

**PROJECT REVIEW**

1. **CASE 23.052, 28 AGNES STREET, Colonial Knife Company, before 1908 (PLD-INDUSTRIAL & COMMERCIAL BUILDINGS)**  
See attached ICBS form.



Arrow indicates 28 Agnes Street.



Arrow indicates project location.

**Applicant:** Verdantas LLC, 1005 Main Street, Suite 8120, Pawtucket, RI 02860  
**Owner:** What Cheer Flower Farm, 63 Magnolia Street, Providence, RI 02909  
**Architect:** Union Studios, 160 Mathewson Street #201, Providence, RI 02903

**Proposal:** The scope of work proposed consists of Demolition and includes:

- The applicant is requesting the demolition of Building 3. A two-story brick building constructed before 1908. The intent is to use the site as a full-scale urban flower farm and floristry education center.

**Issues:** The following issues are relevant to this application:

- **Significance of Structures:** See attached ICBS form. The complex is comprised of seven buildings (see Exhibit 3, Demolition Plan). Of the seven buildings, two (Buildings 3 & 8, c1908) are considered contributing structures. The rest of the structures have been deemed non-contributing by the RIHPHC and Staff concurs with this determination.
- On 4/11/23 a site visit was conducted by Staff with the Building Official, Matt Marcotte, along with representatives of the property. It was decided that remediation and demolition work could continue on Buildings 1, 2, 7 & 8 as identified by the demolition plan dated 4/12/23. Of these buildings, Buildings 1, 2 and the boiler room are considered non-contributing in significance and are therefore exempt from review under the ICBD standards. Building 8 is a c1908 two-story brick building that has been damaged by fire and it is the Building Official's opinion is that it is unsafe and should be demolished asap. Staff concurred. Adjacent to the west of Building 8 is Building 7, an early 20th C building of CMU construction with a brick face, which has suffered partial collapses of its roof and due to its close proximity to Building 8, was also recommended by the Building Official to be demolished asap. Again, Staff agreed. On May 5<sup>th</sup> Staff updated the Building Official that he had been able to confirm his determination that from the HDC's Standards, the only building of historic significance on the parcel is Building 3. The rest of the remaining buildings, 4, 5 West, 5 East and 6 have been deemed secondary/non-contributing structures and are therefore exempt from HDC review for demolition. Hence, demolition of these structures can occur. Building 3 will be reviewed by the Commission at a public hearing as per the Standards;
- The applicants have submitted a complete application package as determined by Staff. Of the items submitted the following are most applicable:
  1. Exhibit 2: Photos of Building 3;
  2. Exhibit 3: Demolition Plan;
  3. Exhibit 6a: Building Rehab Cost Estimate
  4. Exhibit 7: The Initial Concepts Design Review presentation by Union Studios for the proposed development of the Site
  5. Exhibit 9a: Providence Industrial Sites and Commercial Buildings Survey Final Report;
  6. Exhibit 9b: Vacant Building Notice by the Department of Inspection and Standards dated April 7, 2016;
  7. Exhibit 9d: Rhode Island Historical Preservation & Heritage Commission letter, dated July 11, 2019;
  8. Supplemental Information:
    - Itemized breakdown of the feasibility of demolition alternatives:
      - o Sale of the facility for rehab and reuse - the property had been for sale since 2005.
      - o Reuse of a portion of the facility (buildings 3 and 5E) – A new roof was installed on Building #3 following WCFF's purchase in roughly 2109; however, reuse was determined to be infeasible by a Rhode Island Physical Engineer due to HAZMAT abate and building rehabilitation costs;
    - Ownership of the property: What Cheer Flower Farm. WCFF's website states it is a 501c3 charity, is dedicated to bringing joy and comfort when it is most crucial. We grow flowers on our urban, organic farm and donate them – for free - for social good, because everyone deserves a bouquet. Next, we will open a wedding flower recycling center, and ultimately a 'green' jobs training center at our farm in Providence.”;
    - The fair market value of the property: \$525,000 (assessed value: \$723,700);
    - Amount paid: \$525,000, Date of purchase: May 23, 2018 (recorded as of August 8, 2018); Name of seller: RES Real Estate, LLC; Price asked for the property: \$1,000,000; Any other offers in the 3-years prior to purchase: Unknown – property had been for sale since 2005; Remaining balance on any mortgage and annual debt service for the past three years: none, no debt.
    - WCFF received the following bids from three qualified, local HAZMAT abatement/demolition contractors:
      - o RT Nunes - \$846,815
      - o AA Wrecking – \$890,720
      - o Pazquazzi Brothers - \$983,000

- A structural report prepared by Loren Yoder, PE, dated April 2023. It is Mr. Yoder's conclusion that the overall structural condition of the existing building complex is extremely poor. Many areas are currently unsafe to enter and in a state of collapse. Other areas of the complex that are in a more salvageable structural condition have significant environmental issues that would require substantial removal and replacement of existing structural elements in order to reuse the building. Based on our observations, it is YTL's opinion that the remaining buildings in the complex should be removed as soon as possible, for several reasons. First, the structural and environmental issues mentioned in this report would create unreasonable financial hardship for the owner. Second, the existing building complex currently presents a hazard to the owner and the existing community in that entry into some areas of the buildings is not safe. Due to the size of the complex, it is difficult to restrict unauthorized access to all areas of the complex. Lastly, the existing buildings are a deterrent to the proposed development of the site.
- The application meets the Commission's ICBD Standards for Demolition in the following ways:
  1. *Criteria A: Retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance on its present site to any purchaser willing to preserve such structure or appurtenance: The contamination of the site cannot be eliminated without causing structural compromise to the most significant structure on the parcel;*
  2. *Criteria B: Preservation of such structure or appurtenance is a deterrent to a major improvement program which will be of substantial benefit to the community. The intent to use the site as a full scale urban flower farm and floristry education center is of substantial benefit to the community;*
  3. *Criteria C: Preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance: The site the property had been for sale since 2005. Reuse of a portion of the facility (buildings 3 and 5E) was investigated – A new roof was installed on Building #3 following WCFF's purchase in roughly 2109; however, reuse was determined to be infeasible by a Rhode Island Physical Engineer due to HAZMAT abate and building rehabilitation costs. The site was cited in 2016 by the City as having unsafe conditions. Since that time the owner's have been working on raising funds to remediate the site. The cost to remediate Building 3 (Exhibit 6a) is \$1,977,563, the current value of the property is approximately \$525,000. While the owner has raised and is investing significant dollars into the site, the additional cost of rehabilitation for Building 3 would cause an unreasonable cost to the owner.*

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

- a) 28 Agnes Street is a structure of historical and architectural significance that contributes to the significance of the Industrial and Commercial Buildings District;
- b) The application for Demolition is complete;
- c) The work as proposed may be in accord with ICBD Standards for Demolition A, B & C, specifically retention of such structure or appurtenance constitutes a hazard to the public safety, which hazard cannot be eliminated by economic means available to the owner, including sale of the structure or appurtenance on its present site to any purchaser willing to preserve such structure or appurtenance (A); Preservation of such structure or appurtenance is a deterrent to a major improvement program which will be of substantial benefit to the community (B); and, preservation of such structure or appurtenance would cause undue or unreasonable financial hardship to the owner, taking into account the financial resources available to the owner including sale of the structure or appurtenance to any purchaser willing to preserve such structure or appurtenance (C).

**Staff recommends approval of the application as submitted, citing ICBD's Standard for Demolition Criteria A, B & C, with staff to review any additional details.**



PHOTO 9: View of Western Face of Building 3



PHOTO 10: Typical Interior View of First Floor in Building 3


	<p>What Cheer Flower Farm Abatement, Demolition, and Brownfield Cleanup Project</p>	Date:
	<p>Subject Property Photographs</p> <p>63 Magnolia Street Providence, Providence County, Rhode Island</p>	<p>APRIL 2023</p> <hr/> <p>Project Number: 16526 File Name: Exhibit 2 - Photo Log Exhibit 2 - Photo Log.xls</p>



PHOTO 7: Interior View of Wall Between Buildings 2 and 3

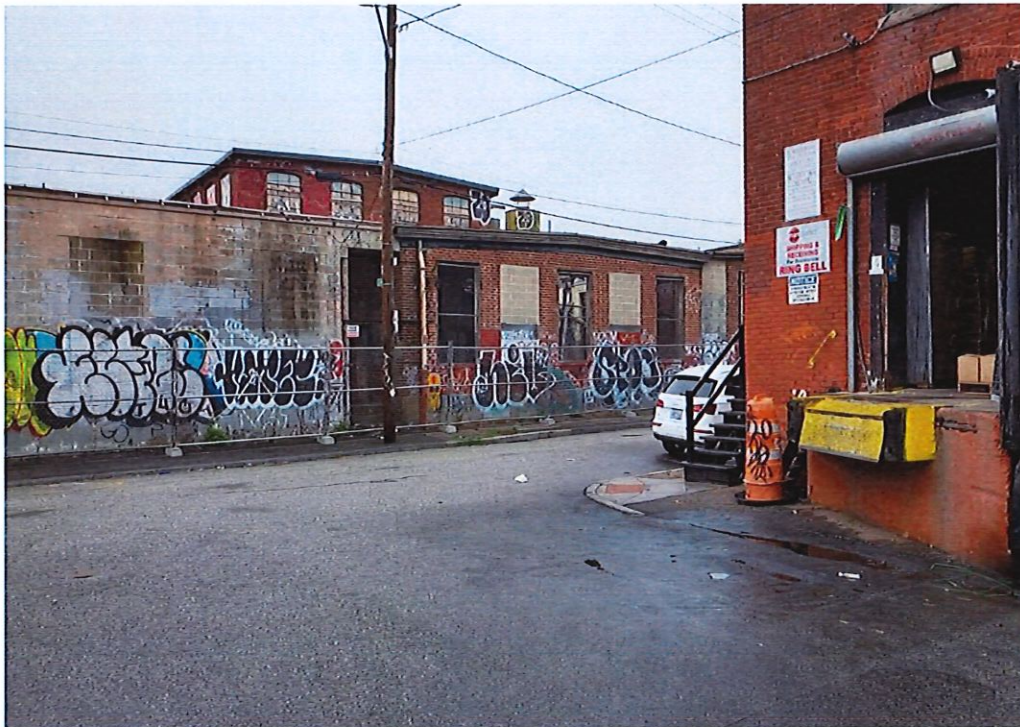


PHOTO 8: View of Building 3 From Agnes Street

	<p>What Cheer Flower Farm Abatement, Demolition, and Brownfield Cleanup Project</p>	<p>Date: <b>APRIL 2023</b></p>
	<p>Subject Property Photographs</p> <p>63 Magnolia Street Providence, Providence County, Rhode Island</p>	<p>Project Number: 16526 File Name: Exhibit 2 - Photo Log Exhibit 2 - Photo Log.xls</p>

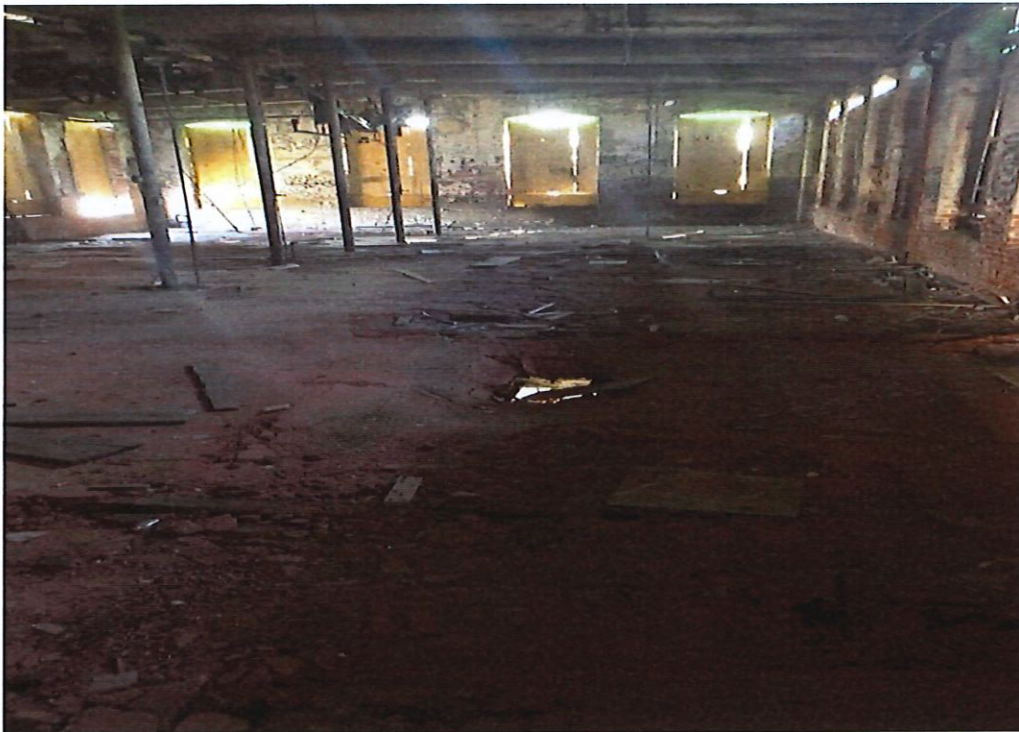


PHOTO 11: Typical Interior View of Second Floor in Building 3



PHOTO 12: Typical Interior View of Second Floor Roof in Building 3

	What Cheer Flower Farm Abatement, Demolition, and Brownfield Cleanup Project	Date:  APRIL 2023
	Subject Property Photographs  63 Magnolia Street Providence, Providence County, Rhode Island	Project Number: 16526 File Name: Exhibit 2 - Photo Log Exhibit 2 - Photo Log.xls



PHOTO 27: View of Northern Face of Building 8



PHOTO 28: View of Southern Face of Building 8



What Cheer Flower Farm  
Abatement, Demolition, and Brownfield Cleanup Project

Subject Property Photographs

63 Magnolia Street  
Providence, Providence County, Rhode Island

Date:

APRIL 2023

Project Number: 16526

File Name: Exhibit 2 - Photo Log

Exhibit 2 - Photo Log.xls



PHOTO 29: Typical Interior View of Building 8



What Cheer Flower Farm  
Abatement, Demolition, and Brownfield Cleanup Project

Subject Property Photographs

63 Magnolia Street  
Providence, Providence County, Rhode Island

Date:

APRIL 2023

Project Number: 16526

File Name: Exhibit 2 - Photo Log

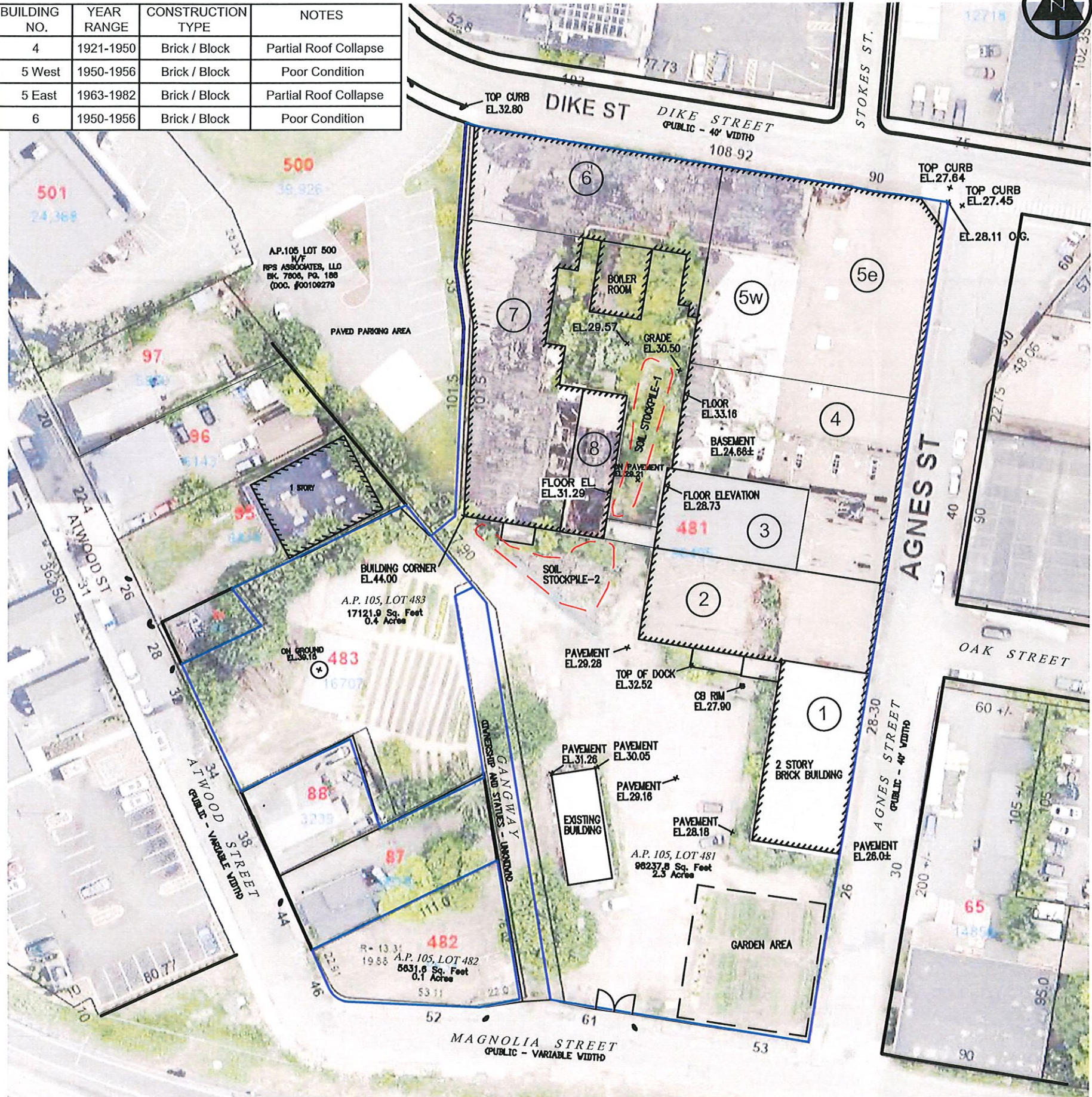
Exhibit 2 - Photo Log.xls



z:\project files\16000\16526\graphics\cad files\16526 building demo plan\_2023-01-30.dwg

**DEMOLITION APPROVAL FOR THE FOLLOWING BUILDINGS:**

BUILDING NO.	YEAR RANGE	CONSTRUCTION TYPE	NOTES
4	1921-1950	Brick / Block	Partial Roof Collapse
5 West	1950-1956	Brick / Block	Poor Condition
5 East	1963-1982	Brick / Block	Partial Roof Collapse
6	1950-1956	Brick / Block	Poor Condition



**LEGEND**

- SUBJECT PROPERTY
- BUILDING FOOTPRINT
- ① BUILDING ID NUMBERS
- - - EXISTING SOIL STOCKPILE TO BE RELOCATED:  
SOIL STOCKPILE 1=165 CY  
SOIL STOCKPILE 2=530 CY

**MAJOR SCOPE OF WORK:**  
REMOVE & DISPOSE BUILDINGS 4,5,& 6.

- SUMMARY OF WORK:**
- Coordination with Owner & Owners Representatives;
  - Obtain all required State and Local permits;
  - Proper notification to local regulatory authorities;
  - Mobilization;
  - Provide Temporary Construction Fence around work perimeter;
  - Existing Utility (water, gas, sewer, electric) capping/shutoff
  - Relocate existing stockpile material;
  - Asbestos abatement as shown on approved abatement plan;
  - Demolition of Existing Buildings;
  - Disposal of all asbestos containing material as shown on approved abatement plan;
  - Disposal of all non-asbestos containing material as shown on approved abatement plan;
  - Break up/core holes in existing concrete slabs to remain to allow for drainage;
  - Demobilize from the site following final inspection by the Owner's Representative.

- NOTES:**
- Existing Building Foundations shall remain in-place along back of sidewalks. Foundations located within internal property area shall be removed down to existing grade.
  - Building 2 was previously abated, the remaining ACM is the electrical backer board. The existing roof material was non-detect.
  - The contractor shall protect the existing garden area, sidewalk and roadway from water runoff associated with the Abatement/Demo work with a combination of filter-sock and silt-fence. The contractor shall carry the cost of the erosion/sediment controls with-in Bid Item 1.

SOURCES: 1] LAND SURVEY PREPARED BY DOUGLAS DESIGN GROUP, DATED 10/19/2018; 2] "SITE PLAN" AND "CAPPING PLAN" PREPARED BY WILCOX & BARTON, INC. DATED FEBRUARY 15, 2018.

- NOTES:**
- ALL FEATURES ARE APPROXIMATELY LOCATED.
  - BUILDING SECTION NUMBERS ASSIGNED BY WILCOX AND BARTON, INC.



1005 MAIN STREET, SUITE 8120  
PAWTUCKET, RI 02860  
TEL. 401.728.6860

DESIGNED BY:	RM
DRAWN BY:	EB
CHECKED BY:	TS
PROJECT NO.	16526

**DEMOLITION PLAN**

USEPA Analysis of Brownfields Cleanup Alternatives  
What Cheer Flower Farm, 63 Magnolia Street, Providence Rhode Island

DATE:	APRIL 28, 2023
SCALE:	1"=60'
SHEET:	1

Date: April 17, 2023  
 Project Number: 029.0000016526



**EXHIBIT 6A**

**BUILDING REHAB COST ESTIMATE FOR BUILDING #3**

Item	Quantity	Unit	Rate	Total





**Building Rehab Cost Estimate**

**What Cheer**

**Project No: 16526**

**April 13, 2023**

**Prepared by RGM**

**(ROM) Rough Order of Magnitude Cost**

**VERDANTAS, LLC**

1005 Main Street, Suite 8120

Pawtucket, RI 02860

Phone: 401-728-6860

www.verdantas.com

Description	Area (sf)	SF Cost	Total
<b>Building 3 Two-story (3,460 per floor)</b>			
Abatement	6,920	\$10.00	\$69,200.00
Structural Upgrades	6,920	\$30.00	\$207,600.00
Masonry	6,920	\$15.00	\$103,800.00
Rough Carpentry	6,920	\$12.00	\$83,040.00
Waterproofing	3,460	\$2.50	\$8,650.00
Insulation	3,460	\$2.00	\$6,920.00
Roofing	3,460	\$25.00	\$86,500.00
Sheet-Metal (gutter/roof drain)	3,460	\$5.00	\$17,300.00
Doors/Hardware	6,920	\$3.00	\$20,760.00
Windows	6,920	\$10.00	\$69,200.00
Flooring	6,920	\$9.00	\$62,280.00
Fire Sprinklers	6,920	\$20.00	\$138,400.00
Plumbing	6,920	\$20.00	\$138,400.00
HVAC	6,920	\$25.00	\$173,000.00
Electrical	6,920	\$20.00	\$138,400.00
Site Utilities	6,920	\$10.00	\$69,200.00
	<b>Subtotal</b>		<b>\$1,392,650.00</b>
	Contractor O&P	20%	\$278,530.00
	Permits	5%	\$69,632.50
	P&P Bonds	2%	\$27,853.00
	A&E Fees	15%	\$208,897.50
	<b>Total</b>		<b>\$1,977,563.00</b>

Note: Unit Cost have been taken from recent Construction Bids and RS Means



WHAT CHEER FLOWER FARM

# Design Review #1

March 30, 2023

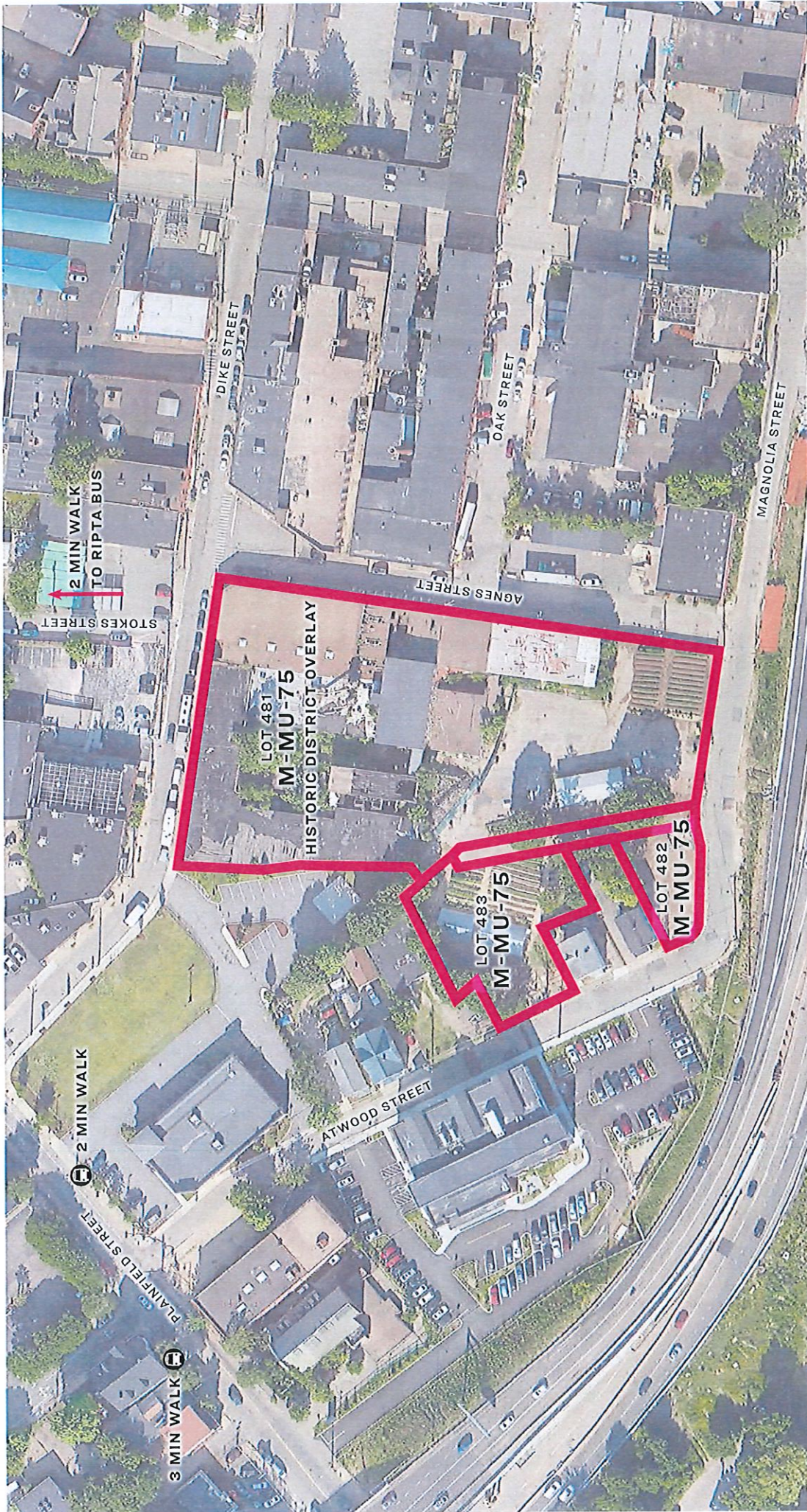




## What Cheer Flower Farm

Site Aerial View

**SITE**



# What Cheer Flower Farm

Site Aerial View

**SITE**

STOKES STREET LOOKING SOUTH



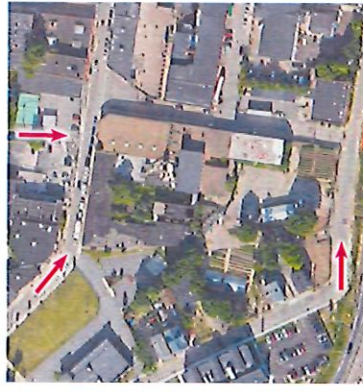
DIKE STREET LOOKING EAST



MAGNOLIA STREET LOOKING EAST



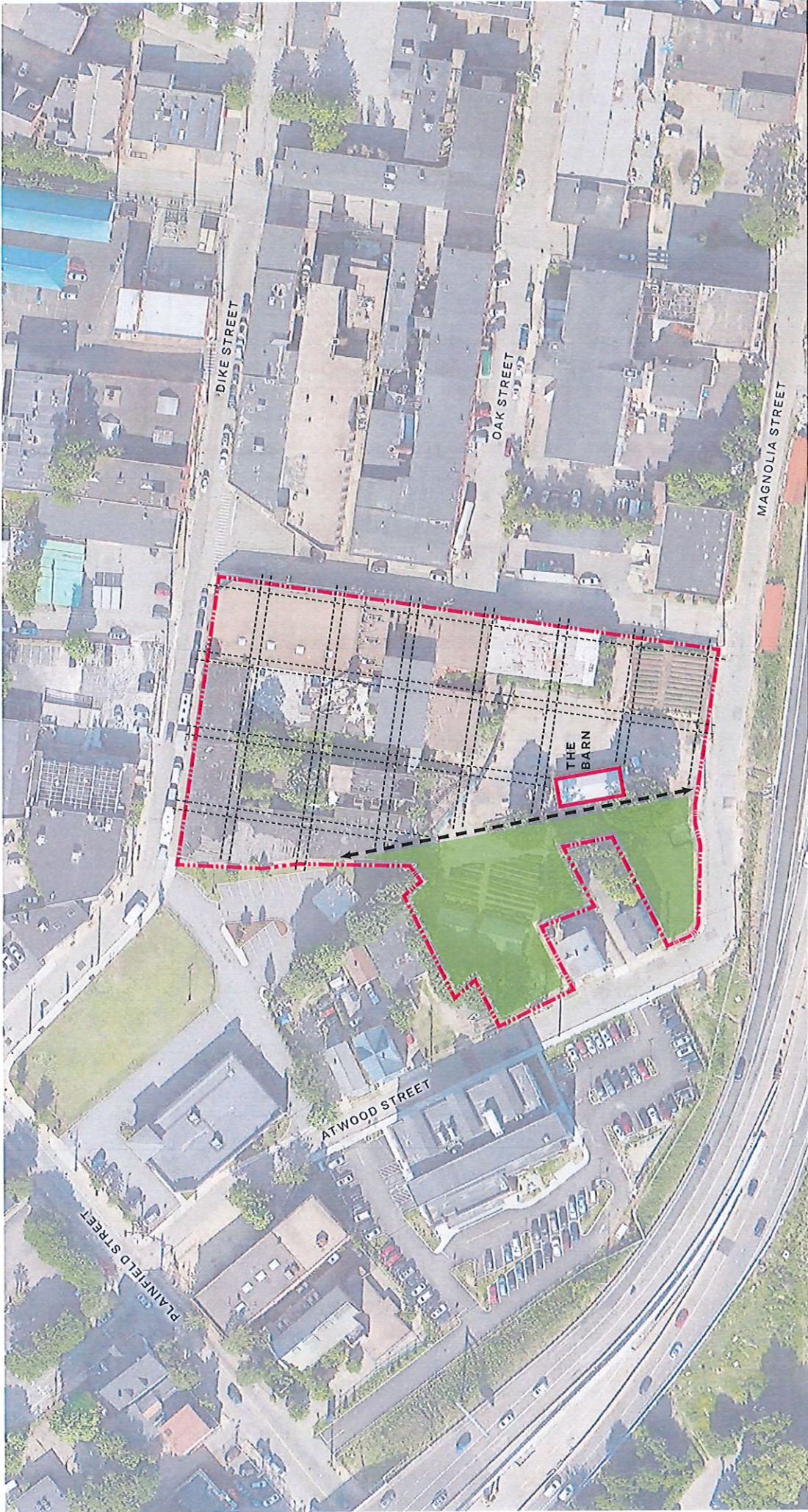
KEY



# What Cheer Flower Farm

Key Views

**SITE**



# What Cheer Flower Farm

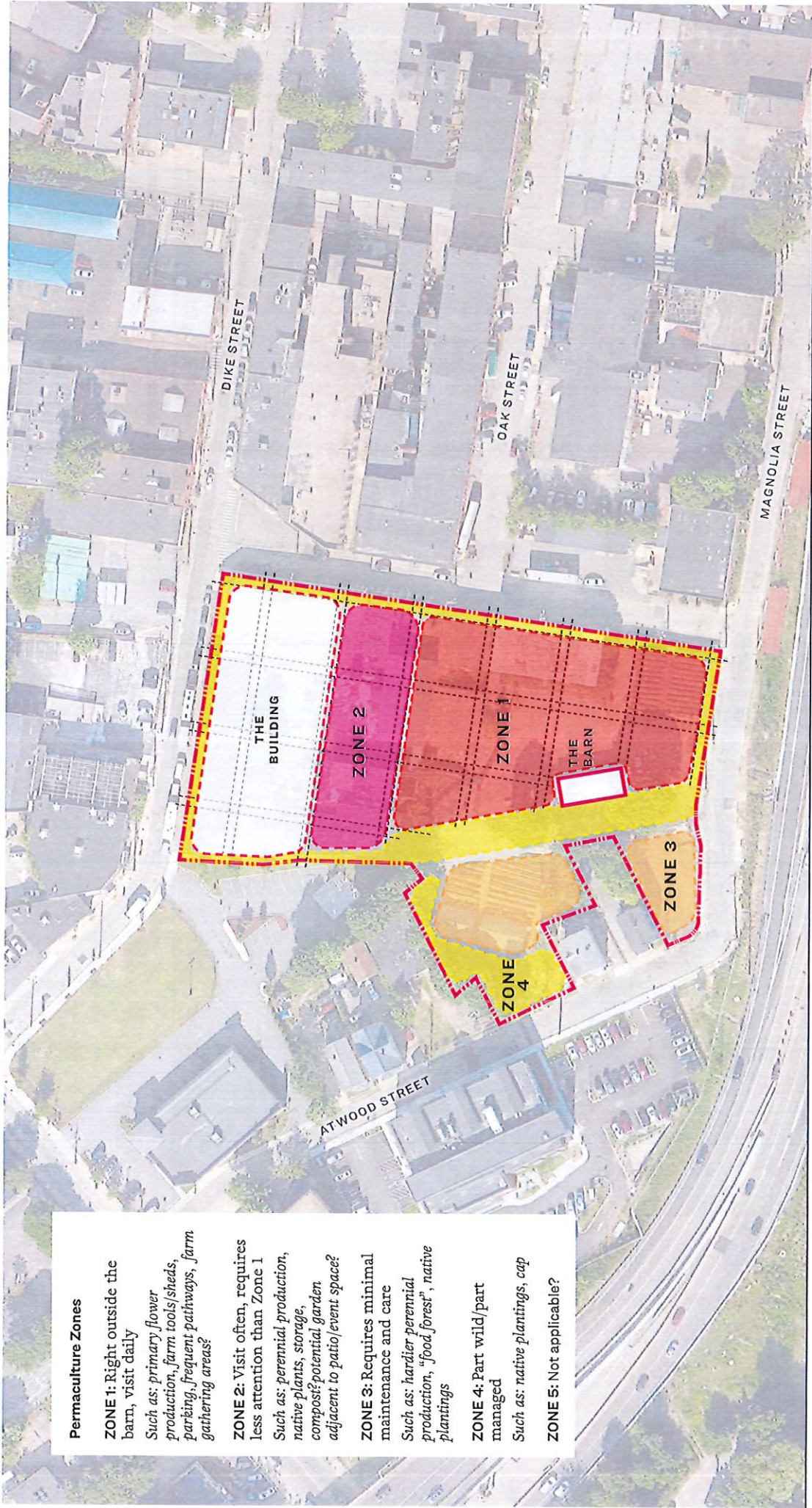
Grid vs. "Natural"

SITE APPROACH



**Permaculture Zones**

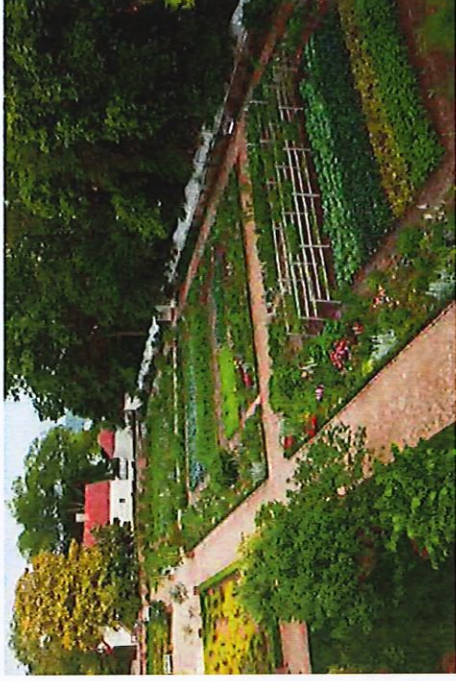
- ZONE 1:** Right outside the barn, visit daily  
*Such as: primary flower production, farm tools/sheds, parking, frequent pathways, farm gathering areas?*
- ZONE 2:** Visit often, requires less attention than Zone 1  
*Such as: perennial production, native plants, storage, compost? potential garden adjacent to patio/event space?*
- ZONE 3:** Requires minimal maintenance and care  
*Such as: harder perennial production, "food forest", native plantings*
- ZONE 4:** Part wild/part managed  
*Such as: native plantings, cap*
- ZONE 5:** Not applicable?



# What Cheer Flower Farm

Permaculture Zones

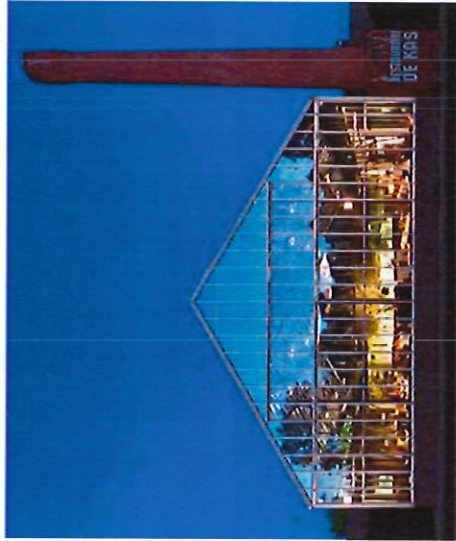
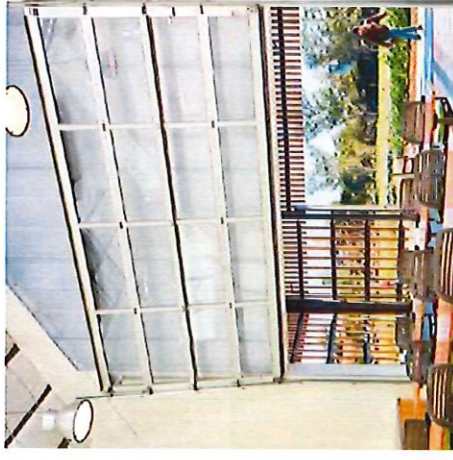
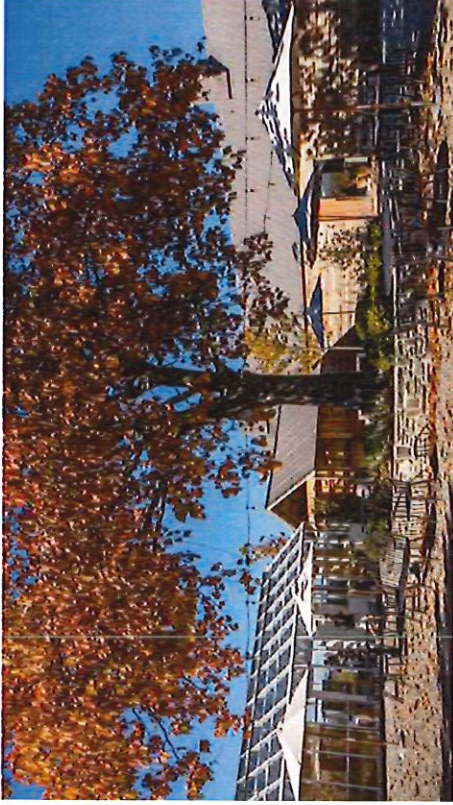
**SITE APPROACH**



# What Cheer Flower Farm

*Edges and Pathways*

**PRECEDENTS**



# What Cheer Flower Farm

Scale and Context

PRECEDENTS

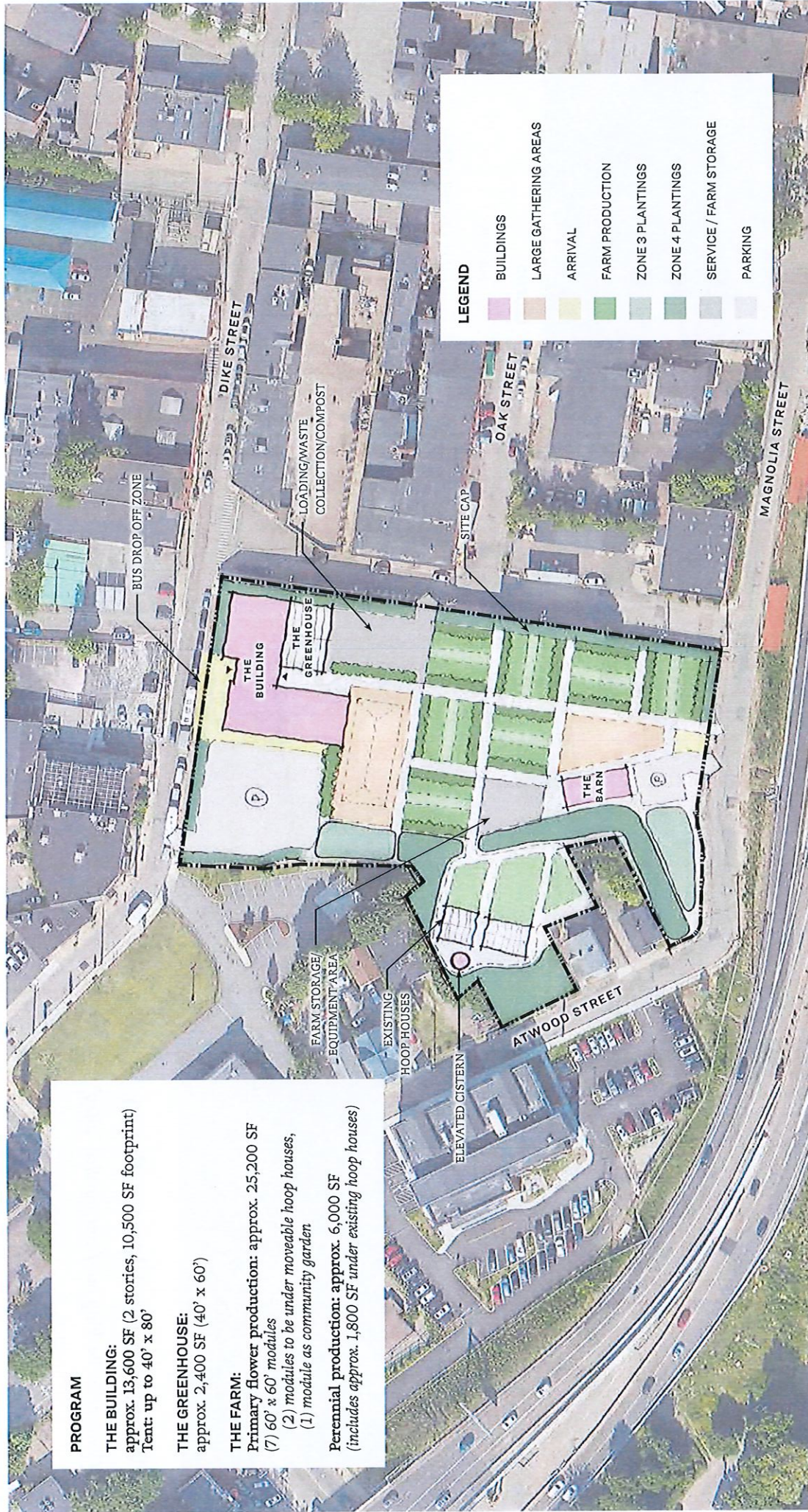
**PROGRAM**

**THE BUILDING:**  
approx. 13,600 SF (2 stories, 10,500 SF footprint)  
Tent: up to 40' x 80'

**THE GREENHOUSE:**  
approx. 2,400 SF (40' x 60')

**THE FARM:**  
Primary flower production: approx. 25,200 SF  
(7) 60' x 60' modules  
(2) modules to be under moveable hoop houses,  
(1) module as community garden

Perennial production: approx. 6,000 SF  
(includes approx. 1,800 SF under existing hoop houses)



**LEGEND**

- BUILDINGS
- LARGE GATHERING AREAS
- ARRIVAL
- FARM PRODUCTION
- ZONE 3 PLANTINGS
- ZONE 4 PLANTINGS
- SERVICE / FARM STORAGE
- PARKING



# What Cheer Flower Farm

Concept 1: Separate service and farm storage w/side access from Agnes Street

**INITIAL CONCEPTS**

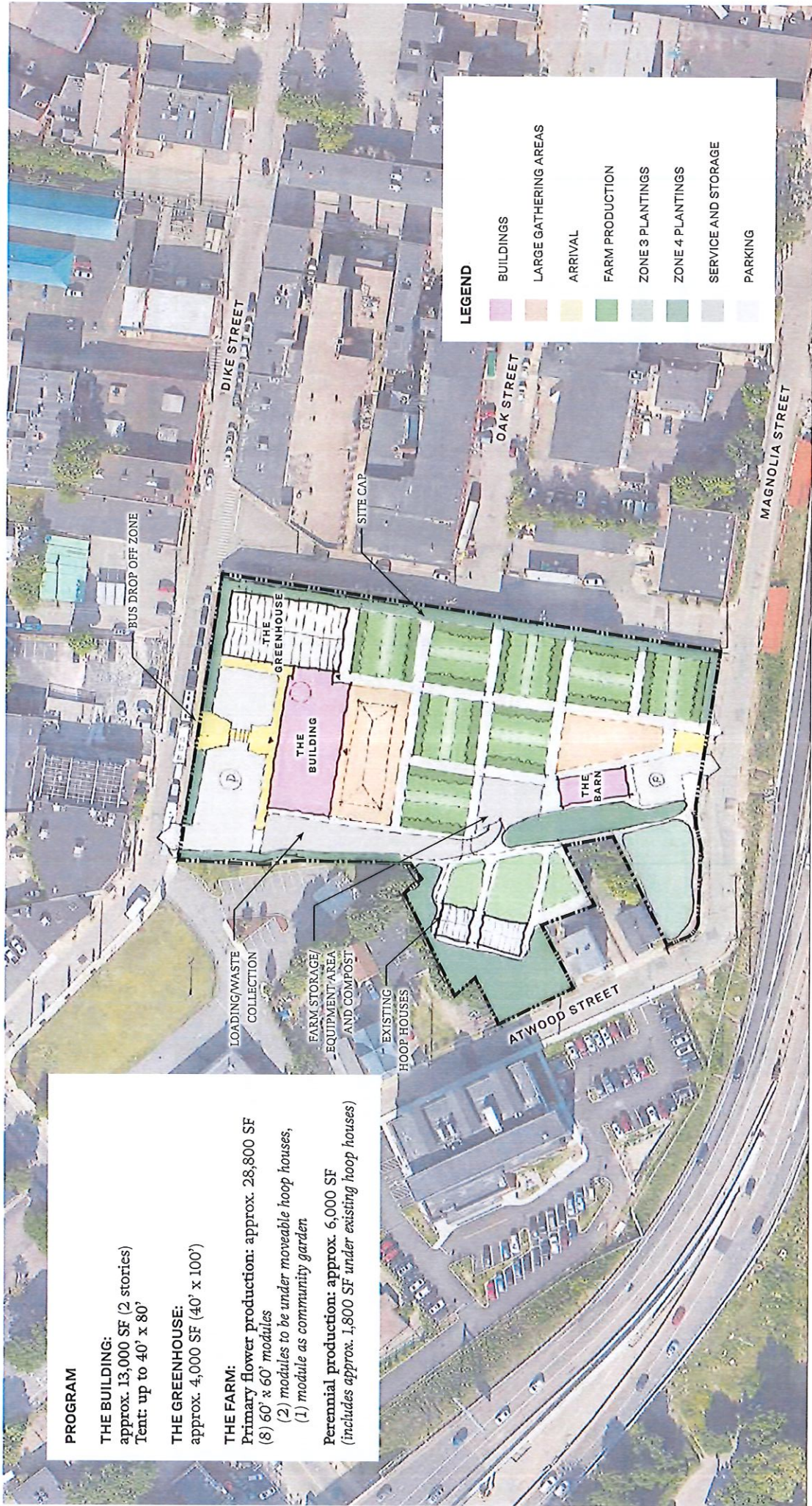
**PROGRAM**

**THE BUILDING:**  
approx. 13,000 SF (2 stories)  
Tent: up to 40' x 80'

**THE GREENHOUSE:**  
approx. 4,000 SF (40' x 100')

**THE FARM:**  
Primary flower production: approx. 28,800 SF  
(8) 60' x 60' modules  
(2) modules to be under moveable hoop houses,  
(1) module as community garden

Perennial production: approx. 6,000 SF  
(includes approx. 1,800 SF under existing hoop houses)



# What Cheer Flower Farm

Concept 2: Parking out front, service "alley"

INITIAL CONCEPTS

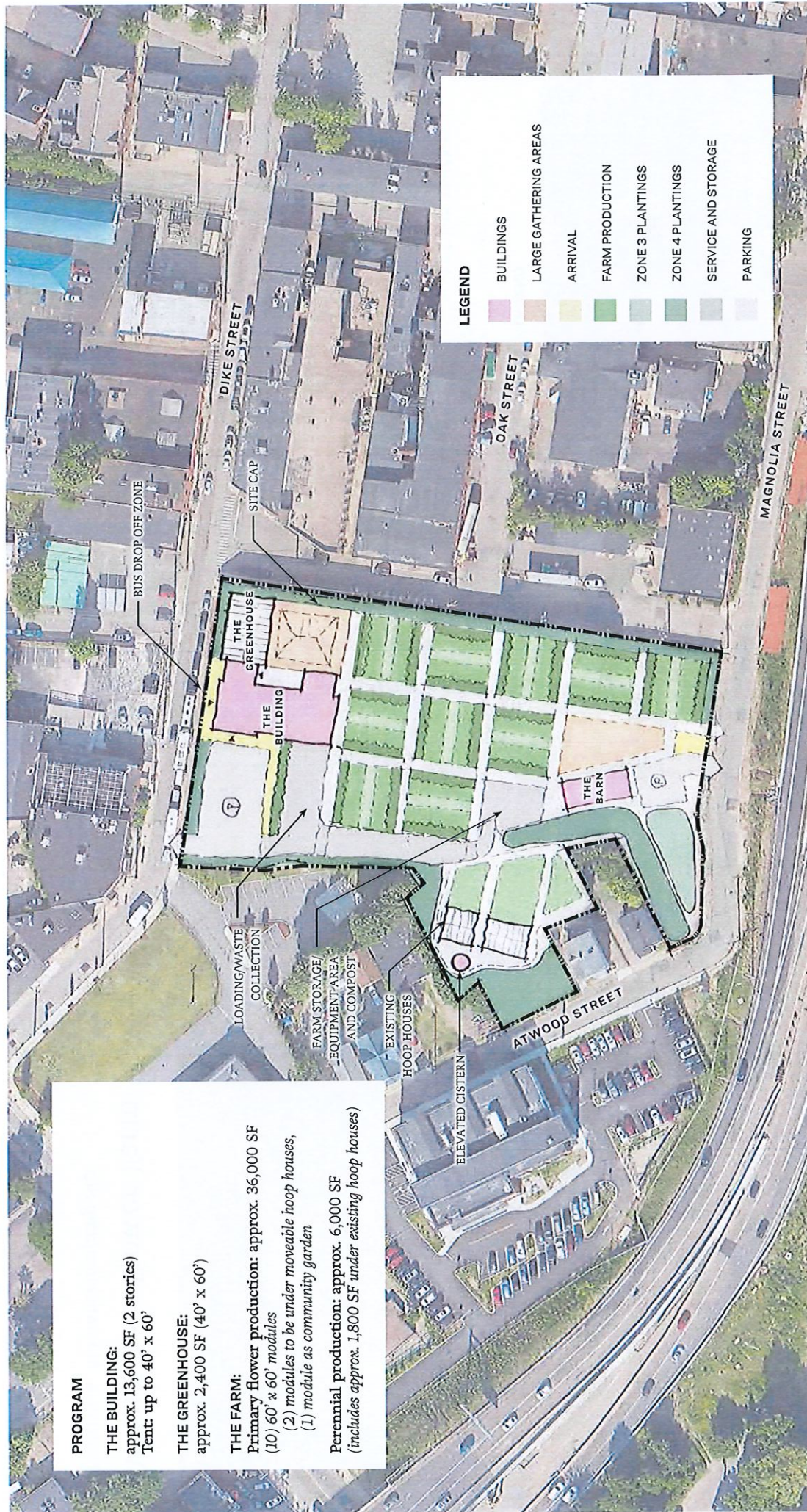
**PROGRAM**

**THE BUILDING:**  
approx. 13,600 SF (2 stories)  
Tent: up to 40' x 60'

**THE GREENHOUSE:**  
approx. 2,400 SF (40' x 60')

**THE FARM:**  
Primary flower production: approx. 36,000 SF  
(10) 60' x 60' modules  
(2) modules to be under moveable hoop houses,  
(1) module as community garden

**Perennial production: approx. 6,000 SF**  
(includes approx. 1,800 SF under existing hoop houses)



# What Cheer Flower Farm

Concept 3: Maximize arable land

**INITIAL CONCEPTS**

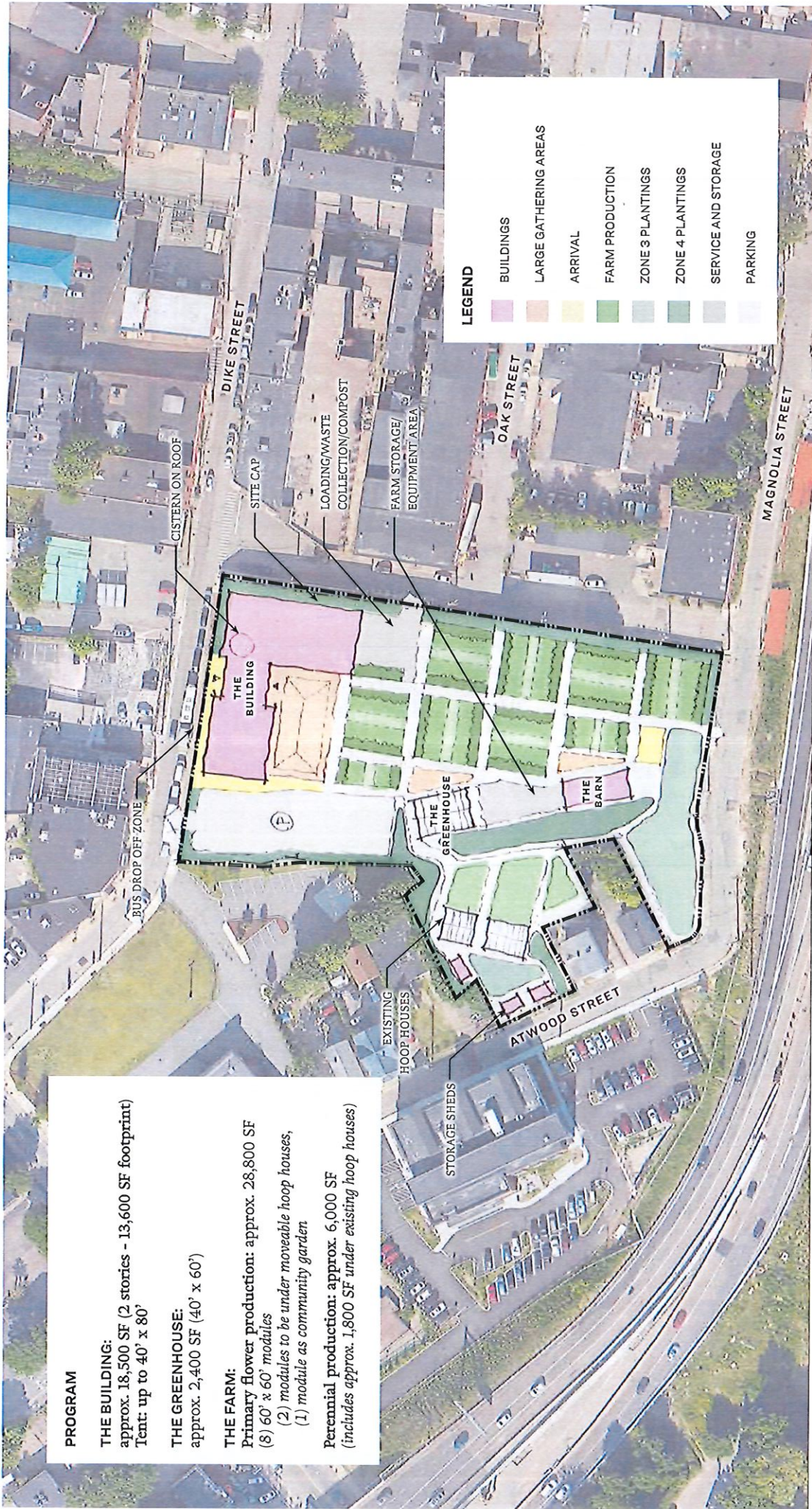
**PROGRAM**

**THE BUILDING:**  
approx. 18,500 SF (2 stories - 13,600 SF footprint)  
Tent: up to 40' x 80'

**THE GREENHOUSE:**  
approx. 2,400 SF (40' x 60')

**THE FARM:**  
Primary flower production: approx. 28,800 SF  
(8) 60' x 60' modules  
(2) modules to be under moveable hoop houses,  
(1) module as community garden

Perennial production: approx. 6,000 SF  
(includes approx. 1,800 SF under existing hoop houses)



# What Cheer Flower Farm

Concept 4: Maximize Building Size

INITIAL CONCEPTS

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

**Colonial Knife Company**  
28 Agnes Street  
before 1908

The Colonial Knife complex on Agnes Street is comprised of a series of one- and two-story brick and concrete block structures built between 1908 and 1966. The original complex was made up an office building facing Pocasset Avenue, and two adjacent buildings facing Oak Street. What now comprise the rear portions of the building along Agnes Street were the original blocks of the complex, with the Dike Street portions of the structure built after 1937.

The Dike Street section is comprised of two one-story, brick, flat-roof structures with minimal decoration and raised concrete foundations. The eastern block is rectangular with a chamfered corner at the intersection of Dike and Agnes. The building's primary entrance is located at this intersection, through paired replacement doors set below a single-light transom. Fenestration is comprised of single and paired sash windows. The western block is a much larger, U-shaped structure that extends along Dike Street and then south to the rear of the complex. This block is noted as the Factory Building on Sanborn maps. The interior courtyard created by the U-shape of this ell features several small, one-story additions, including one constructed in 1968. (The attached assessor's map details each, which were not all accessible at the time of the survey.)

Attached to the rear of the Dike Street block is a one-story brick, rectangular structure built between 1926 and 1937 when it appears on the Sanborn map of that year. Extending off the rear of this block are the original portions of the complex including a two-story, flat-roof, brick structure on Agnes Street that features segmental-arch window openings with multi-light fixed and awning sash. The 1919 map identifies this structure as No. 3 with spinning on the first floor and drawing on the second. This block is connected to a two-story, slight end-gable, brick structure by an overhead walkway. The western brick block features an offset entrance set within a recessed, round-arch opening. Fenestration on this block is comprised of segmental-arch openings with replacement sash. An exterior brick chimney is located on the west elevation of this block which is identified as No. 4 on the 1919 map with office, shipping, and spooling. Attached to the west is a one-story, flat-roof, concrete block ell with a single pedestrian entrance on the south elevation.

Extending to the south of the Agnes Street block is a one-story, concrete block structure (Press Room, 1966) and a large, two-story, concrete block, flat-roof structure (Factory Building, 1948) with concrete block infill window openings. The parking lot for the property is on Magnolia Street, with multiple ells on the interior through the parking lot.

The complex at 28 Agnes Street was originally a much smaller structure occupied by the Snowdon Worsted Mills in 1919. At that time, what is now the middle portion of the complex was extant (the two-story brick blocks) and Oak Street ran all the way through from Agnes Street. What is now the parking lot of the complex was occupied by several residential dwellings, a sausage factory, and two larger tenement buildings on the western half of the lot (not extant). Where the one-story, brick block is now on Dike Street stood two wood frame



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

*Final Report*

buildings occupied by the A.A. Morin Auto Co. as well as several smaller wood frame buildings (not extant).

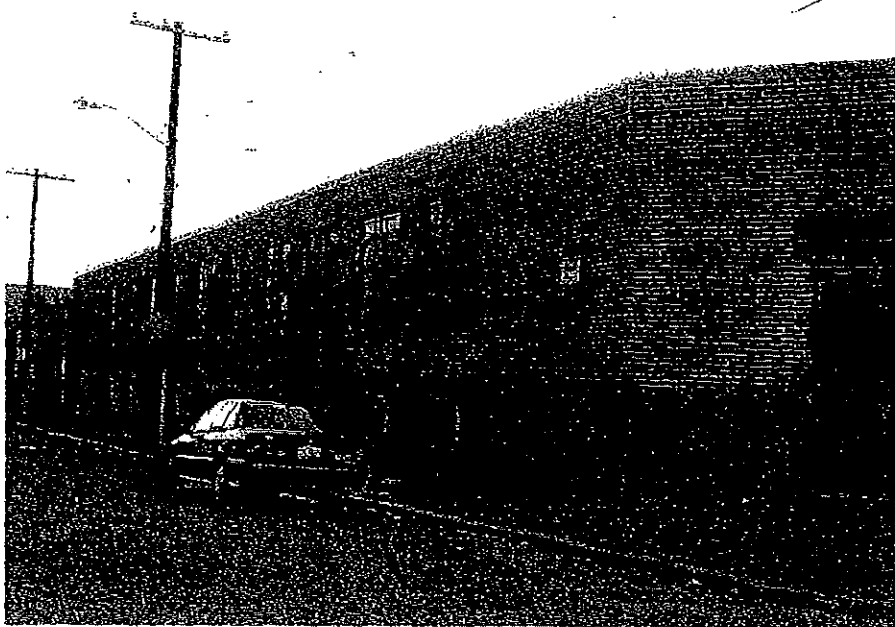
Colonial Knife was established in 1919 and incorporated in 1926 by Domenico Paolantonio. The firm was originally located at 19 Calendar Street. Around 1930 the Paolantonio family bought the former Snowdon Worsted Mills site at 287 Oak Street and moved their manufacturing operations there. The Paolantonio family owned and ran the company at this location for almost 70 years (until 1997). The building was then left vacant when Colonial Knife ended its operations until the Appalachian Company moved in around the year 2001.



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

**Colonial Knife Company**

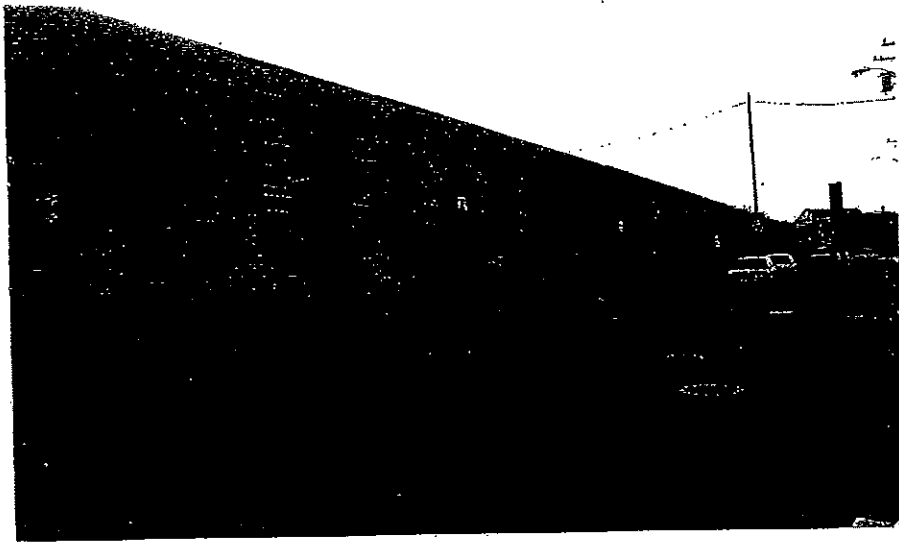
*Photographs*



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

**Colonial Knife Company**

*Photographs*



LIEN



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Book: 11388 Page: 8

### Department of Inspection and Standards

Jorge O. Elorza, Mayor  
Jeffrey L. Lykins, RA, Director  
Kevin W. Mahoney, Deputy Director  
Tony Carvalho, C.B.O. Building Official

### VACANT BUILDING NOTICE

April 7, 2016

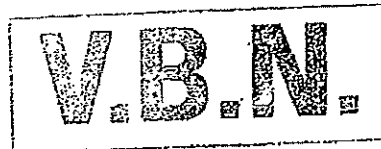
Unsafe Condition - Demolition

### ORDER TO MAKE SAFE THROUGH REPAIR OR DEMOLITION ("ORDER")

Plat: 105 Lot: 481 Address: 28 Agnes Street (the "Property")

Owner: Res Real Estate LLC  
300 Centerville Road, Suite 300  
Warwick, RI 02886

To: Recorder of Deeds  
City Hall  
Providence, RI 02903



Pursuant to RIGL 23-27.3-124.1 et seq., the building official of the Providence Department of Inspection and Standards has found the structure(s) situated on the Property to be unsafe by reason of a collapsed roof, vandalism and damage due to a recent fire.

You are ordered to repair or demolish the structure(s) on the Property, in compliance with applicable building code provisions, within thirty (30) days of this Order. Prior to the commencement of this work, you are required to obtain a necessary building permit or a demolition permit from our office. If Demolished all utilities serving the Property must be disconnected; and, all debris and rubbish must be removed and properly disposed thereof.

Your failure to comply with this Order will result in the City demolishing the Property's structure(s) disconnecting the utilities and removing debris and rubbish with proper disposal thereof, or hiring a private contractor to demolish and/or remove debris and rubbish with disposal, so as to make the Property safe at your expense.

A lien for the cost of said demolition, disconnecting the utilities and removal of debris and rubbish thereof, including equipment, materials, labor, disposal costs and fees, will be recorded against the Property, with interest to accrue thereon at twelve per cent (12%) per annum from the date of lien recordation until the date of payment. Pursuant to law, the lien amount, together with any interest, will be collected as if attributable to real estate taxes, including a tax sale of the Property.

444 Westminster Street Providence, Rhode Island 02903, 401-680-5365, Fax: 401-680-5482

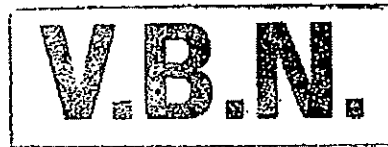
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Book: 11368 Page: 9

This Order may be appealed within thirty (30) days by the filing a petition with the Providence Building Board of Review at 444 Westminster Street Providence, Rhode Island 02903.

Duly authorized,



Tony Carvalho, C.B.O.  
Building Official  
Department of Inspection and Standards



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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
[www.preservation.ri.gov](http://www.preservation.ri.gov)

RIHPHC No. 13817  
190711.04

11 July 2019

Via email: [rucker@wilcoxandbarton.com](mailto:rucker@wilcoxandbarton.com)

Erin Lambert, P.E., LEED AP  
Associate Vice President  
Wilcox & Barton, Inc.  
1B Commons Drive, Unit 12B  
Londonberry, NH 03053

Re: Former Colonial Knife Factory  
What Cheer Flower Farm  
28 Agnes Street (Plat 105, Lot 481) and 46 Atwood Street (Plat 105, Lot 482)  
Providence, Rhode Island

Dear Ms. Lambert:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information provided for the referenced project. The project includes two phases of development. The current phase is to build a 24 ft x 60 ft barn in the southern proposed flower fields and build planter beds for gardens in the western proposed flower fields. The second phase includes demolishing most of the buildings associated with the former Colonial Knife factory. Two buildings to remain include a one-story brick building at the southwest corner of Agnes and Dike streets; and an interior, two-story brick building that is nine-bays along its south elevation.

It is the RIHPHC's conclusion that no historic properties will be affected by the project.

These comments are provided in accordance with the Rhode Island Historic Preservation Act and Rhode Island General Laws. If you have any questions, please contact Glenn Modica, Senior Project Review Coordinator, at [glenn.modica@preservation.ri.gov](mailto:glenn.modica@preservation.ri.gov) or 401-222-2671.

Sincerely,

<sup>FR</sup>J. Paul Loether  
Executive Director and State Historic Preservation Officer

cc: Jason Martin, City of Providence, by email

**WHAT CHEER FLOWER FARM  
63 MAGNOLIA STREET  
PROVIDENCE, RI**

**STRUCTURAL ASSESSMENT REPORT  
OF EXISTING BUILDINGS**

**PREPARED FOR:**  
What Cheer Flower Farm  
63 Magnolia Street  
Providence, RI 02909

**PREPARED BY:**  
Loren Yoder, PE  
Yoder + Tidwell, Ltd.  
56 Amaral Street  
Riverside, RI 02915

YTL Project #2023-061  
April 2023

56 Amaral Street  
Riverside, RI 02915  
Tel: 401-751-2460

## 1.0 Introduction

This report summarizes the results of Yoder + Tidwell's (YTL) site observations and general structural review of the existing commercial building complex located in Providence, Rhode Island. The primary purpose of this report is to provide a general structural conditions assessment of the existing buildings in the complex, identify visible structural deficiencies, and comment on the suitability of the buildings for reuse.

This report is subject to the limitations described in Section 6.0.

## 2.0 Scope of YTL Structural Assessment

- 2.1 Site observations on April 18, 2023, to review existing structural conditions.
- 2.2 Photograph typical observed structural conditions and deficiencies.
- 2.3 Review proposed site demolition plan prepared by Verdantas.
- 2.4 Structural report summarizing results of YTL observations and general recommendations.

## 3.0 General Structural

The commercial building complex consists of approximately 9 buildings, many that are either immediately adjacent to one another, or connected via bridge or smaller infill additions. The numbering of the buildings used in this report is based on the demolition site plan (sheet number 1) prepared by Verdantas and dated 4-12-2023. At the time of my visit, Buildings #1 and #2 had already been removed or partially removed.

### 3.1 Buildings #3 and #8

These two buildings appear to be the oldest on the site. They are two story, solid brick masonry with heavy timber wood decking and beams for the floor and roof structure. The two buildings are connected via a heavy timber truss bridge that spans between the second floors of the building. The roof, and some of the second floor of Building #8 is completely missing and there is heavy fire damage. The structure of Building #3 is more intact, in comparison to Building #8. The roof of Building #3 was replaced in early 2021, but prior to that, it appears that water entry into the building was severe.

### 3.2 Buildings #4 through #7

These buildings are not as old as Buildings #3 and #8. They generally consist of concrete masonry units (CMU) for the exterior walls that are faced with brick. They are mostly one story structures with full basements. The roof and floor structures generally consist of structural wood decking supported on structural steel beams, girders, and columns. Some areas (for example Building 5e) have metal roof decking on open web steel trusses for the roof structure.

## 4.0 Observed Deficiencies

The structural condition of all the buildings is extremely poor, and there are many areas that are not safe to enter. It is not the intent of this report to describe all the structural deficiencies



observed, but rather the most severe conditions that in our opinion, make reuse of the buildings no longer feasible (see Section 5.0).

**4.1 Deteriorated and Collapsing Wood Roof Structures (Buildings #3 and #8)**

The condition of the existing roof structures varies from building to building. The roof of Building #8 is completely missing. The low roof structure adjacent to Building #3 is collapsing (see photo below left) creating lateral forces on the walls of Building #3. Even though Building #3 had the roofing material replaced in 2021, they did not replace any of the deteriorated roof decking or reinforce any of the deteriorated roof beams. It appears that they just roofed over the existing roofing material. See photo below right where there are deteriorated roof deck boards and roof beams that were not repaired as part of the new roofing material installation.



**4.2 Deterioration of Structural Steel at Roof**

All of the other one story buildings that have steel roof beams have deterioration of the wood roof decking (or metal roof decking) due to prolonged water entry, and the steel beams and open web steel roof joists have deterioration and delamination of the flanges, with significant loss of material. See photo below left of typical wood roof decking and steel roof beam deterioration. See photo below right of typical deterioration of metal roof decking and open web steel roof joists.



#### 4.3 Deterioration of Second Floor Structure (Building #3)

The second floor structure was exposed to water infiltration for many years prior to the installation of the new roofing in 2021. This has led to areas of localized collapse of the second floor decking, and compromised wood floor beams. Due to the severe deterioration, along with the hazardous topping material that was poured over the floor decking, the entire second floor deck would need to be removed and replaced. Most of the second floor beams would need to be reinforced due to localized deterioration. See photo below left of deteriorated second floor decking and beams as seen from below. See photo below right of deteriorated second floor from above, note red hazardous underlayment poured over entire area of floor.



#### 4.3 Deterioration of Structural Steel at First Floor

All of the one story buildings that have basements with steel floor beams supporting the first floor have deterioration of the wood floor decking due to prolonged water entry, and the steel beams have severe deterioration and delamination of the flanges, with significant loss of material. See photo below left for mold on underside of deteriorated wood deck boards, taken from basement level. See photo below right for severely deteriorated delamination of bottom flange of first floor steel beam, taken from basement level.



## 5.0 Suitability for Reuse

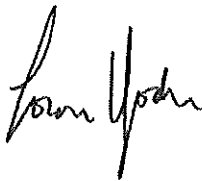
The overall structural condition of the existing building complex is extremely poor. Many areas are currently unsafe to enter and in a state of collapse. Other areas of the complex that are in a more salvageable structural condition have significant environmental issues that would require substantial removal and replacement of existing structural elements in order to reuse the building. Based on our observations, it is YTL's opinion that the remaining buildings in the complex should be removed as soon as possible, for several reasons. First, the structural and environmental issues mentioned in this report would create unreasonable financial hardship for the owner. Second, the existing building complex currently presents a hazard to the owner and the existing community in that entry into some areas of the buildings is not safe. Due to the size of the complex, it is difficult to restrict unauthorized access to all areas of the complex. Lastly, the existing buildings are a deterrent to the proposed development of the site.

## 6.0 Limits of Investigation

The conclusions and recommendations contained in this report are based on observation of those structural items that were visible at the time of our visit. YTL's visit consisted of a brief walk through of the building complex, and did not include a comprehensive analysis, or detailed investigation of all areas of the buildings. This report is based on building conditions that existed at the time of our observation. No warranty is made, nor should any be construed, that other unseen conditions may not exist, other than those that were observed.

If you have any questions or need any additional information in regard to these matters, please contact us.

Sincerely,



Loren Yoder, PE  
Yoder + Tidwell Ltd.