got mill?

Making Places: The Mills of Connecticut Project
Mills Shaped Connecticut
Underutilized Resources
Obstacles

Environmental issues

Size
Obstacles

Use and zoning issues

Physical condition
Making Places are Place Makers
Opportunities

Location

Structural Strength/Flexibility
Opportunities

Interior Quality
Opportunities

Parking

Financial Incentives
Opportunity and Vision
Incentives

State Historic Rehabilitation Tax Credits
Federal Rehabilitation Tax Credits
Federal Low-income Housing Tax Credits
Energy efficiency tax credits and grants
Connecticut Housing and Finance Authority financing
Department of Economic and Community Development incentives
Brownfields Grants specifically for mills
Incentives through zoning and use regulations
Baltimore Design School

Location/Use:
Baltimore, MD/school

Status:
Completed June 2013, occupancy in August 2013

Funding:
Rent received from Baltimore Public Schools to offset financing of capital costs (over 30 years)

Federal and State Historic Tax Credits Value:
$3,000,000

Size:
115,767 SF

Developer:
Seawall Development

Construction Cost:
$18,551,961

Project Cost:
$26,857,705

Finished photography © Karl Connolly Photography. Existing conditions photographs © Ziger/Snead Architects.
Baltimore Design School

This innovative project in a recovering urban neighborhood converted an abandoned 1914 machine shop into a state-of-the-art magnet school with a 6th grade through high school curriculum based on art and design. “That kind of authenticity was something that we really wanted to communicate in the renovation of the building, to demonstrate that history is living, in a way, was key to stimulating the engagement of the students.” – Steve Ziger, project architect and secretary of the school’s board of directors.
# Cheney Mill Dye House

**Location/Use:**
Manchester, CT/
multi-family residential

**Status:**
Completed May 2011

**Funding:**
CHFA, LIHTC

**Federal and State Historic Tax Credits Value:**
$5,176,929

**Size:**
57 units; 89,800 SF

**Developer:**
Konover Properties

**Construction Cost:**
$15,000,000

**Project Cost:**
$20,633,488
Cheney Mill Dye House
Located in the Cheney Brothers National Historic Landmark District, the 1914 Dye House is a classic example of brick and timber mill construction of the early 20th century and had been vacant for decades. This project created 57 modern one, two and three-bedroom apartment units that retain the historic character of the building’s high ceilings, exposed brick walls, reinforced concrete or heavy timber structure and large windows.
Addison Mill Apartments

<table>
<thead>
<tr>
<th>Location/Use:</th>
<th>Glastonbury, CT/residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Completed September 2009</td>
</tr>
<tr>
<td>Funding:</td>
<td>Private debt and private equity.</td>
</tr>
<tr>
<td>Federal and State Historic Tax Credits Value:</td>
<td>None</td>
</tr>
<tr>
<td>Size:</td>
<td>55 units; 56,000 SF</td>
</tr>
<tr>
<td>Developer:</td>
<td>Lexington Partners, LLC</td>
</tr>
<tr>
<td>Project Cost:</td>
<td>$12,000,000</td>
</tr>
</tbody>
</table>
Addison Mill Apartments

The former Glastenbury (sic) Knitting Company, was owned by Addison Clark for whom this project is named. The company had been out of business for nearly 100 years and the building had been vacant and decaying for 5 years, when developer Marty Kenny bought it in 2007. He used private investment to convert the building into apartments while retaining and restoring many of the building’s historic architectural elements.
Two Roads Brewing

Location/Use: Stratford, CT/commercial and light industrial

Status: Completed October, 2012

Funding: Private funding, $1,000,000 state CDA loan, $500,000 DECD Brownfield Grant, $100,000 DECD fast track loan

Federal and State Historic Tax Credits Value: None

Size: 103,000 SF

Developer: Two Roads Brewing Company
Two Roads Brewing
The owners of Two Roads Brewing Company were specifically looking for an historic mill building with the ceiling height, open space and floor strength they needed for their brewery. The former U. S. Baird Co. building in Stratford met all their needs and it already had a tenant, the Norwalk Compressor Company, in half of the building. The cooperation of town officials, state agencies and a dedicated investor were key to the success of this project.
Billings Forge

Location/Use:
Hartford, CT /commercial and residential

Status:
Completed August 1981

Funding:
National Mortgage Association Construction Loan $3,700,000
CHFA Permanent Loan $3,700,000
City of Hartford Urban Development Action Grant $1,000,000

Federal and State Historic Tax Credits Value:
None

Size:
98 units; 161,297 SF

Developer:
United Community Development, Inc.

Project cost:
$8,400,000
Billings Forge

This building, that formerly housed a succession of heavy industries, is now home to Firebox Restaurant (one of the best in Hartford), The Kitchen (café), The Studio (multipurpose space), and program space for Billings Forge Community Works, along with 98 units of affordable housing. There is also a community garden, and the grass courtyard hosts a regular farmers’ market.
<table>
<thead>
<tr>
<th>Location/Use:</th>
<th>Simsbury, CT/commercial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Completed January 2008; achieved 98-100% occupancy at completion and has maintained it since then</td>
</tr>
<tr>
<td>Funding:</td>
<td>Private debt and private equity</td>
</tr>
<tr>
<td>Federal and State Historic Tax Credits Value:</td>
<td>None</td>
</tr>
<tr>
<td>Size:</td>
<td>50,000 SF</td>
</tr>
<tr>
<td>Developer:</td>
<td>GSHP, LLC</td>
</tr>
<tr>
<td>Project cost:</td>
<td>$3,000,000</td>
</tr>
</tbody>
</table>
Tariffville Mill

Built in 1868 by the Connecticut Screw Factory, the building now houses a mix of businesses. Tenants include The Mill at 2T restaurant, Hair Gallery at the Mill and several company offices. Historic interior finishes like hardwood floors and exposed brick walls have been preserved throughout the building.
56 Arbor Street

Location/Use: Hartford, CT/commercial
Status: Completed 2007
Funding: Private Equity
Federal and State Historic Tax Credits Value: None
Size: 83,000 SF
Developer: New England Management
Purchase cost: $1,950,000
Project cost: $1,500,000
56 Arbor Street

The sound of the Remington typewriters that were once designed and tested in this building has been replaced by the sounds of brushes, camera shutters and computer keyboards. It is currently 100% occupied by the theater and gallery of Real Art Ways along with artists, photographers, graphic designers, The Hartford Preservation Alliance and even three law firms.
<table>
<thead>
<tr>
<th>Location/Use:</th>
<th>Waterville, ME/commercial, retail, residential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Completed 2009</td>
</tr>
<tr>
<td>Funding:</td>
<td>Private equity and grants</td>
</tr>
<tr>
<td></td>
<td>Federal and State</td>
</tr>
<tr>
<td></td>
<td>Historic Tax Credits</td>
</tr>
<tr>
<td>Value:</td>
<td>$11,500,000</td>
</tr>
<tr>
<td>Size:</td>
<td>450,000 SF</td>
</tr>
<tr>
<td>Developer:</td>
<td>Paul Boghossian</td>
</tr>
<tr>
<td>Construction cost:</td>
<td>$20,000,000</td>
</tr>
<tr>
<td>Project cost:</td>
<td>$30,000,000</td>
</tr>
</tbody>
</table>
Hathaway Creative Center

Water from the Kennebec River provided power for the Lockwood Company textile mill that was opened here in 1886. In 1956, the Hathaway Shirt Company purchased the building and made shirts here until 2002, when it closed. In 2006 the mill was transformed into the Hathaway Creative Center with 67 loft apartments, as well as 130,000 sq. ft. of office and retail space for a variety of business sectors.
Massachusetts Museum of Contemporary Art

Location/Use:
North Adams, MA/museum

Status:
Opened May 30, 1999

Funding:
$22,000,000 construction grant from the Commonwealth of Massachusetts
$9,400,000 in private funds

Size:
218,000 SF exhibit and theater space, 200,000 SF office and retail space

Project cost:
$31.4 million (including $3 million in contributed real estate and $4 million in environmental engineering and feasibility studies)
MASS MoCA
MASS MoCA is housed on a 13-acre campus of renovated 19th-century factory buildings in North Adams, Massachusetts. MASS MoCA seeks to catalyze and support the creation of new art, expose visitors to bold visual and performing art in all stages of production, and re-invigorate the life of a region in socioeconomic need.
**The Mill**

<table>
<thead>
<tr>
<th><strong>Location/Use:</strong></th>
<th>Greenwich, CT/ office, retail, restaurant, 12 residential condos</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Status:</strong></td>
<td>Completed 1992</td>
</tr>
<tr>
<td><strong>Funding:</strong></td>
<td>Private equity</td>
</tr>
<tr>
<td><strong>Federal and State Historic Tax Credits Value:</strong></td>
<td>None</td>
</tr>
<tr>
<td><strong>Size:</strong></td>
<td>100,000 SF, 5 buildings</td>
</tr>
<tr>
<td><strong>Developer:</strong></td>
<td>Fairfield Associates/ Mill Management</td>
</tr>
<tr>
<td><strong>Project cost:</strong></td>
<td>$12,000,000</td>
</tr>
</tbody>
</table>
The Mill
This mill complex was first established as a grist mill in the 18th century. Fairfield Associates (later Mill Management) transformed the mill complex into office space and condominiums, restoring the two most architecturally significant mill buildings, the Depot Building and the New Mill. This unusually sensitive redevelopment precipitated Glenville’s transformation from a remote factory town to an up-and-coming suburban community.
**First Town Square**

- **Location/Use:** Windsor, CT/residential
- **Status:** Completed 2008
- **Funding:**
  - Construction loan (Webster Bank)
  - TIF from Town of Windsor $800,000
- **Federal and State Historic Tax Credits Value:** None
- **Size:**
  - 50 units - 80,000 SF
- **Developer:** CIL Development of Windsor Incorporated
- **Project cost:** $9,800,000
First Town Square
The adaptive reuse of this former factory was the first CIL project developed under its for-profit subsidiary, CIL Development Incorporated. Town officials had identified this structure, first built in the late 19th Century, as a key to adding residential density to its town center. It lies between the town and the Farmington River conservation area, so it offers an unusual combination of village charm with a bucolic environment. Environmental issues were addressed with a combination of remediation and an Environmental Land Use Restriction.
The Lofts at Sherwood Falls

<table>
<thead>
<tr>
<th>Location/Use:</th>
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<tbody>
<tr>
<td>Berlin, CT/residential</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Status:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed 2013</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Funding:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Private equity and</td>
</tr>
<tr>
<td>$1,100,000 in TIF from</td>
</tr>
<tr>
<td>the Town of Berlin</td>
</tr>
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</table>

<table>
<thead>
<tr>
<th>Federal and State</th>
</tr>
</thead>
<tbody>
<tr>
<td>Historic Tax Credits Value:</td>
</tr>
<tr>
<td>$2,700,000 State Historic</td>
</tr>
<tr>
<td>Structures Rehabilitation</td>
</tr>
<tr>
<td>Tax Credit</td>
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</table>

<table>
<thead>
<tr>
<th>Size:</th>
</tr>
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<tbody>
<tr>
<td>114,000 SF, 71 units</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Developer:</th>
</tr>
</thead>
<tbody>
<tr>
<td>CIL Development of</td>
</tr>
<tr>
<td>Kensington Incorporated</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project cost:</th>
</tr>
</thead>
<tbody>
<tr>
<td>$18,500,000</td>
</tr>
</tbody>
</table>
The Lofts at Sherwood Falls

The former Sherwood Tool Factory, originally the American Paper Goods Company, is a prominent, historic structure in the Kensington section of Berlin. CIL negotiated a purchase with the owner and spent almost a year preparing architectural and engineering plans, conducting environmental testing, and securing town approvals. Another year was spent securing DEEP approval of CIL’s remediation plan that involved an Engineered Control Variance Request.
### The Rocky Glen Office Campus

<table>
<thead>
<tr>
<th>Location/Use:</th>
<th>Newtown, CT/office</th>
</tr>
</thead>
<tbody>
<tr>
<td>Status:</td>
<td>Completed 2000</td>
</tr>
<tr>
<td>Funding:</td>
<td>Private equity</td>
</tr>
<tr>
<td>Federal and State Historic Tax Credits Value:</td>
<td>None</td>
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<tr>
<td>Size:</td>
<td>100,000 SF</td>
</tr>
<tr>
<td>Developer:</td>
<td>Braverman Group</td>
</tr>
<tr>
<td>Project cost:</td>
<td>$6,000,000</td>
</tr>
</tbody>
</table>
Rocky Glen Office Campus

This mill was built in 1856 for The New York Belting and Packing Co., which made power transmission belts, packing for steam joints and fire hoses fabricated from laminated rubber and cotton duck. After its rehabilitation, the offices have 180 degree panoramic views of 200 foot tall granite cliffs with 10 story tall evergreens, natural and man-made waterfalls, and the winding Pootatuck River. The project includes full service individual offices and 11,000 sq feet of clear space.
The Roundhouse

Location/Use: Beacon, NY/ live/work lofts, hotel, restaurant
Status: Completed 2012
Funding: Private equity, local bank, SBA loan
Federal and State Historic Tax Credits Value: None
Size: 40,000 SF in 4 buildings
Developer: Highview Development Corporation
Project cost: $10,000,000
The Matteawan Manufacturing Company was established in Beacon in 1864. At different times these buildings have been home to a textile manufacturing plant, a dye works, a Civil War gun factory, and a machine shop that produced the nation’s first mechanical lawnmowers. The Roundhouse continues to evolve and it now includes a 42 room hotel, a restaurant, an event space for 200 guests and artists’ studios.
Manchester History Center

*Location/Use:* Manchester, CT/museum

*Status:* Occupancy 2005

*Funding:* Major private donor (building purchase), *Save America’s Treasures Grant* (roof), DECD (SHPO) *Historic Restoration Fund Grant* (windows), in-kind volunteers/donors (floors, etc.)

*Size:* 40,000 SF

*Project cost:* $750,000 to date with additional $1,000,000 future investment planned
Manchester History Center

The Manchester Historical Society purchased the former Cheney Brothers silk mill machine shop in 1999. They rehabilitated the building and now use it as administrative offices as well as an event and exhibit space.
Maritime Aquarium

Location/Use: Norwalk, CT/tourist attraction, education, entertainment

Status: Opened 1988

Funding: City of Norwalk bonds

Federal and State Historic Tax Credits Value: None

Size: 140,000 SF

Owner/Developer: Norwalk Redevelopment Agency

Acquisition: $0

Project Cost: $30,000,000
Maritime Aquarium

The Maritime Aquarium opened on the Norwalk River in a building that was constructed for the Norwalk Iron Works in 1868. Today, over 500,000 visitors each year explore 34 exhibits featuring more than 1,200 marine animals of 259 species. These close encounters, enhanced by friendly volunteer interpreters and informative display panels, educate visitors about the aquatic life of Long Island Sound and its watershed. The Maritime Aquarium also boasts Connecticut’s largest IMAX Theater, with a six story tall movie screen.
# Remington Rand Building

*Location/Use:* Middletown, CT/commercial

*Status:* Opened 1988

*Funding:*
- $213,300 EECBG
- $200,000 EPA-DECD
- $320,000 HUD-CDBG

*Size:* 184,000 SF

*Owner/Developer:* City of Middletown (purchased in 2000 through tax foreclosure)

*Acquisition:* $372,775

*Project Cost:* $2,506,075 to date
Remington Rand Building

First constructed in 1897 by the Keating Wheel Company, this building has been used by various companies to manufacture bicycles, early electric cars (1899) early motor bikes (1901), early gasoline cars (1901-1907), typewriters, machine gun ammunition, specialized video cameras and office supplies. The Town Of Middletown chose to turn this once-vacant building into an economic asset by rehabilitating it and leasing its valuable flexible space. It embraces new technology with a solar energy system providing most of its electricity and it is now home to a variety of small businesses which contribute to Middletown’s economy.

Photo: Hartford Courant
Newmarket Mills

**Location/Use:**
Newmarket, NH/mixed use

**Status:**
opened in three phases from 2010 to 2012

**Funding:**
New Market tax credits $5,600,000
Developer debt and equity $12,000,000

**Federal and State Historic Tax Credits Value:**
$3,000,000

**Size:**
112 residential units
50,000 SF commercial

**Developer:**
Chinburg Properties

**Acquisition:**
$372,775

**Project Cost:**
$21,000,000
Newmarket Mills

This spectacular stone mill complex was constructed between 1822 and 1865 by the Newmarket Manufacturing Company which used it as a textile mill. Over the next century the building was used by a variety of businesses before it was eventually left empty. The Town of Newmarket worked closely with the developers, Chinburg Properties, to provide infrastructure improvements and administrative help to make sure the project would be a success. The new mill has revitalized the town’s economy.
American Woolen Company

Location/Use:
Stafford Springs, CT/industrial

Status:
Completed July 2014

Developer:
American Woolen Company

Funding:
DECD $300,000 loan and $100,000 grant for building acquisition
Private Equity

Size:
500,000 SF

Project Cost:
$5,000,000 with future investment in Q2 2015

Photos by Christopher Draghi for American Woolen Company
American Woolen Company

Founded in 1853, Warren Mills was originally America’s most prominent manufacturer of fine camel hair and cashmere woolen fabrics. In 2014, Warren Mills became the manufacturing headquarters of American Woolen Company. It is the only domestic mill capable of producing the highest qualities of both worsted and woolen cloth. American Woolen Company is committed to bringing back the jobs and technical mastery required to make the finest natural fiber fabrics in the world, here in America.
Lock Building

**Location/Use:**
Norwalk, CT/offices

**Status:**
Completed 2002

**Federal and State Historic Tax Credits Value:**
None

**Size:**
104,000 SF

**Developer:**
Spinnaker Real Estate Partners in conjunction with Norwalk Redevelopment Agency

**Project Cost:**
$12,300,000
Lock Building

The Norwalk Lock Company’s factory embodies New England’s industrial heritage. Construction of their South Norwalk factory began in 1856, and each of the subsequent 14 additions through 1941 reflected the current trends in building technology. Embedded in the structure is an evolutionary history of New England Mill construction. The company closed in the 1970s, leaving the building abandoned. It became artists’ studios in the 1980s and in 1999 a grass roots effort saved the building from scheduled demolition. The building’s innovative office spaces are now home to several companies.
Got Mill?

Who you gonna call?

Renée Tribert
Project Manager, Making Places
CT Trust for Historic Preservation
940 Whitney Avenue
Hamden CT 06517-4002
203-562-6312