

Amendment to the Standards & Guidelines, 10/28/24:

Providence Historic District Commission (PHDC or Commission) review of projects and staff administrative review.

PHDC reviews shall conform with:

RI General Laws 45-24.1-4

City of Providence Zoning Ordinance

Standards & Guidelines adopted by the PHDC

Review of “Landmark Buildings” (aka “Singular Buildings”)

“Singular Buildings” are those buildings referenced in RI General Laws 45-24.1-4 as “a structure, or its appurtenances, which the commission deems so valuable to the city, town, state, or nation, that the loss of that structure will be a great loss to the city, town, state, or nation.”

Singular Buildings in historic districts include: individual buildings listed on the National Register of Historic Places; individual buildings designated as National Historic Landmarks; significant groups of buildings in National Historic Landmark districts; and, other buildings that qualify under RIGL 45-24.1-4. The full Commission will review all projects involving “Singular Buildings” except for those defined under the Repair/Replacement and Minor Alteration categories.

Applicants for approval of projects at Singular Buildings shall consult with PHDC staff before applying for review. The application will require written documentation and may include: photo documentation, line-drawings showing plan, elevations and architectural details, historical/architectural background, and any other relevant information deemed necessary by the Commission.

Review of “Contributing Buildings”

“Contributing Buildings” contribute to the overall significance of the historic district as documented in the National Register of Historic Places. Contributing Buildings constitute the majority of structures in the historic districts.

The full Commission will review demolitions and Major Alterations of Contributing Buildings.

Staff will review proposed projects that are not visible from the public right-of-way, window replacement projects that conform with the Commission’s window replacement standards, and those applications that are under the Repair/Replacement and Minor Alteration categories.

Applicants for approval of projects at Contributing Buildings shall consult with PHDC staff before applying for review. Staff will advise applicants about the written documentation required which may include: photo documentation, line-drawings showing plan, elevations and architectural

details, historical/architectural background, and any other relevant information deemed necessary by the Commission.

Staff is only empowered to approve projects that meet the Commission's standards and guidelines. In the event the staff review does not affirm compliance with the Commission's standards and guidelines, the project review shall be forwarded to the full Commission.

Staff shall submit to the Commission at its Regular Meetings a list of approvals granted.

Review of "Non-Contributing Buildings"

Non-Contributing Buildings are buildings less than fifty years old and/or evaluated in National Register documentation as not contributing to the significance of the historic district.

The full Commission will review demolitions of Non-Contributing Buildings and alterations that may be highly visible intrusions in the surrounding historic district.

Staff will review all other projects at Non-Contributing buildings.

Applicants for approval of projects at Non-Contributing Buildings shall consult with PHDC staff. Staff will advise applicants about the written documentation required.

Staff is only empowered to approve projects that meet the Commission's standards and guidelines. In the event the staff review does not affirm compliance with the Commission's standards and guidelines, the project review shall be forwarded to the full Commission.

Staff shall submit to the Commission at its Regular Meetings a list of approvals granted.

Review of projects also subject to review by the RI Historical Preservation Commission

Under state and federal laws, the RIHPHC reviews projects at historic properties that receive state or federal funding, tax credits, or other public assistance. PHDC staff will review projects in Providence historic districts that are subject to review by the RIHPHC, and staff reserves the right to send any such applications to the PHDC commission for review.

Window Replacement Category:

There shall be a new review category: Window Replacement. Window replacements will be governed by the following:

Window Standards:

Replacement windows that have been documented and approved by the Commission, shall be approved by Staff where allowed (Landmark Buildings shall be reviewed by the Commission).

- Staff shall approve replacement window products based on applications previously reviewed and approved by the Commission. When a new window product, not previously reviewed by the Commission, is submitted the Commission shall review that proposal to judge its appropriateness. If judged appropriate, Staff will approve subsequent applications. A survey of existing conditions, and line drawings showing a typical existing window and typical proposed window, along with cut drawings for both windows at the head, meeting rails and sill will be provided. Physical samples are encouraged as well as locations where the window has been previously installed.
- With properties that are within the State or City's Lead Hazard Mitigation program the Commission may allow a "lesser" window (example: vinyl-clad "Slocum" brand) on elevations not significantly visible from the public rights-of-ways. Consideration of this window type may also be considered for non-visible elevations on other properties requiring a lead-safe certificate.
- The following windows have been approved by the Commission and are deemed acceptable for Staff approval (this list is subject to change):
 - Anderson
 - Boston Sash
 - Brosco
 - Kolbe
 - Marvin
 - Pella
 - Trimline

Approval Process:

- Applicant contacts Staff for guidance on process.
- Determination: property is determined by Staff as to which category will be used for review. Staff may always refer this determination to the Commission as deemed necessary.
- Application
- Documentation/Permit-submission
- Review
- Approval (Those applications that do not meet the procedural requirements will be considered incomplete and automatically withdrawn after 60 days)
- Inspection/documentation

Reporting:

Staff shall report to the Commission at its regularly scheduled meetings the Staff approved applications that were previously designated as Commission-reviewed items.

Solar Energy Systems:

Applications submitted for solar energy systems shall be reviewed by Staff, except for properties identified as Singular, which shall be reviewed by the Commission.