

MINUTES

RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION

February 8, 2006

I. MEMBERS PRESENT

Mr. Robert E. Cusack

Mr. John Grosvenor, AIA

Ms. Patrice O'Malley Hagan

Mr. Michael Hebert, NR Review Board

Dr. Patrick Malone

Dr. E. Pierre Morenon

Dr. Ronald Onorato

Mr. Frederick C. Williamson, Chairman & SHPO

STAFF PRESENT

Ms. Sharon Allison, Senior Grants Manager

Mr. Jeffrey Emidy, National Register Assistant

Dr. Richard Greenwood, Principal Historian

Mr. Robert O. Jones, Senior Architectural Historian

Ms. Pamela Kennedy, Deputy Director

MEMBERS ABSENT

Dr. James Garman, NR Review Board

Mr. Robert Goff

Mr. Karst Hoogeboom

Mr. Robert J. McKenna

Mr. John O'Brien, Chief of Statewide Planning

Dr. Patricia Rubertone

Mr. Daniel DeDentro, State Building Commissioner

Mr. Michael Sullivan, Department of Environmental Management

Mr. Michael McMahon, Economic Development Corporation

II. AGENDA

1. Call to order

The meeting was called to order at 9:35 AM, Mr. Williamson, Chairman, presiding.

2. Minutes of December 14, 2005

On a motion by Dr. Malone, seconded by Dr. Onorato, the Commission

VOTED unanimously to approve the Minutes of December 14, 2005.

3. Executive Director's Report

Deputy Director Pamela Kennedy explained that Mr. Sanderson was absent due to Jury Duty.

a) Ms. Kennedy distributed a report on state tax credit projects. Several Commissioners expressed concern about the future of the state tax credit program. Some Commissioners suggested that the Commission could send a letter or resolution to the Governor and Legislative Leadership expressing the Commissioners' belief that the program is valuable for historic preservation and for overall economic development in Rhode Island. The Commissioners decided to revisit this question at the March Commission meeting.

b) Ms. Kennedy presented revised regulations for the RI Historic Preservation Investment Tax Credit for the Commission's approval. The changes to the regulations incorporate legislative amendments enacted in the 2005 General Assembly session that established a new fee of 2.25 percent of the Qualified Rehabilitation Expenditure. Public notice of the proposed rule making was published in the Providence Journal newspaper on December 8, 2005, and a public hearing was held at the RIHPHC office on January 10, 2006. Following review of the proposed changes and discussion, on a motion by Ms. Hagen, seconded by Mr. Grosvenor, the Commission

VOTED, whereas the requirements of the Administrative Procedures Act for rule-making (RIGL 42-35-3) have been followed; and

whereas adoption of these revised rules are needed to implement RIGL 44-33.2 as amended in the 2005 General Assembly and these regulations are needed for the preservation and development of

historic buildings in Rhode Island and will provide benefits for the State's economy and citizens; and

whereas there is no alternative approach among the alternatives considered during the rulemaking proceeding which would be as effective and less burdensome to affected private persons as another regulation there is no other state regulation which is overlapped or duplicated by the proposed regulation; and

whereas this action will not have a significant adverse economic impact on small business or any city or town but rather will provide economic benefits for small business and cities and towns;

Now Therefore the RI Historical Preservation & Heritage Commission approves the revised regulations.

The number of Commissioners voting in favor of the resolution was seven; the number of votes opposed was zero.

[The text of the amendment is as follows:

Section 7. Fees for Processing Rehabilitation Certification Requests.

A. Fees. Fees are charged for reviewing Rehabilitation certification requests. The Commission shall determine the schedule of fees, based on the dollar amount of the costs attributed to the

Rehabilitation of the Certified Historic Structure. The initial fee schedule, effective as of the date of these Regulations is: for projects placed in service on or before July 31, 2005 is as follows:

Rehabilitation Costs Fee

\$500,000 or less \$500

\$500,000 - \$1,000,000 \$1,000

\$1,000,000 and above \$2,000

The fee schedule for structures placed in service after July 31, 2005 shall be an amount equal to two and one-quarter percent (2.25%) of the Qualified Rehabilitation Expenditures incurred by the Applicant.

Regardless of size of project or the placed in service date, the fee will be paid as follows: \$500 shall be payable at the time of application for certification of a proposed Rehabilitation (Part 2), with the remaining balance payable with the application for a Certificate of Completed Work (Part 3) upon the Applicant's receipt of the Assignable Historic Preservation Tax Credit Certificate(s) from the Commission.

B. The Commission reserves the right to adjust the fee structure. A current schedule of fees may be obtained from the Commission.

CB. Separate Projects. In general, each Rehabilitation of a separate Certified Historic Structure will be considered a separate project for purposes of computing the size of the fee. However, scattered site projects involving the simultaneous, coordinated Rehabilitation of multiple buildings identified in a certification application as part of the same project shall be considered one project for purposes of calculating the fee.

C. Transition Rule for Phased Projects. The fee for portions of phased projects placed in service on or before July 31, 2005 shall be calculated according to the fee schedule for structures placed in service on or before July 31, 2005. The fee for portions of phased projects placed in service after July 31, 2005 shall be an amount equal to two and one-quarter percent (2.25%) of the Qualified Rehabilitation Expenditures incurred by the Applicant for each phase completed after July 31, 2005.]

c) Ms. Kennedy reported Briggs Farm, East Greenwich. The National Park Service has agreed with the RIHPHC Review Board that the property meets National Register criteria and that the nomination was properly acted on by the RIHPHC. Therefore the appeal of its nomination has been denied, and Briggs Farm remains listed on the National Register.

4. National Register Review Board

Preliminary National Register Approvals

Captain Thomas Paine House, 850 East Shore Road, Jamestown

Ms. Kennedy presented information about this early house in the northern section of Jamestown associated with the Paine, Vose, and Wanton families. The house dates from the late 17th or early 18th century. It has had multiple additions, alterations, and removals of additions. It has been locally considered to be a historic property for over a century. Norman Isham was the architect for a 20th century "restoration" which gave the house its current appearance and form. During discussion several Review Board members stated the house seems to be associated with important Jamestown figures, and the building reflects the history of preservation. Following discussion, on a motion by Dr. Onorato , seconded by Mr. Grosvenor, the Commission

VOTED unanimously preliminary approval.

Mahoney Forge Building, Waterman Street, Providence

Dr. Greenwood presented information about the property, a small, brick, industrial building located on the edge of the Seekonk River at the site of the former Red Bridge. The building was constructed in the 1930s and contains several small artifacts from the period when a forge operated here. Commissioners concluded that the building

appears to retain integrity and has an interesting history. During discussion there was not concensus that the building meets National Register criteria for significance; however, they found that further information could result in such a conclusion. Additional areas of research suggested include: oral history of the forge and the Mahoney family, relationship of the forge to the nearby industrial and fishing centers, and the relationship of this historically late forge to the emergence of automobile use and repair in Providence. Following discussion, on a motion by Dr. Onorato, seconded by Mr. Hebert, the Commission

VOTED unanimously preliminary approval.

Arnold Farm: Edgewood Historic District, Cranston

Mr. Jones presented information about the district. This is a medium-size plat in southern Cranston, encompassing three streets: Albert, Arnold, and Columbia and includes about 200 buildings. The district was platted in the late 19th century on a streetcar line. The buildings were constructed mainly between 1880 and the 1930s. The majority of buildings are large 1 or 2-family residences, many architect-designed. During discussion, several Commissioners commented on the generally high architectural quality of the individual buildings and the district's overall ability to document the pattern of development in Edgewood. Following discussion, on a motion by Dr. Onorato , seconded by Dr. Malone, the Commission

VOTED unanimously preliminary approval.

5. 2006 Certified Local Government Grant Awards

Ms. Kennedy presented the 2006 applications and discussed each project briefly. Following discussion, on a motion by Dr. Onorato, seconded by Mr. Grosvenor, the Commission

VOTED unanimously to approve the following CLG grants:

\$10,000 2007 Statewide historic preservation conference

\$7,333 Warwick: Greene Farm Archaeology, Phase II

\$7,940 Cumberland: Franklin Farm National Register nomination

\$20,253 Providence: Blackstone Boulevard-Cole Farm National Register nomination

\$3,000 Providence: Conservation Assessment for early historic site survey archives of the RI Chapter of the Colonial Dames in America

6. Other Business: There was no other business.

7. Next meeting date: The next regular meeting of the Commission will be Wednesday, March 8, 2006.

8. Adjourn: The meeting adjourned at 11:20 AM.

Minutes recorded by,

Pamela Kennedy, Deputy Director