

From: Cornelis J. de Boer <CdeB@haynesdeboer.com>
Sent: Wednesday, August 17, 2022 5:56 PM
To: McLean, Douglas <DMcLean@CranstonRI.org>
Cc: Jeffrey Emidy <jeffrey.emidy@preservation.ri.gov>
Subject: 20 Goddard Drive

Good afternoon, Doug.

Thank you for taking my call yesterday and offering this opportunity to submit some comments and questions regarding the property at 20 Goddard Drive. I'm reaching out after reading the ProJo article recently regarding the proposal to tear down the building and build a huge structure on the property. I also read Garofalo's report and the Planning Department's memo that were included in the article on the website.

My interest in this project is somewhat unique. Two years ago, I was retained by the State to prepare a Rhode Island Historic Resources Archive Report about the Donald Price Facility (DPF) in advance of placing the property for sale. (I have attached the report for your edification.)

I realize that it may be too late, or academic, but it would be helpful for everyone to know the responses to the following questions before demolition is to be granted:

1. Was the DPF building ever evaluated for possible re-use? Was the building ever considered as part of a larger building complex? (I imagine that the existing open floor plates can be converted to warehouse use given the substantial structural integrity of the building. In fact, much of the building can be easily adapted to virtually any use by gutting the building, replacing all the windows and upgrading vertical circulation. The exterior masonry walls, slate roof, and its structural system would remain intact and repaired and restored as required.)
2. What are the plans for its demolition? Where will the demolished materials end up? What is the cost of demolition? How much pollution (greenhouse gas emissions, etc.) will be caused by razing the building and transporting the material off site? How much will be saved by not razing the building? If the building is to be demolished, can it be done in such a way that most of the material as possible can be recycled? Can that process be mandated? Can any of the decorative architectural elements be salvaged (e.g. state seal and pine cone in limestone)?

I think it would be most unfortunate to destroy this handsome and well-built structure without serious consideration of adaptive re-use and a full understanding of the environmental impact of its potential destruction. The current plans for development of the site lack imagination and lack an expressed interest in preservation and 'going green'.

Thank you.

Cornelis J. de Boer AIA
Haynes / de Boer Architecture+Preservation
One Park Row
Providence, RI 02903
(401) 274-1555

CdeB@haynesdeboer.com

- Preview

Donald Price Facility RIHRA Documentation 200801 copy.pdf

16.4MB