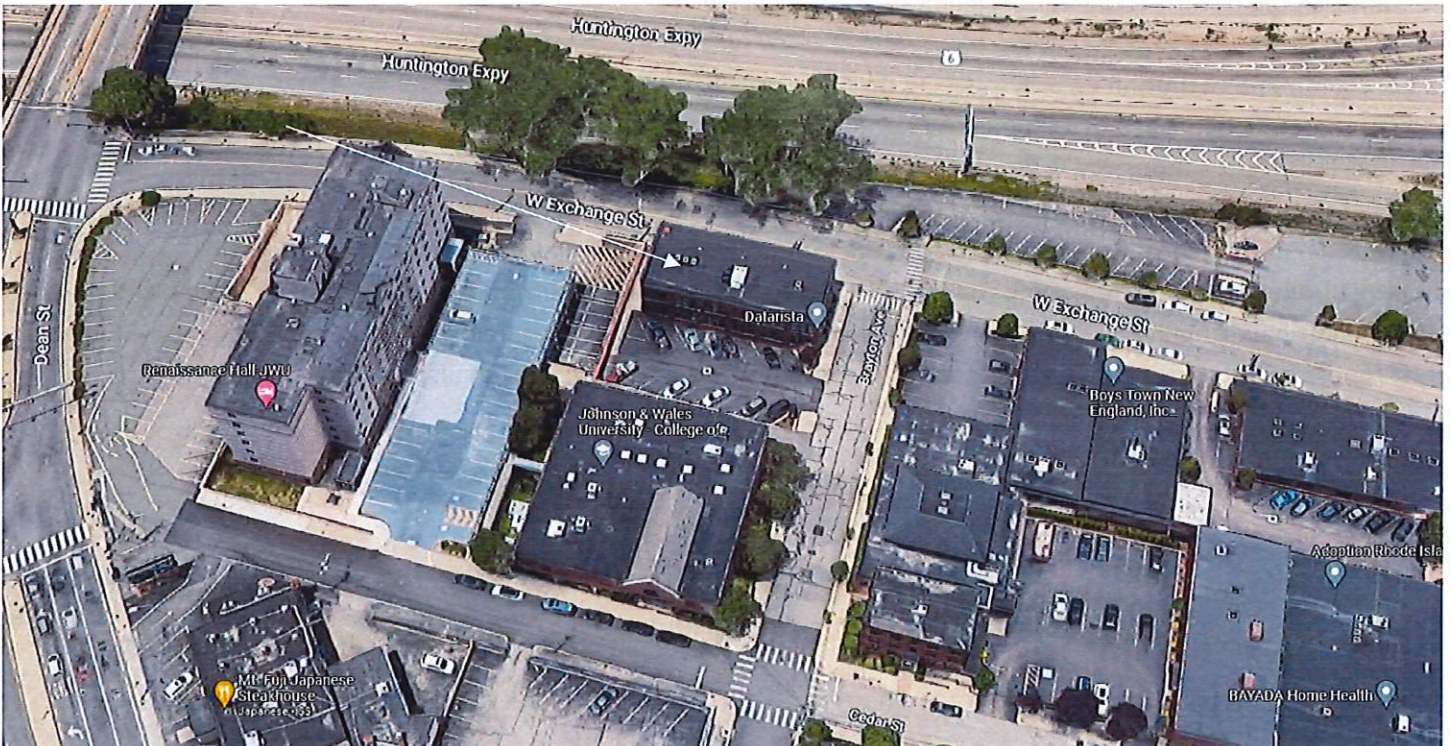


PROJECT REVIEW

- CASE 23.026, 300 WEST EXCHANGE STREET, George S. Smith Engraving Company, 1900 (PLD-ICBD)**
(see attached ICBS form)
CONTRIBUTING



Arrow indicates 300 West Exchange Street.



Arrow indicates project location, looking north.

Applicant/Owner: Omni Combined W.E., LLC, PO Box 856, E. Greenwich, RI 02818

Architect: Matthew McGeorge, McGeorge Architecture Interiors, LLC, 18 Fifth Ave, E. Greenwich, RI 02818

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

- the construction of an approx. 4,300 sq. ft. addition to the third story.

Issues: The following issues are relevant to this application:

- As the Commission is aware the ICBD was established to preserve buildings from being demolished and to guide development/reuse of these structures. 300 West Exchange Street is a good example of this policy coming to fruition. The building is being rehabilitated into much needed housing, with a measured approach to expanding the volume of the building so that the project is financially feasible. While making an obvious impact on the resource, it is being done in a way that clearly delineates the old from new in a way that is appropriate to the resource and the district; and,
- Plans and photos have been submitted.

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

- a) 300 West Exchange Street is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District – Industrial & Commercial Buildings local historic district as the buildings may be potentially eligible for listing on the National Register of Historic Places;
- 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 the proposed construction is architecturally and historically compatible with the property and district having an appropriate size, scale and form that while having an effect on the property or district, will not diminish the historic character or significance of the property.

Staff recommends a motion be made stating that: The application is considered complete. 300 West Exchange Street is a structure of historical and architectural significance that contributes to the significance of the Providence Landmarks District – Industrial & Commercial Buildings local historic district as the buildings may be potentially eligible for listing on the National Register of Historic Places. The Commission grants Final Approval of the proposal as submitted having determined that the proposed alterations are appropriate as the proposed alterations are 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, citing and agreeing to the recommendations in the staff report, with a sub-committee or staff to review any additional required details.

Providence Industrial Sites and Commercial Buildings Survey
Providence Preservation Society
2001-2002
Final Report

George S. Smith Engraving
300 West Exchange Street
ca. 1893

It is a two-story, flat-roof, brick structure with a raised basement illuminated by square, 1/1 windows with stone lintels and sills. Ornamental brick work is confined to a tapering cornice and the building is further embellished with granite trim and several segmental-arch window openings. An offset pedestrian entrance is located on the Brayton Street elevation, within a recessed opening topped by a granite lintel. Secondary entrances are located on the rear elevation, reached by a flight of concrete steps with a simple railing. Fenestration is comprised of rectangular openings with replacement 1/1 sash windows in bands of three on the West Exchange Street elevation.

The building housed George Smith Engraving Company, a printing firm. It was first noted in a business directory at West Exchange and Brayton in 1893. The building appears on the 1908 Providence City Atlas. The first floor was originally utilized for engraving and the second floor was originally utilized for printing. The company was incorporated in Rhode Island in 1911. No drastic changes have been made to the exterior of the building even though it was utilized by a variety of businesses. Hilton-Davis Clerical Company occupied the building from 1955 to around 1965; Faco Metal Products was housed at that location from 1970 to 1985. Napier Jewelry Company utilized the building around the year 1990. The structure has been renovated and now serves as office space for Durkee, Brown, Vivieros, & Werenfels Architects and other firms.

Providence Industrial Sites and Commercial Buildings Survey
Providence Preservation Society
2001-2002
Final Report

George S. Smith Engraving

Photographs





300

NO PARKING TO CURB TO CURB
2
8:00 AM - 4:00 PM

300

Tighe & Bond

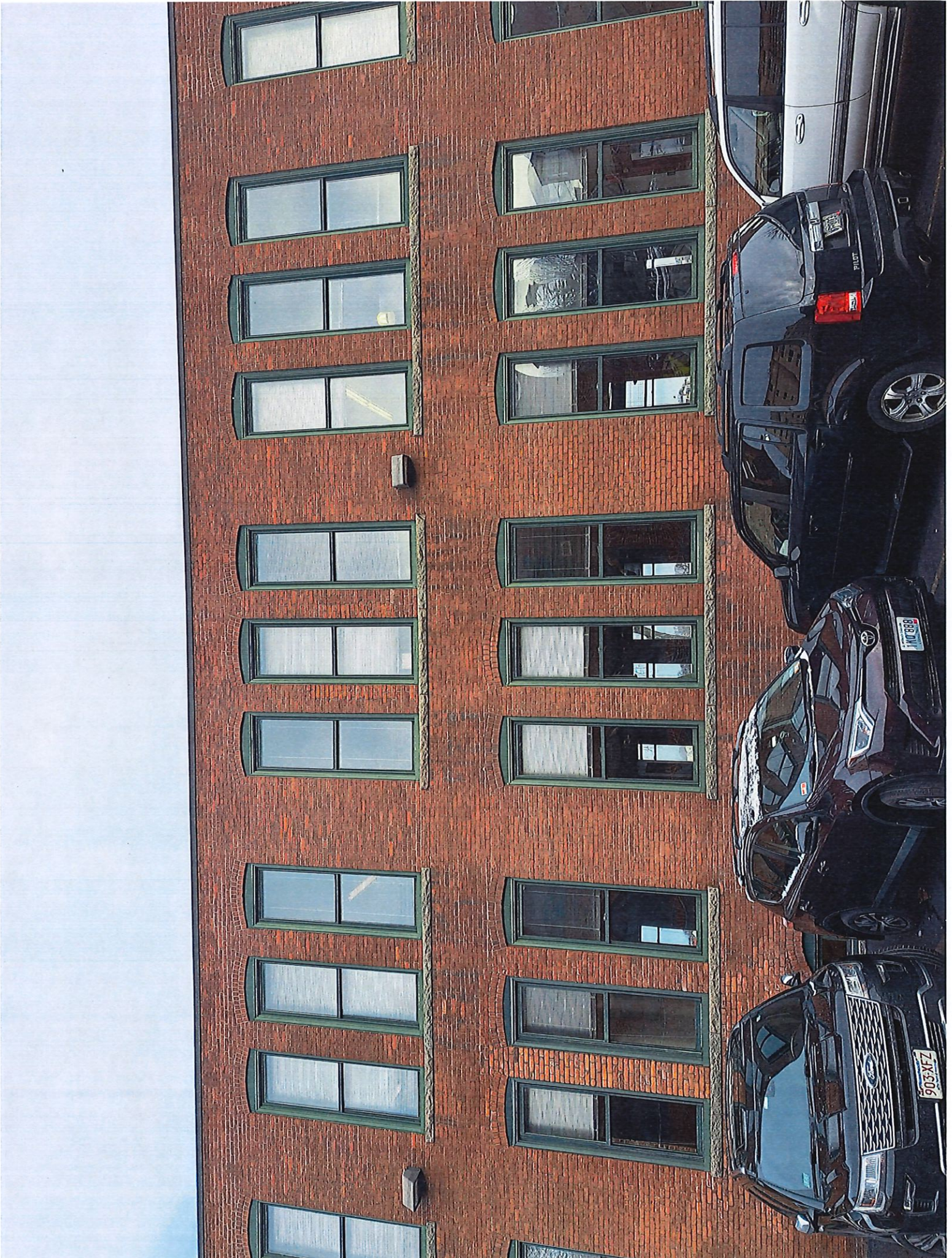
300
W. 10th St.
Cedar Rapids, IA 52402

487



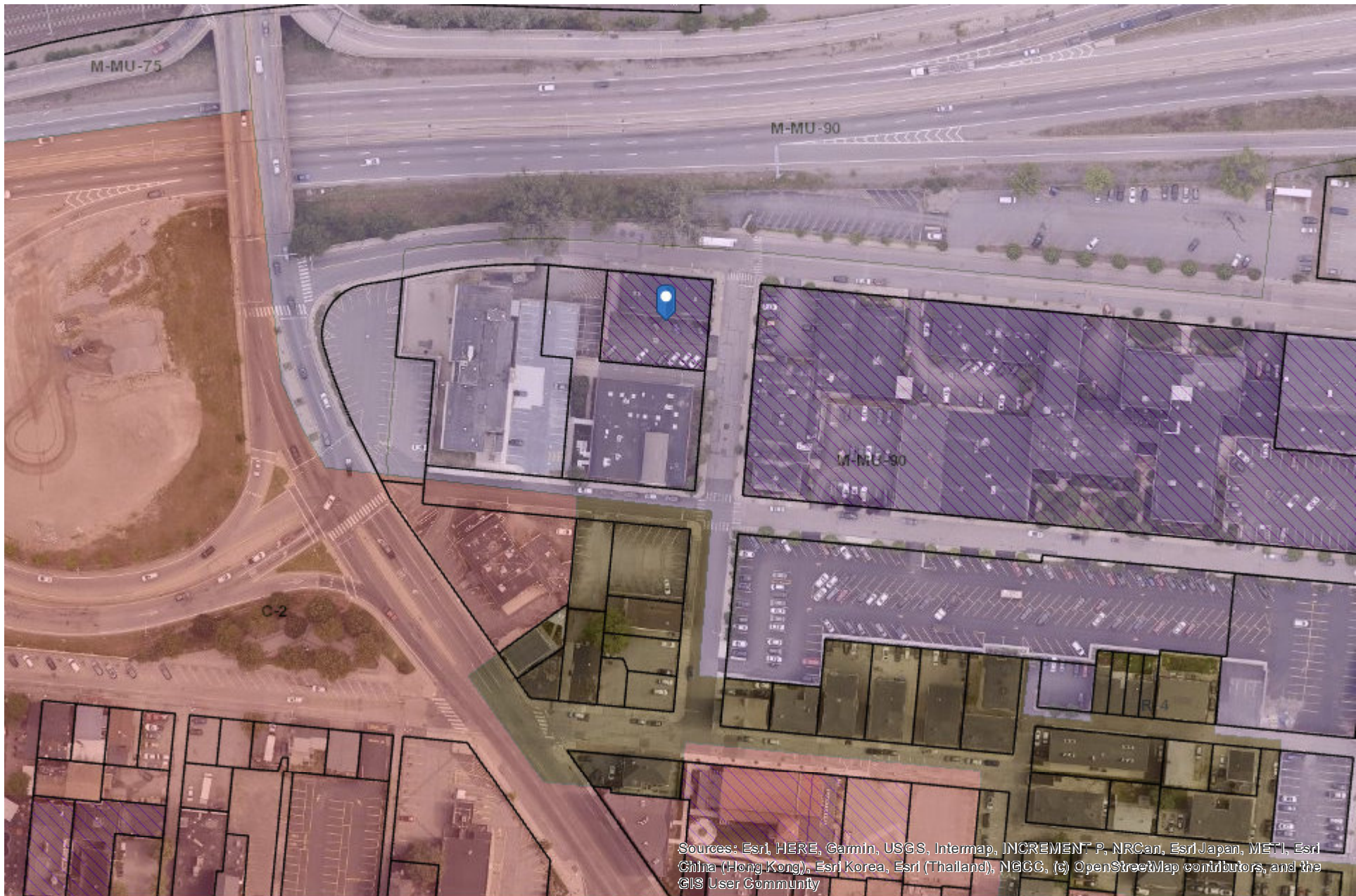












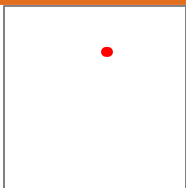
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NCGI, (c) OpenStreetMap contributors, and the GIS User Community

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory or financial analysis.

Produced by the Providence Planning and Development GIS Lab, 444 Westminster Street, Providence, RI 02903

Data Sources: Providence Geographic Information System

Date: 3/9/2023



1 inch = 100 feet



PROVIDENCE, RHODE ISLAND

PROVIDENCE THE CREATIVE CAPITAL

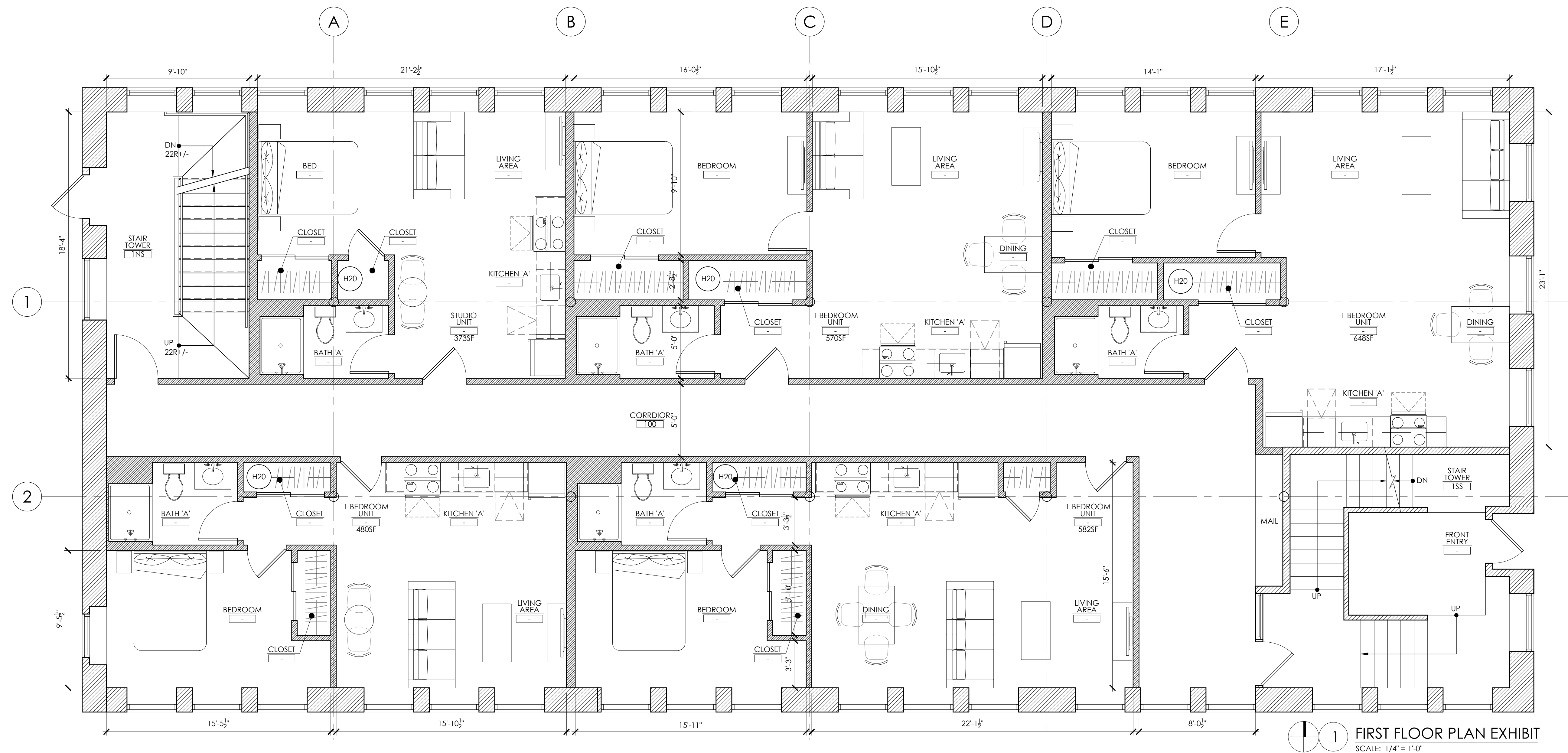
DEPARTMENT OF PLANNING AND DEVELOPMENT
JORG E. O. ELORZA, MAYOR | BONNIE NICKERSON AICP, DIRECTOR



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mcgeorgeai.com
matthew@mcgeorgeai.com 401.215.0749 c
rebecca@mcgeorgeai.com 401.215.0869 c

NOT FOR
CONSTRUCTION



1 FIRST FLOOR PLAN EXHIBIT
SCALE: 1/4" = 1'-0"

PROJECT:

300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	SL/MM
DATE:	03-03-2023	JOB NO.:	2023-02

TITLE:
FIRST FLOOR PLAN EXHIBIT

DWG NO.:

A1.1

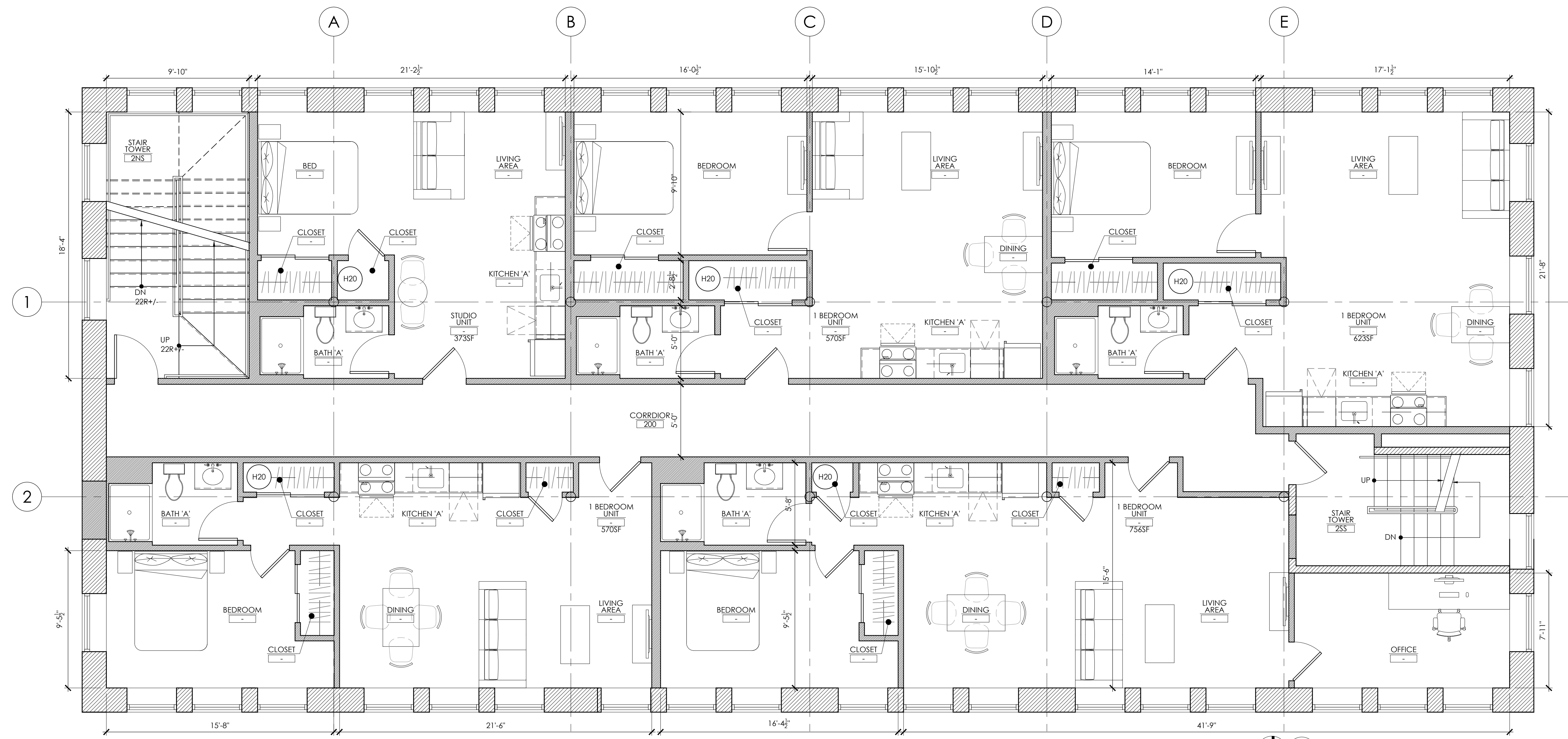
ISSUED FOR HDC



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1 SECOND FLOOR PLAN EXHIBIT
SCALE: 1/4" = 1'-0"
NORTH

PROJECT:

300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

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P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	SL/MM
DATE:	03-03-2023	JOB NO.:	2023-02

TITLE:
SECOND FLOOR PLAN EXHIBIT

DWG NO.:

A1.2

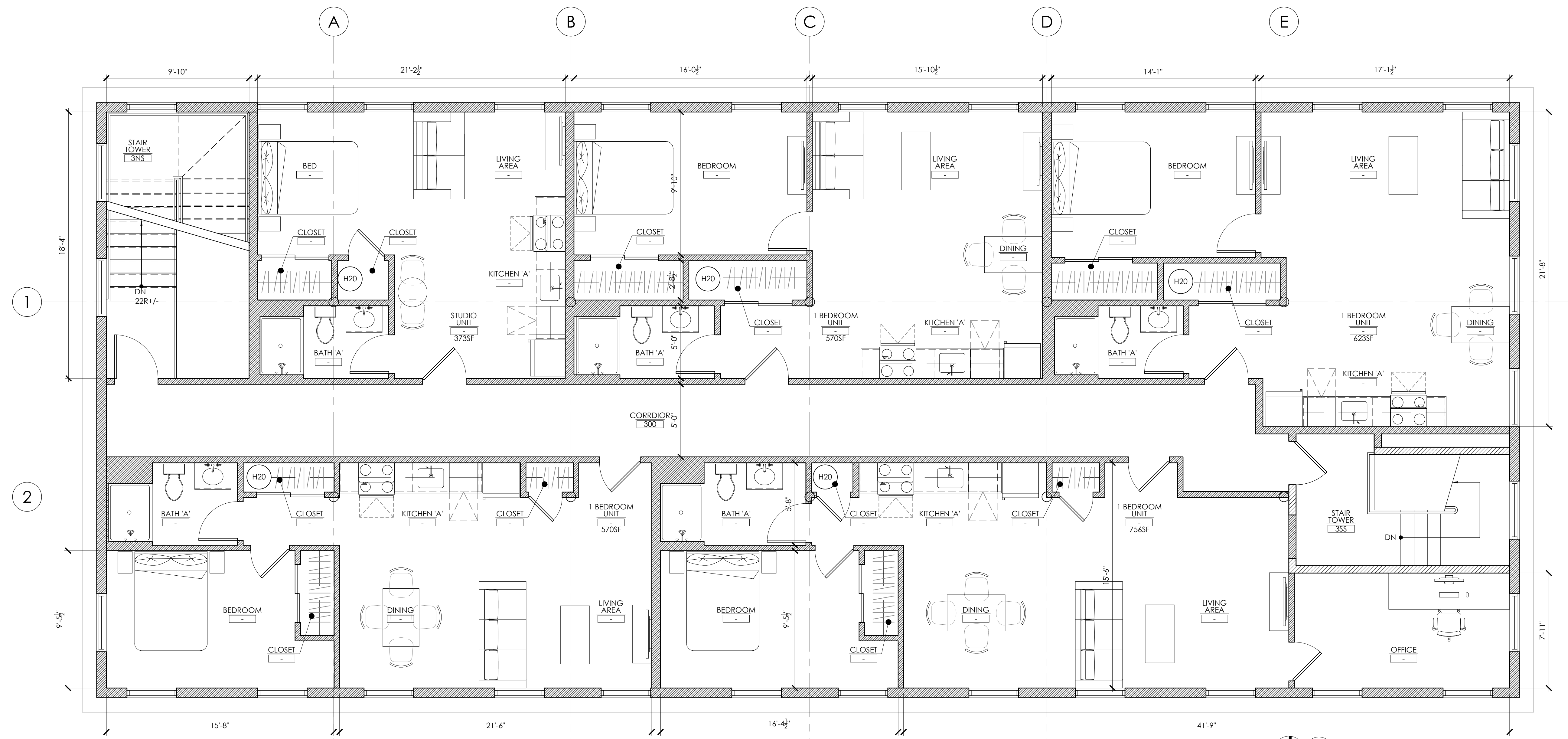
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1 THIRD FLOOR PLAN EXHIBIT
SCALE: 1/4" = 1'-0"
NORTH

PROJECT:

300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	SL/MM
DATE:	03-03-2023	JOB NO.:	2023-02

TITLE:
THIRD FLOOR PLAN EXHIBIT

DWG NO.:

A1.3

ISSUED FOR HDC



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CONSTRUCTION



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:

300
WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED DRAWN BY: SL/MM

DATE: 03-03-2023 JOB NO.: 2023-02

TITLE:
EXISTING EXTERIOR
ELEVATIONS

DWG NO.:

EX5.1

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NOT FOR
CONSTRUCTION



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT:

300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:	NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	SL/MM
DATE:	03-03-2023	JOB NO.:	2023-02

TITLE:
EXISTING EXTERIOR ELEVATIONS

DWG NO.:

EX5.2

ISSUED FOR HDC



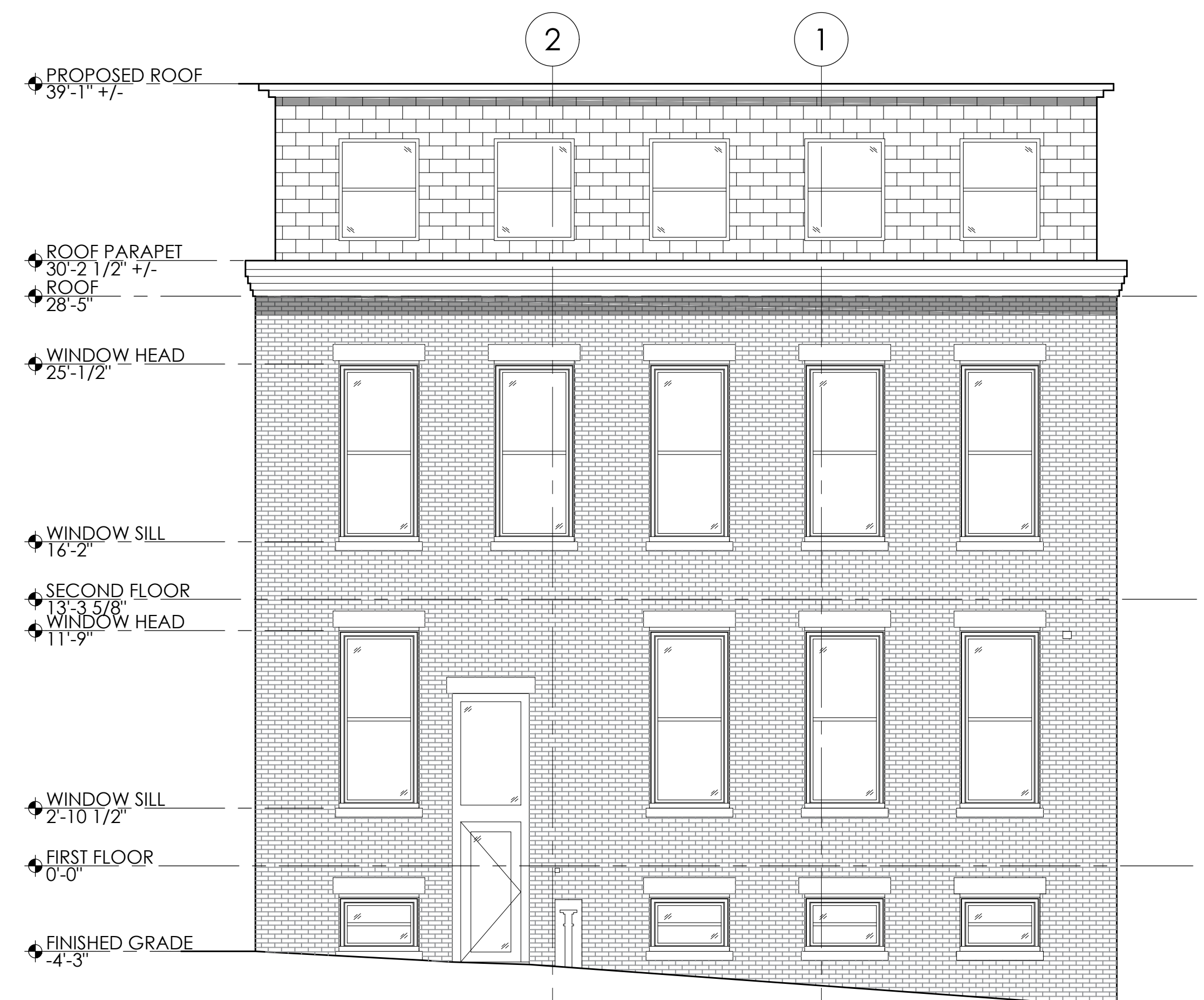
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NOT FOR
CONSTRUCTION



1 PROPOSED SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:
300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:
OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISION:	NO.	DATE	DESCRIPTION

SCALE:	AS NOTED	DRAWN BY:	SL/MM
DATE:	03-03-2023	JOB NO.:	2023-02

TITLE:
PROPOSED EXTERIOR ELEVATIONS

DWG NO.:

A5.3

ISSUED FOR HDC



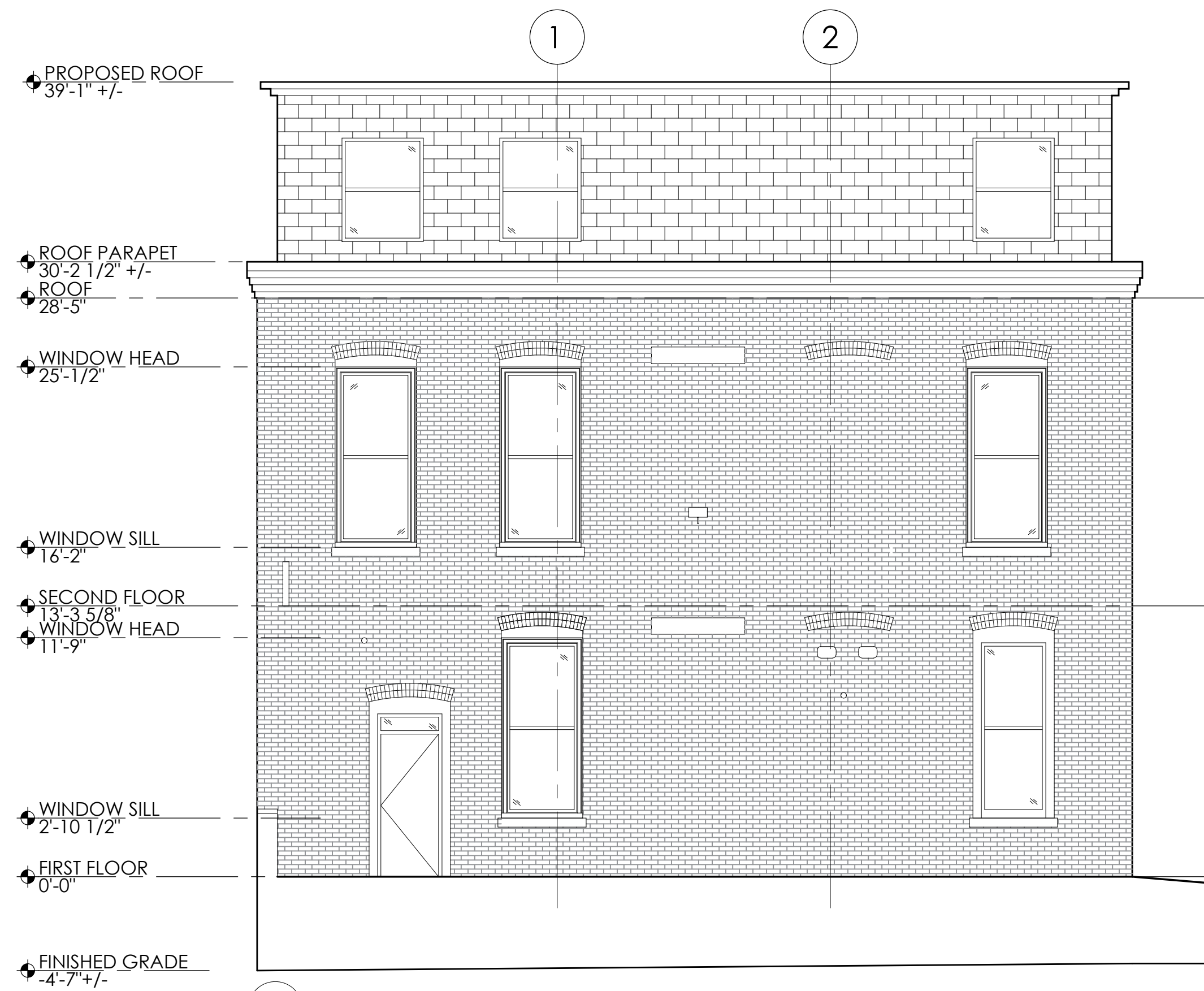
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NOT FOR
CONSTRUCTION



1 PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT:
300 WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:
OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

NO.	DATE	DESCRIPTION

SCALE: AS NOTED	DRAWN BY: SL/MM
DATE: 03-03-2023	JOB NO.: 2023-02

TITLE:
PROPOSED EXTERIOR ELEVATIONS

DWG NO.:
A5.4

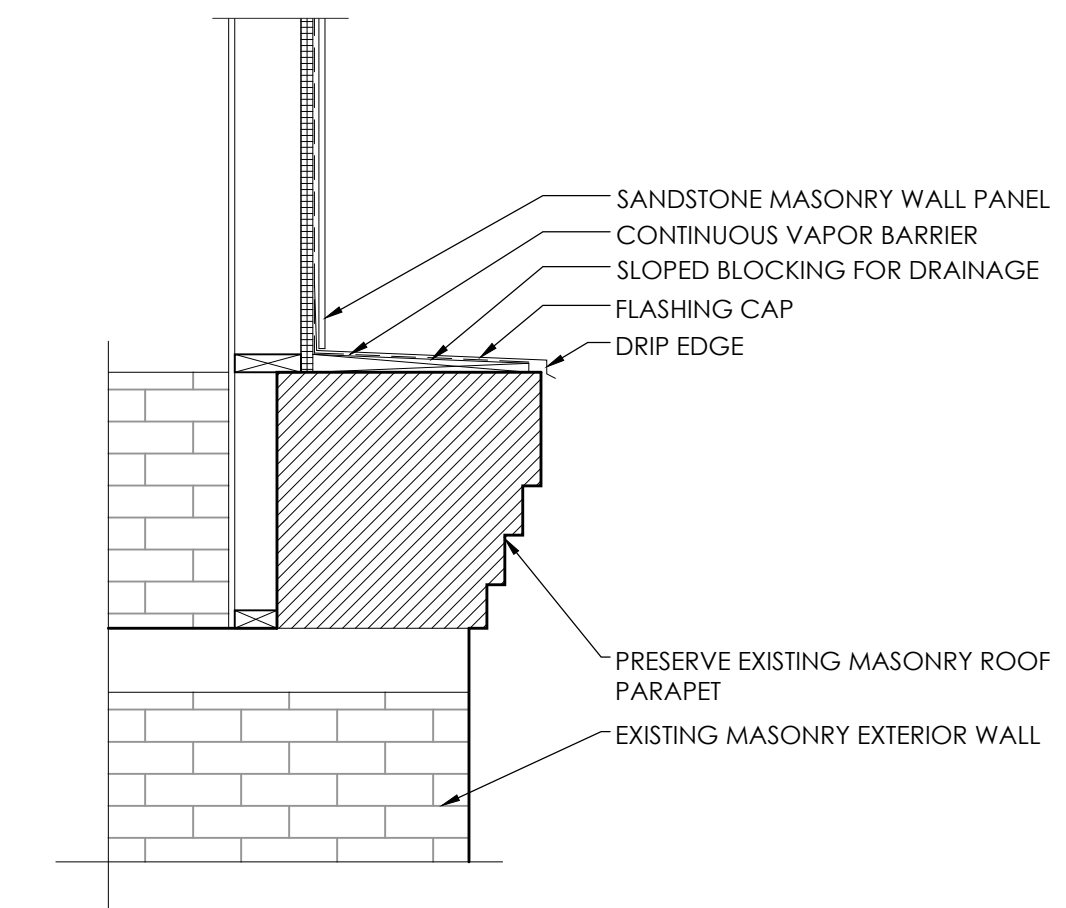
ISSUED FOR HDC



1 STREET PERSPECTIVE VIEW RENDERING
SCALE: N.T.S



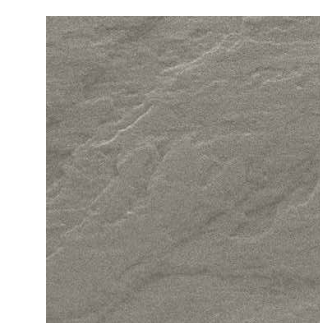
2 STREET GROUND VIEW RENDERING
SCALE: N.T.S



3 ADDITION SILL DETAIL
SCALE: 3/4" = 1'-0"



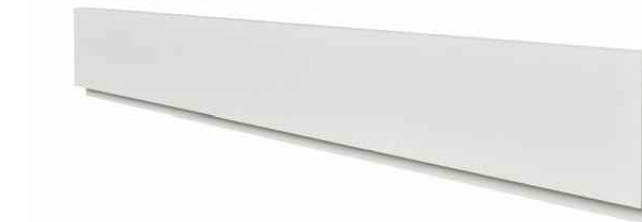
SANDSTONE NICHHA GENTLE
GRAY RUNNING BOND PRECEDENT.



SANDSTONE MASONRY SERIES,
NICHHA RUNNING BOND,
COLOR: GENTLE GREY

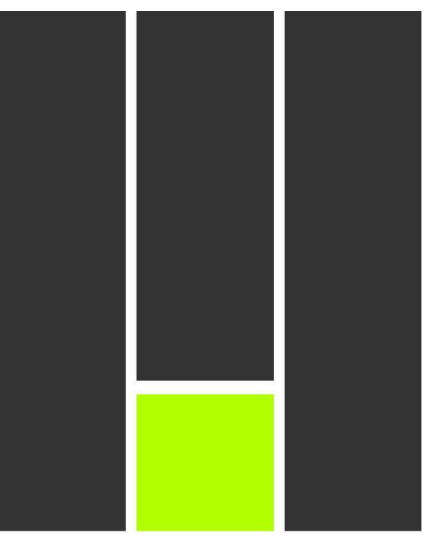


PELLA IMPERVIA SERIES OPERABLE
DOUBLE HUNG WINDOW,
COLOR: CHARCOAL



AZEK EXTERIORS SOFFIT/TRIM SYSTEMS,
COLOR: CHARCOAL

4 CONCEPTUAL MATERIAL SELECTIONS
SCALE: N.T.S



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NOT FOR
CONSTRUCTION

PROJECT:

300
WEST EXCHANGE
300 WEST EXCHANGE ST
PROVIDENCE, RI 02903

CLIENT:

OMNI GROUP
P.O. BOX 856
EAST GREENWICH RI 02818

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE:

AS NOTED

DATE:

03-03-2023

TITLE:

PROPOSED
RENDERINGS,
PARAPET DETAIL
AND MATERIALS

DWG NO.:

A5.5

ISSUED FOR HDC