



PROJECT PROFILE

Historic Masonic Temple

Condition Assessment, Repair Design, and Construction Administration | Providence, RI



CLIENT

Sage Hospitality Resources

BACKGROUND

The historic Masonic Temple was designed to provide office and meeting space for the Rhode Island Freemasons. The neoclassical design was conceived as part of a complex that included the temple, an auditorium, and a shrine. Construction of the buildings began in 1927, but was stopped in 1929 due to a lack of funds. In 1945, the State of Rhode Island purchased the unfinished auditorium and temple. The state completed construction of the auditorium, but the temple interior remained unfinished and unoccupied.

Sage Hospitality Resources was considering converting the historic Masonic Temple into a hotel, but the structure was severely deteriorated and the feasibility of reuse was in question. WJE was asked to determine the feasibility of restoring the facades of the temple as part of the \$60 million hotel conversion project and, if restoration was deemed feasible, to develop the restoration details.

SOLUTION

Based on findings developed through a hands-on survey, nondestructive testing, and laboratory analysis of existing building materials, WJE determined that it was feasible to reuse the facades of the building as part of the hotel conversion project. In addition, we developed cost estimates for restoration of the facades, including value engineering studies to meet the client's budget constraints.

Once the feasibility of the project was confirmed, WJE assisted with the facade restoration. The work included:

- Designing a method for stabilizing the facades during the restoration, which included utilizing an extensive truss system to support the facades while the deteriorated interior floors, walls, and roof were demolished and reconstructed
- Designing the restoration of the facades, including repair and cleaning of the limestone cladding
- Construction administration

The project received a Special Award in Preservation from the Providence Preservation Society.

