

PROVIDENCE HISTORIC DISTRICT COMMISSION

DESIGN GUIDELINES

for the

JEWELRY HISTORIC DISTRICT

Adopted January 27, 1992. Amended June 25, 1995.

Providence Historic District Commission
444 Westminster Street, Suite 3A
Providence, Rhode Island 02903
TEL: 401.680.8400
FAX: 401.680.8492

TABLE OF CONTENTS	PAGE
INTRODUCTION	1
REVIEW PROCEDURES	1
APPLICATION CATEGORIES	3
DEFINITIONS	3
GENERAL	3
ARCHITECTURAL DRAWINGS	4
BUILDING CHARACTERISTICS	4
STOREFRONT COMPONENTS	5
ACTIVITIES	6
GENERAL STANDARDS	8
STANDARDS FOR REHABILITATION OF EXISTING BUILDINGS	9
GENERAL	9
CORNICES AND ROOFS	9
WINDOWS	10
ORNAMENTATION	11
MASONRY	11
DOORS AND ENTRYWAYS	12
STOREFRONTS	12
AWNINGS AND CANOPIES	13
SIGNS, BANNERS AND FLAGS	13
SECURITY AND SAFETY	15
REAR AND SIDE WALLS	16
STANDARDS FOR NEW CONSTRUCTION/ADDITIONS	17
GENERAL	17
SIZE AND SCALE	17
FACADE RHYTHM AND PROPORTIONS	17
SETBACK	17
ROOF SHAPES	17
ALIGNMENT	17
FACADE COMPONENTS	17
BARRIER-FREE ACCESS	18
IMITATIONS	18
RECONSTRUCTION	18
STANDARDS FOR DEMOLITION AND ECONOMIC HARDSHIP	18
STANDARDS FOR OPEN SPACE AND PUBLIC AREAS (TBD)	20
IN-HOUSE REVIEWS & EXEMPTIONS	21
FLAGS	21
HARDWARE & ELECTRICAL DEVICES	21
GARDEN FURNISHINGS & LAWN IRRIGATION SYSTEMS	21
LIGHTING	21
PAINT COLOR	21
PLANT MATERIALS	21
PORTABLE WINDOW AIR CONDITIONERS	22
SECURITY GRILLES	22
SIGNS FOR HANDICAPPED ACCESS	22
TEMPORARY SIGNS	22
WINDOW BOXES	22

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

INTRODUCTION

The Providence Historic District Commission (PHDC) was established by the City Council in 1960 to safeguard and preserve buildings and districts which reflect elements of the City's cultural, social, economic, political and architectural history. The PHDC reviews all proposed work affecting the exterior appearance of any structure, site or its appurtenances within the Jewelry Historic District, including construction, alteration, repair, moving of structures, demolition and signage. A Certificate of Appropriateness is required before commencing any exterior work in a historic district, whether or not the work will require a building permit. Building permits for exterior work in local historic districts cannot be issued without a Certificate of Appropriateness.

These Standards and Guidelines have been adopted (in accordance with R.I.G.L. 45-24.1-10 and Chapter 1991-29, No. 564, Section 501.3C of the Providence Zoning Ordinance) to assist in the preparation and review of applications for Certificates of Appropriateness. The intent of the Standards and Guidelines is to guide the inevitable changes to the exteriors of structures and sites within the City's designated historic districts.

The Jewelry Historic District was designated by amendment of the City's zoning ordinance, and became effective on January 1, 1992. A handful of early 19th century houses and numerous late 19th and early 20th century factory buildings reflect the district's evolution from residential neighborhood to the heart of Providence's costume jewelry industry. The most important features of historic buildings in the Jewelry Historic District are roofs, cornices, exterior walls, windows and doors and their openings and trim, storefronts, steps, stairs, railings, foundations, signage and setting. As each historic structure and its site are unique, each application is considered on its own merits in accordance with these Standards and Guidelines.

REVIEW PROCEDURE

1. Consult with PHDC Staff. Owners contemplating exterior changes to their properties should contact the PHDC staff at the Department of Planning and Development, 444 Westminster Street, Suite 3A, Providence, 401.680.8400. Site visits with staff are required for all applications.

2. File an application for a Certificate of Appropriateness. An application is required for ALL exterior projects, whether or not a building permit is also necessary. Applications must be accompanied by documentation (photographs, drawings, written specifications and other information) sufficient to illustrate the proposal and its impact on the property. Documentation checklists for various types of projects are included in these Standards and Guidelines. Documentation must be complete in order to begin review of an application.

Applications must be **filed at least 14 days prior** to a hearing in order to be scheduled for review. (Demolition and new construction projects have somewhat different review procedures; see specific guidelines.) Check with staff regarding specific filing deadlines and hearing dates.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

Any necessary **zoning variances** (e.g. for new construction, alterations, signs and paving) should be obtained prior to filing an application for Certificate of Appropriateness. In some cases, the PHDC may hear an application for conceptual approval of a project, with final review to follow the granting of zoning variances. It is the applicant's responsibility to find out whether a zoning variance is needed and to obtain one. Contact the Zoning Board of Review at 444 Westminster Street, Providence, 401.680.5376.

3. Application is reviewed. How an application will be reviewed depends on the proposed scope of work (see “APPLICATION CATEGORIES” below). Routine repairs and minor projects are generally reviewed in-house by staff within a few days from the filing of a completed application; however, if staff cannot approve an application normally reviewed in-house, the application will be referred to the PHDC for review. All major alterations, new construction, demolition, and moving of structures are reviewed by the PHDC at a public hearing.

Hearings usually occur on the fourth Monday of each month at 4:00 p.m. in the 1st floor conference room at the Department of Planning and Development. Applicants should attend the hearing or send a representative who is familiar with the project and able to negotiate with the PHDC. At the hearing, all those intending to speak about the application are sworn in. The applicant presents the proposal and discusses it with the PHDC. Public comment is invited. At the end of the discussion the PHDC votes whether to approve the application as submitted, to approve with conditions, or to deny the application.

4. Decision is issued. For projects approved in-house by staff, a Certificate of Appropriateness is issued and sent to the applicant, or is available for retrieval from the Department of Planning and Development (444 Westminster Street, Suite 3A, Providence). A Certificate of Appropriateness is required before any applicable permits can be obtained from the Department of Inspection and Standards (444 Westminster Street, Providence). It is the applicant's responsibility to find out whether a building permit is needed and to obtain one. Applicants whose projects are reviewed at a public hearing receive a written resolution describing the PHDC's decision and the reasons behind it. If an application is approved, all conditions of approval must be met by the applicant before a Certificate of Appropriateness is sent to the applicant or is available for retrieval from the Department of Planning and Development as described above. If an application is denied, the project may not proceed.

Any PHDC decision may be appealed to the Zoning Board of Review within 30 days of the date of the written resolution. The Zoning Board examines the record of the hearing to determine if the PHDC had enough evidence to make its decision, and if any errors were made in the hearing process; it cannot substitute its own judgement on the merits of the application for that of the PHDC.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

APPLICATION CATEGORIES

The following projects are **reviewed by the PHDC at a public hearing**, in accordance with these Standards and Guidelines:

Alterations: Changes in materials, design, dimensions, configuration, texture and visual appearance, including changes required by building, housing, fire, and barrier-free access codes, lead paint laws and other regulations. (Some minor alterations are reviewed by staff or exempt from review, as noted below.)

New Construction: New buildings or structures of any kind, or additions to existing structures.

Demolition: The partial or complete destruction of any building or structure.

Moving of Structures: Relocation of any structure that is moved within its current lot, brought into the district from an outside site, moved from one site to another within the district, or moved out of the district altogether.

The following projects may be **reviewed in-house by staff, without a public hearing**, in accordance with these Standards and Guidelines. Staff may not deny an application; therefore, in certain circumstances, the staff may determine that an application normally reviewed in-house must go before the PHDC for a full hearing.

Repairs, In-Kind Replacement and Restoration
Awnings
Fences and Gates
Mechanical and Communications Equipment

Shutters and Blinds
Signs
Site Improvements
Storm/Screen Windows and Doors

DEFINITIONS

The following terms are used throughout these guidelines:

GENERAL

APPURTENANCE: An exterior feature (other than a primary or secondary structure), which contributes to the historic appearance of a property, including but not limited to paving, doors, windows, signs, materials, decorative accessories, fences, and historic landscape features.

CONTRIBUTING: A structure or site which reinforces the visual integrity or interpretability of a historic district, regardless of its age; or which may lack individual distinction but may add to the historic district's status as a significant and distinguishable sociocultural entity.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

HISTORIC: Generally, a structure or site which is 50 years old or older; also, architectural or landscape features which reflect the history of the structure or site. Original features are usually considered historic; later alterations may also be considered historic if they have gained significance over time.

NON-CONTRIBUTING: A building, structure or site which detracts from the visual integrity or interpretability of a historic district.

STRUCTURE: Anything constructed or erected, which requires permanent or temporary location on the ground or attachment to something having a location on the ground, including but not limited to buildings, gazebos, billboards, outbuildings, and swimming pools.

VISIBILITY FROM A PUBLIC WAY: Able to be seen from any public right-of-way inside the district boundaries and/or within 200 feet outside the boundaries. Visibility may not be enhanced by optical devices or instruments such as binoculars or a telephoto lens. “*Public way*” shall include streets, sidewalks, plazas, parks and any other place upon which the public is regularly allowed or invited to be, whether privately or publicly owned; interstate highways, air corridors and waterways are excluded, as is any street or alley less than 30 feet wide measured from property line to property line.

ARCHITECTURAL DRAWINGS

ELEVATION: A 2-dimensional drawing showing the front, rear or side face of a structure, in a vertical plane.

PERSPECTIVE: A 3-dimensional drawing of a structure, site, or elements thereof. Also known as “axonometric.”

PLAN: A 2-dimensional drawing showing the design, location and dimensions of a structure on a site, the arrangement of interior spaces on building floors, or the design, location and dimensions of exterior architectural features on the roof of a structure, seen in a horizontal plane when viewed from above.

SECTION: A 2-dimensional drawing showing the interior of a structure or architectural element as it would appear if the object were cut vertically.

BUILDING CHARACTERISTICS

ELEVATION: The exterior vertical face of a building. “*Primary elevation*” or “*façade*” is usually the face fronting on a street, and is often distinguished by elaborate architectural or ornamental details. Corner buildings or buildings occupying large or multiple lots may have more than one primary elevation. “*Secondary elevation*” is generally the side or rear face of a building.

FENESTRATION: The proportion and size of window and door openings and the rhythm and order in which they are arranged.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

HEIGHT: The vertical distance from the average grade level to the average level of the roof.

PROPORTIONS: The dimensional relationship between one part of a structure or appurtenance and another. Facade proportions involve relationships such as height to width, the percent of the facade given to window and door openings, the size of these openings, and floor-to-ceiling heights. Often described as a ratio, proportions may be vertical (taller than wide), horizontal (wider than tall), or square (equally tall and wide).

SCALE: The relative proportion of a building to neighboring buildings, or of a building to a pedestrian observer.

SETBACK: The horizontal distance between a structure's vertical planes and a reference line, usually the property line.

STOREFRONT COMPONENTS

CORNICE: A horizontal projecting band that caps an architectural composition.

DISPLAY WINDOW: Large area of glass within the storefront opening. The display window is used to show merchandise and provide a means of interaction between the public outside and the business inside. Base support for the display window frame is often provided by solid wood panels, known as "*lower window panels*."

ENTRANCE AREA: The point of entry into the storefront, traditionally recessed to provide additional window display, weather protection, and protection from the outward swing of a door. Commonly contains a door, transom, sidelights or display windows, and floor area.

LINTEL: A horizontal structural element (usually a steel beam covered by masonry) which spans the storefront opening and supports the upper portion of the facade wall above it. Also defines the upper boundary of the storefront.

ORNAMENTATION: Decorative objects which are used to increase the beauty of the facade.

SIGN: A lettered board or other display, mounted either parallel or perpendicular to the building face somewhere above the display window, used to identify or advertise a place of business. The sign is one of the most important components on the facade because it is the first perception of the business image. A *window sign* is applied to or located behind glass.

STOREFRONT COLUMNS: Slender vertical elements within the storefront opening which help support the lintel.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

SUPPORT WALL OR PIER: Large vertical masses on either side of the storefront opening which support the lintel and define the right and left boundaries. In large buildings, support walls (piers) define bays which may contain individual storefronts and/or display windows.

TRANSOM: Glass panel above a horizontal frame bar (transom bar) atop a display window or door, used to allow greater light into the store interior.

UPPER FACADE: The mostly solid part of the wall above the display window. May be a plain surface on a one-story building, or contain rows of windows defining the number and location of floors in a multi-story building. May include decorative bands or patterns. Usually presents the largest surface of color on the building, since the first floor is mostly glass.

ACTIVITIES

ALTERATION: An act that changes one or more of the exterior architectural features of a structure or its appurtenances, including but not limited to the erection, construction, reconstruction, or removal of any structure or appurtenance.

MAJOR ALTERATION: An alteration which significantly affects the integrity of a structure or site, and is normally done with the aid of professional quality plans.

MINOR ALTERATION: An alteration which does not significantly affect the integrity of a structure or site and is normally done without the aid of professional quality plans.

DEMOLITION: An act or process that destroys or razes a structure or its appurtenances in part or in whole, or permanently impairs its structural integrity, including its ruin by neglect of necessary maintenance and repairs.

MOVING: The relocation of a structure on its site or to another site.

NEW CONSTRUCTION: The act of adding to an existing structure or erecting a new principal or accessory structure or appurtenances to a structure, including but not limited to buildings, extensions, outbuildings, fire escapes and retaining walls.

ORDINARY MAINTENANCE AND REPAIR: Work meant to remedy damage to deterioration of a structure or its appurtenances, which will involve no change in materials, dimensions, design, configuration, color, texture or visual appearance.

PRESERVATION: Keeping an existing building in its current state by a careful program of maintenance and repair.

REHABILITATION: Making a structure sound and usable again, through repair or alteration, without attempting to restore to any particular period appearance, but respecting and preserving those portions and features of the property which are significant to its historic, architectural and cultural values.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

REPLACEMENT IN-KIND: Replacement of an existing architectural or landscape feature to match the existing in all respects, having the same material, design, dimensions, configuration, texture and visual appearance (excluding damage, deterioration, discoloration, or dirt).

RESTORATION: Repairing or re-creating the original architectural elements in a building so that it closely resembles the appearance it had at some previous point in time.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

GENERAL STANDARDS

Complying in intent with the Secretary of the Interior's Standards and Guidelines for Rehabilitation, these Standards and Guidelines pertain to buildings of all occupancy and construction types, sizes and materials. They apply to permanent and temporary construction on the exterior of existing buildings within the historic districts, as well as new construction. The PHDC cites one or more of these standards in each decision it makes on an application.

1. Original or historically significant materials and/or features of a structure or site shall be maintained and repaired rather than replaced whenever possible.
2. If replacement of existing materials or features is necessary, the new feature shall match the old in design, color, texture, and other visual qualities.
3. Replacement of missing features should be based on historical, documentary, physical or pictorial evidence.
4. Minimal alteration of the building, structure, site or environment shall be made.
5. Each property shall be recognized as a product of its own time. Alterations that seek to create a false sense of historical development shall be discouraged.
6. Changes to a building or site which have taken place over time are evidence of its history and development. Those changes that have acquired significance in their own right shall be recognized and preserved.
7. Where historic architectural or site features are determined by the Commission to contribute to the historic character of the property or the district, proposed alterations or additions affecting such features shall be reviewed more stringently.
8. New additions, exterior alterations, or new construction shall not destroy historic materials or general features that characterize the property. The new work may be differentiated from the old and shall be compatible with the massing, size, scale and architectural features of the property and the surrounding neighborhood, to protect the historic integrity of the property and the site.
9. Whenever possible, new additions or alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site would be unimpaired.

Applicants should also refer to PHDC design guidelines for specific application categories.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

STANDARDS FOR THE REHABILITATION OF EXISTING PROPERTIES

GENERAL BUILDING CHARACTERISTICS

HEIGHT: Original or historic cornice lines should be retained. The height of a building shall not exceed the maximum allowable height under Section 306 of the Zoning Ordinance. Additions in height which would be incompatible with the historic facade, scale, and proportions of the structure are discouraged.

SETBACK: To preserve the continuity of the streetscape, the primary elevation(s) of a building should be oriented parallel to the street. Under Section 306 of the Zoning Ordinance, buildings in downtown cannot be set back from the property line(s). On a lot with a curved lot frontage, the facade(s) should follow the curve of the property line.

SCALE: The historic scale of buildings and streetscapes should be retained.

FENESTRATION PATTERNS: Historic or original arrangements of windows and doors should be retained. Existing fenestration patterns which are inconsistent with the historic character of the building or the block may be altered to a more appropriate pattern (based on documentary evidence).

PROPORTIONS: Historic or original proportions of structures and of appurtenances should be preserved.

MATERIALS, ORNAMENTATION AND DETAIL: Wherever possible, retain original or historic details and materials, and avoid covering them with new elements or materials. If it becomes necessary to introduce new elements, they should harmonize with what already exists.

RECONSTRUCTION: Reconstruction or portions of original buildings may be appropriate if sufficient documentation exists to indicate the original condition. Documentation may include historic photographs, drawings, or physical evidence.

ALTERATION: Any change or addition should be compatible with the original design of the building. Never try to make a building look older than it really is by using details from periods before the building was built.

CORNICES AND ROOFS

CORNICES: Historic or original cornices should be retained and preserved. Repair is encouraged over replacement. If replacement is necessary, the new cornice should replicate the original in design and dimensions; substitute materials may be considered. If a cornice is missing, consider reconstructing it (using documentary evidence), replacing it with a simplified cornice which keeps the basic horizontal lines of the original, or replacing it with another old cornice similar to the original.

ROOFING MATERIALS: Original roofing materials such as slate and copper should be retained and preserved. Repair is encouraged over replacement. If replacement is necessary, new materials should be consistent with

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

the original in texture, dimensions, design and color; natural materials are preferred over synthetics, but substitute materials may be considered. New copper should be allowed to weather naturally. Flashing should be copper or other metal with a dark finish. Rubber roofing is acceptable for flat roof surfaces.

ROOFTOP STRUCTURES AND EQUIPMENT: Historic or original chimneys, towers, turrets, parapets, smokestacks and steeples should be retained and preserved. Roof structures such as decks, elevator and stair headhouses and shafts, skylights, heating and air conditioning equipment, ventilating fans, solar collectors, storage sheds and tanks, communications antennae or masts, and other equipment required to operate a building should be set back out of view from the public way. See Section 412 of the Zoning Ordinance for minimum setback requirements.

ROOFTOP ADDITION: Vertical additions to buildings must not exceed the height limit set forth the Zoning Ordinance. If an addition is feasible, it should be set back from the street, out of view from the public way, so that it will not alter the original scale of the building facade, and so that it will be compatible with surrounding buildings.

WINDOWS

SASH AND FRAMES: Original windows should be retained wherever possible. In most cases it is less expensive to repair the original fabric than to replace all the windows; however, if total replacement of original windows is necessary, similar materials should be used and the original size (both overall and detail dimensions), shape, design and pattern created by the windows should be retained. Double glazing may be acceptable for storefront windows but may not be appropriate for multi-light windows. Muntins sandwiched between layers of glass are not appropriate. Covering over original wood frames with metal panning is discouraged; if necessary, panning should match the profile of the original frames. New window sash should not be divided into a smaller or larger number of glass lights than the original. Where the building has been altered to have several different types of windows, proposed changes should be consistent with either the predominant window pattern of the building or the original historic pattern.

WINDOW OPENINGS: Avoid enlarging or closing down the original opening to fit new window sizes. If an original opening is presently blocked, consider restoring it. If lowered ceilings inside are necessary, consider pulling the dropped ceiling back from the window to preserve the shape of the original opening (use either a vertical or sloped soffit). New openings are discouraged. See Section 411 of the Zoning Ordinance for transparency requirements for storefront windows.

WINDOW PATTERNS: Maintain or reinforce the original pattern created by upper story windows. If the windows are now concealed, consider exposing them to reveal the original pattern.

STORM WINDOWS: Exterior combination storm windows should have a minimum visual impact. Storm sash should have a narrow perimeter framing and the meeting rail should align with those of the primary window. Storm windows should be painted to match the color of the window sash; unpainted raw aluminum is discouraged. Interior storm windows are encouraged.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

ORNAMENTATION AND ORIGINAL DETAILS

EXISTING: If original details and ornamentation are intact, retain and preserve them. Do not cover up original fabric. If original details are presently covered, consider exposing and restoring them.

RESTORING MISSING ELEMENTS: If original details are missing, they may be reconstructed if documentary evidence is available. Alternatively, a simplified version of the original (using the major lines of original detail) may be considered. Use new materials that have the same characteristics as the original. Avoid creating a false sense of history through ornamentation that belongs to another time period or architectural style.

MATERIALS: Trim materials should complement the major facade material.

LIGHTING: Illumination of facades with incandescent white light to highlight ornamental detail is encouraged. Fixtures should be small, shielded and directed toward the building rather than toward the street, so as to minimize glare for passersby. Exposed conduit is discouraged.

MASONRY

FINISHES: The original finish of masonry is historically important and should be retained. In most cases, painting masonry will not help stabilize it, unless the condition is so poor that a protective coating is necessary. It is preferable to leave masonry unpainted unless it was painted originally. If masonry has previously been painted, it may be advisable to repaint rather than attempt to remove the paint, which can be harmful to the facade surface; use a breathable masonry paint in a color that matches that of the original masonry as closely as possible.

CLEANING: A patina of age can be considered a characteristic of older buildings. Cleaning should be undertaken only when necessary to halt deterioration. A gentle scrubbing with plain water and a mild detergent will work most of the time. Sandblasting, wire brushing, other abrasives and strong chemical cleaners can damage masonry and accelerate decay, and are not permitted. Some chemical cleaners may work without doing damage, but they should be tested in inconspicuous locations first. Methods and specifications shall be submitted to the PHDC for review prior to commencing work; test patches may also be required.

REPAIR: Small areas of masonry that need repair should be patched with a material matching the original surface in texture, color and detailing as closely as possible. For larger repair projects, use new materials that have texture and color similar to those used in the original construction. Methods and specifications shall be submitted to the PHDC staff for review prior to commencing work; test patches may also be required.

REPOINTING: New mortar should match the color and composition of the original. Avoid using high concentrations of Portland cement in mortars for 19th century buildings, because the cement may be too hard for the softer brick and can cause deterioration. Joints should be struck to match the original mortar joints, if

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

apparent, or recessed slightly from the face of the brick to imitate older wall surfaces. Methods and specifications shall be submitted to the PHDC staff for review prior to commencing work; test patches may also be required.

DOORS AND ENTRYWAYS

GENERAL: Original or historically significant entries (including reveals, doors, surrounds, vestibule sidewalls, transoms, sidelights and other features) should be preserved. Repair is preferable to replacement. If documentary evidence is available, reconstruction of original entryways is encouraged.

REPLACEMENT DOORS: If original doors are deteriorated beyond repair, replacements should match the original in dimensions, materials, configuration, design and color. Replacement of existing inappropriate doors with doors that are more consistent with the architectural character of the building is encouraged. Avoid residential style doors on commercial buildings.

DOOR OPENINGS: Original or historic door openings should be retained. Openings should not be enlarged or closed down to fit stock door sizes. Avoid creating new door openings.

BARRIER-FREE ACCESS: Alterations required by state or federal law to make doorways more accessible are also subject to PHDC review. Alterations should be designed to have a minimum impact on original elements of the entryway.

LIGHTING: Lighting of building entryways is encouraged. Where entryways are recessed, fixtures should be located in the ceiling of the recess and shielded to direct light downward. Fixtures should be consistent with the architectural style of the building or simple in style; avoid “colonial” style fixtures, which are inappropriate for 19th and 20th century buildings. Avoid exposing electrical conduit and junction boxes.

STOREFRONTS

GENERAL: Since a storefront is part of a larger structure, its design should relate to the building’s overall character. Where a commercial block contains several storefronts, each individual shop should harmonize with its neighbor.

PRESERVATION: Maintain the original proportions, dimensions and elements. Consider restoring elements that may be covered or altered, to reestablish the storefront frame and the definition of the storefront opening.

RECONSTRUCTION: If the original storefront has been destroyed, reconstruction is encouraged if there is pictorial, documentary or physical evidence of the original configuration. Maintain the original proportions, dimensions and elements.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

NEW DESIGN: A simple, contemporary design using standard storefront components (transom, display windows, recessed entrance) is preferred where evidence of the historic condition is not available. Avoid setting the storefront back from the sidewalk and disrupting the visual order of the block. Painted wood or anodized metal frames may be used. Try to approximate the original design with different materials: for instance, wood may be a good substitute for an original cast iron storefront.

AWNINGS AND CANOPIES

AWNINGS: Canvas or other fabric awnings are encouraged. At ground level, awnings should match the width of the storefront or window opening. Avoid placement that obscures details of the facade. Consider awnings shapes that highlight the geometry of the facade design or that emphasize the shop entrance. Upper floor awnings should be mounted within window openings rather than cover them up. Opaque canvas or other soft fabric is the preferred material; frames should be metal. Awnings may be fixed or operable. Awning colors should reinforce the facade and sign color schemes. Coordinate awnings on upper and lower floors. A master plan for awnings is encouraged for buildings with multiple storefronts; in these cases, awnings should be consistent in profile, material, and alignment. Awnings valences should be movable, and may be used to display signage or street numbers. Zoning regulations require a 7 foot height clearance to the bottom of the awning, and a setback from the curb of at least 12 inches.

CANOPIES: Historic or original canopies identifying the main entrance to a building should be retained and repaired; restoration of missing original canopies, based on documented evidence, is encouraged. Canopies are appropriate at the ground level only. Signs on canopy valences may identify the name of the building or the street address; the name of a commercial business is not appropriate on a canopy valance unless the business occupies the entire building.

LIGHTING: Lighting within awnings and canopies should illuminate only the lettering on the valence, or the entrance to the store; avoid excessive lighting which causes the entire awning to "glow."

SIGNS, BANNERS AND FLAGS

GENERAL: In addition to PHDC review, all signs shall conform to the sign code provisions (Article VI) of the Zoning Ordinance. Maintain all signs in good repair. Approval of a given sign shall be limited to the owner of the business or building and shall not be transferable. Signs shall be removed or resubmitted for approval when the operation or purpose of the advertised business changes. Existing signs of particular historic or architectural merit should be preserved. Interior window signs will not be reviewed by the PHDC.

Building Identification Signs. Signs identifying the name of a building, the date of construction, or other historical information should be composed of similar materials as the building, or bronze or brass. Signs should be affixed flat against the building and should not obscure architectural elements. Indirect, shielded incandescent lighting may be appropriate. Existing signs of particular historic or architectural merit should be preserved.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

Commercial Signs. Signage is one of the most important features of a commercial facade because it is the first perception of the business within. However, signs more than any other single feature can detract from even the most attractive storefront and clutter its surroundings. A sign should be simple, direct and legible; it is more effective to choose appropriate details and a proper location than to install a particularly large or flashy sign. Exterior signs may be located on the outside of a building below the level of second floor window sills, and may include the following types: a **lintel sign**, located on the lintel above the storefront, parallel to the building facade; signs on **awnings**; a **projecting sign**, oriented perpendicular to the facade; a **plaque**; a **building directory** listing multiple businesses within the same building; **individual lettering**; **banners and flags**; **freestanding signs**, not attached to the building at all; and signs **painted** directly on a wall.

Location and Scale. Consider the entire building front as one composition; when designing a sign, refer both to the storefront and to the facade as a whole. Signs should not overpower the facade, but rather should be positioned to emphasize (not cover) ornamentation and building elements: the storefront opening, the entrance, etc. As a general rule, when a building has a lintel, locate a sign directly on it. If the sign is to project out from the building, place it just above the lintel; projecting signs should be suspended from decorative metal brackets, leaving a 10 foot clearance from the sidewalk. Signs should relate to pedestrians as well as automobile traffic.

Alignment. Signs should align with those of neighboring buildings to promote visual order on the block and enhance readability. Signs for multiple storefronts within the same building should align with each other.

Dimensions. Signs should conform to the dimensional regulations specified in the Providence Zoning Ordinance. Signs exceeding the zoning regulations must obtain a variance from the Zoning Board of Review before an application for a Certificate of Appropriateness is filed.

Colors and Materials. Signs should be compatible in color and material with the facade and the streetscape to promote legibility and visual order. Contrasting lettering colors with background colors enhances legibility; however, using too many colors can overwhelm the sign's communication functions and result in a distracting, garish element. Wood and metal are the most appropriate materials.

Graphics. Sign graphics should be simple, identifying the name of the business and perhaps the street address. Avoid listing all goods or services provided, as this creates visual clutter. Symbols and logos on signs are encouraged because they add interest to the street, are quickly read, and are remembered better than written words; however, logos should identify the business, not brand names of merchandise. As a general rule, the maximum height of a capital letter should be 3/4 the height of the sign background. Avoid hard to read or overly intricate type styles.

Lighting. Indirect illumination of signs, using incandescent light, is recommended. Fixtures should be shielded to prevent glare on the street and sidewalk; bare flood lights without reflectors are not acceptable. Internal illumination may be acceptable only when the letters themselves - not the background - are lighted.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

Another acceptable alternative is to place the light source behind the letters to create a silhouetted effect. Avoid exposed conduit and electrical junction boxes. Neon signs should be located inside the building.

Attachment. Signs should be attached so as to do minimal damage to facade materials; on masonry buildings, for example, attach signs into joints wherever possible. Methods of attachment should be indicated in the application for a Certificate of Appropriateness. Brackets for projecting signs should be designed to complement the shape and scale of the sign.

Directories. A single directory identifying several businesses in the same building may be considered. Directories should be located within or near the main entrance, but should not obscure significant architectural elements. Directories may be illuminated indirectly, and should be designed so that the overall dimensions remain constant regardless of the number of tenants listed.

Master Sign Plans. Where a single building has multiple storefronts, consistency in sign types, materials, locations and dimensions is encouraged through the development of a master sign plan, which would be followed by all tenants. Once a master sign plan is approved, new tenants could install signage consistent with the master plan without a formal application for a Certificate of Appropriateness.

Inappropriate Signs. Billboards and flashing or moving lights are not permitted. Permanent freestanding signs are discouraged except for parking lots and institutions (maximum size 10 square feet), or where the building frontage exceeds 100 feet. Exterior walls should not be used for display or advertising boards, except at theaters and churches.

SECURITY AND SAFETY

Security Grilles. Consider security devices that will not detract from the character of the building or surrounding area. Interior grilles or grates are preferred, but exterior grilles may be considered. Exterior grilles for storefront windows and doors should be removable during business hours; grilles for upper floor windows and rear or side windows may be permanently fixed. Grilles should be located within the window or door opening and should not be attached to the building face; attachments should be made through mortar joints to avoid damaging masonry.

VIDEO CAMERAS: Security cameras should be located unobtrusively and should not cover or damage original features and details.

LIGHTING AND ALARMS: Lighting and alarm systems that do not detract from the building facade are preferred.

FIRE ESCAPES: Fire egress should be accomplished through interior fire stairs wherever possible. If exterior egress is required, fire escapes, balconies and ladders should be located on side or rear elevations. The location of new fire escapes on street facades, especially diagonal fire stairs, is strongly discouraged. Existing decorative fire escapes which contribute to the historic character of a building should be preserved.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

The removal of existing fire escapes which do not contribute to the historic character of a building and which are no longer required for egress is encouraged.

REAR AND SIDE WALLS

Rear Elevations. Where parking areas may be located behind buildings, improvement of rear entrances with signs, display windows, awnings, lighting and landscape features may be considered; however, existing original or historic doors and windows should retain their size and shape. Trash bins should be adequately screened and well kept. Chain link fences are not appropriate. Accent paving materials are encouraged to distinguish pedestrian areas from auto circulation zones and service areas.

Side Elevations. The side elevations of buildings are important features on downtown cross streets. The original character of these side elevations - whether as detailed as primary facades or more plain - should be respected when designing alterations. Incorporate original openings into new designs for side elevations when feasible. New materials should be compatible with original materials and with those of the front. Side walls should not be used for billboards.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

STANDARDS FOR NEW CONSTRUCTION AND ADDITIONS

The purpose of these guidelines is to present design alternatives and approaches which will produce solutions which are in harmony with the historic character of Downtown Providence. The guidelines are not meant to restrict creativity but to insure the district against unsympathetic designs.

GENERAL: New construction should reflect the design trends and concepts of the period in which it is created, yet fit into a framework composed of a variety of existing older buildings. Design for an addition to an existing structure should consider the components of the individual building and also relate to the broader context of sets of buildings.

Size and Scale. A new building should fill the space defined by the adjacent buildings. Avoid great variations in height from the height of surrounding buildings; do not exceed the maximum height allowed by zoning. Corner lots are appropriate sites for taller buildings. Building masses should relate to the existing scale of the area; a large building may require variations in massing to reduce its scale. Additions should relate in mass and scale to the character of the existing building. Since most building forms in the district are rectilinear, avoid shapes based on circles and triangles.

Facade Rhythm and Proportions. Consider relating the facade character of a new building or addition to the predominant directional expression of nearby buildings. The placement of openings with respect to the facade's overall composition, symmetry or balanced asymmetry should be carefully studied. Avoid introducing incompatible facade patterns that upset the horizontal and vertical rhythm of openings established in surrounding structures. New buildings should have first floor storefronts to maintain pedestrian orientation; use storefront proportions of existing nearby buildings as a guide. Maintain the distinction between upper and lower floors.

Setback. Generally, new buildings should not be set back from the property line; on-site parking should be located to the rear of a building, rather than in front. Avoid placing buildings at odd angles to the street, unless in an area where diverse siting already exists. Rooftop additions to existing buildings should be set back out of view from street level, so that the original roofline is maintained.

Roof Shapes. Consider traditional roof shapes, pitches and materials as a means of making new construction more visually compatible with an existing streetscape.

Alignment. Aligning storefront and facade elements with those of surrounding buildings can contribute to a visually cohesive streetscape; however, where there is a wide variety of such relationships already existing, alignment in new construction may also be variable.

Facade Components. Using typical facade and storefront components, materials which are similar in texture and color to the existing, and colors that are compatible with historic colors and with existing schemes in the area, can all help a new building relate to its historic surroundings.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

BARRIER-FREE ACCESS. Under federal law, all new construction must be universally accessible to individuals with mobility, visual and hearing impairments. Wheelchair ramps should be coordinated with designs for stairways, paving and landscaping, using materials and details compatible with those of the building.

IMITATIONS. Unless reconstructing a missing historic structure using documentary evidence, avoid replicating or imitating styles, motifs or details of older periods. Such attempts are rarely successful and even if done well can present a confusing picture of the true historical evolution of the area.

RECONSTRUCTION. Reconstruction of a missing building may be considered under the following conditions: the building will be on the original site and in its original orientation, for which adequate documentation exists; the design must be based on adequate historical evidence and be compatible with existing buildings; the principles of the style must be used correctly (rules of proportion, use of materials, sense of ornamentation); a plaque must be mounted on the building which designates the date of construction; and the integrity of neighboring structures will not be severely compromised.

STANDARDS FOR DEMOLITION

The loss of a historic structure constitutes an irreplaceable loss to the City of Providence. In order to preserve the historic fabric of the city, demolition of historic or contributing structures or appurtenances, or the removal of a portion of a portion of a historic or contributing structure, is discouraged.

CRITERIA TO ALLOW DEMOLITION

STRUCTURES OR APPURTENANCES DEEMED VALUABLE TO THE CITY, STATE OR NATION. If a structure or appurtenance is deemed by the PHDC to be valuable to the city, state or nation, then a Certificate of Appropriateness for demolition may be issued only if the PHDC is satisfied that the retention of such structure or appurtenance constitutes a hazard to public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance. In such cases, the PHDC may require that the historic structure be recorded at the owner's expense, according to documentation standards of the Historic American Buildings Survey (HABS), the Historic American Engineering Record (HAER), or the Rhode Island Historic Resources Archive (RIHRA) for deposit with the PHDC.

STRUCTURES OR APPURTENANCES DEEMED VALUABLE FOR THE PERIOD OR TO THE DISTRICT. If a structure or appurtenance is deemed by the PHDC to be valuable for the period of architecture which it represents and its importance to the district, then a Certificate of Appropriateness for demolition may be issued only if at least one of the following exists:

- a. Retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance on its present site to any purchaser willing to preserve such structure or appurtenance.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

- b. Preservation of such structure or appurtenance is a deterrent to a major improvement program which will be of substantial benefit to the community.
- c. Preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance.
- d. Preservation of such structure or appurtenance would not be in the interest of the majority of the community.

Seek Alternatives: The applicant has an affirmative obligation in good faith to attempt the sale of the property, to seek tenants for it, and to explore potential reuses. All alternatives to demolition should be investigated and documented for consideration by the PHDC, including:

- a. Sale of the structure on its present site;
- b. Whether there is a reasonable likelihood that some person or group other than the owner is willing to purchase, move and preserve such structure;
- c. Whether the owner has made continuing bona fide and reasonable efforts to sell the structure to any such purchaser willing to move and preserve such structure; and
- d. Whether any public or quasi-public agencies have any potential use for the property, know of any potential users or purchasers for it, or have financial programs that could assist in the preservation of the structure.

Demolition By Neglect: Failure to maintain any structure or appurtenance within the district may be deemed to be demolition by neglect. In such cases, the property owner shall be notified of such determination and required to begin repairs within 30 days. Failure to comply with such order shall cause the City to make the required repairs and to place a lien against the property for recovery of expenses.

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

STANDARDS FOR OPEN SPACE AND PUBLIC AREAS [to be determined]

PARKS
PARKING LOTS
PAVING
STREET FURNITURE
STREET AND BUILDING LIGHTING
LANDSCAPING
VIEW CORRIDORS AND SKYLINES
OUTDOOR DISPLAY AND SIDEWALK SEATING AREAS

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

IN-HOUSE REVIEWS AND EXEMPTIONS

A number of appurtenant features are **generally not reviewed** by the PHDC. Nonetheless, the visual character of these elements contributes to the overall character of a building and the surrounding historic district. The following is an attempt to guide the property owner in making appropriate and sensitive choices:

1. Flags: Municipal, state, U.S., and foreign national flags may be installed on poles attached to a building facade or in a front, side or rear yard. Flagpoles or brackets attached to buildings should be located so as not to damage or obscure significant architectural features. Flags may be illuminated provided the lighting is directed toward the flag and does not spill over onto neighboring properties or the public way; electrical conduit should not be exposed.
2. Hardware and Electrical Devices: Door hardware should be compatible with the size and finish of the original examples. Buzzers, intercoms, and mailboxes should be located within a recessed entry vestibule whenever possible. Small louvers, registers, exhaust fans, alarm devices, cable boxes, utility meters and other mechanical and/or electrical devices should be mounted only on inconspicuous locations and painted in such a manner to conceal them, whenever possible and permitted. *Through-wall louvers and exhaust fans requiring an opening exceeding 2 square feet in area will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "Major Alterations" guidelines).*
3. Garden Furnishings and Lawn Irrigation Systems: Ornamental statuary, portable planters and urns, dog houses, bird houses and birdbaths, playground equipment, lawn furniture, hose bibs, above- or below-ground sprinklers etc. are not reviewed.
4. Lighting: Light fixtures should be appropriate to the style of the building and not overly large or glaring. If exposed conduit must be used, it should be painted to match the background material. Simple period fixtures of appropriate size and design, or unornamented modern fixtures, can be compatible in a historic district. Exterior flood- and spotlights should be unobtrusive and should minimize spill-over of light to abutting buildings.
5. Paint Color: Paint color on wood, metal, and previously painted masonry building surfaces is not reviewed, although technical information on period colors and surface preparation is available upon request. *Chemical, mechanical and abrasive methods of paint removal and the painting of previously unpainted masonry surfaces will require an application for Certificate of Appropriateness (see "IN-KIND REPLACEMENT, RESTORATION AND REPAIR" guidelines).* The painting of murals on wood, metal or previously painted masonry surfaces is not reviewed provided the mural's content and purpose is artistic rather than commercial; however, *painted signs require an application for Certificate of Appropriateness (see "SIGNS" guidelines).*
6. Plant Materials: Installation, replacement or removal of trees, shrubs, hedges, and plants is not reviewed *except where part of a historic landscape (see "SITE IMPROVEMENTS" guidelines).* Trees and

JEWELRY HISTORIC DISTRICT STANDARDS AND GUIDELINES

shrubbery should not be placed next to the building foundation, since this could lead to deterioration of the building fabric. Climbing plants may also cause deterioration of exterior wall surfaces.

7. Portable Window Air Conditioners: Seasonal window air conditioners should be installed on secondary elevations within existing window openings. *Through-wall air conditioners will require an application for Certificate of Appropriateness and a hearing before the PHDC (see "MAJOR ALTERATIONS" guidelines).*
8. Security Grilles: Metal security grilles should be simple in design and sized to fit fully within the window opening. They should be painted a dark color, and the horizontal rails should have pierced and not overlapping welded joints. Grilles should be mounted within the reveal of the window and secured. Interior grilles should be considered for storefronts, although exterior security shades or roll-down grilles may be installed.
9. Signs for Handicapped Access: Signs directing users to an accessible entrance or parking space should be installed to avoid damaging or obscuring significant architectural features.
10. Temporary Signs: Temporary signs, including sale advertisements, political signs, banners, real estate signs, sidewalk sandwich boards, etc. should be designed and located so as not to damage or obscure significant architectural features. See Section 602.6 of the Providence Zoning Ordinance for regulations regarding size and duration of temporary signs.
11. Window Boxes: Wooden window boxes for plants should be painted. The size should match the width of the window opening.