

66 POWER STREET - PROPOSED SCOPE OF WORK OVERVIEW

COW BARN + CARRIAGE HOUSE

HDC Meeting Date: 09/29/2025

The property located at 66 Power Street in Providence, Rhode Island, is known as the Thomas P. Ives House. This Federal-style building is a designated National Historic Landmark situated in the College Hill Historic District. It is bounded by Charlesfield Street to the north, Brown Street to the west, and Power Street to the south. **For this meeting, we are here ONLY for the “Cow Barn”, the northernmost out-building located at the corner of Brown Street and Charlesfield Street, and minor window work to the North side of the Carriage House which faces the Cow Barn.** Other work on the carriage house and the main house will be presented at future meetings.

According to historical records, the house was constructed between 1803 and 1806 by master builder Caleb Ormsbee as the primary residence of Thomas Poynton Ives, a prominent Rhode Island merchant and banker. In 2023, the property was acquired by The Brown Power Residence Trust.

We are seeking retroactive approval for the demolition of the Cow Barn and replacement, in kind, of a similar wood structure to be used as a three-car garage, including the following.

- The floor slab is existing to remain, no footprint changes
- New wood structure at all inward facing facades
- Salvage and re-use of existing skylights
- Three (3) new overhead operating carriage style garage doors
- New textured exterior wall panels with rail and stile detailing
- Existing to remain brick façade at Brown Street with new and salvaged rake board trim detail at the roof rake
- Repaired masonry cap and stone wall at Charlesfield Street
- New roof ridge
- New gutters and downspouts

In addition, we are seeking retroactive approval for repair, restoration and modifications for two windows on the existing north façade of the Carriage House which include:

- Remove the newly installed brick at a previous second floor window location and install a “ghosted window detail”.
- Reinstall the removed second floor window on the first floor (below the previous opening). The previous first floor window opening was smaller, so the new opening was adjusted to account for the larger size.
- Repointing and repairing of brick at the replaced first floor window.
- At these two locations we propose installing new custom lintels and sills to match the existing adjacent lintels and sills.



Ursillo, Teitz & Ritch, Ltd.

Counsellors At Law

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To: Providence Historic District Commission – Meeting of September 29, 2025

From: Andrew M. Teitz, Esq., AICP, Ursillo, Teitz & Ritch, Ltd.
Amy H. Goins, Esq., Ursillo, Teitz & Ritch, Ltd
Attorneys for Owner/Applicant

Re: Case 25.130, 66 Power Street – Thomas Poynton Ives House, 1806 (College Hill)
Applicant/Architect: Cara Pomeranz
Owner: Brown Power Personal Residence Trust

**Narrative in Support of Application for Certificate of Appropriateness:
Cow Barn and Carriage House**

Introduction

This narrative is provided in support of the Applicant's request for a certificate of appropriateness for changes to the Cow Barn and Carriage House on the above-referenced property. As the Commission may be aware, this application was originally scheduled for review before the Commission on July 28, 2025. On or about July 25, 2025, the Applicant, Cara Pomeranz, was contacted by Jason Martin, who informed her that neighbors of the Property had reported that the Cow Barn had been demolished and was in the process of being rebuilt. Ms. Pomeranz immediately notified the contractor on-site to stop work, as she was aware that such demolition and reconstruction required review and approval by the Commission. Shortly thereafter, the Applicant engaged counsel to assist with this matter.

At the outset, it should be noted that the scope of the Commission's review is limited at this time, by the Applicant's request, to only the Cow Barn and Carriage House. The requested scope of work is set forth fully in the document entitled '66 Power Street – Proposed Scope of Work Overview – Cow Barn + Carriage House.' The application, as originally filed, sought a certificate of appropriateness for a greater scope of work, including changes to the principal dwelling on the Property. At this time, the Applicant is seeking review and approval on a retroactive basis for completed alterations to the Carriage House and a demolition and rebuilding of the Cow Barn.

Cow Barn Demolition & Reconstruction

The structure known as the ‘Cow Barn’ has much less historical significance than the main dwelling and the Carriage House. It is a small out-building in a vernacular style. The Cow Barn has been deteriorating for many years. A building permit application from 2017 (applied for by the current Owner’s predecessor in title) indicates that the structure needed to be shored up to prevent it from falling down. Eight years later, in 2025, the current Owner engaged a contractor to inspect the Cow Barn and evaluate its structural integrity. When the contractor entered the Cow Barn in late July, he captured its existing condition in a videorecording, which has been submitted to the Commission (referred to hereinafter as the “Cow Barn Video”). As the Cow Barn Video demonstrates, the rafters had rotted away and the roof was resting on the exterior perimeter wall. The contractor was concerned that the building was in imminent danger of collapse. Under the mistaken impression that alterations to the Cow Barn would not require review and approval by the Commission, both because the structure was not historically significant and because it was located behind a wall, with almost no features visible from the street, the contractor undertook an immediate demolition and reconstruction of the structure.

The Owner acknowledges that it bears the legal responsibility for this error and pledges to exercise a greater degree of supervision over contractors working on this Property going forward. As noted above, once Ms. Pomeranz was informed of the unauthorized demolition and reconstruction, she acted to immediately stop work. Care was taken to reconstruct the Cow Barn to essentially what was existing pre-demolition, except that the roof was raised about 1’ off the wall, to avoid the wooden beams resting directly on the wall and causing water damage/rot that had caused the original structure to decay over time. The existing window in the brick gable end of the structure was untouched and this wall was left intact. On the other end of the building, a window was removed and preserved.

Importantly, the reconstructed Cow Barn satisfies the necessary standards for the Commission to issue a certificate of appropriateness. This is a non-contributing structure, there were no alternatives to demolition because of the extensive wood rotting, and the structure was essentially rebuilt in-kind, except for the minimal raising of the roof to avoid future problems with water damage. Accordingly, the Applicant requests retroactive approval from the Commission for the demolition and reconstruction of the Cow Barn.

Carriage House Alterations

Similarly, alterations were made to the north façade of the Carriage House. Although the contractor did not have concerns regarding this building’s structural integrity, the work was performed prior to review and approval based upon an incorrect belief that this building similarly did not fall within the Commission’s jurisdiction, as an accessory structure. The specific changes made for which the Applicant seeks retroactive approval are detailed in the attached Scope of

Work Overview. On the Carriage House, one window was removed and bricked in. The Applicant proposes to install a ‘ghosted window detail’ for this feature. The removed window was reinstalled on the first floor, below the previous opening. This window location was adjusted to accommodate a larger window size, and the brick in this location was repointed and repaired. For both of these locations, the Applicant proposes to install new custom lintels and sills to match the existing adjacent features.

Conclusion

The Owner and Applicant recognize that the posture of this application, seeking retroactive approval for work that has already been performed, is a cause for concern. However, the resulting alterations, if presented before completion, are entirely appropriate, given the context of the Property. The demolition and reconstruction of the Cow Barn amounts to an in-kind replacement, with the only changes made being changes to ensure future structural integrity. As for the Carriage House, the minimal alterations made to this building can be improved through the proposed changes outlined above.

Further, the Applicant is aware of concern from the community regarding alterations made to the interior of the principal dwelling, in addition to interest from the community regarding the development potential of the Property. As to the former concern, the Commission lacks jurisdiction to review changes to the interior of structures. As to the latter concern, the Commission’s scope of review at this meeting is limited, as stated, to the Carriage House and Cow Barn – nothing else is before the Commission at this time.

The Commission should be assured that the Owner intends to exercise greater authority over all aspects of the construction process for this Property moving forward. As an advocate of historic preservation, the Owner is committed to responsible stewardship of this singular Property and looks forward to working with the Commission to ensure that future alterations are reviewed and found to be appropriate by the Commission before those alterations are made.

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COW BARN + CARRIAGE HOUSE
HDC Meeting Date: 09/29/2025

Exhibit 10 - List of professionals

1. Legal, Ursillo, Teitz + Ritch Ltd.:
 1. Andrew M. Teitz, Esq., AICP; Ursillo, Teitz & Ritch, Esq., 2 Williams Street, Providence, RI 02903, 401-331-2222; zoning@utrlaw.com
 2. Amy Goins, Esq.; Ursillo, Teitz & Ritch, Esq., 2 Williams Street, Providence, RI 02903, 401-331-2222; amygoins@utrlaw.com
2. The Brown Power Residence Trust, Owner's Representatives:
 1. Joshua Moon, Owner's Representative; The Brown Power Personal Residence Trust, 42 W 39th Street, Floor 14, New York, New York 10018, 518-610-4636; jmoon@galvanfdn.org
 2. Walter Chatham, Architect; 2 Hudson Avenue, Hudson, New York, 12534, 212-925-2202. walter@wfchatham.com
3. Architect of Record, Cara Pomeranz, Architect LLC:
 1. Cara Pomeranz AIA, LEED AP, NCARB; Cara Pomeranz Architect LLC; 131 Anoka Ave, 2N, Barrington, Rhode Island 02806, 401-338-5577; cara@pomeranzarch.com
4. Architectural Consultant, Spencer McCombe:
 1. Spencer McCombe AIA, LEED AP; Principal, Cordtsen Architecture; 42 West Main Road, Middletown, RI, 02842, 401-619-4689 ; spencer@cordtsendesign.com



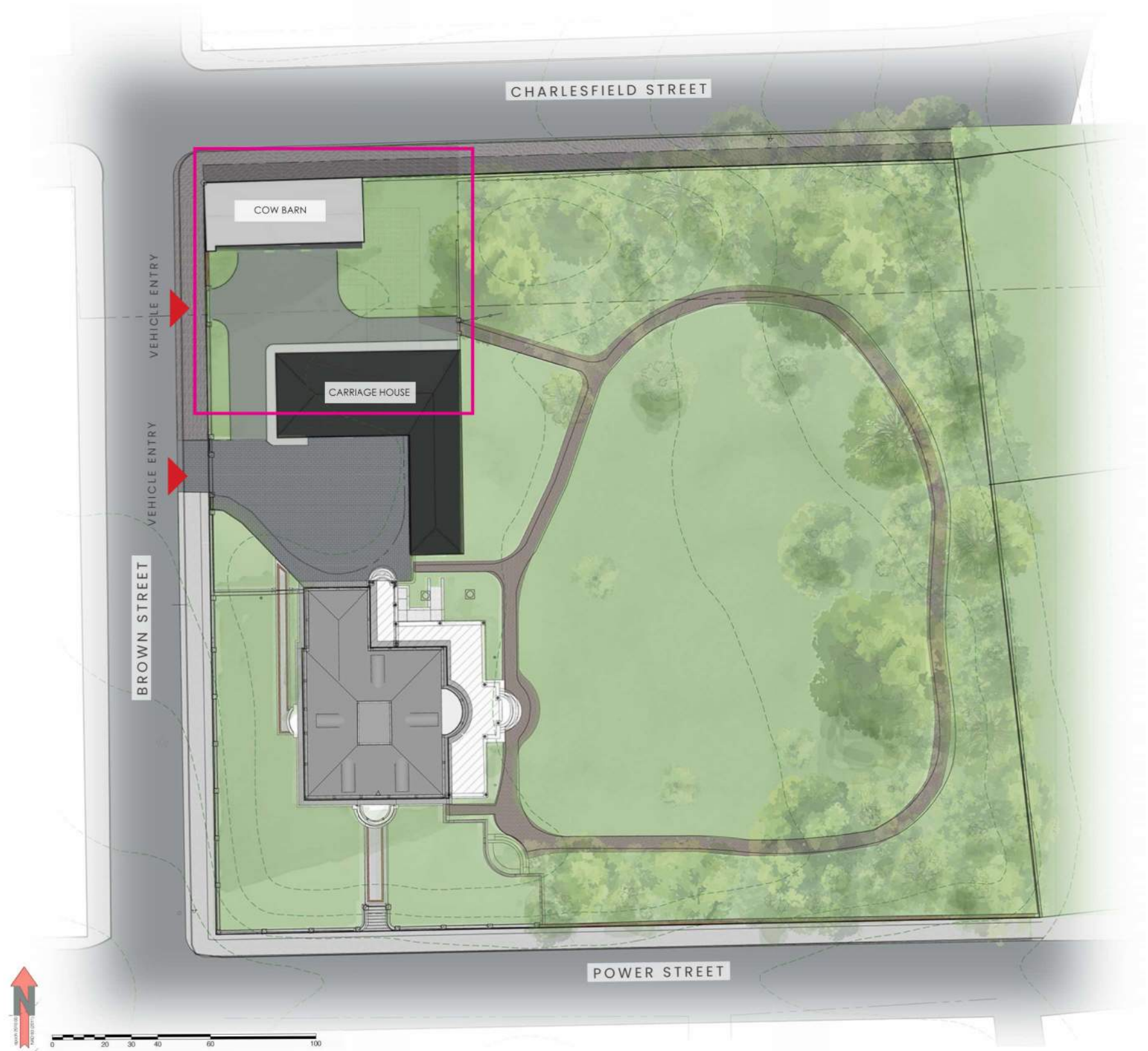
66 POWER ST

HISTORIC DISTRICT COMMISSION
COWBARN + CARRIAGE HOUSE EXTERIOR

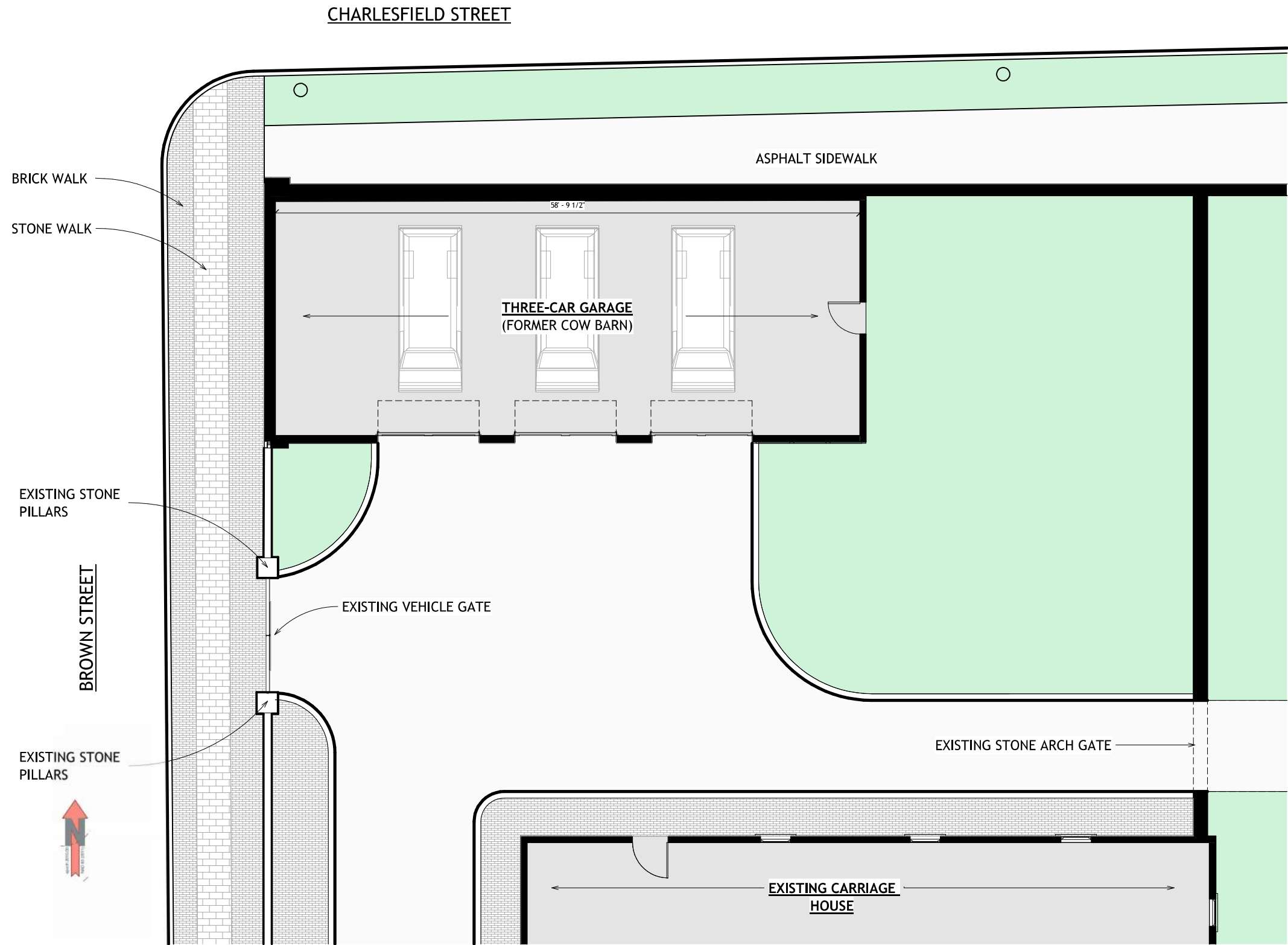
09/29/2025



OVERALL SITE PLAN



SITE PLAN - VEHICLE COURT



① Cow Barn - Site Plan + Floor Plan
3/16" = 1'-0"

COW BARN



PRE-EXISTING CONDITIONS



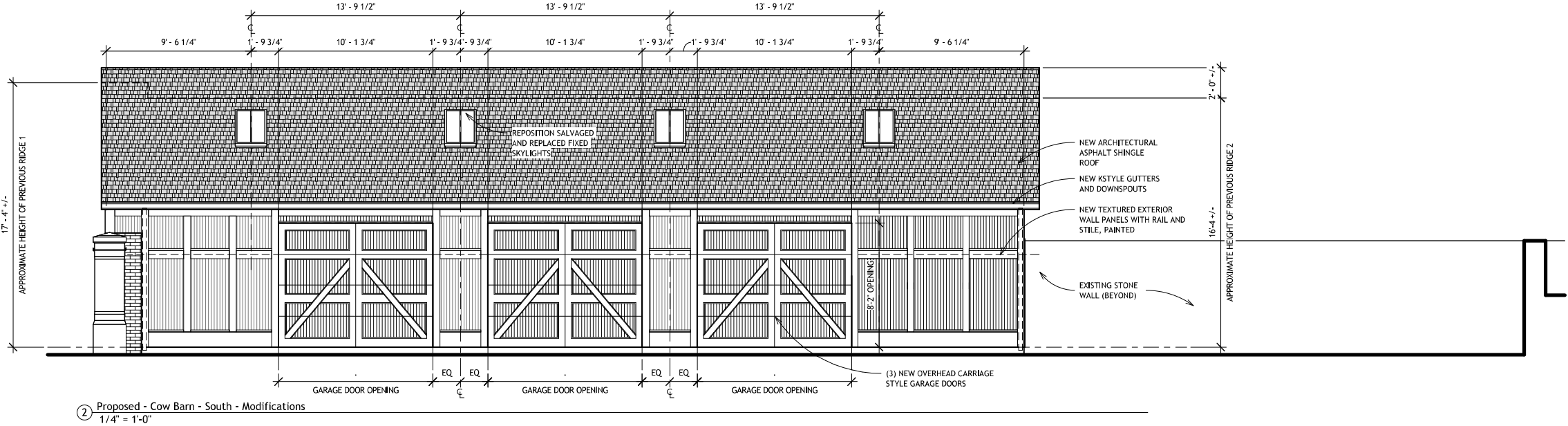
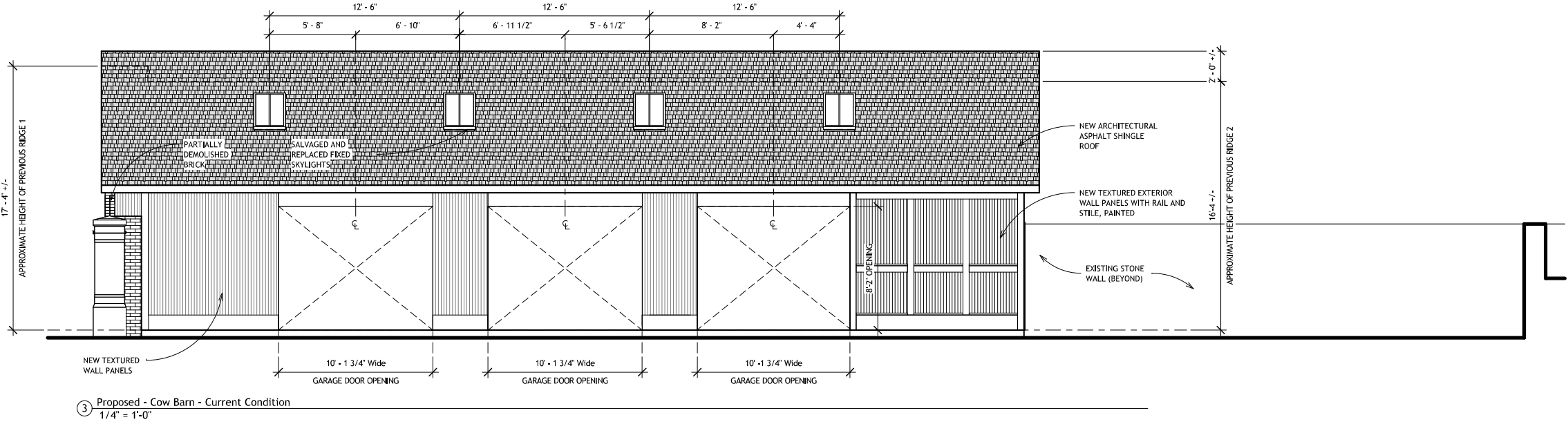
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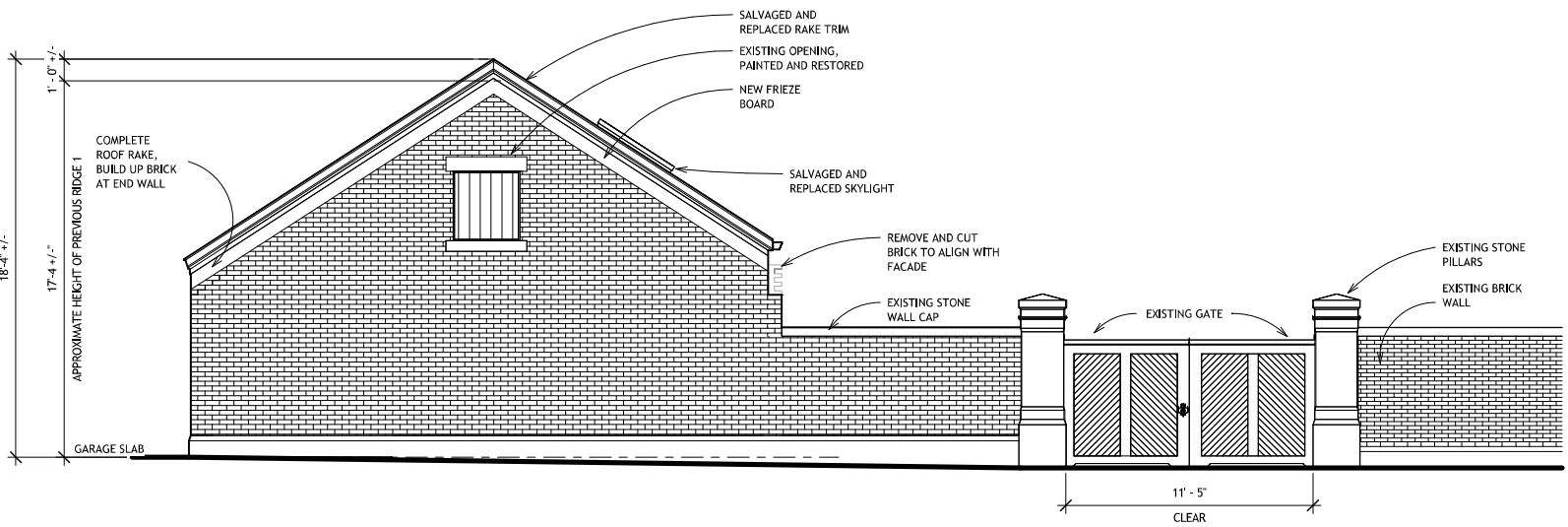
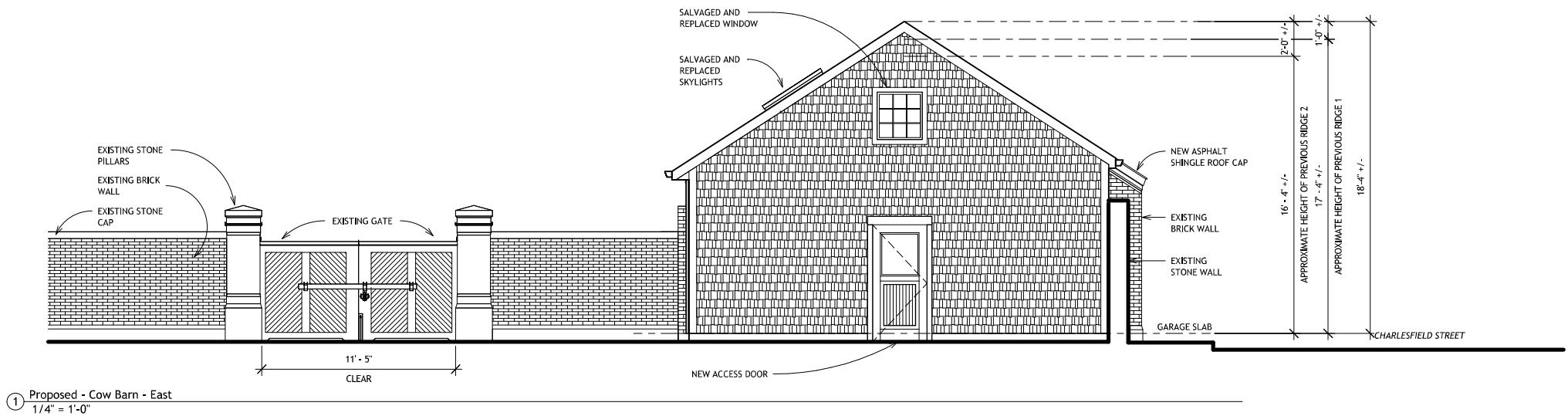
CURRENT CONDITIONS COW BARN



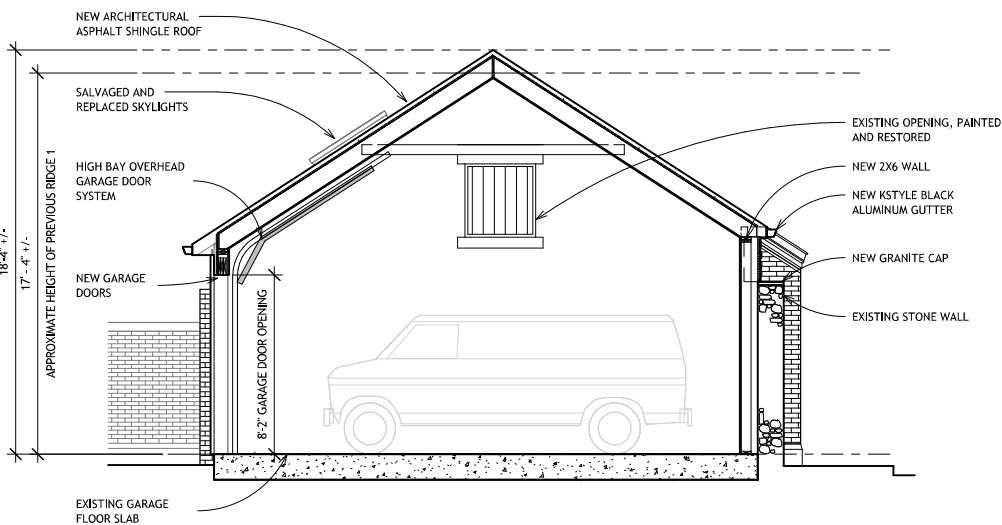
PROPOSED ELEVATIONS



PROPOSED ELEVATIONS

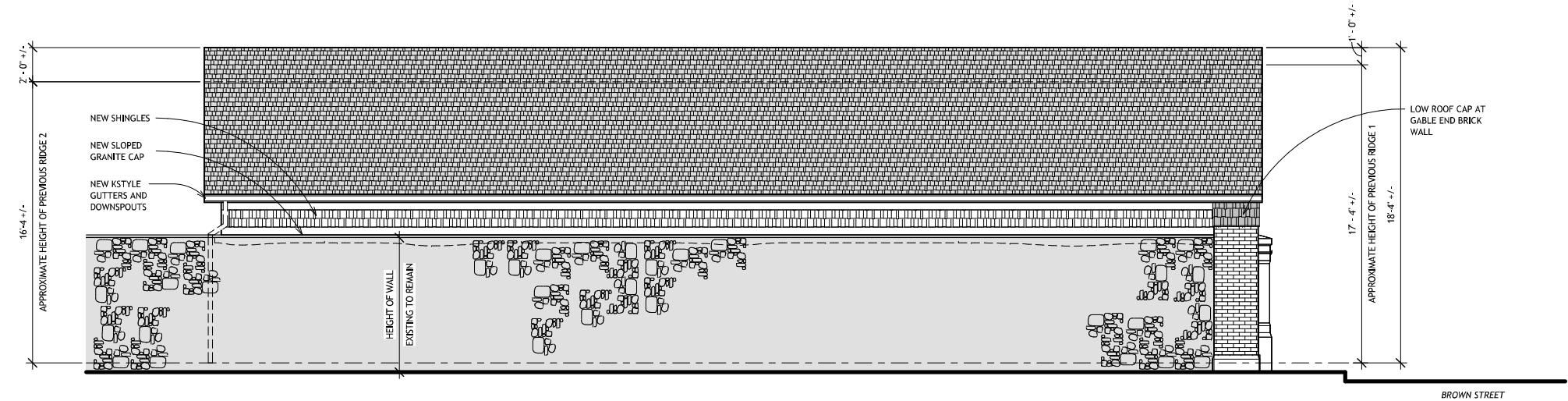


④ Proposed - Cow Barn - West (Brown St)
1/4" = 1'-0"

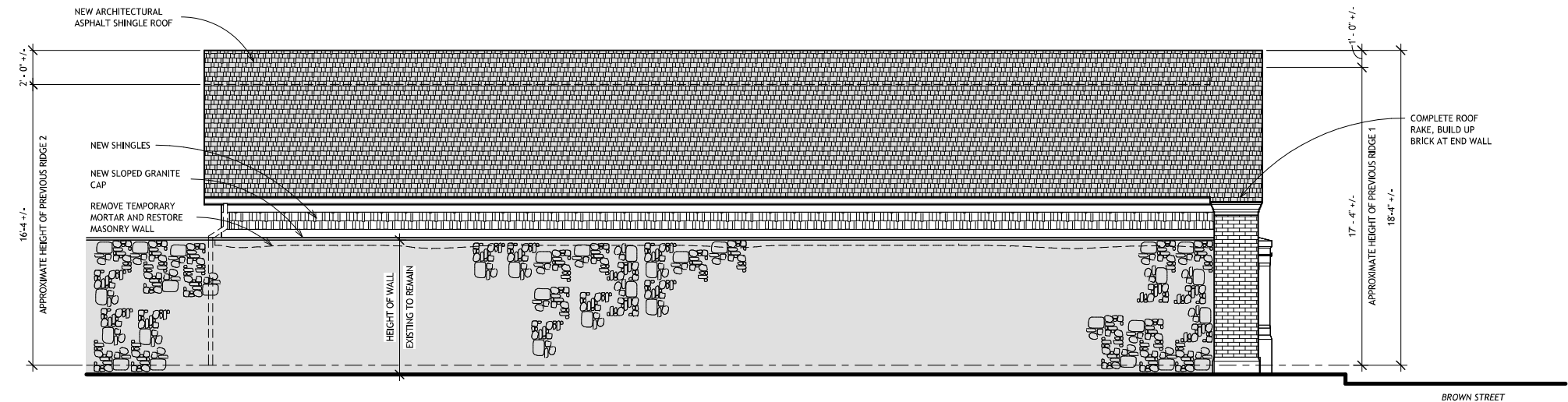


② Proposed - Section Through Cow Barn (Looking West)
1/4" = 1'-0"

PROPOSED ELEVATIONS



① Proposed - Cow Barn - North (Charlesfield St) - Current Conditions
1/4" = 1'-0"



① Proposed - Cow Barn - North (Charlesfield St) - Modifications
1/4" = 1'-0"

BEFORE + AFTER

BEFORE



AFTER



BEFORE + AFTER

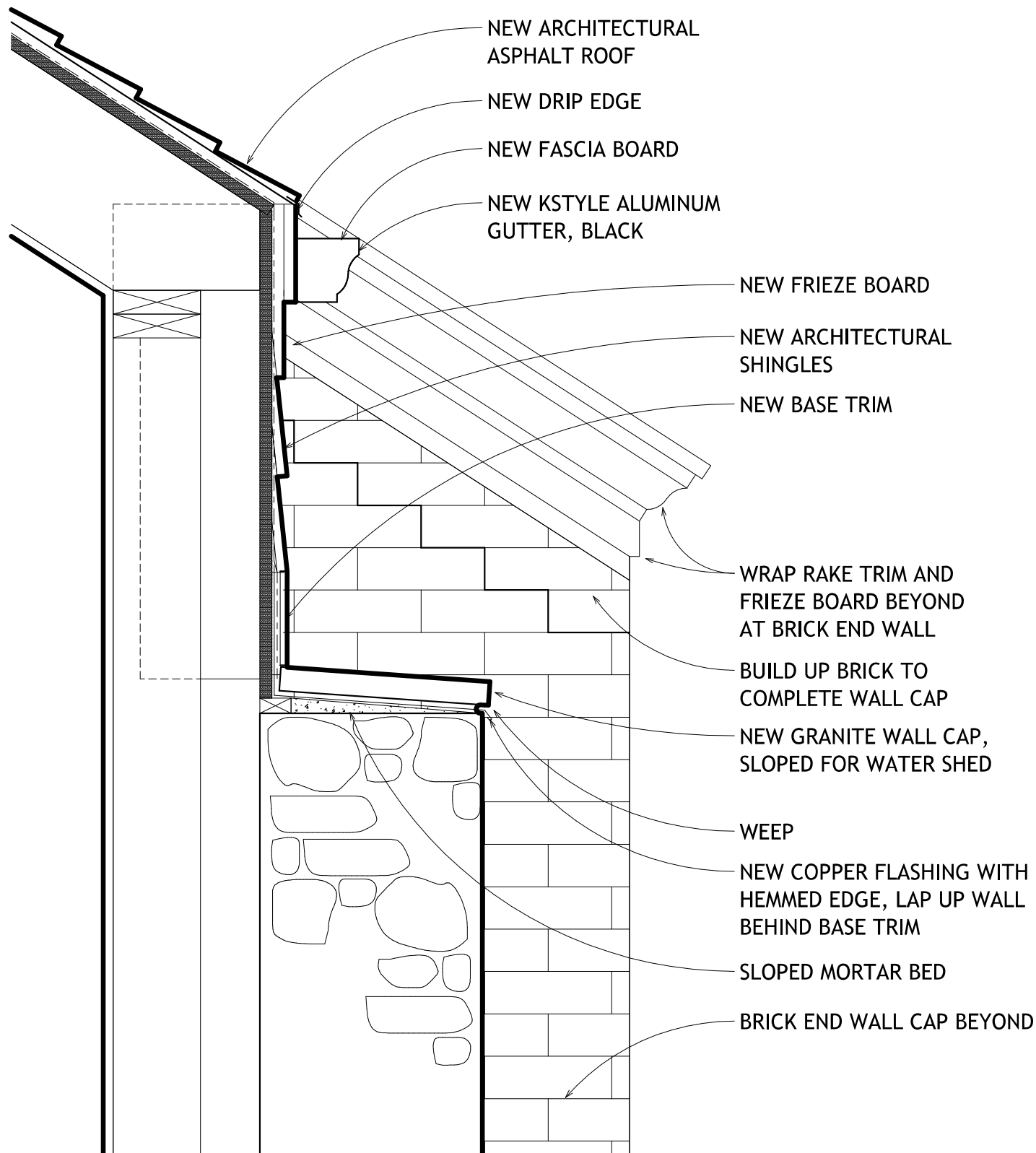
BEFORE



AFTER



CHARLESFIELD ST DETAIL



SECTION DETAIL THROUGH CHARLESFIELD STREET FACADE



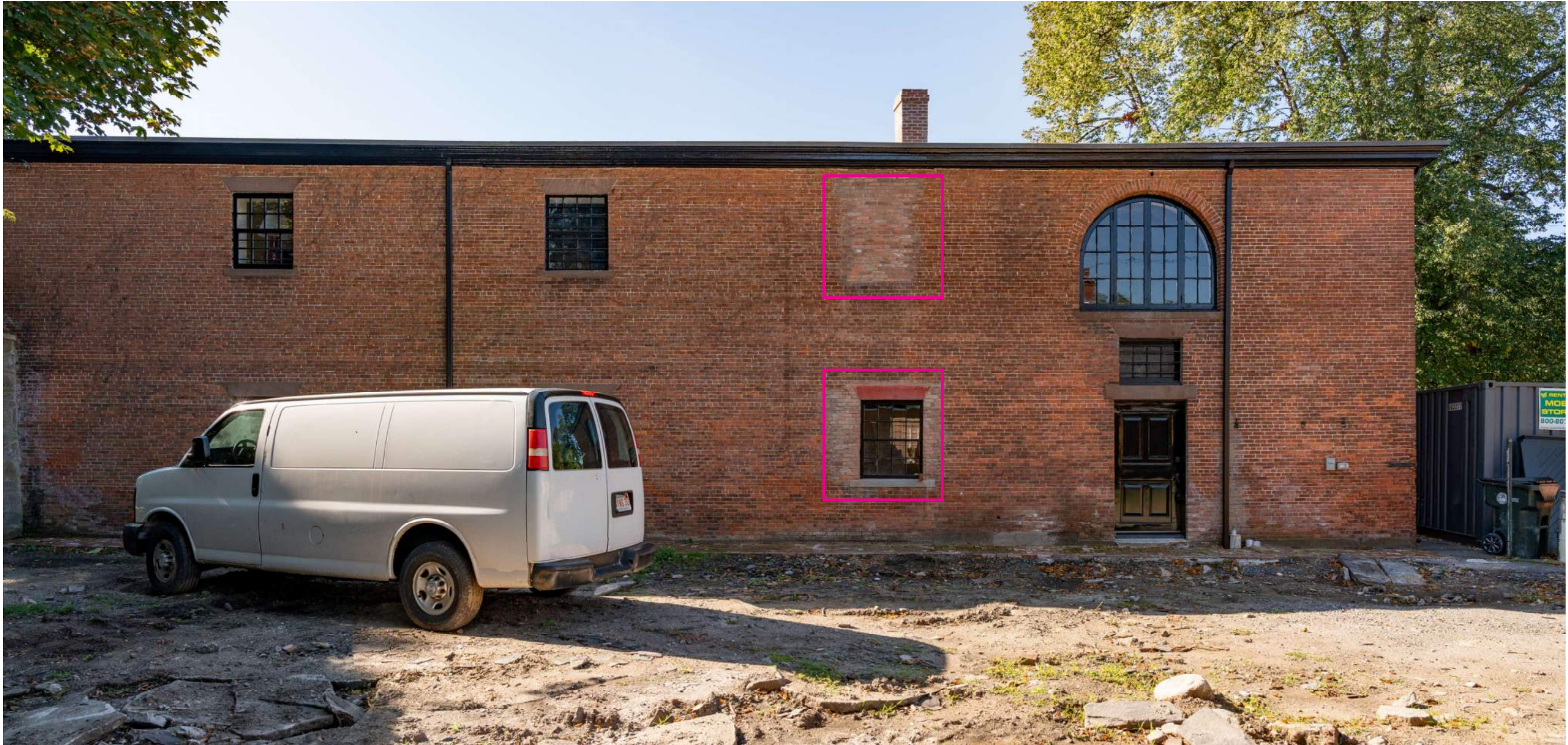
CARRIAGE HOUSE



PRE-EXISTING CONDITIONS



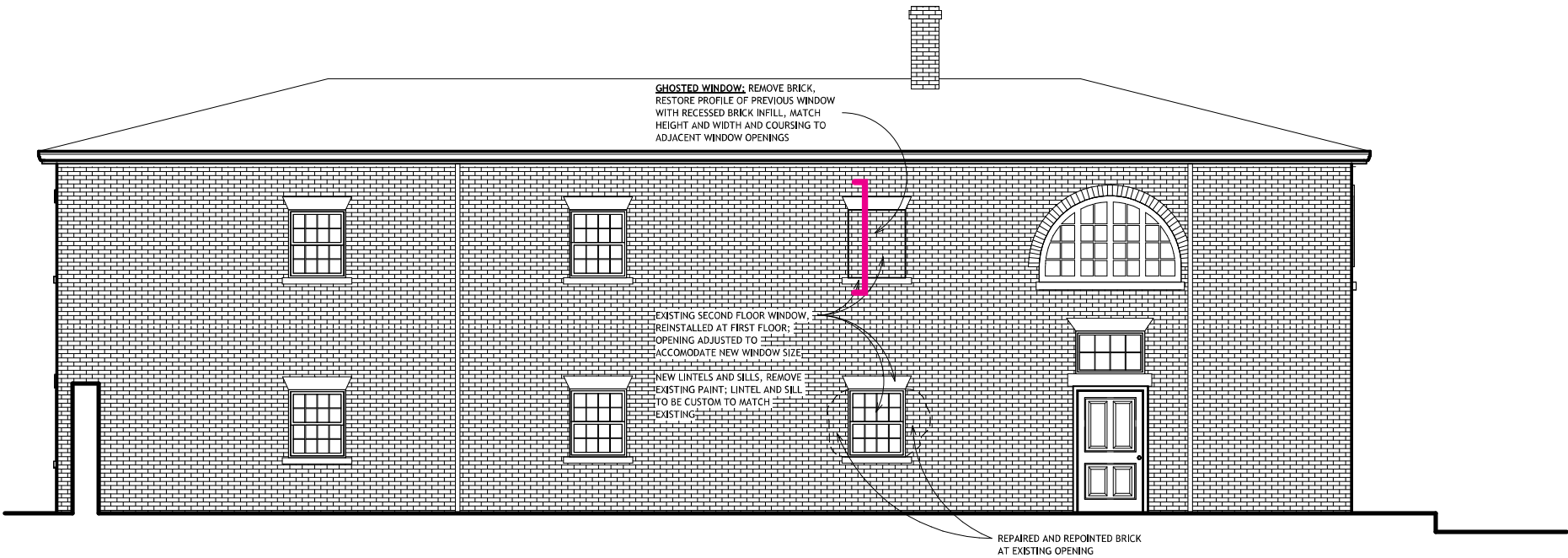
CURRENT CONDITIONS



CURRENT CONDITIONS



NORTH ELEVATION



② Proposed - Carriage House North Facade
1/4" = 1'-0"



EXAMPLE OF GHOSTED WINDOW
AT MAIN BUILDING



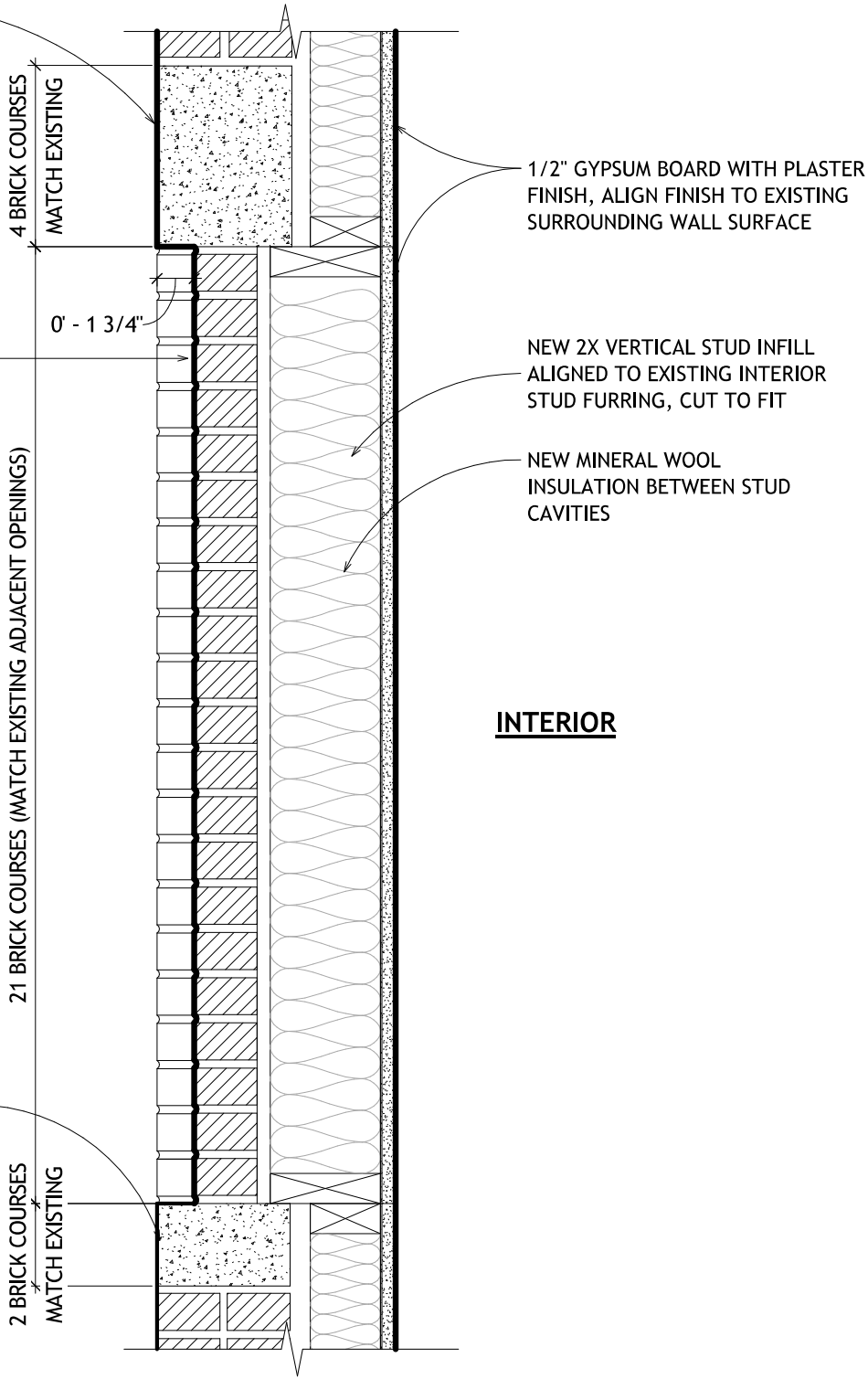
INSTALL NEW STONE
LINTEL, MATCH EXISTING,
ALIGN FACE OF LINTEL WITH
FACE OF BRICK AT PRIMARY
FACADE

GHOSTED WINDOW OPENING

INSTALL 21 COURSES OF
BRICK, RECESSED 1 3/4" FROM
FACE OF PRIMARY FACADE.
RECESSED BRICK TO MATCH
HEIGHT AND WIDTH OF
ADJACENT OPENINGS

EXTERIOR

NEW STONE SILL, MATCH EXISTING,
ALIGN FACE OF SILL TO ALIGN WITH
FACE OF BRICK AT PRIMARY FACADE



SECTION DETAIL THROUGH GHOSTED BRICK WINDOW OPENING