

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

The DSF Group renovates 200 year old mill into 224-unit Halstead at Slatersville Mill



Renovated mill by DSF Group
firm for the \$50 million project.

The DSF Group, a private real estate investment firm, has completed the renovation of the 240,000 s/f Slatersville Mill.

"Now that we completed the mill redevelopment, we're pleased that the tenants have responded well to the mill's architectural excellence and unprecedented amenities," said DSF president Josh Solomon.

The Rhode Island chapter of the American Institute of Architects presented a merit award to project designer Newport Collaborative Architects, Inc. of Providence for adaptive reuse/renovation of Slatersville Mill, built in 1806.

Now known as The Halstead at Slatersville Mill, the DSF-owned village complex has been renovated into a 224-unit multi-family complex in four buildings.

Scott Winkler, project architect for Newport Collaborative, said that the redesign posed challenges given that all structures were built more than a century ago. The oldest building on the site, constructed in 1806, now serves as the leasing office and clubhouse area, complete with sitting area, a fireplace, large screen TV and computer center. Renovations were also made to two granite mills, the "Center Mill" built in 1826 and "Spinning Mill" built in 1843. Finally, the former "Weave Mill," built in 1893, was where thread was woven into cloth.

The amenities include the first Halstead Club in New England consisting of a 24-hour professionally designed fitness center with an indoor sports court, a 24-seat private screening room, business center complete with internet, residents lounge with 52-inch plasma TVs and billiard tables, resort style swimming pool overlooking the Branch River as well as walking and bicycle trails along the Branch River.

Tenants can choose from loft- or flat-style apartments with 16-foot ceilings and 10-foot windows. Each home comes with its own washer/dryer, fully equipped kitchen and designer finishes. The interiors were restored offering original brick walls, wood floors and ceilings.

John Moriarty & Associates of Winchester, Mass. was the construction management