



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 June 13, 2012

I. MEMBERS PRESENT

Mr. Robert E. Cusack
Mr. Robert Goff
Mr. John Grosvenor, AIA
Mr. Karst Hoogeboom, Chairman
Dr. Patrick Malone
Dr. E. Pierre Morenon
Dr. Ronald Onorato
Mr. Jared L. Rhodes, Chief of Statewide Planning representing Kevin Flynn, Asso. Dir
Mr. Pieter N. Roos
Dr. Patricia Rubertone
Edward F. Sanderson, State Historic Preservation Officer & Executive Director

STAFF PRESENT

Dr. Richard Greenwood, Deputy Director
Ms. Mercedes Monteiro, National Register Assistant - Heritage Aide

GUESTS

Virginia Branch, Durkee Brown Architects (Glenark Mill)
Cecelia Hallahan, Durkee Brown Architects (Glenark Mill)
Alan Ladson, Trinity Financial (Glenark Mill)

MEMBERS ABSENT

Ms. Janet Coit, Director DEM
Mr. Michael Hebert, NR Review Board
John P. Leyden, State Building Commissioner
Executive Director, EDC
1 Vacant

II. AGENDA

1. Call to Order

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

2. Minutes of May 9, 2012

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

VOTED to approve the Minutes of May 9, 2012.

3. Executive Director's Report

a) Mr. Sanderson announced that Raymond Choiniere, Rhode Island House of Representatives Policy Analyst, who has attended RIHPHC meetings for the past couple of years, is retiring from State service. Mr. Sanderson expressed his appreciation for Ray's helpfulness on a number of occasions and wished him well in his retirement.

b) Although several bills were filed in the General Assembly to re-start the Historic Preservation Investment Tax Credit program, the legislation has not been reported out of committee. Grow Smart RI led a broad coalition to advocate for adoption, and the RI Public Expenditure Council endorsed a limited re-starting of the program. However, legislation was not enacted. Some observers believe that the problems at the RI Economic Development Corporation with loans and tax credits for Kurt Shilling's video game investment created a difficult environment for General Assembly action on the historic preservation investment tax credit program.

c) Mr. Sanderson reported that he sent a letter to RI DOT and Johnson & Wales University approving transfer of Interstate 195 surplus plan for the university's development. RIHPHC approval of I-195 land transfers is mandated by a I-195 relocation project memorandum of agreement. The approval is subject to several conditions:

- 1) That such development is part of a master plan approved by the Providence City Plan Commission;
- 2) That such development is consistent with and approved in accordance with *section 502 D-1 Zone* of the zoning ordinance of the City of Providence as enacted in 2012; and
- 3) That if Johnson & Wales applies for or requests waivers, incentives or bonuses in accordance with *section 502 D-1 Zone* or exemption or variance from the zoning ordinance, notice will be provided to RIHPHC, and RIHPHC reserves the right to object in accordance with Stipulation 4 of the MOA to waivers, incentives, bonuses, exemption or variance if the proposed development will have an adverse effect on historic resources.

4. Adoption of amended Rules for the Use of Eisenhower House

Mr. Sanderson presented the regulations for Commission approval. RIHPHC manages the historic Eisenhower House at Fort Adams State Park as a venue for social events. RIHPHC is authorized by RIGL 42-45-12 to establish rental fees for use of Eisenhower House in regulations issued in accordance with the RI Administrative Procedures Act. The proposed 2012 amendments to the previously adopted rules consist of an updated schedule rental fees for 2012, 2013, and 2014 and a few minor edits of the rules text. Public notice of the proposed regulations was given on May 11, 2012, and the public is invited to submit comments until June 29, 2012.

No comments have been received to date and none are expected. Mr. Sanderson requested the Commission to vote to approve the 2012 amendments, subject to the condition that any substantive comments or objections that may be received will be reported to the Commission for full consideration and reconsideration of the amended rules. However, in the absence of any substantive comments, the Commission's vote will expedite administrative filing of the amended rules after the public comment period ends on June 29, 2012.

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

VOTED the following resolution:

Whereas, Rhode Island General Laws 42-45-12 authorizes the RIHPHC to establish rules for the operation and rental of the Eisenhower House facility; and

Whereas, the Rhode Island Historical Preservation & Heritage Commission finds that the schedule of rental fees needs to be updated for 2012, 2013, and 2014; and

Whereas, in accordance with the Administrative Procedures Act Chapter 42-35 of the General Laws, the Historical Preservation & Heritage Commission gave notice of its intent to amend previously issued Rules for the Use of Eisenhower house on May 11, 2012, and public comment has been requested; and

Whereas, in the development of the proposed regulation, consideration was given to: (1) alternative approaches, (2) overlap or duplication with other statutory and regulatory provisions, and (3) significant economic impact on small business; and no alternative approach, duplication, or overlap was identified based upon available information; and the Commission has determined that the requirements are the minimum necessary to accomplish its purpose and will not negatively impact small businesses;

Now Therefore, the Rhode Island Historical Preservation & Heritage Commission hereby adopts the amended Rules for the Use of Eisenhower House as presented.

5. Loan Report

Mr. Goff presented a report on the status of current loans.

A loan for historic restoration work at 53 Great Road has matured and been extended on a month-to-month basis while Mr. Goff and Ms. Sharon Allison worked on a settlement with the borrower. The loan payments are up-to-date and timely, but the principal balance of \$149,257.70 remains outstanding. Based on discussions with the owner regarding ability to refinance, Mr. Goff recommended in the form of a motion that the Commission extend the loan for 24 months with a firm deadline for the loan to be repaid in full.

Following discussion, moved by Mr. Goff, seconded by Mr. Grosvenor, the Commission unanimously

VOTED to approve a 24-month extension of the loan for 53 Great Road, Lincoln.

Mr. Goff further reported on a loan for 33 Stimson Avenue, Providence. This loan also has matured with an unpaid principal balance while the owner has continued to make quarterly payments. Mr. Goff and Ms. Allison are in discussion with the borrower regarding payment of the principal in full, and no action by the Commission was recommended at this time. Mr. Goff will report about the loan for 33 Stimson Avenue as further information is developed.

6. National Register of Historic Places

Final presentation: Glenark Mill, Dyehouse Building, 64 East St., Woonsocket.

Dr. Greenwood presented information about Glenark Mill, Dyehouse Building.

The proposed amendment is for the inclusion of the Dyeing and Finishing Building (Building B), in the Glenark Mills complex. The complex, located on the west bank of the Blackstone River above Woonsocket Falls, is in central Woonsocket and consists of two buildings. The Main Building (Building A), constructed in 1865 with three major additions, was listed on the National Register of Historic Places in 1989. The Dyeing and Finishing Building (Building B) is a one-story, brick mill building with a flat roof constructed in 1889 with several later additions. It stands just west of the Main Building and is connected to it via a shared entry vestibule. In 1987 the complex suffered a fire that resulted in severe structural damage to the upper floors of Building B. When the complex was rehabilitated in 1990, the upper three floors on Building B were removed. Today, Building B is a largely one-story building of 8,700 square feet, much like its original configuration in 1889. Building B serves an important role in maintaining the complex's historic character. With its parallel placement alongside the Main Building that creates a long narrow courtyard between the two buildings and its irregular form conforming to the constraints of its urban riverfront site, Building B makes a strong contribution to the appearance and distinctive sense of place of this historic industrial complex.

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

VOTED to approve the National Register nomination amendment for Glenark Mill, Dyehouse Building.

6. Other business

Ms. Monteiro reported on upcoming Heritage events:

July 8, 2012 37th annual **Cape Verdean Independence Day Festival, India Point Park Providence**

This event celebrates the independence of Cape Verde from Portugal. It includes, food, music, dancing, entertainment, arts and crafts and a children's area

August 5, 2012 **Emancipation Day, Temple to Music, Roger Williams Park. Providence**

This event celebrates the *Slavery Abolition Act 1833* that ended slavery in the British Empire on August 1, 1834. It includes entertainment, food booths, and art displays.

Sept 22, 2012 **35th Annual Heritage Day Festival, Roger William National Memorial, 282 North Main St. Providence. (Rain date Sept 23)**

This event celebrates RI ethnic and cultural diversity by having different groups set up in the park and sidewalks and showcase their culture. It includes entertainment, food booths, folk-art demos and art displays.

A calendar for other Heritage is available at:

<http://www.preservation.ri.gov/heritage/events.php>

7. Next meeting date: Wednesday July 11, 2012.

8. Adjourn: The meeting adjourned at 11:15 A.M.

Minutes recorded by,



Edward F. Sanderson, Executive Director