



Public Notification - Section 106 of the National Historic Preservation Act Review of Proposed Project located at 499/511 Broad Street, Central Falls, RI (Providence County)

To: All interested Agencies, Groups and Members of the General Public:

This notice is intended to inform the general public that Rhode Island Housing and Mortgage Finance Corporation ("RIHousing"), the principal finance housing agency for the state, is conducting an Environmental Review as required by U.S. Department of Housing and Urban Development ("HUD") and 24 CFR Part 58 for the property referenced above which necessitates a Section 106 of the National Historic Preservation Act review in accordance with 36 CFR 800. The Project, defined below, received a Federal Appropriation Act 2023 - Economic Development Initiative Community Project Fund (the "Community Project Fund") award.

The proposed development, known as Broad Street Homes, is a 44-unit affordable rental development to be built on four proximate lots adjacent to City Hall along Broad Street in Central Falls (the "Project"). The Project is proposed to be developed by ONE Neighborhood Builders ("ONENB") and is located at 499, 511, 524 and 542 Broad Street, Central Falls, Rhode Island (Providence County). The Project will be comprised of two buildings: the renovation of an existing, vacant building at 499 and 511 Broad Street into seventeen (17) apartments and the new construction of twenty-seven (27) apartments in a 4-story building across the street at 524 and 542 Broad Street.

The City-owned building at 511 Broad Street, consisting of the former Central Falls Police Station and Courthouse, has been determined by Rhode Island Historical Preservation & Heritage Commission ("RIHPHC") to be eligible for listing in the National Register of Historic Places. The building was designed by William R. Walker and Son and opened to the public in 1914. ONENB has proposed to use financial resources made available through the Community Project Fund to adaptively reuse the historic building to create seventeen (17) one-bedroom units of affordable housing for low-income households. RIHPHC has determined that the proposed conversion will have adverse effects on the historic integrity of the courthouse features.

RIHPHC, ONENB and RIHousing will enter into a Memorandum of Agreement outlining measures to minimize and mitigate these adverse effects. Public outreach is a requirement of the Section 106 review process as specified in 36 CFR 800.2(d). This input is essential to create a mutually agreed upon resolution of the necessary mitigating factors to be included and executed in a Memorandum of Agreement.

A full description of the project and required documentation under [§ 800.11\(e\)](#) can be reviewed by visiting our website <https://www.rihousing.com/public-information/>.

Written comments may be addressed to James Comer, Deputy Executive Director of RIHousing, at 44 Washington Street, Providence, RI 02903, by telephone (401) 457-1190, weekdays from 9A.M. to 5 P.M., or by email at jcomer@rihousing.com. Written comments must be received on or before April 4, 2024.

Name / Location of project:

Broad Street Homes – 499, 511, 524 and 542 Broad Street, Central Falls, Rhode Island 02863; more specifically, the former Central Falls Police Station & Courthouse located at 511 Broad Street, Central Falls, RI 02863 (Providence County) - Owner of Record: Central Falls Redevelopment Agency.

Describe the undertaking and nature of federal involvement:

Rhode Island Housing and Mortgage Finance Corporation (“RIHousing”), the principal housing agency for the state, is conducting a U.S. Department of Housing and Urban Development (HUD)-required 24 CFR Part 58 environmental review for the property referenced above in connection with Community Project Fund funding/Congressionally Directed Spending Program.

Describe the Area of Potential Effects (APE):

Former Central Falls Police Station & Courthouse – 511 Broad Street, Central Falls, RI 02863. Rehabilitation for the adaptive reuse and redevelopment of the building to create seventeen (17) affordable housing apartments at 499/511 Broad Street.

Describe steps taken to identify historic properties:

1. In accordance with the Section 106 Review process, RIHousing sent a letter to the RI Historical Preservation & Heritage Commission (“RIHPHC”), dated December 15, 2022, to initiate the Section 106 Review process.
2. Rhode Island Historic Preservation & Heritage Commission (“RIHPHC”) sent a response letter, dated January 11, 2023, identifying the historic property and the adverse effects. The building is individually eligible for listing in the National Register of Historic Places.

Describe the historic property:

The building at 511 Broad Street consists of the City-owned former Central Falls Police Station and Courthouse, which the RIHPHC has determined eligible for listing in the National Register of Historic Places. The building was designed by William R. Walker and Son and opened in 1914. The second-floor former courtroom is highly decorative and significant. This room was public facing and currently includes a coffered ceiling, more ornate woodwork, and wood floors. The ceiling and woodwork are character-defining to the building’s use as a courthouse and a municipal building.

Describe the undertaking’s effects on historic properties:

The developer, ONE Neighborhood Builders (“ONENB”), has proposed to use Community Project Fund funding to acquire and adaptively reuse the existing former Police Station and Courthouse at 511 Broad Street to create affordable housing as part of ONENB’s larger Broad Street Homes project. There will be seventeen (17) one-bedroom apartments located in the building.

Explain how this undertaking would adversely affect historic properties:

The conversion of the Police Station and Courthouse into seventeen (17) apartment units will require extensive interior renovations which will adversely affect the historic Courthouse features.

ONENB is willing to minimize the reduction of the interior character-defining features by (i) retaining and preserving specific historical features with the preservation of existing openings (including casings, doors, and transoms) in the corridors, (ii) retaining the beadboard, window casings and, if possible, door casings in the 2nd floor courtroom apartment unit, and (iii) retaining the window casings elsewhere in the building. The final mitigation strategies will be memorialized in a Memorandum of Agreement between RIHousing, ONENB and RIHPHC.

Related correspondence:

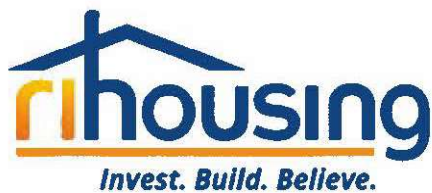
1. ONE NB letter, dated January 5, 2024, included a draft list of proposed stipulations and a request to draft a Memorandum of Agreement.
2. RIHPHC response letter, dated January 16, 2024, following the January 11, 2024, project site meeting with ONENB to discuss the minimization of the adverse effects following the review of the interior & exterior rehabilitation plans, and the requirement for the Memorandum of Agreement (“MOA”) to formalize the mitigation.
3. Letter from RIHousing to the RIHPHC, dated January 25, 2024, to recognize the adverse effects with a request for a MOA between the Responsible Entity agency, the developer and the RI Historical Preservation & Heritage Commission that will document the evaluation of any measures proposed to resolve the undertaking’s rehabilitation adverse effects and preserve the building’s character-defining features.
4. City of Central Falls Planning & Economic Development Department letter, dated March 5, 2024, regarding the city planning board and public meeting support for project development.

In consultation with the RIHPHC, RIHousing recognizes the finding of “adverse effect” for the undertaking’s rehabilitation for the adaptive reuse and redevelopment of the Central Falls Police Station & Courthouse building at 499/511 Broad Street.

Attached is the correspondence with the consulting parties, photographs, and schematic drawings, that support the finding of “adverse effect” and meets the documentation requirements noted at §800.11 (e).

☒ Section 106 consultation correspondence

☒ Site Location Map



Via electronic email: elizabeth.totten@preservation.ri.gov

December 15, 2022

Mr. Jeff Emidy
Interim Executive Director
RI Historical Preservation & Heritage Commission
150 Benefit Street
Providence, RI 02903-1209

Dear Mr. Emidy:

Rhode Island Housing and Mortgage Finance Corporation, the principal housing agency for the state, is in the process of performing a U.S. Department of Housing and Urban Development (HUD)-required environmental review for the properties located at:

Project Address	Map & Plat#	Lot#
Blackstone Valley Development Corporation The Paddock Narragansett Park Drive Pawtucket, RI 02861 Acquisition and new construction of a mixed income development on an 8.76-acre vacant parcel. The Paddock development will contain ten (10) buildings with a total of seventy-one (71) units consisting of one-two and three-bedroom apartments. Thirty (30) units for very-low to low-income households ranging from 30% - 50% AMI, and forty-one (41) units at 60% AMI.	41	381
Aldersbridge Communities & ONE Neighborhood Builders East Point 300 Bourne Avenue East Providence, RI 02916 Acquisition and new construction of one (1) building for a mixed income development on a vacant parcel. The development will be a total of thirty-nine (39) units consisting of one and two-bedroom apartments. Eight (8) units for very-low to low-income households ranging from 30% - 50% AMI, and thirty-one (31) units at 60% AMI.	203 - 01	004
City of Central Falls ONE Neighborhood Builders Broad Street Revitalization 499 - 511 Broad Street 524 -542 Broad Street	1 5	3 & 119 149 & 474

Mr. Jeff Emidy
Interim Executive Director
RI Historical Preservation & Heritage Commission
December 15, 2022
Page 2

Acquisition and rehabilitation of a historic building that was until 1970, the former Central Falls police station, to create sixteen (16) one-bedroom apartments and new construction of one (1) building on a lot, containing a former Dunkin Donuts building that will be demolished, along with an adjacent paved parking lot, to create eight (8) one-bedroom, six (6) two-bedroom and four (4) three-bedroom units The development will be a total of thirty-four (34) units Eight (8) units for very-low to low-income households ranging from 30% - 50% AMI, and twenty-six (26) units at 60% AMI.		(149 – Dunkin Donuts & 474 - Paved lot)
Dakota Partners, Inc. South Point Apartments 111 Wells Street Westerly, RI 02891 Acquisition and new construction of a mixed income development that will consist of a total of seventy-two (72) units, in two (2) three-story garden-style buildings, with one-, two- and three-bedroom apartments, and a separate community building, on a mostly undeveloped 7.5-acre parcel, now containing some scattered vacant storage sheds that are set to be demolished. The development Fifty-seven (57) units will be for very-low to low-income households ranging from 30% - 60% AMI, and there will be fifteen (15) market-rate units at 100% AMI.	88	24

Please notify me if the above properties would be subject to review by your agency if it is acquired and/or developed with federal funds.
For our environmental review record, please provide a written response to this request within thirty (30) days of its receipt.

If you have any questions, please do not hesitate to contact me at (401) 450-1332, or e-mail me at bcianciolo@rihousing.com

Thank you in advance for your assistance.

Sincerely,



Brenda Cianciolo, Development Program Specialist



STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

January 11, 2023

Via email: bcianciolo@rhodeislandhousing.org

Brenda Cianciolo
HOME Program Specialist
Rhode Island Housing
44 Washington Street
Providence, Rhode Island 02903-1721

Re: RIHPHC Project Nos. 17125-17129
HUD-required Environmental Reviews

Dear Ms. Cianciolo:

The Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the information that you provided for the above-referenced projects. Rhode Island Housing is performing environmental reviews for the following projects across the state as required by the U.S. Department of Housing and Urban Development.

Blackstone Valley Development Corporation; The Paddock; Narraganset Park Drive, Pawtucket (41/381); RIHPHC Project No. 17125

The proponent proposes to acquire and develop the 8.76-acre vacant parcel with ten new buildings with a total of 71 units. Based on our review of available information, it is the conclusion of the RIHPHC that no historic properties will be affected by the project.

Aldersbridge Communities & One Neighborhood Builders; East Point; 300 Bourne Avenue, East Providence (203-01/004); RIHPHC Project No. 17126

The proponent proposes to acquire and develop the vacant parcel with one new building. The property is located within the Phillipsdale Historic District, which is listed in the National Register of Historic Places. The RIHPHC has reviewed designs for the new building under the RI Coastal Resources Management Council application (see attached letter). We request to be updated regarding the project and proposed design.

City of Central Falls; One Neighborhood Builders; Broad Street Revitalization; 499-511 Broad Street, Central Falls (1/3&119); RIHPHC Project No. 17127

The proponent proposes to acquire and adaptively reuse the existing building for apartments. The building consists of the City-owned former Police Station and Court House, which the RIHPHC has determined eligible for listing in the National Register of Historic Places.

The property would be subject to review by the RIHPHC if it is acquired and/or rehabilitated with federal or state funds. Rehabilitation work could potentially produce adverse effects to the historic resource, so we will need to review any rehabilitation work proposed at the property. The acquisition is also subject to our review as this building is owned by a municipality and the transfer of the property must be reviewed by this office under the Rhode Island Historic Preservation Act and Rhode Island General Laws. We also ask that the proponent indicate if they will be applying for state or federal historic tax credits.

**City of Central Falls; One Neighborhood Builders; Broad Street Revitalization; 524-542
Broad Street, Central Falls (5/149&474); RIHPHC Project No. 17128**

The proponent proposes to acquire this property, demolish the former Dunkin Donuts, and construct one new building on the site. Given that the parcel is adjacent to historic buildings, the RIHPHC requests to review the design for the new building to determine if it is compatible with the surrounding area. The acquisition will have no effect on historic resources.

**Dakota Partners, Inc.; South Point Apartments; 111 Wells Street, Westerly (88/24);
RIHPHC Project No. 17129**

The proponent proposes to acquire this property and construct two buildings on the parcel. The parcel is currently improved, however, there are no photos of the buildings available online through the assessor's database or Google maps. In order to proceed with our review of this project, we request photographs of the existing buildings on the parcel. We also request information on how this site will be accessed by vehicles.

These comments are provided in accordance with Section 106 of the National Historic Preservation Act. If you have any questions, please contact RIHPHC Project Review Coordinator Elizabeth Totten at 401-222-2671 or elizabeth.totten@preservation.ri.gov.

Sincerely,


FOR

Jeffrey Emidy
Executive Director
Interim State Historic Preservation Officer

Attachment: RIHPHC letter 210903.05 re CRMC application 2021-06-074



CITY OF CENTRAL FALLS
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

1280 HIGH STREET
CENTRAL FALLS, RI 02863

OFFICE: (401) 727-7480
FAX: (401) 727-7467

March 5, 2024

Brenda Cianciolo
Program Specialist
Rhode Island Housing

RE: 511 Broad Street, Central Falls

Dear Ms. Cianciolo,

As Director of the Department of Planning and Economic Development, I am writing on behalf of the City of Central Falls to express our strongest support for ONE Neighborhood Builders' ("ONB") proposal to redevelop two critical sites directly across the street from our historic City Hall to provide 44 new units of much-needed affordable rental housing. The sites of the proposed Broad Street Homes development are 542 Broad Street, which currently houses a vacant commercial building, and 511 Broad Street, on which sits a vacant dilapidated building that was initially constructed to serve as the Police Station and Court House.

The building and suburban-style parking lot at 542 Broad will be demolished and replaced by a new 27-unit residential building appropriate for its urban setting. We understand that the RI Historic Preservation and Heritage Commission (RIHPHC) has reviewed and approved those plans as consistent with the fabric of the Broad Street commercial corridor and reflective of the scale and materials of the building that once stood in that spot. The building at 511 Broad has been vacant for well over a decade and continues to deteriorate. We believe the plans for the adaptive reuse of this building as developed by ONB and their architect represent the best and only opportunity to return it to useful service, and that every reasonable step has been taken to preserve the architectural integrity of the building while maintaining a financially feasible project. City representatives met with RIHPHC and ONB to determine what additional steps could be taken to preserve additional interior elements at 511 Broad and arrived at an agreement that we expect will be codified in an agreement between the parties. We fully support this resolution. This is an important building in a prominent location in Central Falls, and if it were not for these development plans it would continue to deteriorate indefinitely, creating a blight on the surrounding neighborhood and jeopardizing the existence of the building itself.

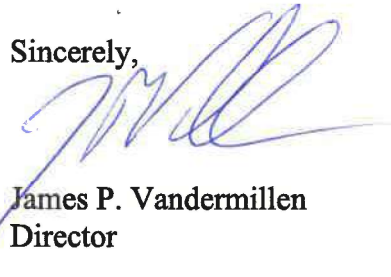
Central Falls has a serious shortage of affordable rental housing, and this project will add 44 new units to our housing stock. The City selected ONB as our development partner because of their track record in developing high-quality affordable housing that responds to the needs of, reflects the character of, and is therefore welcomed by, the communities in which it's built. As soon as initial plans were prepared, ONB presented the project to a packed public meeting at City Hall.

While some participants raised expected questions about the duration of construction, parking, and the merits of rental housing compared to homeownership, there was overwhelming support for the proposed development. ONB then brought the plans before the Planning Board, which gave its unanimous support to the project.

The proposed Broad Street Homes development will serve two key functions – the redevelopment of two highly visible vacant properties along the City’s “Main Street” and taking a significant step towards addressing the shortage of affordable housing. The adaptive reuse of the former municipal building at 511 Broad Street is a critical component of this project, and the City fully supports ONB’s efforts to restore it to its historic appearance and return it to a productive use that will invigorate the Broad Street streetscape as well as the adjacent residential neighborhood.

Thank you for your consideration, and please feel free to reach me at (401) 616-2425 or jvandermillen@centralfallsri.us if I can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Vandermillen', is written over the printed name and title.

James P. Vandermillen
Director



January 5, 2024

Jeff Emidy
Rhode Island Historic Preservation and Heritage Commission
150 Benefit Street
Providence, RI 02903

Anne Berman
Director of Real Estate Development
Rhode Island Housing
44 Washington Street
Providence, RI 02903

Re: RIHPHC Project #17127 HUD-Required Environmental Review, 499-511 Broad St. Central Falls

Dear Mr. Emidy and Ms. Berman,

ONE Neighborhood Builders (ONE|NB) is committed to improving lives across Rhode Island by building homes and connecting communities. Throughout our 35-year history, we have worked with partners to retain community character, reconnect neighborhoods impacted by blight and disinvestment, and build new homes for Rhode Islanders in both new and adaptively reused buildings.

We are thrilled to partner with the City of Central Falls to adaptively reuse the abandoned and blighted former police station at 499-511 Broad Street into 17 homes for households with very-low-to-low income, as part of our larger, 44-unit, Broad Street Homes development project. Over the past 24-months, we have worked diligently with our architects and partners at the City and RIHousing to design a financially feasible affordable housing development that maintains and restores this building after decades of neglect and non-historic modifications.

As a result of our dedication to this goal, we have achieved a final design that maintains and restores the character of the common areas of the building interior as well as the building's exterior. The list of preserved building elements includes:

- Existing terracotta cornice restored, including the replication of missing modillions and brackets on all sides.
- Existing clay tile roof system in situ is retained and repaired.
- Both existing chimneys are repaired and repointed.
- Masonry door surrounds at both Broad Street entrances are repaired and reset to correct cracking and movement.
- Masonry façade repaired and repointed to eliminate various cracks.
- Existing mosaic tile flooring and wood paneling in the publicly accessible Broad Street entrance vestibules preserved.

- Period-appropriate style-and-rail solid wood door with glass sidelights installed in place of non-original aluminum and glass entrance doors.
- Fiberglass windows that replicate original muntin patterns installed in place of non-original aluminum and glass windows.
- Interior carved wood stairs and wainscotting from the main level to the upper level maintained in situ.
- Existing main level and upper level wainscotting remains in all common corridors and entrance vestibules.
- Replace missing and damaged newel posts, railings, and balusters which were destructively removed by prior owner. Replicated and restored using photos taken prior to removal.
- Non-original elevator behind Broad Street façade removed.

We reject the idea, as suggested by the December 28, 2023 letter from Rhode Island Historic Preservation and Heritage Commission (RIHPHC), that our proposed development will result in a near total loss of the historic fabric on the interior of the building. The substantial preservation efforts summarized above demonstrate our commitment to restoring the building's integrity; it is inaccurate to characterize our efforts as insignificant. We remain committed to finding a compromise that will ultimately allow this proposed affordable housing development to move forward and have consistently made ourselves available to meet with RIHPHC and with RIHousing.

In order to constructively move to next steps, we respectfully request the following:

1. RIHousing issue a determination of effect for the project.

In their November 28, 2023 letter, RIHousing states that the additional analysis outlined in the letter should provide RIHPHC with the information they need to complete the Section 106 review. RIHousing states that "...costs associated with the majority of the changes [recommended by RIHPHC] will likely render the development proposal to create 44 units of affordable housing infeasible due to excessive costs," and that "...where financially feasible, we do agree that ONE|NB should make best efforts to retain historical features in the public facing areas, or behind false walls should the building change use in the future."

While this commentary offers insight into RIHousing's perspective and guidance to ONE|NB, it does not constitute a formal determination of effect. To this end, in their December 28, 2023 letter, RIHPHC explicitly requests that RIHousing, as the federal agency official, provide a determination of effect for the project as well.

For reference, a list of the seven items raised initially in RIHPHC's September 20, 2023 letter along with RIHousing's assessment per their November 28, 2023 letter are included in Addendum A, attached. Responses to the additional questions raised in RIHPHC's December 28, 2023 letter are included in Addendum B.

2. RIHousing and RIHPHC begin drafting a Memorandum of Agreement outlining measures RIHousing will ensure are implemented in order to avoid, minimize, or mitigate any adverse effects.

ONE Neighborhood Builders understands that a Memorandum of Agreement (MOA) between RIHousing, RIHPHC, and ONE Neighborhood Builders may be necessary to document our eventual resolution. We understand that it may be necessary for the Advisory Council on Historic Preservation to serve as signatory to this as well. We request that RIHousing and RIHPHC begin drafting this MOA alongside our continued efforts to come to a resolution.

As a starting point, we have drafted a list of proposed stipulations which can be found in Addendum C. The anticipated costs to implement the compromise measures total approximately \$40,000. ONE|NB will not seek additional funds from RIHousing to implement these measures. Should a more extensive list of proposed measures be determined, ONE|NB will be required to seek additional capital grants from RIHousing.

Please be in touch with any questions. I look forward to hearing from you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Hawkins', with a long horizontal flourish extending to the right.

Jennifer L. Hawkins
President and Chief Executive Officer
ONE Neighborhood Builders

CC: Brenda Cianciolo, RIHousing
Elizabeth Totten, Rhode Island Historic Preservation and Heritage Commission
RJ Kermes, Chief of Staff to the City of Central Falls Mayor Maria Rivera

ADDENDUM A: Summary of RIHousing’s November 28, 2023 Response to Items Raised by RIHPHC on September 20, 2023.

	Item	RIHousing Response, per Nov. 28, 2023 Letter	
		<i>RIH’s Assessment</i>	<i>RIH’s Guidance</i>
1.	Existing Doors and Transoms; Trim and Wainscot	Not feasible to retain doors and window transoms due to RI building code requirements.	ONE NB should endeavor to maintain as much wainscot as possible and replace/finish in kind where required.
2.	Insulation and Furring	Not feasible to absorb \$150,000 cost for HVAC redesign nor increased operating costs resulting from uninsulated units as RIHPHC proposes.	ONE NB should make best efforts to identify if there are public spaces where it may be feasible to retain original masonry if the impact on heating/cooling can be minimized.
3.	Flooring	Not feasible to remediate floors given positive Asbestos result.	ONE NB should work with architect to consider a floor covering design that minimizes damage to the original floors where they are still intact.
4.	Second Floor Courtroom Finishes	Concluded that the changes would increase total development costs per unit over and above program guidelines, which is incompatible with RIHousing approval.	If financially feasible, ONE NB and their architect should review whether a drop ceiling in portions of this area to retain some of the features is feasible, or whether this may be problematic due to require fire separations and sound proofing.
5.	Southeast Corridors	Concluded that the changes would affect future rental income and require additional gap filler to cover the amount of the first mortgage reduction.	n/a – requirement met
6.	Dropping Ceilings	n/a – requirement met	n/a – requirement met
7.	Mechanical Units and Electric Meters	n/a	ONE NB should consider moving the meter location to a less visible location, or alternatively, provide landscaping to the area where the meters are located.

**ADDENDUM B: ONE|NB Response to Additional Questions Raised in RIHPHC's
December 28, 2023 Letter**

See below for responses to the additional questions raised by RIHPHC on Page 4 of their December 28, 2023 letter to RIHousing.

A. Extent to which retaining walls will be preserved.

Retaining walls along the rear of the site have structurally failed and are overturning into the neighboring properties and will therefore be removed and replaced.

The retaining wall on the north side of the property along the sidewalk will remain.

B. Product information and specifications on the proposed windows, as well as information on existing transoms and extant brickmold.

The proposed window is the Impervia fiberglass double-hung, awning, and fixed sash window by Pella. Technical details, sell sheets, and project specifications can be provided upon request. The condition and presence of existing, original overhead transoms is unknown, it is possible they are in place behind panels added in the 1970s.

C. Specifications for the masonry repairs, repointing, and cleaning.

The masonry scope of work is shown on the A300 series drawings and detailed in spec 040120 Maintenance of Masonry. Repointing is limited to localized crack repairs and 100% of both chimneys. Cleaning is limited to localized areas indicated on the drawings and areas currently covered in plant growth and/or graffiti.

ADDENDUM C: DRAFT LIST OF PROPOSED STIPULATIONS FOR MEMORANDUM OF AGREEMENT BETWEEN RIHOUSING, RIHPHC, AND ONE|NB.

In response to the seven items as summarized in Addendum A and made by RIHPHC via its Section 106 Review, ONE|NB is offering the following stipulations. Should these stipulations be deemed satisfactory, we are eager to advance the development of a formal Memorandum of Agreement.

- ONE|NB will retain a component of the second-floor former courtroom ceiling and install it as a display in a publicly accessible area.

Estimated Cost: \$5,000

- ONE|NB will provide landscaping to the area where the electric meters are located.

Estimated Cost: \$12,000

- ONE|NB will participate in Doors Open RI programming, such as opening the building to the public during the annual Jane's Walk and associated Doors Open RI events, thereby enabling citizens to enter the common area of the building and learn about the history of the building and its adaptive reuse into affordable housing.

Estimated Cost: \$0

- ONE|NB will provide documentation as requested by RIHPHC, including Rhode Island Historic Resources Archive documentation as appropriate.

Estimated Cost: \$8,000 – Historic Consultant

- ONE|NB will furnish an interpretive display depicting the history of 499-511 Broad Street as requested by RIHPHC.

Estimated Cost: \$15,000 – Historic Consultant and associated materials

Total Costs: \$40,000



Via electronic email: elizabeth.totten@preservation.ri.gov

January 25, 2024

Mr. Jeff Emidy
Executive Director
RI Historical Preservation & Heritage Commission
150 Benefit Street
Providence, RI 02903-1209

Re: Notification of Adverse Effect Finding – 499-511 Broad St., Central Falls, RI

Dear Mr. Emidy:

Having reviewed correspondence from your office dated January 11, 2023, September 20, 2023, December 28, 2023, and January 16, 2024, RIHousing recognizes that the adaptive reuse and redevelopment of the Central Falls courthouse/police station building to create residential housing units will have an adverse effect upon a historic resource eligible for listing in the National Register of Historic Places.

As part of the process of performing a U.S. Department of Housing and Urban Development (HUD)-required 24 CFR Part 58 Environmental Review, for the accordance with Section 106 of the National Historic Preservation Act, we would propose to take the mitigation approach to minimize the adverse effects. A Memorandum of Agreement will document the evaluation of any measures proposed to resolve the undertaking's rehabilitation adverse effects and preserve the building's character-defining features, and unique historical features in archive documentation, that will minimize the adverse effect to this historic building.

Please prepare the Memorandum of Agreement, to be signed by the RI Historical Preservation & Heritage Commission, RIHousing as the HUD Responsible Entity, and the developer, ONE Neighborhood Builders, Inc., that is required for the mitigation of the adverse effect to formalize any required mitigation.

We will notify the Advisory Council on Historic Preservation of the Adverse Effect in accordance with 36 CFR 800.6 (a) (1) of this finding and will ask that the Advisory Council determine its participation in the development of a Memorandum of Agreement (MOA) to resolve the potential adverse effects to the historic police station/courthouse property.

If you have any questions, please do not hesitate to contact Brenda Cianciolo, Development Program Specialist at (401) 450 -1332, or by e-mail at bcianciolo@rihousing.com

Sincerely,

DocuSigned by:

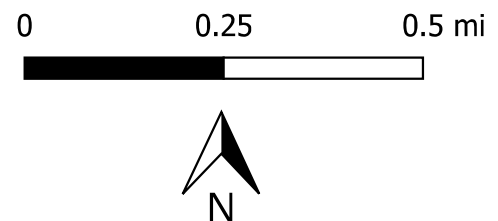
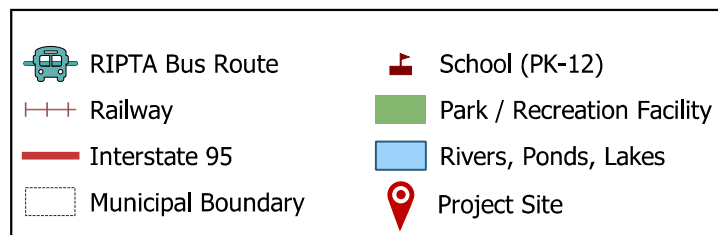
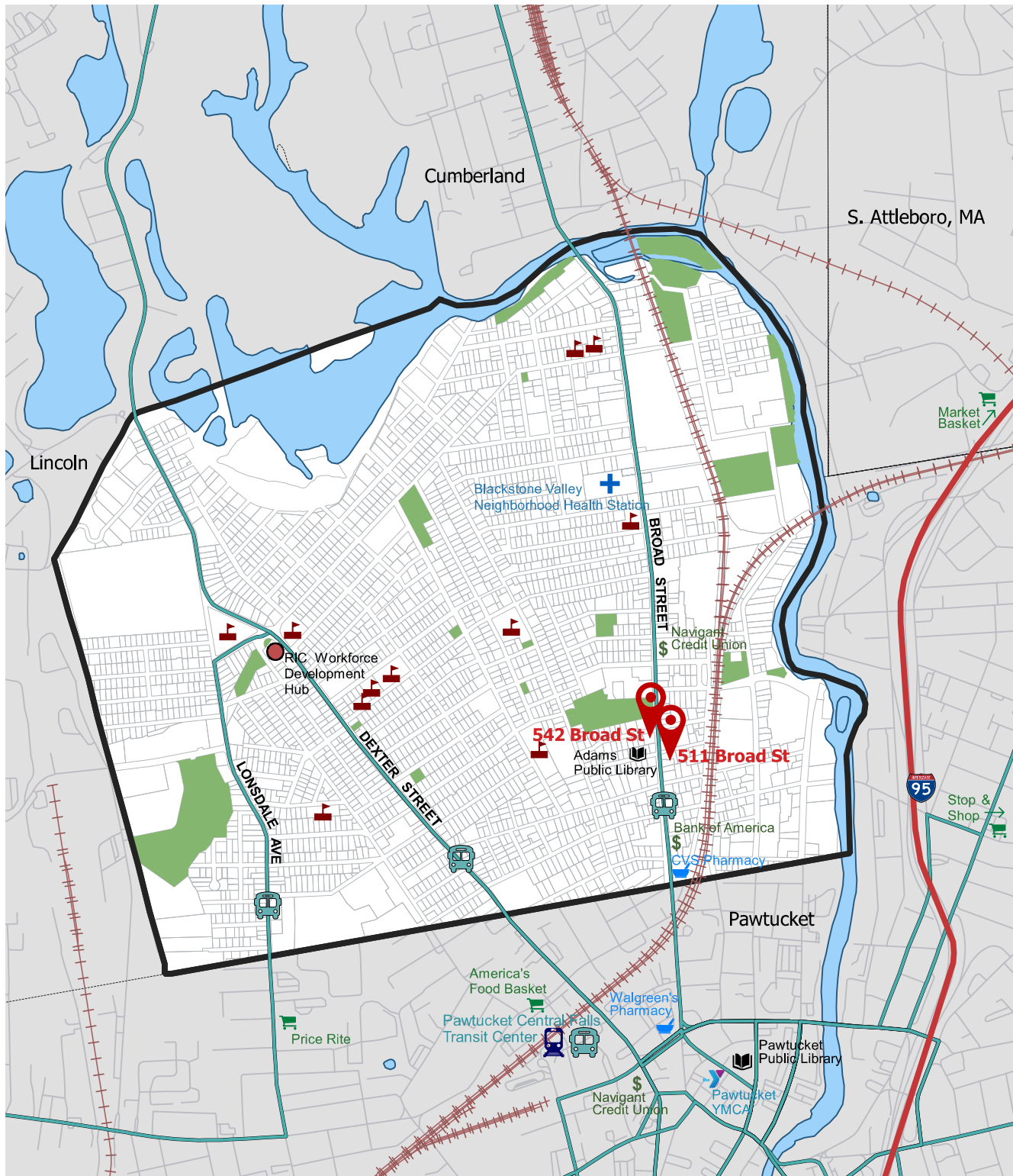
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Anne Berman

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Director of Real Estate Development

Location Map: 511 & 542 Broad Street, Central Falls



Location Maps: 511 & 542 Broad Street, Central Falls

