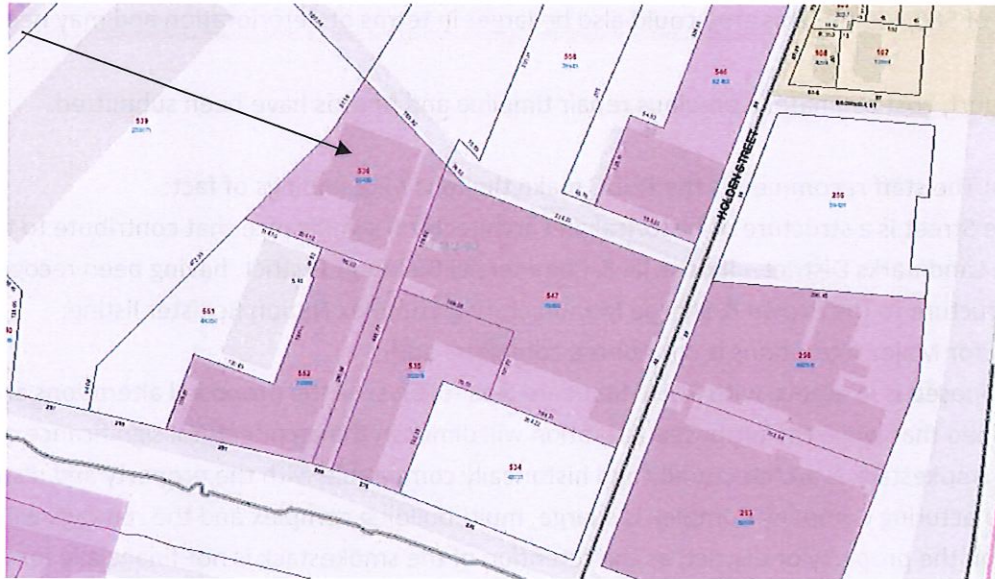


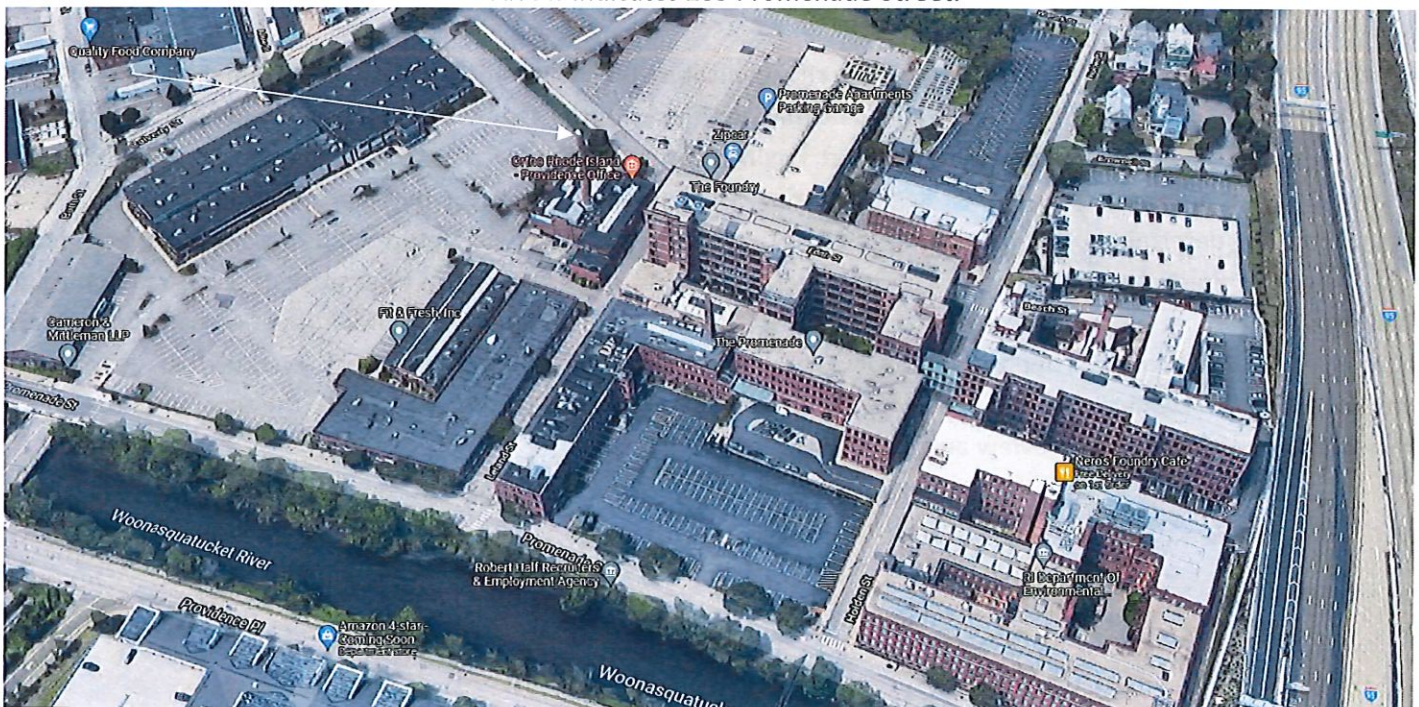
8. CASE 21.142, 285 PROMENADE STREET, Brown & Sharpe Manufacturing Company Complex, Building 12, 1908, 1912, 1918 (PLD-ICBD)

This brick building is one of the most attractive of the Brown and Sharpe buildings. It is of asymmetrical design, the western section defined by a stepped parapet and skylighted roof. A stepped gable defines the main entryway below grade of recent construction. The main portion of the building housed eight boilers in 1921. A flat-roof engine and dynamo room is set to its east. These boilers, originally used for steam generation, later fed dynamos for electrical generation. None of the power generation equipment survives. The cornice is brownstone with elaborate corbeling. Windows on the east and north elevations are grouped in pairs of 12/12, double hung with a common round arch head. These wood frame windows appear to be original. The west elevation is three stories with 12/12 double hung, segmental arch, wooden frame windows more in keeping with other buildings in the complex. The raised basement windows of the west elevation are brick-filled. While the exterior of the building retains much of its original appearance, an elaborate oak entryway of recent construction is found on the Edith Street façade. Extensive interior renovation was carried out for its most recent use as a restaurant, including a series of exterior gargoyle lamps attached at the pilasters. The overhead crane system of the open eastern chamber of the Powerhouse survives, now painted in bright colors. A large skylight part of the original runs north to south. A stained-glass oculus likely a replacement of an original window is centered over the modified entryway. A brick chimney rises from the rear of the building. A side entryway opens onto Leland Street. (From the *Brown & Sharpe Manufacturing Complex NR, 4/25/03, pgs. 8-9*)

CONTRIBUTING



Arrow indicates 285 Promenade Street.



Arrow indicates project location, looking north.

Applicant/Owner: Foundry Development Associates, LLC, 235 Promenade Street, Ste 100, Providence, RI 02908

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

- the removal of the approximately 150' tall smoke stack.

Issues: The following issues are relevant to this application:

- An engineering report from Geiser Engineering recommends removal of the stack due to its current condition;
- A cost estimate for repairs from S.A. Feole Masonry Services, Inc., (dated 12/6/21, attached) estimates that partially repairing the chimney will cost \$980,392.00. This estimate does not include additional areas that are subject to evaluation of interior conditions the stack (estimate of this approx. 600 sq. ft. area is \$114.00 per sq. ft. for an additional cost of \$68,400.00. This area could also be larger in terms of deterioration and may need additional repairs); and,
- Engineering report, cost estimate, a previous repair timeline and photos have been submitted.

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

- a) 275 Promenade Street is a structure of historical and architectural significance that contribute to the significance of the Providence Landmarks District – Industrial & Commercial Buildings District, having been recognized as a contributing structure to the Brown & Sharpe Manufacturing Complex Nation Register listing;
- b) The application for Major Alterations is considered complete; and,
- c) The work as proposed is in accord with PHDC Standard 8 as follows: as the proposed alterations are appropriate having determined that while the proposed alteration will diminish the architectural significance of the property, the removal of the smokestack is architecturally and historically compatible with the property and district, as the Brown & Sharpe Manufacturing Company Complex is a large, multi-building complex and the removal will not have an adverse effect on the property or district, as the retention of the smokestack is not financially feasible for the applicant.

Staff recommends a motion be made stating that: The application is considered complete. 275 Promenade Street is a structure of historical and architectural significance that contribute to the significance of the Providence Landmarks District – Industrial & Commercial Buildings District, having been recognized as a contributing structure to the Brown & Sharpe Manufacturing Complex Nation Register listing. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alteration is appropriate having determined that while the proposed alteration will diminish the architectural significance of the property, the removal of the smokestack is architecturally and historically compatible with the property and district, as the Brown & Sharpe Manufacturing Company Complex is a large, multi-building complex and the removal will not have an adverse effect on the property or district, as the retention of the smokestack is not financially feasible for the applicant, citing and agreeing to the recommendations in the staff report, with staff to review any additional required details.



Geisser Engineering Corporation

227 Wampanoag Trail

Riverside, RI 02915

(O) (401) 438-7711

(M) (508) 496-9565

sab@geisserengineering.com

December 5, 2021

Mr. Tom Guerra

The Foundry Corporate Office Center

235 Promenade Street - Suite 100

Providence, RI 02908

**RE: Inspection and Evaluation of
Existing Masonry Smokestack
Ortho Rhode Island
285 Promenade Street
Providence, RI**

Mr. Guerra,

At your request the undersigned visited the above referenced address to review and evaluate the condition of the existing masonry smokestack. This follow up inspection was performed after our office determined that repair and restoration work recently performed by an out-of-town contractor was inappropriate and in some areas damaging to the structural integrity of the exterior brick layer of the smokestack.

The deterioration is most advanced along the west face of the stack for approximately 50 to 60 feet vertically, with significant sections of the brick face falling onto the existing staggging. There are numerous isolated areas of deterioration along the upper portion of the stack. There is also a significant crack in the north face.

Repair costs to return the smokestack to a safe and stable condition will be significant. In fact, I believe razing the smokestack down to the roof line will be less expensive and will eliminate the need for future repairs. This modification will also result in much safer conditions for the occupants of the building.

If you have any questions, or should you require any additional information, please do not hesitate to contact me.

Sincerely,

STEVEN A. BOGLE

Geisser Engineering Corporation

Steven A. Bogle, P.E.

Senior Project Engineer

SAB

PROFESSIONAL ENGINEER
CIVIL

S:\Steve's Documents\Project Documents\The Foundry\Reinspection Letter.docx

S.A. Feole Masonry Services, Inc.

P.O. Box 20367
Cranston, RI 02920
Office: (401) 273-2766
Fax: (401) 461-3205
Contact@safeolemasonry.com



Proposal

21-259
Date 12/6/2021

21-259

Thomas Guerra
The Foundry Corporate Office Center
235 Promenade St., Suite 100
Providence, RI 02908

Cut out furnish and install new clay brick match existing as close as possible along the west face of the structure approximately 65' x 10'-12".
Rebuild each section in coursing from the bottom up

Labor, Material and Equipment \$654,392.00

Cut out 100% the rest of the chimney stack that is not rebuilt and repoint upto 1" back

Labor, material and equipment \$326,000.00

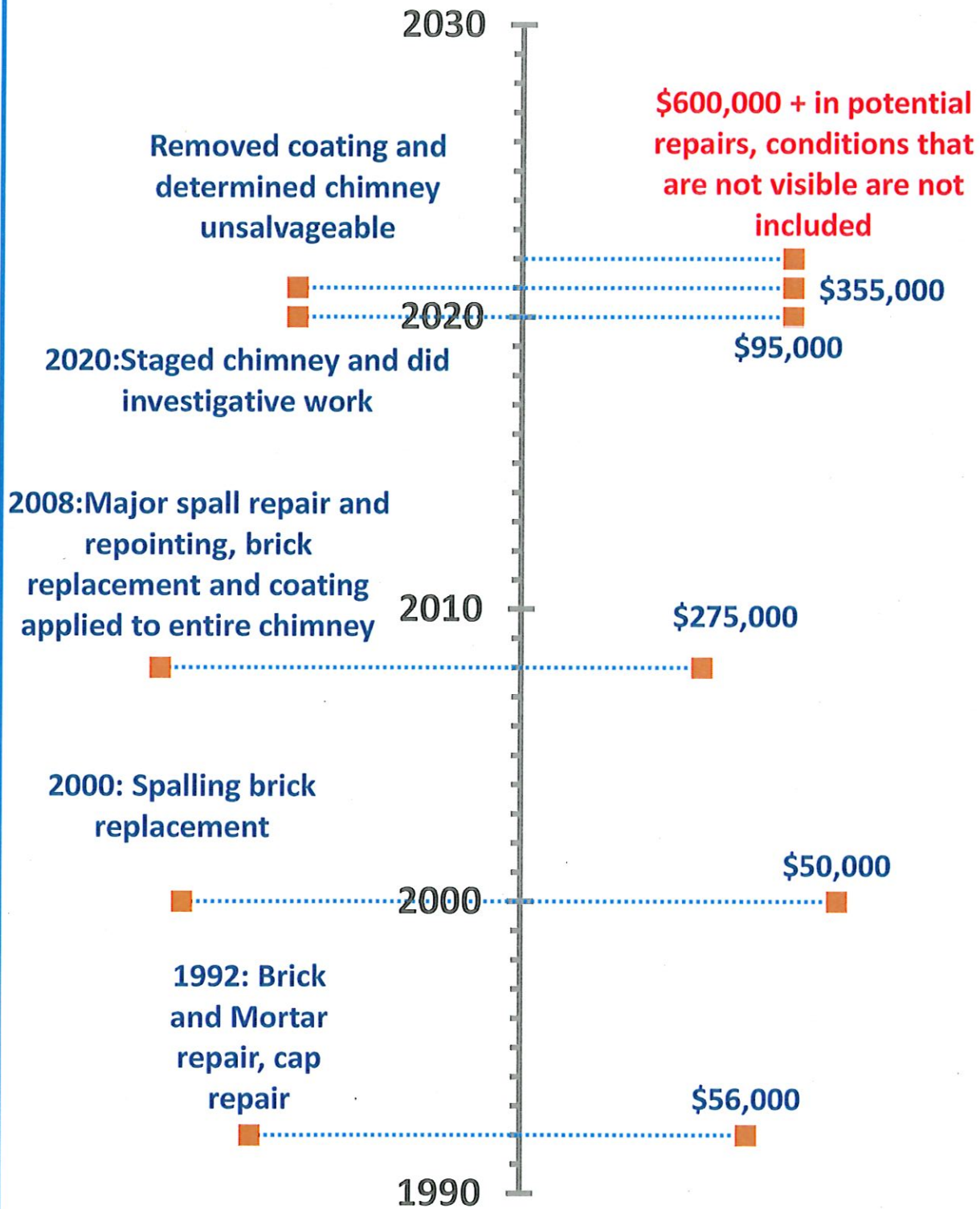
There are areas where the mortar is completely dead upto 16" into structure. Those areas will need to be rebuilt at this time we can not assign a cost to it. As we can not see through the structure. However along the west side you have approximately 600sqft to be rebuilt. If the interior needs to be rebuilt as well, please carry \$114.00 per sqft for labor material and equipment

For Acceptance, please sign and date

Signature and title

Date

285 Promenade Chimney Repairs

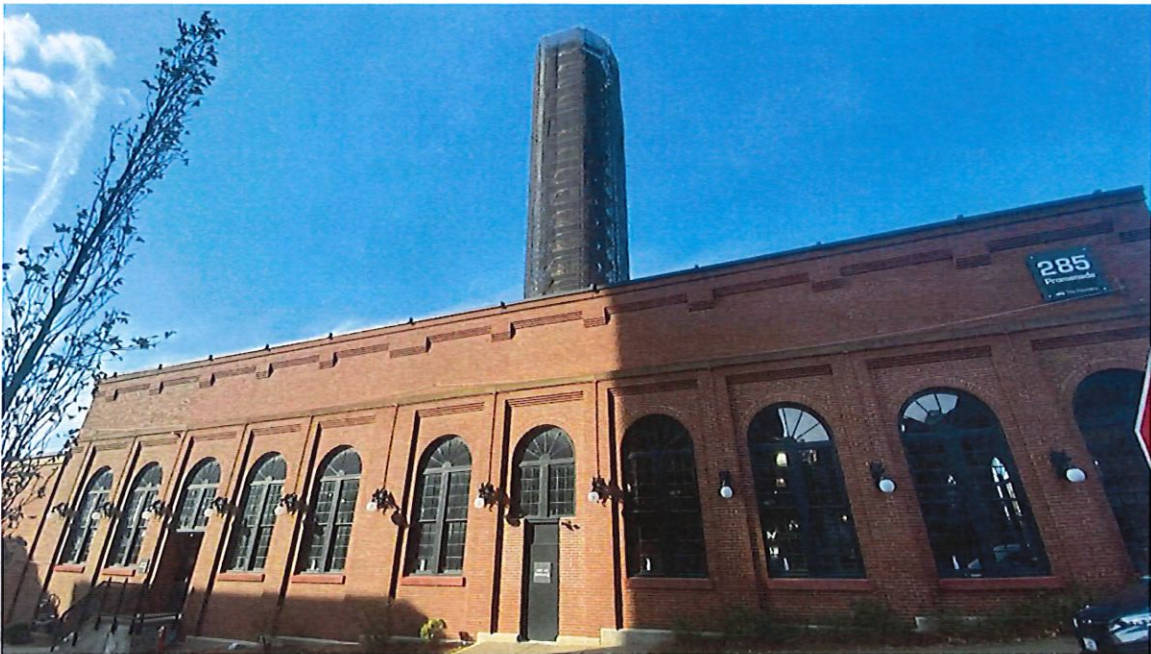




North elevation



South elevation



East elevation



West elevation

The Foundry Associates – 285 Promenade Street
Providence, RI

December 2021



With Chimney

The Foundry Associates – 285 Promenade Street
Providence, RI

December 2021



Without Chimney