

**John O. Mancini, Esq.**  
**Shareholder**  
**Admitted in RI, MA and CT**  
**[jmancini@mancinycarter.com](mailto:jmancini@mancinycarter.com)**

August 31, 2020

***via email only***

City of Providence Zoning Board of Review  
c/o Alexis J. Thompson, Secretary to the Board  
444 Westminster Street, Second Floor  
Providence, Rhode Island 02903

***Re: Application for Use and Dimensional Variances  
126 Adelaide Avenue  
Assessor's Plat 52, Lot 351***

Dear Board Members,

The Applicant advancing the above Proposal has updated the submission based on commentary gained during a neighborhood meeting. Enclosed herewith, please find an updated program reflecting the Proposal's evolution. Notably, the residential unit number has been reduced from eighteen (18) to fifteen (15). Also, as will be discussed during this Board's hearing, the Applicant has committed to making common area in the subject Building available for use as community space. For instance, as a food pantry or for other uses that promote the immediate needs of the neighborhood.

Additionally, enclosed with this correspondence is a Project Budget. This accounting details the need for the density requested to be realized, based on the scope and magnitude of the subject Building's restoration. Again, the rehabilitation will greatly benefit not only the immediate neighborhood, but the City as a whole. Through the preservation of an historic structure that has great significance.

Accordingly, the Applicant looks forward to presenting the Proposal before this Board on September 9<sup>th</sup>. In the event the submittal of additional copies of Application documents are required, or any questions are raised in the interim, please do not hesitate to contact me directly.

Very truly yours,

  
John O. Mancini

cc: ZDS, Inc.  
Client

encs.

*John O. Mancini, Esq.  
Shareholder  
Admitted in RI, MA and CT  
jmancini@mancinicarterm.com*

August 31, 2020

*via email only*

Councilwoman Carmen Castillo  
c/o Shawn Selleck, City Clerk  
25 Dorrance Street, Room 311  
Providence, Rhode Island 02903  
sselleck@providenceri.gov  
ccastillo@providenceri.gov

**Re:    Application for Use and Dimensional Variances  
      126 Adelaide Avenue, Assessor's Plat 52, Lot 351**

Dear Councilwoman Castillo,

As you are aware, the Applicant advancing the above Proposal recently conducted a meeting to gain feedback from the neighborhood. That meeting was productive and enclosed herewith please find an updated program reflecting the Proposal's evolution. Notably, the residential unit number has been reduced from eighteen (18) to fifteen (15). Also, the Applicant has committed to making common area in the subject Building available for use as community space. For instance, as a food pantry or for other uses that promote the immediate needs of the neighborhood.

Additionally, enclosed with this correspondence is a Project Budget. This accounting details the need for the density requested to be realized, based on the scope and magnitude of the subject Building's restoration. Again, the rehabilitation will greatly benefit not only the immediate neighborhood, but the City as a whole. Through the preservation of an historic structure that has great significance.

Accordingly, please advise if you would like to meet, either in person or via videoconference, to further discuss the updated Proposal with Applicant representatives, prior to the Zoning Board revisiting the submission on September 9<sup>th</sup>. I can be reached directly at 343-7000, should you wish to coordinate a meeting or have any questions related to the Proposal.

Very truly yours,

  
John O. Mancini

cc: Alexis J. Thompson, Secretary to the Zoning Board of Review  
Client

encs.



# ADELAIDE CHURCH RENOVATION

126 ADELAIDE AVENUE PROVIDENCE, RI 02907  
PROVIDENCE ZONING

AUGUST 27, 2020



ENTRY TOWER



SPACE ADJACENT OF CHURCH TRANSEPT



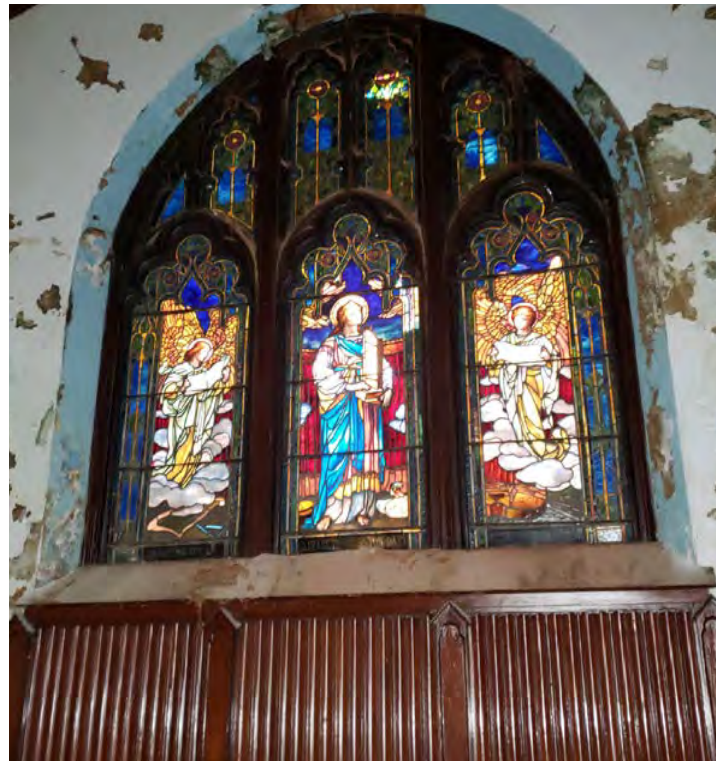
FRONT VIEW

EXISTING CONDITIONS

# ADELAIDE CHURCH



EXISTING ROOF MASSING



SOUTHERN STAINED GLASS WINDOW



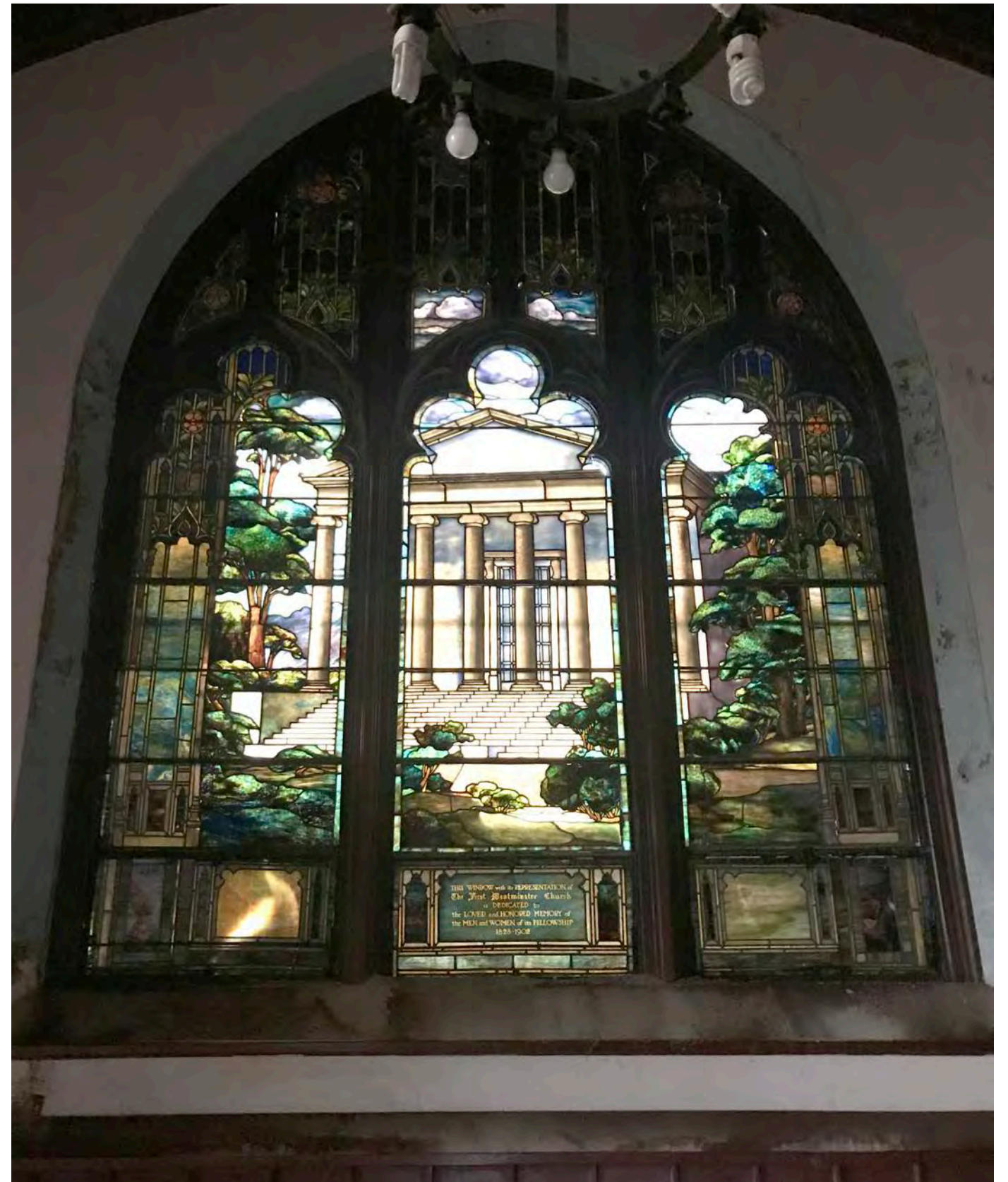
LOWER LEVEL FIREPLACE IN PROPOSED LOUNGE



NORTHERN STAINED GLASS WINDOW



ORIGINAL PEW



EASTERN STAINED GLASS WINDOW

EXISTING CONDITIONS

ADELAIDE CHURCH



CHURCH TRANSEPT EAST



CHURCH TRANSEPT WEST

EXISTING CONDITIONS

ADELAIDE CHURCH



VIEW OF TOWER

EXISTING CONDITIONS

# ADELAIDE CHURCH



VIEW FROM ADELAIDE AVE.



VIEW FROM HAMILTON ST.



VIEW FROM HAMILTON ST.



BACK OF CHURCH



VIEW FROM EAST

## HOOD MEMORIAL AFRICAN METHODIST EPISCOPAL (A.M.E.) CHURCH:

The Unitarians, who built this delightfully rambling complex in two stages moved here from a staunch Greek Revival temple designed and built by Warren, Tallman & Bucklin. The granite uncoursed rubble stone western section- Woodbury Memorial Chapel was built first, followed by ashlar sanctuary. This rambling stone complex, designed by Howard K. Hilton, is quite a switch in architectural expression, from the congregation's urbanistically monumental former home to this nearly rural picturesque building. The latitude of belief within the Unitarian faith offers no immediate explanation for the formal choice found here. The Unitarians moved to East Greenwich in 1959, and a predominantly Swedish Methodist congregation occupied the building until 1977. Since then, this has been the religious home to Hood Memorial Church, a congregation first gathered in west Elmwood in the 1860s.

- 2003 Guide to Providence Architecture

When the church was included on the Most Endangered Properties list in 2014 and 2015, the building was unused and suffering from vandalism and structural damage. As of February 2019, the status is unknown.



VIEW OF HOOD MEMORIAL CHURCH (1901, 1906-1907) FROM NORTHEAST | Photographer: Robert O. Christensen, 1979



VIEW FROM HAMILTON STREET

## PROPOSED NARRATIVE:

The Hood Memorial Church, designed by Howard K. Hilton, is a historically rich work of architecture in Providence's Elmwood district. The following serves as a narrative of the existing condition of architectural elements and the proposed modifications to the building.

Our client has chosen to move forward with a design that retains and restores the building's historic character along with proposed additions to its structure. Since its erection in 1901, the structure has seen significant damage and vandalism, that has contributed to the devolution that the building condition is in today.

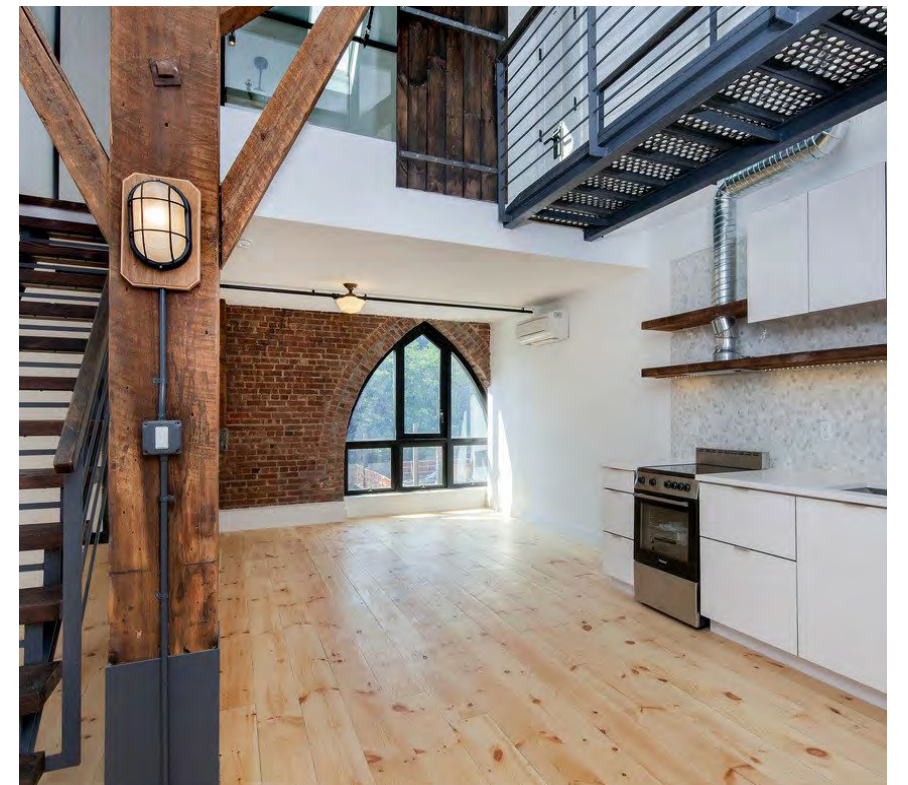
ZDS proposes the following restoration and modifications:

- Interior fit out for 15 residential units
- Restoration of all stone walls, pillars, and buttresses
- Restoration of wooden clapboard siding as required
- Restoration of all trim, dental, and moldings
- Restoration Northern, Eastern, and Southern stained glass windows
- Restoration of both chimneys
- Replacement of entry doors
- Addition of 16 space parking lot with bicycle parking
- Construction of building sign in Northern yard
- Construction of new brick walkways
- Light-well addition
- Three (3) dormer additions
- Two (2) vertical additions on South side
- Restoration of cathedral ceiling where indicated
- Landscaping

## HISTORICAL CONTEXT & PROPOSED NARRATIVE

## ADELAIDE CHURCH





INSPIRATION

ADELAIDE CHURCH



## LOCAL CONTEXT & ZONING DATA

# ADELAIDE CHURCH

Disclaimer: To the best of our knowledge this information has been obtained by the latest resources available. This has NOT been verified or confirmed by the City of Providence or any State or Federal Agencies. Information regarding the overall size of the site has been obtained by using the scaled GIS mapping platform made available. It is highly encouraged that a class I survey be obtained for verification and that this information be reviewed with all governing authorities for confirmation prior to any property negotiations or financial transactions are completed.

## ZONING DATA:

### GENERAL:

DESIGNATED ZONE - R-2 RESIDENTIAL DISTRICT,  
DETACHED SINGLE-FAMILY AND TWO-FAMILY, RESIDENTIAL DEV. OF  
MODERATE DENSITY, (400C)

OVERLAY ZONING DISTRICT -  
HD HISTORIC OVERLAY DISTRICT, (1100D);  
PLD = PROVIDENCE LANDMARK DISTRICT

HISTORIC DISTRICT COMMISSION (PHDC) AUTHORIZED TO REGULATE  
ALTERATION, REPAIR, CONSTRUCTION, DEMO, AND REMOVAL OF  
ANY EXTERIOR STRUCTURE AND/OR APPURTENANCE. (1104B)

### USE:

CURRENT USE = PLACE OF WORSHIP  
PROPOSED USE = DWELLING - MULTI-FAMILY,  
USE VARIANCE REQ'D (1201, TABLE 12-1)

LOT SIZE = 20,000 SF  
ADELAIDE AVENUE FRONTAGE = 200 F  
HAMILTON STREET FRONTAGE = 100 F

### PARKING:

PARKING FOR DWELLING -  
MULTI-FAMILY, (1400, TABLE 14-1)  
VEHICLE SPACES = 1 PER DWELLING UNIT  
PERCENT COMPACT = 10%  
BICYCLE SPACES = 1 PER 5 DWELLINGS  
PERCENTAGE OF REQ'D BICYCLE SPACES THAT SHALL BE LONG TERM  
= 80%

ESTIMATED PARKING SPACES AVAILABLE = 16 SPACES  
ESTIMATED BICYCLE SPACES AVAILABLE = 8 SPACES  
NUMBER OF UNITS = 15 UNITS

### TREE CANOPY:

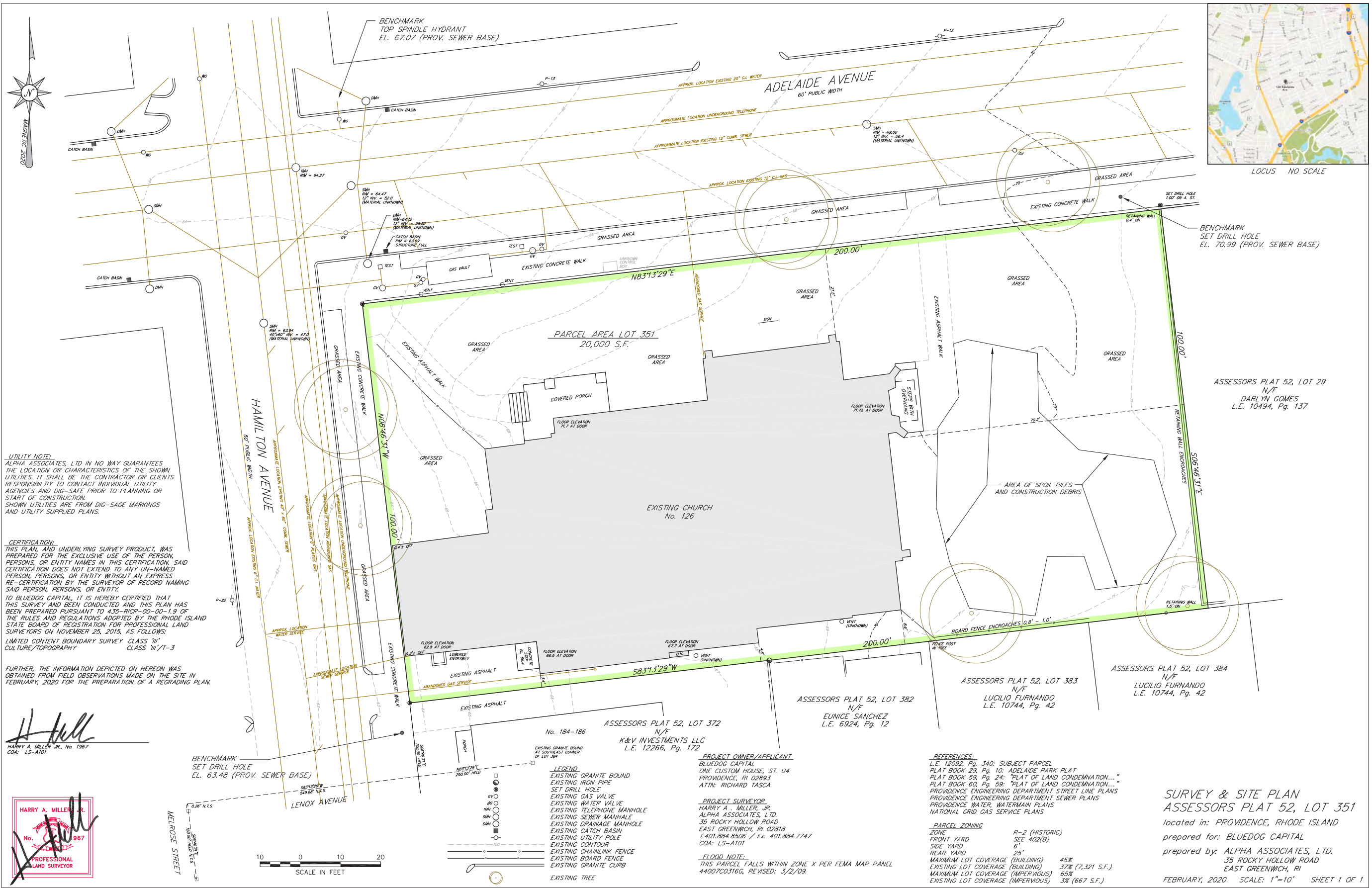
PERCENT REQUIRED: 30% OF LOT (1501-C)  
REQ'D TREE CANOPY = 6,000 SF  
LARGE - 1,000 SF  
MEDIUM - 700 SF  
SMALL - 300 SF

PROPOSED TREE CANOPY = 6,600 SF (2 LARGE, 4 MEDIUM, 6 SMALL)

### SIGNAGE:

FREESTANDING SIGN IN C-2 ZONE (1607 E, TABLE 16-1)  
MAX AREA = 20 SF  
MAX HEIGHT = 15 F

PROPOSED AREA = 20 SF  
PROPOSED HEIGHT = 6'0"



LOCUS NO SCALE

**UTILITY NOTE:**  
ALPHA ASSOCIATES, LTD IN NO WAY GUARANTEES THE LOCATION OR CHARACTERISTICS OF THE SHOWN UTILITIES. IT SHALL BE THE CONTRACTOR OR CLIENTS RESPONSIBILITY TO CONTACT INDIVIDUAL UTILITY AGENCIES AND DIG-SAGE PRIOR TO PLANNING OR START OF CONSTRUCTION. SHOWN UTILITIES ARE FROM DIG-SAGE MARKINGS AND UTILITY SUPPLIED PLANS.

**CERTIFICATION:**  
THIS PLAN, AND UNDERLYING SURVEY PRODUCT, WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMES IN THIS CERTIFICATION. SAID CERTIFICATION DOES NOT EXTEND TO ANY UN-NAMED PERSON, PERSONS, OR ENTITY WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR OF RECORD NAMING SAID PERSON, PERSONS, OR ENTITY.  
TO BLUEDOG CAPITAL, IT IS HEREBY CERTIFIED THAT THIS SURVEY AND BEEN CONDUCTED AND THIS PLAN HAS BEEN PREPARED PURSUANT TO 4.35-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2015, AS FOLLOWS:  
LIMITED CONTENT BOUNDARY SURVEY CLASS 'III'  
CULTURE/TOPOGRAPHY CLASS 'III/T-3'

FURTHER, THE INFORMATION DEPICTED ON HEREON WAS OBTAINED FROM FIELD OBSERVATIONS MADE ON THE SITE IN FEBRUARY, 2020 FOR THE PREPARATION OF A REGRADING PLAN.

*H. Miller*  
HARRY A. MILLER JR., No. 1967  
COA: LS-4101



- LEGEND**
- EXISTING GRANITE BOUND
  - EXISTING IRON PIPE
  - SET DRILL HOLE
  - EXISTING GAS VALVE
  - EXISTING WATER VALVE
  - EXISTING TELEPHONE MANHOLE
  - EXISTING SEWER MANHOLE
  - EXISTING DRAINAGE MANHOLE
  - EXISTING CATCH BASIN
  - EXISTING UTILITY POLE
  - EXISTING CONTOUR
  - EXISTING CHAINLINK FENCE
  - EXISTING BOARD FENCE
  - EXISTING GRANITE CURB
  - EXISTING TREE

**PROJECT OWNER/APPLICANT**  
BLUEDOG CAPITAL  
ONE CUSTOM HOUSE, ST. U4  
PROVIDENCE, RI 02893  
ATTN: RICHARD TASCA

**PROJECT SURVEYOR**  
HARRY A. MILLER, JR.  
ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI 02818  
T: 401.884.9506 / F: 401.884.7747  
COA: LS-4101

**FLOOD NOTE:**  
THIS PARCEL FALLS WITHIN ZONE X PER FEMA MAP PANEL 44007C0316G, REVISED: 3/2/09.

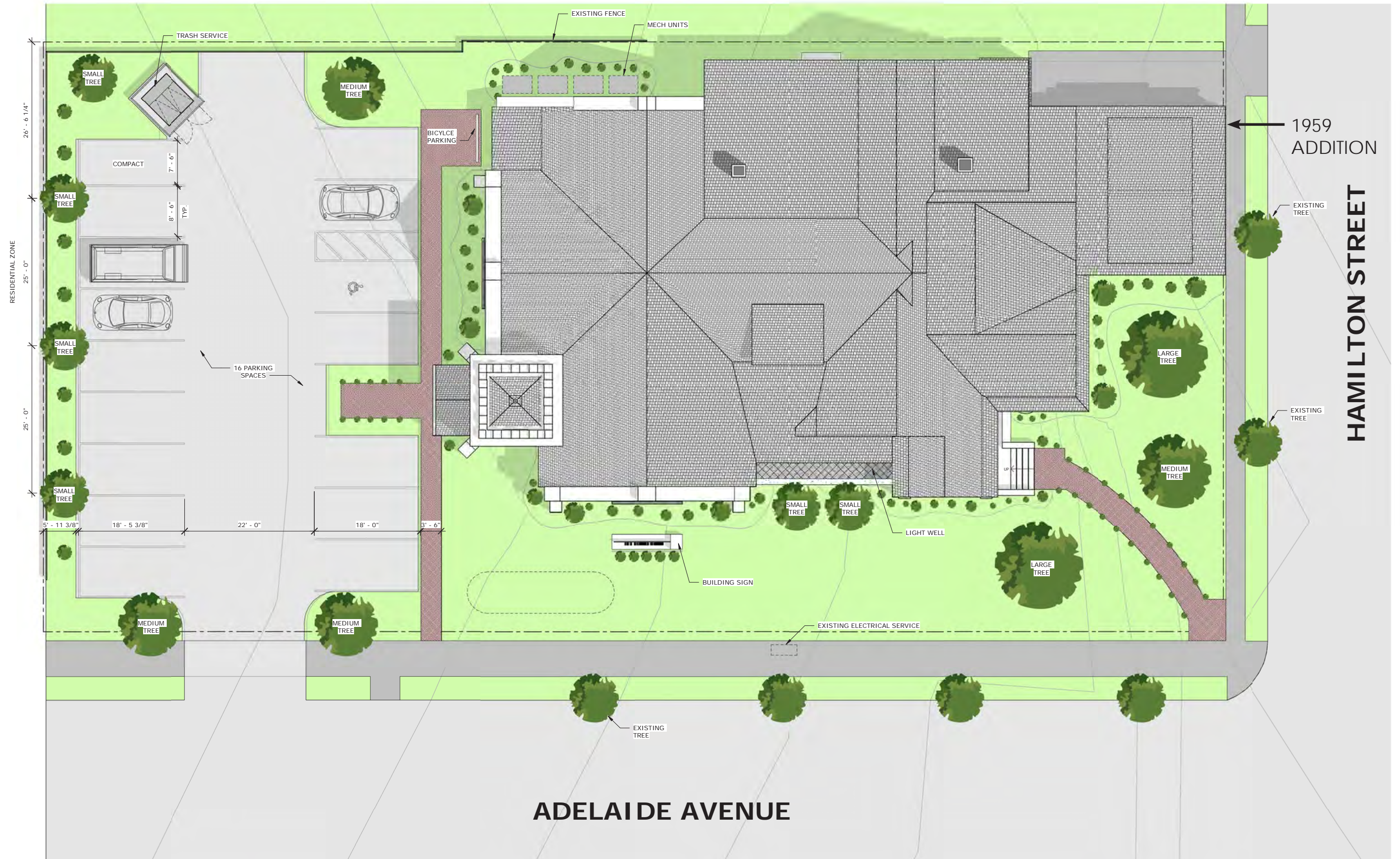
**REFERENCES:**  
L.E. 12092, Pg. 340; SUBJECT PARCEL  
PLAT BOOK 29, Pg. 10; ADELAIDE PARK PLAT  
PLAT BOOK 59, Pg. 24; "PLAT OF LAND CONDEMNATION..."  
PLAT BOOK 60, Pg. 59; "PLAT OF LAND CONDEMNATION..."  
PROVIDENCE ENGINEERING DEPARTMENT STREET LINE PLANS  
PROVIDENCE WATER, WATERMAIN PLANS  
NATIONAL GRID GAS SERVICE PLANS

**PARCEL ZONING**

ZONE	R-2 (HISTORIC)
FRONT YARD	SEE 402(B)
SIDE YARD	6'
REAR YARD	25'
MAXIMUM LOT COVERAGE (BUILDING)	45%
EXISTING LOT COVERAGE (BUILDING)	37% (7,321 S.F.)
MAXIMUM LOT COVERAGE (IMPERVIOUS)	65%
EXISTING LOT COVERAGE (IMPERVIOUS)	3% (667 S.F.)

**SURVEY & SITE PLAN**  
**ASSESSORS PLAT 52, LOT 351**  
located in: PROVIDENCE, RHODE ISLAND  
prepared for: BLUEDOG CAPITAL  
prepared by: ALPHA ASSOCIATES, LTD.  
35 ROCKY HOLLOW ROAD  
EAST GREENWICH, RI  
FEBRUARY, 2020 SCALE: 1"=10' SHEET 1 OF 1

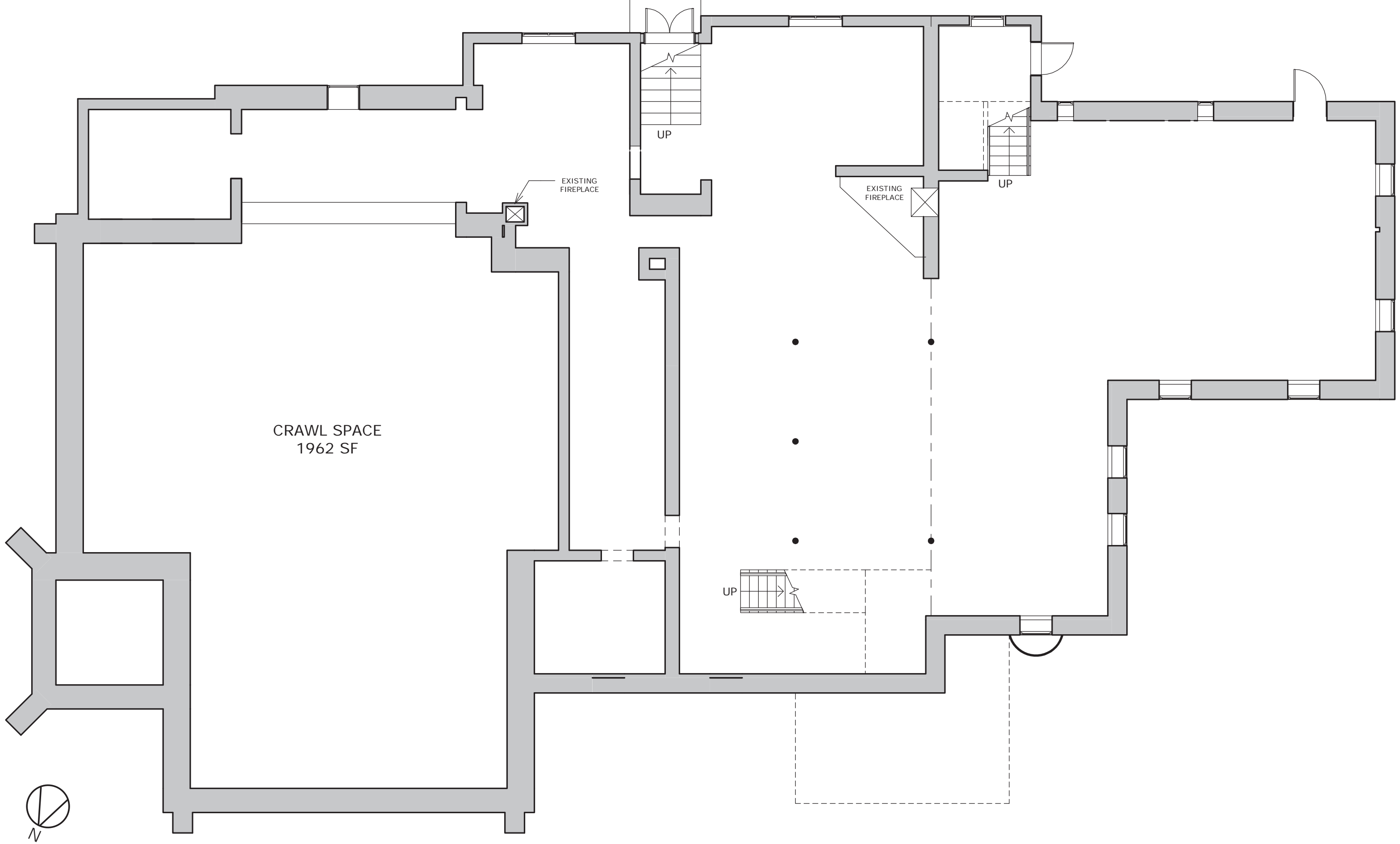


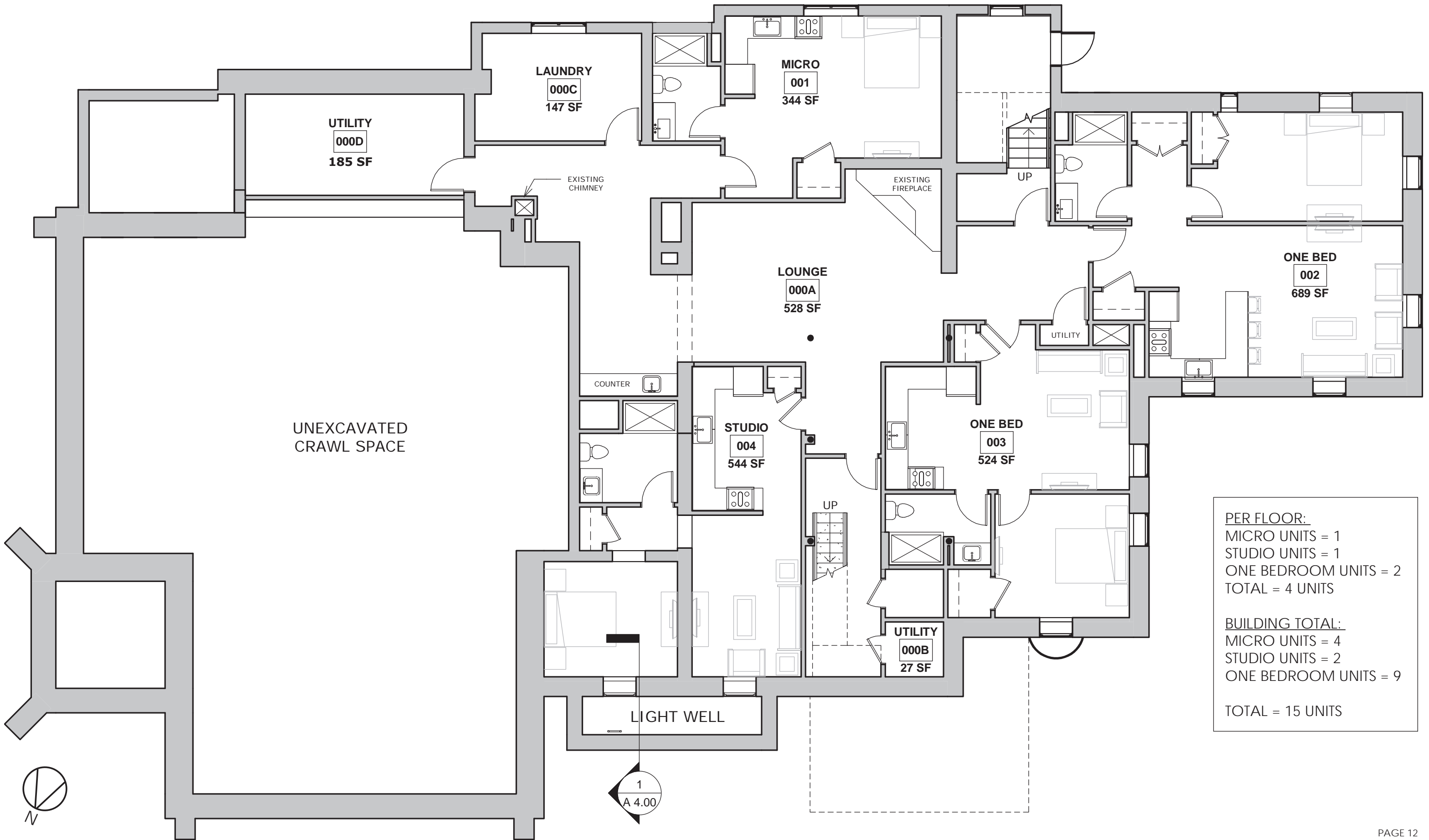


PROPOSED SITE PLAN SCALE @ 1/16" = 1'0" (20,000 S.F.)

# ADELAIDE CHURCH

*Disclaimer: To the best of our knowledge this information has been obtained by the latest resources available. This has NOT been verified or confirmed by the City of Providence or any State or Federal Agencies. Information regarding the overall size of the site has been obtained by using the scaled GIS mapping platform made available. It is highly encouraged that a class I survey be obtained for verification and that this information be reviewed with all governing authorities for confirmation prior to any property negotiations or financial transactions are completed.*

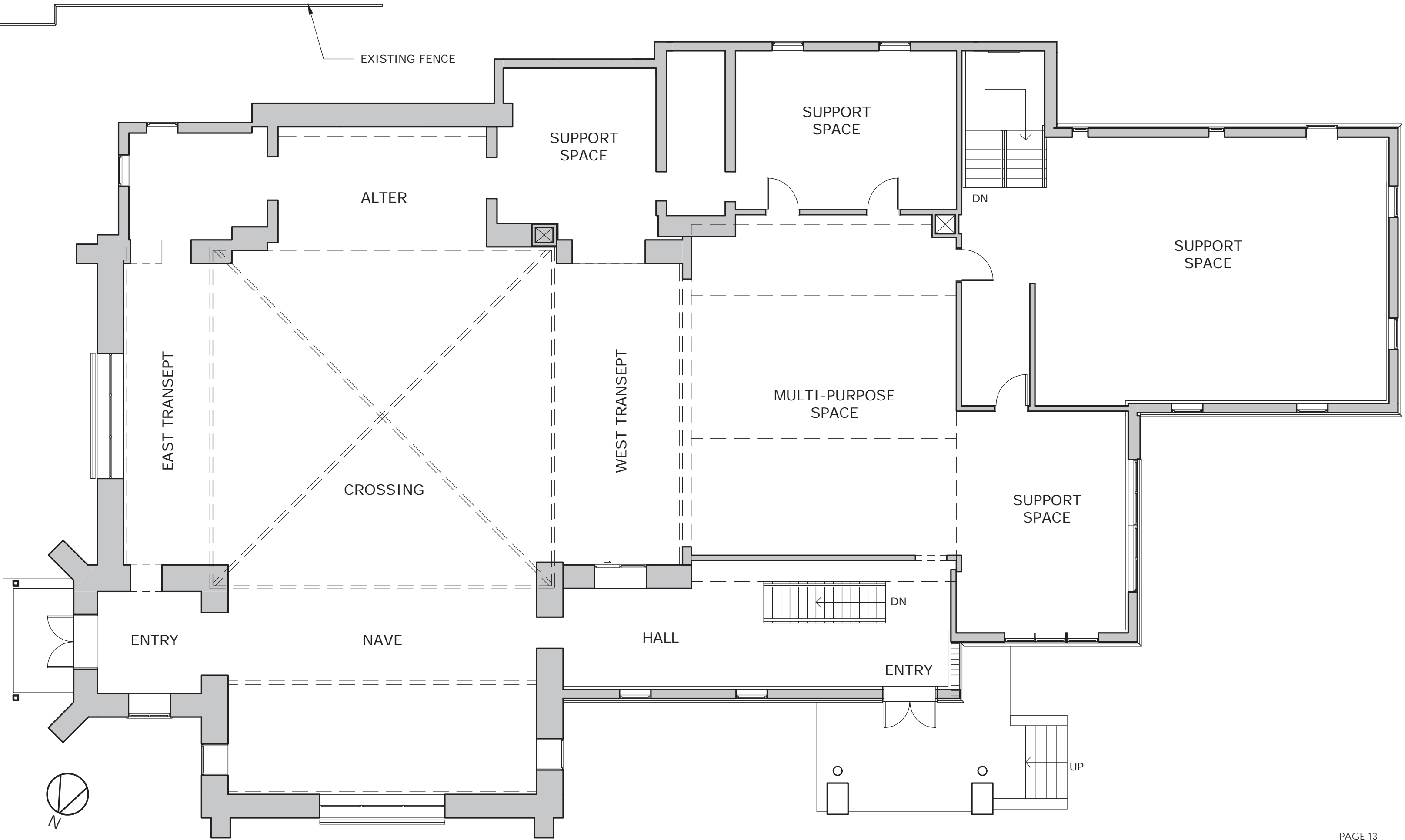


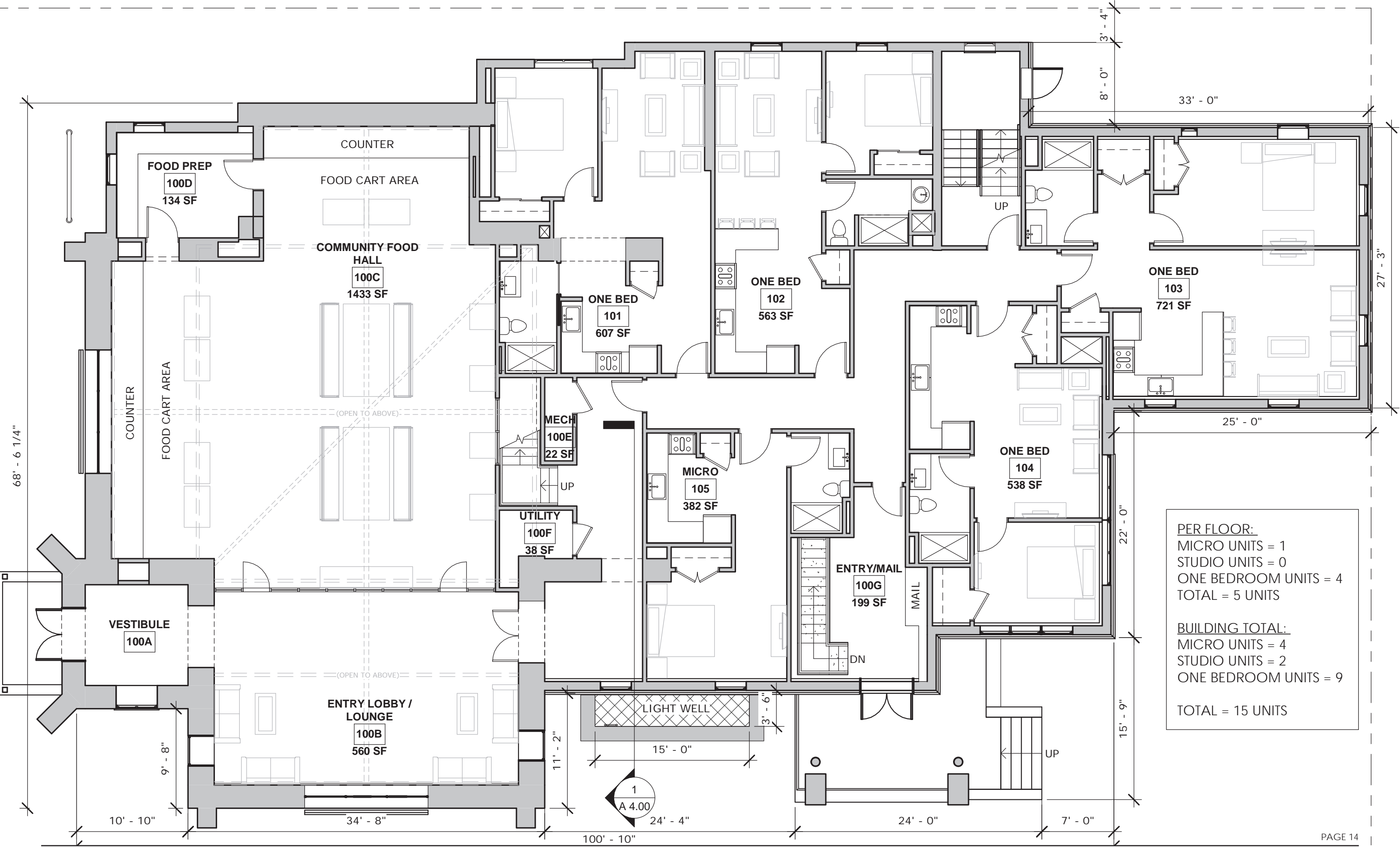


**PER FLOOR:**  
 MICRO UNITS = 1  
 STUDIO UNITS = 1  
 ONE BEDROOM UNITS = 2  
 TOTAL = 4 UNITS

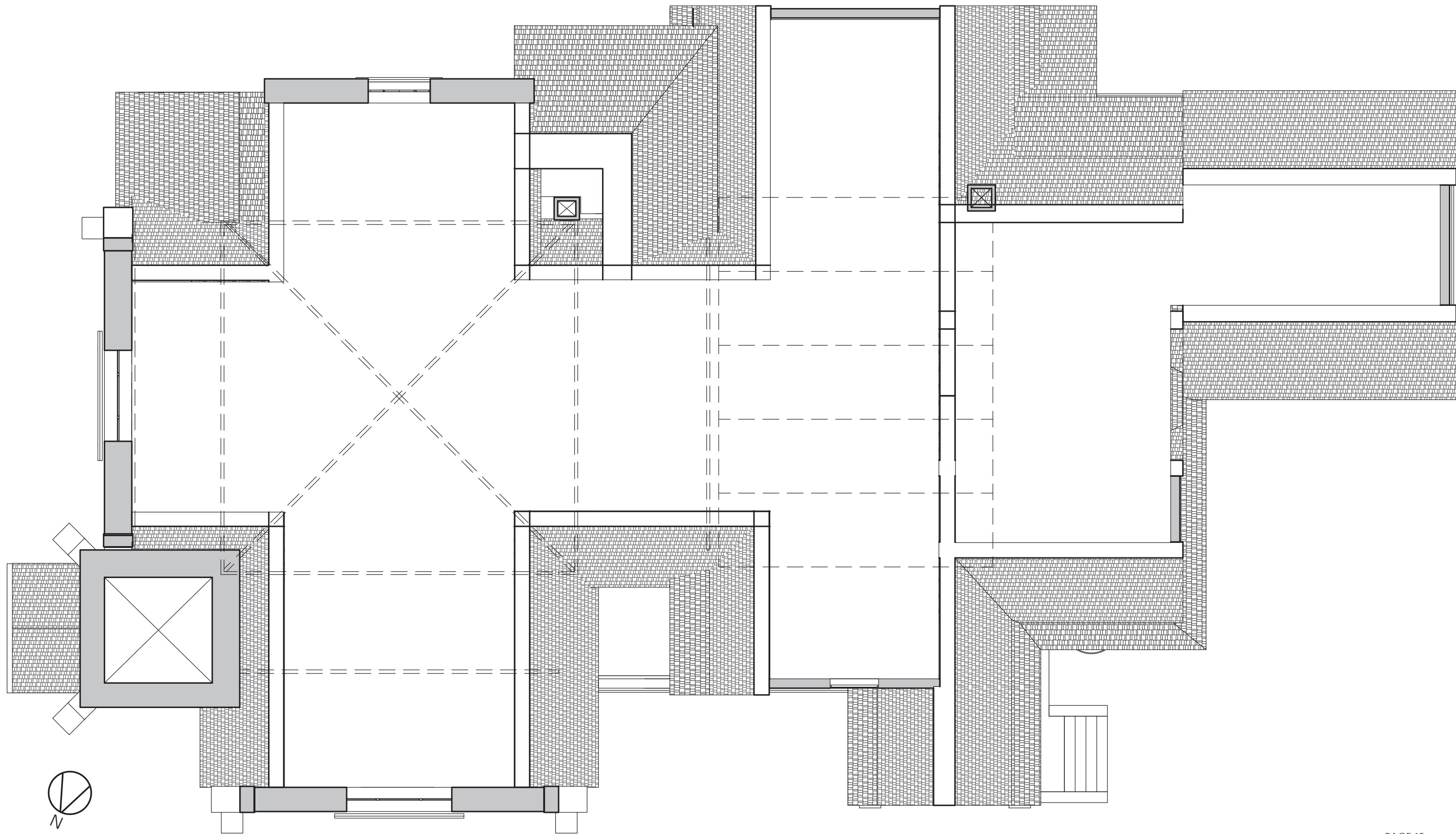
**BUILDING TOTAL:**  
 MICRO UNITS = 4  
 STUDIO UNITS = 2  
 ONE BEDROOM UNITS = 9  
 TOTAL = 15 UNITS

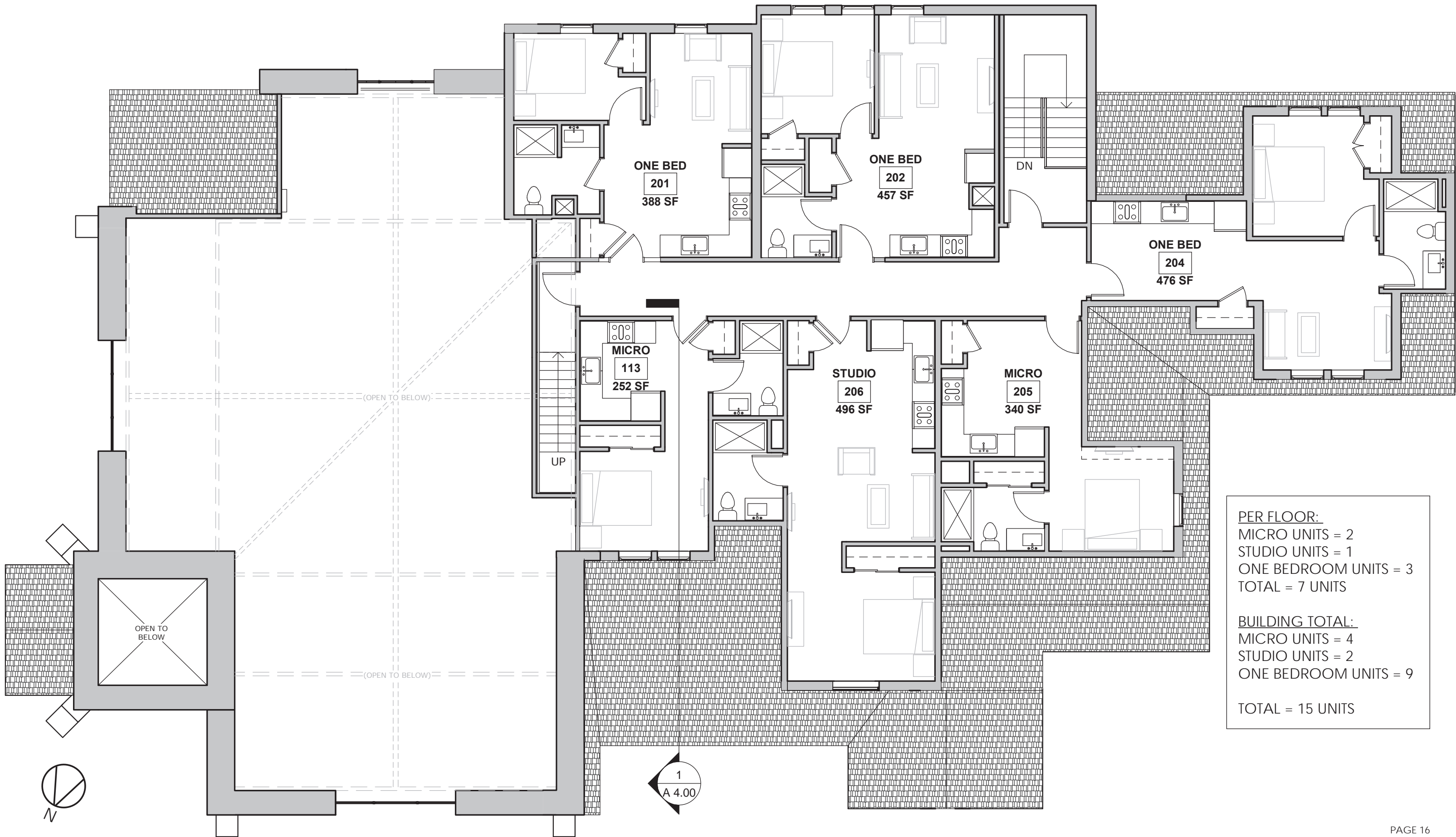












PER FLOOR:  
 MICRO UNITS = 2  
 STUDIO UNITS = 1  
 ONE BEDROOM UNITS = 3  
 TOTAL = 7 UNITS

BUILDING TOTAL:  
 MICRO UNITS = 4  
 STUDIO UNITS = 2  
 ONE BEDROOM UNITS = 9  
 TOTAL = 15 UNITS

**INTERIOR RENDERING IN PROGRESS  
WILL BE MADE AVAILABLE FOR  
ZONING MEETING**

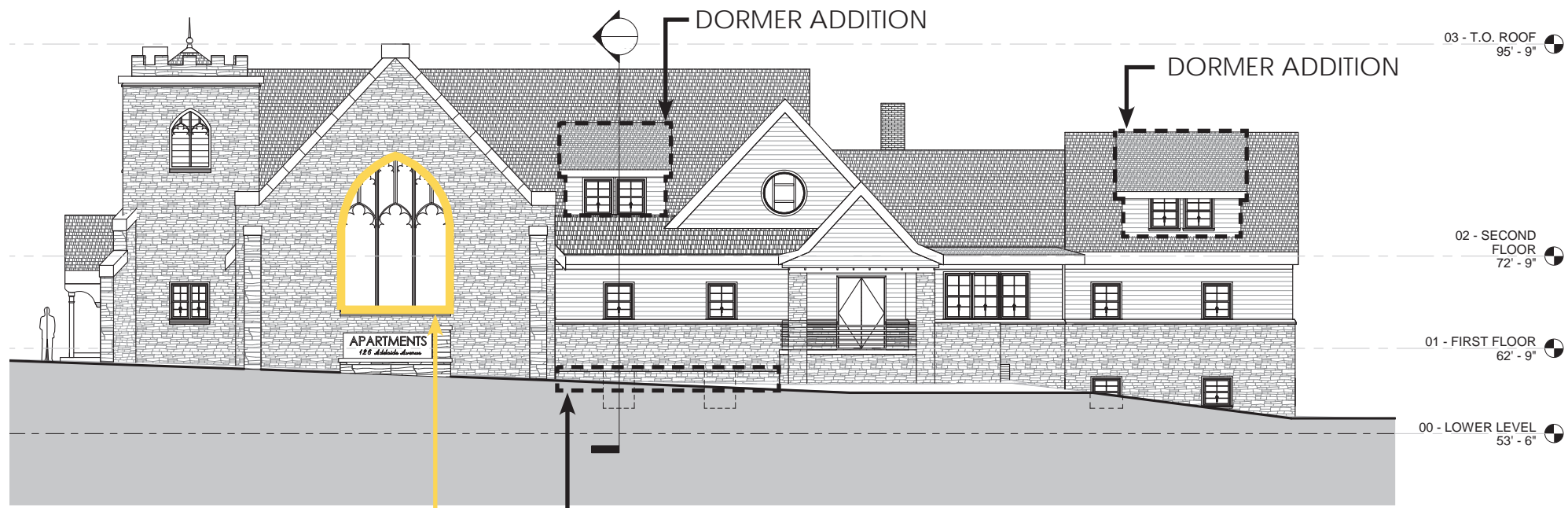


APARTMENTS  
1870 Historic Building



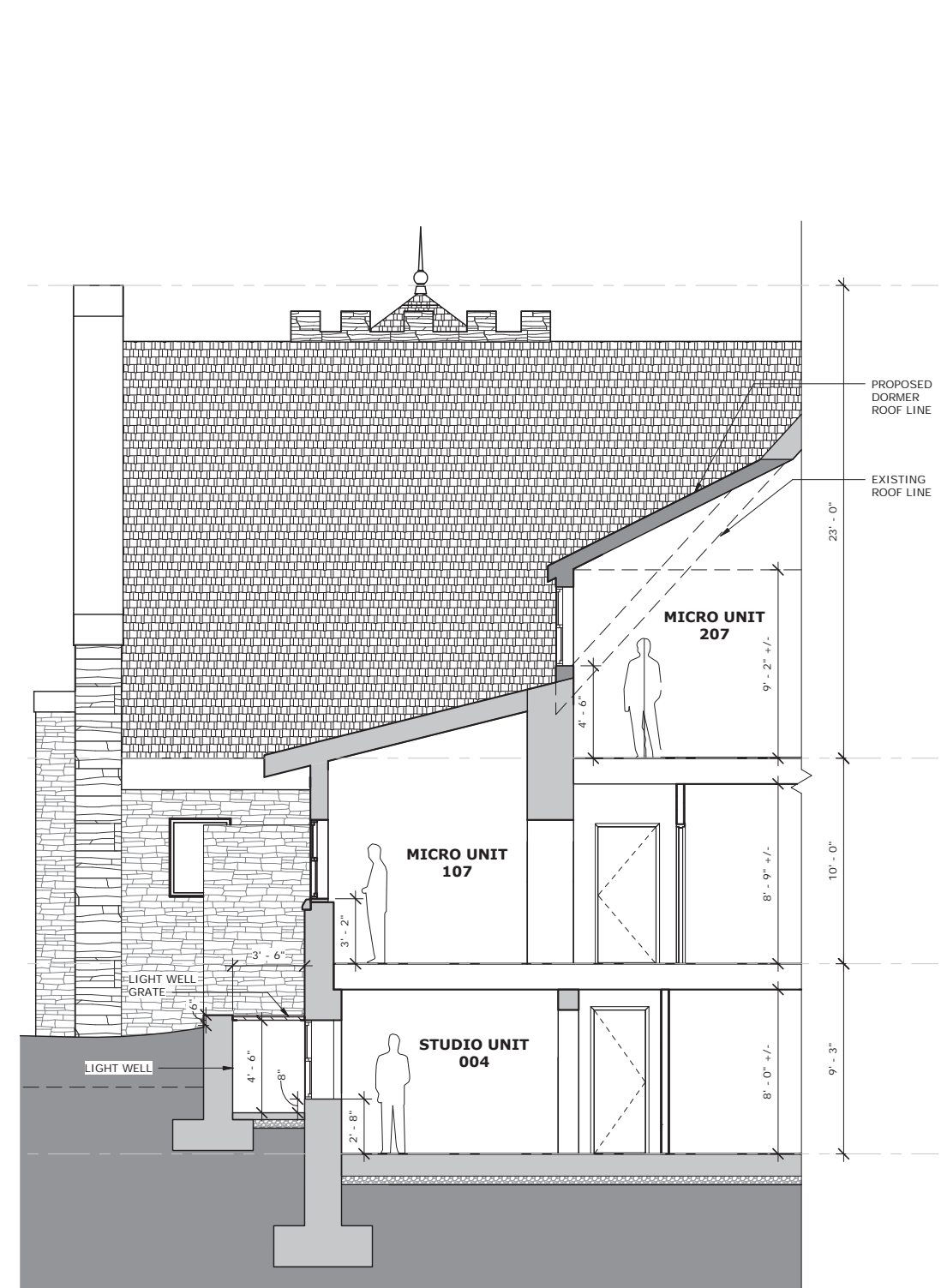


EXISTING



PROPOSED

LIGHT-WELL ADDITION  
NORTH STAINED GLASS WINDOW TO BE RESTORED



LIGHT WELL SECTION  
SCALE @ 1/8" = 1'0"

NORTH ELEVATIONS SCALE @ 1/16" = 1'0"



EXISTING



PROPOSED

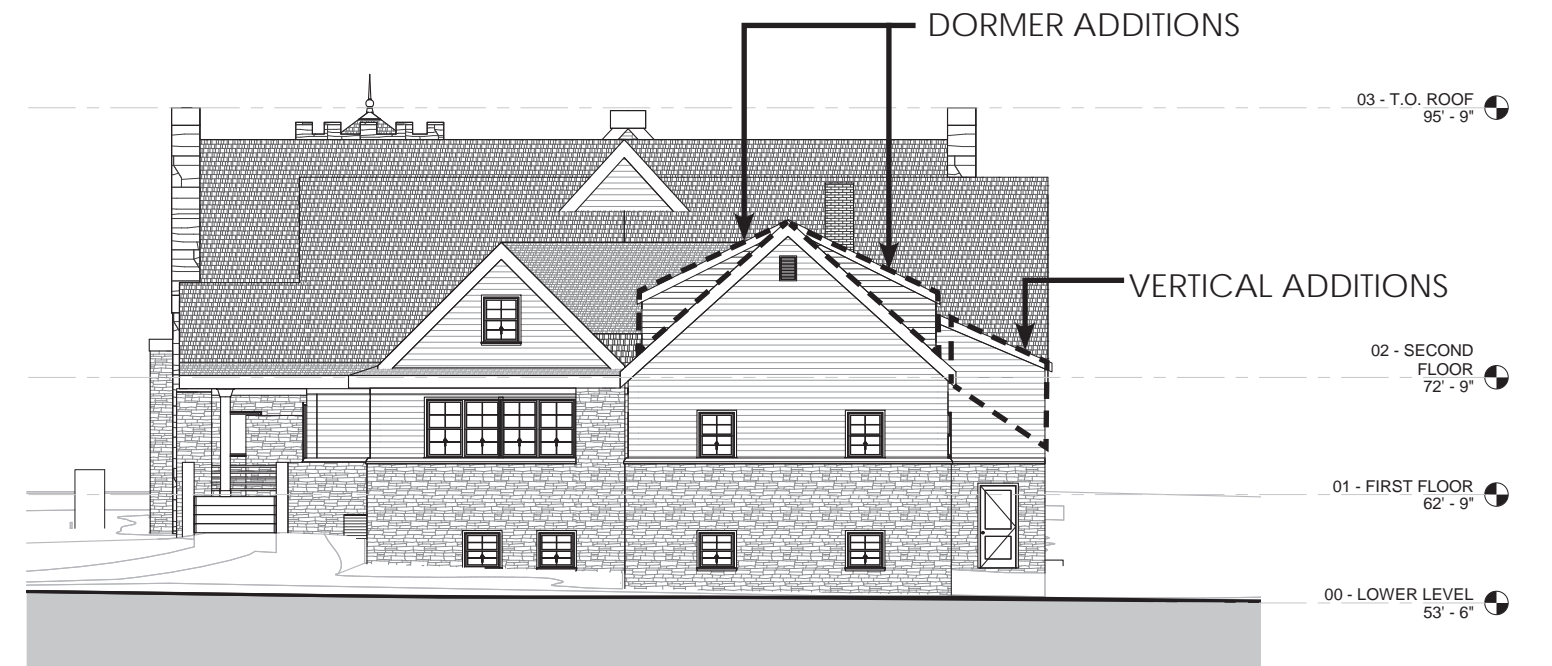
EAST STAINED GLASS WINDOW TO BE RESTORED

EAST ELEVATIONS SCALE @ 1/16" = 1'0"

ADELAIDE CHURCH



EXISTING

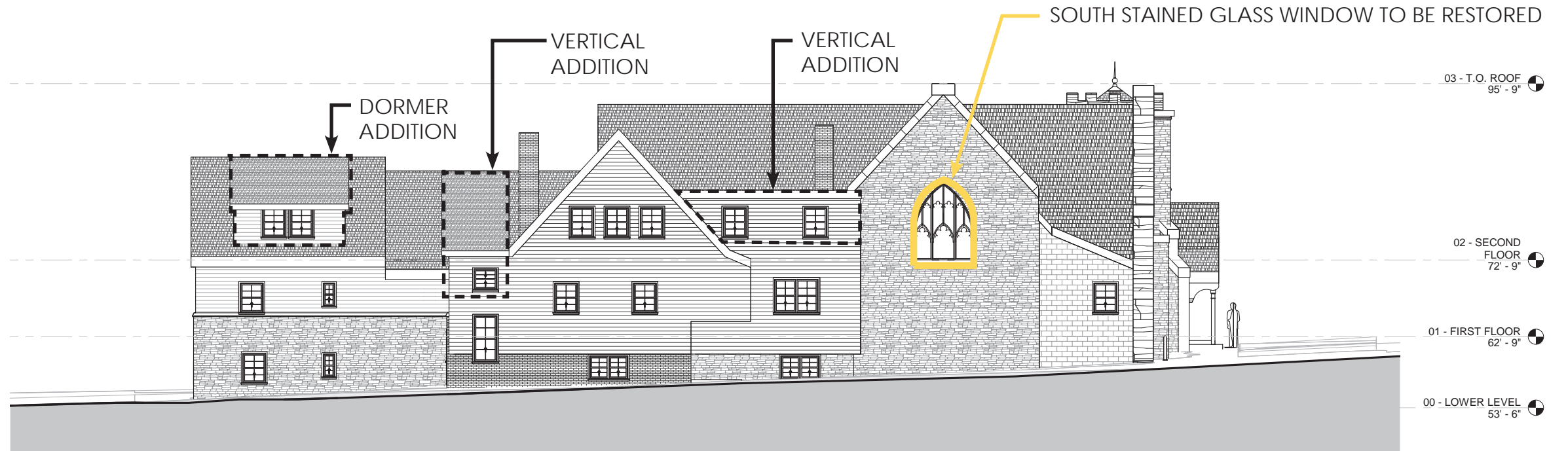


PROPOSED

WEST ELEVATIONS SCALE @ 1/16" = 1'0"



EXISTING



PROPOSED

SOUTH ELEVATIONS SCALE @ 1/16" = 1'0"

ADELAIDE CHURCH



Bluedog Capital Partners, LLC  
126 Adelaide Avenue

GSF	RSF	Units
10,000	7,455	15

Estimated Construction Costs						Stabilized Yield on Cost		
	Total	Per GSF	Per RSF	Per Unit	% of TCC		Total Y2	Y2 Per Unit
<b>Land and Sitework</b>						<b>REVENUES</b>		
Land/Building Purchase	\$220,000	\$22.00	\$29.51	\$14,667		<b>Rental Income</b>		
Sitework	\$300,000	\$30.00	\$40.24	\$20,000		Gross Potential Income - Rental Units	\$203,940	\$13,596
<b>Total Land and Sitework</b>	<b>\$520,000</b>	<b>\$52.00</b>	<b>\$69.75</b>	<b>\$34,667</b>	<b>20.1%</b>	Less: Rental Adjustments	(\$17,335)	(\$1,156)
<b>Hard Costs</b>						<b>Total Rental Income</b>	<b>\$186,605</b>	<b>\$12,440</b>
Construction Costs	\$1,575,000	\$157.50	\$211.27	\$105,000		Other Income	\$12,236	\$816
Contingency (10%)	\$157,500	\$15.75	\$21.13	\$10,500		Food Hall NOI	\$28,800	\$1,920
<b>Total Hard Costs</b>	<b>\$1,732,500</b>	<b>\$173.25</b>	<b>\$232.39</b>	<b>\$115,500</b>	<b>67.2%</b>	<b>TOTAL REVENUES</b>	<b>\$227,642</b>	<b>\$15,176</b>
<b>Soft Costs</b>						<b>OPERATING EXPENSES</b>		
Design and Architecture	\$100,000	\$10.00	\$13.41	\$6,667		Real Estate Taxes	\$58,350	\$3,890
Civil Engineering	\$50,000	\$5.00	\$6.71	\$3,333		Insurance	\$4,500	\$300
Legal and Permitting	\$25,000	\$2.50	\$3.35	\$1,667		Utilities	\$5,535	\$369
Insurance	\$15,000	\$1.50	\$2.01	\$1,000		Payroll	\$8,100	\$540
Initial Year Taxes	\$10,000	\$1.00	\$1.34	\$667		Repairs and Maintenance	\$3,685	\$246
Construction Management Fee	\$75,000	\$7.50	\$10.06	\$5,000		Turnover	\$1,800	\$120
General and Administrative	\$25,000	\$2.50	\$3.35	\$1,667		Contract Services	\$4,325	\$288
Contingency (10%)	\$30,000	\$3.00	\$4.02	\$2,000		General and Administrative	\$3,600	\$240
<b>Total Soft Costs</b>	<b>\$330,000</b>	<b>\$33.00</b>	<b>\$44.27</b>	<b>\$22,000</b>	<b>12.8%</b>	Management Fee (3%)	\$6,829	\$455
						Capital Reserves	\$3,000	\$200
<b>TOTAL PROJECT COSTS</b>	<b>\$2,582,500</b>	<b>\$258.25</b>	<b>\$346.41</b>	<b>\$172,167</b>		<b>TOTAL OPERATING EXPENSES</b>	<b>\$99,724</b>	<b>\$6,648</b>
						<b>NOI</b>	<b>\$127,917</b>	<b>\$8,528</b>
						<b>UNLEVERED YIELD ON COST</b>	<b>4.95%</b>	

**Bluedog Capital Partners, LLC Notes:** The above analysis shows a preliminary construction budget for 15 units and community food hall as well as a stabilized income statement projecting an unlevered yield on cost of under 5%. In order for this project to be feasible from a development standpoint (inclusive of obtaining financing and investors), 15 units is the minimum amount that we will need to build.