



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

## RHODE ISLAND HISTORICAL PRESERVATION & HERITAGE COMMISSION September 9, 2009

### I. MEMBERS PRESENT

Mr. Robert E. Cusack  
Mr. Robert Goff  
Mr. John Grosvenor, AIA  
Ms. Patrice O'Malley Hagan  
Mr. Karst Hoogeboom  
Mr. Bradford Kopp  
Dr. Patrick Malone  
Dr. E. Pierre Morenon  
Dr. Ronald Onorato  
Mr. Jared L. Rhodes, Chief of Statewide Planning representing Kevin Flynn  
Mr. Frederick C. Williamson, Chairman & SHPO

### STAFF PRESENT

Dr. Richard Greenwood, Deputy Director  
Ms. Mercedes Monteiro, National Register Assistant  
Mr. Edward F. Sanderson, Executive Director  
Mr. Wm. McKenzie Woodward, Principal Architectural Historian  
Ms. Sarah Zurier, Sr. Special Projects Coordinator

### GUESTS

Ms. Adriana Thomas, House Policy Office

### MEMBERS ABSENT

Mr. Michael Hebert, NR Review Board  
John P. Leyden, State Building Commissioner  
Dr. Patricia Rubertone  
Mr. J. Michael Saul, Interim Executive Director, EDC  
Dr. Michael Sullivan, Director DEM

## II. AGENDA

### 1. Call to Order

The meeting was called to order at 9:35 A.M.

### 2. Minutes of July 8, 2009

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

VOTED to approve the Minutes of July 8, 2009.

### 3. Executive Director's Report

a) RIHPHC has been named in a lawsuit along with co-defendants CRMC and the RI State Treasurer for blocks development of the Salt Ponds archaeological site in Narragansett. The property owners seek \$12 million in damages. Assistant Attorney General Michael Rubin will handle the case.

b) The National Park Service has issued a letter approving a statement of national significance for a number of historic properties in the Blackstone Valley of Rhode Island and Massachusetts that are associated with American industrialization in the 19<sup>th</sup> century. This is a very important step in the process of obtaining a new Blackstone Valley national park. (A copy of the letter is attached to these Minutes.)

c) Dr. Greenwood is a contributing author to a new book: *Landscape of Industry: an Industrial History of the Blackstone Valley*.

### 4. National Register of Historic Places

#### Final Approval

#### Central Diner aka Liberty Diner, Elmwood Avenue, Providence

Sarah Zurier presented information about the property. Central Diner—Worcester Lunch Car Company Diner #806—is an excellent example of the classic barrel-roofed diner that was widely produced by the company throughout the twentieth century. It is a one-story, steel-framed prefabricated structure, measuring ten feet six inches in width by forty feet in length with three-foot projecting roof overhangs on each end. The present front vestibule and concrete block kitchen and dining room extension at the rear are later additions.

Central Diner is significant as a rare and well-preserved example of a distinctive twentieth-century American building type. Diners were once a fixture of Providence's business centers, industrial districts, and roadsides, serving shift workers, after-hours revelers, business people, and drivers at all hours of the day and night. Central Diner is a well-preserved product

of the Worcester Lunch Car Company of Massachusetts, one of the pioneers of the American diner industry. In addition to its architectural importance, Central Diner embodies the evolution of the Providence diner business after World War II.

During discussion, several Commissioners noted this was an excellent nomination. Only four Worcester diners remain in Rhode Island today. On a motion by Dr. Onorato, seconded by Mr. Grosvenor, the Commission unanimously

VOTED to approve the nomination.

#### 5. Grants: Certified Local Governments & Preservation Is Local

Dr. Greenwood and Ms. Zurier reported recommendations for grant awards. Commissioner Jared Rhodes was a member of the grants review panel.

In 2008, RIHPHC received a \$150,000 grant from Preserve America to create the Preservation is Local (PIL) initiative. The new program included two major components. Between February and April 2009, RIHPHC convened three Preservation is Local Summits in Pawtucket, Bristol, and South Kingstown to discuss current local preservation issues and develop interest in a new grants program. In the summer of 2009, RIHPHC coordinated a grant round.

The 2009 PIL grants program was consolidated with the FY2010 CLG grants round, because PIL grants were modeled on the CLG grant program. The PIL/CLG project categories include survey and registration of historic resources; planning and land use activities; public education/heritage tourism activities; historic property management activities; and historic district zoning activities. Applications were accepted for projects from Preserve America communities, CLG communities, or communities that committed to submit an application for Preserve America Community status by October 31, 2010. In short, projects from every community in the state were eligible to apply.

Outreach efforts and the availability of \$200,000 in grant funds made PIL/CLG grants very attractive to applicants. RIHPHC received a total of 57 grant applications from 32 of Rhode Island's 39 communities, as well as the Narragansett Indian Tribe. The combined requests totaled \$712,922.

Once the applications were checked for completeness, RIHPHC staff members and PIL Review Panel members received applications to review and score. Everyone was asked to identify potential conflicts-of-interest, and not to read or comment on those applications. Staff members discussed their individual scores, and consolidated their scores to reflect staff consensus (to be included as Ted's scores in Review Panel deliberations).

The PIL/CLG Review Panel met on August 18. They began their review with the top-scoring projects as determined by averaging each of the six reviewers' scores along with the RIHPHC staff scores. As they worked their way through the list of projects, they recommended a funding amount for each project. By the end of the meeting, the Review Panel had come to a

consensus on 16 grant projects totaling \$206,080 and directed RIHPHC staff to gather information on a handful of individual projects in order to refine the individual grant amounts and reduce the total to \$203,000. This total reflects \$150,000 in PIL Grants and \$53,000 in CLG Grants. The figure of \$53,000 is based on last year's CLG funding; RIHPHC should learn the exact amount of funds available for CLG grants in late 2009.

The Review Panel also recommended that RIHPHC contact several applicants about projects that would benefit from RIHPHC staff assistance, even though they were not funded. It is possible that RIHPHC staff involvement would enable some of the unfunded projects to accomplish some of their expressed goals.

On a related note, two FY2009 CLG projects designated this spring were unable to meet CLG funding and/or schedule requirements. These were **Diners of Rhode Island, Phase II** (\$9000) and **2010 Statewide Preservation Conference** (\$10,000). The CLG program requires that these funds be spent on a project that applied for a FY2009 CLG grant. RIHPHC staff recommends partial funding for two projects listed in the following table.

**REVIEW PANEL RECOMMENDATIONS  
FOR PRESERVATION IS LOCAL/CERTIFIED LOCAL GOVERNMENT GRANTS**

<b>fy2010 CLG Project</b>	<b>Applicant</b>	<b>Region/Towns</b>	<b>Request</b>	<b>recommend</b>
Blackstone Valley Heritage Landscapes	Town of NS	<i>Blackstone/NW: N.S.-Gloc.-Linc.- Smfld.-Burr.</i>	\$20,000	\$17,000
2011 Preservation Conference	tba	tba	\$10,000	\$10,000
Smith's Castle Landscape Master Plan	Cocumscussoc Assoc./Town of NK	<i>South County/NK</i>	\$20,000	\$6,000
Econ. Hist. Home /Green Preservation	Preserve RI/City of Providence	<i>Statewide</i>	\$20,000	\$20,000
<b>TOTAL CLG GRANTS</b>				<b>\$53,000</b>
<b>fy2010 PIL Project</b>	<b>Applicant</b>	<b>Region/Towns</b>	<b>Request</b>	<b>recommend</b>
Great Road Historic District Zone	Town of Lincoln	<i>Blackstone/ Lincoln</i>	\$20,000	\$10,000
Sandy Pt Light architectural services	Prud I. Cons/Town of Ports.	<i>East Bay/Islands Portsmouth</i>	\$14,255	\$5,175
Wayside signs @ East Bay Bike Path/Civic Ctr	Barr. Pres. Soc./Town of Barr.	<i>East Bay/Islands Barrington</i>	\$7,500	\$6,150
2010 Preservation Conference	Town of Little Compton	<i>East Bay/Islands Little Compton</i>	\$10,000	\$9,920
Shoreby Hill HD: Inventory/NR Nomination	Town of Jamestown	<i>East Bay/Islands Jamestown</i>	\$18,325	\$10,000
Phillipsdale Survey	City of East Providence	<i>East Bay/Islands East Providence</i>	\$18,000	\$15,000
Historic Barns of RI: Framework/Survey	Town of Foster	<i>Northwest/Foster- Glocester-Scituate</i>	\$13,545	\$13,545
Museum of Natural Hist, Arch. Assessment	Mus. Nat. Hist/City of Providence	<i>Providence</i>	\$20,000	\$15,000
West End/Federal Hill survey	WBNA/City of Providence	<i>Providence</i>	\$20,000	\$15,000
Local Historic District materials	Town of Narragansett	<i>South County/ Narragansett</i>	\$18,000	\$18,000
Shannock Village Zoning Study	Town of Charlestown	<i>South County/ Chas-Rich.</i>	\$20,000	\$20,000
HDC workshops	Grow Smart RI/Town of SK	<i>Statewide</i>	\$12,210	\$12,210
<b>TOTAL PIL GRANTS</b>				<b>\$150,000</b>
<b>fy2009 CLG Project</b>		<b>Region/Towns</b>	<b>Request</b>	<b>recommend</b>
Prov. Recent Past Study	Providence	<i>Providence</i>	\$20,000	\$10,000
Lonsdale Revitalization Plan	Blackstone	<i>Blackstone/Cumb.</i>	\$15,000	\$9,000
<b>ADDITIONAL fy2009 CLG GRANTS</b>				<b>\$19,000</b>

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

VOTED to approve the grants as recommended by the grants review panel.

6. State Preservation Awards for 2009

Mr. Woodward presented information about the awards and staff recommendations. This year the awards will be presented jointly by the RIHPHC and by Preserve Rhode Island at a special *Preservation Celebration!* event on October 29 at Hope Artiste Village (formerly Hope Webbing Mill) in Pawtucket. Following discussion, on a motion by Mr. Hoozeboom, seconded by Dr. Onorato, the Commission unanimously

VOTED to approve the following awards.

JOHN H. CHAFEE PUBLIC SERVICE AWARD

- Senator Paul V. Jabour, Representative Steven M. Costantino, and WBNA for the gas-meter bill

ANTOINETTE F. DOWNING VOLUNTEER AWARD

- Frederick R. Love (Chair, Pawtucket Historic District Commission)

FREDERICK C. WILLIAMSON PROFESSIONAL AWARD

- John Brown, Narragansett Indian Tribal Historic Preservation Officer

STEWARDSHIP

- R. I. Office of Library and Information Services for "Protecting the Past" project

PRESERVATION PROJECT AWARDS

- Rumford Chemical Works Rehabilitation as Rumford Center, Newman Avenue, East Providence
- Aquidneck Mill Rehabilitation for IYRS, Thames Street, Newport,
- Greystone Mill Rehabilitation, 180 Waterman Avenue, North Providence
- Old Colony Bank Rehabilitation as Hampton Inn Suites, 58 Weybosset Street, Providence
- State Farm Cemetery Study, Removal, and Reburial, Cranston
- Church of St Gregory the Great Restoration, 285 Cory's Lane, Portsmouth
- Star Diner Restoration, 140 Newport Avenue, East Providence
- Almy-Cory House Restoration, 2562 West Main Road, Portsmouth
- Wickenden Street Bath House Rehabilitation, 455 Wickenden Street, Providence

HOMEOWNER AWARD

- Joseph S. Cooke House, 125 Hope Street, Providence
- Seven Oaks, 136 Hope Street, Bristol

Steve Tyson CRAFTSMAN AWARD

- Robert O'Donnell

The Commission also authorized RIHPHC staff to visit the recently rehabilitated Nathan Bishop School, Sessions Street, Providence, and to add it to the list of approved award projects if the project meets award criteria.

7. Other Business  
There was no other business.
8. Next meeting date: Wednesday October 14, 2009.
8. Adjourn: The meeting adjourned at 11:15 A.M.

Minutes recorded by,

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