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February 14, 2022

Mr. Dustin Dezube
Via email

RE: 180 George M. Cohan Boulevard

Dear Dustin:

Apologies for the delay in this response letter. I write to thank you for coming to the Providence Preservation Society's Planning and Architectural Review Committee (PAR) on January 5 with your attorney Dylan Conley and your architect Kevin Diamond to present the project proposal at 180 George M. Cohan Boulevard. We appreciate that you reached out to us early in your design development phase to request a review by PAR. This letter contains a summary of our comments.

We are pleased to see your light-touch proposal for the restoration of the former Home for Aged Women, later known as the Tockwotton Home, designed by Charles Hartshorn and located in Fox Point. We believe your intention to adapt the building from short-term student housing to residential use is a good one, and we are glad that you are pursuing historic tax credits and working with Kim Smith Barnett at MacRostie Historic Advisors, the RIHPHC, and the National Park Service.

We believe that you and Kevin are pursuing a conservative and appropriate course to conserve as much fabric, interior walls, and window details as possible while preserving the facade and footprint of the 1863-64 building. Reopening the original front door on the south facade is a welcome approach.

We understand that you are addressing egress, accessibility, and positioning of rooftop HVAC (perhaps sunken roof of existing addition?) and considering affordable housing units. As for the zoning change, PPS is in a position to support this effort—which we believe the city will look at favorably—to achieve multi-family housing at this legacy site. We will continue to follow your project as it goes through the public review process.

We commend your team on a great project and approach to bring new life into a historic building in Fox Point. We believe the financing of the project is ambitious, but wish you all the best.

We recommend that you reach out to the Fox Point Neighborhood Association, if you haven't already, as they may have further comments on parking and landscaping, among other issues. We also invite you to return to PPS and PAR as this project and others you are commencing proceed.

Sincerely,

Rachel Robinson
Director of Preservation



MacRostie Historic Advisors LLC

Bringing equity, strategy, and experience
to historic building development

March 1, 2022

Dustin Dezube
269 Wickenden Street, Floor 2
Providence RI 02903

RE: Home for Aged Women/Tockwotton Home, 180 George M. Cohan Blvd,
Providence, RI

Washington
Boston
Chicago
Charleston
Houston
New Orleans
San Jose

Dear Mr. Dezube,

As you are aware, MacRostie Historic Advisors, LLC (MHA), has been engaged by your firm on several occasions to provide historic consulting services related to historic tax credit (HTC) projects in and around Providence. I have attached our firm qualification statement to this letter to demonstrate our experience in utilizing the program.

I have toured the former Home for Aged Women/ Tockwotton Home Site at 180 George M. Cohan Boulevard and identified the historic character-defining features of the building. Originally built as the Home for Aged Women in 1863-1864, it is a 4 ½ story, brick, hip roof, building with cruciform plan and a four-bay-wide pedimented pavilion with a two-tier iron porch, in the center of a 9-bay façade. The doorway in the pavilion has double-leaf doors; both the doorway and windows have segmental arch openings. Brick cornice with dentil course; gable and bow roof dormers. A 3-story, flat roofed addition is 9 bays wide on the west end. The building is listed as a contributing structure in the College Hill Historic District, and therefore is eligible to utilize the federal historic tax credit (HTC) program, which offers a 20% credit on all eligible qualified rehabilitation expenditures.

The original interior core of the building appeared to be highly intact, with a double-loaded corridor running east-west and individual rooms with recessed doorways located off the hallway. Two period iron staircases remain intact on the east and west ends of the main block of the building.

The primary interior character defining features of the building are its original, intact wide hallway circulation pattern, its ground floor community room, staircases, and room layouts. When entertaining the use of historic tax credits on this building, the proposed plan should honor several features:

- Little to no alteration to the historic circulation pattern of hallways and staircases. The historic floor plan is frequently a defining characteristic of a building's interior. The sequence of spaces from the entry of the building,

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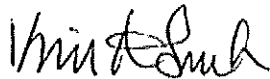
Home for Aged Women
180 George M. Cohan Blvd, Providence, RI
Dustin Dezube
March 1, 2022

such as moving from the vestibule to the stair hall to the parlor expresses the building's particular character. When using the HTC program, these features are highly valued and should not be altered. This includes the wide hallway, recessed room doorways, and staircases.

- The repetitive floor plan of a building helps make this building distinctive and should therefore be treated with sensitivity. The floor plan is important in defining the character of the building. Wholesale demolition of the interior results in the loss of distinctive historic building material and does not meet HTC standards. With the original hallway unable to be modified, this results in shallow rooms on either side of the hall. Original demising walls of rooms should largely be retained. Stringing together apartment units with multiple bedrooms would be very difficult because an interior unit hallway would need to be created to access a very narrow unit. This would cut down on the size of the living spaces and result in a loss of an excessive amount of historic demising walls.

I have reviewed the proposed plans for the building and can conclude that the plans, as presented, offer the best chance for success in qualifying for the historic tax credit program. Further breaking up the existing demising wall structure would be problematic from an HTC perspective and negatively affect the interior historic integrity of the building.

Respectfully,



Kim Smith Barnett
Director



MacRostie Historic Advisors LLC

Bringing strategy, equity, and experience
to historic building development

Since 2004, MacRostie Historic Advisors LLC has been a national leader in historic tax credit consulting, assisting real estate developers nationwide obtain project equity through federal and state historic tax credit programs. Our partners have more than 60 years of combined experience in the field of historic preservation and have managed more than 1,000 federal historic rehabilitation tax credit certification applications for developments in 39 states across the country, including Alaska and Hawaii. Additionally, MHA performs a variety of services related to National Register nominations, historic structures reports, local landmark review and compliance, Section 106, and state environmental review as well as other historic preservation related undertakings. MHA has advised its clients, including municipalities and institutions, on numerous complicated real estate transactions under regulatory review. All of our associates meet the Secretary of the Interior's Professional Qualification Standards for Architectural History and maintain strong professional relationships with review staffs at the National Park Service and State Historic Preservation Offices.

In our practice, we place particular emphasis on providing clients with a strategic approach to the historic tax credit certification process, ensuring timely and successful project certification with a minimum of design changes. We work collaboratively with clients and project teams to identify creative solutions that balance client and project objectives, regulatory requirements, and historic preservation principles. With extensive contacts in the equity syndication and corporate investor communities, we also are able to facilitate connections between our developer and corporate investor clients. With an active market providing institutional equity investment, state and federal historic credits are used as sources of capital to reduce a project's debt load and increase overall project viability. MacRostie Historic Advisors' success rate for Part 3 approvals is approximately 99 percent.

Our diverse portfolio of work includes consulting for affordable housing, market-rate housing, student housing, military housing, hotels, commercial office and retail space, arts and entertainment venues, civic and educational facilities, and research and technology campuses.

We currently have seven offices in key locations around the country: Washington, DC; Boston, MA; Chicago, IL; Charleston, SC; Houston, TX; New Orleans, LA; and San Jose, CA. Our locations provide for efficient and customized client service wherever our projects are located while taking advantage of a greater network of resources and support.

Our headquarters location in Washington, DC, and the involvement of our Senior Partner Bill MacRostie in industry advocacy on Capitol Hill, reinforces our position as leaders in the historic tax credit field. The proximity to the DC-based National Park Service (NPS) headquarters strengthens our relationship with decision makers for federal rehabilitation tax credit certification applications and gives us a competitive advantage by allowing us to work directly with reviewers to swiftly resolve issues that may arise in any given application.

macrostiehistoric.com



Boston Team

All MHA associates meet the Secretary of the Interior's Historic Preservation Professional Qualification Standards.

| **Albert Rex**

Partner, CEO | MHA Boston

Albert Rex is a Massachusetts-based historic real estate consultant and strategist with more than 20 years of experience in the Northeast. Albert has worked with clients that include developers and organizations, municipalities, and institutions that have complex preservation, permitting, and zoning issues.

Albert is a former executive director of the Boston Preservation Alliance, Boston's citywide non-profit preservation advocacy organization. While at the Alliance, he was involved in numerous projects and planning processes that focusing on historic preservation's role as an economic development tool. He was one of four authors of the original legislation that created the Massachusetts Historic Rehabilitation Tax Credit (MAHRTC) and has consulted on that matter as a technical advisor to Preservation Massachusetts, Inc., the statewide non-profit advocacy organization.

Albert has a Bachelor of Arts from the University of Rhode Island, a master's degree in Historic Preservation from Boston University, and has completed courses in business administration at Babson College.

| **Scott Hanson**

Senior Associate | MHA Boston

Scott's work includes preparing state and federal historic rehabilitation tax credit applications, National Register nominations, and preservation consulting services for museums and institutions. Scott previously worked for Sutherland Conservation & Consulting as an architectural historian and director of historic preservation consulting services in Maine from 2010 to 2020. From 2005-2010, he was a preservation planner for the City of Portland, Maine.

Scott's best-selling book, "Restoring Your Historic House, The Comprehensive Guide for Homeowners," won the 2020 Maine Writers and Publishers Alliance "Excellence in Publishing" award. Previously, he co-authored two books on northeastern architecture with Maine State Historian Earle G. Shettleworth, Jr.

Scott studied at Pratt Institute's School of Art and Design. He received a statewide historic preservation honor award from Maine Preservation and a Greater Portland Landmarks Preservation Award for his work with the City of Portland's preservation program.

| **Kim Smith Barnett**

Partner | MHA Boston

Previously the director of our Boston office, Kim has more than 20 years of experience as a historic preservation professional. Her experience includes developing blighted historic properties, acting as historic tax credit consultant for non- and for-profit developers, and also acting as lender and equity partner in historic property developments. Her projects have won awards from Providence Preservation Society, Rhode Island Historical Preservation & Heritage Commission and Preserve Rhode Island.

Kim uses her skills in real estate finance and non-profit finance in several volunteer roles. She is serving as treasurer for Pawtucket Central Falls Development Co. (formerly Realty Endeavors for Central Falls) since 2009. Her past involvement has included the Housing Network of Rhode Island, the Providence Preservation Society and on the West Broadway Neighborhood Association Community Development Committee.

Kim holds a Bachelor of Science in Historic Preservation and Conservation from Roger Williams University in Bristol, Rhode Island and a Bachelor of Arts in Psychology and Philosophy from Rhode Island College, in Providence, Rhode Island.

| **Mary Nastasi**

Senior Associate | MHA Boston

Mary's work includes preparing state and federal historic rehabilitation tax credit applications and National Register nominations for projects throughout the country. She has been involved with the successful rehabilitation of a wide variety of projects, including market-rate and affordable housing, hotels, and other commercial and mixed-use properties. In 2018, she received a Paul & Niki Tsongas Award from Preservation Massachusetts as a member of the Next Generation in preservation.

Mary earned her Master of Science in Historic Preservation from Columbia University, where she undertook a thorough study, narrative, and analysis of mid-twentieth-century concrete architecture in Boston and New England as her thesis. She has applied her knowledge of mid-century architecture and construction to such projects as the 2017 rehabilitation of Eero Saarinen's 1962 TWA Flight Center. She is a member of Docomomo US. In addition to her master's degree, Mary holds a Bachelor of Arts in Architecture and Urbanism from Smith College.



| Emily Dominijanni

Associate | MHA Boston

Emily's work includes preparing state and federal historic rehabilitation tax credit applications and National Register nominations for projects throughout the country.

Prior to joining MHA, Emily restored historic wooden windows in the Boston area and held internships with the National Park Service and a local preservation consulting firm.

Emily received her Master of Science in Historic Preservation degree from Columbia University, where she completed a thesis on Polychlorinated Biphenyls, their impact on historic buildings and remediation approaches. In addition to her master's degree, Emily holds Bachelor of Arts in Cultural and Historic Preservation and International Studies from Salve Regina University in Newport, Rhode Island where she developed her love for historic buildings.

| Ryan Cameron

Associate | MHA Boston

Ryan's work includes preparing state and federal historic rehabilitation tax credit applications and National Register nominations for projects throughout the country.

Prior to joining MHA, Ryan held an internship with a local preservation architect in Los Angeles where he did historic research and writing for local landmark designations.

Ryan received his Master of Arts in Historical and Sustainable Architecture from New York University in London, England where he completed a thesis on low-impact performance venue adaptations using redundant heritage buildings.

In addition to his master's degree, Ryan holds a Bachelor of Arts in Architectural Studies and Theatre from Connecticut College in New London, Connecticut.

| Roysin Younkin

Associate | MHA Boston

Roysin prepares state and federal historic rehabilitation tax credit applications and National Register nominations. Roysin is an architectural historian with extensive experience in the preparation of National Register nominations and landmark designation reports.

Prior to joining MHA, Roysin served for five years as the architectural historian at the Boston Landmarks Commission (BLC), the City of Boston's historic preservation agency. While at the BLC, Roysin prepared reports for designation of a wide variety of buildings as Boston Landmarks and administered the National Register program in Boston.

Roysin holds a Bachelor of Arts in American Studies from Carleton College and a Masters of Architectural History and a Certificate in Historic Preservation from the University of Virginia.

| Kendal Anderson

Junior Associate | MHA Boston

Kendal's work includes preparing state and federal historic tax credit applications and National Register nominations.

While in graduate school, Kendal worked as an associate consultant at Sutherland Conservation & Consulting. Kendal was accepted into the Maine Preservation Fellowship, which included an internship at Maine Preservation and working on the restoration of the 1908 Wood Island Life Saving Station in Kittery, Maine with Preservation Timber Framing. In addition to the Fellowship, Kendal was an intern at the Maine Project for Fine Art Conservation, where she now serves on the Board of Directors. Kendal also worked as an architectural historian for Gray & Pape Heritage Management.

Kendal received her Bachelor of Arts in Painting from Maine College of Art and a Masters of Arts in Historic Preservation from Savannah College of Art & Design.



| Mark McDonnell

Junior Associate | MHA Boston

Mark graduated cum laude from Boston University with a Bachelor of Arts in History and a minor in Religion in 2019. In 2021, he received his Master of Arts in Preservation Studies with a minor in Urban Planning, also from Boston University. Mark completed National Register of Historic Places eligibility assessments for historic piers in the Central Waterfront of Portland, Maine for his capstone project.

Mark was an advocacy intern with Greater Portland Landmarks (Maine) during the summer of 2020. In this role, he helped create a historic homeowners' guide for climate change damage mitigation and walking tours of Portland's historic neighborhoods.

To: Council President Iglizzi
Honorable Members of the Providence City Council
Ward 1 Councilor Goncalves
Ordinance Committee Chair Narducci
Honorable Members of the Ordinance Committee

Re: Adaptive reuse of 180 George M. Cohan Boulevard into multi-family

Honorable Members of the Providence City Council,

After having the opportunity to review the proposal for the historic adaptive reuse of the old Tockwotton Home at 180 George M. Cohan Boulevard, I am reaching out to you in full support of the proposal to change the zone from R-2 to W-2 and to grant the proposed use variance.

The proposal to restore the building by turning it into multi-family housing fits the character of the neighborhood, supports the goal of the City's comprehensive plan to build more housing, and it is an opportunity to ensure that such a beautiful building has a sustainable use that can maintain the property for years to come.

Accordingly, I am joining my fellow neighbors and together we are urging you to approve this zone change petition.

Signed,



Jan 5/2022

Another Supportive Neighbor Date

Name: Kalisbek Malikov

Address: 265 Transit St, Providence, RI 02906