

**BROWN STREET ANNEX  
BUILDING  
DEVELOPMENT PROPOSAL**

55 BROWN STREET  
NORTH KINGSTOWN, RI

# BROWN STREET ANNEX

Concept Rendering of Proposed Project



# EXECUTIVE SUMMARY

Caleb Allen Chadsey was a man who believed in giving back to his community. He consistently and quietly contributed to the well-being of North Kingstown and its citizens. When he passed in 1894 he left North Kingstown \$10,000 and land for the purpose of constructing a public library. The building at 55 Brown Street housed the library from 1899 until the library was relocated in 1975. It was renamed the Town Hall Annex and housed the town's municipal offices until 2016. This magnificent, historical building sits vacant and in need of a complete restoration, so it can once again serve Wickford Village and the North Kingstown community.

# VISION

- Our mission is to preserve this historic building and provide Wickford with a superb venue for the public that can be used for a variety of purposes.
- Mixed-use, multi purpose facility for the performing arts, dining, and private and public functions
- Serve as a cultural anchor for the community, to complement current and future businesses
- Provide sales and property tax revenue

# PROPOSED BUILDING RENOVATIONS

- Maintain integrity of original building
- Bring building up to current building codes, including making it handicap accessible with addition of an exterior elevator
- Incorporate theme of library into interior design
- First floor will have open lobby and bar area, a small kitchen and a 50 seat theater (flexible seating plan) to accommodate a variety of events
- Second floor will have bar area and open area that can accommodate a number of different layouts, and an open air deck

# EVENTS

- Entertainment Friday and Saturday nights (including live theater and music)
- Long-term goal of a permanent community theater
- Space available for rent for events such as weddings, cocktail receptions, holiday parties, etc.
- Community activities, such as recitals, dances, lectures and school and community gatherings
- Wine bar offering light food and beverages (including alcohol)
- Full service restaurant (1 night/week)

# DEVELOPMENT TEAM

Eve Clulow (Executive Director)

- 15 years of professional theater, 10 years in food service

Linda Supron (Director of Operations & Finance)

- 10 yrs banking, 28 yrs of interior design & project management

Megan Healey (Director of Business Development & Community Outreach)

- Business owner & realtor

Michael Vivieros (Project Architect)

- Principal, DBVW Architects. Experience in a variety of similar projects.

Kurt Gustafson (Contractor)

- Vice President, Case Construction Company. Renovated the Odeum and other similar projects

# FINANCIALS

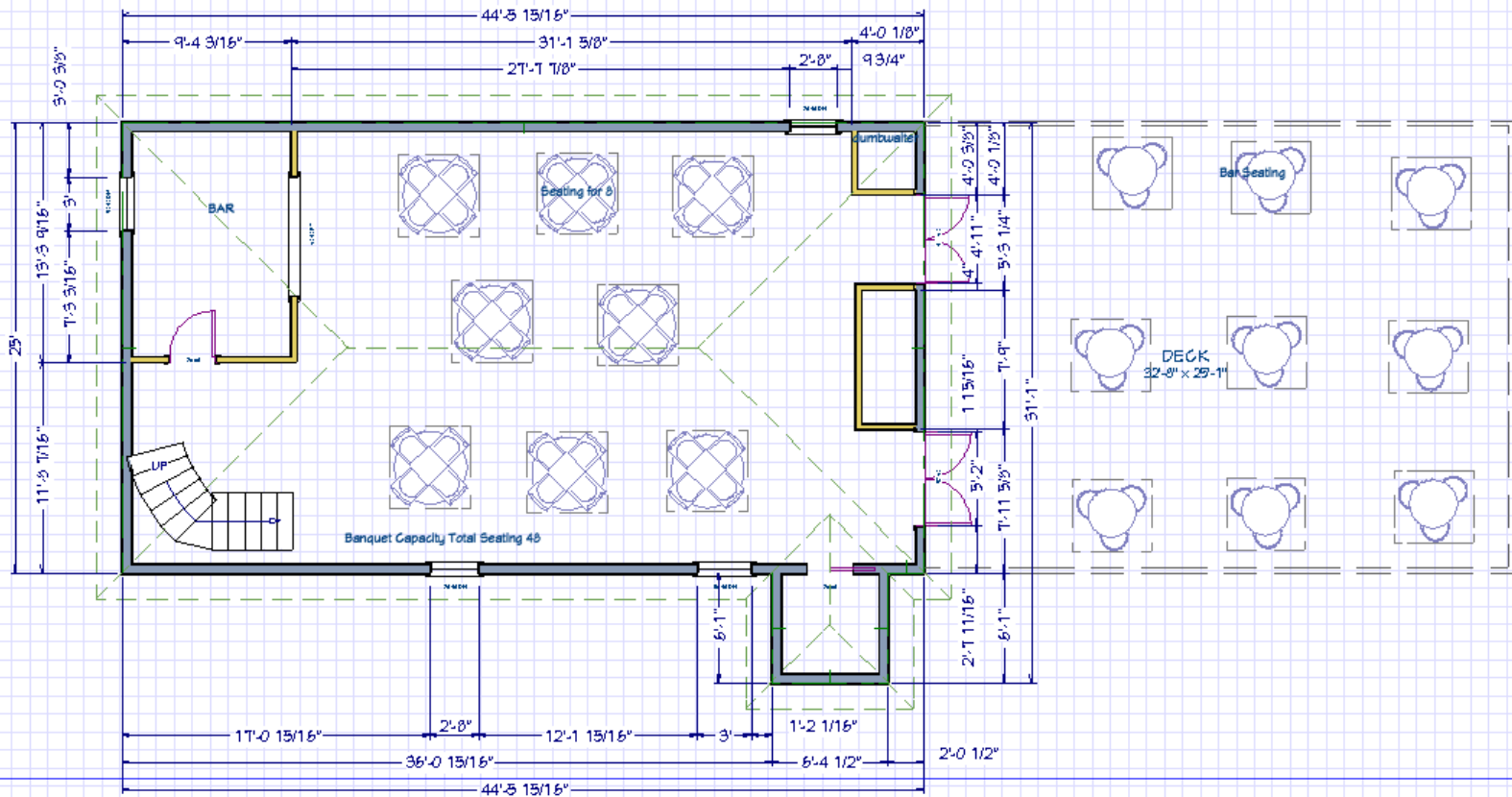
- Purchase price of \$100,000
- Estimated \$1.3 million construction loan, converting to a term loan
- Estimate \$700,000 term loan to be used to fund interior finishes and start up expenses.
- Preliminary financing agreement with a bank.
- Project breakeven in year 3 (without taking into account grants fundraising or tax relief)



# PROPOSED FLOOR PLAN (1<sup>st</sup> Floor)



# PROPOSED FLOOR PLAN (2<sup>ND</sup> Floor)



# PROPOSED FLOOR PLAN (2<sup>ND</sup> Floor Restaurant Alternative)

