

April 3, 2018

A Ralph Mollis, Town Manager
100 Fairway Drive
North Kingstown, RI 02852

Dear Mr. Mollis:

Preserve Rhode Island and Eve Clulow have come to an agreement in principle for a preservation easement if the Town votes to proceed with its conveyance of the historic Free Library/Town Hall Annex at 55 Brown Street. North Kingstown intends to reserve the right to secure the future of the historic structure through a preservation easement and has inquired whether Preserve Rhode Island would consider holding such an easement. Preserve Rhode Island and Eve Clulow met on site and agreed to commit to this letter of intent regarding a preservation easement.

As you know, in the past Preserve Rhode Island has expressed concerns about the deteriorating condition of this historic building and the impact of its vacancy on the vibrancy of historic Wickford. The single most important way to guarantee the future of the building is to find a use that provides for both a significant one-time investment in rehabilitation as well as a sustained source of income to ensure its on-going maintenance.

Due to deferred maintenance, the building issues are now both difficult and expensive to treat. North Kingstown is not alone grappling with the predicament of deteriorating town owned historic buildings -- towns frequently find that the stewardship costs of historic buildings beyond their budgetary priorities. North Kingstown is to be congratulated in considering a way to guarantee the preservation of this important local landmark that won't burden the Town's capital budget. Preserve Rhode Island is delighted that our organization can play a role as guarantor of the preservation of the building for now and for the future.

Clulow's proposed project will remedy the building's widespread issues, including addressing the serious structural concerns in the foundation where the integrity of the brick has been compromised by years of water penetration. Attention to the building's foundation is an urgent priority and should not be delayed. If the Town decides not to convey the building, the Town should then plan itself to undertake repairs to the foundation, as soon as is practicable. The failing of the brick in the foundation is a serious issue that could compromise the future structural stability of the building.

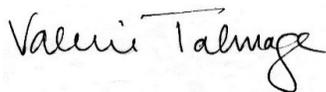
Clulow's project will also address exterior carpentry repair and painting -- the building shows obvious signs of disrepair and these are immediate needs of the building. Interior renovations will make the building useable. That Clulow's proposal will continue to make the property available for community-friendly uses is plus for Wickford residents and visitors alike.

Preserve Rhode Island and Clulow agree that the terms of a preservation easement will include the following:

- Preserve Rhode Island, a nonprofit Rhode Island corporation authorized to hold preservation easements, will hold and enforce the terms of the preservation easement.
- The form of the easement will be *in perpetuity* as provided for under Rhode Island law. Thus, the easement will be binding on Clulow and all successors in title.
- Any mortgages on the property will be subordinate to the preservation easement.
- The easement will require that the historic building be maintained in good condition.
- The easement will protect both the exterior of the building and select interior features, such as the historic configuration and features of the front entry, including trim, doors and stairway.
- The easement will require Preserve Rhode Island's prior approval for any changes to the protected features.
- The easement will require Preserve Rhode Island's prior approval for new additions to the building, ensuring they are compatible in terms of size, siting, design and materials. Clulow and PRI have discussed in concept an ADA compliant elevator and staircase to be located on a side elevation and believe such a new addition can be designed in a way that will not adversely affect the building's historic integrity.

After a vote by the Town to convey the property, Preserve Rhode Island will prepare a draft preservation easement and consult with Clulow to agree on easement terms. Preserve Rhode Island will present a draft preservation easement to the Town for its review and approval. The Town will convey the final preservation easement to Preserve Rhode Island prior to its sale of the building to Clulow, thus guaranteeing the preservation of the building *in perpetuity* as it leaves public hands to be privately owned. Clulow will make a contribution to Preserve Rhode Island to cover the costs of easement preparation and enforcement. Preserve Rhode Island will hold the easement, monitor conditions at the building during construction and afterwards, at least annually, as well as review changes to protected features as they are proposed in the future.

This letter, signed by both Preserve Rhode Island and Clulow, indicates our intent to proceed with a preservation easement. Please be in touch if you have any questions or concerns.



Valerie Talmage
Executive Director
Preserve Rhode Island



Eve Clulow
Buyer