



HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

NPS Project Number

47980

1. Historic Property Name Pokanoket Mill

Street 125 Thames Street

City Bristol County Bristol State RI Zip 02809-1815

Name of Historic District or National Register property Bristol Waterfront Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted? Date submitted Concurrently Date of certification _____

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1839-1940, ca. 1990 Estimated total rehabilitation costs (QRE) \$35,000,000

Number of buildings in project 1 Floor area before / after rehabilitation 292,746 / 292,746 sq ft

Start date (estimated) 06/01/2024 Use(s) before / after rehabilitation Industrial / Mixed

Completion date (estimated) 10/31/2025 Number of housing units before / after rehabilitation 0 / 127

Application includes phase(s) 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation 0 / 13

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name Alisa M. Augenstein Company The Public Archaeology Laboratory, Inc.

Street 26 Main Street City Pawtucket State RI

Zip 02860 Telephone (401) 288-6333 Email Address aaugenstein@palinc.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☐ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☒ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name Chris Starr Signature [Signature] Date 03/06/2024

Applicant Entity Bristol Lofts, LLC SSN _____ or TIN 99-1808823

Street 649 Alden Street, Suite 1 City Fall River State MA

Zip 02723 Telephone (617) 650-4500 Email Address cstarr@caraghdevelopment.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☐ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☒ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Amanda R. Apple

Digitally signed by Amanda R.
Apple
Date: 2024.07.19 14:38:19 -0400

Date

National Park Service Authorized Signature

☒ NPS conditions or comments attached



HISTORIC PRESERVATION CERTIFICATION APPLICATION NATIONAL PARK SERVICE CONDITIONS

Historic Property Name Pokanoket Mill Project Number 47980
Property Address 125 Thames Street, Bristol, RI

The rehabilitation of this property as described in the Historic Preservation Certification Application will meet the Secretary of the Interior's Standards for Rehabilitation provided that the following condition(s) is/are met:

CONDITIONS FOR APPROVAL

Samples of parging repair, joint raking, repointing and cleaning of the brick both interior and exterior are required for review and approval by the SHPO prior to the work beginning. Sandblasting will not be approved. If blasting is used, a sample area must be reviewed and approved by the SHPO before the work is done.

A brick sample to be used to replace existing brick where needed must be reviewed and approved by the SHPO prior to use.

Some differences exist between the existing and proposed dimensions on the shop drawings. Because the windows are large, these differences may be acceptable. A mock-up for each window type must be installed next to an existing window at eye level or as close as possible for review and approval by the SHPO prior to ordering the windows. Minor adjustments may be required at that time. If low-e glass to be used, it must not appear to have a tint. A sample of the glass must be provided for review and approval by the SHPO.

Shop drawings for the exterior doors must be provided for review and approval by the SHPO prior to ordering the doors.

Original interior details such as beaded board wainscoting, sliding doors, etc. must remain. If in some cases some interior details can't remain or must be moved to another location in the building the SHPO must be notified.

Photographs documenting that the conditions have been met must be submitted with the Request for Certification of Completed Work.

Any substantive change in the work as described in the application should be brought to the attention of the State Historic Preservation Office and the National Park Service in writing, using the Amendment/Advisory Determination form, prior to execution to ensure that the proposed project continues to meet the Standards.

6/4/2024

Date

Roberta Randall

State Historic Preservation Office Signature

The National Park Service has determined that this project will meet the Secretary of the Interior Standards for Rehabilitation if the condition(s) listed above are met.

Amanda R. Apple

Digitally signed by Amanda R.
Apple
Date: 2024.07.19 14:38:19 -0400

Date

National Park Service Signature