



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

February 3, 2025

Honorable Rachel Miller  
Providence City Hall  
25 Dorrance Street  
Providence, RI 02903

Dear Council President Miller,

I am pleased to present this 2023-2024 Annual Report of the Providence Historic District Commission, covering the period from October 1, 2023, through September 30, 2024. The Annual Report is mandated by the Certified Local Government Program administered by the Rhode Island Historical Preservation & Heritage Commission and the National Park Service.

This report represents the Commission's activities in Providence's eight local historic districts, of which there are more than 2,600 properties listed. 6.8% of Providence's land area falls within a local historic district. The PLD by itself covers 2.9% of the city. During 2023-2024, the Planning Department received 209 applications for Certificates of Appropriateness. The Commission reviewed 50 applications, with 159 applications reviewed and approved by the Commission's professional staff-person, demonstrating the Commission's timely and efficient review process. This is the largest number of applications reviewed since 1996-7. This is a significant increase in reviews, with 2004-5 being the last time there were more than 200 applications reviewed. The average number of reviews in the intervening years 2005-2023 is 158 applications.

The Department of Planning and Development proudly supports the Historic District Commission's role in protecting Providence's historic resources, while ensuring that historic preservation plays a significant role in the City planning process.

Sincerely,

A handwritten signature in blue ink, appearing to read "J. Mulligan III", is written over a circular blue ink stamp. The stamp is partially obscured by the signature and the text below it.

Joseph A. Mulligan III, Director

cc: Providence City Council  
City Clerk

JM/jm

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
PHONE 401.680.8400 | [WWW.PROVIDENCERI.GOV/PLANNING](http://WWW.PROVIDENCERI.GOV/PLANNING)



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

**MEMORANDUM**

Date: January 29, 2025

To: Hon. Brett P. Smiley, Mayor

From: Jason Martin, Preservation Planner

**Subject: 2023-24 Certified Local Government Annual Report**

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Please find attached for the Mayor's signature the Providence Historic District Commission's 2023-2024 Certified Local Government (CLG) Annual Report to the Rhode Island Historical Preservation and Heritage Commission (RIHPHC). There are 18 CLG communities in Rhode Island. They are required to have an historic district zoning ordinance and an historic district commission. CLG communities may participate in the nomination of properties to the National Register of Historic Places and are eligible to apply for Federal 50% matching grants for survey and planning projects. Eligible projects for grant funding would include identification and evaluation of significant historic and archaeological properties, the nomination of eligible properties to the National Register, historic preservation plans and certain education-related activities. CLG communities are required to submit an annual report to RIHPHC to maintain their status. **It is the Planning Department's recommendation that the Mayor sign the document.**

Thank you.



CITY OF PROVIDENCE  
MAYOR BRETT P. SMILEY

January 31, 2025

Donna Alqassar, Heritage Commission Coordinator/Interim Grants Manager  
Rhode Island Historical Preservation & Heritage Commission  
Old State House  
150 Benefit Street  
Providence, RI 02903-1209

Re: 2023-2024 Providence Historic District Commission's CLG Annual Report

Dear Ms. Alqassar:

Please find attached the Providence Historic District Commission's Certified Local Government Annual Report for 2023-2024. Please contact me at 680.8517 should you have any questions or need any additional information. My apologies for the delay.

be well,

A handwritten signature in black ink, appearing to read "Jason D. Martin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason D. Martin  
*Preservation Planner/PHDC Staff*

**DEPARTMENT OF PLANNING & DEVELOPMENT**

JOSEPH A. DOORLEY JR. MUNICIPAL BUILDING, 444 WESTMINSTER ST, PROVIDENCE RI 02903  
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# Rhode Island Historical Preservation & Heritage Commission

## Certified Local Government Annual Report Form

CLG Contact Information					
Reporting Period:	October 1, 2023 - September 30, 2024		Town/City of:	Providence	
Name of Contact Person:	Jason Martin, Preservation Planner		Address:	Dept of Planning & Development, 444 Westminster St, Ste 3A, Providence, RI 02903	
Phone Number:	401.880.8517		Email Address:	jmartin@providence.ri.gov	
<b>CRITERION #1: Local Governments must enforce local legislation for the designation and protection of historic properties.</b>					
1. Was the HDC's enabling legislation amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the amendment.	
2. Were procedural or design guidelines developed or amended?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of new or amended guidelines.	
3. What are the current design standards in use by the HDC? (Name document(s) if applicable.)			S&G Armory, Broadway, College Hill, North Elmwood, PLD - Residential, Power-Cooke, South Elmwood & Stimson Avenue; S&G PLD - Industrial & Commercial Buildings District; PHDC Rules & Regulations		
4. Use this chart to summarize the types of applications reviewed this year:	Type of Project	# Approved	# Denied	# Pending	# Appealed
	Alterations				
	Demolitions		see	attached	
	New Construction				
	Relocations				
5. Were any of the projects listed in the chart above given automatic approval through expiration of the time limit for review?			<input type="radio"/> Yes <input checked="" type="radio"/> No		
6. Were any petitions approved which did not conform to the Secretary of the Interior's Standards or other approved local standards?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH an explanation of how the case was reviewed and why an exception was permitted	
7. Were any districts enlarged?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the revised district map and indicate how many historic properties were added.	
8. Were any new Historic Districts added?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a copy of the district map(s).	
9. Were any new properties designated?			<input type="radio"/> Yes <input checked="" type="radio"/> No	If YES, ATTACH a list of the properties and addresses.	
<b>CRITERION #2: Local Governments must have established an adequate and qualified Historic District Commission.</b>					
1. Commission Membership: List Commission members, dates of appointment and expiration, and, as applicable, their qualifications in a preservation-related field:					
Name	Date Appointed	Date Term Ends	Professional Discipline	E-mail Address	
Ryan Haggerty, Chair	9/2023	9/2027	Architect	rhaggerty@vision3architects.com	
Edward Sanderson, Vice Chair	9/2022	9/2025	Preservationist	tedsanderson625@gmail.com	
Catherine Lund, Dep. Vice Chair	9/2021	9/2024	Veteranarian	info@city-kitty.com	
Glen Fontecchio, Regular Member	9/2021	9/2024	Architect	glen@gfontecchio.com	
Neal Kaplan, Regular Member	9/2022	9/2025	Contractor	nealestate@cox.net	
Tina Regan, Regular Member	9/2022	9/2025	Preservationist	ralnymorn@msn.com	
Victoria Wilson-Barnes, Regular Member	9/2021	9/2024	Architect	vicinprov@aol.com	
James Verity, Regular Member	9/2023	9/2027	Designer	jveritydeslgn@gmail.com	
Rachael Dotson, Regular Member	9/2023	9/2027	Realtor	rdotson@residentialproperties.com	
Pabel Fernandez, Auxiliary Member	9/2023	9/2027	Landscape Architect	pabel.fernandez01@gmail.com	

## Rhode Island Historical Preservation & Heritage Commission Certified Local Government Annual Report Form

<b>2. Meetings Held and Attendance:</b> Indicate total number of meetings held and complete attendance chart for each commissioner.												
Check box for all months in which a meeting was held:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Commissioner Name	Oct. 2023	Nov. 2023	Dec. 2023	Jan. 2024	Feb. 2024	Mar. 2024	Apr. 2024	May 2024	Jun. 2024	Jul. 2024	Aug. 2024	Sept. 2024
See attached												
Notes:												
<b>3. State law requires that HDC meeting minutes are filed with the Secretary of State's Office within 35 days of a meeting. Are all meeting minutes for the reporting period posted online on the Secretary of State's website?</b>										<input checked="" type="radio"/> Yes		<input type="radio"/> No
<b>4. Total number of vacancies during the year:</b>				2		<b>5. Was each vacancy filled within 90 days?</b>				<input type="radio"/> Yes		<input checked="" type="radio"/> No
<b>4. Were vacancies filled by professionals who meet the Professional Qualification Standards in 36 CFR 61?</b>										<input type="radio"/> Yes		<input checked="" type="radio"/> No
<b>5. If vacancies were not filled within 90 days or were not filled by professionals meeting the Professional Qualification Standards, please provide an explanation here:</b>				Two City Council positions are vacant and have not been filled.								
<b>6. Describe any relevant trainings, conferences, workshops, or RIHPHC-sponsored trainings/events attended by commission members or staff. Include the name of the event and the name(s) of the member(s) who attended.</b>				Some informational meetings, trainings, conferences, or workshops related to historic conferences, workshops, or RIHPHC- preservation were attended by members and staff. Some have attended virtual conferences sponsored trainings/events attended by and trainings, including the State Historic Conference and the National Trust Conference.								
If you have suggestions for topics for future HDC training to be offered by RIHPHC, please list/describe suggestions here as well.												
<b>CRITERION #3: Local Governments must maintain a system for the survey and inventory of historic properties.</b>												
<b>1. Has any survey work been completed?</b>		<input type="radio"/> Yes		<input checked="" type="radio"/> No		<b>2. If yes, how many properties have been surveyed?</b>				NA		
<b>3. Has the RIHPHC had an opportunity to participate in the work?</b>		<input type="radio"/> Yes		<input checked="" type="radio"/> No		<b>4. Was the survey work recorded on RIHPHC forms?</b>			<input type="radio"/> Yes		<input checked="" type="radio"/> No	
<b>5. Did the RIHPHC receive duplicate forms, maps, and photographs within sixty days of completion?</b>									<input type="radio"/> Yes		<input checked="" type="radio"/> No	

# Rhode Island Historical Preservation & Heritage Commission

## Certified Local Government Annual Report Form

CRITERION #4: Local Governments must satisfactorily perform the responsibilities delegated to them under the National Historic Preservation Act.					
1. Did you evaluate the National Register eligibility of any properties?	<input type="radio"/> Yes	<input checked="" type="radio"/> No	2. Did you prepare any National Register forms?	<input type="radio"/> Yes	<input checked="" type="radio"/> No
3. Did you review and comment on any National Register nominations sent to you by the RIHPHC?			<input type="radio"/> Yes	<input checked="" type="radio"/> No	
4. List any grants-in-aid projects completed or currently in progress. Briefly describe the status:		23-CLG-05 "Neutaconkanut Hill National Register Nomination" was awarded and has begun. This grant is a "pass-through" and is being administered by the sub-grantee, the Neutaconkanut Hill Conservancy. 23-CLG-07 "National Register Nomination for Elmwood Christian Church/Impact Center Providence AG" was awarded and selection process has begun. This grant is being administered by the City of Providence.			
CRITERION #5: Local Governments must provide for adequate participation in local historic preservation programs, including the process of recommending properties for the National Register.					
1. Are all records including meeting minutes publicly accessible?	<input checked="" type="radio"/> Yes	<input type="radio"/> No	2. Are notices of public meetings published or posted in advance?	<input checked="" type="radio"/> Yes	<input type="radio"/> No
3. Briefly describe how the public is given opportunity to comment on National Register nominations:		Comments on National Register Nominations are scheduled on regular public meeting agendas and noticed on the Secretary of State's and the City's websites, and posted in the City Clerk's office and the lobby of 444 Westminster Street.			
NARRATIVE:					
1. Provide a brief narrative of the HDC's notable activities or accomplishments for FFY 2024.					
<ul style="list-style-type: none"> <li>• Providence has eight Local Historic Districts, containing a total of approximately 2,600 properties.</li> <li>• This CLG years the Commission and its staff have reviewed 209 applications (50 by the Commission, 159 by Staff). This is the largest number of applications reviewed since 1996-7. This is a significant increase in reviews, with 2004-5 being the last time there were more than 200 applications reviewed. The average number of reviews in the intervening years 2005-2023 is 158 applications.</li> <li>• Meetings are a "hybrid" with the Commission Members and staff being present. Applicants and the public have the option to be physically present or to participate via Zoom. Staff reports and related materials for agenda items are available on the Commission's website. There is also an archive of past meeting's materials.</li> <li>• Certified Local Government funding: 21-CLG-5 Survey of Neutaconkanut Hill Park Survey and National Register Evaluation &amp; 21-CLG-6 Diversifying the Guide to Providence Architecture. Both grants are "pass-throughs" and being administered by the sub-grantees, Neutaconkanut Hill Conservancy and the Providence Preservation Society, respectively. 21-CLG-5 has been finalized. 21-CLG-6 is ongoing. 23-CLG-07 "National Register Nomination for Elmwood Christian Church/Impact Center Providence AG" was awarded and selection process has begun. This grant is being administered by the City of Providence.</li> <li>• In the past CLG year the City's Preservation Planner has conducted 91 environmental reviews in coordination with a Memorandum of Agreement with the RI Historical Preservation and Heritage Commission, allowing for Federally funded projects to be efficiently reviewed and approved.</li> <li>• The City's Preservation Planner has coordinated multiple projects at City-owned properties with the RI Historical Preservation and Heritage Commission, particularly with the Parks Department, primarily in Roger Williams Park, listed on the National Register of Historic Places.</li> <li>• The Planning Department continues to work on adding protections to vulnerable properties within the City. The City's Comprehensive Plan process has been ongoing during this time. Part of the recommendations in the Plan are to landmark the remaining individually designated National Register properties not currently within a local historic district.</li> </ul>					

**Rhode Island Historical Preservation & Heritage Commission  
Certified Local Government Annual Report Form**

**Assurances**

I hereby certify:

- I. All Historic District Commission meetings have been announced and meet the requirements of the Open Meetings Law, Title 42, Chapter 46, of the General Laws of the State of Rhode Island.
- II. Historic District Commission Members are in compliance with the Conflict of Interest Law, Title 36, Chapter 14, of the General Laws of the State of Rhode Island.
- III. The Historic District Commission meets the requirements for certification in accordance with the CLG Memorandum of Agreement between the Town/City and the Rhode Island Historical Preservation & Heritage Commission.

Signature of Historic District Chairman

Date

01/27/25

Printed/typed name

Ryan Haggerty, Chair

Signature of Chief Elected Official

Date

1/31/25

Printed/typed name

Hon. Brett P. Smiley, Mayor

**ATTACHMENTS CHECKLIST**

Check to confirm required materials are provided electronically with this report:

<input checked="" type="checkbox"/>	Attachment A: Sample approval letter to an applicant.
<input checked="" type="checkbox"/>	Attachment B: Resumes for any new commission members.
<input checked="" type="checkbox"/>	Any additional attachments required per answers on page 1 of this report; e.g. maps of amended districts, lists of newly designated properties, etc.

## PROJECT SUMMARIES - OCTOBER 1, 2023 through SEPTEMBER 30, 2024

### Summary of Projects<sup>1</sup>

Total Applications Reviewed: 209

Applications Reviewed by HDC: 50  
(Alterations, Demolition, New Construction, Relocation)

Applications Reviewed by Staff: 159  
(Repairs, Replacements In Kind, Restorations, Minor Alterations)

### Breakdown by Project Type

Project Type	Totals	Approved	Denied	Pending <sup>2</sup>	Withdrawn	Appealed
In-House <sup>3</sup>	159	159	0	0	0	0
Alterations	46	46	0	0	2	1
Demolitions	1	1	0	0	0	0
New Construction	3	2	1	0	0	0
Relocations	0	0	0	0	0	0
<b>TOTALS</b>	<b>209</b>	<b>205</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>

As part of the Memorandum of Agreement with the RIHPHC, the staff reviewed approximately 91 Federally subsidized projects in the City. A sample approval letter has been attached.

<sup>1</sup> Some applications might cover two types (i.e.: repairs & sign). This would account for any discrepancy in the number of applications by type and number of total applications reviewed. There are no such discrepancies this period. There were five projects of this type during this reporting period.

<sup>2</sup> Pending Includes applications that are either incomplete or that are complete, and the review is ongoing by either the Commission or Staff.

<sup>3</sup> In-House projects include repairs, replacement in kind, awnings, signs, storm windows, fences and gates, site improvements, mechanical equipment, shutters and blinds, roofs and gutter systems, and other minor alterations. All in-house projects are reviewed by Staff; no public meeting is required.



# PROJECT SUMMARIES - OCTOBER 1, 2023 through SEPTEMBER 30, 2024

## Breakdown by District

District	Totals	Approved	Denied	Pending	Withdrawn	Appealed
Armory	12	11	0	0	1	0
Armory (expansion)	27	27	0	0	0	0
Broadway	21	21	0	0	0	0
College Hill	100	99	0	0	1	0
North Elmwood	16	16	0	0	0	0
Power-Cooke	9	8	1	0	0	1
PLD <sup>1</sup> - ICBD	0	0	0	0	0	0
PLD - Residential	3	3	0	0	0	0
South Elmwood	15	15	0	0	0	0
Stimson Avenue	6	6	0	0	0	0
<b>TOTALS</b>	<b>209</b>	<b>205</b>	<b>1</b>	<b>0</b>	<b>2</b>	<b>1</b>

## Total applications compared from October, 1996-September, 2023:

	Totals	PHDC Reviewed	Staff Reviewed
1996-1997	220	64 (0) <sup>2</sup> [29%] <sup>3</sup>	156 (0) [71%]
1997-1998	186	53 (0) [28%]	133 (0) [72%]
1998-1999	176	64 (0) [36%]	112 (0) [64%]
1999-2000	203	67 (9) [33%]	145 (9) [67%]
2000-2001	191	65 (0) [34%]	126 (0) [66%]
2001-2002	213	58 (0) [27%]	155 (0) [73%]
2002-2003	181	51 (8) [24%]	138 (8) [76%]
2003-2004	183	54 (5) [27%]	133 (5) [73%]
2004-2005	204	50 (6) [27%]	148 (6) [73%]
2005-2006	186	37 (7) [20%]	142 (7) [80%]
2006-2007	197	38 (4) [20%]	153 (4) [80%]
2007-2008	163	28 (3) [20%]	132 (3) [80%]
2008-2009	135	26 (2) [19%]	109 (2) [81%]
2009-2010	168	31 (7) [18%]	137 (7) [82%]
2010-2011	148	25 (4) [17%]	123 (4) [83%]
2011-2012	158	41 (1) [26%]	118 (1) [74%]
2012-2013	149	37 (0) [25%]	112 (0) [75%]
2013-2014	153	31 (2) [20%]	124 (2) [80%]
2014-2015	145	29 (2) [20%]	118 (2) [80%]
2015-2016	143	28 (3) [20%]	115 (3) [80%]
2016-2017	159	43 (3) [27%]	116 (3) [73%]
2017-2018	152	36 (0) [24%]	117 (0) [76%]
2018-2019	164	38 (1) [23%]	128 (1) [77%]
2019-2020	144	40 (1) [28%]	104 (1) [72%]
2020-2021	152	45 [30%]	107 [70%]
2021-2022	157	55 [32%]	107 [68%]
2022-2023	149	49 [32%]	100 [68%]
2023-2024	209	50 [24%]	159 [76%]
<b>28-year total</b>	<b>4788</b>	<b>1244 [26%]</b>	<b>3567 [74%]</b>
<b>28-year average</b>	<b>171</b>	<b>44 [26%]</b>	<b>127 [74%]</b>

<sup>1</sup> The Providence Landmark District (PLD) was created by Ordinance in Dec. 2014. The PLD is an expansion of the non-contiguous district concept created by the establishment of the Industrial & Commercial Buildings District in 2002. The PLD is divided into two classes: Residential and Industrial & Commercial Buildings.

<sup>2</sup> Indicates number of applications which have multiple components that are reviewed by the PHDC and Staff separately (i.e.: New Construction (PHDC) & Site Improvements (Staff)). There were no such applications this period.

<sup>3</sup> Represents percentage of total applications reviewed by PHDC or Staff.



**CITY OF PROVIDENCE**  
**MAYOR BRETT P. SMILEY**

**MEMORANDUM**

Date: September 10, 2024

To: Xiomara Gonsalves, Senior Compliance Officer

From: Jason Martin, Principal Planner

Subject: 899 Plainfield Street (aka 122 Killingly Street), AP 111, Lot 3, (Neutaconkanut Park)  
Basketball Park Improvements

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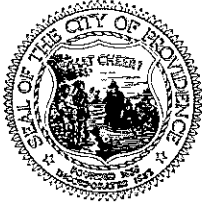
899 Plainfield Street (Neutaconkanut Park) is an historic resource, having been deemed eligible for listing on the National Register of Historic Places. The proposed scope-of-work for Basketball Court Improvements to include paving repairs, color and stripe, benches, backboards and rim are maintenance items and not subject to review for affect. No further review is needed.

  X   No historic property affected

       No adverse effect on historic resources

       Potentially adverse effect

These comments are in accordance with the Memorandum of Agreement between the RIHPHC and the City of Providence allowing for the review of environmental reviews for Federally-subsidized projects in Providence.



## Providence Historic District Commission

Brett P. Smiley  
Mayor

August 9, 2024

APPLICANT  
Christian Rubeck  
Site Specific LLC  
141 Gano Street  
Providence, RI 02906

OWNERS  
William and Diana Wiseman  
24 Arnold Street  
Providence, RI 02906

### RESOLUTION 24-13 Application 24.031

WHEREAS, the applicant, Site Specific LLC, applied to the Providence Historic District Commission for a Certificate of Appropriateness for Major Alterations at 24 Arnold Street, Plat 16, Lot 335, and,

WHEREAS, the Commission held a properly noticed Regular Meeting on the matter on March 25, 2024, with the following members present: Haggerty, Sanderson, Lund, Dotson, Fernandez (Auxiliary), Kaplan, and Verity; and

WHEREAS, Mr. Christian Rubeck, applicant/contractor, appeared before the Commission for the scheduled item; and

WHEREAS, the Commission members individually viewed the site which is the subject of the application; and,

WHEREAS, based upon the evidence presented, the Commission made the following findings of fact:

1. 24 Arnold Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District.
2. The application for Major Alterations is considered complete.
3. The work as proposed consists of Major Alterations and includes the removal of 33 existing windows and installation of Trimline insulated replacement windows.
4. The house is a multi-family and is required to obtain a lead-safe certificate for compliance with RIGL § 42-128.1-8.
5. The side (west) elevation is not visible from the public rights-of-way. The rear (north) elevation is visible from Thayer Street. The building has been modified with the installation of dormers on

the east elevation (1947) and with a rear porch addition, modification of window-to-a-door and installation of some replacement windows (2005). Plans and photos were to be available at the meeting. Photos are available, but no plans. The application for Major Alterations may be considered partially complete. Commission discussed issues with lack of documentation. Discussion between Staff and Commission regarding documentation requirements, specifically with multi-families. Staff suggests that for known windows that the Commission has a history of approving we should perhaps not require drawings, seems onerous at this point. An existing windows' condition survey should be required. Commission members had a mixed response to this. Suggestion that perhaps a new standard needs to be introduced that would assist, staff would work on this. With the matter at hand the Commission suggested approving the application and requiring the applicant to submit the required documentation, with a sub-committee to review. The applicant agreed. The application was amended.

6. The alterations are congruous with the structure, its appurtenances, and the surrounding historic district.
7. The work as proposed is in accord with PHDC Standards 2 & 8 as the proposed alterations will be similar in size and appearance to the existing, matching in visual features (Standard 2) and architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district (Standard 8) and allows the property to come into compliance with RIGL § 42-128.1-8.

WHEREAS, based upon the above findings of fact, the Commission determined that the Major Alterations as submitted by the Applicant is appropriate. Upon motion made by Dr. Lund, seconded by Mr. Verity, the Commission voted (4 to 1, Members Lund, Verity, Sanderson, Dotson approved; Member Kaplan denied; Member Haggerty was recused) to grant Final Approval of the proposal as submitted, while stating that the application as submitted is considered partially complete until documentation as amended to is filed. 24 Arnold Street is a structure of historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations will be similar in size and appearance to the existing, matching in visual features (Standard 2) and architecturally and historically compatible with the property and district having an appropriate size, scale and form that while diminishing the historic quality of the property will not have an adverse effect on the property or district (Standard 8) and allows the property to come into compliance with RIGL § 42-128.1-8, citing and agreeing to the recommendations in the staff report, with the applicant to submit an existing windows survey and drawings showing existing and proposed conditions, per the documentation requirements, with a sub-committee to review the documentation.

NOW, THEREFORE, BE IT RESOLVED that the application for Major Alterations as described in the above findings of fact **IS APPROVED**. Parties wishing to appeal a decision made by the PHDC have 20 days from the date of the resolution to file an appeal with the Zoning Board of Review.

  
Ryan Haggerty  
Chair

PHDC Attendance  
October 2023 - September 2024

[illegible]



## **Ryan W. Haggerty, AIA, LEED A.P., CM-LEAN**

605 Academy Avenue, Providence, RI 02908  
(508) 341-8390 | [rhaggerty@vision3architects.com](mailto:rhaggerty@vision3architects.com)

### **EDUCATION:**

**Bachelor of Architecture (BArch)**, Roger Williams University, Bristol, Rhode Island

### **PROFILE:**

- An experienced team leader, project manager and accomplished architect with a thorough understanding of architectural, engineering, and construction management best practices for renovation and new construction.
- Well-versed in capital expense planning, asset management, and the development and oversight of operating and capital improvement budgets. Proficient in scheduling, project cost control, and change order management, backed by real world experience in the industry.
- An expert in various regulations and standards, including the RI State Building Code/IBC, National Fire Protection Association, Americans with Disabilities Act, Building Owners and Managers Association (BOMA) standards, as well as Leadership In Energy and Environmental Design (LEED) requirements and LEAN construction practices.

### **PROFESSIONAL EXPERIENCE:**

*Principal & Vice President* (2005 – 2011, 2018 – present)  
**Vision 3 Architects, Providence, Rhode Island**

*Project Manager* (2016 - 2018)  
**Brown University**  
Division of Planning, Design and Construction, Providence, Rhode Island

*Project Manager II* (2013 - 2016)  
**State of Rhode Island Department of Administration**  
Division of Capital Asset Management and Maintenance, Providence, Rhode Island

*Senior Project Manager* (2011 - 2013)  
**Dyer Brown & Associates Architects, Boston, Massachusetts**

### **PROFESSIONAL AFFILIATIONS & CERTIFICATION:**

*Licensed Architect in RI, MA, CT, NH, NJ, MI*

*CM-Lean Certified by Associated General Contractors of America*

*Board Member, American Institute of Architects, Rhode Island Chapter*

*Leadership In Energy and Environmental Design Accredited Professional (LEED A.P.)*

*Board Member, Rhode Island State Properties Committee*

*Trustee, The Providence Foundation*



[www.vision3architects.com](http://www.vision3architects.com)

<https://www.linkedin.com/in/ryanhaggertyV3A/>

## EXPERIENCE

### **Licensed Realtor, Residential Properties Ltd**

March 2014 to Present Day

- Recipient of the GPBOR *Platinum* and *Platinum Plus* Sales awards since 2015
- Named in the top 1.5% of agents nationwide by Real Trends™ since 2021
- Over 113 million in total sales volume since 2018
- ABR® (Accredited Buyer Representative), SRS® (Seller Representative Specialist), PSA® (Pricing Strategy Advisor)

After beginning a busy real estate career with one of the top-producing teams in Rhode Island, I moved to Residential Properties in early 2018. I began work as an individual agent and quickly found even greater success. I am one of the most respected and well-liked agents in our industry and represent clients in both Rhode Island and Massachusetts with an emphasis on unique and historic properties. I close an average of 50 transactions annually and employ a full-time media manager.

### **Lead Artist, Tacoma Murals Projects, WA State**

2010-2013

- Developed curriculum and municipal program with the City of Tacoma, Commerce, and Arts Directors
- Instrumental in hiring studio artists and developing community connections
- Lead marketing efforts and program implementation throughout several neighborhoods

I was asked to be part of the team which created the successful Tacoma Murals Project, a program that connected local artists to developing or at-risk neighborhoods. This civic program was touted for its ability to highlight the city's history and local issues while driving press and tourism dollars to a city that sought to develop economic development opportunities.

### **Free-Lance Mural Artist & Graphic Designer, WA State**

2008-2013

- Successfully won many RFP's from cities and towns across the Puget Sound region to complete public art events and commissions, including civic and economic development projects
- Hired for private commissions for both private and commercial projects
- Freelance graphic designer and installation artist

I worked as a busy designer and artist for private and public clients; my projects ranged from business branding packages and logo design to private mural commissions to installations in museums and with city projects. Many of my completed projects were owned by the city Commerce Department and were essential to the growth plans and strategies for the city.

## AFFILIATIONS

- Special Olympics Rhode Island
- 2021 Sojourner House Ambassador
- 2017, Nu II Class of Leadership Rhode Island
- 2020 Year Up Mentor

## EDUCATION

- 2000-2002 Lake Washington Technical College Graphic Design Program, WA State
- 1996 HS Diploma, Juanita High School, WA State

# PABEL FERNANDEZ

50 MESSINA ST, PROVIDENCE, RI  
PABEL\_FERNANDEZ@MY.URI.EDU  
401-741-0920

## EDUCATION

### BACHELOR OF LANDSCAPE ARCHITECTURE

Minor in Urban, Community and Regional Planning  
University of Rhode Island

Kingston, RI

May 2017

## PROFESSIONAL EXPERIENCE

### LANDSCAPE DESIGNER, SMMA

Providence, RI

Mar '19 - Current

- Collaborated in K-12 Studio: conceptual design, planting design, construction documents
- Assisted in: site analysis, construction admin,
- Rendered: cross sections, conceptual plans, and marketing graphics

### Officer Candidate, RI ARMY NATIONAL GUARD

E. Greenwich, RI

May '20 - Current

- Work as a member of a team, communicate with leadership to accomplish tasks and objectives.

### LANDSCAPE DESIGNER/CAD TECH, Horsley Witten Group

Providence, RI

Jan '18 - Mar '19

- Collaborated in: master planning, conceptual design, planting design, planting estimates, construction documents and design charrettes
- Assisted in: Permitting, construction admin, and focus groups
- Rendered: cross sections, perspectives

### DESIGN INTERN, WDA - Design Group

Providence, RI

May '16 - Oct '17

- Rendered marketing materials: plans and perspectives
- Updated construction details and website

### INTERN, Seeds to Trees

E. Providence, RI

Summer 2015

- Assisted in transforming outdoor living spaces
- Utilized organic methods
- Installed plantings and pavements

### INTERN, Briden Nursery & Management

Cranston, RI

Summer 2014

- Maintained nursery keeping stock
- Assisted customers and finalized sales
- Installed planting

## SKILLS

- Proficient in AutoCAD, SketchUp, Adobe Suite, MS Office and Photography.
- Fluent in Spanish

## LEADERSHIP /HIGHLIGHTS

- Elected URI Student ASLA President 2016-17 (member since 2015)
- 2016 Honorable Mention National Park Service HALS Challenge Competition
- Member of Oversight and Steering Committee for URI Landscape Architecture Master Plan