



Longley Building

Reuse and Rehabilitation Feasibility Report

Community Partner:
City of Woonsocket, RI
Fall 2012

The Roger Williams University Community Partnerships Center

The Roger Williams University (RWU) Community Partnerships Center (CPC) provides project-based assistance to non-profit organizations, government agencies and low- and moderate-income communities in Rhode Island and southeastern Massachusetts. Our mission is to undertake and complete projects that will benefit the local community while providing RWU students with experience in real-world projects that deepen their academic experiences.

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- Historic Preservation
- Law
- Justice Studies
- Business
- Education
- Engineering and Construction Management
- Environmental Science and Sustainability
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- Marketing and Communications
- Graphic Design
- Political Science
- Psychology
- History
- American Studies
- Finance
- Public Administration
- Public Relations
- Writing Studies
- Sustainable Studies

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Acknowledgments

Throughout the period of work on the project (September 2012 to December 2012), there are numerous individuals that have helped to make the completion of this report possible. The team would like to thank the following people:

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- Roberta Randall, State of Rhode Island Historical Preservation & Heritage Commission

Student Team

- Elizabeth De Block, Alexander LeBlanc, Carolyn Reid and Kathleen Wilson

Table of Contents

Introduction	4
Methodology	5
History and Significance	6
Existing Conditions	7
Rehabilitation Plan	16
Conclusions/ Recommendations	22



Introduction

In the fall of 2012, students from HP681L, with Professor Arnold Robinson, completed a full assessment and rehabilitation plan for the Longley Building in Woonsocket, Rhode Island.

The work for the project began by meeting with Matt Wojcik, the Economic Development Director for the City of Woonsocket. Under the direction of Professor Arnold Robinson and Matt Wojcik, the team discussed the building site, potential uses of the site, and the possibilities for rehabilitation of the historic building.

Site visits were conducted during the course of the project, in the early fall of 2012. The team used these site visits to sketch floor plans, take photographs, note existing conditions of

the site, and to document finishes throughout the site. These visits allowed the team to look at the current wall, floor, and ceiling finishes, understand and interpret the floor plan, and look at the current conditions of the site – both interior and exterior.

The team worked with the owner of the building, John Eno, Matt Wojcik and Arnold Robinson and determined the team would create a comprehensive rehabilitation plan for the Longley Building.



Methodology

The team's work on the Longley Building was organized around a sequence of course assignments that approximated the standard approach used by design and preservation professionals planning for the rehabilitation of an historic structure. Under the guidance of course instructor Arnold Robinson, the student team of Elizabeth De Block, Alexander LeBlanc, Carolyn Reid and Kathleen Wilson completed the full assessment and rehabilitation plan.

Specific steps included:

Site Investigation and Existing Conditions

Documentation: Members of the team visited the site on several occasions to sketch and measure the floor plans and elevations and to thoroughly document the interior and exterior conditions in digital photographs and notes. The results of the investigation and the visible conditions of the site were used to create photo elevations and a basic building footprint in AutoCAD. An existing conditions report was then completed.

The team conducted a site visit on October 9, 2012 with Arnold Robinson and the property owner, John Eno. First the team walked around the exterior of the building to examine the materials. Then, the team walked through each floor of the building, starting with basement. Kathleen took detailed field notes regarding the conditions of the various components of the building. Liz and Alex photographed the building.

The team conducted a second site visit on October 27, 2012. Carolyn and Liz measured the 194 Main Street elevation and Alex and Kathleen measured the interior circulation spaces. The team conducted a third site visit on December 2, 2012. Carolyn, Kathleen and Liz measured the storefront elevations and Carolyn and Liz documented the interior windows and condition of the tin ceilings.

Historical Research

Some team members were assigned the task of researching the history of the structure through available public records, primarily at the Rhode Island Historical Society and the Woonsocket City Hall. The results of this research informed the rehabilitation design. A statement of significance and an architectural description were then completed.

Program Development

The City of Woonsocket and the owner of the building participated in site visits and discussion about the future use of the building. For the purposes of the project, the rehabilitation plan accommodates a reuse of the upper floors of the building as offices for local startup companies and retail/offices on the first floor.

Rehabilitation Plan

Based on the observed conditions and the results of the historical research, the team identified the character-defining features of the building and applicable regulations such as the R.I. Historical Preservation and Heritage Commission and building/fire codes. Then the team created a

prioritized list of the rehabilitation work items and formulated the overall scope of work that would result in a rehabilitated Longley Building. The project included the entire exterior and first, second, third and fourth floors of the interior of the building, as well as the surrounding parking areas. The final version of the plan was edited by CPC Director Arnold Robinson.

Key elements of the Rehabilitation Plan include:

- Written description of all rehabilitation work items, organized using the Construction Specifications Institute's (CSI) MasterFormat system;
- Final rehabilitation drawings with annotations for rehabilitation work items;
- Specifications for the most important rehabilitation work items, formatted in accordance with the CSI MasterFormat protocols;
- Draft application for Federal Historic Preservation Tax Credit;
- Final Rehabilitation Plan document.



History and Significance

History

In 1890 Charles E. Longley, a prominent business-man, built the Longley Building. The building stands on the site of the former First Baptist Church which was built in 1834. In 1906 an article in the Woonsocket Call called the Longley Building “the City’s most slightly business block.”

During the early years the building housed Joseph T. Bouley’s private detective office and the Cash Store Company. In 1906 there was a fire in the building which caused \$18,000 worth of damage. Following the fire the building experienced a great increase in wealth. In 1910 M. Louis Sweatt opened an insurance business in the building. In 1911 the building became the new home for the Anti-Tuberculosis Trust. In 1919, the Woonsocket Chamber of Commerce moved into the building. The building was also home to numerous law offices and Snyder’s Clothing Store.

In 1921 the building changed hands twice. In early 1921 Sam Newton, a Jewish immigrant from Russia, fulfilled a 22-year-long dream of owning the building. However, that ownership did not last long and later that year Dr. T. Frank Kennedy and Dr. James F. Gilbert purchased the building.

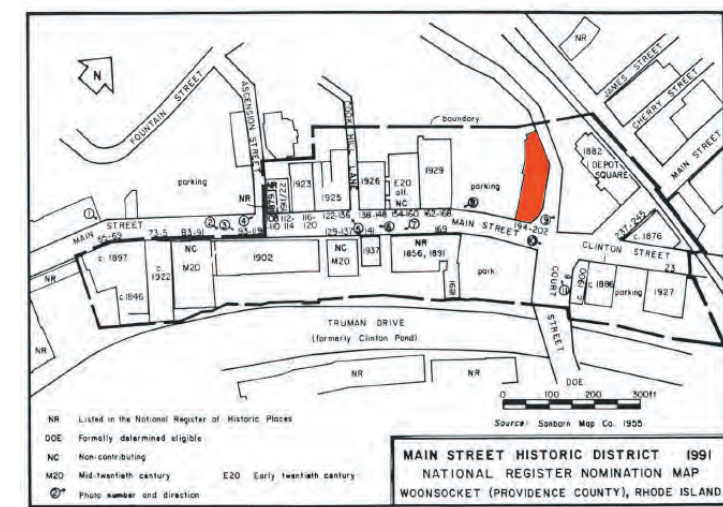
In 1922, Snyder’s Clothing Store was closed, and the first floor was remodeled to the six storefront layout. The stores that moved into the first floor were Schulte & Co. of New York – Cigar and Tobacco dealers, Joseph Morgan’s Candy Shop and Ice Cream Parlor, Oscar Lajoie’s Jewelry Store, George McCool’s Gentlemen’s Furnishings, Zotaire Tetu’s Shoe Store, and James J. Wood’s Silk Goods + Remnants.

After a ten-year tenure in the building, the Woonsocket Chamber of Commerce left the building. The last notable tenant of the building was the insurance company that was created when Keough & Pratt Inc., Ahern & O’Donnell & Kirby, and John F. Kirby Inc. merged in 1964.

No further documentation exists about the history of the building since 1964. Based on physical evidence found in the building the ballroom on the fourth floor was the home of a Tae Kwon Do studio. According to the current owner, Jon Eno, the previous owner, who had hoarding tendencies, used the building for storage. The building is currently owned by Jon Eno and is the home of Domino’s Pizza.

Significance

The Longley Building is located in the National Register Main Street Historic District. The building is one of the 17 contributing buildings to the district. The district’s significant architecture represents the city’s most prosperous time period, the late nineteenth to early twentieth century. It was during this time when Woonsocket’s downtown was a bustling area filled with retail and commercial buildings. The Longley Building is one of those buildings that resulted from that time period. The Longley Building is an example of the architecture of its time and is a direct reflection of the economy and way of life during the late nineteenth to early twentieth century, which is evident in the use of high quality masonry, use of metals and the craftsmanship used in construction.



Existing Conditions

Exterior

This project is very restricted by the site because it does not extend beyond the building. The primary façades of the building have been built up to the sidewalks on Main Street and High Street. The rear façade is directly adjacent to a municipal-owned parking lot. There is just enough space in the rear corner of the building to construct a new elevator shaft.

Division 03 – Concrete

The 194 Main Street façade (Domino's) is covered with cast concrete panels with a pebble finish added circa 1970 (Photo 1).

Division 04 – Masonry

The southern, eastern, and northern façades (the principal façades) have a great amount of decorative masonry including granite, slate coursing, brownstone coursing, and brick veneer (Photo 2). All of these materials are in good condition, except for the brownstone, which is deteriorating in areas that are connected to a wrought iron balustrade. The surface of the brownstone is face-bedded, and the corrosion of the iron in contact with the stone has caused oxide jacking. All of the masonry has environmental staining.

The southwest or rear elevation is composed of load-bearing brick which is in fair condition with some areas of mortar deterioration. Additionally, the brick suffers from some minor environmental staining. The brick chimney on the rear elevation is in poor condition with significant mortar loss.

There is a two-foot parapet along the rear of the building capped by terracotta. The terracotta is in good condition, but areas of the bricks and mortar are deteriorating and in poor condition.

Division 05 – Metals

The copper cornice is bent out of shape at the ends of the façade and is missing a small amount of material, but otherwise is in good condition (Photo 3). There are copper panels incorporated into the round window bays and under the other windows on the upper floors. All of these panels are still intact except for one, which is missing. The panels are in good condition with the exception of the painted surface.

The wrought iron balustrade is in fair condition. It has some minor problems with corrosion and paint failure. Additionally, there are issues where it is secured to the brownstone. The corrosion of the iron is causing oxide jacking in the brownstone. The principal entrance is covered by metal siding circa 1960 (Photo 4). There is evidence around the edges of the siding to suggest that the original granite and shale pattern exists underneath.

Division 06 – Wood, Plastics, and Composites

The historic wooden panels above the storefront windows are still in place on storefronts 198, 200, and 202. Storefront 202 is missing a set of panels above a storefront window but retains paneling at the entrance. The wooden paneling on the

underside of the projecting window bays is still intact, although the paint is lifting and peeling due to moisture and lack of maintenance.

Division 07 – Thermal and Moisture Protection

The original copper downspouts have been removed, so there is no proper drainage system. The current roof is tar and gravel and is collecting pools of water and causing interior moisture damage (Photo 5).

Division 08 – Openings

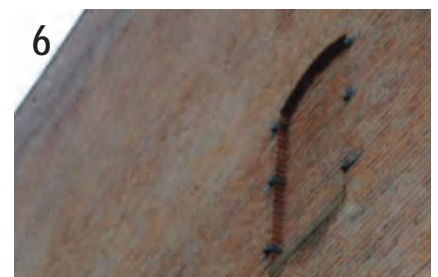
All windows and doors on the first level have been replaced circa 1970. Storefronts other than 194 (Domino's) retain roughly the same sized openings and configuration. All upper story windows have been replaced circa 1970 with sliding, casement, and sash metal windows. Some rear windows have been bricked in (Photo 6).

Division 09 – Finishes

The storefronts all contain awnings circa 1960. The building originally had awnings as evidenced in photographs.

Division 28 – Electronic Safety and Security

There is no security system. Doors do not lock well and trespassing has been an issue.



Interior

Division 04 – Masonry

The basement contains structural brick piers and stone foundation walls which are in good condition (Photo 7).

Division 05 – Metals

There are tin ceilings in every room in varying conditions. Some ceilings are falling down and are beyond repair. Others are in good condition. Many of the offices have drop ceilings that are covering the tin (Photo 8).

Division 06 – Wood, Plastics, and Composites

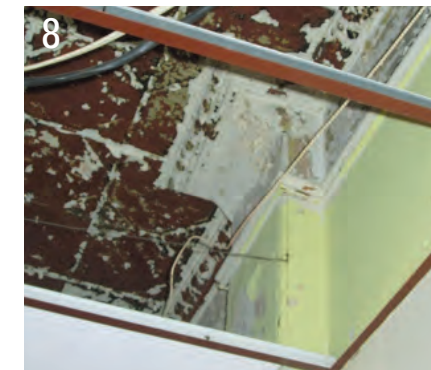
The wooden structural posts in the basement are in good condition (Photo 9). All wood trim including crown moldings, window surrounds, and wainscoting has been painted. There is no photographic evidence to show that the wood would have been left unpainted, but this would be typical of the late 1890s. The main staircase is in fair condition. It is missing a few balusters, and the railings are too low to comply with ADA standards (Photo 10). Some of the steps are slanting, and there is some temporary wood and metal bracing in place. The stairwell is open to all floors, which does not meet fire code. The secondary staircase is in similar condition to the main staircase.

Division 08 – Openings

The interior hallways are in fair condition. Some of the glass transoms have been broken or painted over. All of the original doors remain intact in various degrees of disrepair including broken glass and peeling paint (Photo 11).

Division 09 – Finishes

The plaster is in poor condition throughout most of the building (Photo 12). There are drop ceilings in most of the offices that were added circa 1970. They are in poor condition and missing many ceiling tiles. A majority of the floors are covered with wall-to-wall carpet circa 1970. The carpets are in poor condition. All of the offices contain interior partition walls. Many of them appear to be original or early additions. However, many of them have been covered with various materials including composite wood. The mantel on the fourth floor is in good condition (Photo 13). It is unknown whether or not the fireplace functions.



Division 14 – Conveying Equipment

The original elevator is intact but most likely not functioning. It is also not up to ADA requirements as far as size. The shaft is not enclosed, which does not meet fire safety code. The elevator appears to be in fair condition and is a character-defining feature of the building (Photo 14).

Division 22 – Plumbing

The bathrooms are located in column through the 2nd, 3rd, and 4th floors. They are inadequate as far as ADA requirements and building capacity. Also, it is unknown if the toilets and sinks are functioning (Photo 15).

Division 23 – Heating, Ventilating and Air Conditioning

The heating system is no longer functioning in the building except for the 194 Main Street storefront. Some of the radiators are missing. There is no air conditioning system.

Division 26 – Electrical

The current electrical system is a combination of many outdated wiring systems including knob and tube. (Photo 16).

Division 28 – Electronic Safety and Security

There is no security system.



Character-Defining Features

- Tin ceilings
- Ceiling height
- Ballroom
- Elevator configuration
- 4th floor fireplace
- Storefronts
- Rhythm of window openings
- Wrought iron half-balcony
- Exterior copper bays and panels
- Variety of materials on façade
- Staircases
- Doors and transoms



Ballroom



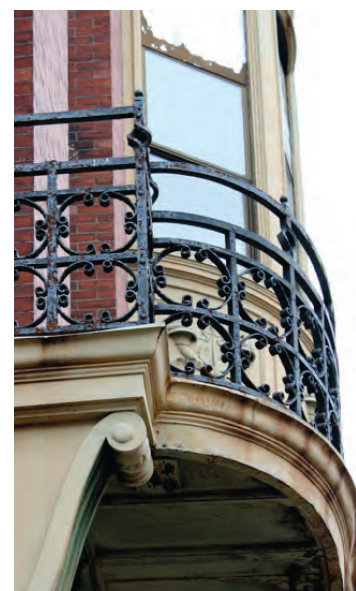
Tin Ceilings



Fireplace



Ceiling Height



Wrought Iron Balcony



Exterior Bays



Copper Panels



Storefronts



Materials



Elevator Space

Applicable Regulations

The process for rehabilitating the Longley Building will include several regulatory review processes. The following sections will examine all applicable regulation steps that must be taken in order to successfully and properly rehabilitate the Longley Building.

Local Regulations

The Longley Building, at 194–202 Main Street in Woonsocket, Rhode Island, falls under zoning section C-1. The City of Woonsocket’s zoning ordinances describe C-1 districts as “Urban Commercial District, primarily for the conduct of retail trade, administrative and professional services, and service to the general public. Also permits upper story residential use. A minimum of six thousand (6,000) square feet is required per lot.” Since the building sits on a lot that is over 6,000 square feet and will be used for commercial use there are no foreseeable issues with zoning.

The City of Woonsocket does have design review commission which “regulate[s] the design of new and existing commercial or mixed-use buildings, structures, improvements and facilities.” According to the zoning ordinance buildings in C-1 zoning districts fall under design review. The Design Review Committee addresses issues regarding architectural design, landscape design, impact on available utilities, off-site traffic impacts, on-site traffic circulation, overall visual quality, relationship to surrounding buildings, sign design and placement and site layout. In order to have the project approved an application must be filled out and sent in to the Design Review Committee. Aside from the application there are no existing design guidelines. If design guidelines are established before the rehabilitation of the Longley

Building begins, the design must be compliant with the design guidelines.

State Regulations

The State of Rhode Island, under Chapter 42 – 45 – 5, gives the Rhode Island Historical Preservation and Heritage Commission the ability to review any project which uses state or local funding on a property listed on the Rhode Island state register of historic places. The Longley Building is listed on the state register. Therefore, if any state or local funding is being used for the rehabilitation of the Longley Building, an advising process must take place between the leading agency and the Rhode Island Historical Preservation and Heritage Commission.

Federal Regulations

Federal law, under section 106 of the National Historic Preservation Act of 1966, states that any project which uses federal funding or requires federal permitting must go through a review process to investigate if that project will adversely affect any property listed on or eligible for listing on the National Register of Historic Places. The Longley Building is a contributing element in the Main Street District of Woonsocket which is listed on the National Register of Historic Places. Therefore, if any federal money or permitting is required for the project, 106 review will occur.

The federal government offers a 20 percent tax credit for rehabilitating income producing properties. Since it is very likely that tax credits will be used for the rehabilitation of the Longley Building, a series of regulations must be followed in order to receive the tax credits. The first regulation is that the building be listed on the National



Register of Historic Places. The Longley Building is a contributing element of the Main Street District in Woonsocket, Rhode Island which is listed on the National Register of Historic Places. The second regulation is that all work is in compliance with the Secretary of Interior's Standards for Rehabilitation. The project must also be presented to and approved by the Rhode Island Historical Preservation and Heritage Commission as well as approved by the National Parks Service. The final regulation is that an audited summary of the project be submitted to the IRS. Following those federal regulations are necessary to ensure the receiving of the tax credits.

National Register Status

The Longley Building, located at 194–202 Main Street in downtown Woonsocket is a contributing building to the Main Street Historic District in Woonsocket, Rhode Island. The Main Street Historic District is listed on the National Register of Historic Places.

Proposed Use

The proposed use for the Longley Building is commercial. The first floor would have retail space. The second through fourth floors would have professional services. The ballroom, located on the fourth floor of the building, would be used as a flexible space for both private and public groups. These uses are all within the guidelines for the zoning district the building is located in.

Program Space Needs

In order to accommodate all types of people, specifically those with disabilities, three major changes will be made to the building. The first change is the addition of a modern elevator. An addition will be added to the northwest corner of the building which will house the new elevator. The second change is the lowering of the floors on the storefront. In order to meet ADA accessibility standards, the floors will need to be lowered in order for there to be a sufficient amount of room for the ramps into the stores. The third change is the relocation of the bathrooms. The current bathrooms are not large enough for the occupancy, which in the upper stories is 88 people. The bathrooms will be moved to Main Street side of the building.



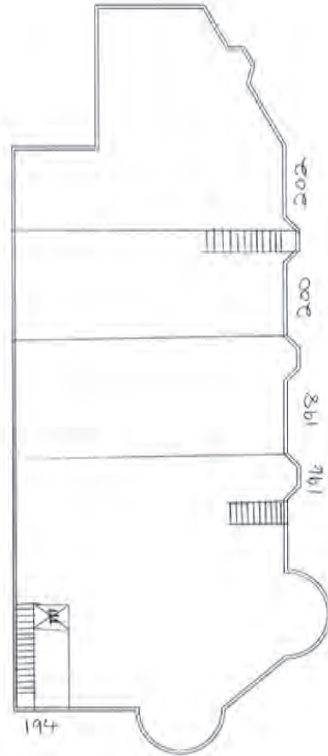
¹ Woonsocket Planning Board, "Zoning Districts: Commercial Districts" Woonsocket Zoning Ordinance 2.1-2.1 (Woonsocket: 1995) 5.

² Woonsocket Planning Board, "Design Review Overlay District" Woonsocket Zoning Ordinance § 12.1. (Woonsocket: 1995)1.

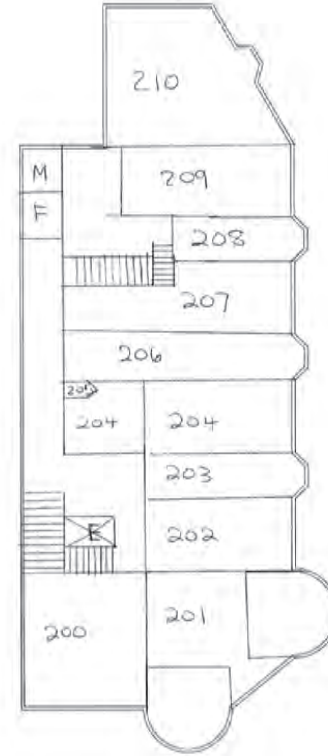
³ The city planner, Jennifer Sicilian, AICP, was contacted about design review guidelines and Ms. Sicilian stated that there are no design guidelines, but design guidelines will be established through the city's current project, a Main Street Livability Plan.

⁴ The Secretary of Interior Standards for Rehabilitation can be found in the Appendix.

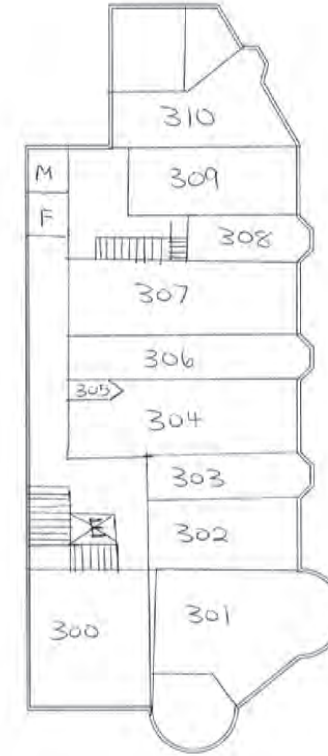
Floor Plans



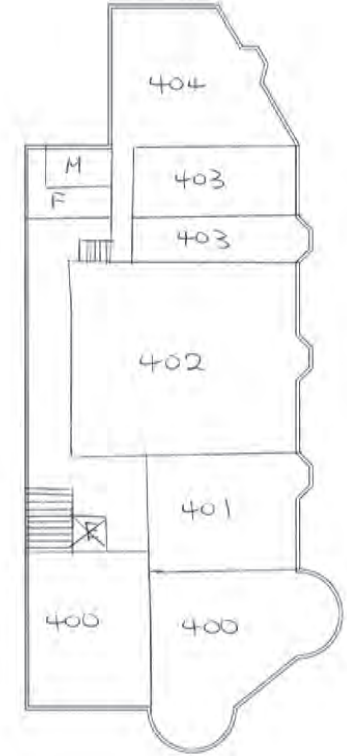
First Floor



Second Floor



Third Floor



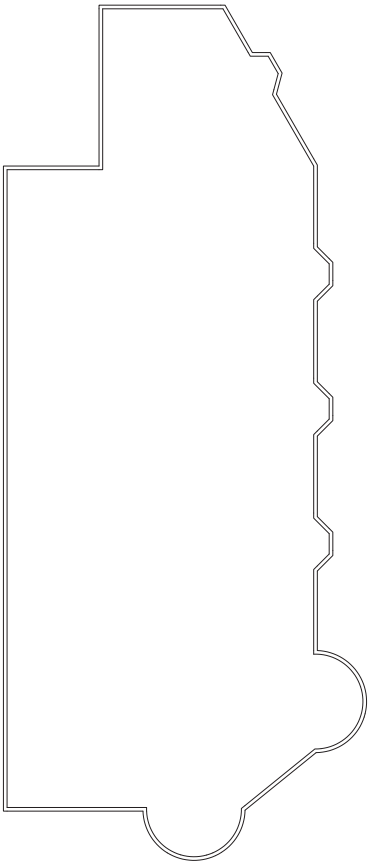
Fourth Floor



- Copper decorative elements
- Brick veneer
- Deteriorated brownstone
- Copper decorative elements
- Replacement windows c. 1970
- Missing copper panel
- Decorative copper panels
- Metal panels



- Copper cornice
- Replacement windows c. 1970
- Metal panels
- Historic sign
- Brick Veneer
- Wrought iron



- Copper cornice
- Copper decorative elements
- Original sign
- Brick Veneer
- Copper decorative elements
- Replacement windows with wood trim c. 1970
- Copper panels
- Copper cornice



- Copper cornice
- Copper decorative elements
- Replacement windows c. 1970
- Copper downspout
- Missing copper downspout
- Copper panels
- Metal panels
- Brownstone coursing
- Copper cornice



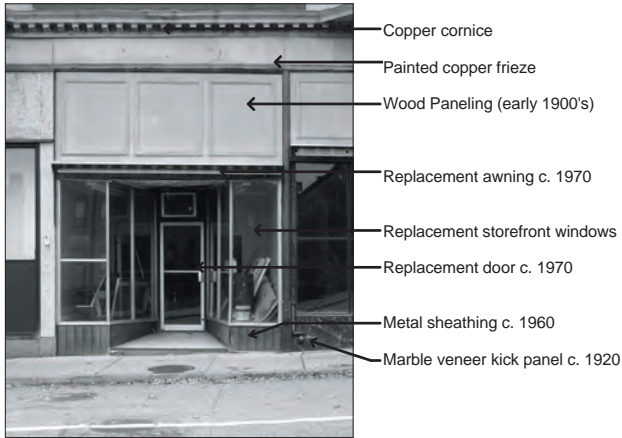
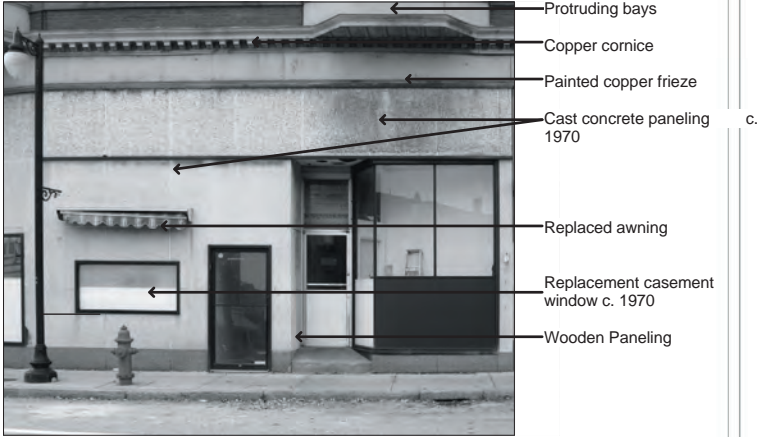
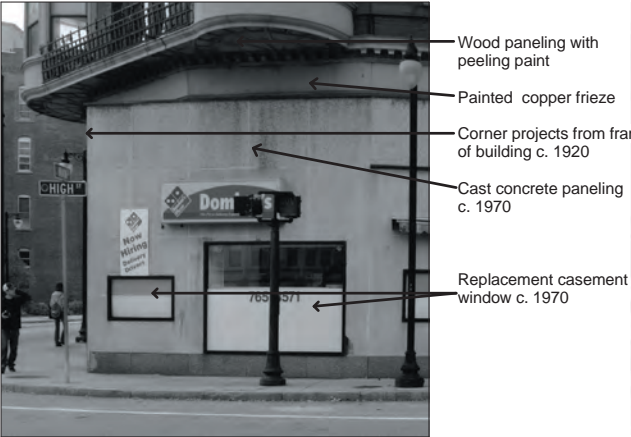
Community Partnerships Center
at Roger Williams University

CPC Project No:
Date: 12/00/12
Drawn By: Matt Eckel
Checked By:
Community Partner:
Location: 194-202 - Main Street,
Woonsocket, Rhode Island

Sheet Title
Office Elevations

Project
Longley Building

Drawing # 1



Rehabilitation Plan

Exterior

Division 03 – Concrete

Cast Concrete Panels

- Existing Condition: The 194 Main Street façade (Domino's) is covered with cast concrete panels with a pebble finish added circa 1970.
- Proposed Solution: These panels will be removed to reveal any original fabric that remains beneath.

Division 04 – Masonry

Decorative Masonry

- Existing Condition: The southern, eastern, and northern façades (the principal façades) have a great amount of decorative masonry including granite, slate coursing, brownstone, and brick veneer. All of the masonry show signs of environmental staining but structurally are in good condition, except for the brownstone, which is deteriorating in areas that are connected to a wrought iron balustrade. The surface of the brownstone is face-bedded, and the corrosion of the iron in contact with the stone has caused oxide jacking.
- Proposed Solution: The brick veneer will be cleaned using water at low-to-medium pressure (no more than 300-400 psi). The granite, slate, and brownstone will be cleaned with a PROSOCO alkaline-based masonry cleaner. The brownstone in the area around the connection with the wrought iron balustrade must be replaced in kind with new brownstone to match existing in color, composition, and strength using a dutchman method.

Load-Bearing Masonry

- Existing Condition: The southwest (rear) elevation is composed of load-bearing brick which is in fair condition with some areas of mortar deterioration. Additionally, the brick suffers from some minor environmental staining.
- Proposed Solution: The joints on the rear elevation with significant mortar deterioration will be repointed with a mortar that matches the original in color, composition, and strength. Additionally, the stained areas of the brick will be cleaned using soap and water.

Chimney

- Existing Condition: The brick chimney on the rear elevation is in poor condition with significant mortar loss.
- Proposed Solution: The mortar joints on the chimney with significant mortar deterioration will be repointed with a mortar that matches the original in color, composition, and strength.

Roof Parapet

- Existing Condition: There is a two-foot parapet along the rear of the building capped by terracotta. The terracotta is in good condition, but areas of the bricks are deteriorating and in poor condition.
- Proposed Solution: The brick will be replaced in the areas with severe deterioration. The mortar joints will be repointed with mortar that matches the

existing in color, composition, and strength in the areas of brick in good condition that suffer from mortar deterioration.

Division 05 – Metals

Copper Cornice

- Existing Condition: The cornice is bent out of shape at the ends of the façade and is missing a small amount of material, but otherwise is in good condition.
- Proposed Solution: The missing parts of the copper will be patched in kind to match the existing in color, composition, and strength, and the bent portions will be reshaped.

Copper Window Bays

- Existing Condition: There are copper panels incorporated into the round window bays and under the other windows on the upper floors. All of these panels are still intact except for one, which is missing. The panels are in good condition with the exception of the painted surface.
- Proposed Solution: The copper panels must be cleaned of paint using a non-abrasive method and allowed to oxidize. A panel in the same relative position as the missing panel on another part of the building will be removed, so the design can be reproduced in kind. This new panel will be allowed to weather and achieve the same patina as the other panels.

Wrought Iron Balustrade

- Existing Condition: The wrought iron balustrade is in fair condition. It has some minor problems with corrosion and paint failure. Additionally, there are issues where it is secured to the brownstone. The corrosion of the iron is causing oxide jacking in the brownstone.
- Proposed Solution: The balustrade must be cleaned of all corrosion with a wire brush, and primed with a zinc-rich primer (alkyd primer) and paints to prevent new corrosion. Then it will receive a lead shield so it can be reinstalled into the mortar to allow for expansion and contraction.

Metal Siding

- Existing Condition: The principal entrance is covered by metal siding circa 1960. There is evidence around the edges of the siding to suggest that the original granite and slate pattern exists underneath.
- Proposed Solution: The siding will be removed to reveal original material underneath.

Division 06 – Wood, Plastics and Composites

Wooden Panels on Storefronts

- Existing Condition: The original wooden panels are mostly intact except for a few.
- Proposed Solution: Existing panel configuration will be reproduced and used to replace missing areas.

Wooden Panels under Window Bays

- Existing Condition: The wooden paneling on the underside of the projecting window bays is still intact. The paint is lifting and peeling due to moisture and lack of maintenance.
- Proposed Solution: The wooden panels will be scraped of loose paint. Any apparent moisture problems will be addressed, and the panels will be repainted. Where the wooden panels are missing new wooden panels will be created to match the existing panels.

Division 07 – Thermal and Moisture Protection

Drainage

- Existing Condition: Some of the original copper downspouts have been removed, so there is no proper drainage system.
- Proposed Solution: New copper downspouts will be installed that match the remaining downspouts in color, composition, and strength.

Roof

- Existing Condition: The current roof is tar and gravel and is collecting pools of water and causing interior moisture damage.
- Proposed Solution: The roof will be replaced with a new EPDM membrane roof.

Division 08 – Openings

Storefront Level

- Existing Condition: All windows and doors on the first level (196 – 202 Main Street) have been replaced circa 1970. Storefronts other than 194 Main Street (Domino's) retain roughly the same sized openings and configuration.
- Proposed Solution: Design and install custom-made windows and doors in the spirit of those shown in historic photographs of the building.

Upper Floors

- Existing Condition: All upper-story windows have been replaced circa 1970 with sliding, casement, and sash metal windows. Some rear windows have been bricked in.
- Proposed Solution: The existing windows will be removed and replaced with custom wooden sash windows in the spirit of those shown in historic photographs and the windows stored in the attic. The windows in the rounded bays will be replaced with curved glass based on photographic evidence. The bricked-in windows will be opened and replaced with new windows.

Division 09 – Finishes

Awnings

- Existing Condition: The storefronts all contain awnings circa 1960. The building originally had awnings as evidenced in photographs.
- Proposed Solution: Remove existing awnings and design new awnings based on photographic evidence.

Division 28 – Electronic Safety and Security

Security System

- Existing Condition: There is no security system. Doors do not lock well and trespassing is an issue.
- Proposed Solution: Install security system.



Interior

Division 04 – Masonry

Structural Brick Piers

- Existing Condition: The basement contains structural brick piers and stone foundation walls in good condition.
- Proposed Solution: No work appears to be needed.

Division 05 – Metals

Tin Ceilings

- Existing Condition: There are tin ceilings in every room in varying conditions. Some ceilings are falling down and are beyond repair. Others are in good condition. Many of the offices have drop ceilings that are covering the tin.
- Proposed Solution: Remove the drop ceilings to investigate the condition of the unexposed tin. Remove and replace the tin that is beyond repair. The tin will be reproduced based on the existing patterns. The existing tin in fair to good condition can be temporarily removed for cleaning. Each tile must be labeled so it can be reinstalled in the correct position. To remove certain kinds of paint, the tin tiles can be frozen and then slightly bent to pop off the paint. Otherwise, the paint can be removed with strippers or a wire brush. Once clean, the tiles can be reinstalled and then painted a metallic silver color for the tin ceilings on the first through third floor. The fourth floor tin ceilings will only be repainted. These tiles may contain lead paint, so this process must be undertaken by a lead abatement specialist.

Division 06 – Wood, Plastics, and Composites

Wooden Posts

- Existing Condition: The wooden structural posts in the basement appear to be in good condition.
- Proposed Solution: No work appears to be needed.

Wood Trim

- Existing Condition: All wood trim including crown moldings, window surrounds, and wainscoting has been painted various colors.
- Proposed Solution: All wood trim will be stripped of paint, stained, and refinished.

Main Staircase

- Existing Condition: The main staircase is in fair condition. It is missing a few balusters, and the railings are too low to comply with ADA standards. Some of the steps are slanting, and there is some temporary wood and metal bracing in place. The stairwell is open to all floors and does not meet fire code.
- Proposed Solution: An additional railing will be added above the existing railing to achieve the required height. The baluster design will be reproduced and used to replace the missing balusters. The overall structure of the staircase will be stabilized and reinforced with steel, so the temporary vertical bracing can be removed. To meet fire code, all doors surrounding the

staircase will be sealed off, and alternate entrances to these rooms will be provided.

Secondary Staircase

- Existing Condition: The secondary staircase is in fair condition. It is missing a few balusters, and the railings are too low to comply with ADA standards. Some of the steps are slanting, and there is some temporary wood and metal bracing in place. The stairwell is open to all floors and does not meet fire code.
- Proposed Solution: It would be preferable to preserve this staircase, but it may need to be replaced with a modern fire-rated staircase.

Division 08 – Openings

Doors

- Existing Condition: Most of the original interior doors remain intact. Some of the glass in the doors is broken.
- Proposed Solution: Preserve and refinish original doors and replace broken glass.

Transoms

- Existing Condition: The transom windows in the hallway are in fair condition. Some of the glass transoms have been broken or painted over.
- Proposed Solution: The transom window glass will be replaced where broken and stripped of paint. The transom windows will be fixed closed, and sprinklers will be placed on either side of the glass for fire protection.

Division 09 – Finishes

Plaster

- Existing Condition: The walls are made of plaster which is in poor condition throughout most of the building.
- Proposed Solution: The plaster is not a character-defining feature and can be replaced with gypsum.

Drop Ceilings

- Existing Condition: There are drop ceilings in most of the offices that were added circa 1970. They are in poor condition and missing many ceiling tiles.
- Proposed Solution: The drop ceilings will be removed. Private office spaces will be outfitted with modern drop ceilings to conceal the wiring and ventilation system. Other more public spaces will not contain drop ceilings. All drop ceilings will be positioned three feet away from the windows, as per request of the Rhode Island Historic Preservation and Heritage Commission.

Flooring

- Existing Condition: A majority of the floors are covered with wall-to-wall carpet circa 1970. The carpets are in poor condition and cannot be salvaged.
- Proposed Solution: The carpeting will be removed, and the original wood flooring will be refinished in the main public areas of the building. Other secondary spaces will be treated with new carpeting.

Partition Walls

- Existing Condition: All of the offices contain interior partition walls. Many of them appear to be original or early additions. However, many of them have been covered with various materials including composite wood.
- Proposed Solution: All later applied finishes will be removed from the partition walls. The partition walls are not load bearing and can be removed to create more open spaces if needed.

Mantel

- Existing Condition: The mantel on the fourth floor fire place is in good condition. It is unknown whether or not the fireplace functions.
- Proposed Solution: The fireplace will be sealed, but the mantel will be preserved in its original location.

Division 14 – Conveying Equipment

Elevator

- Existing Condition: The original elevator is intact but most likely not functioning. It is also not up to ADA requirements as far as size. Furthermore, the shaft is not enclosed and, therefore, not up to fire safety code. The elevator appears to be in fair condition and is a character-defining feature of the building.
- Proposed Solution: The elevator will be retained in its original location as

decoration but not functioning and the shaft will be encased in Plexiglas. A new elevator shaft will be constructed in the rear northwest corner of the building. Some of the rear space of the storefronts will be sacrificed to create an access hallway to the elevator.

Division 21 – Fire Suppression

Main Staircase

- Existing Condition: The main staircase is an open void, which does not comply with fire safety codes because it would act as a chimney in the event of a fire.
- Proposed Solution: To bring this staircase up to code, the stairwell would need to be enclosed. However, the staircase is a character-defining feature of the building and should be kept open. All of the doorways that surround the staircase will be sealed off to provide the proper enclosure for the staircase. The doorways will be framed in, but the original doors will be retained in their locations around the stairwell. One doorway will be used as the primary means of access to the stairwell and hallway and will be equipped with a fireproof door. The offices that have been cut off as a result of the modifications will be either turned into suites that can be accessed through each other, or a secondary hallway and reception area will be created within the offices. Additionally, a sprinkler system will be installed in the stairwell to suppress fires.

Division 22 – Plumbing

Bathrooms

- Existing Condition: The bathrooms are inadequate as far as ADA requirements and building capacity. Also, it is unknown if the toilets and sinks are functioning.
- Proposed Solution: The bathrooms will be removed from the current location, and this space will be used as the new elevator lobby. The bathrooms will be moved to the end office of the 2nd, 3rd, and 4th floors on the Main Street side of the building to keep the plumbing stacked and provide a larger space to accommodate the building capacity.

Division 23 – Heating, Ventilating, and Air Conditioning

- Existing Condition: The heating system is no longer functioning in the building except for the 194 Main Street first floor store (Domino's). Some of the radiators are missing, so they cannot be reused. There is no air conditioning system.
- Proposed Solution: Install a new central air and heating system and possibly maintain some of the radiators as decorative features.

Division 26 – Electrical

- Existing Condition: The current electrical system is outdated and nonfunctioning.
- Proposed Solution: Install a completely new electrical wiring system.



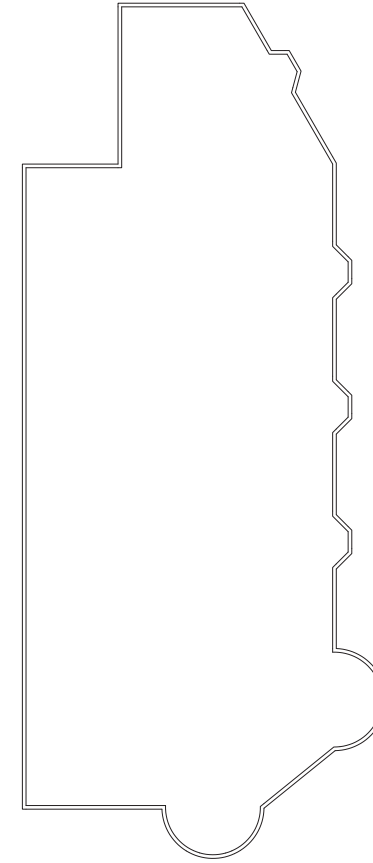
Cost Estimates

Based on current information on the rehabilitation cost per square footage for buildings in poor condition the rehabilitation cost of the Longley building will be nine million dollars.

If federal historic rehabilitation tax credits are used 1.8 million dollars will be returned in the form of a tax credit.

Sources

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PROJECT NAME	Longley Building
PROJECT ADDRESS	194-202 - Main Street, Woonsocket, Rhode Island
CLIENT NAME	
CLIENT ADDRESS	

OSM#	CASE	SUB-PROJECTS	
PROJECT NO.			
OSM# BY:			
CASE BY:			

SHEET TITLE
SHEET TITLE Office Elevations

SHEET # 1



- Repair copper cornice

- Remove metal siding
- Restore storefront to be in keeping with the historic character of the existing storefronts
- Replace window
- Remove panels

- Remove window
- Replace door
- Make ramps ADA accessible



- Restore wrought iron balustrade and coat the ends in lead to reconnect to the brownstone
- Remove and replace sign with a sign in keeping with the character of early 20th century commercial signs

—Replace Window

- Remove panels



—Repair copper cornice

Remove and replace

- Remove panels
- Remove and replace awnings to match awnings shown in historic photographs

Remove and replace window

- Make ramp ADA accessible



- Repair copper cornice

— Replace awnings with 19th century character awnings

Replace windows and doors with late 19th century windows and doors

- Make ramp ADA accessible

— See what is underneath and replace with marble (see storefront to the right)



- Replace windows and doors with those in keeping with late 19th century windows and doors

- Make ramp ADA accessible



—Repair copper cornice

- Clean copper panels

- Install original wood paneling
- Replace with wood paneling
- Clean granite as gentle as possible

- Replace windows with 19th century typical storefront windows
- Replace door

—Resurface & paint with marble

- Make ramp ADA accessible



—Repair copper cornice

- Replace copper downspout
- Clean copper panels

- Replace windows with storefront windows from the late 19th century

Repair and clean granite as gentle as possible

PROJECT NAME
Longley Building

PROJECT ADDRESS
194-202 - Main Street,
Woonsocket, Rhode Island

NAME: _____		
PROJECT NO: _____		
DATE: _____		
CITY: _____		
STATE: _____		

SHEET TITLE
Storefront Elevations

SHEET # 2

Conclusion

The Longley building, located at 194-202 Main Street, is both an architecturally and historically significant commercial building in downtown Woonsocket. The overall building has remained intact aside from modifications made to the storefronts in the 1970s. A rehabilitation of this building would enhance the character to downtown Woonsocket and perhaps inspire other rehabilitations in the area.





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