of the nomination of the Cumberland Town Hall Historic District to the National Register of Historic Places. The motion was seconded by Dr. Evans and the COMMISSION VOTED UNANIMOUSLY to approve the motion.

8. For discussion: Hope Point (Fane) Tower, Providence

Mr. Loether reported that he is reviewing the proposed construction of the Hope Point Tower under the review authority granted via Section 106 of the National Historic Preservation Act through an MOA for the I-195 removal project. He received a package of information from the project proponent’s attorney, William Landry, however, the packet does not contain complete plans for the proposed building. While the project site is not within a National Register-listed historic district, there are three near the site: the Downtown Providence Historic District, Providence Jewelry Manufacturing Historic District, and the College Hill Historic District. The nearby, individually-listed South Street Station must also be considered. He will review the project based on the Secretary of the Interior’s Standards for Rehabilitation and Reconstruction (Standards), which typically apply to properties within historic districts. While the Commission has no formal role in the review, he stated that he would welcome any comments from the commissioners.

Ms. Taylor stated that she would like to repeat that the review authority rests with the
State Historic Preservation Officer, and that any Commission comment is advisory only. She is aware that there are people in Providence who would like the Commission to stop the project, but this review procedure is based on regulations and standards.

Mr. Smith asked the current status of the project in the context of other regulatory hurdles. Mr. Loether replied that with the exceptions of his review and any litigation, his understanding is that it has cleared the other necessary reviews. Mr. Schoettle stated that the project has not been granted final approval of the I-195 design committee, and that the [Providence] DDRC denied the project, however, its review is only advisory to the I-195 Commission. He stated that the Standards are fairly vague on new construction in historic districts and especially so outside districts, and asked Mr. Loether what standards he would use. Mr. Loether stated that the Standards allow for consideration of direct and indirect effects, which need to be applied in relation to Section 106; the basic frameworks being the consideration of why the historic resource is significant and how will the project impact that significance?

Mr. Schoettle stated that the power plant is probably the closest historic resource. Mr. Loether replied that there are different factors in considering districts versus individually-listed buildings; some districts look outward and some look inward.

Ms. Kelley asked if Mr. Loether can consider effects like shadows and those to viewsheds. Mr. Loether replied that he can look at these and any other effect.

Dr. Evans sked Mr. Loether if he would prefer commissioners to give their comments in light of the Secretary’s guidance. Mr. Loether replied that he would. Dr. Evans asked if there is a “one-pager” summary of the project. Ms. Taylor replied that there is not, however, there is information available online about the project.

Ms. Taylor asked Mr. Loether to let the commissioners know when he has received a complete package for review and the “review clock starts”. Mr. Loether said that he will, but he advises the commissioners not to wait. He will consider their comments at any point in the review process.

Ms. Werenfels asked if a finding of adverse effect is advisory or binding. Mr. Loether replied that it is binding; then it would go to the Federal Highway Commission via the MOA.

Dr. Morenon asked what happens if Mr. Loether makes a No Adverse Effect determination. Mr. Loether replied that there is no further action via the MOA; the project is done undergoing historic preservation review.

Dr. Evans asked if Mr. Loether’s determination can be appealed. Mr. Loether replied that it cannot.
Mr. Smith asked Mr. Loether if economic impacts are part of his consideration. Mr. Loether replied that they are not, generally. If an Adverse Effect determination is made, it could be part of the mitigation measures considered.

Virginia Hesse asked if Mr. Loether can consider potential adverse effects of the construction process on historic resources. Mr. Loether replied that he can, and that they would potentially be indirect effects. He could also determine that the project has No Adverse Effect, but that there are certain future effects that we do not know.

9. Old Business

Mr. Emidy stated that Jon Marcoux has moved out of state and has left the State Review Board, so there is a vacancy for an archaeologist on the Board. If the commissioners have any suggestions, they should contact Mr. Emidy.

Mr. Emidy reported that RIHPHC Project Review Coordinator Glenn Modica has accepted a position elsewhere and has submitted his resignation from the RIHPHC staff. Mr. Loether asked that, with the Commission’s concurrence, the record of the meeting state that the Commission thanks Mr. Modica for his work. The commissioners concurred.

Mr. Loether reported that the State Historic Preservation Tax Credit had reached its sunset date but was extended for another year, to 2020 or such a time that the program has expended all of its funds. He thanked Scott Wolf, of Grow Smart RI, for his efforts on this matter.

10. New Business

There was no New Business.

11. Announcements

Mr. Emidy announced that the next Commission meeting will be held on August 14th in room 300 at the R.I. Department of Environmental Management offices on Promenade Street.

12. Adjourn

The meeting adjourned at 10:58am.
Minutes recorded by,

Jeffrey D. Emidy
Deputy Director
Deputy State Historic Preservation Officer
The Rhode Island Historical Preservation and Heritage Commission votes to approve the request of Linden Place to increase the amount of State Preservation Grant number SPG-16-08, “Linden Place Window Restoration.” The current amount of the grant is $57,765. The additional funding requested will be no more than $14,870.17. RIHPHC’s unobligated balance of State Preservation Funds totals $78,599 as of 7/2/19.

This approval is subject to the following provisions:

1) All other terms and conditions of the SPG-16-08 Funding Agreement signed 4/7/2017 shall remain in full force and effect, and

2) The RIHPHC’s preferred option for storm windows will be used.

MOTION BY: ________________________________

SECONDED BY: ________________________________
The Rhode Island Historical Preservation and Heritage Commission votes to approve the request of the Preservation Society of Newport County to amend the approved Scope of Work for State Preservation Grant number SPG-17-07, “Rosecliff Balustrade Restoration.” This amendment will expand the project Scope of Work to include replacement of the building’s roof in addition to restoration of the balustrade. To accommodate this larger scope, the Commission also votes to extend the duration of SPG-17-07 by 24 months beyond its original end date of April 9, 2020. The new end date of the grant agreement is March 21, 2022.

This approval is subject to the following provisions:
1) All other terms and conditions of the SPG-17-07 Funding Agreement signed 4/9/2018 shall remain in full force and effect, and
2) The grantee shall work with the RIHPHC staff to determine an appropriate reimbursement schedule that protects the original scope of work.

MOTION BY: ________________________________
SECONDED BY: ____________________________