

## Heritage Harbor/South Street Station National Register Nomination Federal & State Tax Credit Applications Providence, Rhode Island

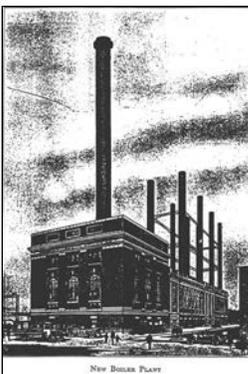
*Date of Performance: 2005-2008*

*Client: Struever Bros., Eccles, and Rouse, LLC*

As the preservation consultant to Struever Bros., Eccles and Rouse, LLC (SBER), PAL prepared a National Register of Historic Places (National Register) nomination followed by Federal and State Part 1 and Part 2 Historic Preservation Certification Applications (HPCA) for the former South Street Station electric generating facility at 360 Eddy Street in Providence, Rhode Island. The applications were completed for the redevelopment and rehabilitation of this major industrial building on the Providence River waterfront for mixed museum and commercial uses.



*South Street Station in 2005*



*1925*

South Street Station is a massive, 58,000 sq-ft, red-brick, multi-story, Classical Revival-style building constructed by the Narragansett Electric Lighting Company (NELCo), Rhode Island's largest electricity producer, in several phases between 1912 and 1925. South Street Station is significant for its broad-reaching impact on the spread of electric service in Rhode Island, thereby contributing to the growth and development of the city of Providence and outlying areas, and as an excellent example of early-twentieth-century power plant design. In the 1990s, NELCo closed and mothballed South Street Station and in 1999, donated it to Heritage Harbor Corporation (HHC), a non-profit organization that intended to rehabilitate the building for a statewide history museum and commercial uses. HHC and SBER jointly pursued the property's redevelopment.



*Turbine Hall*

PAL's documentation submitted to the Rhode Island State Historic Preservation Office (SHPO) and the National Park Service provided the basis, in 2006, for listing South Street Station on the National Register, approval of the Part 1 certifying it as eligible to receive historic tax credits, and approval with standard conditions of the Part 2 on the proposed work. PAL worked closely with the developers, multi-disciplinary design team, and SHPO over several years on a series of supplements, four formal amendments, and field reviews for a highly complex project during the planning and early construction to ensure that work met the Secretary of the Interior's *Standards for Rehabilitation*. Topics included removal of a roof monitor and replacement with a slightly larger structure; addition of six lighted "smokestacks"; new main entrance design; 100 percent window replacement, with shop drawings and mockups; masonry treatments; vertical division of monumental interior spaces; selective demolition and retention and treatment of character-defining structural steel and concrete turbine bases. PAL's work on the project discontinued when the Rhode Island state tax credit terminated in May 2008.