



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HISTORICAL PRESERVATION & HERITAGE COMMISSION  
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MINUTES

RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION  
June 11, 2008

I. MEMBERS PRESENT

Mr. Robert Goff  
Ms. Patrice O'Malley Hagan  
Mr. Michael Hebert, NR Review Board  
Mr. Karst Hoogeboom  
Dr. E. Pierre Morenon  
Dr. Ronald Onorato  
Mr. Frederick C. Williamson, Chairman & SHPO

STAFF PRESENT

Mr. Jeffrey Emidy, Sr. Project Review Coordinator  
Ms. Pamela Kennedy, Deputy Director  
Ms. Mercedes Monteiro, Heritage Aide  
Mr. Edward F. Sanderson, Executive Director

GUESTS

Mr. Michael Hogan, House Policy Office

MEMBERS ABSENT

Mr. Robert E. Cusack  
Mr. Joseph Dias, representing Dr. Michael Sullivan, Director DEM  
Dr. James Garman, NR Review Board  
Mr. John Grosvenor, AIA  
Mr. Saul Kaplan, Executive Director, EDC  
John P. Leyden, State Building Commissioner  
Dr. Patrick Malone  
Mr. Jared L. Rhodes, Chief of Statewide Planning representing Kevin Flynn, Asso. Dir  
Dr. Patricia Rubertone  
Mr. Jean Rondeau

## II. AGENDA

## 1. Call to Order

The meeting was called to order at 9:40 A.M.

## 2. Minutes of May 14, 2008

On a motion by Mr. Hoozeboom, seconded by Dr. Morenon, the Commission unanimously

VOTED to approve the Minutes of May 14, 2008.

## 3. Executive Director's Report

a) Mr. Rondeau has resigned from the Commission due to other demands on his time including his recent appointment to the Rhode Island State Retirement Board. Mr. Rondeau sent the following message:

"I would be remiss if I did not mention the knowledge and dedication of both the RIHPC staff and board; Rhode Island is truly fortunate to have the service of these persons. I have truly enjoyed participating in the meetings and have come to understand the work of the RIHPC is under appreciated. There are many 'things' that occur in RI Government on a daily basis and the good work of the RIHPC and its' board sometimes get lost in the bigger picture; please know that if/when the opportunity to praise the work of RIHPC arises I will proudly do so."

b) As the result of legislative amends to the RI Historic Preservation Investment Tax Credit, H-8016 Sub A, Emergency Regulations were filed with the Secretary of State by the State Tax Division and by the RIHPC. The changes to the Regulations previously adopted by RIHPC on February 8, 2006 consists solely of conformance with legislative changes dealing mainly with a reduction in the amount of credit from 30 percent to 25 percent, increase in fee from 2.25 percent to 3 percent, moratorium on new applications filed after January 1, 2008, and contracts between the Tax Division and Applicants guaranteeing the right to use tax credits earned. The role of RIHPC in certifying the historical significance of properties and in certifying historic rehabilitation work remains unchanged. For projects completed after January 1, 2008, tax credits will be issued from the Tax Division following certification by RIHPC.

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

VOTED to confirm and adopt the Emergency Regulations as filed with the Secretary of State on April 15, 2008.

c) RIHPC staff are monitoring the status of the historic Smithfield Exchange Bank building, which was awarded a State Preservation Grant in 2006. Efforts by the grantee,

Smithfield Preservation Society, to obtain a building permit to perform the restoration work have been blocked by the Smithfield Building Official's condemnation order on the building. RIHPHC has communicated with the Building Official, Town Manager, Town Solicitor, attorney for the Smithfield Preservation Society, State Building Code Commissioner, and Attorney General's Office regarding the situation and the RIHPHC's rights as the holder of a recorded easement on the property.

#### 4. National Register of Historic Places

##### Final Nominations

##### General Ice Cream Company, 485 Plainfield Street, Providence

Ms. Kennedy provided information about the 1915 factory that was built for manufacturing ice cream. Interior features designed for ice cream manufacturing operations include glazed brick walls, and purpose-built floor drains. The basement of the building's east section originally served as an icebox and retains massive concrete walls and round concrete columns; the west basement originally housed one 40-ton and one 20-ton ice machine. Construction of the General Ice Cream Corporation Building in ca1915 by Sam Dolbey coincided with a period of significant growth in the national ice cream industry. A healthy local dairy farm business, transportation improvements, and developments in artificial ice production and refrigeration technology were instrumental in the initiation and success of the business.

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

VOTED to approve the nomination.

##### Preliminary Consideration

##### Collins Street Historic District, Woonsocket

Mr. Emidy began his presentation by noting that he is the owner of a house on Collins Street, and therefore he presented historical information without offering his own opinion regarding the National Register eligibility of the proposed district. Collins Street Historic District consists of 21 houses most of which were built between 1903 and 1911 on the Briggs Plat, a portion of a subdivided farm. The farmhouse stands nearby, but outside the Briggs Plat. Several distinct house-plans are repeated several times along Collins Street, although some architectural features have been altered in individual cases. Historical maps show that Collins Street was surrounded by open land and unbuilt lots in 1911.

During discussion, Mr. Hebert stated that he is familiar with the area, and Collins Street has a distinct sense of place separate from the surrounding streets. Dr. Onorato noted that

alterations to some of the buildings diminish their architectural integrity, but that the history of the development of the plat and its relation to the history of the community's development may have local significance. Following further discussion, on a motion by Dr. Onorato, seconded by Mr. Hebert, the Commission unanimously

VOTED preliminary approval for the nomination.

5. There was no other business.
6. Next meeting date: Next meeting date: Wednesday July 9, 2008.
7. Adjourn: The meeting adjourned at 11:30 A.M.

Minutes recorded by,

Edward F. Sanderson, Executive Director  
Deputy State Historic Preservation Officer