

Cheney Mill Dye House

Manchester, CT

Client: Dye House Associates LLC C/O Konover Properties Corp.
Size: 57 units
Funding: CHFA, LIHTC, Federal and State Historic Tax Credits
Status: Completed 2011
Cost: \$15,000,000.00
Type: Multifamily Residential/Historic Preservation

Federal Historic Rehabilitation Tax Credit: \$14,409,464.00
State Historic Rehabilitation Tax Credit: \$13,637,944.00
Assessed Value Pre-Rehabilitation: \$147,800.00
Assessed Value Post-Rehabilitation: \$1,984,500.00
Real Estate Taxes 2014: \$57,090.60
Real Estate Taxes 2016: \$78,883.88

Located in the Cheney Brothers National Historic Landmark District, the Cheney Mill Dye House is a classic example of brick and timber mill construction of the early-20th century. The last major building to be renovated in the mill complex, the original Yarn Dye House was built in 1914 and had been vacant for decades. This adaptive reuse project created modern one, two and three-bedroom apartment units that retain the historic character of the building's structure. The Dye House features 57 unique apartments with high ceilings, exposed brick walls, reinforced concrete or heavy timber structure, and large windows. The renovation met the Secretary of the Interior's Standards for Historic Preservation by preserving and repairing various historic features including the deteriorated roof and masonry walls, as well as the large multi-paned, double-hung windows. The Dye House illustrates the potential of historic rehabilitation tax credits and other preservation incentives to foster job creation, generate affordable housing, and turn derelict buildings into vital community assets.

