

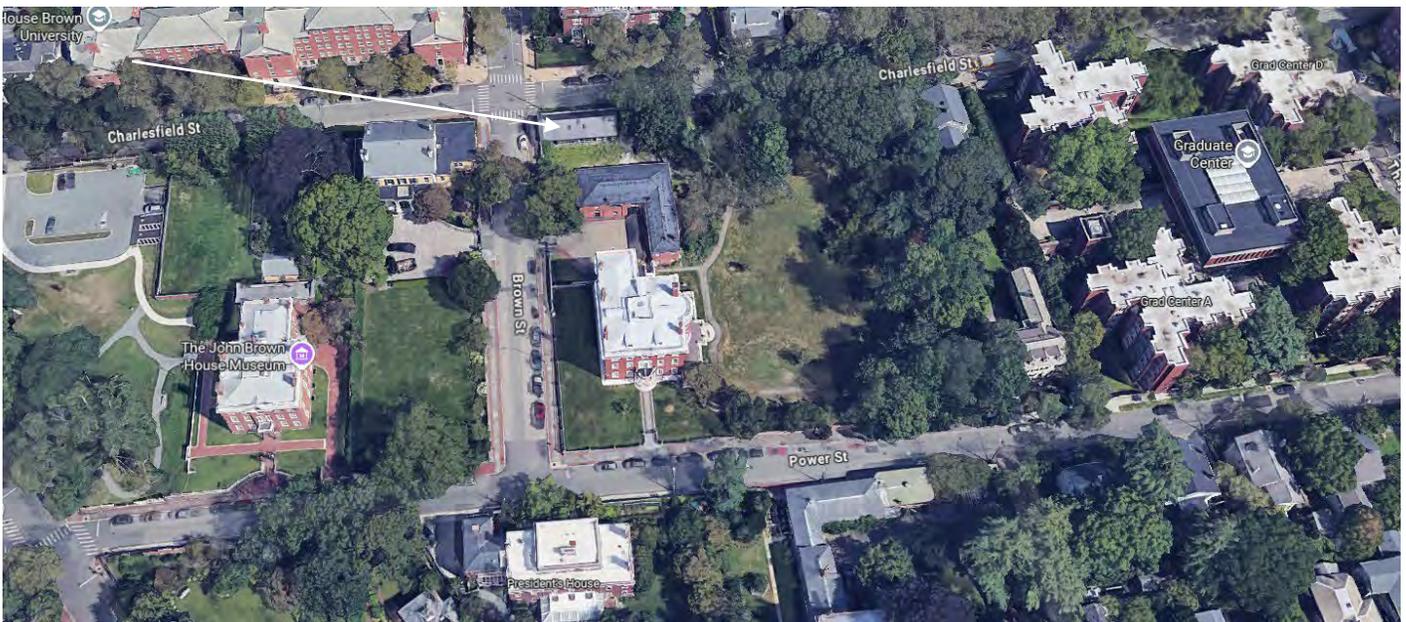
PROJECT REVIEW

1. CASE 25.175, 66 POWER STREET, Thomas Poynton Ives House, 1806 (COLLEGE HILL)

Federal; three-stories; brick with stone trim; hipped roof with balustrade and modillion cornice; five-bay facade with central elliptical fanlight doorway under semicircular Corinthian portico; elliptical fanlight second story hail window; fine stable complex and paved courtyard at rear. Stone, Carpenter and Wilson, added a three-story rear ell in 1885. [National Historic Landmark](#)
CONTRIBUTING



Arrow indicates 66 Power Street.



Arrow indicates project location, looking north.

Applicant/Owner: The Brown Power Personal Residence Trust, 42W 39th Street, Floor 14, New York, New York 10018

Architect: Cara Pomeranz, 131 Anoka Avenue, Barrington, RI 02809

Proposal: The scope of work proposed consists of Major Alterations and includes:

- as part of the repair/rehabilitation of the “cow barn” the modification of the roof to be increased by approximately one foot; Carriage House: north elevation: the removal of a window, second floor and the removal of a window, first floor, with the window removed from the second floor installed on the first floor (see architect’s scope-of-work and legal narrative).

Issues: The following issues are relevant to this application:

- On July 25th Staff were notified of work that had begun at the property. Upon investigation it was found that the structure at the northwest corner of the property had undergone significant work, being taken down to the slab and rebuilt. Staff contacted the architect, who was not aware of any work being done, this structure not being part of her contract, she was hired to work on the changes to the main house, which are not part of this application. Staff did conduct a site visit with the architect and contractor for the main house, as stated neither were involved with the Cow Barn work. Upon further investigation, it appears that a contractor had gotten ahead of himself and started work without going through the necessary approvals for building or historic approvals. Staff conducted a site visit. At that time, staff also noticed work being done to the Carriage House. This included repairs to the masonry, the replacement in-kind of a window on the east elevation, second floor and what he was informed of as repointing on the north elevation, first and second floor. Upon review of documents, staff discovered that a window on the north elevation had been removed from the second floor and installed on the first floor, where a smaller window had been removed. Staff reported this and the Cow Barn work, and a notice of violation and stop-work order was issued. The applicants are appearing before the Commission to address these matters;
- The included narrative refers to the work as demolition. The Commission typically considers demolition to be the removal of an entire structure. In this case the eastern masonry wall of the cow barn was not removed, is intact and is part of the rebuilt structure. For the Commission’s review, this is considered a Major Alteration. The narrative also refers to the Cow Barn as a non-contributing structure. 66 Power Street is a singular property, as the property is a National Historic Landmark, as well as part of the College Hill National Historic Landmarks District. The property has also been documented by HABS (Historic American Building Survey). The Commission makes the determination as to what are contributing and non-contributing resources. This property has three structures: the main house, a carriage house and the cow barn. Staff’s determination is that all of these structures are contributing with the main house being primary and carriage house and cow barn being secondary;
- The work as proposed is appropriate, specifically with the modifications of a lintel and sills being added to the blind or ghost window at the Carriage House; With the Cow Barn, the changes that have been made are appropriate; most were made to address physical situations which were causing deterioration of the structure. The biggest difference is the raising of the roofline approximately one foot to now be one level surface. Of concern is some of the detailing that has been done and the quality of the re-pointing, which appears to be lacking; and,
- An architect’s scope-of-work, narrative, drawings and photos have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) The main house at 66 Power Street is a structure of national historical and architectural significance that contributes to the significance of the College Hill local historic district, having been recognized as a contributing structure to the College Hill National Historic Landmarks District and as a National Historic Landmark;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: the proposed alterations are appropriate having determined that the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that will not have an adverse effect on the property or district, as the work is to secondary structures.

Staff recommend a motion be made stating that: the application for 66 Power Street, a contributing resource of the College Hill local historic district, recognized as a contributing structure to the College Hill National Historic Landmarks District and a National Historic Landmark, is considered complete. The Commission cites Standard 8 in granting Final Approval of the application for Major Alterations, having determined that the alterations are appropriate, having a size, scale and form that will not create an adverse effect to the property or district, as the work is to secondary structures, citing and agreeing to the recommendations in the staff report, with staff to review any additional details.



Ursillo, Teitz & Ritch, Ltd.

Counsellors At Law

2 Williams Street
(at South Main Street)
Providence, Rhode Island 02903-2918

Michael A. Ursillo *
Andrew M. Teitz, AICP * †
Scott A. Ritch * †

Troy L. Costa †
Amy H. Goins * †
Peter F. Skwirz * †
Admitted in RI*, MA †

Tel (401) 331-2222
Fax (401) 751-5257
zoning@utrlaw.com

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.

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.



66 POWER ST

HISTORIC DISTRICT COMMISSION
COWBARN + CARRIAGE HOUSE EXTERIOR

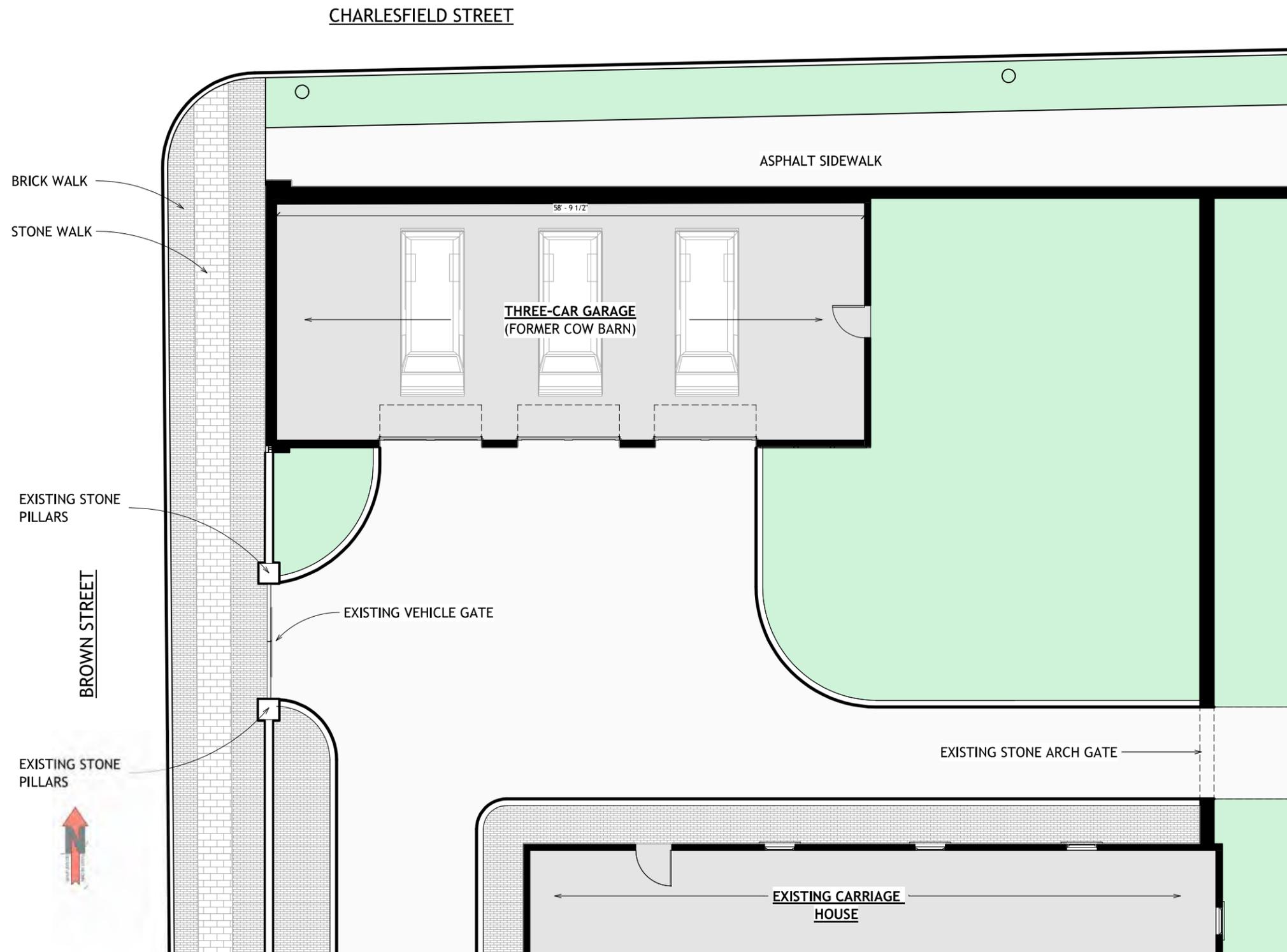
09/29/2025



OVERALL SITE PLAN



SITE PLAN - VEHICLE COURT



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

COW BARN



PRE-EXISTING CONDITIONS



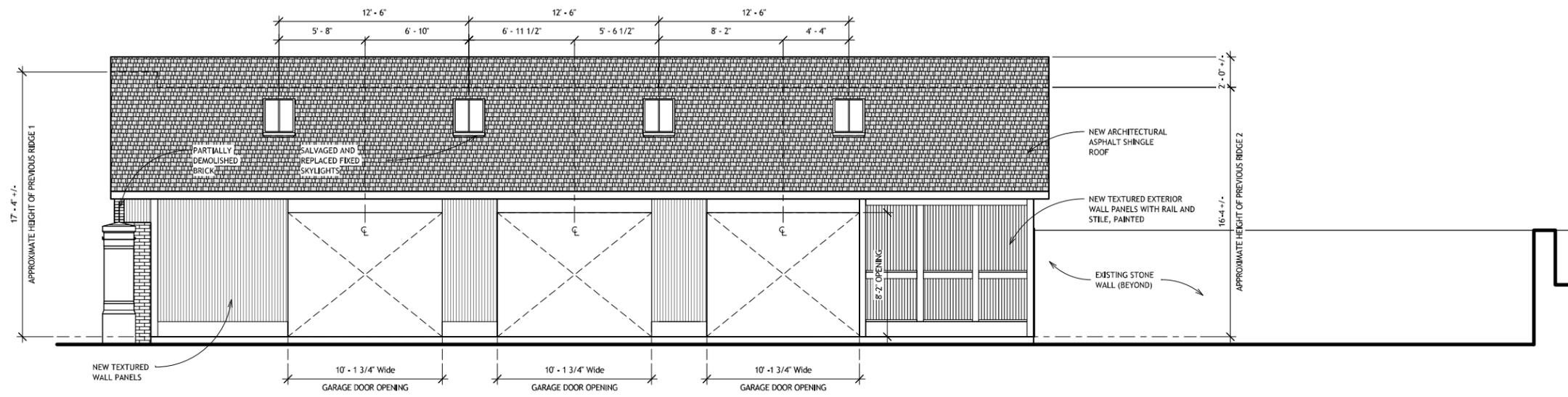
PRE-EXISTING CONDITIONS



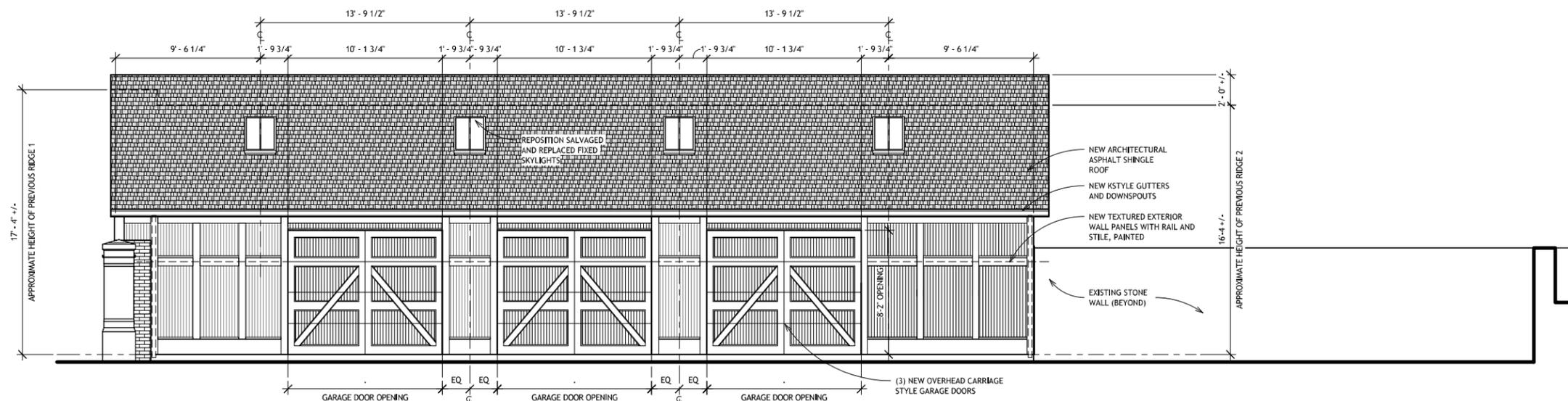
CURRENT CONDITIONS COW BARN



PROPOSED ELEVATIONS

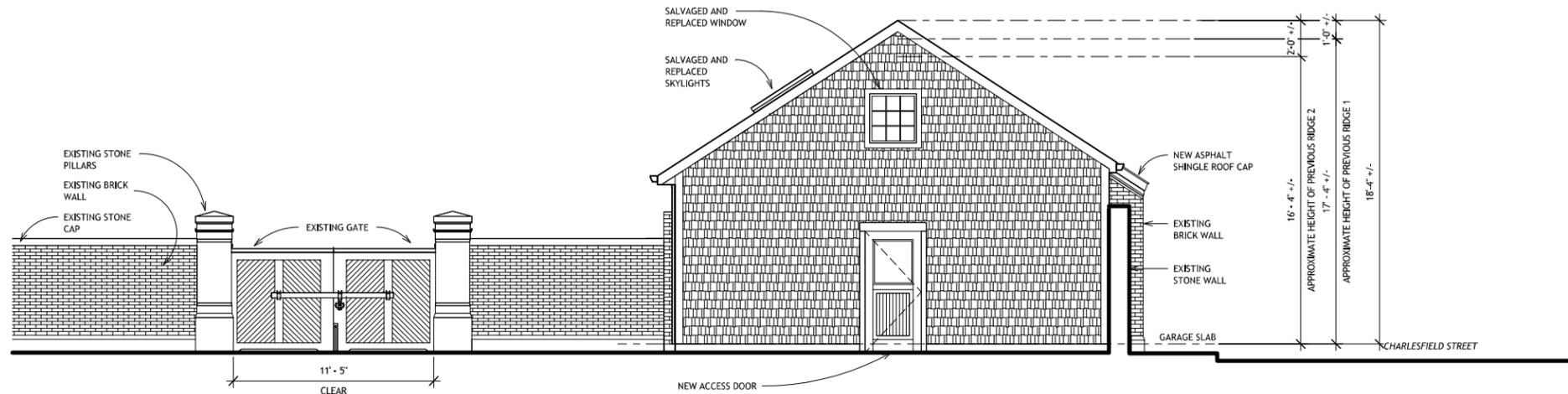


③ Proposed - Cow Barn - Current Condition
1/4" = 1'-0"

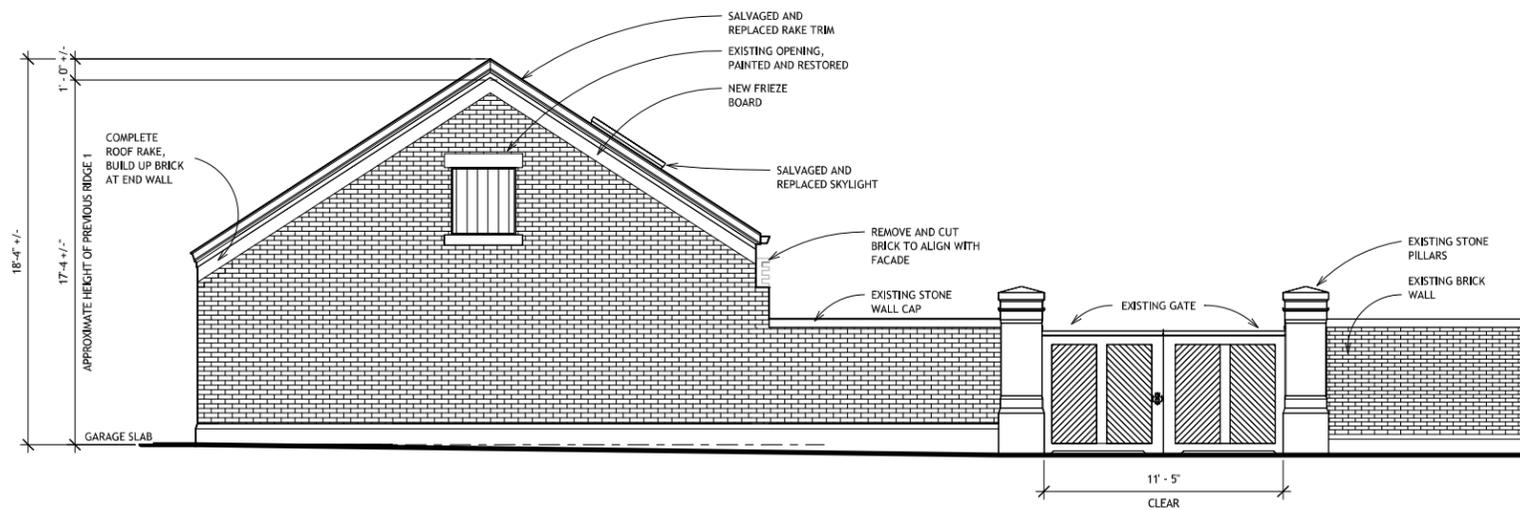


② Proposed - Cow Barn - South - Modifications
1/4" = 1'-0"

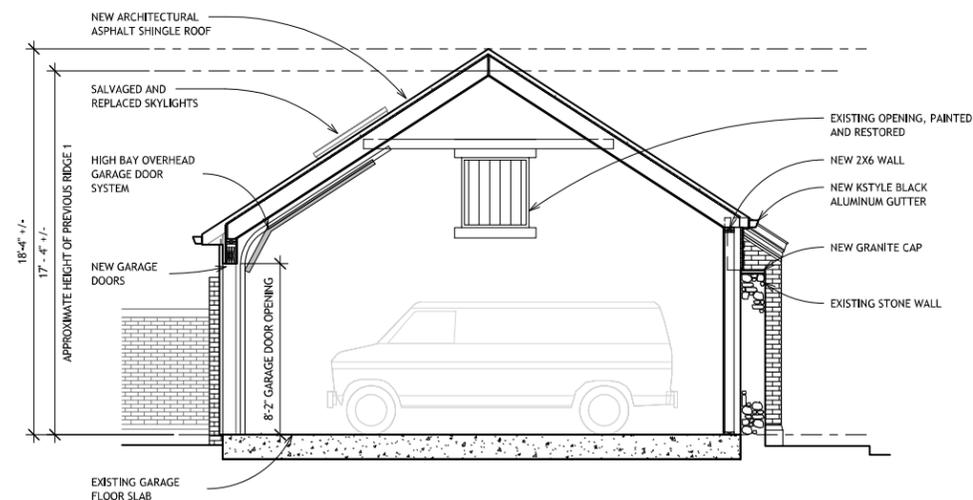
PROPOSED ELEVATIONS



① Proposed - Cow Barn - East
1/4" = 1'-0"

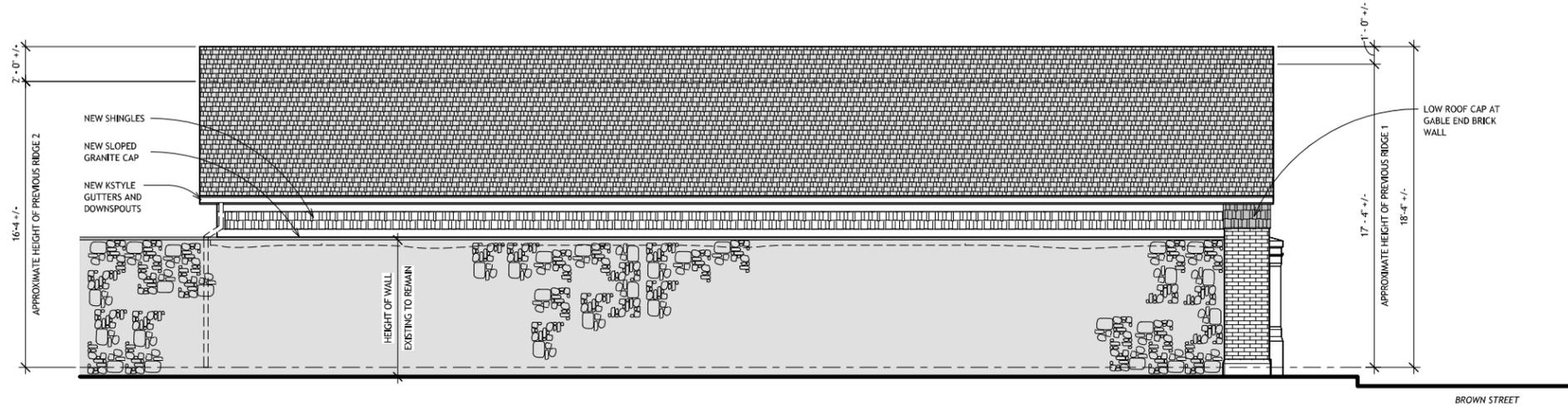


④ Proposed - Cow Barn - West (Brown St)
1/4" = 1'-0"

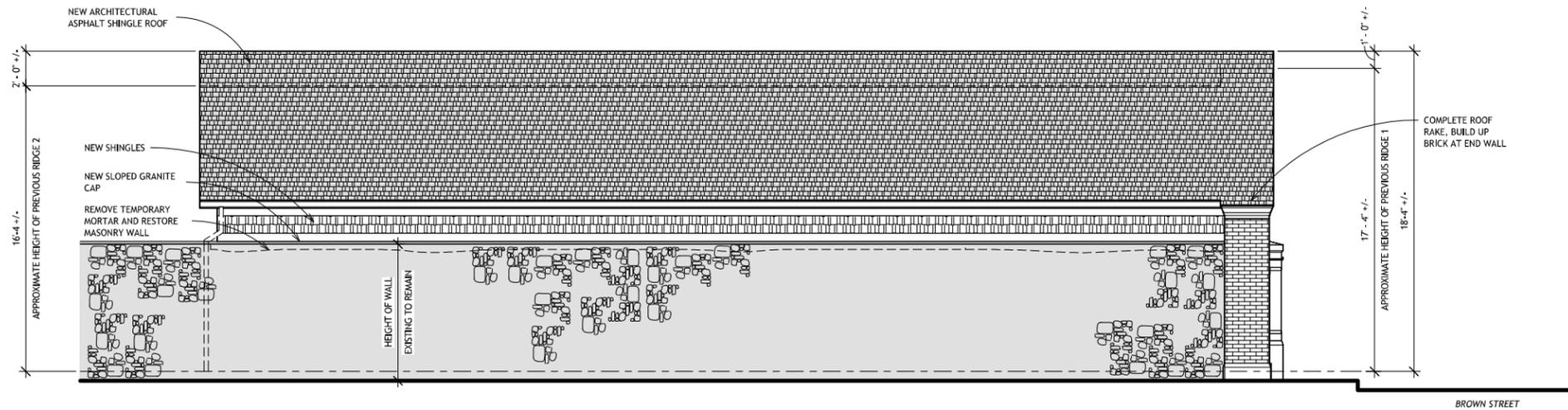


② Proposed - Section Through Cow Barn (Looking West)
1/4" = 1'-0"

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

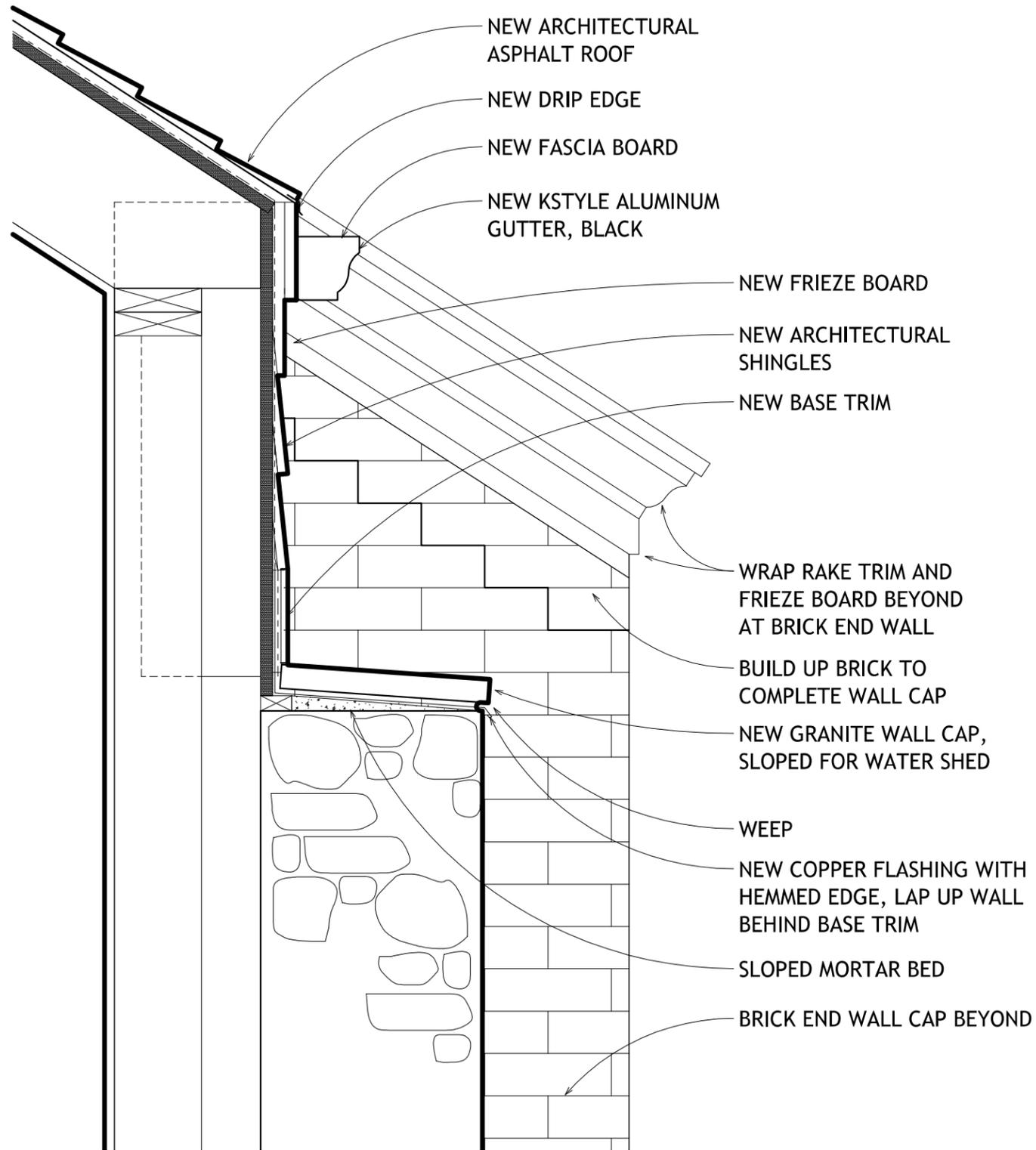
BEFORE



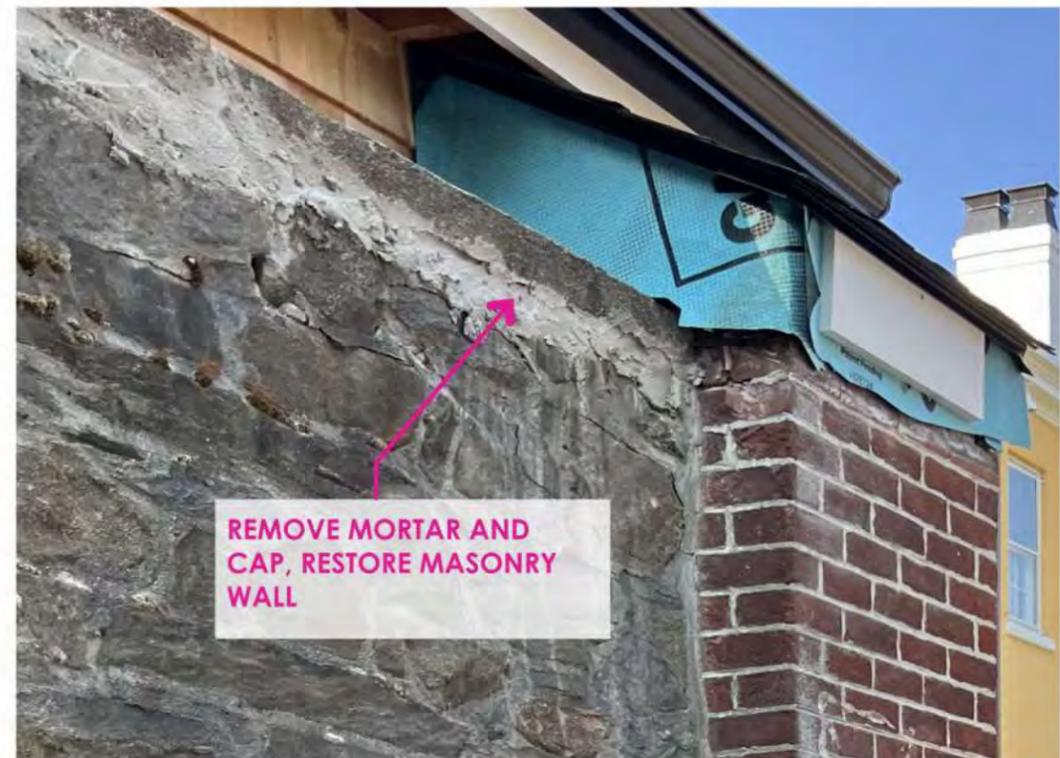
AFTER



CHARLESFIELD ST DETAIL



SECTION DETAIL THROUGH CHARLESFIELD STREET FACADE



CARRIAGE HOUSE



PRE-EXISTING CONDITIONS



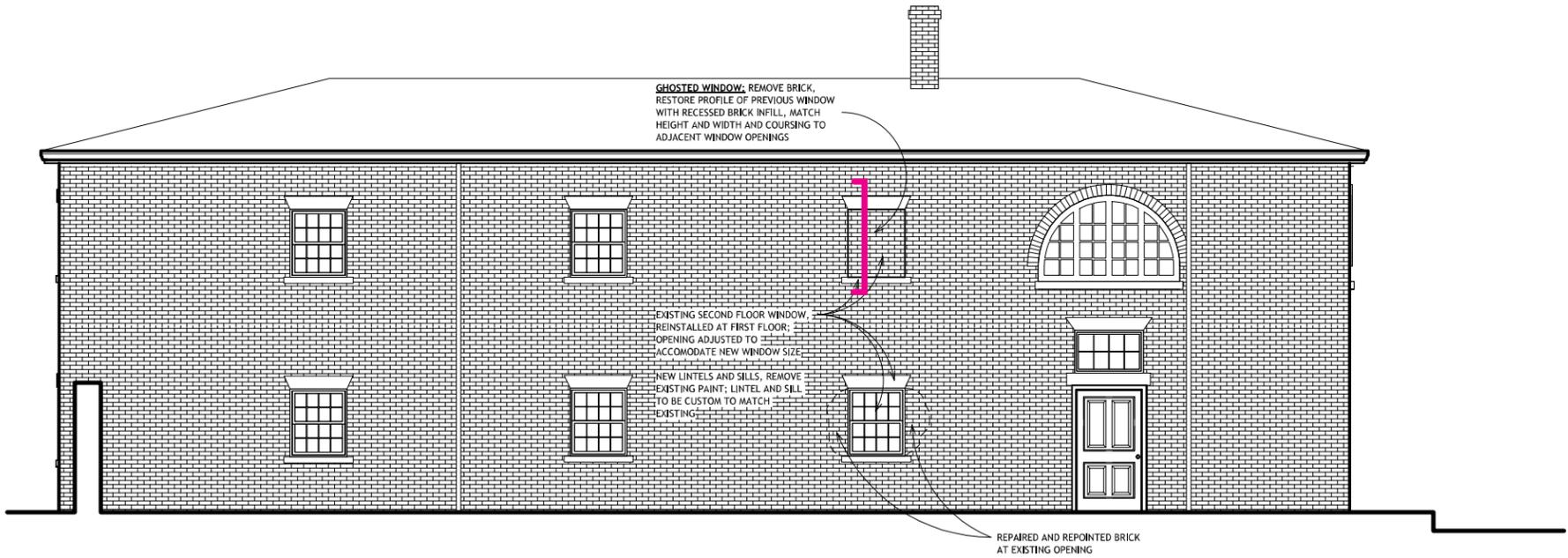
CURRENT CONDITIONS



CURRENT CONDITIONS



NORTH ELEVATION



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



EXAMPLE OF GHOSTED WINDOW AT MAIN BUILDING

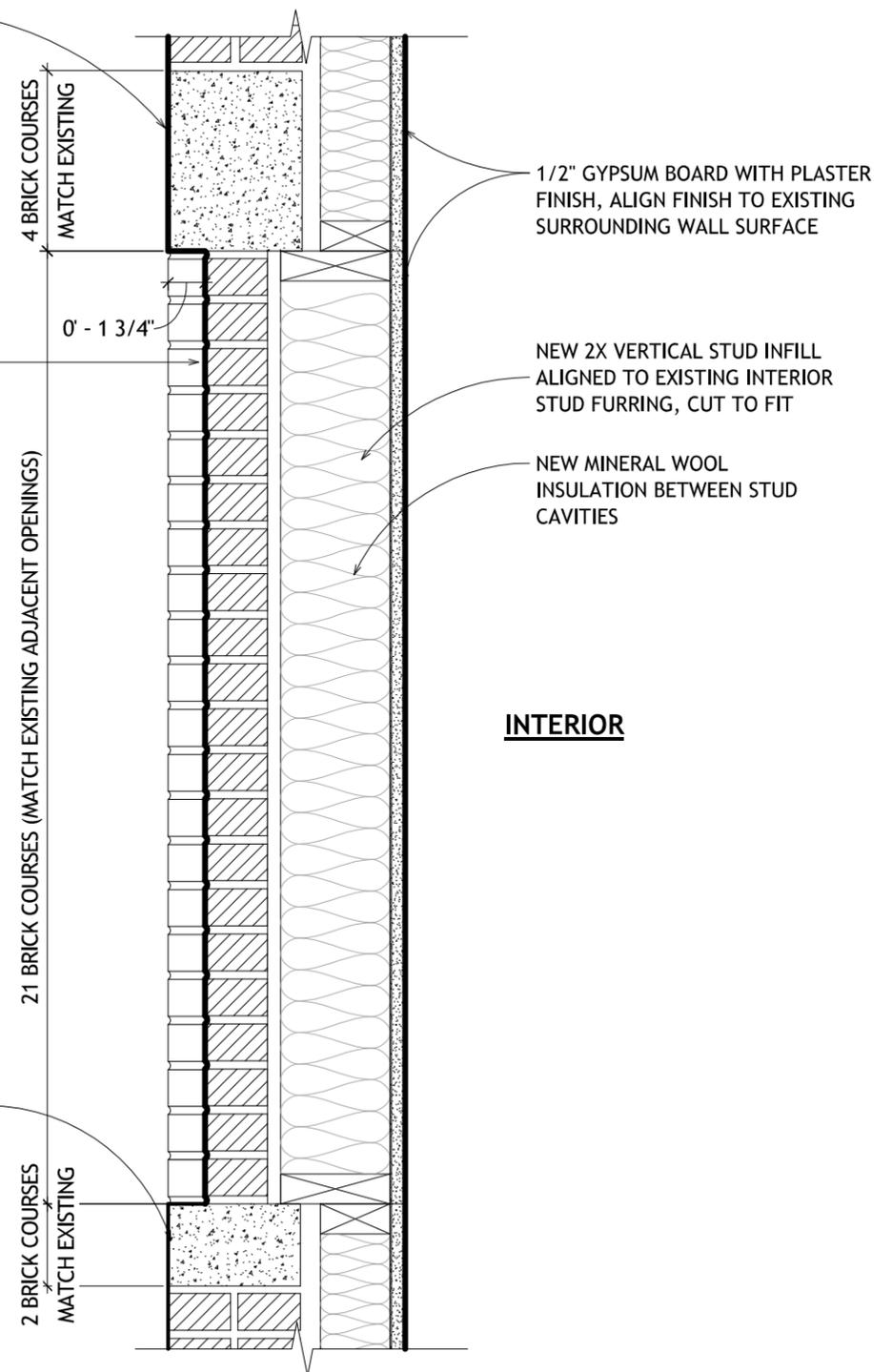


INSTALL NEW STONE LINTEL, MATCH EXISTING, ALIGN FACE OF LINTEL WITH FACE OF BRICK AT PRIMARY FACADE

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



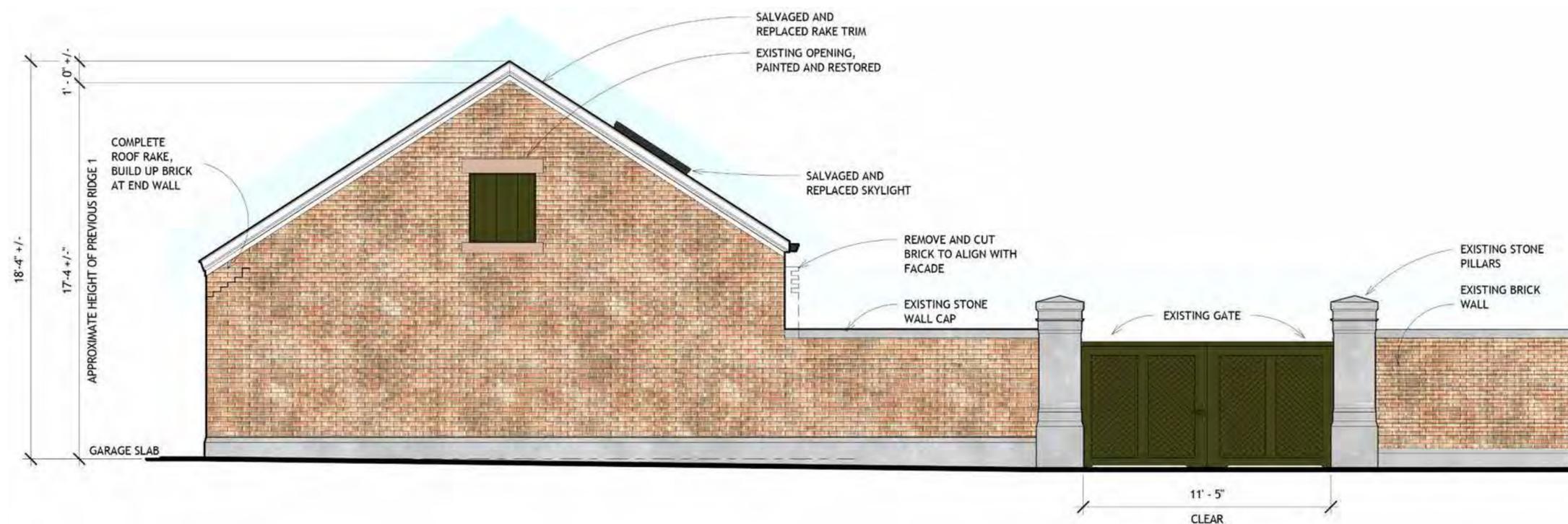
SECTION DETAIL THROUGH GHOSTED BRICK WINDOW OPENING



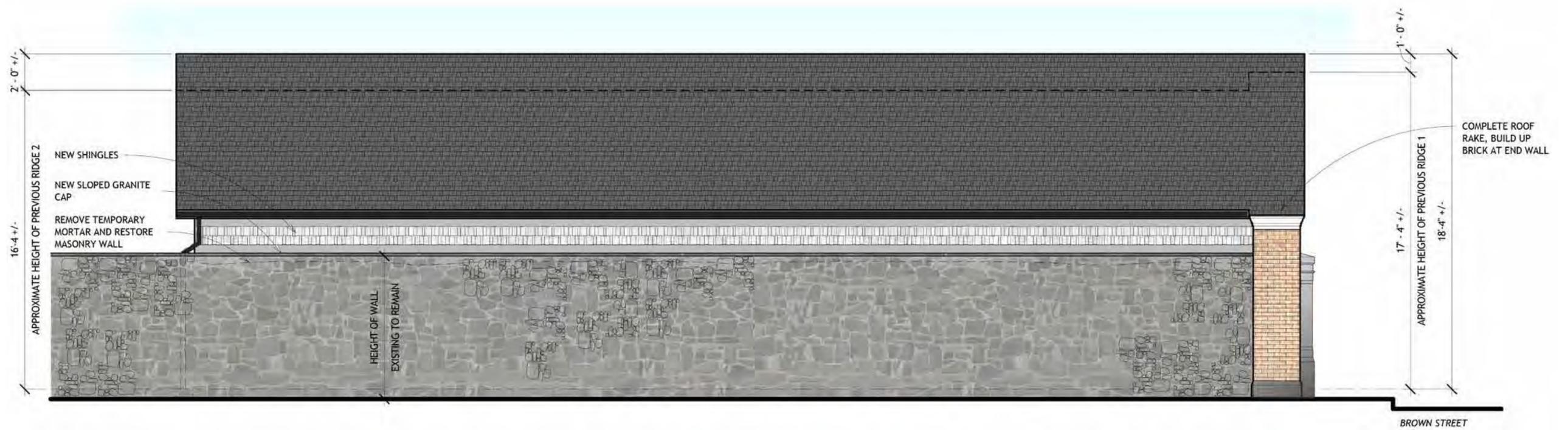
Current Conditions Photograph
Northwest Corner Charlesfield and Brown



Proposed Simulated Renovations
Northwest Corner Charlesfield and Brown



Proposed Brown Street Facade (West) - Cow Barn, Rendered Elevation
 1/4" = 1'-0"



Proposed Charlesfield Street Facade (North) - Cow Barn, Rendered Elevation
 1/4" = 1'-0"

LM

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: Rhode Island	
COUNTY: Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

1. NAME

COMMON:
Thomas P. Ives House

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
66 Power Street

CITY OR TOWN:
Providence

STATE: **Rhode Island** CODE: COUNTY: **Providence** CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input checked="" type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input type="checkbox"/> Museum	<input type="checkbox"/> Park <input checked="" type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify)
Yes: <input type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input checked="" type="checkbox"/> No			

4. OWNER OF PROPERTY

OWNER'S NAME:
Mr. Robert H. Ives Goddard, Jr.

STREET AND NUMBER:
66 Power Street

CITY OR TOWN: **Providence** STATE: **Rhode Island** CODE: **02903**

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
City Hall

STREET AND NUMBER:
Kennedy Plaza

CITY OR TOWN: **Providence** STATE: **Rhode Island** CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
Historic American Buildings Survey (1 photo) (7 data pages)

DATE OF SURVEY: **1937 1962** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
Division of Prints and Photographs, Library of Congress

STREET AND NUMBER:
Washington, 20540

CITY OR TOWN: **Washington, 20540** STATE: **D. C.** CODE:

SEE INSTRUCTIONS

STATE:
COUNTY:
ENTRY NUMBER
DATE

FOR NPS USE ONLY

7. DESCRIPTION

CONDITION	(Check One)					
	<input checked="" type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The Thomas P. Ives House is an oblong - shaped three-and-one-half-story brick structure with a low hipped and balustraded roof. The residence, as built in 1803-06, is 55 feet wide and 57 feet deep and had a projecting one-story curved bay or bow in the center of the east (side) elevation. By 1887 this bay had been increased to three stories in height and its roof crowned by a balustrade. The walls of the front and side elevations are built of imported brick laid in Flemish bond and the rear (north) wall is in American running bond. The foundations are of marble. The three-story rear service wing at the northwest corner and the rear portico and vestibule were added in 1884 and conform in style to the main structure.

The main (south) facade is five-bays wide and has a central semi-circular one-story entrance porch with Corinthian columns and a roof balustrade; this feature, designed in the Adamesque style, was also added in 1884. The center door has side lights and a wide elliptical fan light over it. In the second story above the entranceway is a wide triple window also topped by a wide elliptical fan light. The windows are symmetrically spaced and have marble lintels and sills. First and second-story windows have flat arch splayed lintels with double keystones; third-story windows are reduced in height and also the windows on the north (rear) elevation, have plain flat lintels. All windows are adorned by exterior louvered shutters. The main cornice is decorated with modillions and is crowned by an eave balustrade. Two dormer windows rise from the low-pitched hip roof on the front elevation. Three of the four chimneys are in the outside wall, two in the west side and one in the east; the fourth chimney, which has back-to-back fireplaces in the library and smoking room, is set back a few feet from the east wall.

The plan of the house is large and imposing in scale with a 10-foot wide central hall extending through the house. The hall is divided into front and rear sections by means of a partition with a doorway, which is located behind the stairs. The staircase, starting with a straight run against the west wall, spirals at the rear to the second story and the spiral from the second to the third story is free-standing. The floors are of wide boards; all of the rooms have fireplaces, and the wood finish throughout the house is simple and delicately molded in the Adam style. The principle rooms have elaborate plaster cornices adorned with Greek honeysuckle, carved modillions, dentils, complicated fret and basket patterns, interlaces, circles, and banded leaves.

To the west, or left, of the central hall are, in the southwest corner, the dining room, 20 by 28 feet, behind this a pantry, 16 by 10 feet, and in the northwest (rear) corner, the kitchen. The dining room was redecorated in the Colonial Revival style in the 1870's and this later paneling removed during the restoration to the Federal period in 1954. The room's present mantelpiece, an original marble mantel from a Philadelphia house of the same period, was put in the dining room in 1954.

To the east of the center hall, in the southeast (front) corner is the main parlor, 20 by 22 feet, in the center, the oval shaped library, 20 by 28 feet, and in the northeast (rear) corner, the smoking room, 13 by 20 feet.

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Rhode Island	
COUNTY	
Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

7. Description (1) Thomas P. Ives House

The library was redecorated in the Colonial Revival style in the 1870's and the room still retains its elaborate wood panelling. The French doors, located in the curved bay of the library and leading out to the gardens, were added in 1910. The overmantel piece in the southeast parlor, or main drawing room, is built in two stories and is surmounted by a broken scroll pediment, decorated with reeding and with half vases of Adam detail. This feature was also added in 1910. The mantel itself is of Italian marble and is original, as are some of the mantels in the second floor bedrooms. The panelled mahogany doors of the principal rooms have silver hardware.

The Thomas P. Ives House is in excellent condition. The house is used as a private residence and is not open to visitors.

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known) 1803-06

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) _____ |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | |
| <input type="checkbox"/> Conservation | | | |

STATEMENT OF SIGNIFICANCE

Constructed by the master builder Caleb Ormsbee in 1803-06, the Thomas P. Ives House is a magnificent example of a large brick city house designed in the Adamesque-Federal style. The exterior of the house has undergone some additions that do not seriously alter its original appearance and on the interior two principal rooms were redecorated in the 1870's.

History

The Ives House was built by Caleb Ormsbee for the wealthy Providence merchant Thomas Poynton Ives in 1803-06. The residence has remained in the possession of the Ives heirs to this day and will eventually go to Brown University.

The mansion has undergone a series of exterior and interior additions and alterations over the years. About 1848 gas lights, central heating, and a built-in kitchen range were added. In the 1870's the original finish of the dining room and library was removed and these rooms were elaborately redecorated by Marcotte of New York City in the Colonial Revival style. The architectural firm of Stone, Carpenter, and Richards added the existing one-story elliptical Adamesque portico on the south (main) elevation, the rear service wing, the rear porch and vestibule, and the terraces on the side in 1884. By 1887 the two upper stories had been added to the original one-story bay or bow in the center of the east elevation. Around 1910 the architectural firm of Jackson, Robertson and Adams added the overmantel, the fireplace in the southeast parlor and also the French doors in the library. In 1954 the Colonial Revival woodwork was removed from the dining room and the room was restored by John Hutchins Cady to the Federal period. The existing dining room marble mantelpiece, an original period piece from Philadelphia, was installed as part of this work.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Antoinette F. Downing, Early Houses of Rhode Island (Richmond, Va., 1937), 327, 333, 350, 353, 355, 380, 382-83.

Henry-Russell Hitchcock, Rhode Island Architecture (Providence, 1939).

Rhode Island, A Guide to the Smallest State (American Guide Series) (Boston, 1937), 277-78.

Dorothy and Richard Pratt, A Guide to Early American Homes - North (New York, 1956), 91.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	0 0 0	0 0 0		41° 49' 22"	71° 24' 10"	
NE	0 0 0	0 0 0				
SE	0 0 0	0 0 0				
SW	0 0 0	0 0 0				

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1 acre

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE

11. FORM PREPARED BY

NAME AND TITLE: Charles W. Snell, Survey Historian

ORGANIZATION: Division of History, Office of Archeology and Historic Preservation, National Park Service DATE: 7/20/70

STREET AND NUMBER: 801 19th Street, N.W.

CITY OR TOWN: Washington STATE: D. C. CODE: _____

12. STATE LIAISON OFFICER CERTIFICATION **NATIONAL REGISTER VERIFICATION**

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National State Local

Name _____

Title _____

Date _____

I hereby certify that this property is included in the National Register.

 Chief, Office of Archeology and Historic Preservation

Date _____

ATTEST:

 Keeper of The National Register

Date _____

SEE INSTRUCTIONS

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Rhode Island	
COUNTY	
Providence	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

9. Major Bibliographical References for the Thomas P. Ives House, Providence:

Wayne Andrews, Architecture, Ambition, and Americans (New York, 1955), 92.

Antiques, May, 1965

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY MAP FORM

(Type all entries - attach to or enclose with map)

STATE	Rhode Island	
COUNTY	Providence	
FOR NPS USE ONLY		
ENTRY NUMBER		DATE

SEE INSTRUCTIONS

1. NAME			
COMMON:	Thomas P. Ives House		
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
66 Power Street			
CITY OR TOWN:			
Providence			
STATE:	CODE	COUNTY:	CODE
Rhode Island		Providence	
3. MAP REFERENCE			
SOURCE:			
U.S.G.S. 7.5 Minute Series, Providence Quadrangle, Rhode Island			
SCALE: 1:24 000			
DATE: 1957			
4. REQUIREMENTS			
TO BE INCLUDED ON ALL MAPS			
1. Property boundaries where required.			
2. North arrow.			
3. Latitude and longitude reference.			

NATIONAL REGISTER OF HISTORIC PLACES
PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE		
COUNTY		
FOR NPS USE ONLY		
ENTRY NUMBER		DATE

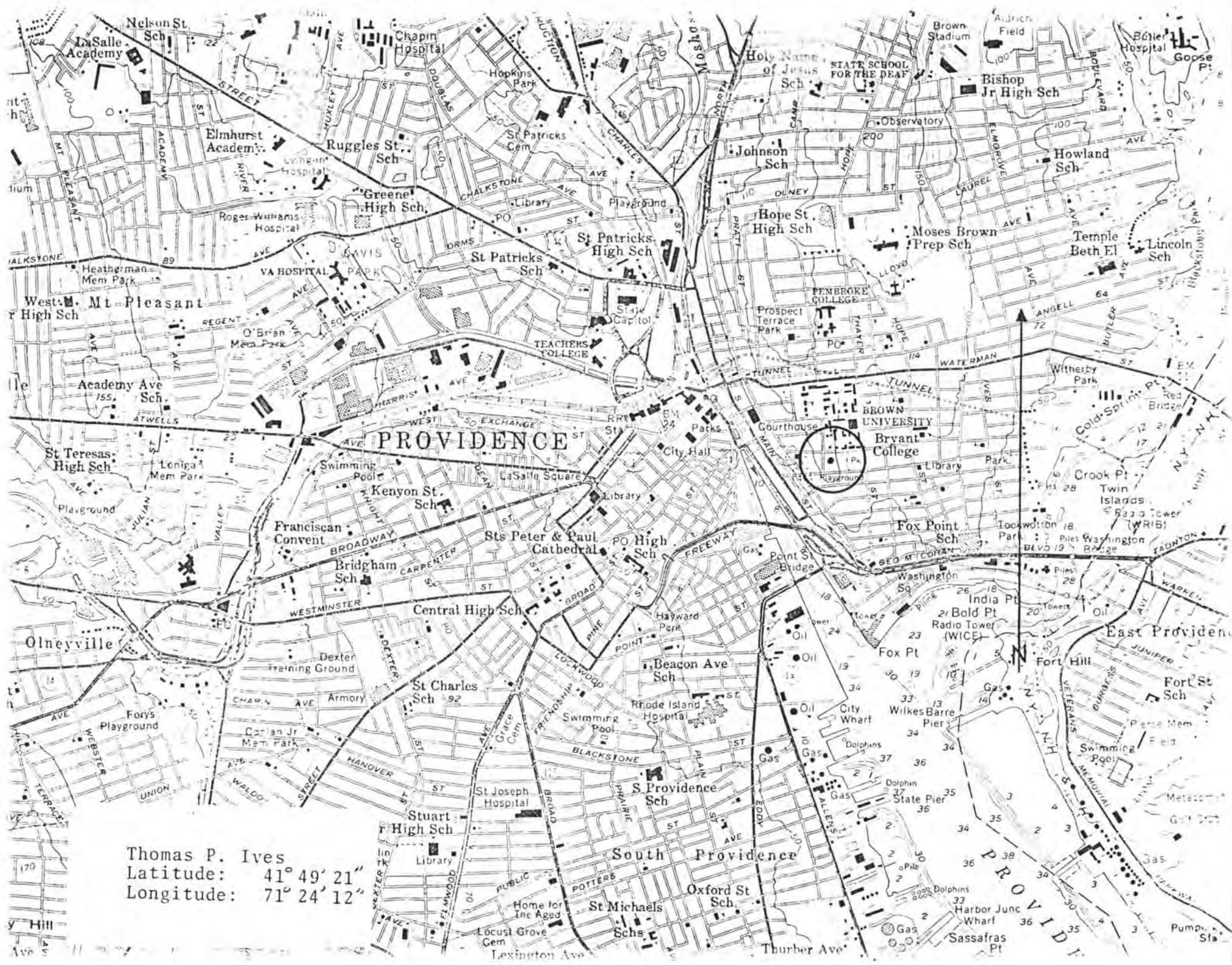
SEE INSTRUCTIONS

1. NAME			
COMMON:			
AND/OR HISTORIC:			
2. LOCATION			
STREET AND NUMBER:			
CITY OR TOWN:			
STATE:	CODE	COUNTY:	CODE
3. PHOTO REFERENCE			
PHOTO CREDIT:			
DATE OF PHOTO:			
NEGATIVE FILED AT:			
4. IDENTIFICATION			
DESCRIBE VIEW, DIRECTION, ETC.			



Thomas P. Ives House, Providence, Rhode Island

NPS Photo 1970



Thomas P. Ives
 Latitude: $41^{\circ} 49' 21''$
 Longitude: $71^{\circ} 24' 12''$

Thomas P. Ives House
66 Power Street
Providence
Providence County
Rhode Island

HABS No. RI-235

~~An addendum to~~
Ives House
66 Power Street
Providence, Rhode Island
in HABS Catalog (1941)

HABS
RI,
4-PROV,
12-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Eastern Office, Design and Construction
143 South Third Street
Philadelphia 6, Pennsylvania

THOMAS P. IVES HOUSE

An addendum to
Ives House
66 Power Street, Providence
Rhode Island
in HABS Catalog (1941)

HABS
RI,
4-PROV,
12-

Address: 66 Power Street, Providence, Providence County,
Rhode Island.

Present Owner: Brown University.

Present Occupant: Mrs. Robert H. Ives Goddard.

Present Use: Residence.

Brief Statement of Significance: Built in 1803-1805, this is one of the largest and most elegant houses of the period in Providence, and the home of a prominent Providence family.

PART I. HISTORICAL INFORMATION

A. Physical History

1. Original and subsequent owners: Original owner, Thomas Poynton Ives, died 1835; to his widow Hope Ives until her death in 1855; to her son Moses B. Ives until his death in 1857; to his widow Anne Allen Dorr Ives until her death in 1884; to her daughter Mrs. Hope Brown Ives Russell until her death in 1909; to her cousins Robert H. I. Goddard and William Ames; to Robert H. Ives Goddard, Jr., in 1910. Upon his death, the house was willed to Brown University with a life tenancy for his wife, the present occupant.

2. Date of erection: 1803-1805.

3. Architect, builder: According to an unverified tradition, Thomas P. Ives sent to England for plans for the house. According to the family papers preserved in the John Carter Brown Library, Brown University, Providence, Caleb Ormsbee, a local architect and builder was in charge of the work. At this time, John Holden Greene, who became Providence's leading architect in the next two decades was apprenticed to Ormsbee.

4. Notes on alterations and additions: About 1848 and following--gas lighting, central heating, built-in kitchen range, and plumbing added. Before 1884 the upper story of the east bay was added; lower story original. In the 1870's--dining room and library

elaborately redecorated by Marcott of New York. 1884--vestibule service wing and terraces added, Stone and Carpenter, architects; photostat of drawing dated April 21, 1884 preserved in the house drawn by Edmund R. Willson who later became a partner of Stone and Carpenter. Since 1910--an overmantel has been added to the fireplace in the parlor (southeast Room), and French doors have been added in the library leading to the garden; Jackson, Robertson and Adams, architects. 1954--restoration of the dining room; John Hutchins Cady, architect. Since 1954--marble mantelpiece from Philadelphia added to the dining room.

5. Important old views: There is an extra-illustrated, typed copy of Mr. Cady's article in the house together with ten 8" x 10" photographs including views of the dining room before the 1954 restoration.

6. Sources of information: John Hutchins Cady, "The Thomas Poynton Ives House," published in Rhode Island History, Vol. 14, No. 1 of January, 1955.

John Hutchins Cady, the Civic and Architectural Development of Providence 1636-1950 (Providence, Rhode Island: The Book Shop, 1957), pp. 77-78.

Antoinette Forrester Downing, Early Homes of Rhode Island (Richmond, Virginia: Garrett and Massie, 1937), pp. 327, 333, 350-355, 380, 382, 383.

Henry Russell Hitchcock, Jr., Rhode Island Architecture (Providence: Rhode Island Museum Press, 1939), p. 32, pl. 25.

B. Supplemental Material: The following is extracted from Cady, "The Thomas Poynton Ives House," published in Rhode Island History following Mr. Cady's restoration of the dining room:

Thomas Poynton Ives was born in Beverly, Massachusetts, in 1769. He entered the house of Brown and Benson in Providence as a clerk, in 1782, and ten years later married Nicholas Brown's daughter, Hope. He then became a partner in the firm, which later took the name of Brown and Ives.

Mr. Ives acquired a two-acre tract on Power Street to the east of the estate on which John Brown, brother of Nicholas, had erected a mansion in 1786. Both estates were a part of the original home lot of William Wickenden to whom it was allotted in 1640. According to tradition Thomas Ives sent to England for plans of a house, which came designated as "a Georgian manor house with paved court yard, stable and coach house." The street number at first was 37 Power and was changed to 66 when the highway was re-numbered in 1870. The estate is now bounded by Brown Street on the west and Charles Field Street on the north, these highways having been laid out after the house was erected.

The house stands on the southwest portion of the lot. North of it is a courtyard flanked on the north and east by a two-story L-shaped outbuilding, doubtless erected when the house was built and substantially unchanged since that time. The north wing was originally used for a stable, harness room and coach house, and the east wing for a laundry and servants' quarters. The brick fireplace and adjacent brick boiler in the laundry and the wide floor boards and small paned windows in the second story are so typically New England that a local planner would seem to have had a hand in the design. Farther north, on the Charles Field Street border, is the original cow barn. The easterly part of the lot is a landscaped area. A granite wall, topped by an iron fence, is built along the sidewalk on the westerly half of the lot on Power Street and along Brown Street, and a high brick wall curves from the southeast corner of the house to Power Street. The remainder of the estate is enclosed by a wall of brick and stone.

The house, as originally erected, was a square block, 55 feet wide and 57 feet deep, three stories high, with a flat hipped roof. The walls were built of imported brick, laid in Flemish bond (except American running bond on the rear) and rising from a marble underpinning. Three of the chimneys are in the outside walls, two on the west and one on the east; the fourth chimney, which has back-to-back fireplaces in the library and smoking room, as well as in the rooms above, is set back a few feet from the wall. The windows, symmetrically spaced, have marble caps and sills, the splayed caps having double keys except in the third story and on the rear where they are plain. The front entrance has side lights and an elliptical top light over which, in the second story, is a window of the Palladian type. The main cornice is decorated with modillions and is crowned by an eaves balustrade. The plain rectangular form of the house is relieved by a round bay on the east and a semi-circular entrance porch of the south, the latter in the Corinthian order surmounted by a classic balustrade. The side bay, now rising full height and crowned by an extension of the main cornice and balustrade, originally was only one story in height.

The plan is large and imposing in scale with a wide central hall extending through the house and divided into front and rear sections by a partition with a doorway behind the stairs. The stairway, starting with a straight run, spirals at the rear to the second story, and the spiral from the second to the third story is free-standing. All of the rooms have fireplaces. The wood finish throughout the house is simple and delicately moulded, reflecting a departure from the baroque trend of the late eighteenth century. The principal rooms have elaborate plaster cornices. . . .

Aside from the expenses for rum, the earliest surviving document with respect to the house is a proposal made by James B. Walcott dated February 13, 1804 to furnish certain building materials. This proposal included 24 window caps with double keys and 26 window caps without

keys. All of these are now accounted for except five unkeyed windows eliminated when the north wing was built. Walcott's proposal also included marble underpinning as follows: 350 running feet of stone 16 inches wide and 160 to 180 feet of stone eight inches wide, all intended for three sides of the house. The present underpinnings do not entirely accord with this schedule. They are composed of two courses of marble, the lower ten inches high above grade and the upper 16 inches high, with small window openings on the south and west, a total length of 136 feet exclusive of the front curved porch and the east curved bay. . . .

Thomas P. Ives wrote his agent, Amos T. Jenckes, in Italy November 26, 1804, asking him to purchase in Leghorn four marble chimney pieces and about 600 feet in length of marble slabs four inches thick and 14 inches wide. Of the chimney pieces one was to be "handsome and neatly ornamental for a drawing room" one "somewhat ornamental," and the others "plainly wrought." Shipments of the four chimney pieces and slabs were made from Leghorn in May, 1805. One of these, described in the invoice as of "statuary marble, made according to the models, 36 inches high and 42 inches in breadth" referring to size of fireplace opening is evidently the one now in the parlor. Mr. Jenckes wrote Mr. Ives from New York July 22, 1805, that he had, at his own initiative, shipped from Leghorn 22 plain chimney pieces and various other items noted, for Mr. Ives' use or for sale in New York, of which Mr. Ives selected four chimney pieces, four alabaster lamps and one alabaster oval lamp cord. The disposition of the marble slabs is unknown. Evidently they were not used on the main block as the walls had been erected prior to their arrival. . . . in 1954, the dining room was restored to an approximation of its original status.

In this latter project, executed by Frank N. Gustafson and Sons, building contractors, the removal of the mahogany finish and mantel, the tapestry-type wall hangings, and the wall laths and plaster revealed certain aspects of the original construction. The two interior partitions were built of brick, the north one of which was interlaced with studding in the form of half-timber work. The outside brick walls were lined with rough boards. Plaster was applied directly to the brick on the partitions and to laths nailed to the boarding on the outside walls. The original fireplace had been entirely reconstructed and no clue remained as to its original status. The wall hangings had been attached to cleats, nailed to the plaster, and had been lifted from time to time for the installation of gas pipes and electric cable between the cleats. In the reconstruction work the walls were recovered with plaster, laid on wire laths.

In planning the restoration the original wood details of the parlor wainscot and door and window trim were closely followed. The former fireplace, with its yellow marble facing and hearth, was retained and a wood mantel built around it in adaptation of the work of Samuel McIntire of Salem. This was surmounted by an overmantel with carved mouldings to frame a portrait. The original moulded plaster cornice and the original wood floor boards were preserved. The mahogany doors and window shutters were retained, but a section of louvres in each set of shutters was replaced by a panel. The doorways were crowned with caps, decorated in flat relief, originally over doors in the central hall. The Victorian electric wall brackets were replaced by fixtures furnished by Edward F. Caldwell of New York.

The wood finish was painted white, except for the mahogany finish of the doors, window stools and wainscot cap. The floors were given a natural finish and the plaster walls were painted a dark blue-gray. . . .

The outward aspect of the original house is practically unchanged after standing nearly a century and a half, and the additions are in architectural conformity. The same may be said of the interior finish with the single exception of the library where the rather extravagant Victorian style provides a sharp, but not inharmonious, contrast with the simpler motives of the other rooms. In many respects the Thomas Poynton Ives house is the finest example of the Early Republican period of architecture in Providence.

PART II. ARCHITECTURAL INFORMATION

A. General Statement

1. Architectural character: "The plain wall surfaces and skillful disposition of the openings give the house a sophistication rare in Rhode Island in an era of often vulgar ostentation." Hitchcock, Rhode Island Architecture, p. 32.

2. Condition of fabric: Excellent.

B. Technical Description of Exterior

1. Overall dimensions: Square main block, 55' x 57', five-bay facade facing south, three stories high, with a curved bay on the east side approximately semicircular in plan with a 10' radius; rear service wing at the west corner of the north side of the house added 1884.

2. Foundations: Regular ashlar granite, large blocks.

3. Wall construction: Brick, laid in Flemish bond.

4. Porches: Semicircular entrance porch, original or an early addition, similar to porches by Samuel McIntire of Salem, slender fluted Ionic columns, full entablature with modillion cornice and balustrade.

5. Chimneys: Four original brick chimneys; three in outside walls, one interior chimney

6. Openings:

a. Doors and doorways: Paneled door, side lights and elliptical top light with elaborate mullions, elaborate doorway with colonettes, pilasters and carved trim.

b. Windows and shutters: Double hung windows; six light sash, louvered shutters, marble sills and splayed marble lintels.

7. Roof:

- a. Shape: Low pitched hip roof.
- b. Cornice: Modillion cornice with balustrade.
- c. Dormers: Segmental roofed attic dormers.

C. Technical Description of Interior

1. Floor plans: Central hall plan, hall 10' wide, with small entrance vestibule, and small separated rear hallway 10' x 10' leading to porch along east side of later rear wing; parlor at the front right (southeast), 20' x 22'; library behind the parlor with circular bay at the east, 18' x 28'; smoking room behind the library at the right rear (northeast), 13' x 20'; dining room at the left front (southwest), 20' x 28'; pantry behind the dining room leading to kitchen at left rear of main block, 16' x 20'; servants' sitting room, 12' x 15'; service stairway and service rooms in the rear wing. Bedrooms on second and third floors in similar arrangement.

2. Stairways: Stairway at rear of central hall, open well to third floor, starts with a straight run and curves in U-shape to second floor, free-standing curved stairway to third floor. Open string, slender rectangular balusters, molded rail, carved step end ornaments.

3. Flooring: Wide board floors.

4. Wall and ceiling finish: Plaster, wainscot in some rooms, later paneling in library.

5. Doors and doorways: Paneled mahogany doors; crossetted, double molded architraves on principal doorways.

6. Trim: Elaborate ceiling cornices, of plaster.

7. Hardware: Butt hinges, silver hardware in principal locations.

8. Lighting: Electric.

9. Heating: Central. Fireplaces in many rooms, see supplemental material above for notes on later mantels.

D. Site

1. General setting and orientation: The house faces south, at the southwest corner of a very large lot in a residential section, garages to the north, gardens to the east.
2. Enclosures: Brick, stone, and iron fences.
3. Outbuildings: Stable and coach houses to the north, now used for garages.

Prepared by Osmund R. Overby, Architect
National Park Service
May 1962